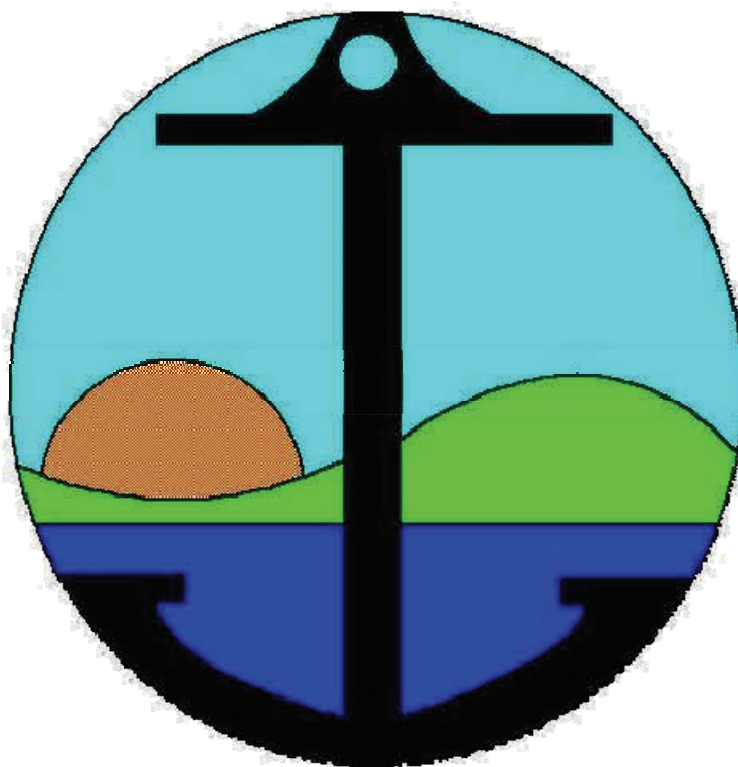




City of Pittsburgh

Sustainability Best Practices Activities



Platinum Level Award Winner



About This Document

This document tracks and shares local agency best practice activities completed and counted as part of a city or county's participation in the climate change and sustainability recognition program, the Beacon Award: Local Leadership toward Solving Climate Change. The Beacon Award is a statewide program recognizing cities and counties that are working to reduce greenhouse gas emissions, save energy and adopt policies and programs that promote sustainability.

The Beacon Award is sponsored by the Institute for Local Government and the Statewide Energy Efficiency Collaborative. The Statewide Energy Efficiency Collaborative (SEEC) provides support to cities and counties to help them reduce greenhouse gas emissions and save energy. SEEC is an alliance between three statewide non-profit organizations and California's four Investor-Owned Utilities. It builds upon the unique resources, expertise and local agency relationships of each partner.



The Beacon Program is funded by California utility ratepayers and administered by Pacific Gas and Electric Company, San Diego Gas and Electric, Company, Southern California Edison and Southern California Gas Company under the auspices of the California Public Utilities Commission.





Energy Efficiency and Conservation Activity

Level	Energy Efficiency and Conservation Activity	Reported
Silver	<ol style="list-style-type: none"> 1. In 2013, Pittsburg participated in the Energy Star Benchmarking program sponsored by PG&E. Energy Star benchmarking was completed for all city buildings, allowing the city to track energy reduction efforts and compare progress internally and across peer buildings in other cities. No Energy Star ratings were achieved, but the city can compare the energy use intensity (EUI) of its buildings to a national median to monitor and further improve energy performance. PG&E also audited all City facilities (including the senior center, library, city hall, and the water treatment plant) to quantify energy use and identify opportunities for energy savings through efficiency and conservation measures. So far, City Hall's HVAC system was updated, and (through the Municipal Implementation Team Program) all T-12 or inefficient light bulbs were replaced with T-8 or more efficient bulbs in the Water Treatment Plant, marina and library. Pittsburg's downtown theatre was also retrofitted with LED lighting. From 2005 to 2013, Pittsburg reduced its annual agency electricity use by 2,785,852 kWh. The energy savings represents a greenhouse gas (GHG) reduction of 1,921 MT CO2 equivalent. 	5-2014

Level	Energy Efficiency and Conservation Activities	Reported
Gold	<ol style="list-style-type: none"> 1. Participating in Energy Star Benchmarking program sponsored by PG&E. 2. Under PG&E's Time-of-Use Rates Program, Pittsburg established an energy efficiency policy in city hall that provides employees with guidelines, instructions, and requirements for efficient use of the facility by turning lights and computers off and monitoring the thermostat. Through the program, the city installed real time meters in city hall and Pittsburg's water treatment plant. (www.pge.com/en/mybusiness/rates/tvp/toupricing.page) 	5-2014



