desmone

PREPARED FOR:

Planning Commission Briefing

PROJECT NAME:

Duffield Street Duplexes

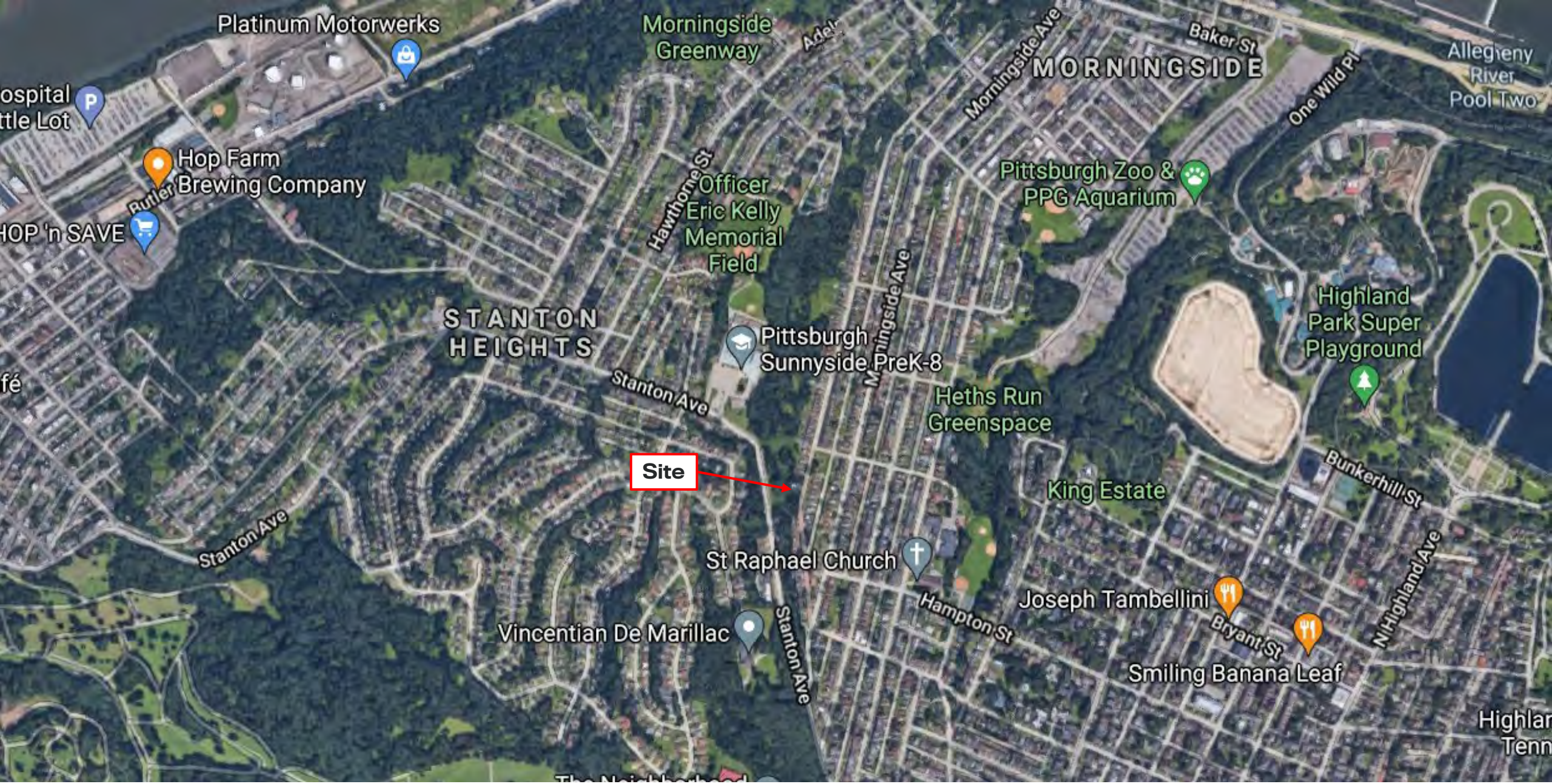
DATE:

April 2022

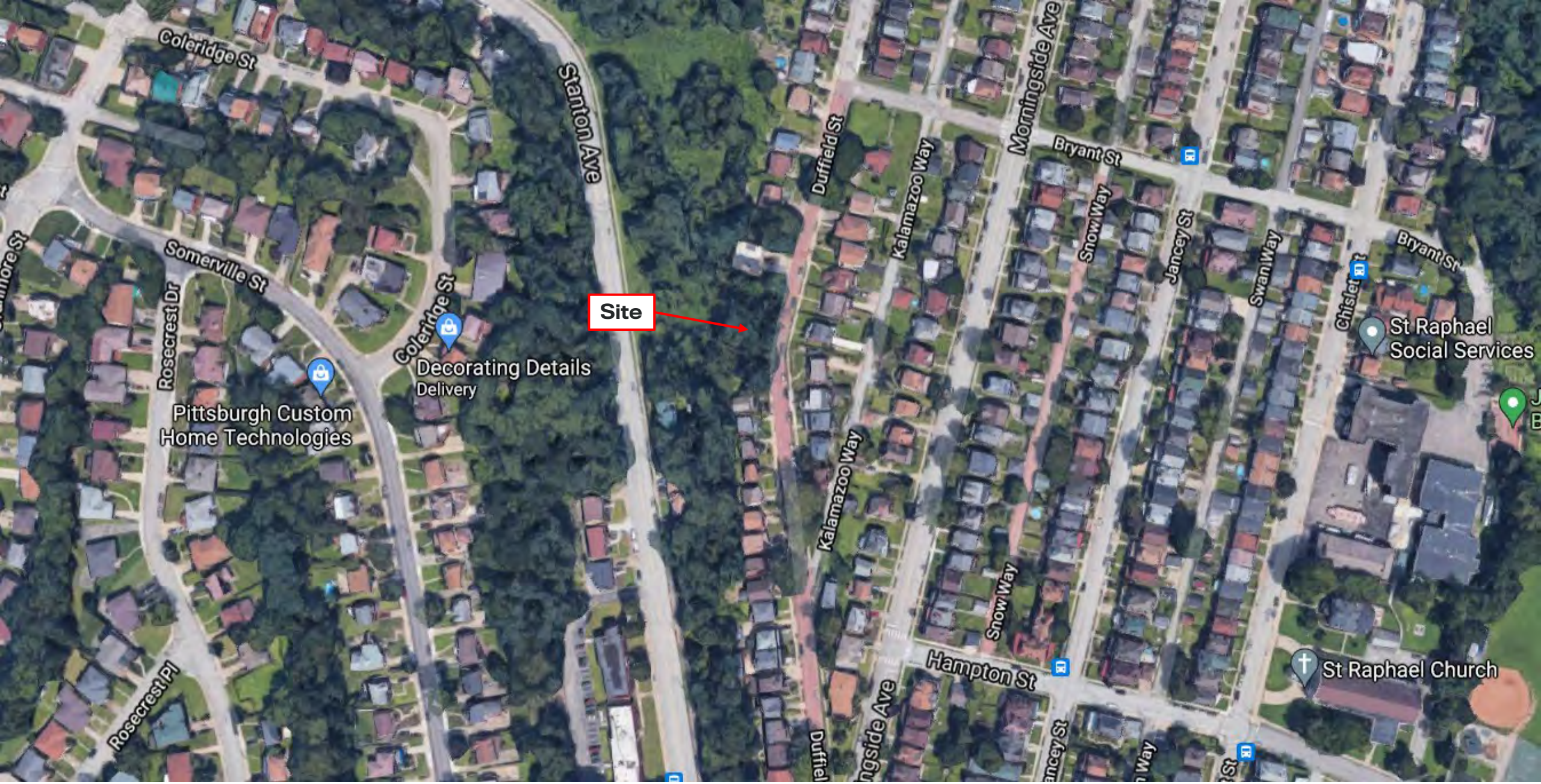
Project Information

- Zoning District: R2-L Two Unit Residential Low Density
- Neighborhood(s): Stanton Heights and it borders Morningside
- Ward: 10
- Parcel Number: 82-E-50

@designed to thrive.



Site | **Macro Site**


Site
Coleridge St
Stanton Ave
Duffield St
Kalamazoo Way
Morningside Ave
Bryant St
Snow Way
Jancey St
Swan Way
Chislett St
Somerville St
Rosecrest Dr
Coleridge St
Decorating Details
Delivery
Pittsburgh Custom
Home Technologies
St Raphael
Social Services
Hampton St
St Raphael Church
Rosecrest Pl

Existing Context Photos

Approved Variances.

Variance 1:
- 5,000 sf minimum lot size required, six new lots with areas ranging from 3,017 sf to 3,458 sf proposed

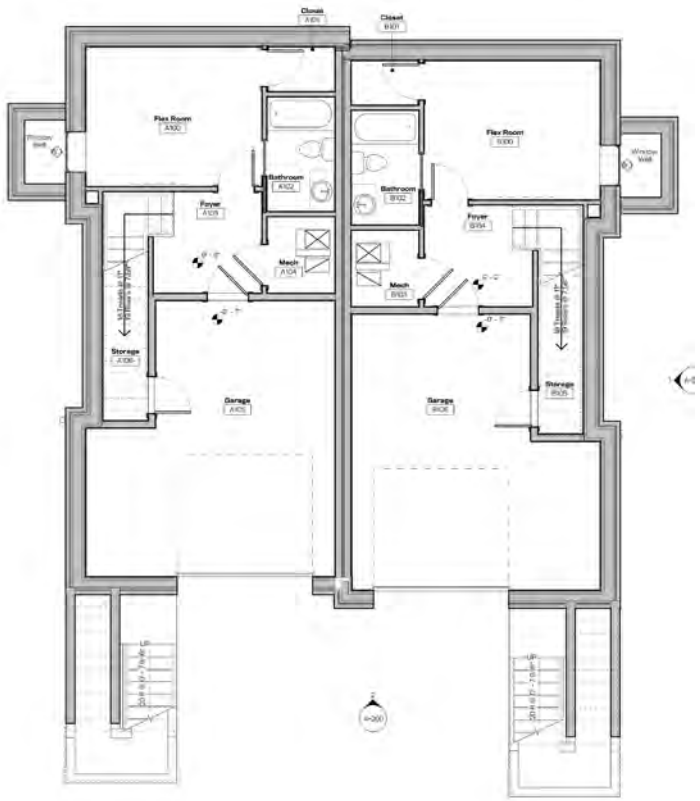
Variance 2:
- Minimum front setback 30', 20' requested for primary structures, and 0' requested for accessory parking.

