UC-MU Zoning Draft

Editor's Note: This draft utilizes a simple codification (numbering) system to facilitate comprehensibility and comment. Final zoning text will utilize the formal codification system of City Code.

Definitions

EV Ready shall mean parking spaces that are built with necessary electrical wires, conduit, and dedicated electric panel space at the time of construction. This would allow charging stations to be added cost effectively at a future time or as part of the original construction of the parking. Specifically, it shall mean a parking space that is provided with dedicated branch circuit that meets the following requirements:

1. Wiring capable of supporting a 40-amp, 208/240-volt circuit,

2. Terminates at a junction box or receptacle located within 3 feet (914 mm) of the parking space, and

3. The electrical panel directory shall designate the branch circuit as "For electric vehicle charging" and the junction box or receptacle shall be labelled "For electric vehicle charging".

EV Capable shall mean parking spaces that are built with conduit serving the space to allow for future wiring and installation of charging stations. This does not require that the electric panel has dedicated space for these future charging connections, although this may be cost effective. Specifically, it shall mean a parking space that is provided with conduit that meets the following requirements:

1. The conduit shall be continuous between a junction box or receptacle located within 3 feet (914 mm) of the parking space and an electrical panel serving the area of the parking space with sufficient dedicated physical space for a dual-pole, 40-amp breaker.

2. The conduit shall be sized and rated to accommodate a 40-amp, 208/240-volt branch circuit and have a minimum nominal trade size of 1 inch.

3. The electrical junction box and the electrical panel directory entry for the dedicated space in the electrical panel shall have labels stating "For future electric vehicle charging."

Whole-Building Life-Cycle Assessment shall mean an assessment of the embodied carbon impact of a whole building. This includes the impact of all materials used in the project, or a subset of the project, like structure and/or envelope, throughout the life cycle of the building. Life-Cycle Assessment shall comply with ISO 14044.

Zero Carbon shall mean not using fossil fuel, greenhouse-gas-emitting energy to operate and are instead 100% powered by on-site and/or off-site renewable energy.

New Base Zoning District

Urban Center Mixed Use (UC-MU)

Intent Statement

The intent of the UC-MU District is to allow for commercial uses while also providing diverse housing options, including affordable and or workforce housing. To ensure each new development contributes to the public realm, publicly accessible open spaces are required, along with active ground floor uses, and adequate sidewalk width. To transition from smaller scale residential adjacent to this district, green spaces and other buffers are required between lower scale residential and taller new buildings.

Height

a. Base height without Performance Points is as illustrated in the Height Map, including limits in the mapped Height Reduction Zone.

b. A minimum height of twenty-four (24) feet is required for Primary Structures.

c. The maximum height of a Primary Structure may exceed sixty-five (65) feet , up to the maximum height illustrated in the Height Map, provided the following conditions are met:

(1) Height Bonus To exceed the height of sixty-five (65) feet, a development must qualify for a height bonus as described in Sections ([Cross reference to performance section below]) and 915.07.

(2) Height Design Standards

To exceed the height of sixty-five (65) feet, as permitted in the Height Map, buildings must meet the following design standards:

(a) Where a building exceeds sixty-five (65) feet in height, step-backs are required as follows:

(i) A minimum front and street-side step-back of ten (10) feet is required for structures of sixty-five (65) feet in height or greater.

(ii) Structures in excess of eighty-five (85) feet in height shall be designed so that above eighty-five feet, no more than eighty (80) percent of the building's structure exceeds the allowable buildable zoning envelope with massing to be concentrated away from adjacent residential areas.

(iii) Any required building step-back may begin at a lower height, including at ground level, but at a minimum must occur at the portion of a building exceeding sixty-five (65) feet or six (6) stories, whichever occurs first.

(iv) In the required stepbacks, above grade can be open air balconies and other architectural design features that project from the façade, provided they are not enclosed square footage. At ground level, open space must be provided that meets Urban Open Space standards and may be used to meet Urban Open Space Requirements.

(d) When a development includes a new primary structure with a maximum height of more than twice the average height of an existing adjacent primary structure, a Green Buffer shall be provided. The Green Buffer(s) shall be located as an interior sideyard(s) or rear yard along the lot line(s) abutting the lot with the shorter structure. Additions to existing structures in the Green Buffer shall be permitted as a Special Exception, subject to the provisions of 922.07.

