TO: Roger Millar, Smart Growth America  
    Chris Duerksen, Clarion Associates  
FROM: Matthew Barron, Office of Councilman William Peduto  
DATE: May 1, 2013  
SUBJECT: Progress Report 2

Short Term Goals

- Adopt more specific solar installation standards for the City of Pittsburgh and work with surrounding municipalities and Allegheny County to devise standardized installation and permitting standards across municipal borders;
- Amend zoning code to allow renewable energy installations as primary uses (geothermal, solar, wind);
- Amend zoning code to allow pervious pavement and other green infrastructure;
- Allow clotheslines in SP and AP zoning overlay districts;
- Require cool roofs in building code;
- Adapt flexible parking requirements by linking parking minimums/maximums to transit access. Require additional stormwater management measures if parking exceeds maximum;
- Allow live/work units in mixed-use, commercial, and SP districts;
- Create additional development incentives for green roofs;
- Create expedited permit process for developments that meet LEED Silver standards.

Long Term Goals

- Create new TOD overlay district with value-capture mechanism to fund local transit initiatives;
- Craft more stringent steep slope development regulations;
- Create standardized system of green development incentives across municipal borders;
- Address non-conforming use/structure regulations to make it easier to improve legal non-conforming uses and employ green development;
- Explore creation of net-zero energy overlay district;
- Address accessory dwelling unit regulations to increase density in appropriate residential areas;
- Add energy efficiency requirements to lighting code;
- Pursue creation of stormwater utility to price stormwater externalities and make incentives for green infrastructure more attractive.
Implementation Plan and Progress to Date
Short Term

Adopt more specific solar installation standards for the City of Pittsburgh and work with surrounding municipalities and Allegheny County to devise standardized installation and permitting standards across municipal borders

A multi-part effort is underway to achieve significant progress on these goals. Following the Technical Assistance Workshop, City Council staff reached out to Citizens for Pennsylvania’s Future (PennFuture), a statewide environmental advocacy and policy organization, to form a partnership to create installation and permitting standards for Southwestern Pennsylvania.

PennFuture received a U.S. Department of Energy Sun Shot grant, totaling $315,000 over 12 months, to help achieve these goals. I have held three planning meetings with senior staff of PennFuture to share information and create a strategy to best utilize the DOE funds.

PennFuture has convened several roundtable discussions with solar installers in the region and has solicited feedback about what standard regulations should look like and what issues need to be addressed legislatively. We are working collaboratively to compile this information and begin crafting a model ordinance.

A parallel, yet connected, effort is underway at the Allegheny County level as well. Councilman Peduto serves on Allegheny County Executive Rich Fitzgerald’s Energy and Environment Vision Team and is part of a group tasked with making recommendations to the new County Executive. One of the recommendations we have successfully pushed is to support the efforts of our office and PennFuture to create solar standards across municipal boundaries. With the weight of the County Executive behind this it will expedite the uptake by other municipal leaders.

UPDATE: These efforts continue and a model ordinance is nearly complete. The model ordinance is being distributed to municipalities in the region for their review. Our hope is that it can begin to be discussed by legislative bodies around the region soon and passed before the end of 2013 in many municipalities including the City of Pittsburgh.

Amend zoning code to allow renewable energy installations as primary uses (geothermal, solar, wind)

Solar arrays as primary uses have been a point of discussion with PennFuture and Allegheny County and will likely be folded in with the model ordinance discussed above.

Geothermal and wind as primary uses are slightly more complex and will require further discussion with the City Planning Department and Bureau of Building Inspection before
work can begin on an amendment to Title Nine: Zoning of the Pittsburgh City Code. These discussions will be initiated this fall.

**UPDATE:** The lack of a permanent Chief in the Bureau of Building Inspection has delayed these efforts. The City Planning Department is also engaged in the creation of a comprehensive plan and may incorporate these recommendations. However, the part of the comprehensive plan related to energy issues is not yet complete and may not be for six months to a year. With the election of a new Mayor in November progress may be able to be made on this front.

### Amend zoning code to allow pervious pavement and other green infrastructure

A simple amendment allowing the use of permeable pavers is being prepared now and will be introduced following City Council’s August recess.

**UPDATE:** An amendment has not yet been introduced related to pervious pavers. Changes to the zoning code are being delayed while the City Planning Department completes their comprehensive planning process.

### Allow clotheslines in SP and AP zoning overlay districts

Not yet addressed.

**UPDATE:** An amendment to allow clotheslines in SP and AP zoning overlay districts has not yet been introduced. Changes to the zoning code are being delayed while the City Planning Department completes their comprehensive planning process.