- Minimum interior side yard setback 5', 0' requested for primary structures and 2.5' requested for accessory parking

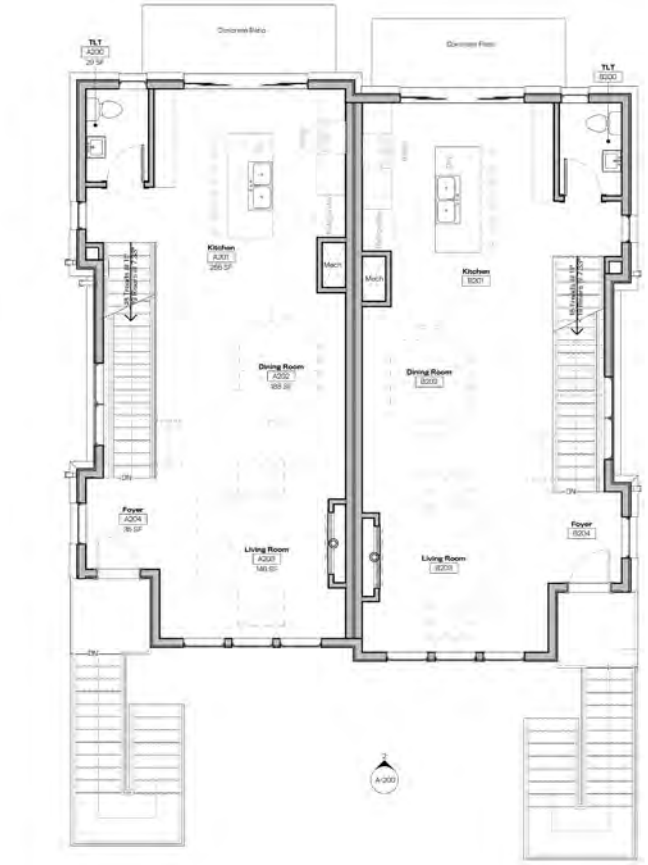
Variance 3:
- Maximum 10' retaining wall required, 16' requested

NOTE: All Variances Approved on March 15th, 2022. Hearing Date was February 3rd, 2022

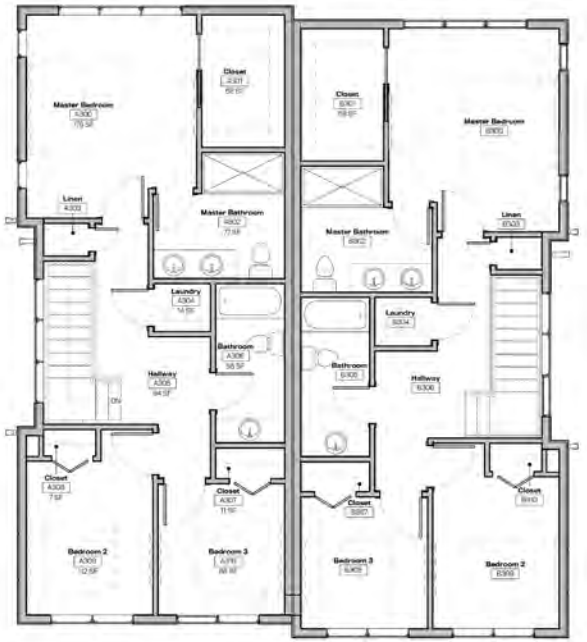
Proposed Design: Floor Plans.



First Floor Plan
845 SF



Second Floor Plan
775 SF



Third Floor Plan
880 SF

Proposed Design: Elevations.

Front Elevation.

Side Elevation.

Average Front Grade Calculation: 976.98’ + 978.57’ + 977.29’ = 2932.84’/ 3 = 977.613’ average grade.

Proposed Design: Elevations.

Rear Elevation.

Side Elevation.

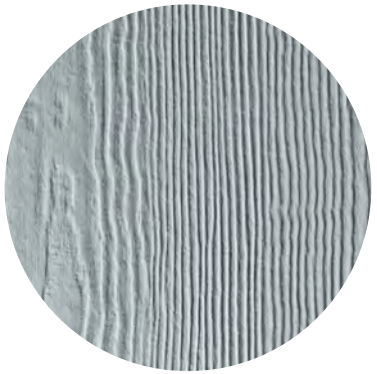
Proposed Design: Elevation.

The scale of the home is approximately the same size as neighboring homes (2-3 Stories – under 40')
The density was recently approved for the variances requested;
Front Yard Setback Reduction, Side Yard Setbacks Reduction, Retaining Wall Max Height.

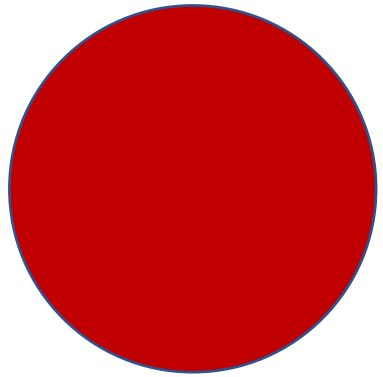
Proposed Materials

Brown/ Red Brick (1st Floor of Homes)

White Fiber Cement Flat Panels (Unit 2 Front Façade)



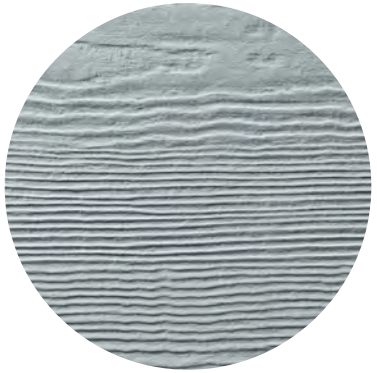
Light Grey Fiber Cement Flat Panels (Unit 1 Front Façades)



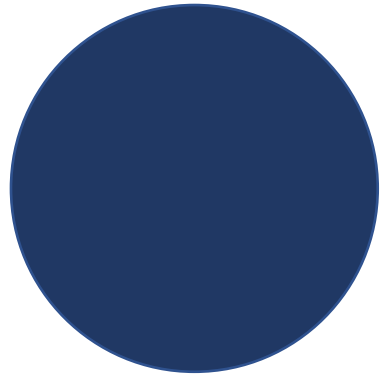
Front Door (Colors different for Each Unit)

Tan Fiber Cement Lap Siding (Unit 2 Front and Side Façades)

Brown Fiber Cement Lap Siding (Unit 2 Front and Side Façades)



Light Grey Fiber Cement Lap Siding (Unit 1 and 2 Side Façades)



Front Door (Colors different for Each Unit)

Proposed Design: Render.

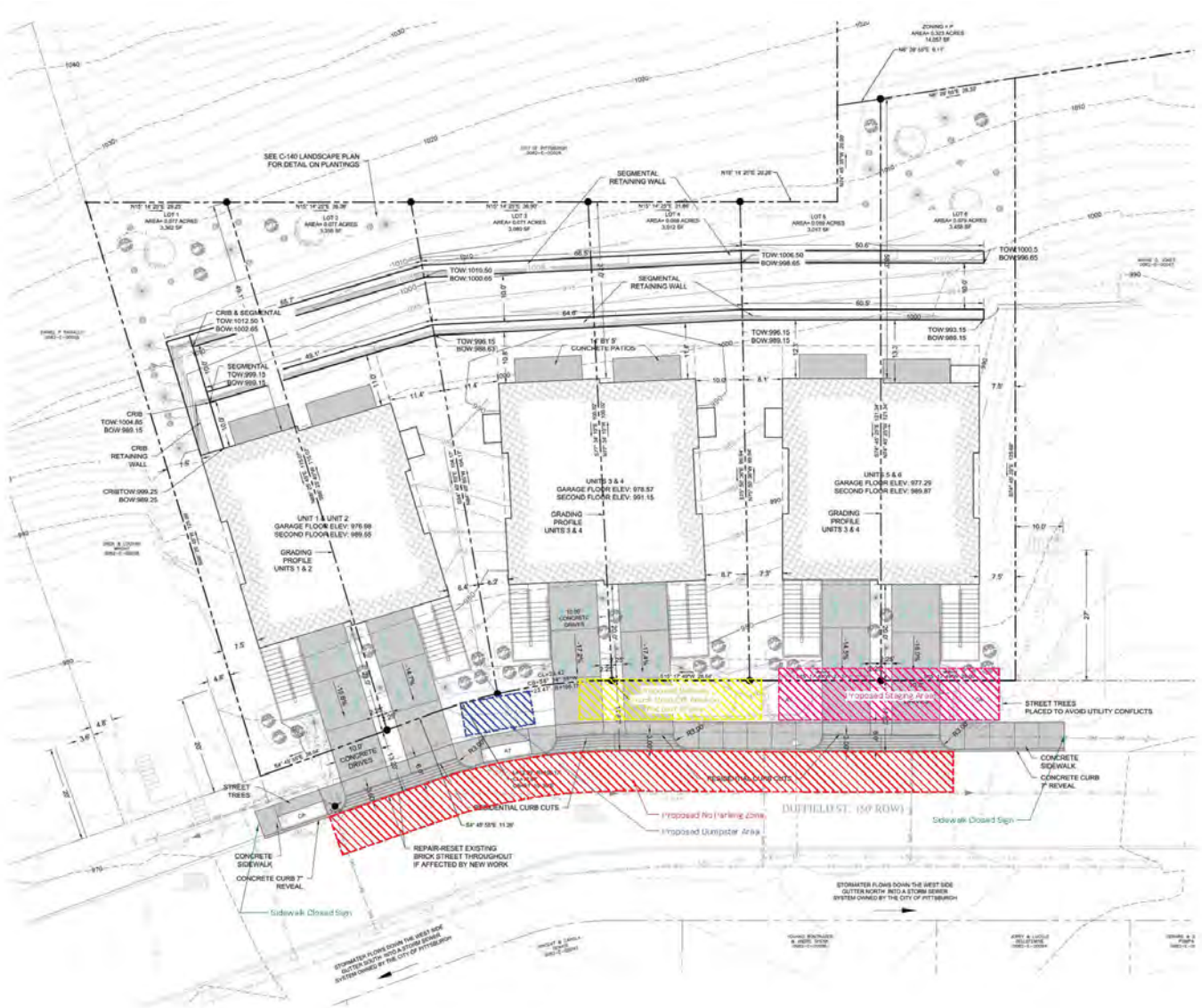
Proposed Lighting on Façade for Safety

Parking Screened by Landscaping and Stairs. 1 Internal Spot and 1 External Spot for each Home.

Proposed Design: Render.

Proposed Design: Render.

Construction Management Plan.



- Proposed No Parking
- Proposed Staging Area
- Proposed Delivery Area
- Proposed Dumpster Area

Project:

- New Construction of 3 buildings - 6 townhouses.

Pedestrian Protection:

- Sidewalks at both ends of the lot will be closed during construction and new ones will be built to connect the two sidewalks that currently do not connect. Once it is safe for people to walk by the sidewalks will be reopened.

Vehicular Protection:

- A "No Parking" area will be established in front of the lots during construction until a pull off area can be established on the site. This is for the protection of neighboring cars and also to allow the construction workers a dedicated area to park and for deliveries to the site.