Level	Energy Efficiency & Conservation Activities	Reported
Platinum	<ol style="list-style-type: none"> 1. Since 2013, the City of Pittsburg has participated in and promoted the World Wildlife Fund's Earth Hour. Earth hour is a global effort to "use your power" to reduce the use of energy. For one hour a year, the city powers-down, and encourages its residents to do the same. The city is also an Earth Hour City Challenge Competitor. (https://www.earthhour.org/) 2. Between 2012 and 2014, the city replaced low pressure sodium city-owned streetlights with energy-efficient LEDs. This resulted in an annual reduction of 757,344 kWh. 3. Educate the public about affordable energy opportunities through the city's Engage Campaign. The city created a brochure outlining opportunities for the public to participate in the FIGtree and CaliforniaFIRST Property Assessed Clean Energy (PACE) programs which encourage energy efficiency audits and retrofits in existing residential and commercial buildings. The city has passed the CaliforniaFIRST resolution in 2012. 4. In 2011, the city partnered with the Community Energy Services Corporation's Smart Lights Program and PG&E, the city retrofitted commercial refrigeration units (cooler motors and doors, strip curtains, florescent lights and LED lamp bars) at twenty-four restaurants and markets. Smart Lights utilized rebate funding from the utilities to offset the cost of audits and direct installation of efficient lighting and refrigeration elements. The city supplemented the balance with a portion of its ARRA/EECBG funds which provided the local small businesses with immediate energy reduction savings. On an annual basis, the small businesses will save 403,830.79 kWh of energy, \$84,641.56, and an estimated 194.18 tons of CO2. 5. Since 2013, the city has participated in an energy platform system, GreenTraks that monitors energy use for all city accounts and all GHG emissions. (www.greentraks.com/Home.aspx) 6. In 2013, Pittsburg's Energy Action Plan (EAP) was a project through PG&E to assist cities in identifying energy efficient practices. The practices provide a goal and strategy for energy savings, GHG savings, and annual cost savings. A lack of funding has halted the program's incorporation into the city. When funding continues, the EAP will spell out Pittsburg's GHG Reduction Plan and demonstrate the city's commitment to pursuing long-term energy efficiency. This commitment will include: a GHG Inventory and Forecast summarizing the current and future GHG emissions and GHG generating activities within the community and through municipal operations, an Energy Profile that explores the factors that influence energy use within the community by comparing Pittsburg to other cities involved in the Green Communities Program project and identifying top energy uses within municipal accounts, Energy Action Plan Strategies that identify a set of comprehensive solutions and energy-efficient targets/goals/policies/actions, and an Implementation Guide that provides policies and actions to assist in the implementation of these targets/goals/actions/policies. 	5-2014





Water & Wastewater Systems Activity

Level	Water & Wastewater Systems Activity	Reported
Silver	1. The City of Pittsburg uses recycled/reclaimed water in City Park/Davi, 8th Street Linear Park, Santa Fe, Columbia Linear Park, Mariner, Marina Walk, City Hall, Stoneman North Park, Delta View Golf Course, Truck Bypass, and the newly installed Living Green Gardens. The project extends over 20,000 feet of pipeline and will save over 520 acre feet (or 170 million gallons) of potable water every year.	5-2014

Level	Water & Wastewater Systems Activities	Reported
Gold	<ol style="list-style-type: none"> 1. Audited the city's water and waste-water pumps and motors to identify most and least efficient equipment. Under PG&E's Time-of-Use Rates program, Pittsburg adheres to off-peak schedules of energy intensive machinery (pumps, motors, etc.) and monitors energy use with energy management software at the Water Treatment Plant. 2. Since 2008, the city has participated in water conservation programs as outlined in the Pittsburg Municipal Code (13.18), the Model Water Efficiency Landscaping Ordinance, and the Contra Costa Water District. (See www.ci.pittsburg.ca.us/index.aspx?page=439) 	5-2014

Level	Water and Wastewater Systems Activities	Reported
Platinum	<ol style="list-style-type: none"> 1. In 2007, the City of Pittsburg partnered with Contra Costa Water District (CCWD) to present inspiring and informative workshops designed for homeowners interested in replacing their existing water-thirsty lawns with beautiful waste-wise landscaping. Experts provided advice and instruction on gardening design, irrigation and plants specific to the Diablo Valley Climate. Participants also learned about CCWD's Lawn to Garden Rebate Program. (See www.ci.pittsburg.ca.us/index.aspx?page=291) 2. Use compost and mulch in agency landscaping as a water conservation measure, weed control, and beautification. The city generates its own mulch from its tree crew, and even gives mulch by the bag to Pittsburg citizens to encourage mulch use. (See www.ci.pittsburg.ca.us/Modules/ShowDocument.aspx?documentid=1128) 3. Since 2013, the city has participated in an energy platform system, GreenTraks that monitors energy use for all city accounts and all GHG emissions. (www.greentraks.com/Home.aspx) 	5-2014





