

RIVERFRONT LANDING APARTMENTS



CITY OF PITTSBURGH
Planning Commission SUBMISSION
07.14.2015

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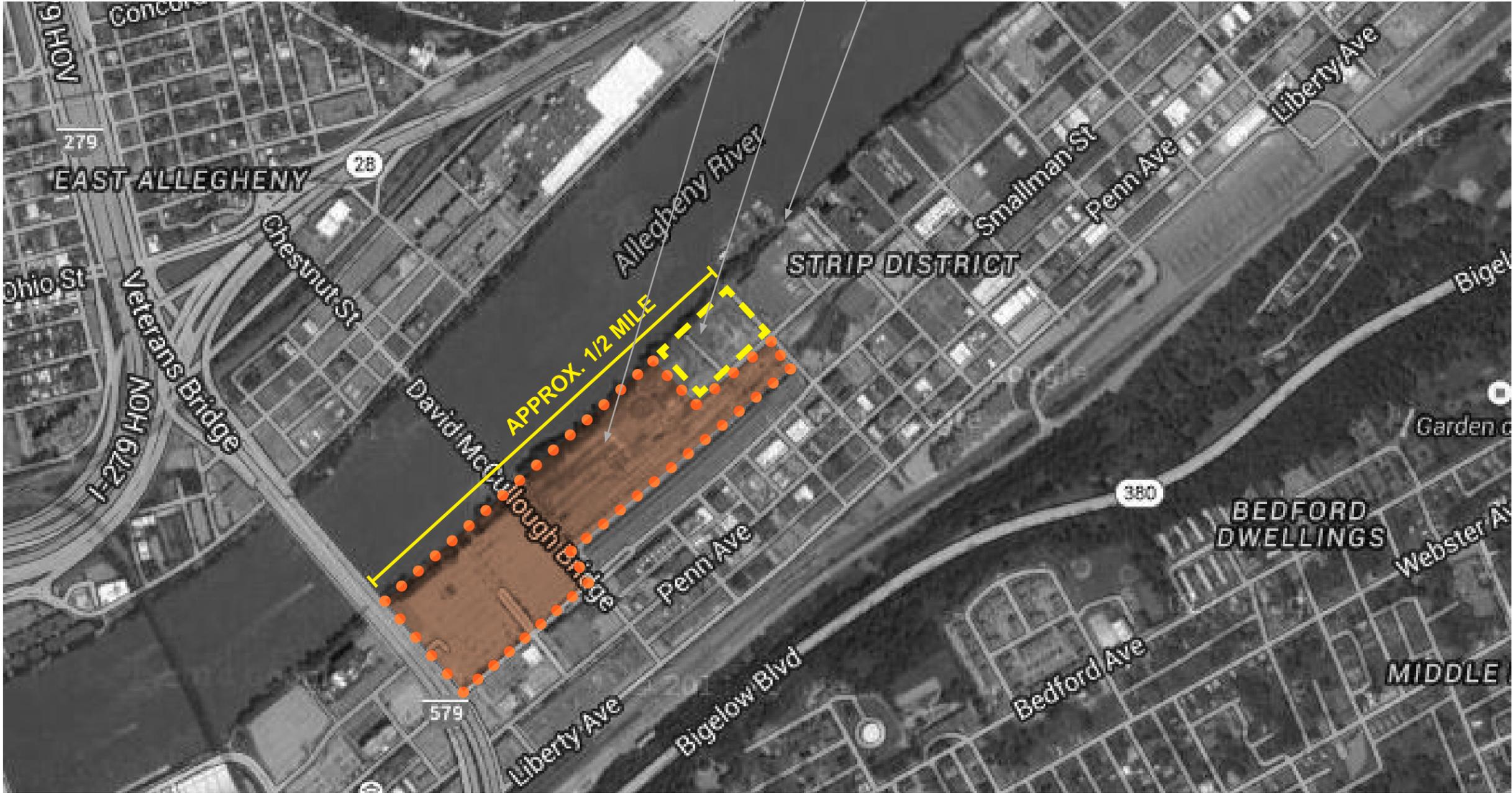
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EXISTING SURFACE PARKING

RIVERFRONT LANDING RESIDENCES

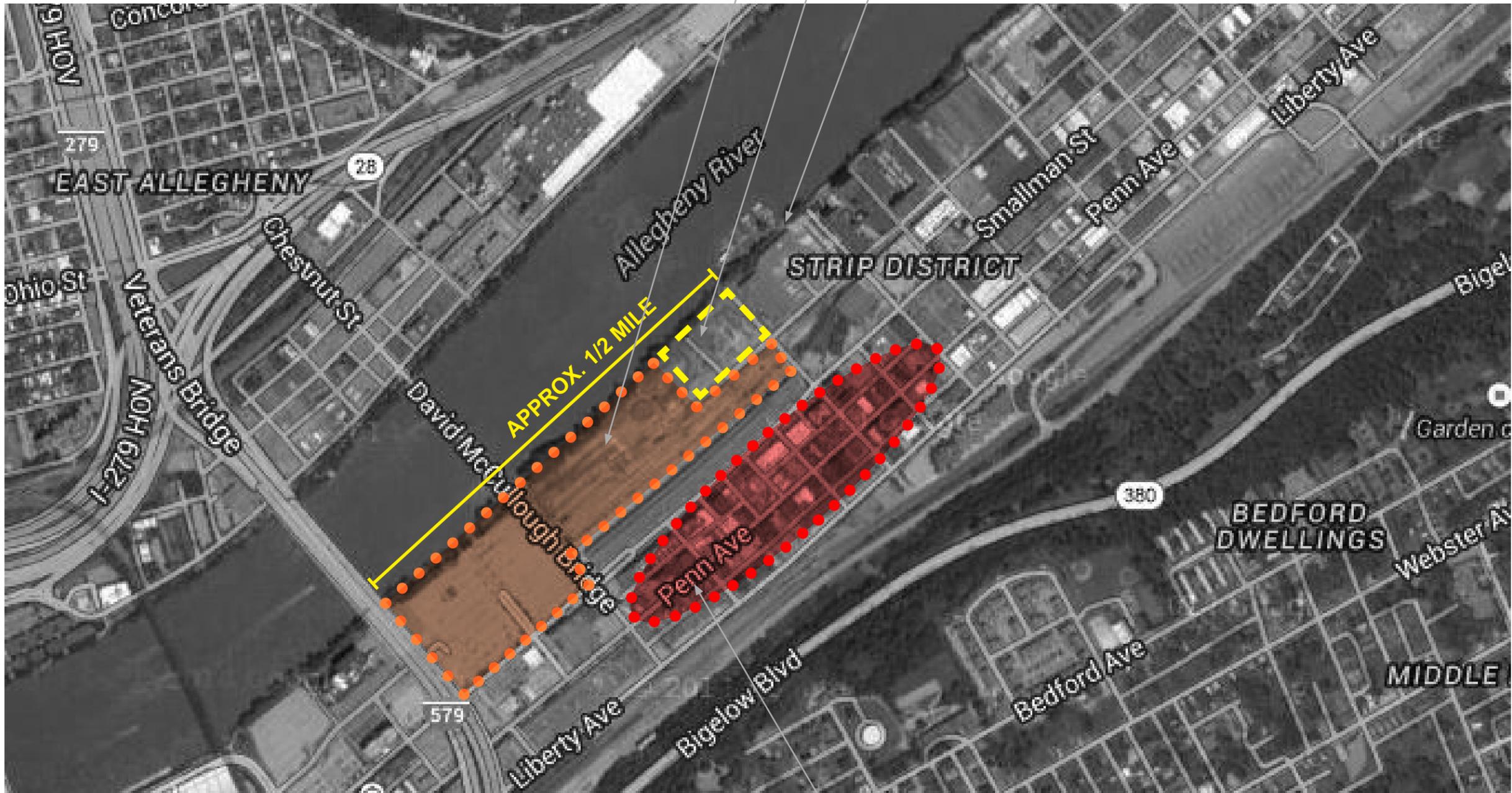
RIVERFRONT TRAIL



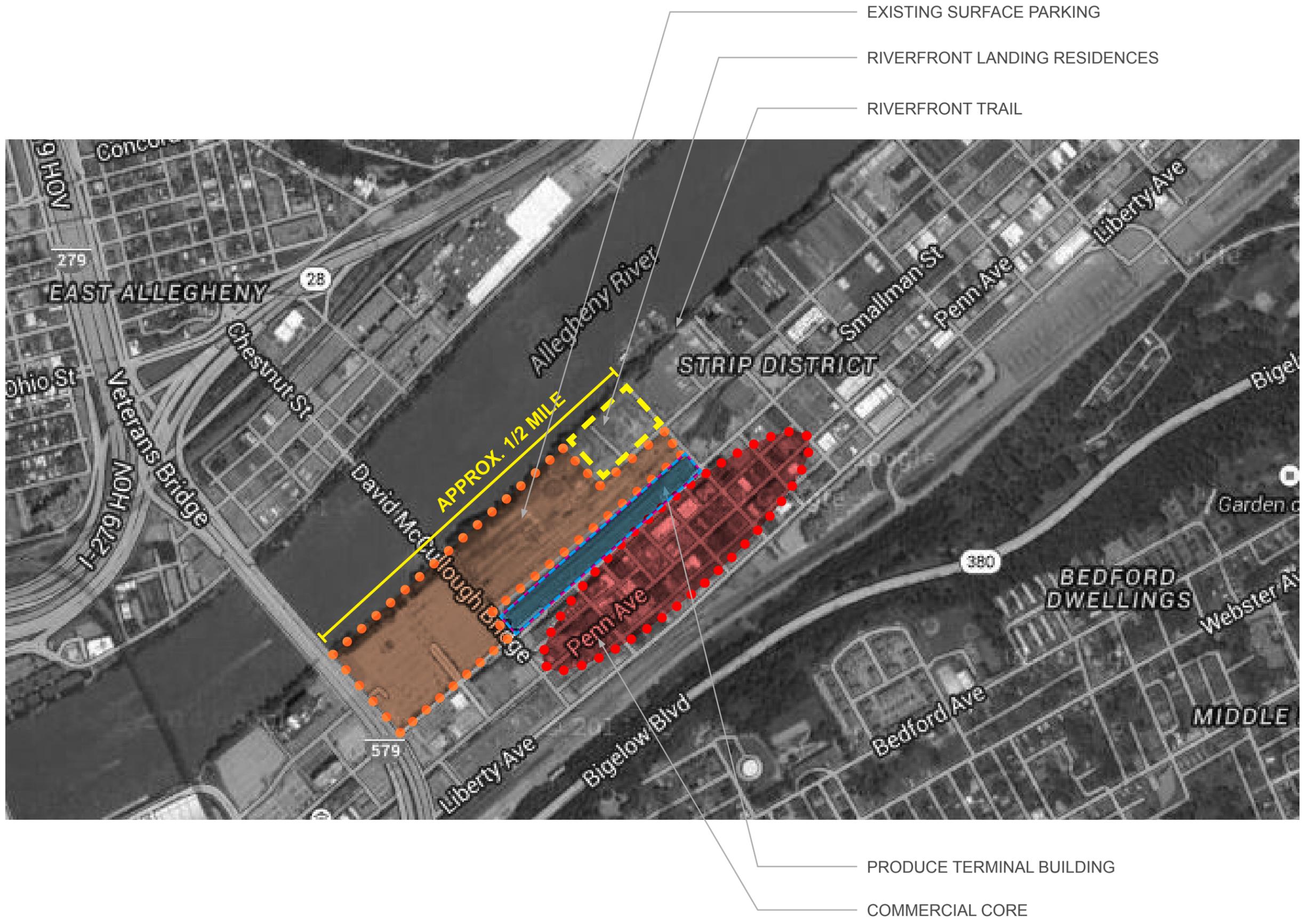
EXISTING SURFACE PARKING

RIVERFRONT LANDING RESIDENCES

RIVERFRONT TRAIL



COMMERCIAL CORE







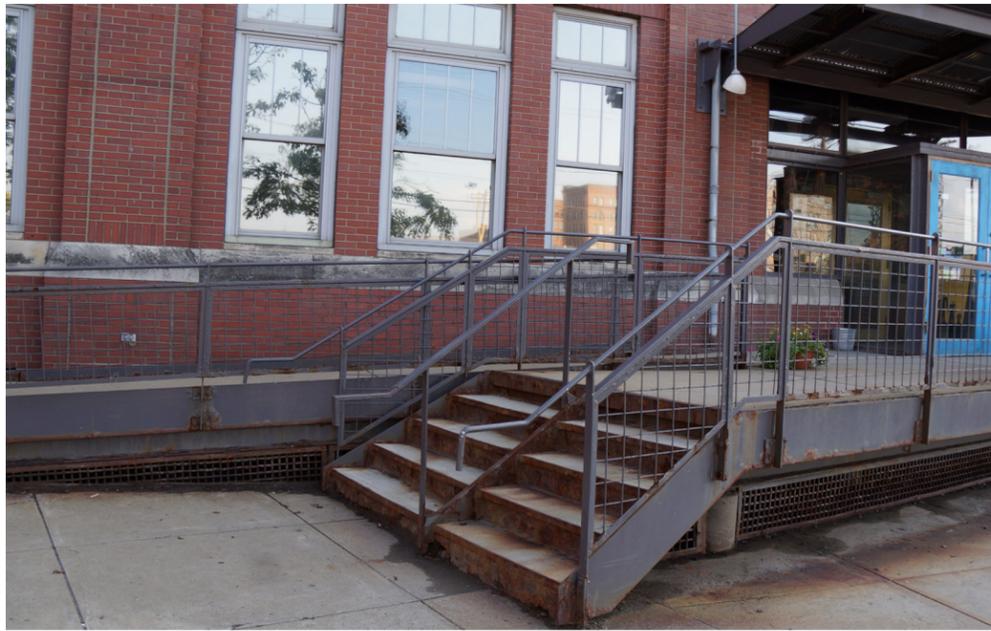
Strong expressions of brick and tower elements anchor the industrial vernacular and rich textures of the Strip District and wider vicinity.