Safety/ General:

- The contractor will be responsible for worker safety and will adhere to all OSHA guidelines and implement a safety program.
- Construction Staging of all tools and construction materials will be stored off the road on the site.
- Construction timeline subject to change, its estimated to take about 12-14 months.

Work Hours:

- Construction operations for projects that have current and valid permits are permitted during the hours of 8:00 AM and 8:00 PM Monday through Friday and 7:00 AM and 8:00 PM on Saturdays and Sundays, per Sec. 917.06
- Impact construction or demolition operations such as pile drivers, jackhammers, concrete saws, etc., shall be limited to between the hours of 8:00 AM and 8:00 PM, Monday through Saturday per Sec. 917.06

Accessibility and Universal Design.

Staff would like to see universal design more thoughtfully integrated into the townhome design. While staff acknowledges the topographical challenges of the site, they noted the difficulty that individuals would have in accessing the units from the street. Is there a way to incorporate access other than through the garages?

- **There is no way to have universal design incorporated into the design due to the hillside. Users can enter in from the garage and or the front stairs. Due to the cost an elevator is cost prohibitive, also providing a compliant ramp into the home is not feasible, which hinders the real value of the elevator.**

Meetings with Community:

The design team and Owner have met with the community members from the MACC and Stanton Heights Neighborhood Association. They have also attended the zoning variances hearing to voice any concerns over the project.

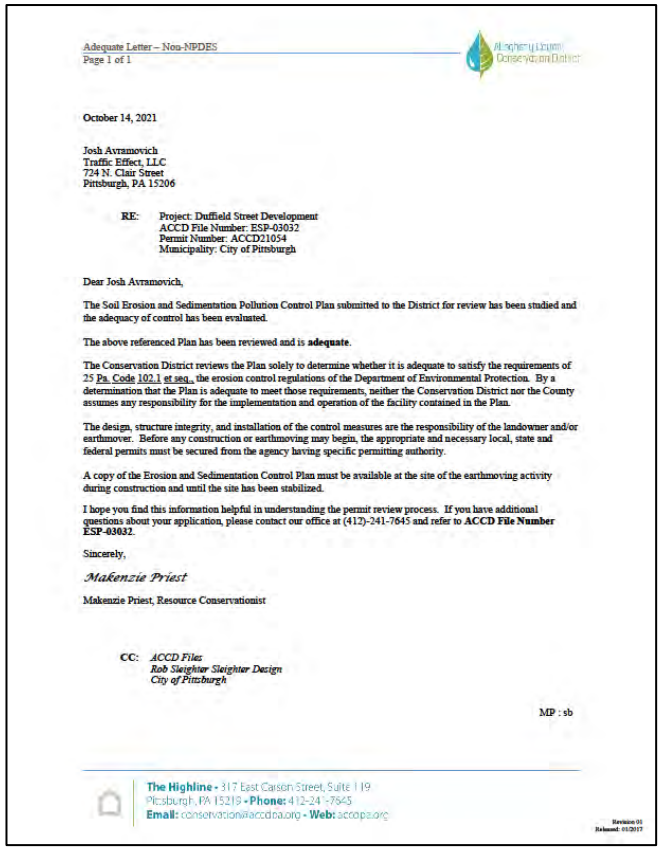
Meeting Dates:

- August 3rd, 2021
- October 18th, 2021

Zoning Variance Hearing:

- Jan 3rd, 2021

Stormwater Management Summary



Adequate Letter – Non-NPDES
Page 1 of 1

Allegheny County Conservation District

October 14, 2021

Josh Avramovich
Traffic Effect, LLC
724 N. Clair Street
Pittsburgh, PA 15206

RE: Project: Duffield Street Development
ACCD File Number: ESP-03032
Permit Number: ACCD21054
Municipality: City of Pittsburgh

Dear Josh Avramovich,

The Soil Erosion and Sedimentation Pollution Control Plan submitted to the District for review has been studied and the adequacy of control has been evaluated.

The above referenced Plan has been reviewed and is **adequate**.

The Conservation District reviews the Plan solely to determine whether it is adequate to satisfy the requirements of 25 Pa. Code 102.1 et seq., the erosion control regulations of the Department of Environmental Protection. By a determination that the Plan is adequate to meet those requirements, neither the Conservation District nor the County assumes any responsibility for the implementation and operation of the facility contained in the Plan.

The design, structure integrity, and installation of the control measures are the responsibility of the landowner and/or earthmover. Before any construction or earthmoving may begin, the appropriate and necessary local, state and federal permits must be secured from the agency having specific permitting authority.

A copy of the Erosion and Sedimentation Control Plan must be available at the site of the earthmoving activity during construction and until the site has been stabilized.

I hope you find this information helpful in understanding the permit review process. If you have additional questions about your application, please contact our office at (412)-241-7645 and refer to **ACCD File Number ESP-03032**.

Sincerely,

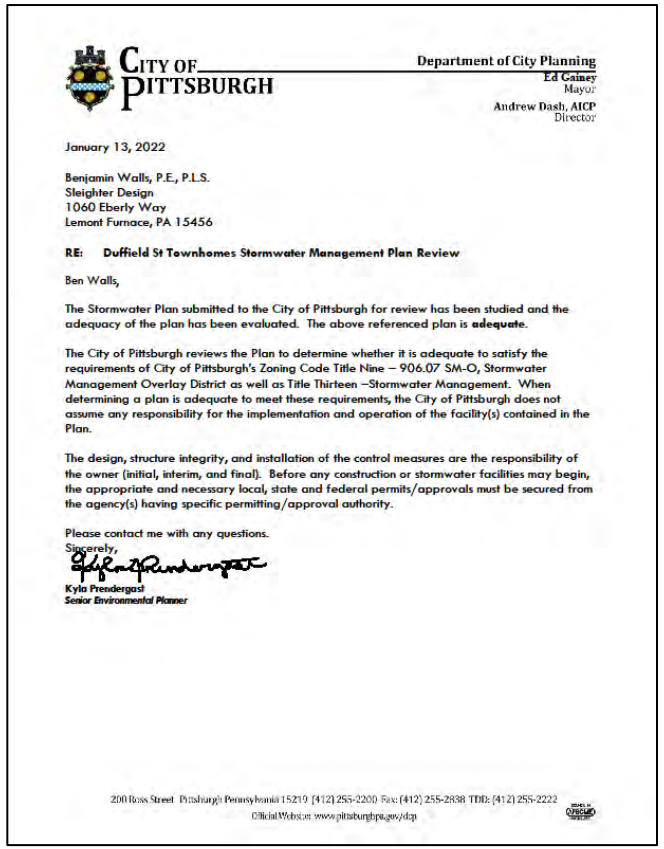
Makenzie Priest

Makenzie Priest, Resource Conservationist

CC: *ACCD Files*
Rob Sleighter Sleighter Design
City of Pittsburgh

MP : sb

The Highline • 317 East Carson Street, Suite 119
Pittsburgh, PA 15219 • Phone: 412-241-7645
Email: conservation@accdpa.org • Web: accdpa.org



CITY OF PITTSBURGH

Department of City Planning
Ed Gainey
Mayor
Andrew Dash, AICP
Director

January 13, 2022

Benjamin Walls, P.E., P.L.S.
Sleighter Design
1060 Eberly Way
Lemont Furnace, PA 15456

RE: Duffield St Townhomes Stormwater Management Plan Review

Ben Walls,

The Stormwater Plan submitted to the City of Pittsburgh for review has been studied and the adequacy of the plan has been evaluated. The above referenced plan is **adequate**.

The City of Pittsburgh reviews the Plan to determine whether it is adequate to satisfy the requirements of City of Pittsburgh's Zoning Code Title Nine – 906.07 SM-O, Stormwater Management Overlay District as well as Title Thirteen –Stormwater Management. When determining a plan is adequate to meet these requirements, the City of Pittsburgh does not assume any responsibility for the implementation and operation of the facility(s) contained in the Plan.

The design, structure integrity, and installation of the control measures are the responsibility of the owner (initial, interim, and final). Before any construction or stormwater facilities may begin, the appropriate and necessary local, state and federal permits/approvals must be secured from the agency(s) having specific permitting/approval authority.

Please contact me with any questions.

Sincerely,

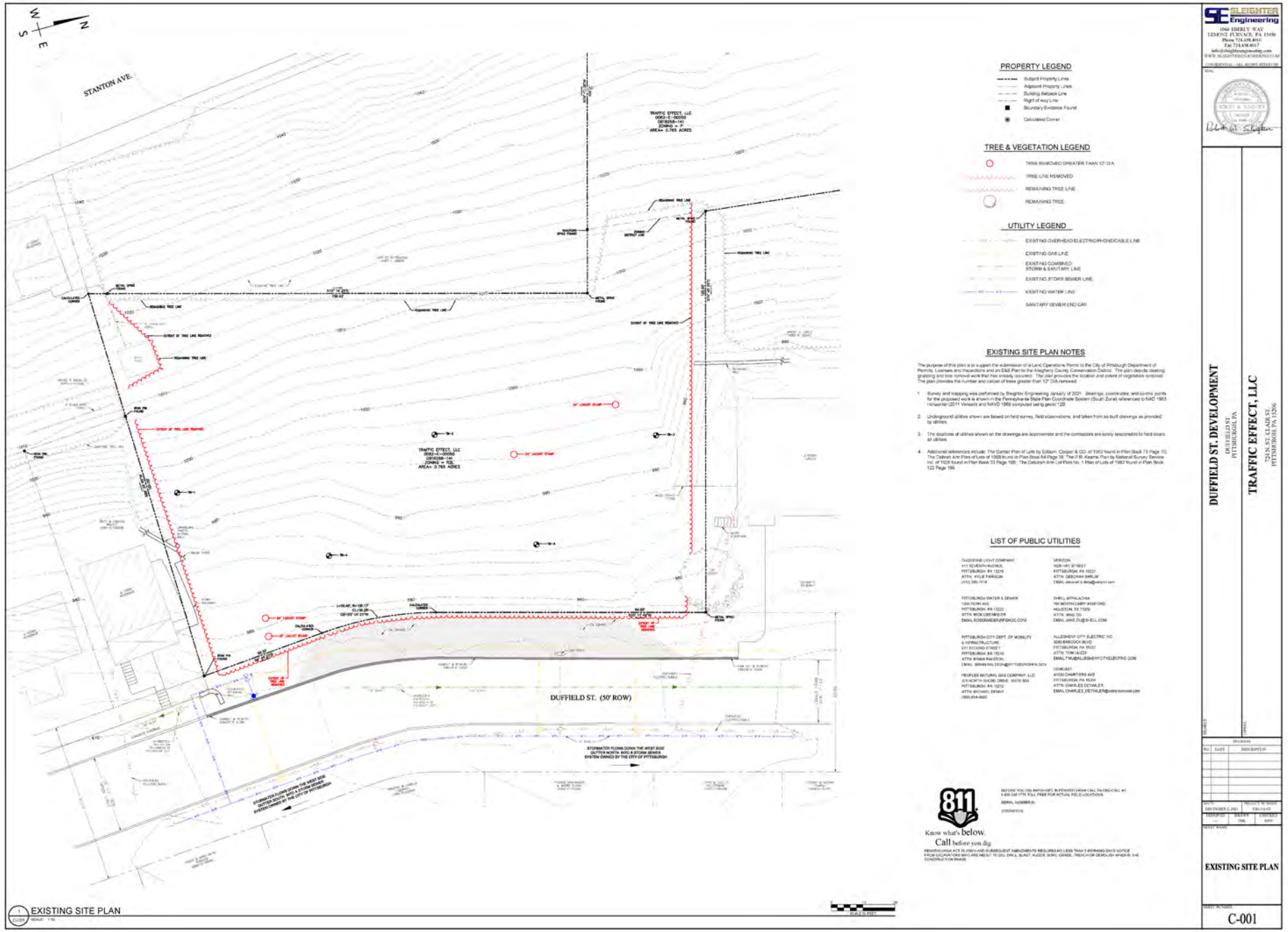
Kyla Prendergast
Senior Environmental Planner

200 Ross Street Pittsburgh Pennsylvania 15219 (412) 255-2200 Fax: (412) 255-2838 TDD: (412) 255-2222
Official Website: www.pittsburghpa.gov/dcp

Stormwater is collected on site, treated and discharged into the sewer system.
E&S Plan has been approved by the Conservation District.
Stormwater Plan has been approved by the City of Pittsburgh.

