

CAMP EIGHT CAPITAL ON 43RD & WILLOW



Address	Parcel ID	Zoning	Existing Conditions	Area (sq ft)
108 43rd Street	80-N-41	RIV-IMU	The Kaleidoscope Cafe Building	1,753
0 43rd Street	80-N-30	RIV-IMU	Gravel Lot with Ice House Parking	18,157
Project Total:				19,010

Context:

Developer Camp 8 Capital
 Architect Indovina Associates Architects
 Timeline August 30, 2022 Introductory meeting with LC
 December 13, 2022 Presentation of Initial Plans to LC/LU
 February 2, 2023 Presentation to LC Community Development Committee

Requested Zoning Variances:

Project Zoning District

RIV-IMU - Riverfront Industrial Mixed Use Sub-District

The RIV-IMU Industrial Mixed-Use Subdistrict is intended to address areas of the riverfront that are diversifying from their original, strictly industrial nature. It accommodates a variety of higher intensity uses, including light industrial, commercial, and high density residential development. The RIV-IMU Subdistrict is also intended for industrial areas that are focused on research and development and technology-oriented industries.

904.04.C Site Development Standards

1. Table

Front Setback	0'-0" Required; 0'-0" Provided
Front Setback over 65'	10'-0" Required; 10'-0" Provided
Rear Setback	0'-0" Required; 0'-0" Provided
Base Height	60'-0" ; 75'-0" Provided
Maximum Height	90'-0" ; 75'-0" Provided
Residential Compatibility	40' / 3 Stories within 0-50' ; Provided 50' / 4 Stories within 50'-100' ; Level 5 (50' encroachment) Level 6 (40' encroachment)

2. Bonus Height - 905.04.K.1

a. 1 Point = 10'-0" of Additional Height

- On Site Energy Consumption
- On Site Energy Generation
- Affordable Housing - 1 Point
- Rainwater Capture - Stormwater Management via on site retention - 1 Point
- Neighborhood Ecology
- Public Art
- Urban Fabric
- Transit Oriented

b. Project Point Total - 2 Points for 20'-0" Additional Height

Preliminary Community Presentation

City of Pittsburgh Department of City Planning



Date & Time of Public Hearing:

- Zoning Board of Adjustment and Planning Commission – To be determined, but will occur after community engagement

History:

- According to Lawrenceville's Historic District inventory, the building structure at 108 43rd Street (formerly Kaleidoscope Café) was built circa 1870 and is not a contributor to Lawrenceville's status on the National Register of Historic Places. The building is also not locally designated historic.

Development Overview:

- New construction of 43rd and Willow
- L-shaped mixed use building at the corner of 43rd and Willow, 5-stories totaling 75-feet in height
- 96 market-rate apartments, 10 units at 50% AMI, committed to accepting Housing Choice Vouchers
- Exterior Parking and Interior 2 level parking underneath the building totaling 67 spaces (34 required per RIV-IMU)