The opposition of red mortar and cast stone lintels give expression and accent to the long and often uninterrupted brick facades.

Elevational shifts in brick detailing helps to create shadow lines and more articulation of scale



SITE ANALYSIS - CONTEXTUAL UNDERSTANDING

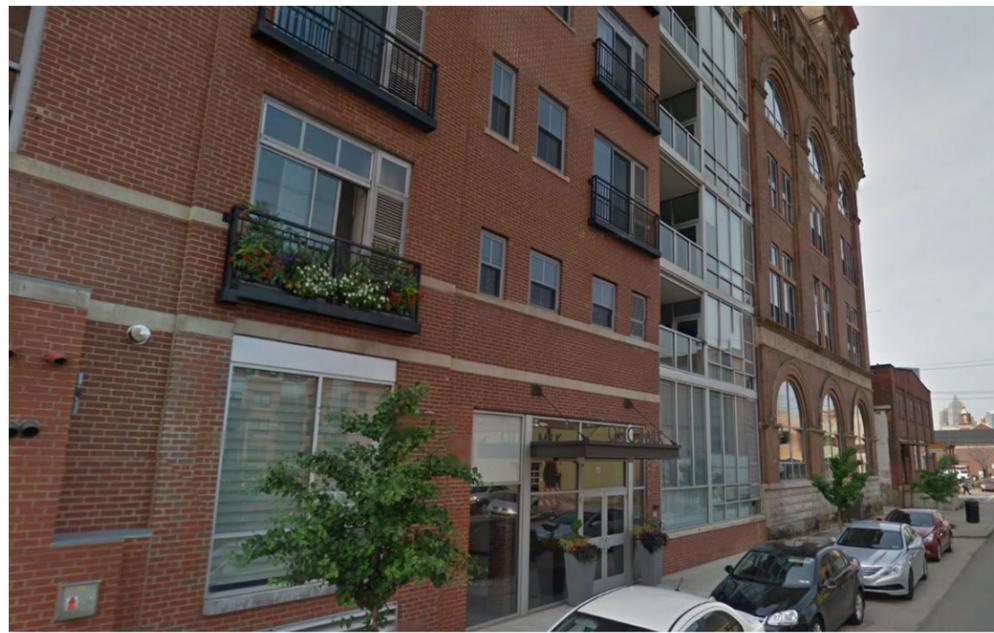


Prevailing use of steel from cable ties, mesh railing and i-beam canopies have populated the streetscapes and buildings, framing entry ways and gateways, stoops and porches.

16th Street Bridge's iconic yellow structure gives identity to the views of downtown Pittsburgh, and Terminal building makes use of narrow loading bays with angled awnings and docks.



SITE ANALYSIS - CONTEXTUAL UNDERSTANDING

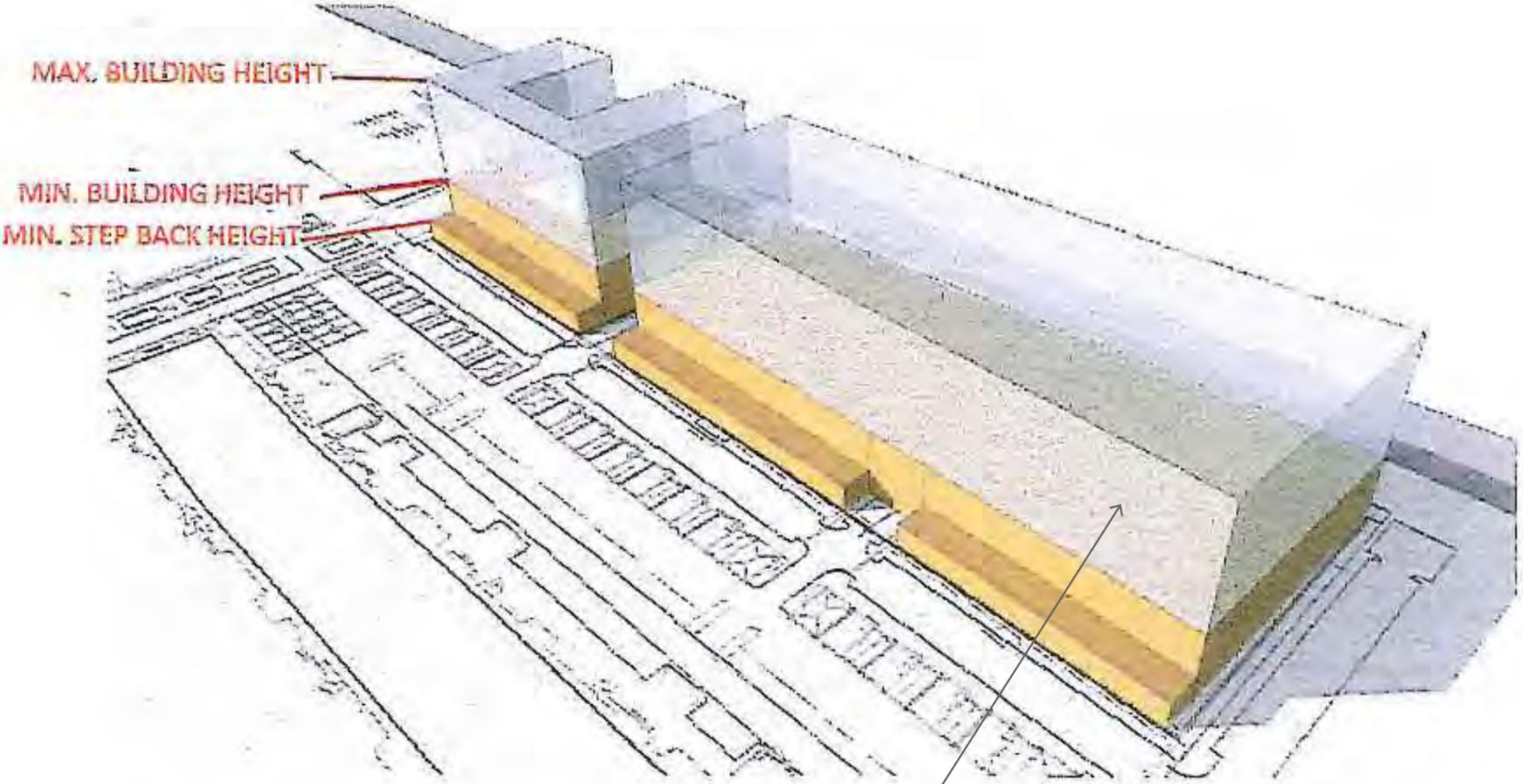


Many of the successful contemporary insertions into the existing urban fabric have taken cues from the historic use of materials, color and grittiness of the Strip District and wider vicinity.



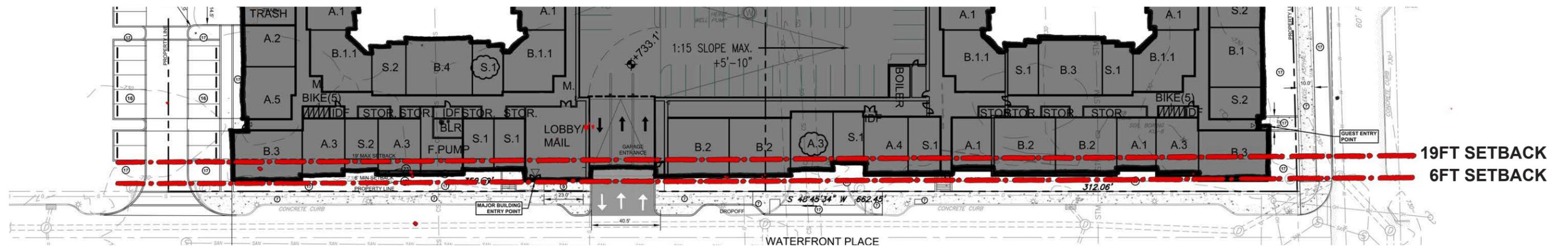
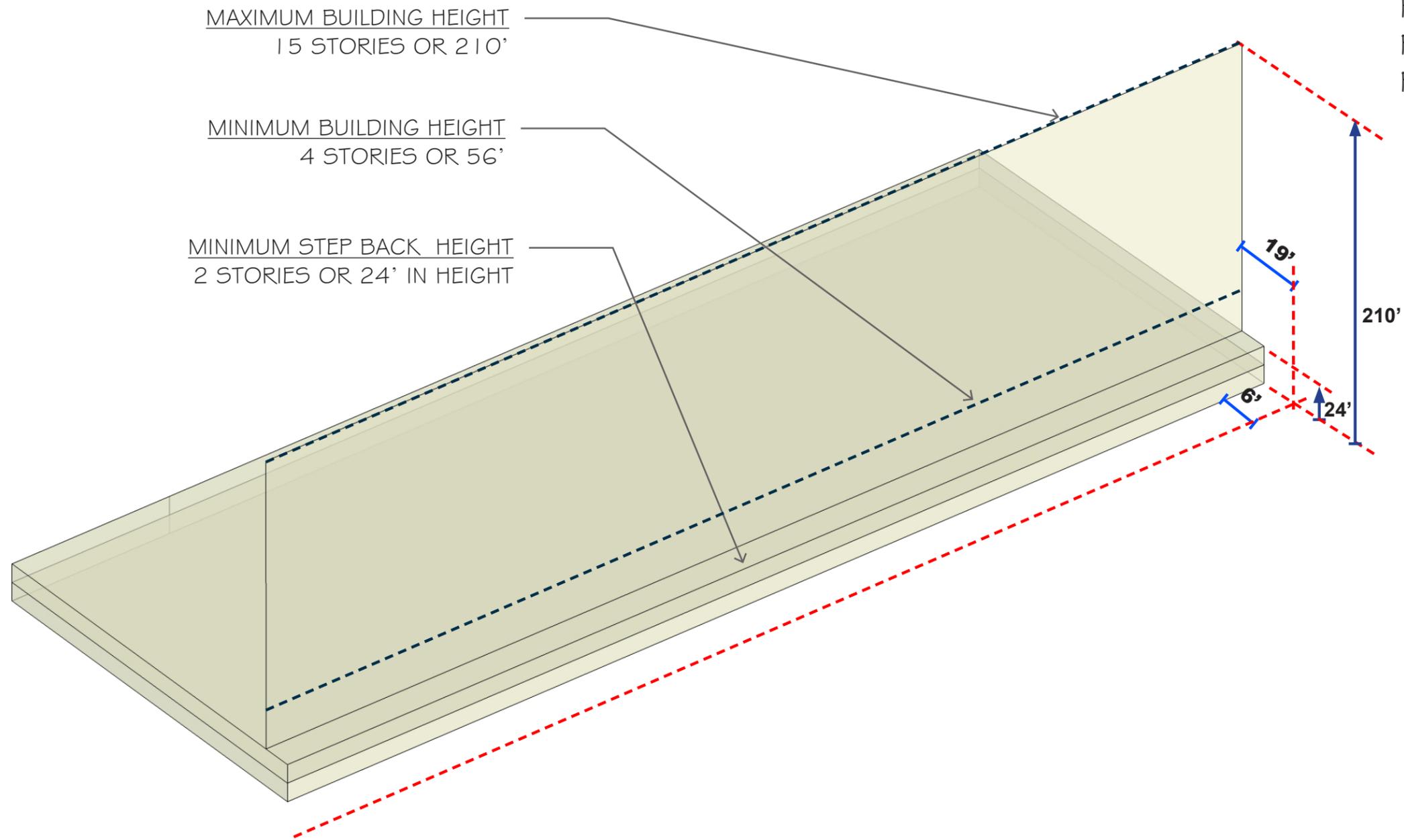
SITE ANALYSIS - CONTEXTUAL UNDERSTANDING

BUILD TO LINE ON WATERFRONT PLACE:
19' FOR 50% OF PROPERTY LENGTH, AND FOR
MINIMUM OF 2 STORIES OR 24' IN HEIGHT



19' BUILD TO LINE - A MAXIMUM OF 50% OF THE
WATERFRONT PLACE FACADE CAN BE SET BACK AT
19'-0" FROM WATERFRONT PLACE PROPERTY LINE