(C-001)

- Existing site property boundary.
- Existing site features.
- Existing site topography.
- Existing site utilities.
- Existing tree/vegetation survey.



(C-100)

Natural landforms shall be maintained to the maximum extent possible.

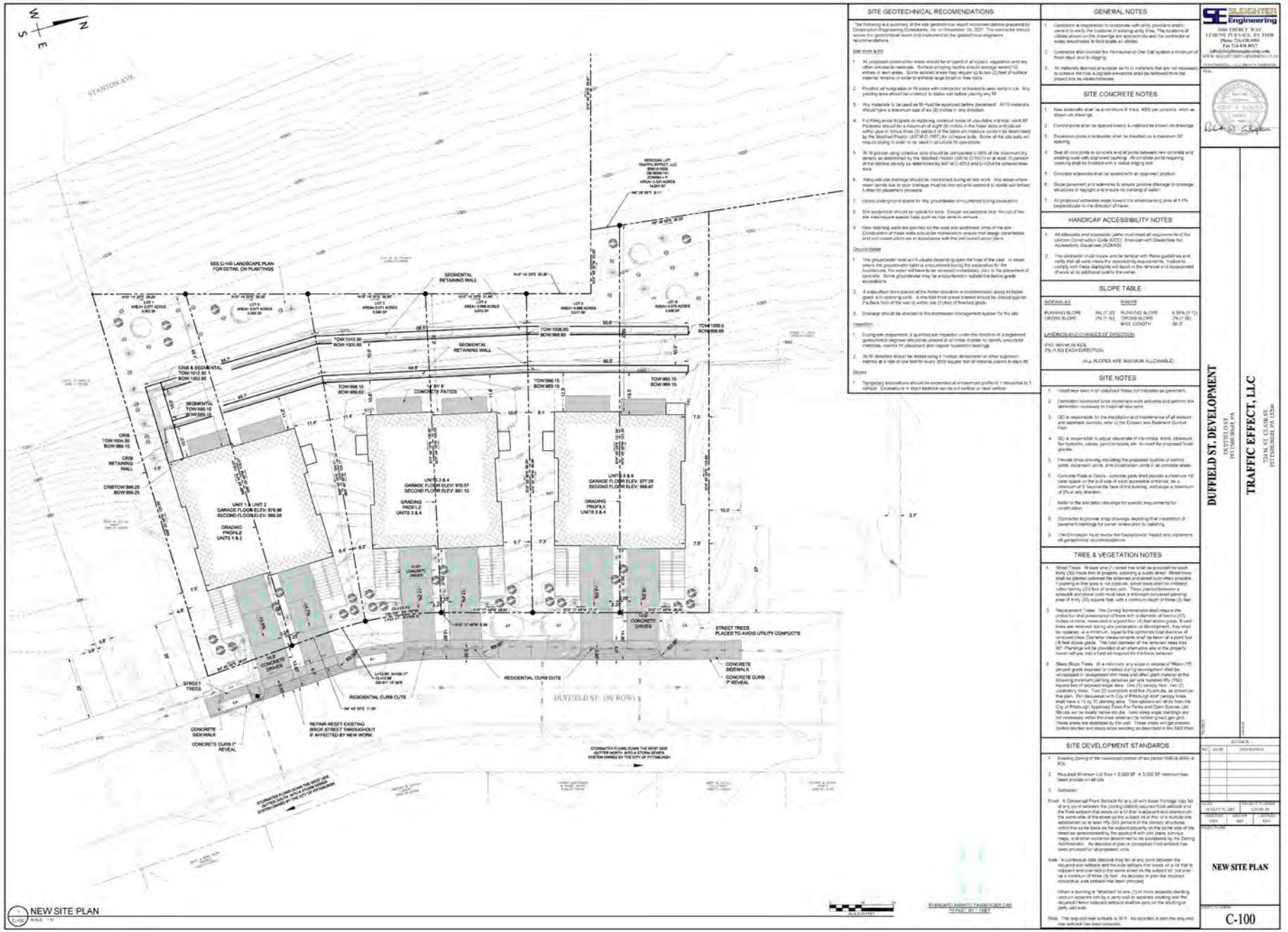
- Achieved by providing a terraced retaining wall
- Achieved by allowing the building to step with the landscape.
- Achieved by where possible not changing existing grade at the extend of the property. Grade in these locations follows exiting.
- A geotechnical investigation was completed and recommendations in that investigation were followed.

The proposed development shall employ foundations that include ground contours, embankments, vegetation or other such measures.

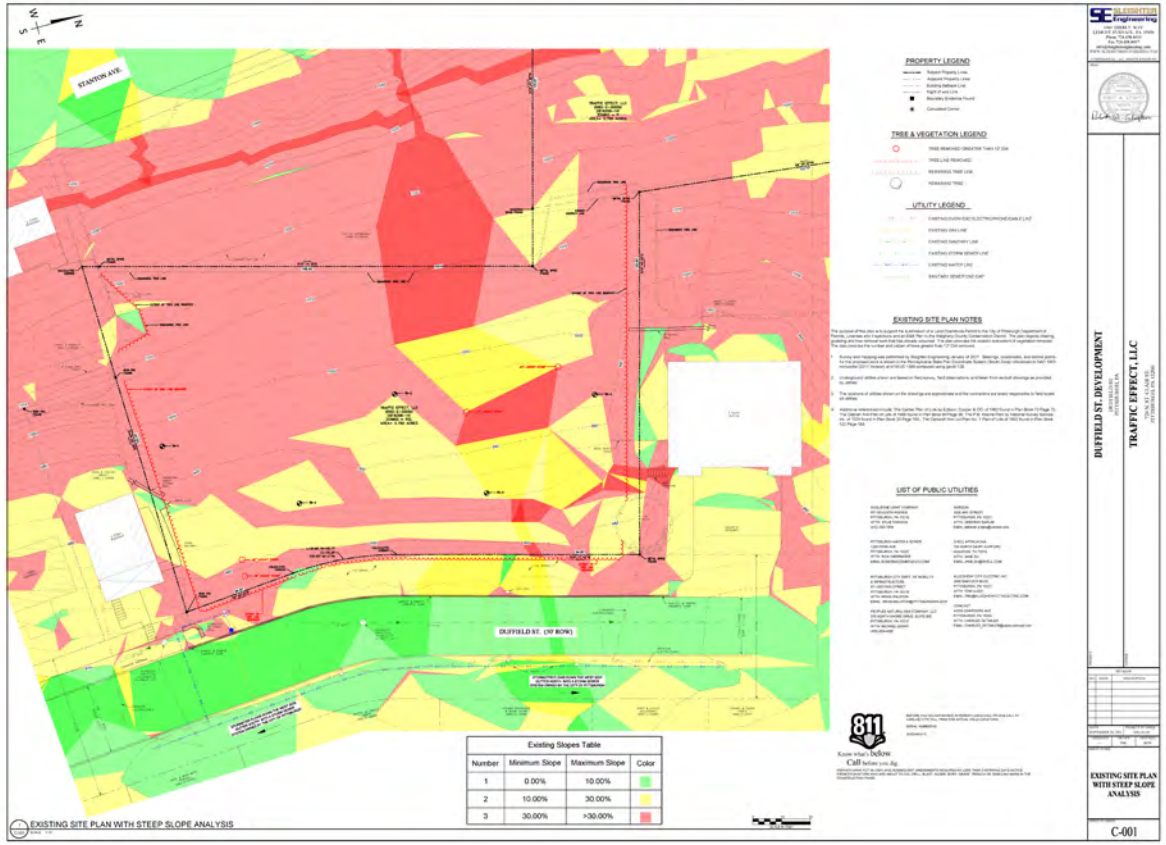
- Achieved by providing a building that steps with the landscape.
- Achieved by vegetating to the greatest extent possible on site. This includes:
- Steep Slope Plantings above and adjacent to retaining walls.
- Shrubs, plantings and lawns around the buildings.
- Street Trees along Duffield Street.

Development shall be set back fifty (50) feet in both directions from the edge of the SS-O boundary when it occurs at either the Ridgeline or Base.

