

**915.07.D Bonus Goals and Points**

Goal	Points	
<b>1. On-Site Energy Consumption - New Construction</b>		
1.a	Site energy use intensity is at AIA 2030 Commitment average savings levels.	1
1.b	Site energy use intensity is at least 70% below national median.	2
1.c	Site energy use is 80% or more below national median.	3
<b>2. On-Site Energy Consumption - Existing Buildings</b>		
2.a	Site energy use intensity is at least 20% below national median.	1
2.b	Site energy use intensity is at least 35% below national median.	2
2.c	Site energy use is 50% or more below national median.	3
<b>3. On-Site Energy Generation</b> At least one (1) point from On-Site Energy Consumption required prior to using the On-Site Energy Generation points below.		
3.a	At least 25% of energy use is generated from on-site renewable sources.	1
3.b	At least 50% of energy use is generated from on-site renewable sources; or Connecting to distributed energy systems.	2
3.c	75% or more of energy use is generated from on-site renewable sources.	3
<b>4. Affordable Housing</b> Available only to projects where at least 50% of the gross floor area is used for residential units. Points for options 4.c and 4.d below will only be awarded to development projects providing at least 20 housing units.		
4.a	At least 5-14.9% of units for rent are affordable housing for persons at or below 80% AMI.	1
4.b	At least 5-14.9% of units for sale are affordable housing for persons at or below 80% AMI; or At least 5-14.9% of units for rent are affordable housing for persons at or below 60% AMI; or At least 15-19.9% of units for rent are affordable housing for persons at or below 80% AMI.	2
4.c	At least 15-19.9% of units for sale are affordable housing for persons at or below 80% AMI; or At least 15-19.9% of units for rent are affordable housing for persons at or below 60% AMI; or At least 20% or more of units for rent are affordable housing for persons at or below 80% AMI.	3
4.d	20% or more of units for sale are affordable housing for persons at or below 80% AMI; or 20% or more of units for rent are affordable housing for persons at or below 60% AMI.	4
<b>5. Rainwater</b> All vegetated Green Infrastructure must use at least 50% Native Plants. The Zoning Administrator can update payment-in-lieu options as needed to remain consistent with Green Infrastructure construction costs.		
5.a	At least 50% of 1.5 inches of rainfall in a 24-hour period, including a peak of 1.05 inches in 15 minutes, or a 95th percentile rain event on-site, whichever is greater, is captured using Green	1

	Infrastructure installations; or At least 15% of total volume of rainfall in a 24-hour period, including peak of 1.05 inches in 15 minutes, or a 95th percentile rain event on-site, whichever is greater, can be captured and reused on-site; or For sites where retention, infiltration, or reuse strategies using Green Infrastructure are not possible at the levels above, a one-time payment-in-lieu of \$6 per gallon is provided to the Stormwater Trust Fund.	
5.b	At least 75% of 1.5 inches of rainfall in a 24-hour period, including a peak of 1.05 inches in 15 minutes, or a 95th percentile rain event on-site, whichever is greater, is captured using Green Infrastructure installations; or At least 30% of total volume of rainfall in a 24-hour period, including peak of 1.05 in 15 minutes, or a 95th percentile rain event on-site, whichever is greater, can be captured and reused on-site. For sites where retention, infiltration, or reuse strategies using Green Infrastructure are not possible at the levels above, a one-time payment-in-lieu of \$9 per gallon is provided to the Stormwater Trust Fund.	2
5.c	100% or more of 1.5 inches of rainfall in a 24-hour period, including a peak of 1.05 inches in 15 minutes, or a 95th percentile rain event on-site, whichever is greater, is captured using Green Infrastructure installations; or 45% or more of total volume of rainfall in a 24-hour period, including peak of 1.05 in 15 minutes, or a 95th percentile rain event on-site, whichever is greater, can be captured and reused on-site. For sites where retention, infiltration, or reuse strategies using Green Infrastructure are not possible to the levels above, a one-time payment-in-lieu of \$12 per gallon is provided to the Stormwater Trust Fund.	3
<b>6. Building Reuse</b>		
6.a	Exterior design of new development is compatible with nearby structures more than 50 years old including the use of similar window and door sizes and materials, cladding materials, bays, cornices, and other primary structure elements.	1
6.b	At least 75% of street facing building facades from structures more than 50 years old are restored and integrated into new development.	2
6.c	Existing building shell is restored and retained.	3
<b>7. Riverfront Public Access Easements, Trails &amp; Amenities</b>		
<u>7.a</u>	<u>For parcels that abut the riverfront and are not separated by a right-of-way, provision of a riverfront public access easement held by the City of Pittsburgh of at least 30 feet in width and runs the entire length of the parcel's riverfront boundary.</u>	<u>1</u>
<u>7.b</u>	<u>For sites where no trail exists and a public easement has been made, construction of a trail that meets all City standards as well as national standards of Manual on Uniform Traffic Control</u>	<u>2</u>