ZONING ANALYSIS - BUILDING ZONING ENVELOP PER SP-8



PROPOSED SETBACK CONDITION AT WATERFRONT PLACE

1. ENHANCED
STREETScape,
21ST STREET &
WATERFRONT PLACE

2. 19TH STREET PLAZA

3. RIVERFRONT TRAIL
ENHANCEMENT

4. PEDESTRIAN
CONNECTIONS

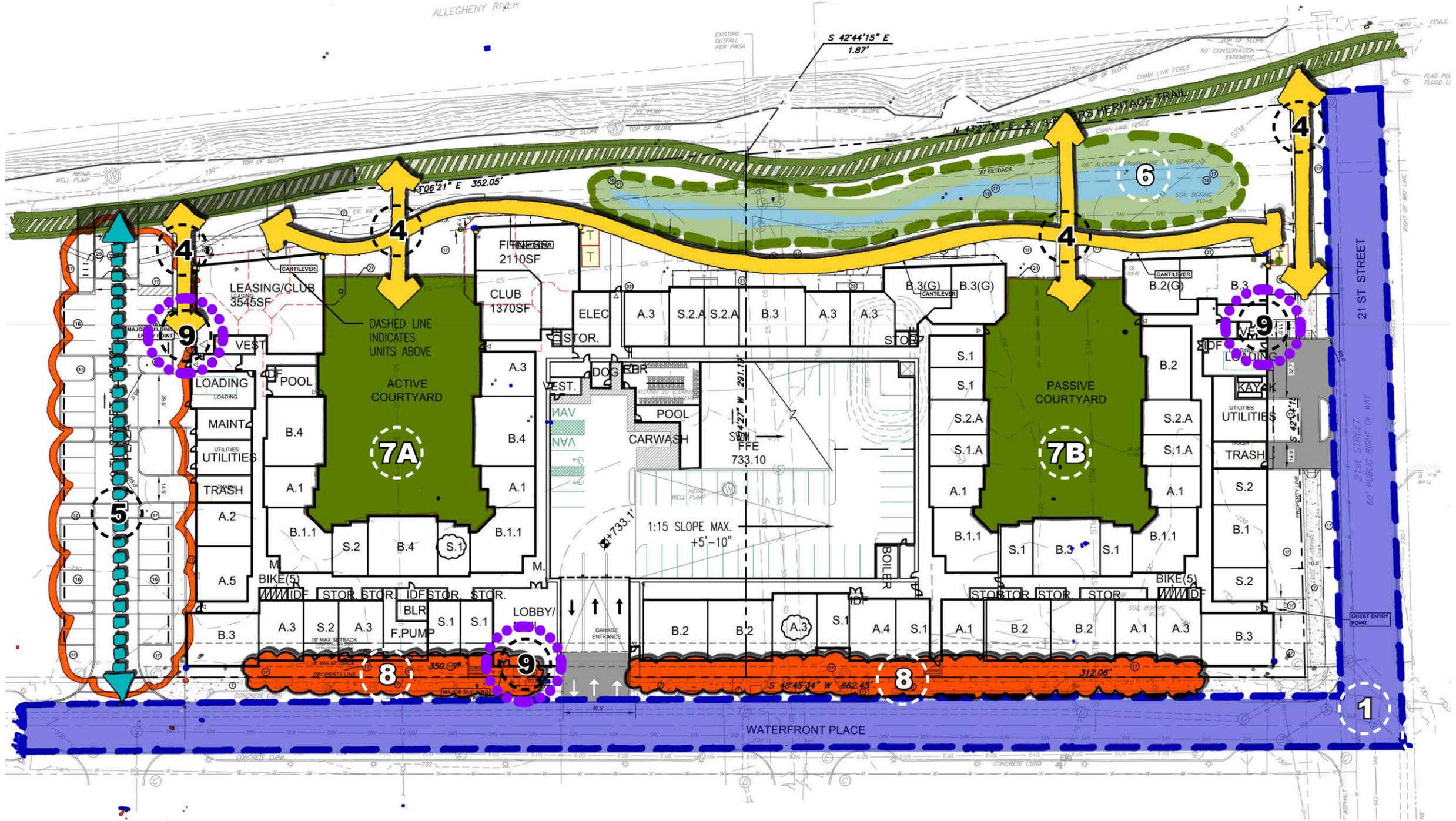
5. DESIGNATED
BICYCLE ACCESS

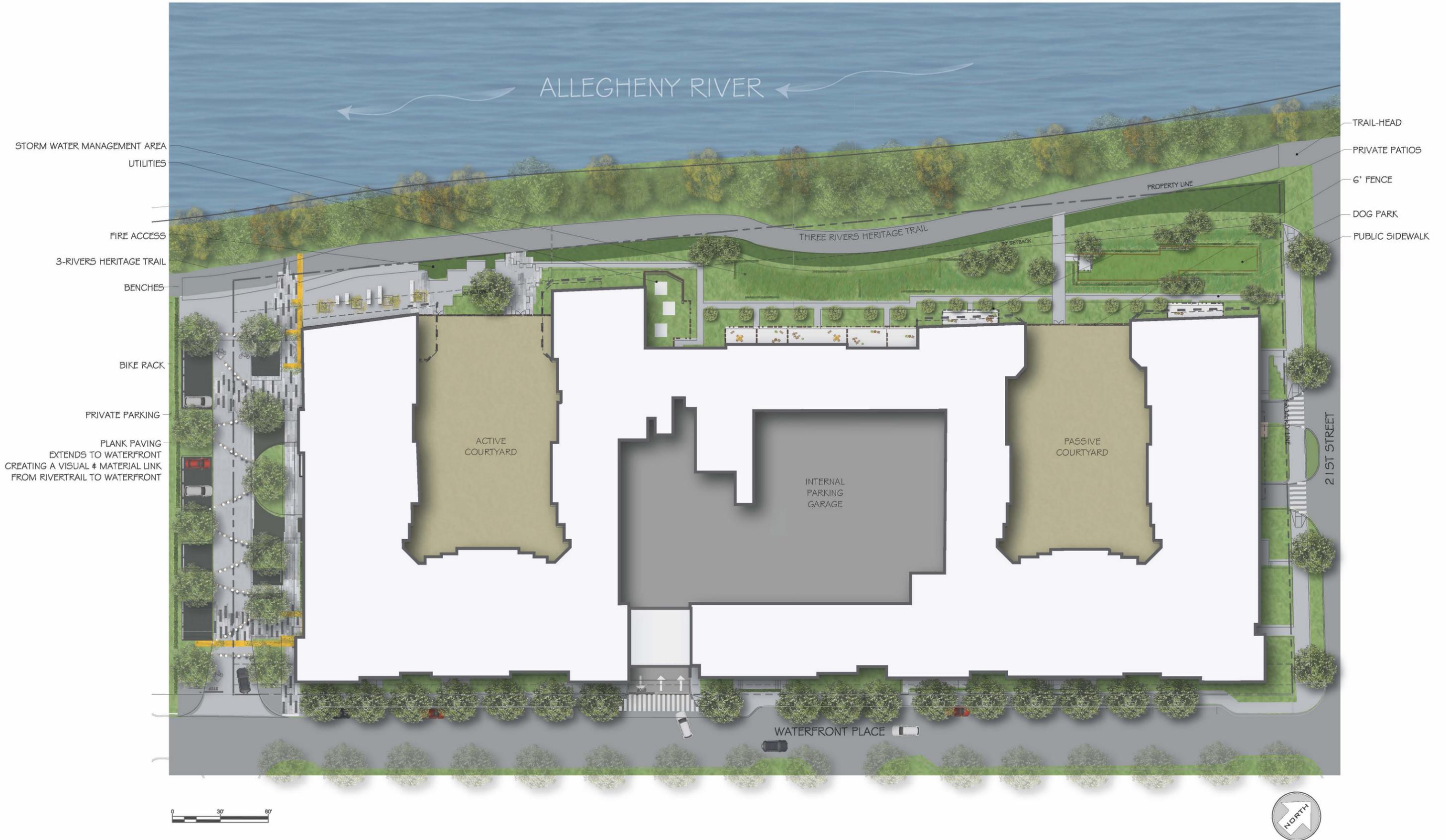
6. RAIN GARDEN FOR
STORMWATER
QUALITY (APPROX.
450' L)

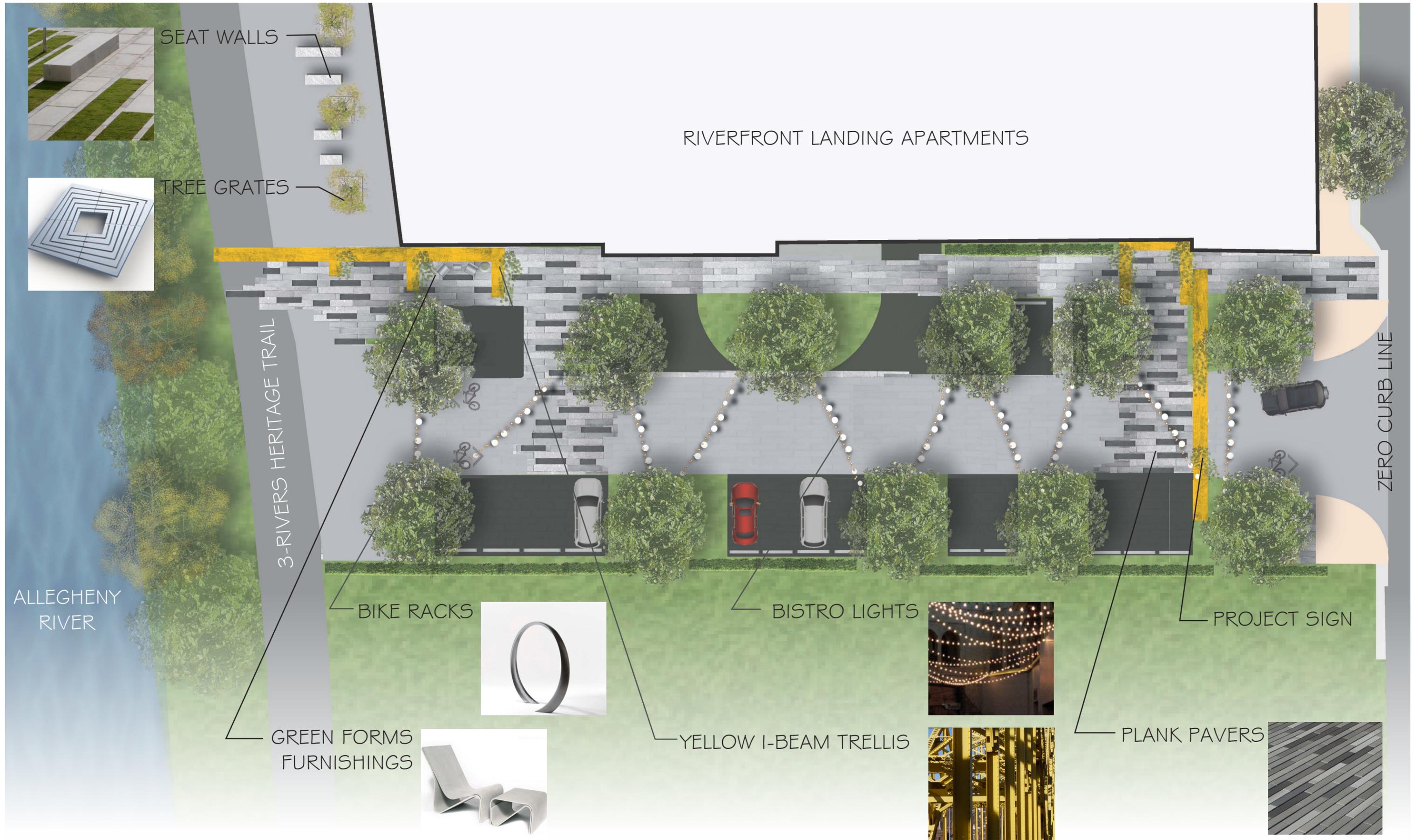
7. INTENSIVE &
EXTENSIVE
COURTYARD
(APPROX. 30,000SF)