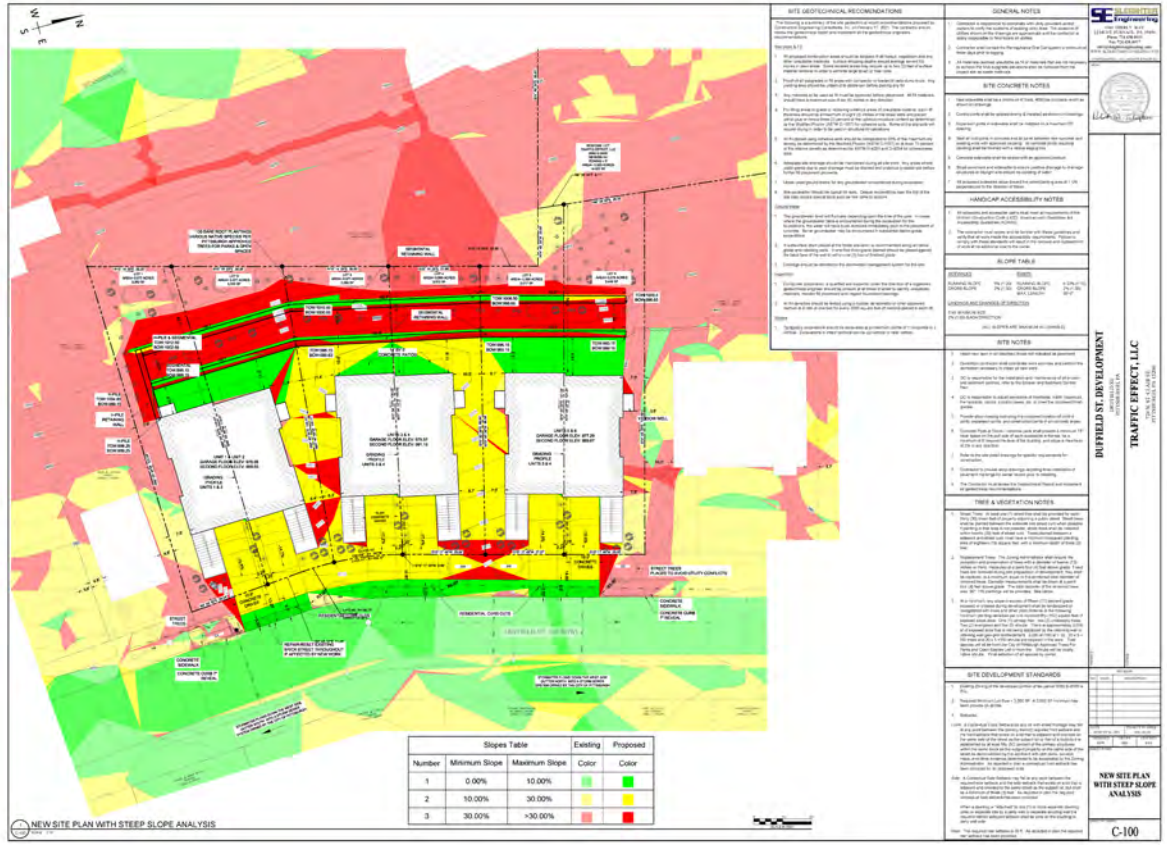
- Front setbacks and site grading provided are similar to others in the area.



Steep Slopes Analysis:



Existing Site Plan



Proposed Site Plan

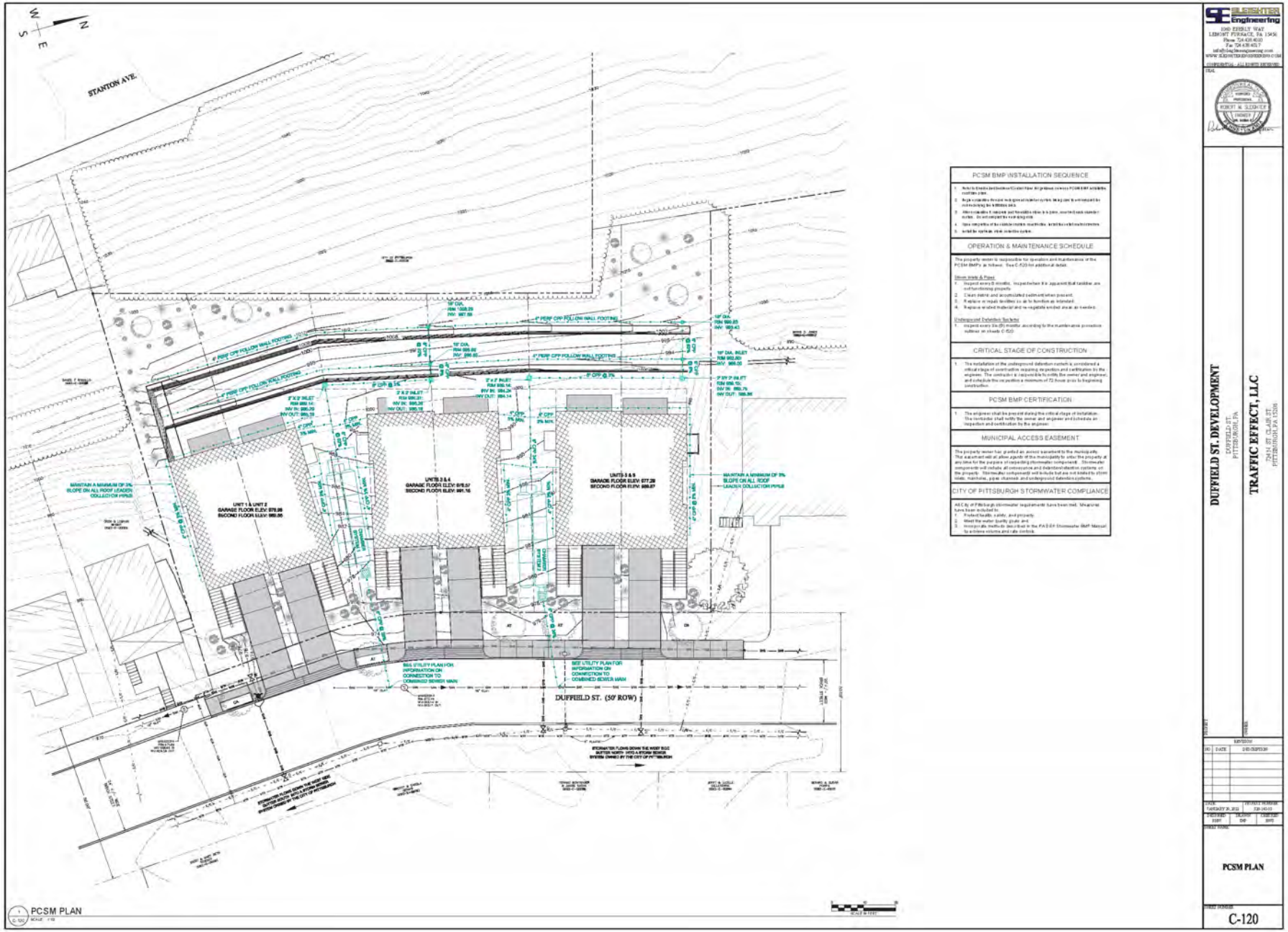
(C-120)

Natural drainage patterns shall be maintained to the extent physically possible.

- The site was only graded where needed to develop the site.
- Stormwater conveyance, treatment and revegetation was used to mimic the existing condition to the greatest extend possible.

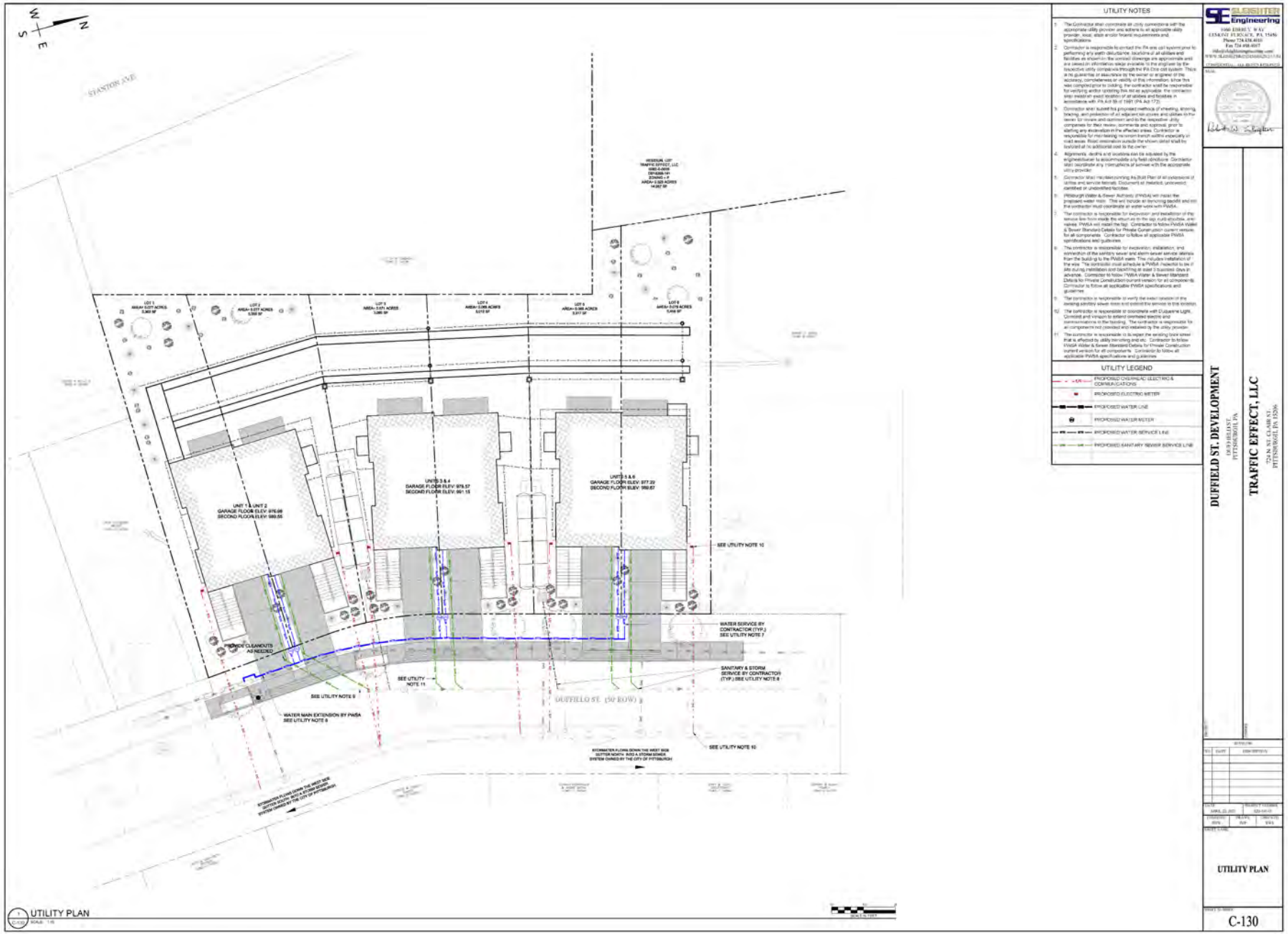
Stormwater runoff from impervious surfaces shall be collected and transported from the site rather than directed or allowed to flow onto adjacent properties or rights-of-way.

- Stormwater is collected on site, treated and discharged into the sewer system.
- E&S Plan has been approved by the Conservation District.
- Stormwater Plan has been approved by the City of Pittsburgh.



(C-130)

- Sanitary Duffield Street
- Water Duffield Street
- Electric Phone and Cable Overhead Duffield Street



(C-140)

The proposed development shall minimize impervious surfaces.

- Achieved by vegetating to the greatest extent possible on site. This includes:
- Steep Slope Plantings above and adjacent to retaining walls.
- Shrubs, plantings and lawns around the buildings.
- Street Trees along Duffield Street.
- Replacement trees will be provided at an offsite location.
- Stormwater treatment is provided to offset runoff from impervious surfaces that could not be avoided.

Vegetation removal solely to create views is prohibited; views to the site shall be considered to be as important as views from the site.