(e) For structures that exceed sixty-five (65) feet in height, applicants must submit a shadow study demonstrating the effects of the proposed structure to the Zoning Administrator. Pre- and post-development shadows must be included in the shadow study. The study must depict, at a minimum, mid-morning and mid-afternoon shadows cast on the following dates: March 21, June 21, September 22, and December 21, corresponding to the first day of each season.

Urban Open Space

Urban Open Space shall be provided at ground level on lots of twenty thousand (20,000) square feet or more in an amount at least equal to ten (10) percent of the lot area.

Sidewalks and Build to Line

Street Build-To Zone and Pedestrian Sidewalks

(1) When abutting a Street, a build-to zone is imposed between zero (0) and ten (10) feet inward from the property line. Provided however, this build-to line may be greater if the area in front of the structure contains Urban Open Space with approval by Administrator Exception [Cross reference existing standard at 905.04.E.4.b.5].

(2) When abutting a Street, a minimum of sixty (60) percent of the building frontage or façade must be located in the Build-To Zone. Provided however, this requirement may be reduced if the area in front of the structure contains Urban Open Space with approval by Administrator Exception[Cross reference existing standard at 905.04.E.4.b.5].

Along Boulevard of the Allies, continuous pedestrian sidewalks at least twelve (12) feet wide shall be provided, with clear path exclusive of obstructions of at least the six (6) feet. Street trees and other landscaping is required in this sidewalk to manage stormwater and provide an improved pedestrian experience. In all other locations in this district, continuous pedestrian sidewalks of at least ten (10) feet along the facades or frontages of the side of a building abutting a Street, with a clear path exclusive of obstructions of at least five (5) feet. The continuous pedestrian sideway is inclusive of obstructions including street furniture, tree pits, and Green Infrastructure. If the sidewalk does not have the necessary width available in the public right-of-way as determined by the City, the additional width must be provided on the development parcel. Where the sidewalk is extended onto private property, this portion of the site may also be counted to Urban Open Space requirements, if that portion of the site otherwise meets the Urban Open Space standards.

Regulations Applicable to the UC-MU Zoning District

Whole-Building Life-Cycle Assessment

All projects requiring Planning Commission Review and Approval under section ([Cross reference to review thresholds section below]) shall submit an initial draft Whole-Building Life-Cycle Assessment as part of application materials, except building demolitions and new open spaces.

The intent of the study is to have those proposing new buildings or significant additions to identify pathways to reducing to zero (0) the net carbon emissions from the project. The study will allow the applicant to understand what would be required to meet that goal, and clearly show through the application review process what recommendations from the study are being incorporated into the project, what are not, and why.

The study must include the following elements:

- Embodied carbon in existing structures. Includes consideration of how existing structures can be reused in whole through rehabilitation or in part through retaining components of the building or reusing significant portion of the building materials (e.g., bricks, timber, stonework).
- Carbon capture value of existing trees on the site. Includes options for development that retain existing and mature trees on already on the site in addition to inclusion of new trees and vegetation that would be added through development. Specifically, how can the building be shaped and massed around existing trees in ways that maintain their health and environmental function?
- Zero Carbon energy sourcing. How can the project's construction and operation result in zero net carbon emissions? How can energy for building operation be sources through on- or off-site renewables?

Parking

In addition to the Parking, Loading and Access requirements of Chapter 914, the following limitations on parking shall apply. In the case of conflict with other provisions of the Code, these provisions control in this District.

Required Parking

The minimum parking required in this District is fifty (50) percent of the minimum parking required in Schedule A of Section 914.02.A, unless otherwise provided.

The maximum parking limitation is the minimum parking required listed in Schedule A of Section 914.02.A.

Uses requiring parking demand analysis shall provide parking in accordance with [Section] 914.02.E without modification.

Reduction below to fifty (50) percent of the minimum parking required in Schedule A required parking minimums requires contributing to a mobility improvement trust.

Surface Parking

Surface parking is prohibited, except as accessory to single and two-unit residential when located at the rear of the property, or as short term visitor parking of no more than ten spaces as accessory to Multi-Unit Residential uses with at least 50 dwelling units. Tuck-in parking, located at the rear and underneath multi-unit residential structures shall not be considered surface parking.