Green Building Activity

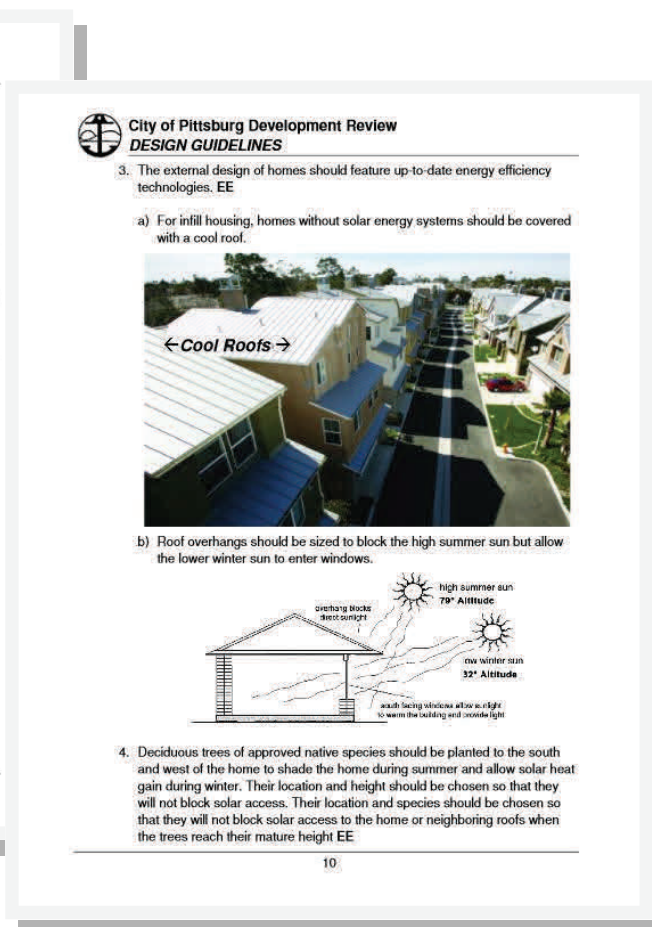
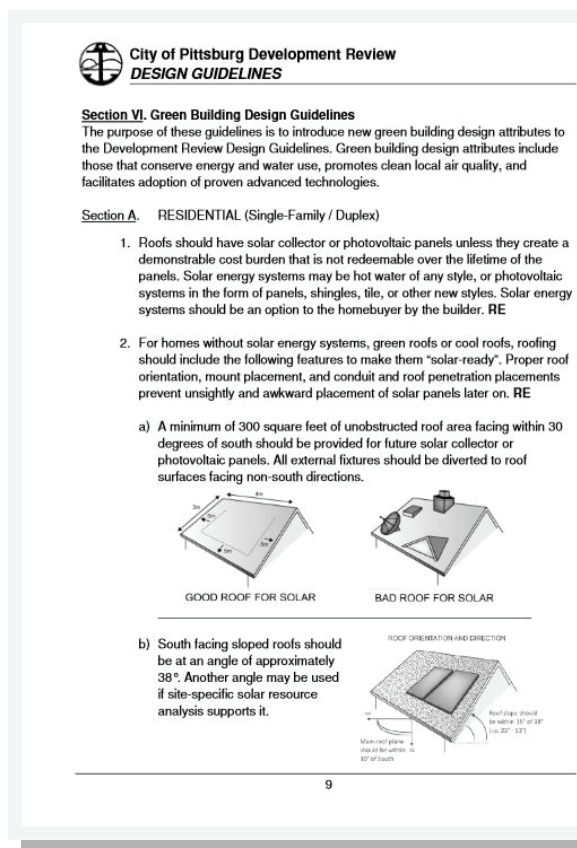
Level	Green Building Activity	Reported
Silver	1. The City of Pittsburg's website has a few pages dedicated to advertising and informing the public about Green Building practices. (See www.ci.pittsburg.ca.us/index.aspx?page=658)	5-2014

Level	Green Building Activities	Reported
Gold	<ol style="list-style-type: none"> 1. The library's electrical system, though non-solar currently, has been designed to be solar ready. 2. Pittsburg's Green Building Design Guidelines suggest that existing trees should be incorporated into the project side design, for homes without solar energy systems, green roofs or cool roofs roofing should include features to make them "solar ready." The external design of homes should feature up-to-date energy efficiency technologies, roof overhangs should be sized to block the high summer sun but allow the lower winter sun to enter windows, solar energy generation systems should be integrated into the urban fabric including but not limited to, bus shelters parking lots street lights and other public infrastructure, greater emphasis on pedestrian and bike accessibility and connectivity also known as "green space connectors." (See www.ci.pittsburg.ca.us/Modules/ShowDocument.aspx?documentid=3994) 	5-2014

Level	Green Building Activities	Reported
Platinum	<ol style="list-style-type: none"> 1. Developed and implemented sustainable landscaping practices, such as xeriscaping (landscaping that reduces or eliminates the need for supplemental water from irrigation), composting and using mulch for all city buildings to reduce water consumption. 2. The City of Pittsburg's agency landscaping irrigation is censored by a John Deere Green Tech Computerized Central Irrigation System with a weather station and 4-5 repeaters. The system monitors 125 acres and communicates suggested watering schedules, flow rates and patterns, and advanced irrigation information to staff that make irrigation adjustments as needed. 	5-2014



Level	Green Building Activities	Reported
Platinum	<p>3. Train appropriate city staff in Green Building Design Guidelines to facilitate approval and inspection processes.</p> <p>4. In 2010, Pittsburg City Council adopted Resolution 9864, an amendment to include Green Building Design Guidelines in the city's Development Review Design Guidelines. The new guidelines include provisions to reduce energy consumption, to support increased pedestrian and bicycle connectivity in subdivisions and large developments, and to support inclusion of community gardens, electric charging vehicle stations and other environmental features into project plans. Projects that include "green components" include Siena Court (green roof atop a podium parking structure), and both the Los Medanos Village and the Woods Manor Rehabilitation project, affordable housing developments that energy efficient design elements (solar panels on carports, tank less water heaters, water-efficient irrigation).</p> <p>5. Section VI of the Green Building Design Guidelines encourages green roofs to decrease the heat island effect and improve water quality. (See www.ci.pittsburg.ca.us/Modules/ShowDocument.aspx?documentid=3994)</p>	5-2014





Waste Reduction and Recycling Activity

Level	Waste Reduction Activity	Reported
Silver	1. In 2005, the city instituted a comprehensive waste reduction and recycling program in city hall that encourages a reduction in paper use via electronic payroll documents, water bills, city council agendas, online budgets, tablets, and centrally linked computer and printing locations. Each year, more waste reduction measures are added to the program.	5-2014

Level	Waste Reduction Activities	Reported
Gold	<p>1. The city participates in the CalRecycle Rubberized Pavement Grant Program. The program ground recycled tires to make rubberized asphalt concrete which was used to pave major roads like Harbor Street (Hwy 4 to Buchanan Road) and E. Leland Road (Burton to Antioch City Limit). In June of 2013, Pittsburg received a grant for \$60,176 for another paving project. Additionally, Pittsburg has completed one asphalt rubber chip seal project without a CalRecycle grant. Ground reclaimed tires comprised 5-12% of the makeup of the asphalt rubber chip seal used. (See www.calrecycle.ca.gov/NewsRoom/2013/06June/09.htm)</p> <p>2. Adopted a partnership with local schools (K-12th grade and ESL students) for waste reduction and recycling: Eco-Education for Fun and Future. The partnership creates field trip opportunities for students at the Mt. Diablo Recycling Facility and Recycling Center & Transfer Station. Pittsburg High School students also compete in the Green Campus Challenge—Battle of the Classes, supported by the City of Pittsburg and Pittsburg Disposal. (See www.ci.pittsburg.ca.us/index.aspx?page=667).</p>	5-2014