### Require cool roofs in building code

I have organized a conference call with officials from Chicago, New York City, and the Cool Roof Rating Council to begin discussing technical specifications for cool roofs. Other cities have tailored requirements based on the size and slope of the roof, some require testing and/or certification by a third party to verify the reflectivity factor, and others simply encourage the use of cool roofs when possible.

I plan to gather information from other cities that have passed regulations before crafting an ordinance for Pittsburgh. Once I have met with officials from other cities I plan to convene a meeting with representatives of the building trades to discuss any concerns they may have with compliance.

After this information gathering period an ordinance should be able to be drafted fairly quickly.
UPDATE: In late 2012 the City of Pittsburgh received a $100,000 grant from the Cities of Service grant program funded by the Bloomberg Philanthropies. A portion of the grant will be used to paint 10 “cool roofs” on city-owned buildings. It is our hope that these demonstration projects will lead to a broader adoption of cool roofs and additional funding streams from grants and through the city’s capital budget next year and in future years. No zoning changes have yet been made due to the City Planning Department’s comprehensive planning process.

Adapt flexible parking requirements by linking parking minimums/maximums to transit access. Require additional stormwater management measures if parking exceeds maximum

Not yet addressed.

UPDATE: Our office is currently working with the Pittsburgh Parking Authority and East Liberty Development, Inc. to launch a pilot project in the East Liberty neighborhood to eliminate parking minimums for new construction in addition to instituting a dynamic pricing model for metered parking lots and on-street spaces. We hope to introduce legislation to implement this pilot in the next several months.

Allow live/work units in mixed-use, commercial, and SP districts

Not yet addressed.

UPDATE: An amendment to allow live/work units in mixed-use, commercial, and SP districts has not yet been introduced due to the City Planning Department’s comprehensive planning process.

Create additional development incentives for green roofs

UPDATE: An amendment to create additional development incentives for green roofs in the zoning code has not yet been introduced due to the City Planning Department’s comprehensive planning process.

Create expedited permit process for developments that meet LEED Silver standards

As Chris Duerksen mentioned in his memo, incentives for development are currently rendered somewhat ineffective by the low threshold for obtaining a variance from the Zoning Board of Adjustment and Planning Commission. The existing development incentives are rarely utilized because developers are able to obtain variances without taking steps to meet higher development standards and seek incentives. Unfortunately,
changing the culture of the Planning Commission and Zoning Board of Adjustment takes time and political leadership and new and existing incentives are not likely to be effective until this change has occurred.

We will hold this legislation until we can begin to effect this change.

**UPDATE:** Unfortunately these changes will likely require the intervention of a new Mayor and city administration.

**Long Term**

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<td>With the recent announcement of Pittsburgh’s award of a federal TIGER grant of $15 million for major transportation improvements in the East Liberty neighborhood, the goal of creating a robust transportation planning district has become much more feasible. The federal money will allow us to work with City Planning, private developers, local business owners and the Allegheny County Port Authority (which runs Pittsburgh’s public transit system) to target East Liberty as a possible TOD overlay district.</td>
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<td>Due to the large number of stakeholders and the complexity of creating a new zoning overlay, this initiative will likely span several years, but factors are falling into place that will allow us to begin the process very soon.</td>
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<td><strong>UPDATE:</strong> The pilot program being developed in conjunction with East Liberty Development, Inc. for the East Liberty neighborhood includes a TOD overlay component and we are currently working to determine how best to construct and implement that component.</td>
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Explore creation of net-zero energy overlay district

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Address accessory dwelling unit regulations to increase density in appropriate residential areas

Not yet addressed.

Add energy efficiency requirements to lighting code

Not yet addressed.

Pursue creation of stormwater utility to price stormwater externalities and make incentives for green infrastructure more attractive

The county sewer authority, ALCOSAN, and the municipal water and sewer authority, PWSA, will be presenting their wet weather plan to meet the stipulations of the federal consent decree our region is under at the end of this month. We have formed partnerships with several nonprofit organizations and foundations that are working to build grassroots support for green infrastructure as a major piece of the plan and for the creation of a stormwater utility to fund improvements.

With pressure from the grassroots and elected leaders, the creation of a stormwater utility is much more likely.

**UPDATE:** The Pittsburgh Water and Sewer Authority is currently working with a consultant to determine the feasibility of the creation of a stormwater utility. Legislation has been introduced in the Pennsylvania General Assembly to allow municipalities to create such a utility and we will be tracking its progress closely. Should the PWSA decide to move forward with the creation of a utility a new Mayor and city administration will be critical in moving forward.