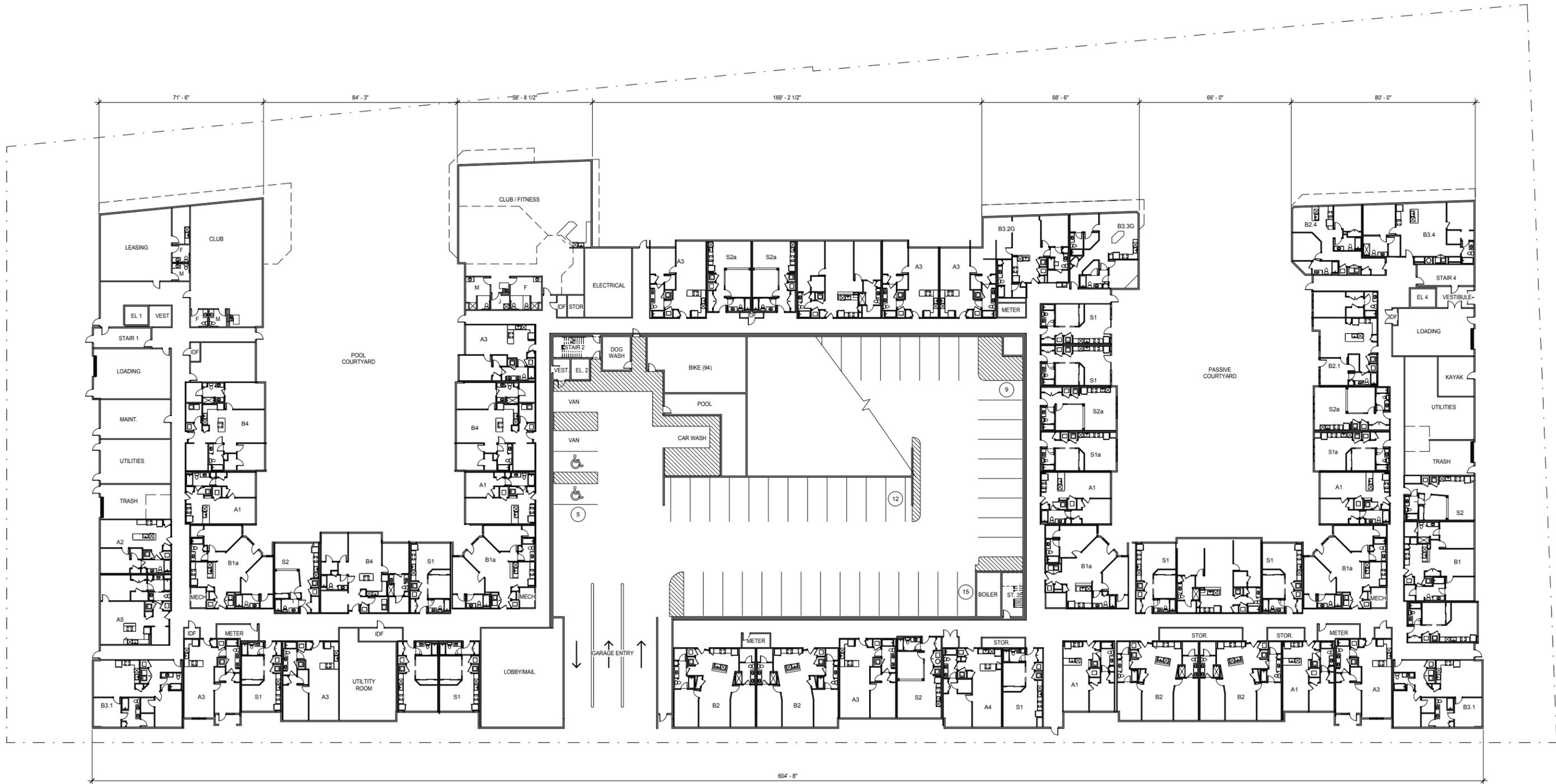
8. PRIVATE ACCESS
WITH STOOPS &
PATIOS

9. MAJOR ACCESS
POINTS

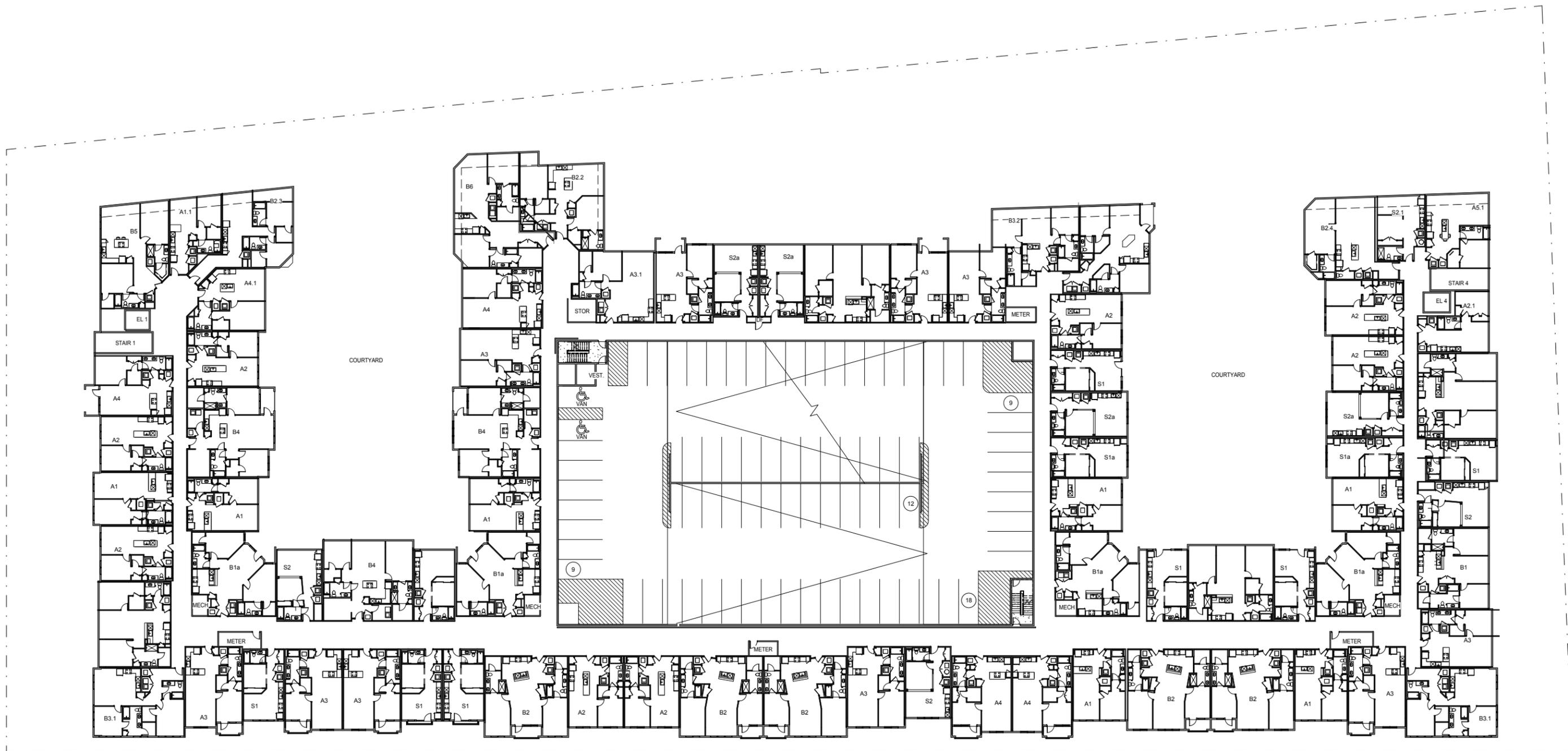




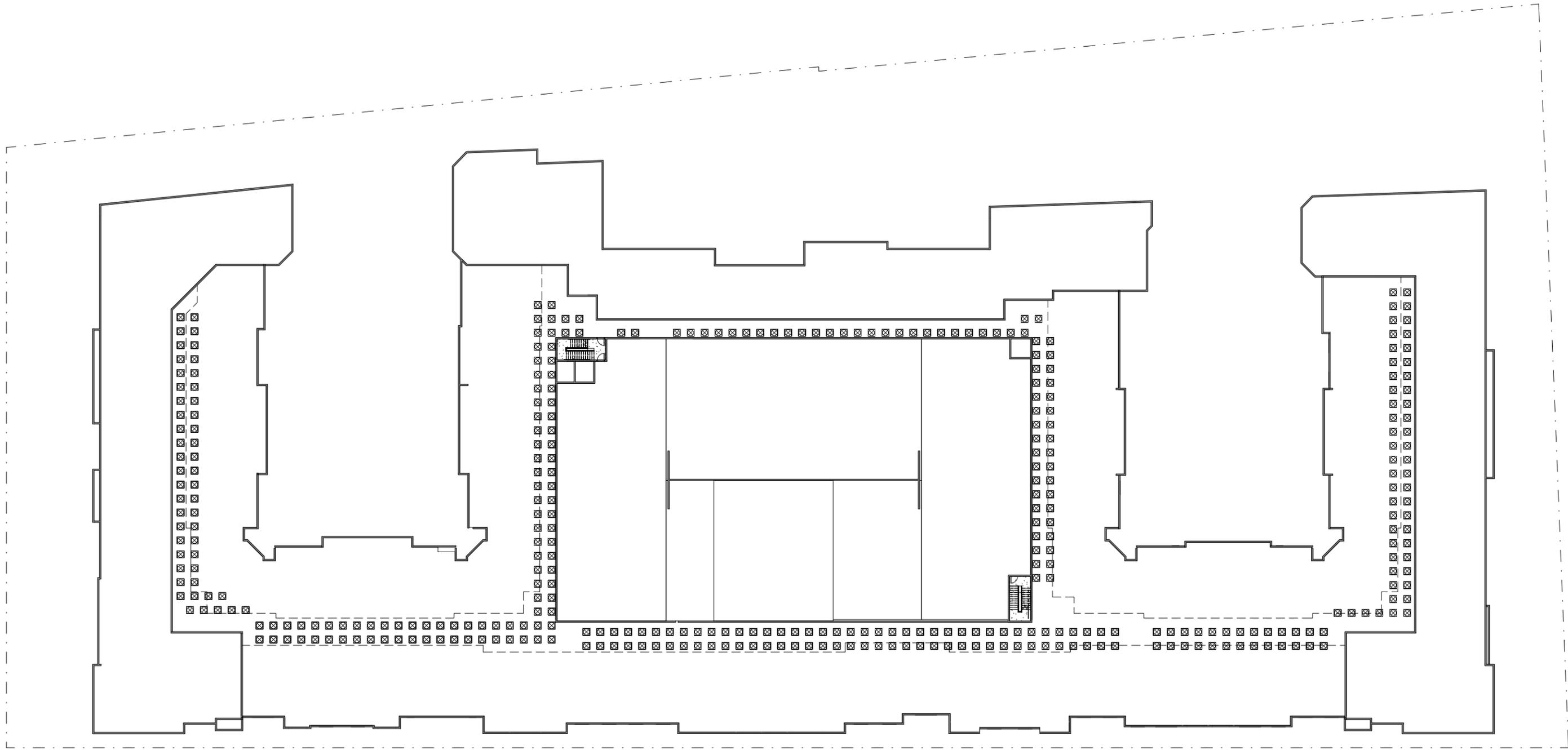


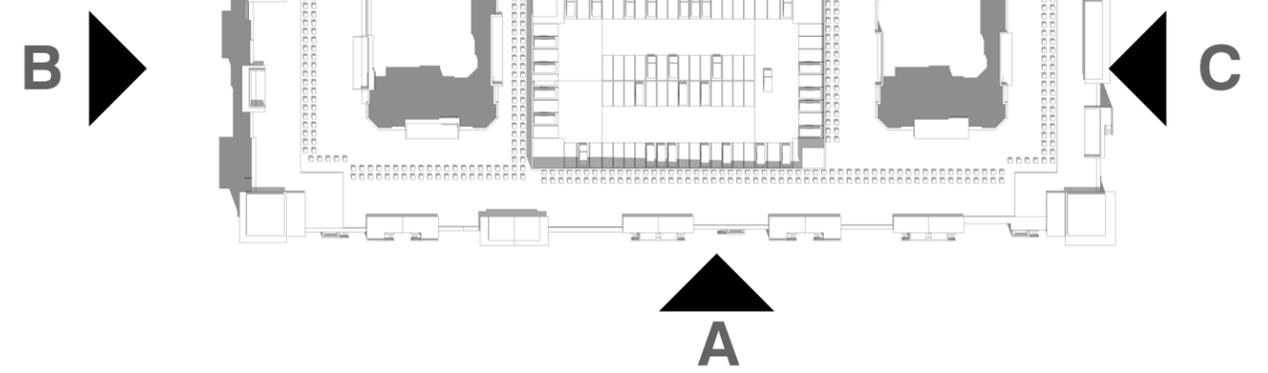


GROUND LEVEL PLAN



TYPICAL UPPER LEVEL PLAN





