

Strip District Neighbors Guidelines

SDN Goals for Development

This document is meant as a tool for the community and development teams to understand the design intent of the Strip District Neighbors, and to evaluate the acceptability of a proposed project's design.

The Neighborhood



Urban Connections

- Consider **views to the river** both from the project and from the neighbors
- Encourage **connections to the river**
- Create **high quality river** experiences
- Consider location and connections to **public transportation** infrastructure

History/Context

- Respect the **rich heritage of the Strip District** by preservation of historic facades, respecting its historic streetscapes, and neighboring uses

Use

- Look to incorporate public accommodations at the **ground floor** (eg. cafes, retail). Locate these to encourage activity in empty spaces and at the street level
- Provide for **future flexibility** in building uses
- Explore options for a **mixture in housing type** including affordability, rental, and home-ownership

The Site



Pedestrian Focus

- The sidewalk is the heart of the Strip! Prioritize the **pedestrian experience** with first floor uses, engaging design at street level, high levels of transparency, integration of art
- Provide **pedestrian level lighting** and rain protection
- **Minimize curbcuts** at pedestrian facades
- Ensure **accessible** ground floor connections

Parking/Biking

- Carefully **consider parking counts** and allow for future flexibility where possible
- Make **bike parking** easy to access and visible to guests

Landscape

- Provide functional, **public green space** where feasible
- Provide **street trees** along facades and in open spaces

Curbside/Loading

- Provide areas for off-street **customer loading** where feasible
- Access these areas from **alleys and side streets**. Consider limiting hours when loading in on a primary street

The Building



Massing/Materials

- Relate to **contextual building** widths and heights in the massing of the building.
- Predominant **materials** should be **contextual** to the Strip District. Use **high-quality** materials to ensure longevity.
- Bring **creativity** to each independent project
- Maximize **light and air** to the street
- Consider how **rooftops** look from other buildings and hilltops, including materials
- Windows should relate to existing neighborhood patterns and use **transparent glazing**

Sustainability

- Consider **environmental sustainability** in design, operation, and maintenance
- Enhance the **natural environment** and manage
- stormwater on-site when possible
- Consider commitment to the **green building** certifications and **Pittsburgh 2030 District**
- Consider integration of **green roof** elements