Structured and Integral Parking

New structured and integral parking with six (6) or more spaces, whether a primary or accessory use, must have at least ten (10) percent of spaces EV Ready or twenty (20) percent of spaces EV Capable. When the minimum number of EV spaces required results in a fractional number, a fraction of less than one-half (½) shall be rounded down to next lowest number and a fraction of one-half (½) or more shall be rounded to the next highest whole number. Prior to issuance of the Record of Zoning Approval, an electrical engineer or other qualified, licensed professional shall document that the building and/or electrical permit drawings approved by the Department of Permits, Licenses, and Inspections are in compliance with requirement.

On any Street frontage, ground level parking is prohibited except if lined with an active use. Active uses include residential, retail, office, lobbies, and bike facilities.

Urban Open Space

Urban Open Space shall be provided in accordance with district requirements and shall be located, developed and maintained in accordance with the following standards.

Components

The particular functions and kinds of Urban Open Space to be provided at a development site shall be based upon consideration of existing and projected pedestrian volumes and circulation patterns; the location, size and character of existing Urban Open Space in the vicinity of the development site; existing and proposed land use patterns; relation to public transportation; and objectives contained in the adopted plan and policy documents pertaining to this District.

Development Standards

There are two types of Urban Open Space:

- Urban Open Space designed to facilitate pedestrian circulation or relieve pedestrian congestion. This type of Urban Open Space shall be at the same level as abutting public sidewalks, shall provide a clear path or area for movement, and shall be accessible to persons with disabilities throughout the entire area.
- Urban Open Space designed to provide passive recreation space or informal activity areas. This type of Urban Open Space shall abut and be accessible from a public sidewalk. A plaza or park may be located above or below the level of the abutting sidewalk or open space provided it is accessible to the handicapped. A plaza or park shall contain seating, permanent landscaping and lighting for nighttime illumination.

The Urban Open Space shall be open without restriction to the general public at least during business hours normal to the area in which it is located and during periods of heavy pedestrian movement in the area.

Urban Open Space located under a colonnade is discouraged. If it is provided, the underside of the colonnade shall be two stories above grade. This style of colonnade should be at grade and lined with active uses. The colonnade shall be accessible at the entry and exits and to the extent possible, continuously open to the sidewalk.

When a development site is adjacent to a bus stop or transit station, the Urban Open Space shall be designed to provide access to and waiting areas for transit riders.

Loading and service uses, including trash storage, shall be separate from Urban Open Space to the largest extent feasible.

Landscaping in the Urban Open Space shall assist in managing stormwater and an operations and maintenance plan shall be provided for all stormwater management features. Landscaping selections shall be appropriate for the urban environment and seventy-five (75) percent of planting area shall be composed of native species as defined by the Pennsylvania Department of Conservation and Natural Resources' (DCNR's). Development applications shall include a statement from a registered landscape architect or other qualified professional regarding species selected for durability, survivability, and potential air pollution mitigation.

The Planning Commission may approve the payment of funds in-lieu of the provision of open space in the following cases:

(1) On small sites where required open space would result in areas of limited public usefulness;

(2) In locations where required open space would be adjacent to existing large open spaces; or

(3) In specific locations such as historic districts or other areas where the adopted plans and policy documents applicable to the district indicate that open space is not desirable.

The funds from any approved, in-lieu payments shall be used by the City for the acquisition and development of open space elsewhere within the same neighborhood. The amount of such payment shall be based upon the value of the land that would otherwise be required to be devoted to open space on the development site, plus the cost that would otherwise be incurred by the applicant for development of that space in accordance with the provisions of this section.

Open air restaurants shall be permitted within the area of an Urban Open Space provided that seventy-five (75) percent of the urban open space is still available to the public without charge.

Enlargement of a structure on a lot that does not comply with the required Urban Open Space at ground level may be permitted only if the enlargement does not reduce any of the existing Urban Open Space.

Building Length

Building length on street facing facades is limited to a maximum of four hundred and seventy-five (475) feet. Where a zoning lot has a building at a length along a street facing façade of four hundred and seventy-five (475) feet, any new buildings or building addition on the same zoning lot shall be separated by at least ten (10) feet. Separate buildings connected by an above ground pedestrian bridge shall exclude the length of the pedestrian bridge from this calculation.