B | 19TH STREET PLAZA ELEVATION

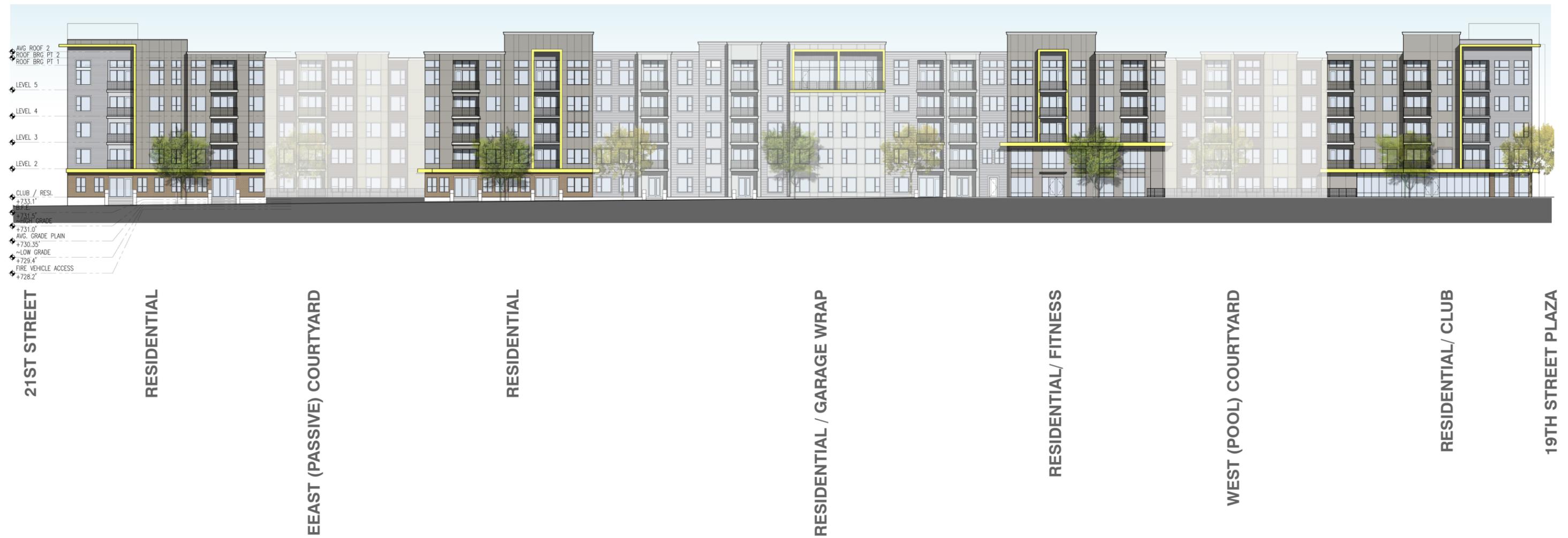
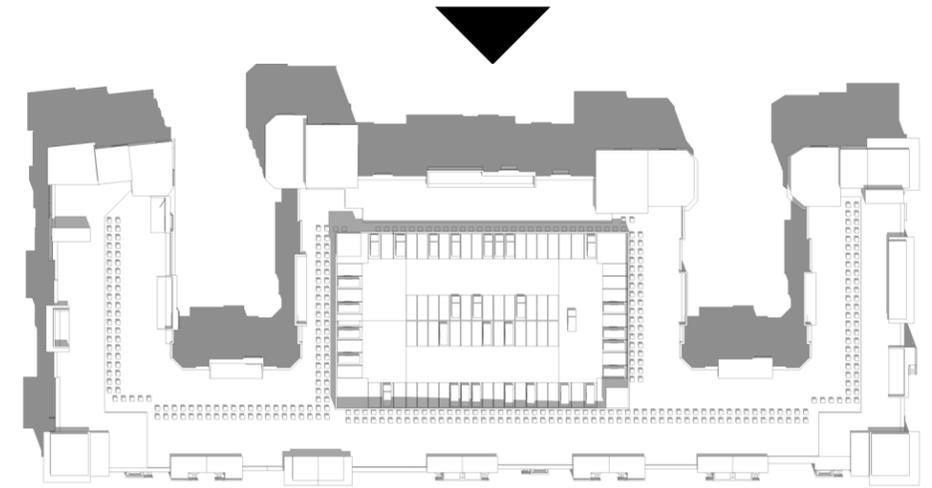


C | 21ST STREET ELEVATION

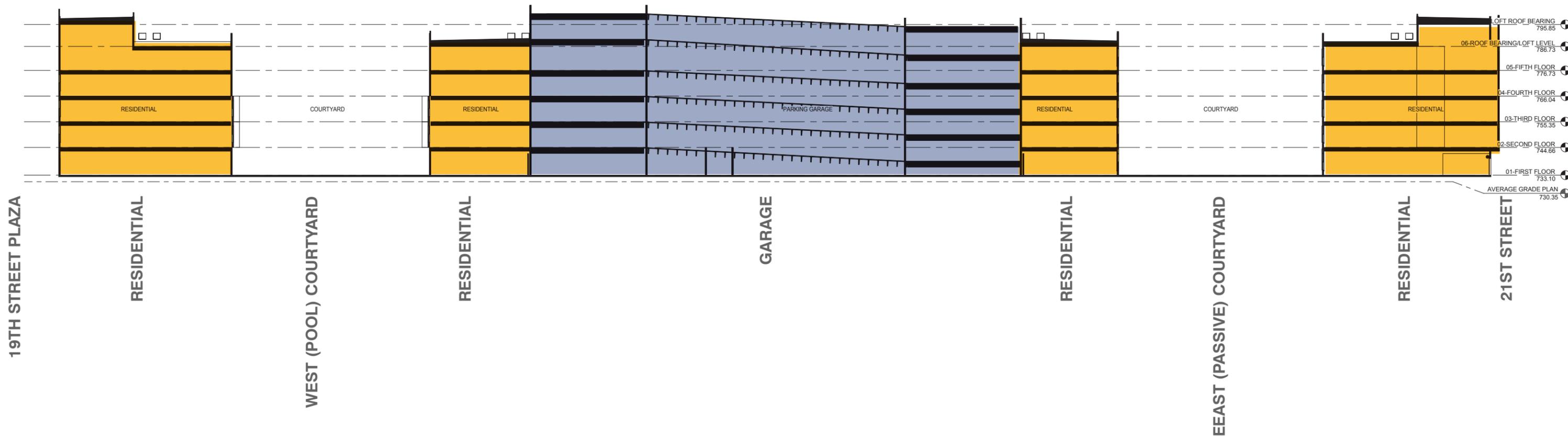
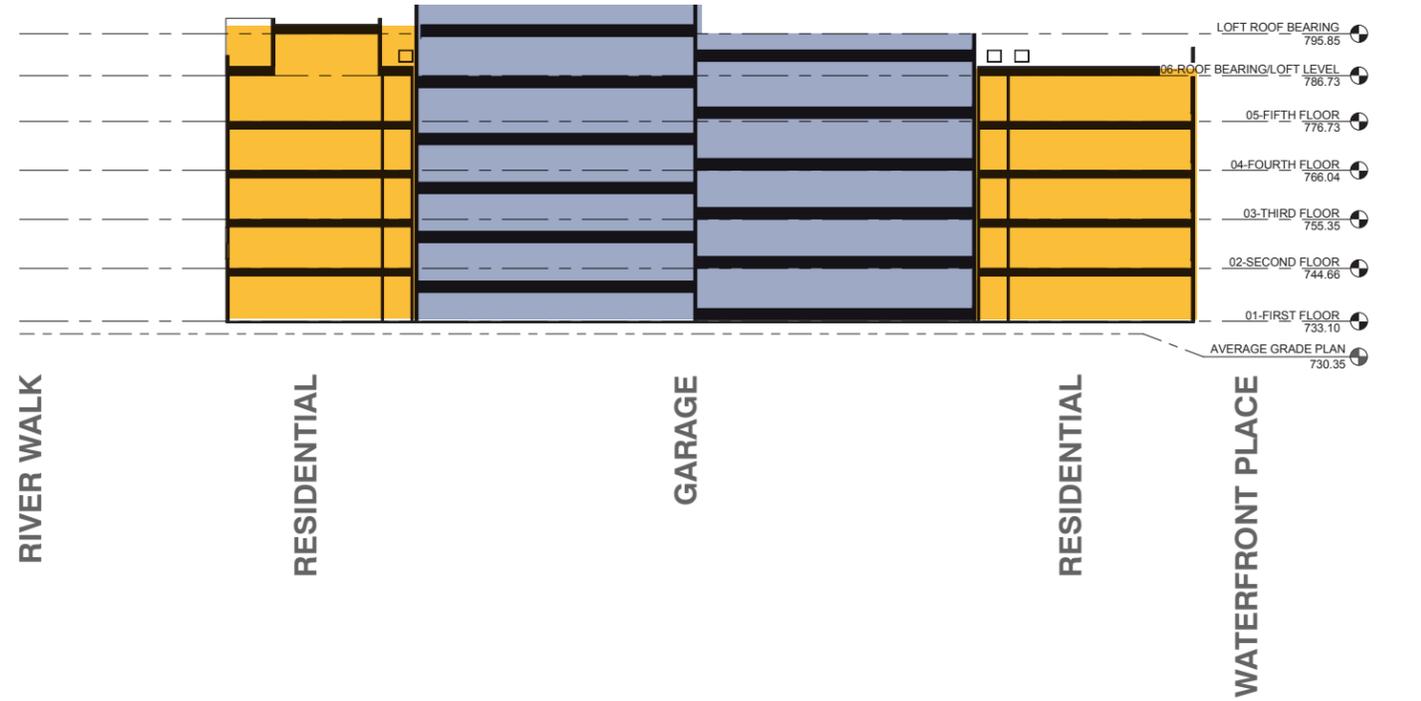
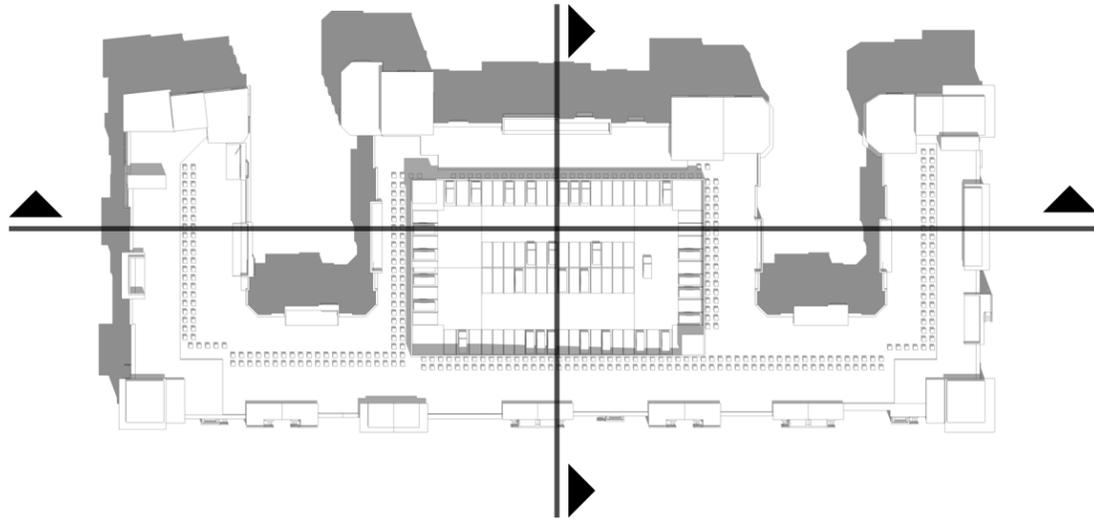