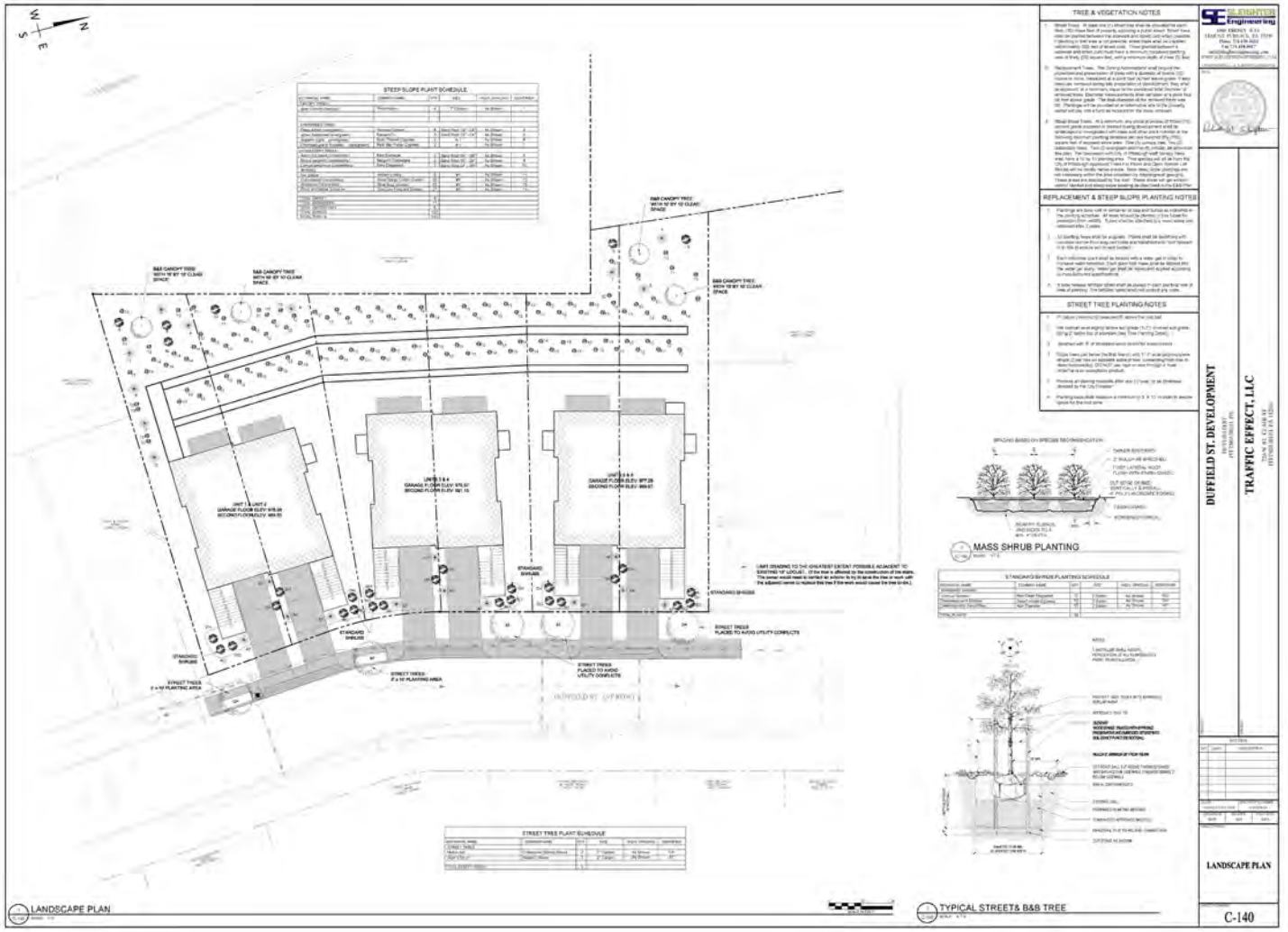
- Vegetation removed is necessary because of grade changes needed to develop the site. It is not designed to create views.
- The site is being revegetated to the greatest extent possible.

The proposed structure shall minimize the need for vegetation removal with the exception of invasive species.

- Vegetation removed is necessary because of grade changes needed to develop the site.
- The site is being revegetated to the greatest extent possible.

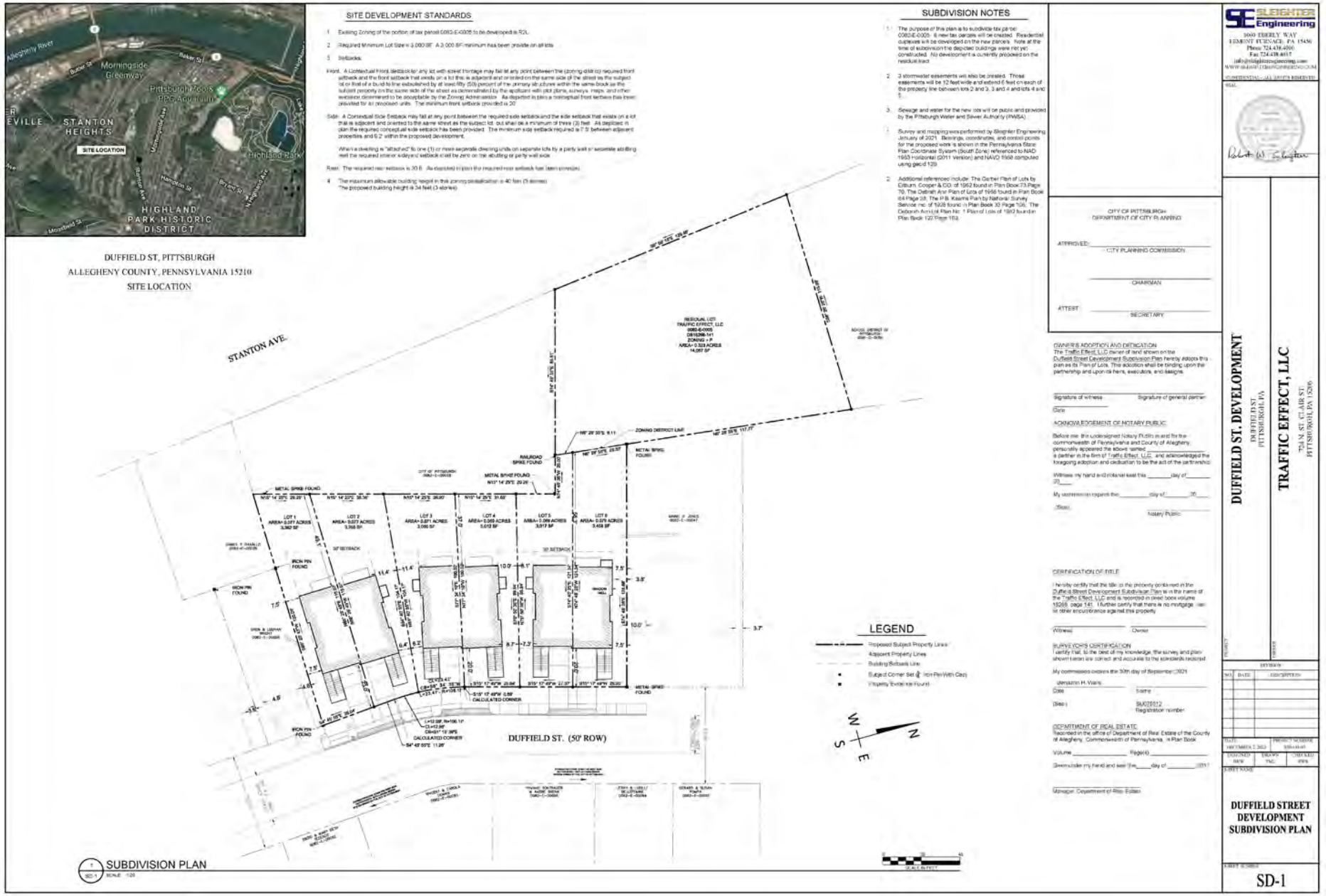
Vegetation with similar appearance and growing requirements as existing proximate vegetation (excepting invasive species) or native species shall be employed in revegetating the site.

- The site is being vegetated to the greatest extend possible.
- Landscape plan was reviewed and revised based upon City Forester comments.



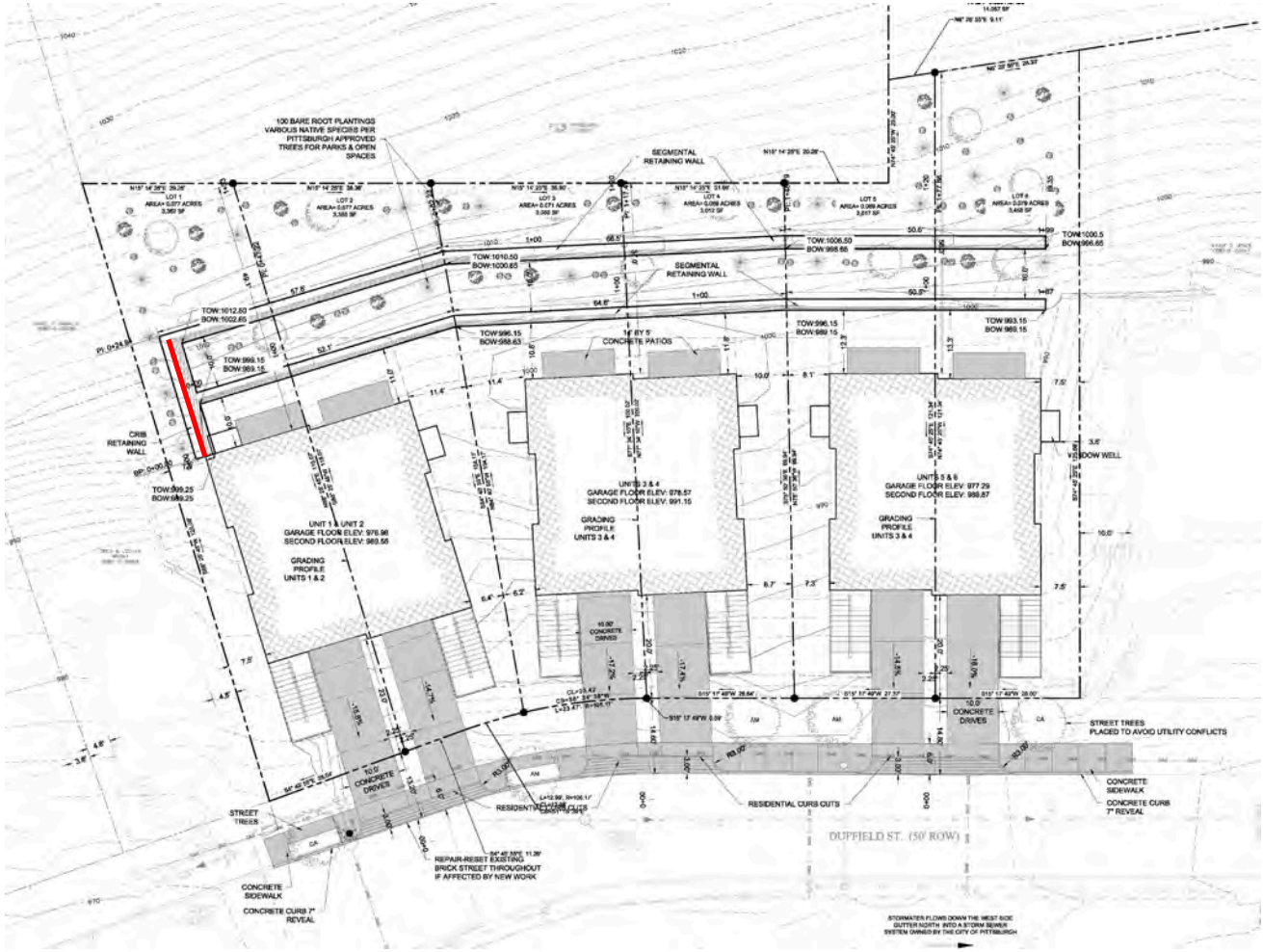
(SD-1)

- Tax parcel 0082-E-0005 will be divided into 6 new lots plus the residual.

