# Appendix E

Land Use Assumptions

**STATE ROUTE 885/SECOND AVENUE
MULTIMODAL CORRIDOR STUDY**

# LAND USE ASSUMPTIONS

This appendix describes assumptions made in the SR 885 study for different levels of land use growth to help ascertain the effectiveness of alternative land use and transportation strategies through evaluation of alternatives scenarios.

## KEY DEVELOPMENT SITES

The study team developed a subzone structure for the study area that retains the regional TAZ numbering system for all zones but disaggregates zones to utilize (or approximate, as appropriate to the development site) census block level geographies within the study area using a five-digit nomenclature in which the first two numbers retain the regional TAZ structure and the last three digits describe the location of the subzone. For instance, for the Pittsburgh Technology Park development site, TAZ 31 was disaggregated into five new TAZs labeled 31001 through 31005.

*Exhibit E-1: Study Area Subzone Structure*
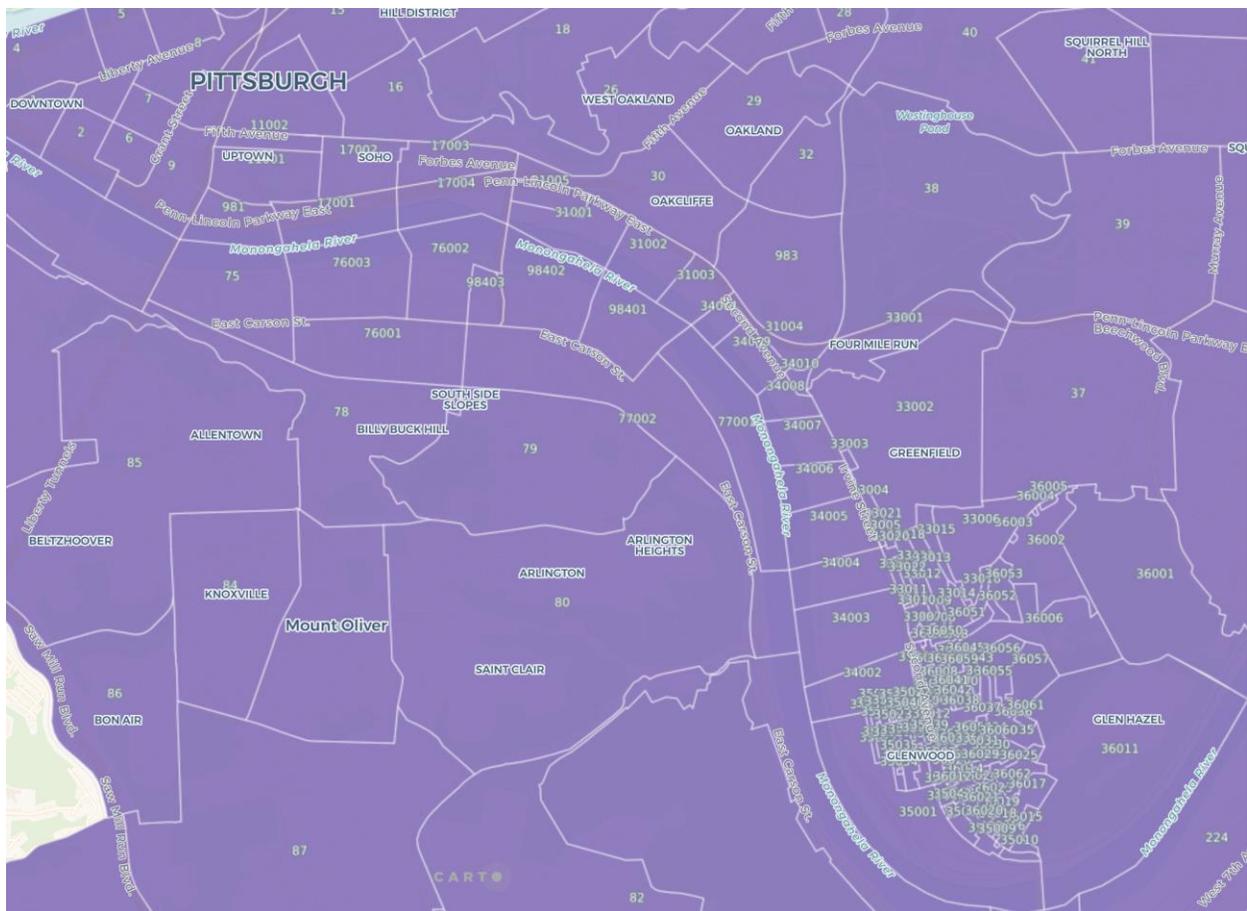
For the Low growth level, the SPC's Cycle 10 development totals were applied for all sites, reflecting growth levels that focus on development sites with confirmed expansion and a regional growth rate constrained by econometric forecasts of current trends.

For the Medium and High growth levels, the SPC's Cycle 10 development totals for the Pittsburgh Technology Park (TAZs 98401 and 98402) and the Southside (TAZs 34001 and 34002) were replaced by assumptions provided by SPC for a total of 5.50 million square feet of commercial space and 720 dwelling units for the Southside and 1.51 million square feet of commercial space and 108 dwelling units for the Pittsburgh Technology Park. At these two sites, total forecast development was proportionately applied to the sub-TAZ level based on developable site acreage.

The assumptions for the Hazelwood Green development site (TAZs 34001 through 34009) were customized for the Medium and High growth levels. For the High growth level, the total development levels assumed in the September 2018 presentation to the city's Planning Commission were assumed:

- 3.1 million square feet of office space
- 1.1 million square feet of light industrial space
- 121,000 square feet of community center
- 3,800 dwelling units

For the Medium growth levels, the Hazelwood Green site was assumed to be midway built out between the presumed 2028 totals and the buildout, which roughly corresponds to two-thirds of the buildout totals, including:

- 2.1 million square feet of office space
- 0.9 million square feet of light industrial space
- 61,000 square feet of community center
- 2,423 dwelling units

The September 2018 presentation description of Hazelwood Green Districts was used to apportion growth to each of the subzones 34001 through 34009 in both Medium and High growth levels.


## HAZELWOOD COMMUNITY

For the high scenario, the study team assumed additional infill development in the Hazelwood community, particularly leveraging the potential for vacant or underutilized properties to infill with primary residential development in the same general form and scale compatible with the existing housing stock.

The study team conducted a zoning analysis for the land area within the Hazelwood community to identify infill opportunities and develop a build-out scenario. For the analysis, the amount of land was computed for each zoning designation within the analysis area. Zoning designation that appear within the community were then analyzed in order to develop build-out densities that would be supported. A floor-to-area ratio-based approach was utilized for estimating jobs and dwelling unit development potential for primarily non-residential zones. A dwelling unit per acre approach was used for estimating population within exclusively residential zoning designations.

Build-out zoning densities were then applied based on zoning designation land areas identified earlier in the analysis. The result was a preliminary build-out estimate.

The study team then conducted a qualitative review of the preliminary results, reviewing them relative to the following three areas:

- Places where the TAZ disaggregation was beyond the area of influence we were planning for such as the Greenfield community,

- Places where the existing disaggregation showed a slightly higher yield than our zoning estimates, which is typically due to either grandfathered uses or special exceptions for institutional uses such as the Gladstone Middle School and Propel School,

- Places where the opportunity to redevelop is not expected in the foreseeable future, notably the active railyards.

Adjustments were made to the preliminary results based on judgements identified as part of the qualitative review. The adjusted results of the zoning analysis were the final output of the Hazelwood community zoning analysis process.