Design Standards for Commercial and Mixed Uses

Alternative Compliance

The Zoning Administrator may approve alternative design standard compliance where the alternative design is determined to achieve the purpose of this District equally or more so than through strict adherence to the standards.

Façade Design

The ground floor of a multi-story building must be a minimum of fifteen (15) feet in height measured floor to floor, to promote mixed-use and accommodate a variety of ground-floor uses.

No facade adjacent to a street shall contain a non-articulated condition greater than 50 linear feet in length. Building wall articulation must be achieved through changes in the façade depth of no less than six inches.

Façades must be designed with consistent building materials and treatments that wrap around all façades. A unifying architectural theme must be used for the entire development, using a common vocabulary of architectural forms, elements, materials, and/or colors.

Building Entry

All buildings must maintain a public entrance from the sidewalk along the primary street frontage.

Public entrances on any façade must be designed as visually distinct elements of the facade.

Fenestration Design

The street level facade shall be transparent between the height of three (3) feet and eight (8) feet above the walkway grade for no less than sixty (60) percent of the horizontal length of the building facade.

Roof Design

Cool Roofs are required for new construction and for roof replacement on existing buildings. Solar Reflective Index values of cool roofs must be consistent with Energy Star Roof Products Key Product Criteria, except where Green Roofs are installed.

Reflective roof surfaces that produce glare are prohibited, except for solar panels or cool roofs intended to radiate absorbed or non-reflected solar energy and reduce heat transfer to the building.

Site Design

Security elements, such as bollards, and site amenities, like bike racks, should be coordinated with the architectural theme of the building and/or the surrounding landscape and hardscape design and shall not impede the five (5) foot accessible pedestrian route in the sidewalk..

No curb cuts should be permitted along primary streets when access to a lot is otherwise available via a secondary street or a way, unless technically infeasible. Requests for curb cuts on primary streets shall include documentation from a licensed transportation professional and the Zoning Administrator shall consult with the Department of Mobility and Infrastructure on these requests.

Flat Roof Features

Green roofs, rooftop decks, rooftop gardens, and stormwater management systems are permitted to extend above the parapet of any flat roof building.

Accessory rooftop features of a flat roof, including green roofs, rooftop decks, rooftop gardens, and stormwater management systems are excluded from the calculation of maximum building height.

Mechanical Equipment

Mechanical equipment includes heating, ventilation, and air conditioning (HVAC) equipment, electrical generators, and similar equipment. These standards do not apply to wind turbines and solar panels.

Ground-Mounted Equipment

Mechanical equipment must be located to the side or rear of the structure. Any mechanical equipment visible from the public realm, must be screened from view by a decorative wall or solid fence that is compatible with the architecture of the building and/or landscaping. The wall or fence must be of a height equal to or greater than the height of the mechanical equipment being screened.

Roof-Mounted Equipment

Roof-mounted equipment visible from the proximal public realm must be screened.

Wall-Mounted Equipment

Wall-mounted mechanical equipment is not permitted on any façade abutting a primary street frontage.

Wall-mounted mechanical equipment on a secondary street-fronting façade that protrudes more than twelve (12) inches from the outer building wall must be screened from view by structural

features that are compatible with the architecture of the subject building. This does not apply to window-mounted air conditioners.

Design Standards for Residential Uses

Alternative Compliance

The Zoning Administrator may approve alternative design standard compliance where the alternative design is determined to achieve the purpose of this District equally or more so than through strict adherence to the standards

Design Standards

Single-Unit Attached Residential, Two-Unit Residential, Three-Unit Residential and Multi-Unit Residential uses must meet the following requirements:

a. Façades must be designed with consistent building materials and treatments that wrap around all façades. There must be a unifying architectural theme for the entire development, using a common vocabulary of architectural forms, elements, materials, and/or colors.

b. Façades of structures containing Multi-Unit Residential uses abutting a street must be articulated through the use of architectural elements to break up blank walls, add visual interest, and present a residential character. Two (2) or more of the following forms of building articulation must be incorporated into the design of structures containing Multi-Unit Residential uses:

(1) For facades over fifty (50) feet in length, modulation of the façade through the use of features such as projections or indentations. Such building modulations must either be projected or be set back a minimum of two (2) feet in depth, and must be a minimum of four (4) feet in width. There may be no more than fifty (50) feet between such modulations.