A | WATERFRONT PLACE ELEVATION

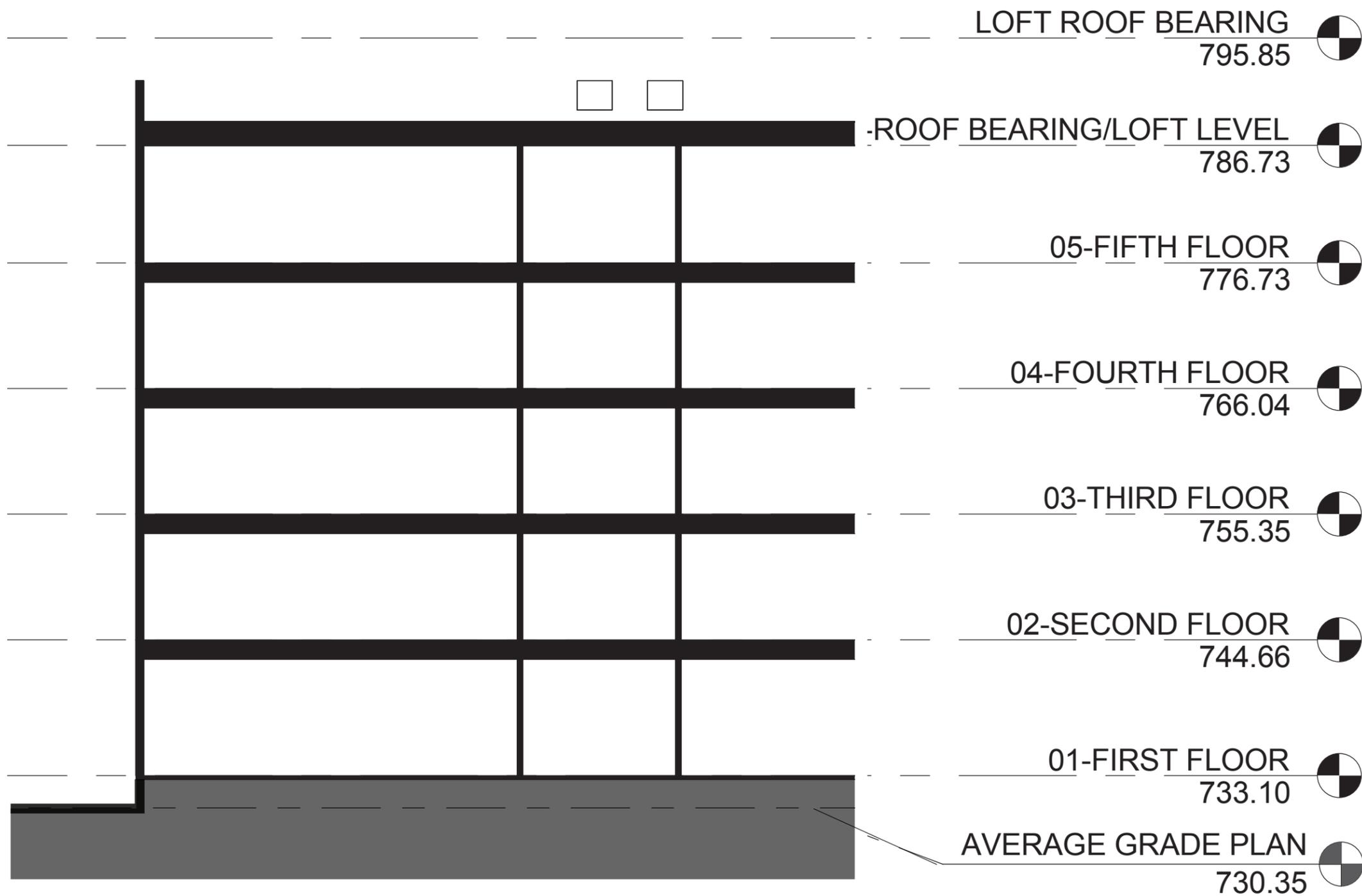
BUILDING ELEVATIONS - STREET VIEWS



BUILDING ELEVATION - RIVER WALK



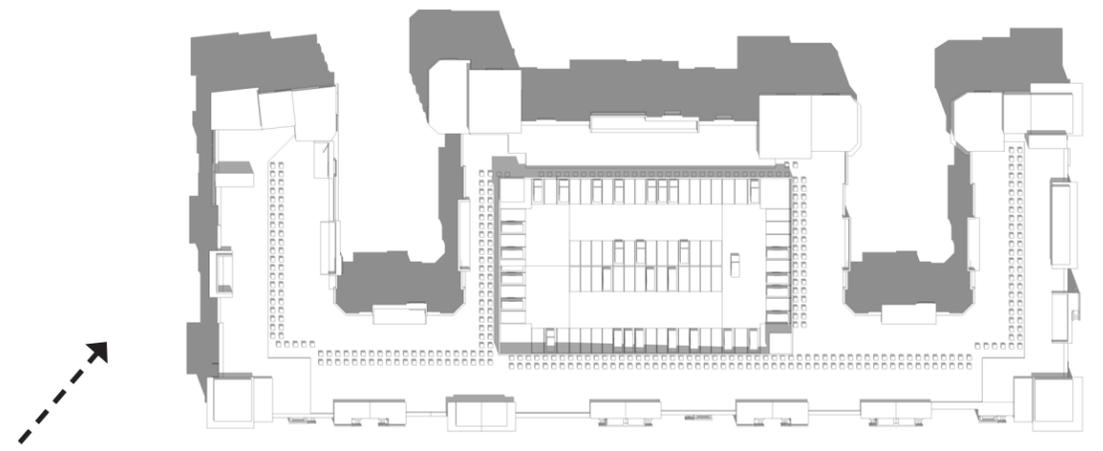
BUILDING SECTIONS



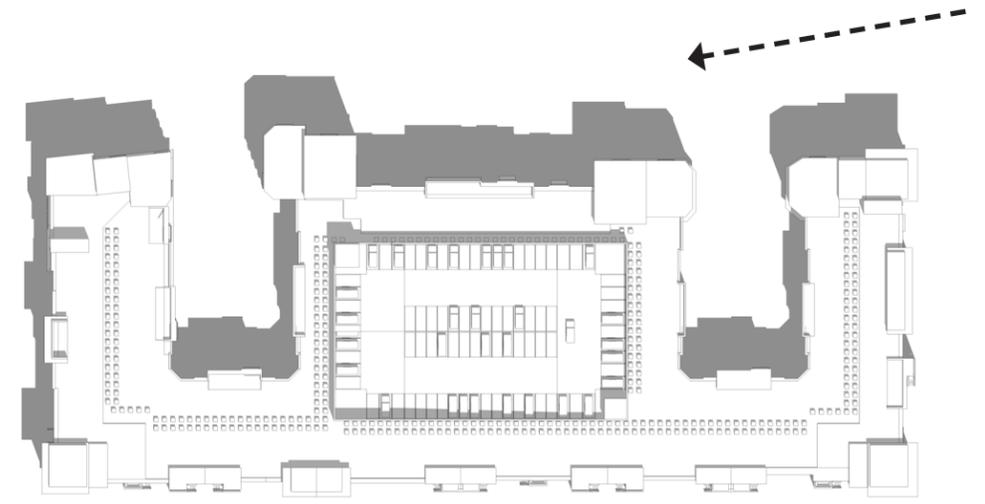
BUILDING ENLARGED SECTION



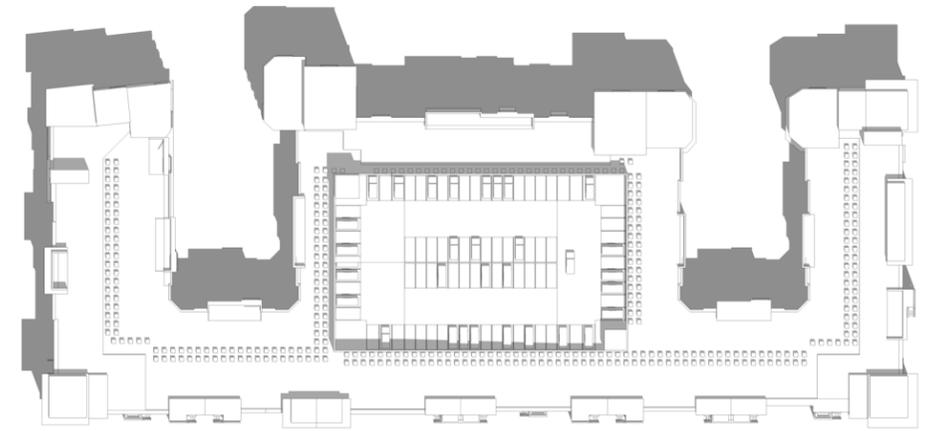
AERIAL VIEW - ALLEGHENY RIVER TOWARDS DOWNTOWN PITTSBURGH



EYE LEVEL VIEW - 19TH STREET PLAZA/WATERFRONT PLACE CORNER

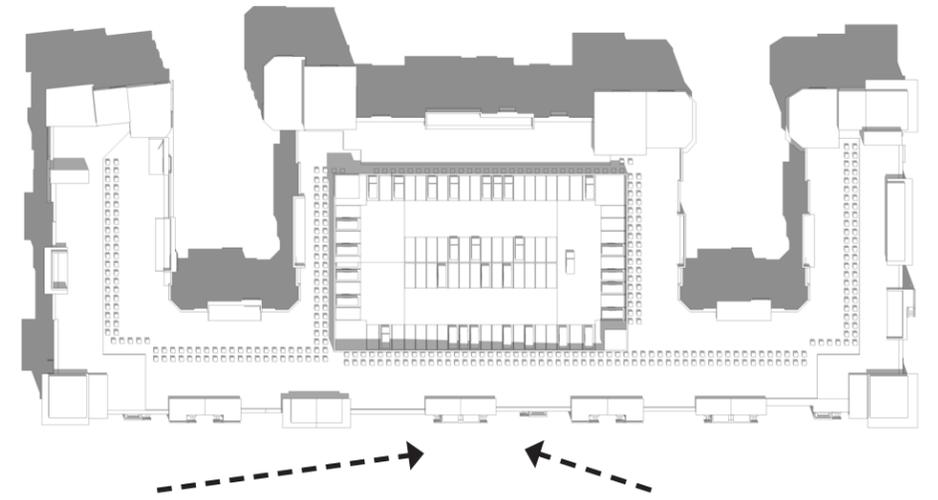


EYE LEVEL VIEW - RIVER WALK FROM 21ST STREET

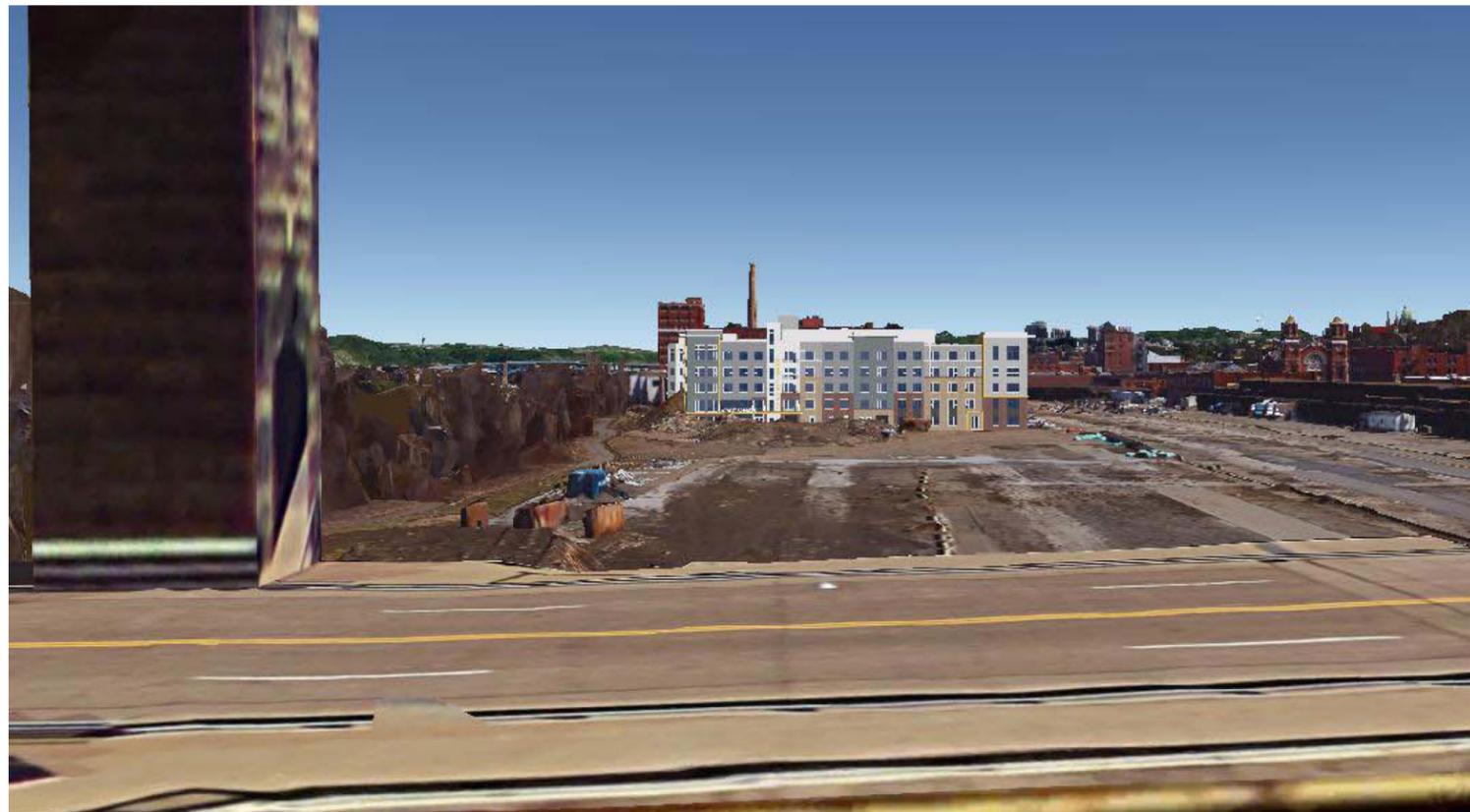


EYE LEVEL VIEW - 19TH STREET PLAZA FROM RIVER WALK





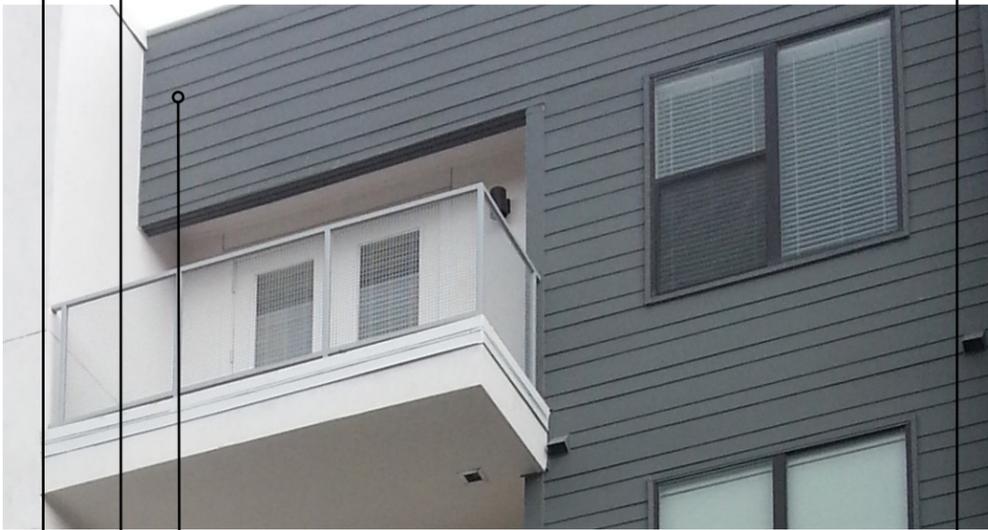
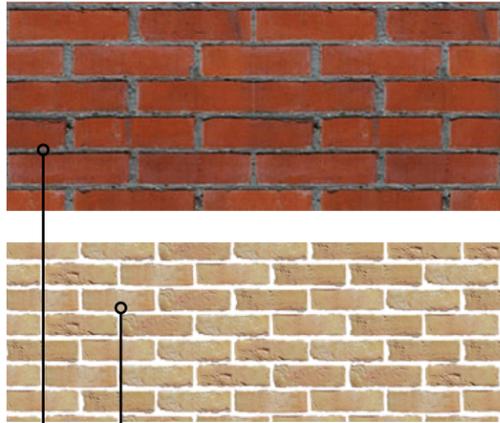
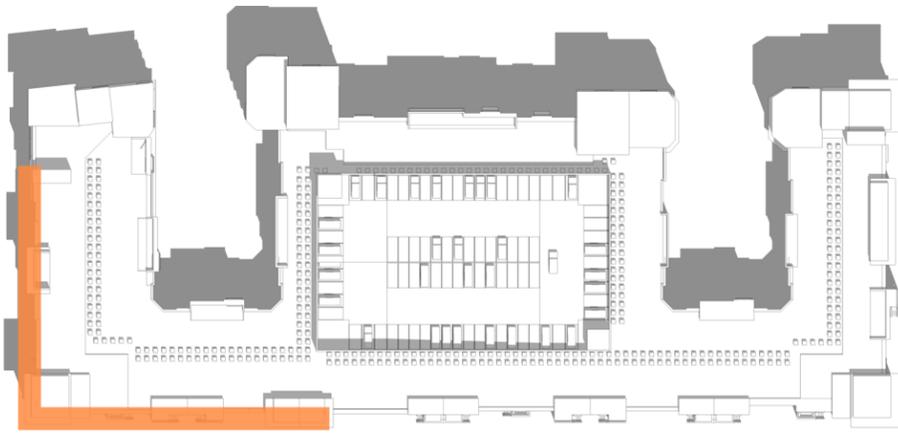
EYE LEVEL VIEWS - WATERFRONT PLACE ENTRANCE