Level	Waste Reduction Activities	Reported
Platinum	<ol style="list-style-type: none"> 1. In 2009, Pittsburg adopted an Expanded Curbside Recycling Program. Pittsburg residents now have three, all wheeled garbage, recycling and yard waste totters. The new residential collection service is easier to maneuver, with lids to reduce theft and littering. It offers residents a greater choice of collection service levels, along with easier and more convenient recycling and weekly yard waste collection pick up. (Municipal Code Chapter 8.06.050 at www.ci.pittsburg.ca.us/index.aspx?page=439) 2. Six facilities citywide offer opportunities to recycle motor oil. The city's webpage promotes recycled oil instead of oil replacement. (See www.ci.pittsburg.ca.us/index.aspx?page=304) 3. Increase opportunities for e-waste and hazardous waste recycling by partnering with the Delta Household Hazardous Waste Collection Facility. (See www.ddsd.org/index.aspx?page=190) 4. As laid out in section 11-P-22 of the General Plan's Solid Waste Policies, the Public Works Division and Neighborhood Improvement Team prepare and distribute informational handouts to the public regarding opportunities to reduce waste at homes and businesses, as well as methods of safe disposal of hazardous materials as part of the NPDES public outreach and education program. 5. The City of Pittsburg signed an Exclusive Franchise agreement with the Mt. Diablo Recycling Center/Transfer Station. The Recycling Center & Transfer Station is conducting a pilot project to make asphalt base from asphalt shingles. This effort, though manned by the Transfer Station, is considered by the city as part of our 50-75% diversion goal. Through meetings and discussions with the Transfer Station, the city acts as a motivation factor, requiring as many different projects as needed to reach our diversion goal. 	5-2014



Pittsburg Municipal Code

Text Size: -A +A

publishable as provided in title 1, 12, 12.020, [Ord. 1019 § 1, 1991.]

Article II. Residential Curbside Recycling Program

8.06.050 Curbside recycling program established.

A. A curbside recycling program is established to provide curbside recycling services to all single- family and multifamily residences within the city.

B. The city may provide the curbside recycling services through the use of one or more authorized recycling contractors.

C. Participation by a responsible person in the residential curbside recycling program is encouraged but is not mandatory. [Ord. 1019 § 1, 1991.]

Browse **Advanced Search**

the plus (+) or minus (-) symbols to expand or collapse the entries.

provisions amended by recently passed but uncodified ordinances are designated with **Amended**. A list of these ordinances [click here](#). Links to the ordinances are also available in the amended sections below.

- 1 GENERAL PROVISIONS
- 2 ADMINISTRATION AND PERSONNEL
- 3 REVENUE AND FINANCE
- 4 (Reserved)
- 5 BUSINESS LICENSES AND REGULATIONS





Climate-friendly Purchasing Activity

Level	Climate-Friendly Activity	Reported
Silver	1. Pittsburg's "Engage" program educates the public about climate-friendly procurement opportunities.	5-2014

Level	Climate-Friendly Activities	Reported
Gold	<ol style="list-style-type: none"> Encourages hybrid and electric car purchases in the community by providing three electric charging stations throughout the city (two downtown and one at City Hall) and working with 511 Contra Costa (see 511contracosta.org/). (See 511contracosta.org/driving/electric-vehicle-charging-stations/) Locally purchased Firebird 15-40wt recycled oil is used in all city vehicles. (See www.huntinsons.com/) 	5-2014

Level	Climate-Friendly Activities	Reported
Platinum	<ol style="list-style-type: none"> Promotes to the public PG&E rebates and programs like restaurant programs and invests in Energy Star products like: ice machines, refrigerators, microwaves, etc. (See fliers at www.ci.pittsburg.ca.us/index.aspx?page=300) For maximum energy efficiency, City Hall procures new computers every five years. Computer purchases meet the Gold EPEAT certification level. The DELL All-In-One Desktop PC's are donated to non-profit organizations and/or given to Electronic Recycling Centers. Adopted an energy financing programs (FigTree and CaliforniaFIRST PACE programs) to facilitate purchasing and installation of renewable solar photovoltaic systems on existing residential and commercial buildings. The programs offer incentives, rebates and financial plans to lighten the up-front monetary burden of solar panel installation. The city is waiting to move ahead with the program until the county proceeds. The City of Pittsburg has added two hybrid cars to its fleet: a Chevrolet Volt and a Ford Escape Hybrid. 	5-2014

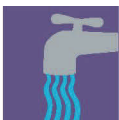




Renewable Energy and Low-Carbon Fuels Activity

Level	Renewable Energy and Low Carbon Fuels Activity	Reported
Silver	1. The City of Pittsburg owns its own power company (Island Energy/Pittsburg Power Company) that offers the highest incentive \$/installed watt in the Bay Area. This incentive program has facilitated the creation of 75,985 kWh/year since 2010.	5-2014

Level	Renewable Energy and Low Carbon Fuels Activity	Reported
Gold	<p>1. Through Contra Costa Energy Upgrade California (CCEUC), the City of Pittsburg's Environmental Affairs Division hosted "how to" workshops for residential solar.</p> <p>2. Future Build is a partnership with the city and several other groups that provides at risk youth with 16+ weeks of pre-apprenticeship training that leads to re-engagement in the workforce and post-secondary educational opportunities. Trainings are offered in several industry trades, including solar theory and solar power construction. Participants complete a plethora of projects, including Community Benefit Projects. A recent Community Benefit Project included the construction of an off-grid solar trailer which produces 1 kW of electricity for use in teaching the benefits of solar at local schools. (See futurebuildcc.com/about-us/)</p>	5-2014