(2) Architectural elements such as balconies, bay windows, patios, porches, or terraces. There may be no more than fifty (50) feet between such elements.

(3) Changes in color, texture, or material. Changes should occur at inside corners to convey solidity and permanence, and should not occur on a flat wall plane or an outside edge. There may be no more than fifty (50) feet between such changes.

(4) Lighting fixtures or other building ornamentation such as artwork, trellises, or green walls. There may be no more than fifty (50) feet between such fixtures or elements of ornamentation.

c. Public entrances on any façade must be designed as visually distinct elements of the facade.

d. Where private open space for residents is maintained, only forty (40) percent of the total of such area may consist of impervious surface. Any fencing that delineates the private open space from public space must be open fencing of at least sixty (60) percent open design with a maximum height of six and one half (6.5) feet. Shadowbox fencing is prohibited.

e. Single-Unit Attached Residential uses are subject to the following curb cut standards:

(1) Garages and parking spaces must be accessed from the rear yard if rear yard access is available. Corner lots, with or without rear access, may alternatively access garages and parking spaces from the exterior side yard.

(2) In cases where front-loaded garage design is the remaining option, shared driveways with one (1) curb cut are encouraged.

Fences and Walls

Fences and walls in the Build-To Zones are permitted to a maximum four (4) feet in height and shall be of an open design.

Fences and walls in the rear and interior side yard are permitted to a maximum height of six and one-half (6.5) feet and may be opaque.

Provided however, that the foregoing requirements excludes retaining walls, or site walls built into landscapes.

Fences and walls, including retaining walls and site walls built into landscapes, shall meet the Materials and Methods Standards in 918.03.B.1.(b)

Residential Compatibility

The Building Height and Setback Standards of 916.02 shall not apply. The Screening standards of 916.03; the Site Design standards of 916.04, the Operating Hours standards of 916.05; Noise standards of 916.06; and Lighting standards of 916.07; and Odor standards of 916.08 shall apply.

Green Buffers

Green Buffers

Green Buffers shall be a minimum of fifteen (15) feet. There are two types of Green Buffers.

A Green Buffer designed for pedestrian access and use. This type of Green Buffer shall provide at least one pedestrian connection through the site. It shall be at the same level as abutting public sidewalks, shall provide a clear path or area for movement to avoid foot or wheel traffic damaging vegetation and soil, and shall be accessible to persons with disabilities throughout the entire area. This portion of the site shall be open to the public during daylight hours and shall include signage indicating such. This type of Green Buffer may count toward the Urban Open Space requirement.

Green Buffer designed for ecological benefit. This type of Green Buffer shall be designed to provide native habitat function and may include green infrastructure for stormwater management. Plantings must be native species that are appropriate for the urban environment, especially tree and plant species that have the largest impact to reduce air pollutants. Each application for this

type of Green Buffer shall include a statement from a registered landscape architect or other qualified professional regarding plant species selected for durability, survivability, and potential mitigation on air pollution. An operations and maintenance plan shall be provided for all stormwater management features. This type of buffer is not required to be open to the public and may include an open fence of high-quality material meeting the standards of 918.03.B.1.(b), not more than 6 feet tall, that allows easy and free access of non-human animals.

Mapped Height Reduction Zone

Where identified in Height map, the height reduction zone restricts building height for twenty (20) feet into the development parcel. Structures or portions of structures in this zone may not exceed the maximum height permitted in the adjacent zoning district plus twenty (20) feet. The height reduction zone is not a setback, it restricts height within the first twenty (20) feet as shown on the adopted height map.

Performance Points

Bonus Goals and Points

New buildings and renovations in this district can utilize a subset of the bonus system of Section 915.07. The list below identifies the bonus options available to projects by district, any prerequisites for points, and any modifications to the points earned. Points earned by satisfying the bonus goals can be utilized in this district to achieve the bonus height as identified in Section ([Cross reference to performance points section below]) Points are not transferrable to other development projects.