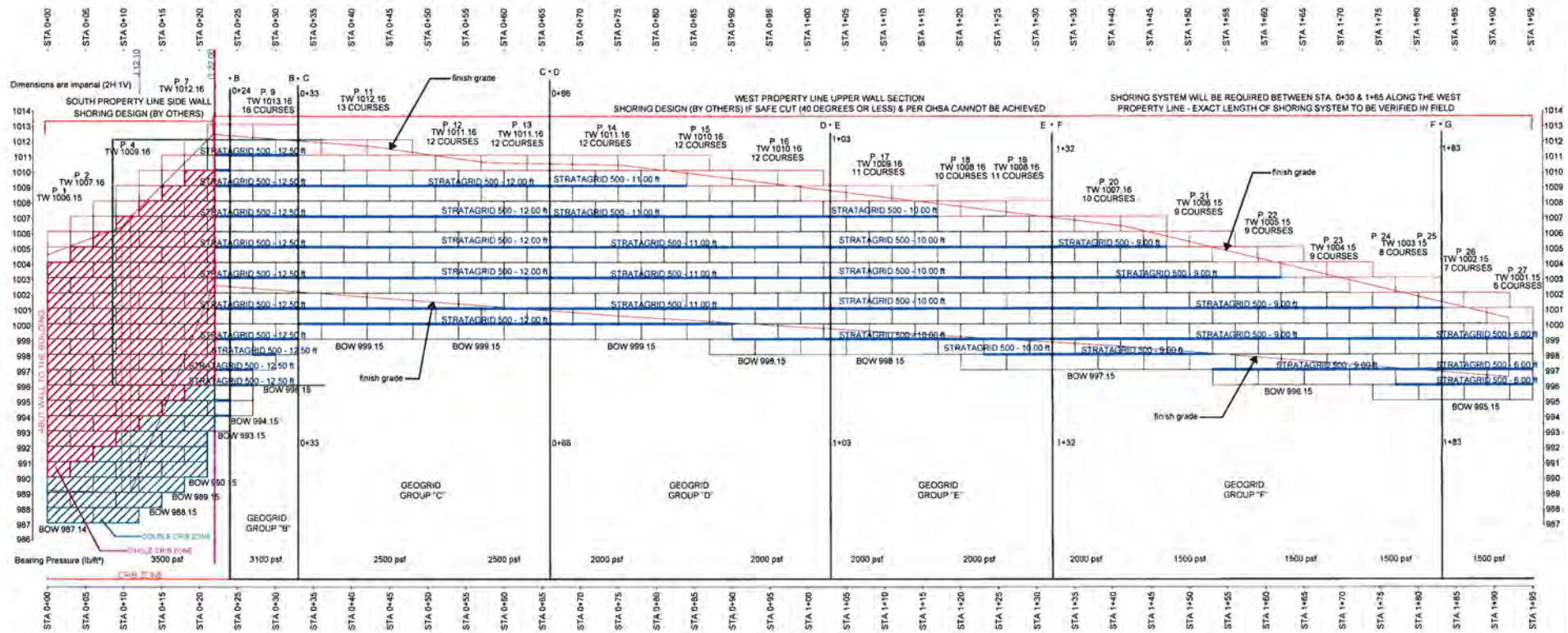


Retaining Wall Summary

- A tiered wall system is proposed, which will be a segmental wall system and double crib wall.
- The left side of the site is the tallest portion of the retaining wall required:
    - First (Lower) Segment:
      989.25’ → 999.25’ = 10’ Tall
    - Second (Higher) Segment:
      1002.65’ → 1012.50’ = 9.85’ Tall
- The only section that is taller than 10’ (in red) which would be required for the two segmental walls to work, due to the steepness of the site. This small segment would be approx. 15.7’ tall.
    - This has already been approved by the Zoning Board of Adjustments
- The site walls will have all the required railings in place to prevent falls from any height.
- We also have landscaping in between the first and second tier of the walls which reduces the overall height visibility



DUFFIELD STREET RETAINING WALL - UPPER WALL PROFILE



TW = top of wall
BOW = bottom of wall

Reinforcement Legend
StrataGrid 500

Station No.	Origin	Top Elev.	Bottom Elev.
1	0.00	999.25	989.25
2	9.78	999.15	989.15
3	10.91	1005.00	989.15
4	21.78	1012.50	1002.65
5	75.50	1010.50	1000.65
6	141.66	1006.50	998.65
7	191.98	1000.50	998.65

Column Geometry

Column No.	Top Elev.	Base Elev.	Left Stn.	Right Stn.	Width in Blocks
1	1006.15	987.14	0.00	3.00	0.50
2	1007.16	987.14	3.00	6.00	0.50
3	1008.16	987.14	6.00	9.01	0.50
4	1009.16	987.14	9.01	12.01	0.50
5	1010.16	986.14	12.01	15.01	0.50
6	1011.16	990.14	15.01	18.01	0.50
7	1012.16	991.14	18.01	21.01	0.50
8	1013.16	993.15	21.01	24.02	0.50
9	1013.16	994.15	24.02	27.02	0.50
10	1013.16	997.15	27.02	30.02	0.50
11	1012.16	999.15	30.02	33.02	0.50
12	1011.16	999.15	33.02	57.04	4.00
13	1011.16	999.15	57.04	63.04	1.00
14	1011.16	999.15	63.04	84.06	3.50
15	1010.16	999.15	84.06	90.06	1.00
16	1010.16	998.15	90.06	99.06	1.50
17	1009.16	998.15	99.06	117.08	3.00
18	1008.16	998.15	117.08	123.08	1.00
19	1008.16	997.15	123.08	132.09	1.50
20	1007.16	997.15	132.09	147.10	2.50
21	1006.15	997.15	147.10	153.10	1.00
22	1005.15	996.15	153.10	162.11	1.50
23	1004.15	996.15	162.11	171.11	1.50
24	1003.15	996.15	171.11	177.12	1.00
25	1003.15	995.15	177.12	183.12	1.00
26	1002.15	995.15	183.12	189.12	1.00
27	1001.15	995.15	189.12	195.13	1.00

Markers

Marker	Station	Note
I1	22.00	Inside Corner
J	12.10	Junction Point

GEOGRID REINFORCEMENT INFORMATION

* All geogrid shall be StrataGrid 500

Group	Layer	Length (ft)	Panels	Wall Span (ft)
DOUBLE CRIB		11.00	1 - 8	0.00 - 24.02
Geogrid Group				
B	All	12.5	9 - 10	24.0 - 33.0
C	All	12.0	11 - 13	33.0 - 66.0
D	All	11.0	14 - 16	66.0 - 103.0
E	All	10.0	17 - 19	103.0 - 132.0
F	All	9.0	20 - 25	132.0 - 183.0
G	All	8.0	26 - 27	183.0 - 195.0

Michael Giampietro, P.E.
135 Phillips Ave.
Niles, Ohio 44446
Phone: (330) 240-5773
E-Mail: mjgiampietro @gmail.com

DUFFIELD STREET DEVELOPMENT
ALLEGHENY COUNTY, PA

DUFFIELD STREET
PITTSBURGH, PA

COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL
MICHAEL J. GIAMPIETRO
ENGINEER
PE086240

Michael Giampietro, P.E.
11-8-21

NO.	DATE	ISSUED FOR	BY
3			
2		REVISIONS	
1	11/8/21	REVIEW	

DATE: NOVEMBER 2021
FILE NAME: UPPER WALL PROFILE
DESIGNED BY: MJG
DRAWN BY: MJG
CHECKED BY: MJG
SHEET TITLE: D-102

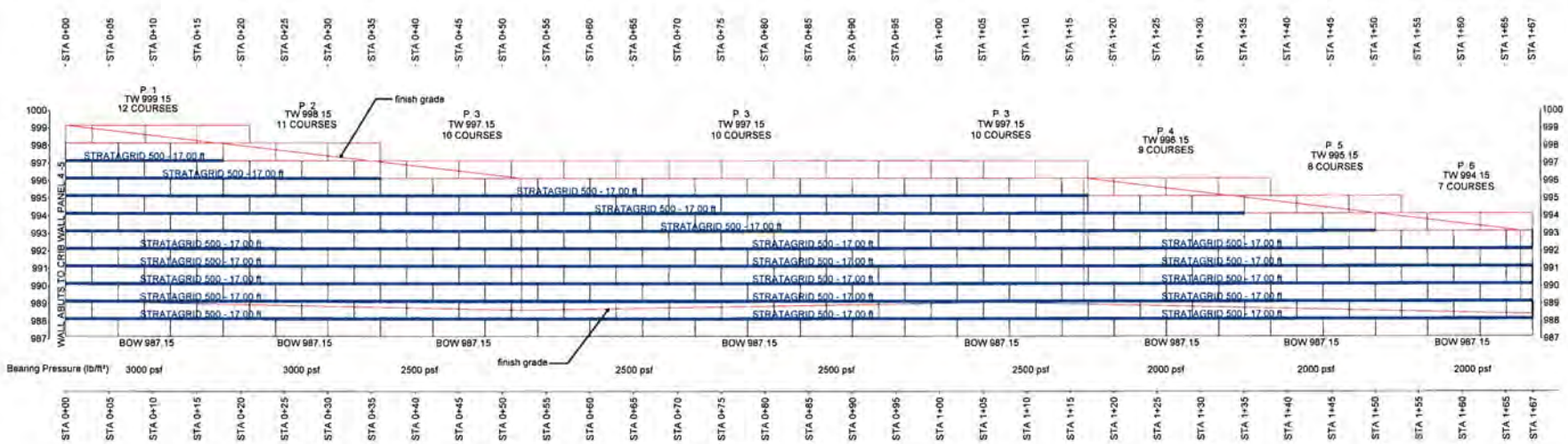
D-102

UPPER WALL PROFILE

SCALE: N.T.S.