Level	Renewable Energy and Low Carbon Fuels Activity	Reported
Platinum	<ol style="list-style-type: none"> 1. In November 2010, Pittsburg's Development Review Design Guidelines were amended to include "Green Building Design Guidelines." The new guidelines include provisions to increase renewable/alternative energy use through the installation of solar panels, wind turbines and cool roofs on new homes. 2. The City of Pittsburg cleared the path for a 20-megawatt AC (MWAC) solar photovoltaic power generation facility proposed by Columbia Solar, LLC, the Columbia Solar Energy. When the company was faced with a nearly million dollars in HCP fees, the city created an annual payment schedule instead of requiring an up-front cost of nearly \$1,000,000 that would have derailed the project completely. The system is located in the city and expected to begin supplying energy to the wholesale electric grid sometime between 2014 and 2015. 3. In conjunction with the impending eBART station, the City secured a sizeable OBAG grant (nearly \$1,000,000) for a unique kiss-n-ride lot. The lot would be situated very near the eBART station, equipped with bike lockers, and fairly small in size in order to promote active transportation to and from eBART. (See www.ccta.net/ resources/detail/18/1) 	5-2014



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OneBayArea Grant

In May, 2012, the Metropolitan Transportation Commission (MTC) adopted Resolution 4035. This resolution outlines which improvements will be funded with federal transportation funds expected through 2016.

The OneBayArea Grant, or OBAG, is one of those programs. Resolution 4035 gives the responsibility for carrying out the OBAG program to the congestion management agencies (CMAs) in the Bay Area. As one of the Bay Area CMAs, the Contra Costa Transportation Authority will be responsible for programming \$45.2 million in federal funds available through OBAG for Contra Costa. Of that, about \$20 million is from the Surface Transportation Program (STP), about \$22 million from the Congestion Mitigation-Air Quality (CMAQ) program and the remainder from the new Transportation Alternatives Program (TAP).





Efficient Transportation Activity

Level	Efficient Transportation Activity	Reported
Silver	1. Specific plan roadway improvements were developed with the objective of reducing vehicle miles traveled while safely accommodating potential future development and regional traffic increases.	5-2014

Level	Efficient Transportation Activities	Reported
Gold	<ol style="list-style-type: none"> 1. The city participates in 511 Contra Costa, which reduces the need for a motor vehicle by providing trip planning services for commuters and residents who need help planning bike routes, managing public transit options, or finding the best rideshare program. (See 511contracosta.org/) 2. The city implemented an Intelligent Transportation Systems (ITS) stoplight analysis and programming to synchronize signals to improve traffic flow, increase miles per gallon achieved, and reduce vehicle idling, fossil fuel use, and GHG emission. 	5-2014

Level	Efficient Transportation Activities	Reported
Platinum	<ol style="list-style-type: none"> 1. In order to mitigate the transportation impacts caused by new development, Pittsburg joined the cities of Antioch, Brentwood, and the eastern portion of Contra Costa County (regional area) to implement a Regional Transportation Mitigation Fee. This fee is paid by developing property owners and goes toward constructing transportation improvements such as the construction of additional lanes, improved median barriers, wider medians and HOV and mixed flow lanes on projects in the regional area, including construction of the Buchanan Road Bypass, improvements to State Route 4 between Bailey Road and the State Route 4/160 Junction, and construction of the State Route 4 Bypass (or the Delta Expressway). (Pittsburg Municipal Code Section 15.100 see www.ci.pittsburg.ca.us/index.aspx?page=439) 2. Pittsburg has one Rideshare lot through 511 Rideshare on Bliss Avenue. This lot, and others like it in East Contra Costa County, was funded through Transportation for Clean Air (TFCA) grant shared by several East Contra Costa cities. Eligible TFCA grant expenditures range from purchasing clean air vehicles to ridesharing programs, to bicycle racks, lanes, and lockers. The participating cities, including Pittsburg, actively chose to fund Rideshare lots like the one on Bliss Ave. 	5-2014



Level	Efficient Transportation Activities	Reported
Platinum	<p>3. In the East County Action Plan for Routes and Regional Significance, Pittsburg has set goals called MTSOs (Multi-modal Transportation Service Objective) to improve vehicle, transit, bike and pedestrian transportation. (2009 version see www.transplan.us/docs/ECAP-Final8-13-09.pdf)</p> <p>4. In 2012, the City of Pittsburg completed a shuttle survey for non Tri-Delta bus routes. The survey examined how the shuttle system can better meet transportation needs in Pittsburg, including connecting major commercial nodes, public facilities and residential locations to increase travel options and improve accessibility to key locations. Alternatives were compared based on relative benefits and costs. The survey, highly impacted by the near-future addition of eBART, would create opportunities for the shuttle system to expand with the future growth of central Pittsburg.</p> <p>5. Pittsburg adopted a Complete Streets Program in January 2013. The Complete Streets Program requires that Pittsburg:</p> <ul style="list-style-type: none"> • Incorporate complete streets opportunities in transportation, road rehabilitation, utility, new development projects and more. • Evaluate consistency of proposed improvements with all local bicycle, pedestrian, and transit plans that affect the right of way. • Create a transportation system that provides a connected network of facilities accommodation all modes of travel to parks, schools, commercial areas, civic destinations and private developments. • Verify bicycling and pedestrian needs for projects by submitting plans to be solicited by local bicycle and pedestrian advisory committees (BPACs) or similar advisory groups. • Establish a means to collect data and indicate how the jurisdiction is evaluating their implementation of complete streets policies. <p>6. Section 6.3.3 of the Railroad Avenue Specific Plan promotes bicycle facilities to accommodate recreational bicyclists in long-range and neighborhood travel, as well as school and work commuter bicyclists. Characteristics include wide travel lanes on internal roadways, striping dedicated bike lanes, and long term bicycle parking.</p> <p>7. Bicycle racks, showers, and bathrooms have been installed at City Hall to promote bicycle use by city employees and visitors.</p> <p>8. The city works with the Downtown Bike shop to advertise and support "Bike to Work Day" every May.</p>	5-2014