Pre-requisites

Pre-requisites for accessing points in the UC-MU

All projects pursuing bonus options for the districts below must also meet the following requirements:

- Minority and Women Business Enterprise (MWBE) compliance intent. All projects seeking Performance Points must show satisfactory efforts made to meet City of Pittsburgh policies regarding minority and women business enterprises found in Section 177A.02 of the City Code.
- All projects seeking Performance Points must meet the standards for the lowest point of the relevant energy consumption point for the project type (i.e., new construction or existing buildings).

The Department of City Planning shall work with Urban Redevelopment Authority (URA) for the review and compliance documentation that applicants using the Performance Points system have made satisfactory efforts to meet with MWBE goals.

1. At time of application, applicant shall submit the MWBE Narrative to the URA. Upon documentation the Narrative is sufficient, the applicant may proceed to the second phase of MWBE compliance.
2. In the second phase, the applicant shall submit to the URA, the MWBE Total Project Cost Calculator and updated Narrative. The URA shall deem these documents sufficient prior to the project proceeding to Planning Commission hearing.
3. The applicant shall submit to the URA the complete MWBE Plan. The URA shall deem these documents sufficient prior to the project receiving the Record of Zoning Approval (ROZA).

In the Urban Center - Mixed Use (UC-MU), the following bonus points are available:

- On-Site Energy Consumption – New Construction 915.07.D.1.a—1.d; Points as listed
- On Site Energy Consumption – Existing Buildings 915.07.D.2.a-2.c; Points as listed
- On-Site Energy Generation 915.07.D.3.a—3.c.; Points as listed
- Affordable housing: Section 915.07.D.4.a—4.c.; points modified as follows: 4.c is four (4) points; 4.d is six (6) points.
- Rainwater 915.07.D.5.a – 5.c; Points as listed;
- Building Reuse 915.07.D.6a – 6.c; Points as listed;
- On Site Public Art Section 915.07.D.9.a-9.c; Points as listed
- Workforce development: Section 915.07.D. ([Cross reference to Workforce section below]) a: points modified as follows: 12.c is five (5) points
- Fresh Food Access: Section 915.07.D. ([Cross reference to Fresh Food Access section below]); Points as listed

Bonus Height

New buildings and renovations in this district can exceed the maximum heights permitted without bonuses in each district by using the Performance Points System. Each point equates to fifteen (15) feet of additional building height. Maximum heights with bonuses are regulated for each district.

Bonus height earned through the Performance Points System may not be applied in addition to any other height or FAR bonus or exception. These bonuses may not be applied in addition to any additional height or FAR variances or special exceptions granted by the Zoning Board of Adjustment.

Review Thresholds

The following development actions are subject to Site Plan Review and approval per Section 922.04, unless such actions meet the thresholds of Section ([Cross reference to performance points section below]), in which case they are subject to Project Development Plan review and approval:

- All new construction of primary structures.
- Any expansion or any exterior renovation to an existing primary structure.
- All new construction of parking structures.

Any existing single-family detached dwellings located within this District are exempt from Site Plan Review, unless otherwise specifically required by the Zoning Code.

The following development actions are subject to Project Development Plan review and approval by Planning Commission per Section 922.10.

- All new construction of fifteen thousand (15,000) square feet or more in gross floor area.
- Any addition or expansion of fifteen thousand (15,000) square feet or more in gross floor area or building footprint.
- Commercial structured parking of fifty (50) or more spaces.
- Demolition of any Primary Structure of 15,000 square feet or greater or a total of five (5) or more Primary Structures under the same ownership or control
- New Parks and Recreation (Limited and General) uses of two thousand four hundred 2,400 square feet or greater, where Art Commission review and approval is not required.

Project Development Plans that are filed for building demolitions not part of an application for new construction shall include a report, study, or statement of the property's future use that meets the review criteria of Section 922.10.E.2.

Editor's Note: For the purposes of review, proposed amendments to the Performance Points are included here. Only relevant current Zoning Code text and proposed amendments appear below. (Other language can be reviewed on Municode.)

Performance Points System

Definitions

Building Energy Model (BEM) shall mean the use of a physics-based software simulation of building energy use. A BEM program takes as input a description of a building form and materials, the building's use and operation including schedules for occupancy, lighting, plug-loads, and thermostat settings, and combines these inputs with information about local weather and uses physics equations to calculate thermal loads, system response to those loads, and resulting energy use, along with related metrics like occupant comfort and energy costs.