VISUAL IMPACT STUDIES



VISUAL IMPACT STUDIES



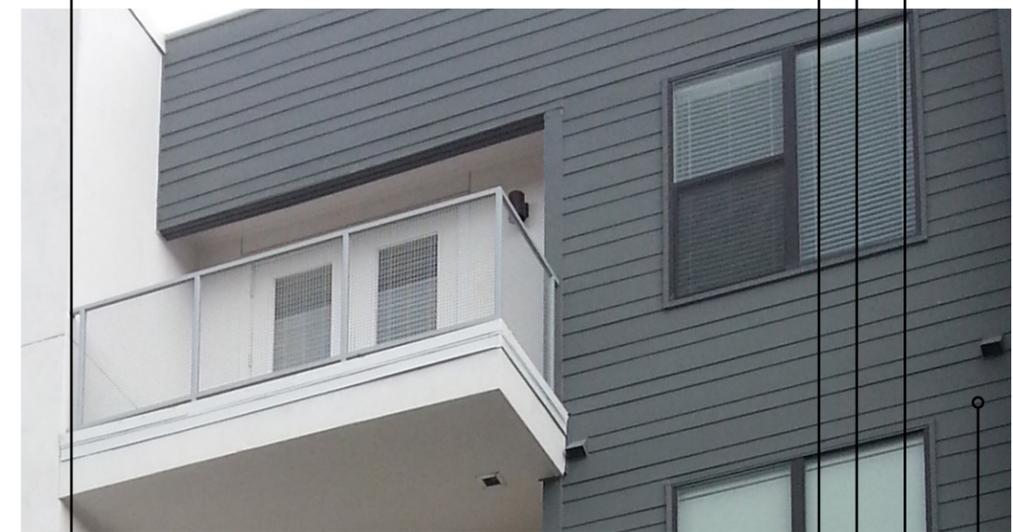
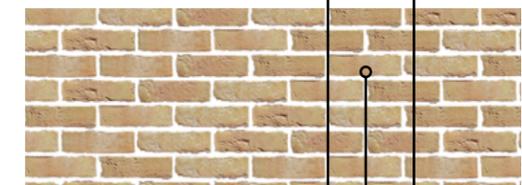
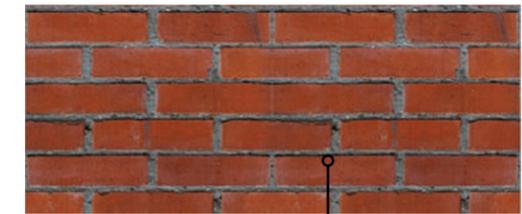
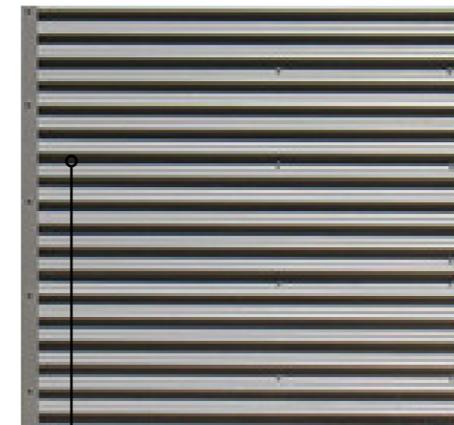
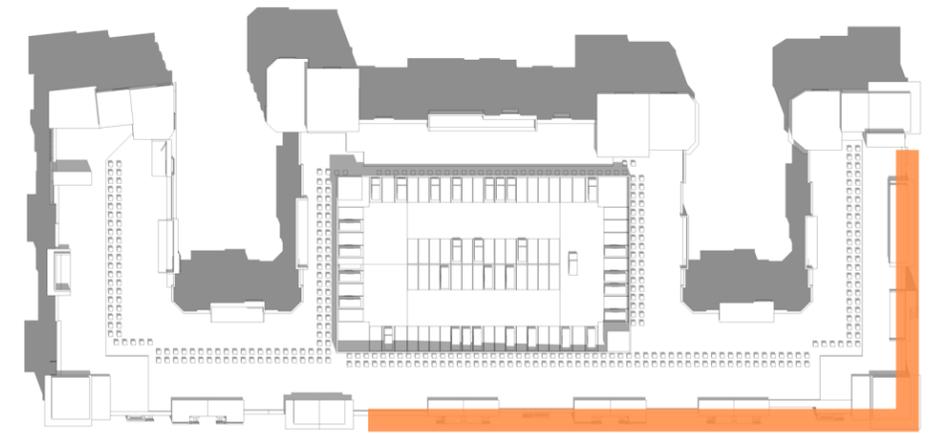
- ALTERNATING SIDING
- BRICK 2
- BRICK 1
- CORRUGATED METAL CLADDING
- FIBER CEMENT PANEL SYSTEM
- STEEL I-BEAM ACCENT
- BOARD AND BATTEN

MATERIAL + COLOR SCHEME | STREET FACADE WEST



ACCENT BRICK BANDS AT
STOOP/RESIDENTIAL PORCHES

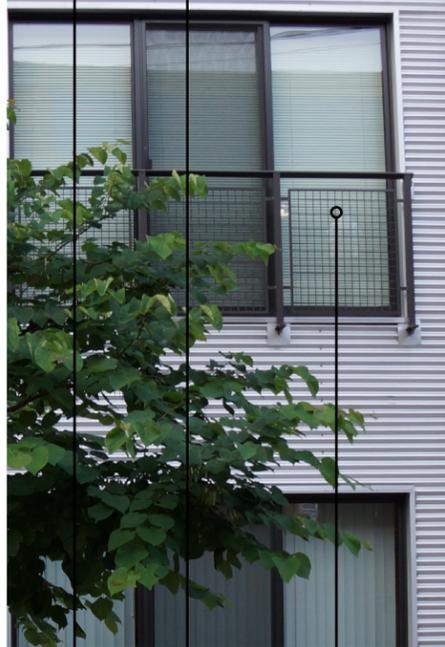
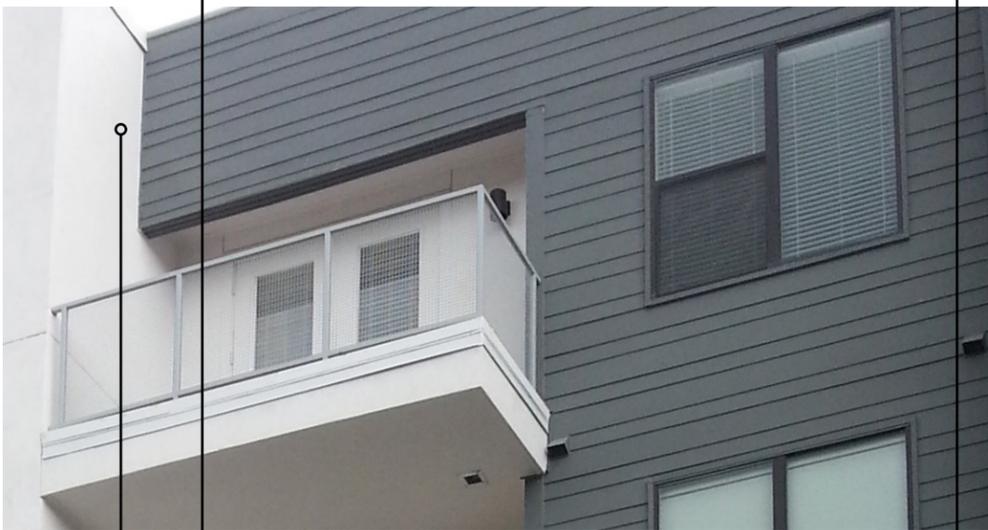
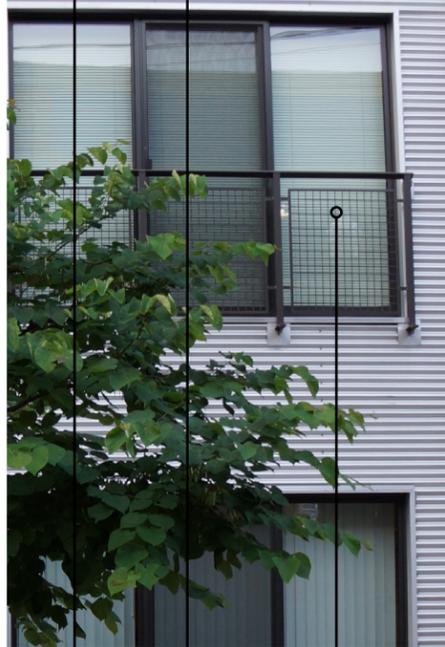
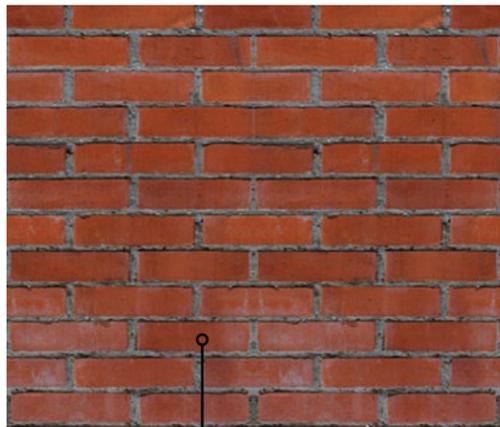
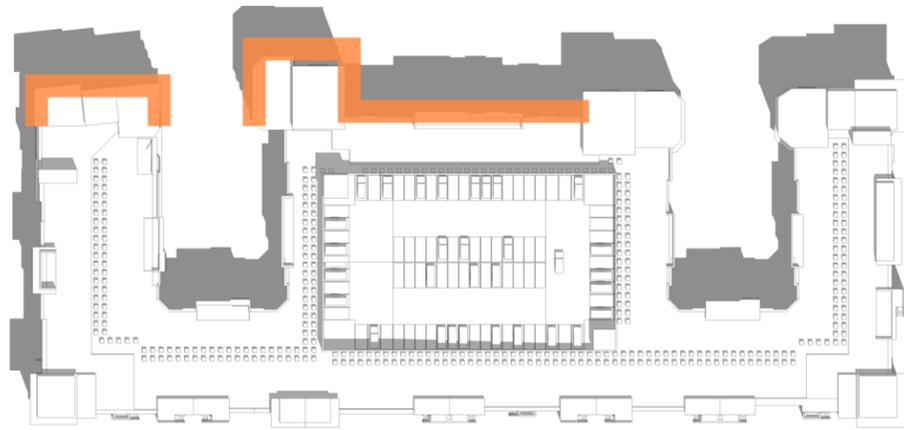
TYPICAL FENESTRATION
DARK GRAY SPANDREL PANEL
CHARCOAL WINDOW FRAME
CAST CONCRETE SILL
DARK GRAY SOLDIER COURSE