Land Use and Community Design Activity

Level	Land Use and Community Activity	Reported
Silver	<ol style="list-style-type: none"> Under Section 6.3.2 of Pittsburg's Specific Plan, design standards promote safe and efficient pedestrian and bicycle access through the application of 10-foot sidewalks (minimum), pathways, landscaped buffer and shade zones between streets and pedestrians, 10-foot wide mid-block cross walks, sidewalk cafes to catch driver awareness, bulb outs, and special paving. The General Plan's section 4-P-84 also includes traffic calming measures like narrowing travel lanes and allowing on-street parking, using different materials at pedestrian crosswalks, planting street trees and other vegetation, building corner bulb-outs and intersection roundabouts and installing stop and/or yield signage. 	5-2014

Level	Land Use and Community Activities	Reported
Gold	<ol style="list-style-type: none"> Pittsburg's Community-Wide Pedestrian and Bicycle Plan is detailed in the Specific Plan and General Plan and is included in the Contra Costa Bicycle and Pedestrian Plan. Under this plan, bike maps and design standards maximize the potential for residents to walk or bicycle within and between neighborhoods. Section 13.1.4 of Pittsburg's General Plan supports the construction of multi-family housing in close proximity to transit, arterials, shopping and public services. For example, section 13.1.4 D requires that an area approximately one-half mile around the eBART Station must allow for mixed use development up to 65 dwelling units per acre in the areas closest to the eBART Station. Incentives include fast-tracking, fee waiver, reduced parking requirements, and more. This plan was adopted this in 2009 for sections of Railroad Avenue, and each case after has been reviewed on a case-by-case basis. There are currently three Preferred Development Areas (PDAs) cited in Pittsburg including areas on Baily Road and Alves Ranch, Highway 4 and Railroad and downtown. 	5-2014



Level	Land Use and Community Activities	Reported
Platinum	<ol style="list-style-type: none"> Section 18.53.010 Of the Pittsburgh Municipal Code states that the purposes of the mixed use district are to: A. Promote use of mass transit facilities by placing high concentrations of residents and employees in proximity to transit stations and routes, B. Minimize prominence of the automobile and enhance the pedestrian space through design standards that encourage visible and usable public open spaces and that orient commercial structures toward the pedestrian and street and C. Ensure that new development, redevelopment, rehabilitation of structures and establishment of new uses within one-half mile of existing and future transit stations occur in a manner that is consistent with the general plan. [Ord. 07-1284 § 3 (Exh. D), 2007.] Sidewalks are required for all new developments (except on hillsides) in Pittsburgh, thus promoting safe walking. Pittsburg's General Plan's Land Use Framework Guiding Principles promote infill development in order to minimize encroachment into the hillsides, reverse and prevent blight, promote economic development, and efficiently provide services. The Plan encourages use and revitalization of vacant and underutilized sites. These include areas in and around Downtown (West Tenth Street and Harbor Street), around Railroad Avenue and East Leland Road, the Pittsburgh/Bay Point BART station and complementary and viable uses on vacant sites in existing neighborhoods. These same principles are being applied in the areas surrounding the new eBART station. 	5-2014

CHAPTER 4: LAND USE PLAN

4. LAND USE PLAN

This chapter is organized into the following sections:

- 4.1 Land Use Designations
- 4.2 Land Use Mix and Distribution
- 4.3 Preferred Land Uses
- 4.4 Development Types

4.1 Land Use Designations

The following table defines and describes each of the land use designations allowed within the Plan Area. The mix and distribution of these land use designations is shown on the Conceptual Land Plan Figure 4.1.

Table 4.1 – Land Use Designations

Symbol	Land Use	Max Density & Intensity	Purpose and Characteristics
MOR	Medium Density Residential	20-49 du/dwrs 2-story minimum	This land use designation provides for attached housing such as duplex, townhomes, rowhouses, condominiums, brownstones, stacked flats, and apartment complexes. Nonresidential uses, especially those with a public component, are allowed as long as they enhance and support the residential character of the category. Ground-floor retail is permitted as indicated on Figure 4.1. Please see retail designation below for allowable uses.
HDR	High Density Residential	50-70 du/dwrs	This designation permits attached residential housing at higher densities. This designation is intended for condominiums, stacked flats, and apartment complexes. Provision of new public and private open spaces is critical to this higher-density residential area. Full blocks should provide public open space opportunities such as plazas, in addition to private common amenities such as interior courtyards or rooftop gardens. Allowable land uses in this land use designation shall be the same as those of the M (Mixed Use) District as specified in Title 18 of the Pittsburgh Municipal Code (PMC).