Distributed Energy Systems shall mean a range of smaller-scale technologies designed to provide electricity and thermal energy closer to consumers. These approaches include fossil and

renewable energy technologies, micro-grids, on-site energy storage, and combined heat and power systems. Technologies could include: existing district energy facilities combined heat and power systems, microgrids, fuel cells, and batteries.

Fresh Food Market shall mean an establishment (under Grocery Store – General) primarily engage in the sale of grocery products and that provides all of the following:

- **i.** At least 5,000 sq. ft. of customer-accessible floor area use for display and sales of a general line of food and nonfood grocery products such as dairy, canned and frozen foods, fresh fruits and vegetables, and fresh and prepared meats, fish, and poultry, intended for home preparation, consumption, and use;
- **ii.** At least 50% of such customer-accessible sales and display area is used for the sale of general line of food products intended for home preparation and consumption;
- **iii.** At least 25% of retail inventory by volume is in the form of perishable goods, which must include dairy, fresh fruits and vegetables, and frozen foods that may include fresh meats, poultry and fish; and
- **iv.** At least 25% of such customer-accessible sales and display area is used for the sale of fresh fruits and vegetables.

On-Site Renewable Energy shall mean renewable sources, such as wind, solar, and co-generation, that are generated on the project site, thereby relieving reliance on the grid and providing alternative sources of electricity.

National Median Site Energy Use Intensity shall mean the middle of the national population - half of buildings use more energy, half use less. The National median site ~~source~~ EUI is published regularly by the U.S. Environmental Protection Agency's Energy Star program. National Median Site Energy Use Intensity baseline shall be determined by building use type, based upon the 2003 Commercial Building Energy Consumption Survey (CBECS) data.

Pittsburgh 2030 District shall mean the initiative led by the Green Building Alliance that supports business and building owners and managers accelerating toward zero carbon emissions for new construction and major renovations by the year 2030; zero carbon emissions for existing buildings by the year 2040 and toward fifty (50) percent reductions in ~~energy use,~~ water consumption~~,~~ and transportation emissions (below baselines) by the year 2030.

Site Energy Use Intensity (EUI) shall mean the total, annual building energy use normalized by its gross square footage. Site energy is the amount of energy consumed by a building or development on site, usually reflected on utility bills, but including heat and power generated and used on site. Site EUI is a building's total annual on-site energy usage in kBTU/ft^2 and can be determined by using an online calculator to aid in the assessment of energy performance of commercial building designs and existing buildings such as the U.S. Environmental Protection Agency's Target Finder.

Total Greenhouse Gas Emissions (GHG) Intensity (kgCO2e/ft2) shall mean the total, annual Direct and Indirect building GHG emissions normalized by its gross square footage. Greenhouse Gas (GHG) Emissions are the carbon dioxide (CO2), methane (CH4), and nitrous oxide (N2O) gases released into the atmosphere as a result of energy consumption at the property. GHG emissions are expressed in carbon dioxide equivalent (CO2e), a universal unit of

measure that combines the quantity and global warming potential of each greenhouse gas. Emissions are reported in four categories, each is available as a total amount in metric tons (Metric Tons CO2e) or as an intensity value in kilograms per square foot (kgCO2e/ft2):

- Direct Emissions – Direct Emissions are emissions associated with onsite fuel combustion (e.g. combustion of natural gas or fuel oil).
- Indirect Emissions – Indirect Emissions are emissions associated with purchases of electricity, district steam, district hot water, or district chilled water. These emissions occur at your utility's plant, but they are a result of your property's energy consumption and therefore contribute to your overall GHG footprint.
- Biomass Emissions– Biomass Emissions are emissions associated with biogenic fuels such as wood or biogas (captured methane). The only biomass fuel currently available in Portfolio Manager is wood. Biogenic fuels are combusted onsite, but do not contribute to Direct or Total Emissions.
- Total Emissions – Total Emissions is the sum of Direct Emissions and Indirect Emissions.

Zero Carbon Building shall mean a highly energy-efficient building that produces onsite, or procures, carbon-free renewable energy or high quality carbon offsets in an amount sufficient to offset the annual carbon emissions associated with building materials and operations.