	<u>Devices (MUTCD), and that connects to existing adjacent trails when feasible.</u>	
<u>7.c</u>	<u>For sites where an existing trail is present and a public easement has been made, improvement of trail to City standards as well as national standards of Manual on Uniform Traffic Control Devices (MUTCD), and that connects to existing adjacent trails when feasible.</u>	<u>2</u>
<u>7.d</u>	<u>For sites where a riverfront or riverfront-adjacent trail is not feasible, development provides public access that allows for or contributes to continuous mobility parallel the riverfront.</u>	<u>2</u>
<u>7.e</u>	<u>Provision of public restrooms accessible from the trail, open during expected hours of trail use.</u>	<u>2</u>
<u>7.f</u>	<u>Provision of public access easement and passageway built in accordance with Section 905.04.G.5(a) and (b), providing connections from public rights of way to the riverfront.</u>	<u>1</u>
<b><u>8. Neighborhood Ecology</u></b>		
<u>8.a</u>	<u>Ground-level surface parking area is designed so that a minimum of 50% of the total paved area is shaded by solar panels.</u>	<u>1</u>
<u>8.b</u>	<u>The top level of a parking structure is designed so that a minimum of 50% of the total area is shaded by solar panels.</u>	<u>1</u>
<b><u>9. Public Art</u></b>		
<i><u>The percent of total project cost applied to public art includes artist engagement; design, fabrication and placement of art; insurance; and funds dedicated for ongoing maintenance.</u></i>		
<u>9.a</u>	<u>At least 1% of the total project cost is applied directly to the creation and maintenance of on-site public art as defined by the URA's Public Art Resource Guide for Developers, OR made as a one-time contribution to the City's Public Art Fund for use by the City for art on publicly owned lands within the same neighborhood.</u>	<u>1</u>
<u>9.b</u>	<u>At least 2% of the total project cost is applied directly to the creation and maintenance of on-site public art as defined by the URA's Public Art Resource Guide for Developers, OR made as a one-time contribution to the City's Public Art Fund for use by the City for art on publicly owned lands within the same neighborhood.</u>	<u>2</u>
<u>9.c</u>	<u>At least 3% of the total project cost is applied directly to the creation and maintenance of on-site public art as defined by the URA's Public Art Resource Guide for Developers, OR made as a one-time contribution to the City's Public Art Fund for use by the City for art on publicly owned lands within the same neighborhood.</u>	<u>3</u>
<b><u>10. Urban Fabric</u></b>		
<u>10.a</u>	<u>Structured parking is designed to allow for conversion to other (non-parking) uses.</u>	<u>2</u>

### 915.07.E Enforcement

1. If a project is awarded a height or riparian buffer bonus pursuant to this subsection, the Developer shall provide the Department of City Planning with satisfactory evidence of having completed the following steps in the process toward achieving the requirements of the bonus:

- a. On-site energy consumption and production:

- (1) **Application and predesign phase:**

Submission of the p4 Energy Declaration or other form as proscribed by the Zoning Administrator clearly indicating the EUI target of the building based upon percent reduction from the baseline. The baseline as determined by building use type, is based upon the 2003 Commercial Building Energy Consumption Survey (CBECS) data. In addition to EUI target of the building, the Declaration must also include the energy efficiency approaches and technologies that will be used to minimize demand, any on-site energy generation systems, and the amount of expected building demand that will be offset.

- (2) **Design completion and prior to construction:**

Provide design narrative and construction documents. For projects with at least 20,000 square feet of gross floor area a BEM will be required showing that the building is designed to meet the desired site EUI reductions compared to national averages for the building type and size. All projects, including those with less than 20,000 square feet of gross floor area, are required to submit an updated p4 Energy Declaration or other form as proscribed by the Zoning Administrator.

- (3) **Construction completion & building occupancy:**

Provide final performance-based commissioning report and/or applicable third party certification of energy performance (e.g., Passive House, Leadership in Energy and Environmental Design, Living Building Challenge).

- (4) **Following first-year operations completion:**

Provide proof of whole building energy consumption, verified with utility invoices or digital meter data for energy consumed and produced or third party verified by Professional Engineer or equivalent. This requirement may be satisfied by ongoing participation in the Pittsburgh 2030 District.

- b. Affordable housing

(1) **Application and predesign phase:**

Provide a matrix that documents the unit count and includes AMI of occupants. Identify in writing all subsidies and/or financing programs the project will utilize in the provision of affordable housing. Provide letters of commitment for any subsidies and/or financing secured.

(2) **Design completion and prior to construction:**

Provide floor plans that identify housing unit types and location of amenities, entrances, and lobbies with American Disabilities Act (ADA) accessibility. Provide letters of commitment for any subsidies and/or financing secured. Where letters of commitment are forthcoming, this requirement can be met by submitting the project for review by the Housing Department of the Urban Redevelopment Authority which will provide a memo to the Department of City Planning identifying how the project satisfies the p4 Affordability component.

c. Rainwater

(1) **Application and predesign phase:**

Provide a preliminary stormwater management plan clearly identifying how the project will satisfy the bonus.

(2) **Design completion and prior to construction:**

Provide a Stormwater Management Site Plan clearly identifying how the project will satisfy the bonus.

(3) **Construction completion & building occupancy:**

Register the project with the Pittsburgh Water and Sewer Authority (PWSA).

(4) **Following first-year operations completion:**

Provide a performance-based report following one (1) year of operation that shows Green Infrastructure is performing as specified in the project's Stormwater Management Site Plan.

d. On-Site Public Art:

(1) **Application and predesign phase:**

Provide a preliminary public art plan that clearly identifies how the project will satisfy the bonus, including estimated gross construction cost, opportunities for inclusion of public art, and a plan for artist engagement.

(2) **Design completion and prior to construction:**

The Department of City Planning will approve final plan for public art including a final budget, design of public art element(s), and proof of establishment of fund for ongoing maintenance.

**(3) Construction completion & building occupancy:**

Provide Department of City Planning with verification that art was installed as designed along with breakdowns and receipts of final project costs. If art was not installed as designed, provide narrative explanation of what alterations were made and why.

2. If the project does not provide satisfactory evidence of achieving the performance standards of each used bonus within three (3) years of receiving its initial certificate of occupancy, then the developer shall be subject to a fine equal to one (1) percent of the construction costs. If the fine is not paid within 30 days of the date it is imposed, then the City shall have the authority to revoke the certificate of occupancy for the building.