Pittsburg Bay Point BART Master Plan **October 2011** **4-1**

CHAPTER 4: LAND USE PLAN

Symbol	Land Use	Max Density & Intensity	Purpose and Characteristics
R	Ground-Floor Retail	0.5-1.0 FAR	This designation provides for retail and service uses. Allowable land uses in this land use designation shall be the same as those of the M (Mixed Use) District as specified in Title 18 of the PMC.
F	Flex	1.0-2.0 FAR; 30-70 du/dwrs	This designation allows for a range of land uses in order for development to respond to future market conditions and demand. Commercial, multi-family residential and public-use public uses are also permitted. Allowable land uses in this land use designation shall be the same as those of the M (Mixed Use) District as specified in Title 18 of the PMC.
G	Parking Garage	N/A	Additional temporary land uses related to BART replacement parking and replacement bus stop facilities are discussed in Chapter 8, sections 8.1, 8.2 and 8.3.
OS	Park & Open Space	N/A	BART public parking garage structures are permitted in this land use designation. Additional temporary land uses related to BART replacement parking and replacement bus stop facilities are discussed in Chapter 8, sections 8.1, 8.2 and 8.3.
P	Urban Plaza	N/A	The Open Space category is reserved for open spaces, plazas for public congregation, and both active and passive recreational activities. This designation includes lands for parks, trails, parkways, community gardens, detention basins, and urban plazas. Mobile food vendors are permitted in accordance with the limitations set forth in PMC chapter 18.08, Use Classifications.

4.2 Land Use Mix and Distribution

The Land Use Plan transforms the existing project area to a compact development with a mix of residential, retail, and flex spaces. The intent is to allow some flexibility in uses as the market dictates. The plan creates a regional hub designed to enhance activity around the BART Station. The existing BART Station parking

4-2 **October 2011** **Pittsburg Bay Point BART Master Plan**





Open Space and Offsetting Carbon Emission Activity

Level	Open Space Offsetting Carbon Emission Activities	Reported
Silver	<ol style="list-style-type: none"> For 21 years, Pittsburg has been a Tree City USA community by meeting the four standards established by The Arbor Day Foundation and the National Association of State Foresters. The standards require that Tree Cities must have: a Tree Board or Department, a Tree Care Ordinance, a Community Forestry Program with an Annual Budget of at Least \$2 Per Capita, and an Arbor Day Observance and Proclamation. (See www.arborday.org/programs/treeCityUSA/treecities.cfm?chosenstate=California) 	5-2014

Level	Open Space Offsetting Carbon Emission Activities	Reported
Gold	<ol style="list-style-type: none"> Through the ECCHCP (East Contra Costa Habitat Conservation Plan) Pittsburg partners with other cities to protect natural lands in and adjacent to its community by replacing the process of project-by-project permitting for development of wildlife habitat. Under the plan, development in a defined area no longer requires permits from state wildlife agencies. Developers simply pay a mitigation fee to develop in those areas. The fees are used to conserve priority wildlife habitat in another defined area. This takes a more concerted approach to planning for development and conservation, gives more certainty to developers, and provides funding for wildlife conservation. (See www.co.contra-costa.ca.us/depart/cd/water/hcp/documents.html) Every Saturday from May to October, the City Of Pittsburg hosts a farmer's market featuring locally grown food and locally made crafts. The events encourage Pittsburg citizens to walk and bike instead of drive as well. (See www.ci.pittsburg.ca.us/index.aspx?recordid=996&page=24) 	5-2014



Level	Open Space Offsetting Carbon Emission Activities	Reported
Platinum	<ol style="list-style-type: none"> 1. Pittsburg currently provides recreational and public health opportunities at 23 city parks that offer everything from ball fields, to courts, to pools, to restrooms and BBQ grills. The locations and number of parks in Pittsburg increase the livability and foster a community infrastructure across the city. (See www.ci.pittsburg.ca.us/index.aspx?page=440). 2. Pittsburg's Living Green Gardens includes a turf demonstration area showcasing several types of lawns potentially used in residential landscaping. The lawns are each separately metered, displaying their differences in water need and irrigation frequency. This demonstration not only helps onlookers save water, but energy as well, as it narrows down the amount of times per day a resident's sprinklers should activate based on the type of lawn they have. 3. As part of the Highway 4 widening project, the City of Pittsburg installed a habitat mitigation element, or a habitat corridor. The corridor is a long stretch of trees and vegetation that runs all the way to the City's border and is monitored by a certified biologist. 	5-2014

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Parks & Recreation

Parks at a Glance

Name	Location	Area	Type	Restrooms	Picnic Tables	BBQ Grills	Play Equipment / Tot Lot	Baseball / Softball Fields	Soccer Fields	Tennis Courts	Horseback Riding	Boat Ramp	Volleyball Courts
1 8th St. Greenbelt	8th St.	4.7 LP		X	X	X							
2 Americana Park	N. Parkside Dr.	2 NP		X	X	X							
3 Buchanan Park	4150 Harbor St.	16 CP	X	X	X	X					X	X	X
4 California Seasons Park	Seasons Way	2.5 NP		X	X	X							
5 Central Harbor Park	Marine Blvd.	15 CP	X										
6 Central Park	Pittsburg / Antioch Highway	8 CP	X	X	X	X	X	X	X	X			
7 City Park	17th & Railroad Ave.	28 CP	X	X	X	X	X	X	X	X			
8 Columbia Linear Park	Columbia Av	4.4 LP											
9 De Anza Park	Trident Dr.	3.5 NP			X	X							
10 Heritage Park Plaza	East 4th St	0.1 NP											
11 Highlands Park	Golden Hill Dr. & St. Paul Cir.	4.5 NP		X	X	X							
12 Highlands Ranch Park	Buchanan Rd	10 CP	X	X	X	X	X	X	X	X			X
13 Hilldale Park	Doffodil & Jacqueline Dr.	3.5 NP		X	X	X							
14 John Henry Johnson Park	W. Leland & John Henry Johnson Pkwy	8 CP	X	X	X	X	X	X	X	X			
15 Larry Lasater Park	San Marcos Blvd.	3 NP		X	X	X							
16 Marina Walk Park	W. 6th & Cutter	1.7 NP		X	X	X							
17 Mariner Park	8th St. & Herb White Way	3.6 CP	X	X	X	X	X	X	X				
18 Oak Hills Park	Southwood Dr.	5 NP		X	X	X					X	X	
19 Riverview Park	Bayside Dr.	4 CP	X	X	X	X							
20 Small World Park	2551 Harbor St.	8 SF	X	X	X	X							X
21 Stoneman Trailhead	John Henry Johnson Parkway	190 CP	X	X	X	X							X
22 Santa Fe Linear Park	Santa Fe Avenue	2.6 LP		X	X								
23 Woodland Hills Park	Crestview & Alta Vista Dr.	2.4 NP		X	X						X	X	
24 Village Park at New York Landing	Cambria Drive	2 NP			X								