Underrepresented Groups shall mean existing residents of the Pittsburgh Metropolitan Statistical Area who are of low-income (i.e., those making 80% AMI or less); or lack a four-year degree; or reside in neighborhoods with an unemployment rate that is more than double the city average.

Local Workforce Group shall mean an organization that provides publicly available workforce development services, career training services, entrepreneurial services, or business incubation and startup services or a local, non-franchise business owned and operated by City of Pittsburgh resident.

Performance Points

Goal		Points
1. High Performing Buildings - New Construction		
1. a	Design and construct a building where projected energy performance of the completed building is 5% greater efficiency than required by current PA Uniform Construction Code ASHRAE Standard 90.1 using an energy model created by a qualified energy services provider.	1
1. b	Design and construct a building where projected energy performance of the completed building is 10% greater efficiency than required by current PA Uniform Construction Code ASHRAE Standard 90.1 using an energy model created by a qualified energy services provider.	2
1. c	Design and construct a building where projected energy performance of the completed building is 15% greater efficiency than required by current PA	3

	Uniform Construction Code ASHRAE Standard 90.1 using an energy model created by a qualified energy services provider.	
1.d	Demonstrate that carbon balance over sixty (60) years is less than or equal to zero: Net emissions = Embodied emissions + Operational emissions – Avoided emissions OR Achieve zero energy performance by certifying the building to DOE Zero Energy Ready Home, PHI Plus, PHI Premium, ILFI's Zero Energy petal, Zero Carbon petal, or Living Building certification.	4
12 Equitable Development		
12.a	Commitment to ensuring 10% of jobs in the building will be hired from Underrepresented Groups for the first 10 years the building is in operation and recertified by the City of Pittsburgh every two (2) years; or	1
	Contribution of a sum equal to $4 per rentable square foot (RSF) of the project into the City's Equitable Development Trust Fund either in full or annually over a period not to exceed 10 years with a minimum of 25% of the total sum due at the time the project completes construction; or	
	A signed lease agreement between the applicant and a Local Workforce Group for a period not less than five (5) years.	
12.b.	Commitment to ensuring 20% of jobs in the building will be hired from Underrepresented Groups for the first 10 years the building is in operation and recertified by the City of Pittsburgh every two (2) years; or	2
	Contribution of a sum equal to $5 per rentable square foot (RSF) of the project into the City's Equitable Development Trust Fund either in full or annually over a period not to exceed 10 years with a minimum of 25% of the total sum due at the time the project completes construction.	
12.c	Commitment to ensuring 30% of jobs in the building will be hired from Underrepresented Groups for the first 10 years the building is in operation and recertified by the City of Pittsburgh every two (2) years; or	3
	Contribution of a sum equal to $6 per rentable square foot (RSF) of the project into the City's Equitable Development Trust Fund either in full or annually over a period not to exceed 10 years with a minimum of 25% of the total sum due at the time the project completes construction.	
13	Fresh Food Access	
a	The building is designed and constructed, or a renovation of a building within the District, includes a Fresh Food Market as a tenant.	2

Enforcement

Equitable Development

For projects providing the percentage employment from Underrepresented Groups, initial compliance report shall be submitted to the Department of City Planning no later than three (3) years following issuance of the Certificate of Occupancy and shall meet standards set by the Department of City Planning at the time of reporting. After that time, compliance reports must be submitted every two (2) years through the first ten (10) years the building is operational.

If a building should be found at any point out compliance with this Performance Point, the property owner shall from that year pay the fee per RSF option for the remainder of the ten (10) years from the date construction was completed.

Food Access

A project which receives bonus points for the presence of a Fresh Food Market pursuant to Subparagraph 13(a) shall maintain such tenant or use for a period of at least ten (10) years from the issuance of a Certificate of Occupancy. The Fresh Food Market must be located on the ground floor of the structure and accessible through a separate entrance that must be located on the primary street frontage. At the time of application, no Fresh Food Market may be in operation within a 2,640-foot radius of the proposed project, as determined by the Department of City Planning. If a project fails to comply with these requirements, then the owner of the project shall be subject to a fine equal to one (1) percent of the construction costs. If the fine is not paid within thirty (30) days of the date it is imposed, then the City shall have the authority to revoke the certificate of occupancy for the building.