SHEET 3 OF 8

DUFFIELD STREET RETAINING WALL - LOWER WALL PROFILE



Dimensions are imperial (2H:1V)

TW = top of wall
BOW = bottom of wall

Reinforcement Legend
SG500 StrataGrid 500

Station No.	Origin	Top Elev.	Bottom Elev.
1	0.00	999.15	989.15
2	52.15	996.15	988.83
3	116.56	996.15	989.15
4	166.76	993.15	989.15

Column Geometry

Column No.	Top Elev.	Base Elev.	Left Stn.	Right Stn.	Width in Blocks
1	999.15	987.15	0.00	18.01	3.00
2	998.15	987.15	18.01	36.02	3.00
3	997.15	987.15	36.02	117.08	13.50
4	996.15	987.15	117.08	135.09	3.00
5	995.15	987.15	135.09	150.10	2.50
6	994.15	987.15	150.10	167.00	3.50

Michael Giampietro, P.E.
135 Phillips Ave.
Niles, Ohio 44446
Phone: (330) 240-5773
E-Mail: mjgiampietro
@gmail.com

DUFFIELD STREET
DEVELOPMENT
ALLEGHENY COUNTY, PA

DUFFIELD STREET
PITTSBURGH, PA
11-8-21

COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL
MICHAEL J. GIAMPIETRO
ENGINEER
PE086240

Michael J. Giampietro, P.E.

NO.	DATE	ISSUED FOR	BY
3			
2		REVISIONS	
1	11/8/21	REVIEW	

DATE: NOVEMBER 2021
FILE NAME: LOWER WALL PROFILE
DESIGNED BY: MJG
DRAWN BY: MJG
CHECKED BY: MJG
SHEET TITLE D-103

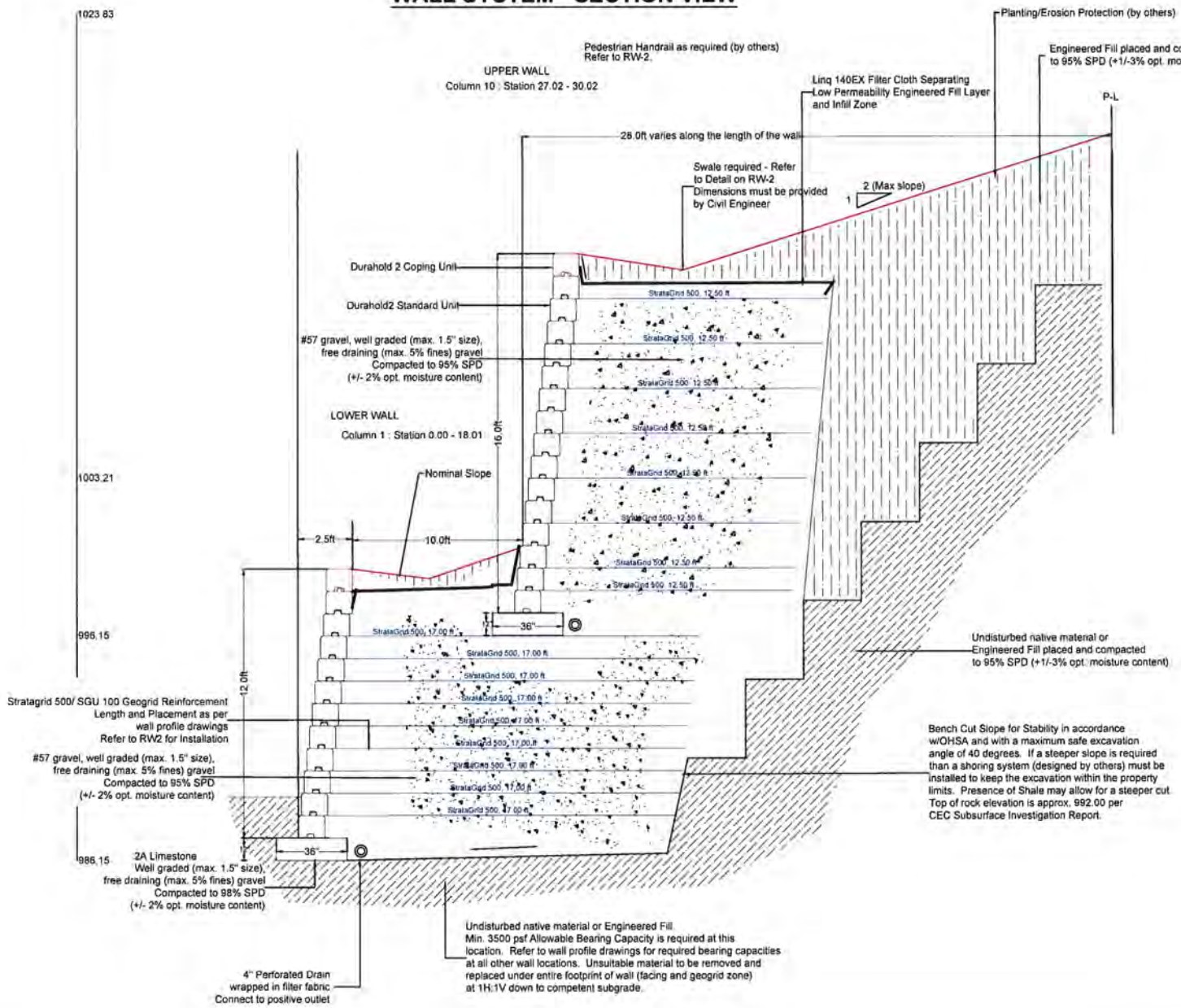
D-103

LOWER WALL PROFILE

SCALE: N.T.S.

SHEET 4 OF 8

WALL SYSTEM - SECTION VIEW



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DUFFIELD STREET DEVELOPMENT

ALLEGHENY COUNTY, PA

DUFFIELD STREET PITTSBURGH, PA

COMMONWEALTH OF PENNSYLVANIA
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Michael Giampietro, P.E.
11-8-21

NO.	DATE	REVISIONS / ISSUED FOR	BY
3			
2		REVISIONS	
1	11/8/21	REVIEW	

DATE: NOVEMBER 2021
FILE NAME: WALL SECTION VIEW
DESIGNED BY: MJG
DRAWN BY: MJG
CHECKED BY: MJG
SHEET TITLE: D-104

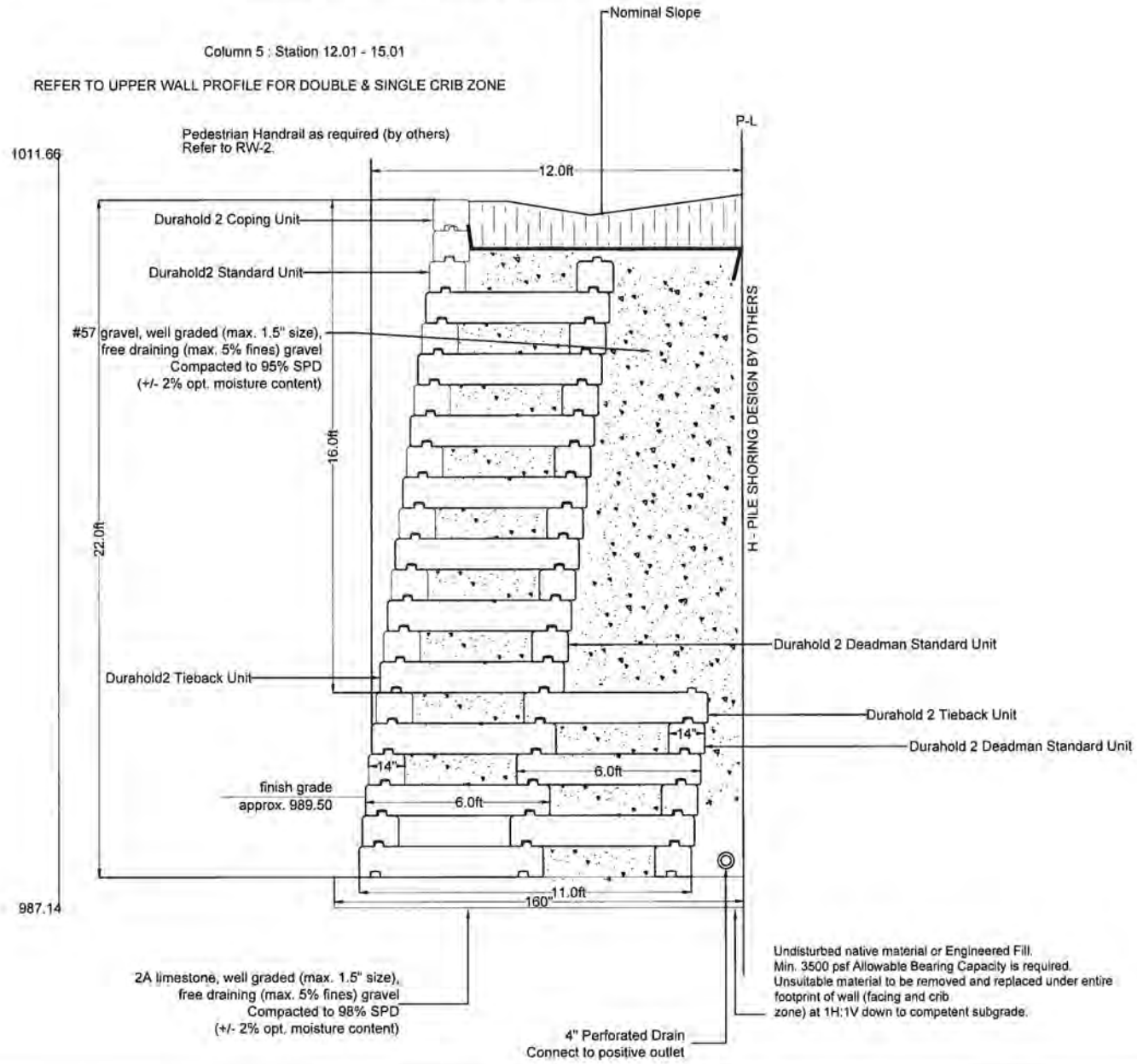
D-104

WALL SECTION VIEW

SCALE: N.T.S.

SHEET 5 OF 8

CRIB WALL - SECTION VIEW



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NO.	DATE	ISSUED FOR	BY
3			
2		REVISIONS	
1	11/8/21	REVIEW	

DATE: NOVEMBER 2021
FILE NAME: CRIB WALL SECTION VIEW
DESIGNED BY: MJG
DRAWN BY: MJG
CHECKED BY: MJG
SHEET TITLE: D-105

D-105

CRIB WALL SECTION VIEW

SCALE: **N.T.S.**

SHEET 6 OF 8

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Thank you for your time!
Questions?