CP = Community Park, NP = Neighborhood Park, MP = Mini Park, LP = Linear Park, SF = Special Facility





Promoting Community and Individual Action Activity

Level	Promoting Community and Individual Action Activities	Reported
Silver	<ol style="list-style-type: none"> Supported efforts by the Rising Sun Energy Center, a nonprofit organization that during 2010-2012 provides no-cost energy efficiency home visits, or 'Green House Calls' to local residents through the California Youth Energy Services (CYES) program. Local youth were trained in energy conservation throughout the summer and performed outreach to local residents. They installed low-cost measures like replacing incandescent light bulbs with CFLs and installing low-flow showerheads in participating homes. Sixteen youth were trained in 2010 and were able to serve 277 households with audits and installations, saving over 100,000 kWh. (See www.risingsunenergy.org/content/cyes.html) 	5-2014

Level	Promoting Community and Individual Action Activities	Reported
Gold	<ol style="list-style-type: none"> Under the East Bay Energy Watch Program from January 1, 2010 to December 31, 2012, Pittsburg launched a small business outreach campaign that provided one-stop shopping for energy efficiency upgrades, making it easier for business owners to install energy improvements to their buildings and operations. During the 2010-2012 program cycle, over 250 businesses were audited; 115 non-residential customers served. Since April 2012, the City of Pittsburg's Fleet Maintenance Operations department, the City of Pittsburg's Grounds and Parks department, Big-O-Tires, Steeltown Coffee & Tea, Mechanics Bank, Hospital Systems, Inc., PetSport USA, Inc., Bishop Wisecarver Corp, Mt. Diablo Recycling, and the Office of Supervisor Federal Glover are part of Pittsburg's Certified Green Businesses under Contra Costa County's Green Business Program. (www.ci.pittsburg.ca.us/index.aspx?page=434) 	5-2014



Level	Promoting Community and Individual Action Activities	Reported
Platinum	<ol style="list-style-type: none"> 1. Pittsburg Environmental Affairs Facebook Page (LivinGreen) employs modern social media to connect with people of all ages to spread Pittsburg's environmental news and updates. (www.facebook.com/PittsburgLivinGreen) 2. Pittsburg's Climate Action webpage puts eco-friendly transportation at the citizens of Pittsburg's fingertips with links to Transit and Trails, Bay Area Bikes, Pittsburg's Bike Map, bike mapper, www.bikelink.org/, BART, Tri-Delta Transit, Carpool rewards, greencarinstitute.org/, and fueleconomy.gov/. In addition to transportation, the City of Pittsburg's website offers similar links and opportunities on their Climate Action, Environmental Affairs, Household Hazardous Waste, Home Energy Use, Business Energy Use, Waste, Energy Upgrade, Composting and Vermicomposting, Garbage & Recycling (Residential), Holiday Tips, Stop Junk Mail, Living, Used Motor Oils and Filters, Facilities and Utilities, and Water Conservation webpages (and more!). (See www.ci.pittsburg.ca.us/index.aspx?page=301) 3. Pittsburg is in the process of installing Living Green Gardens, an integrated pest management (IPM) demonstration garden. The garden will be a 22,000 sf living model of plant and landscape techniques meant to teach residents and commercial landscapers about water conservation methods, pesticide-free gardening, and garden-friendly organisms. In addition to drought tolerant plants, solar powered fountains, and a grey water modern drip system, the garden will feature a "turf demonstration" where water meters display respective usages for a variety of turfs. 4. Pittsburg supports and advertises Spare the Air days through its website, staff, and Facebook page. (See www.ci.pittsburg.ca.us/index.aspx?page=680) 5. As a spin-off of the Plastic Bag Regulation passed in September 2013, the city partnered with three of its junior high schools, providing 1,000 reusable bags to each institution for a total of 3,000 bags. In return, science teachers included a lesson in their curriculum to teach about the banes of plastic in the environment. The children decorated their bags and signed a pledge to be responsible with plastic waste. They brought this pledge home to share with their parents and to spread the word about harmful plastics in the environment. 6. In honor of Earth Day, the City of Pittsburg hosts the Green Footprint Festival at Small World Park. Unlike other Earth Day events, the festival occurs in June (after school is out), and appeals to children rather than adults. In conjunction with carnival rides, face painting, and common festival attractions, the Green Footprint invites entities like Contra Costa Spare the Air, PG&E, and more to set up fun and sustainable activities from which the kids can learn. 	5-2014



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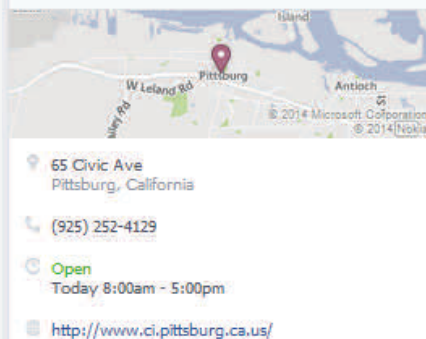


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