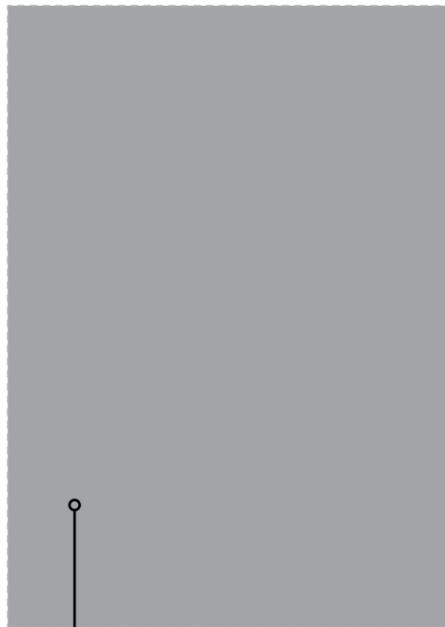
CORRUGATED METAL CLADDING
FIBER CEMENT PANEL SYSTEM
STEEL I-BEAM ACCENT
BOARD AND BATTEN

BRICK 1
BRICK 2
BRICK 2 ACCENT
ALTERNATING SIDING

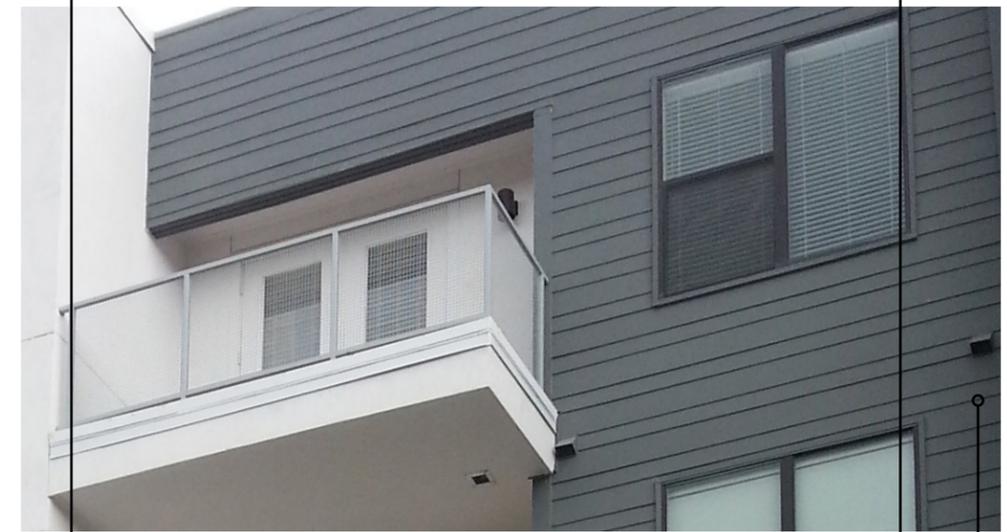
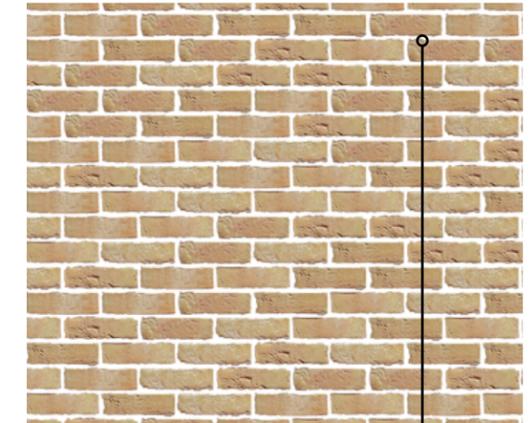
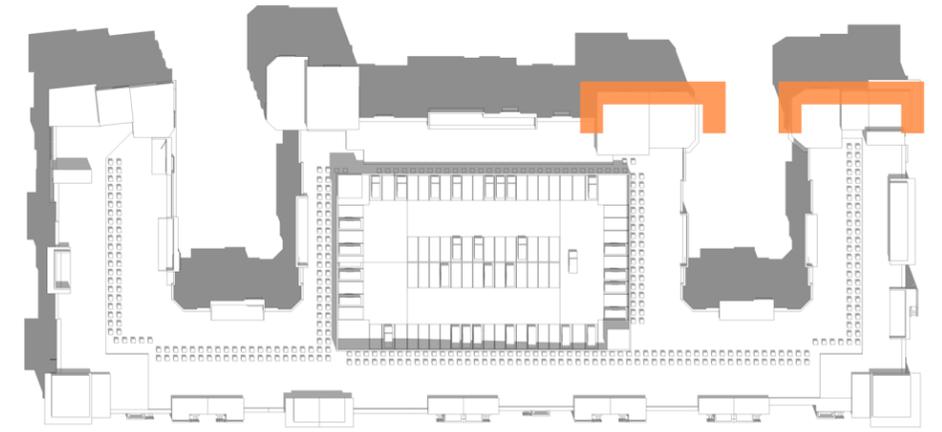
MATERIAL + COLOR SCHEME | STREET FACADE EAST



- BRICK 1
- ALTERNATING SIDING
- MESH BALCONY / CHARCOAL GLAZING FRAME
- CORRUGATED METAL CLADDING
- FIBER CEMENT PANEL SYSTEM
- STEEL I-BEAM ACCENT



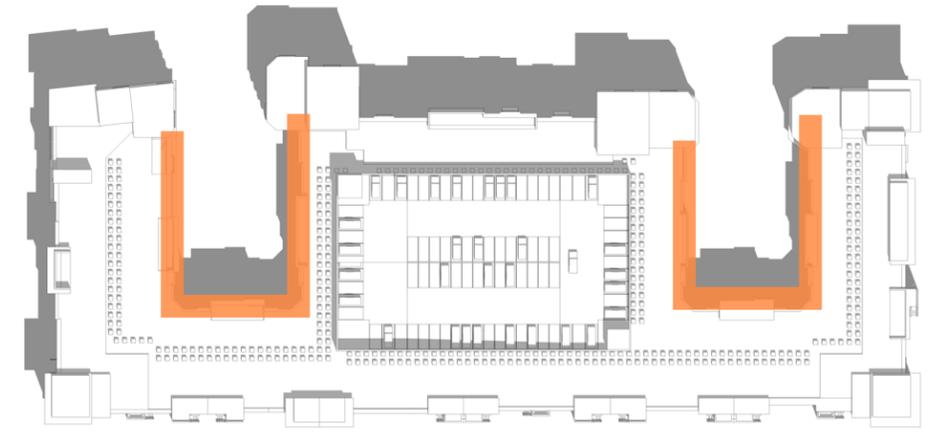
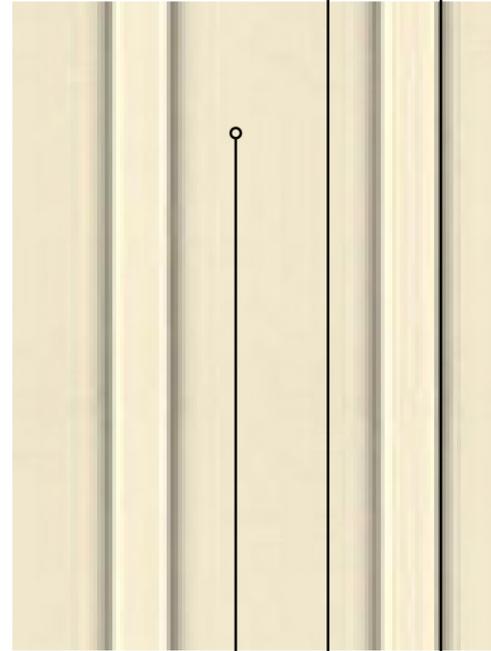
MATERIAL + COLOR SCHEME | RIVER WALK WEST



CORRUGATED METAL CLADDING
 FIBER CEMENT PANEL SYSTEM
 STEEL I-BEAM ACCENT
 BOARD AND BATTEN

BRICK 1
 ALTERNATING
 SIDING

MATERIAL + COLOR SCHEME | RIVER WALK EAST



FIBER CEMENT PANEL SYSTEM

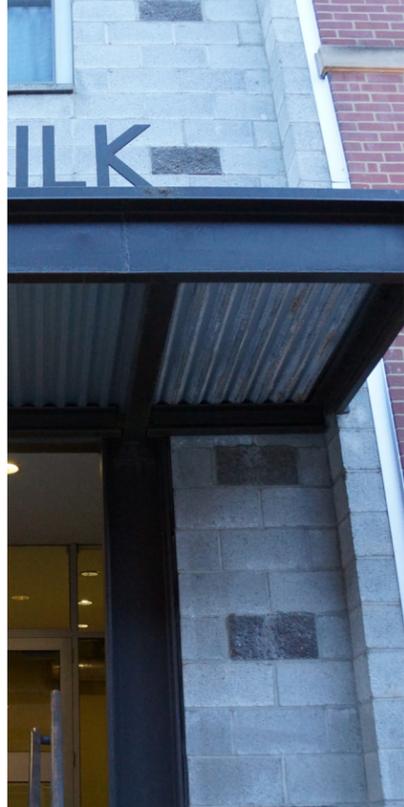
BALCONY RAILING

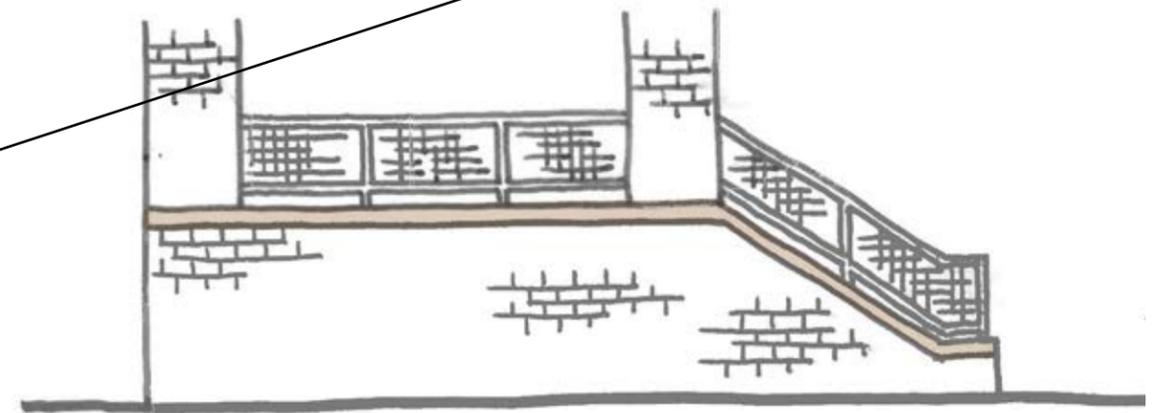
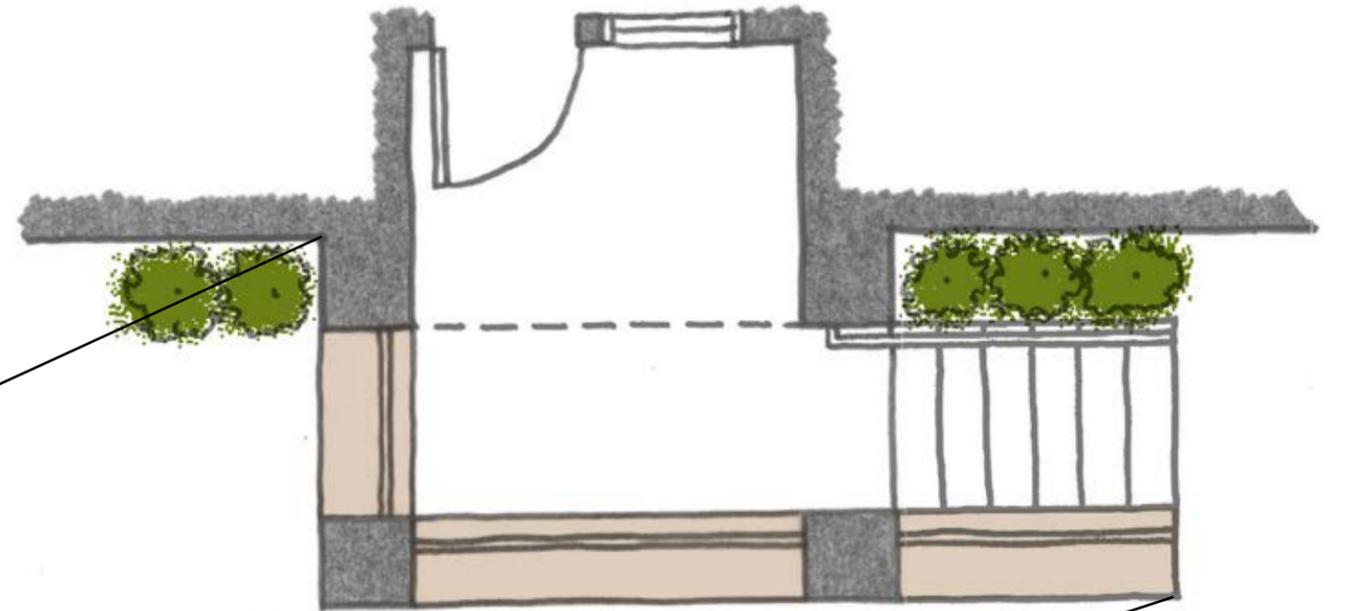
BOARD AND BATTEN

LAP SIDING

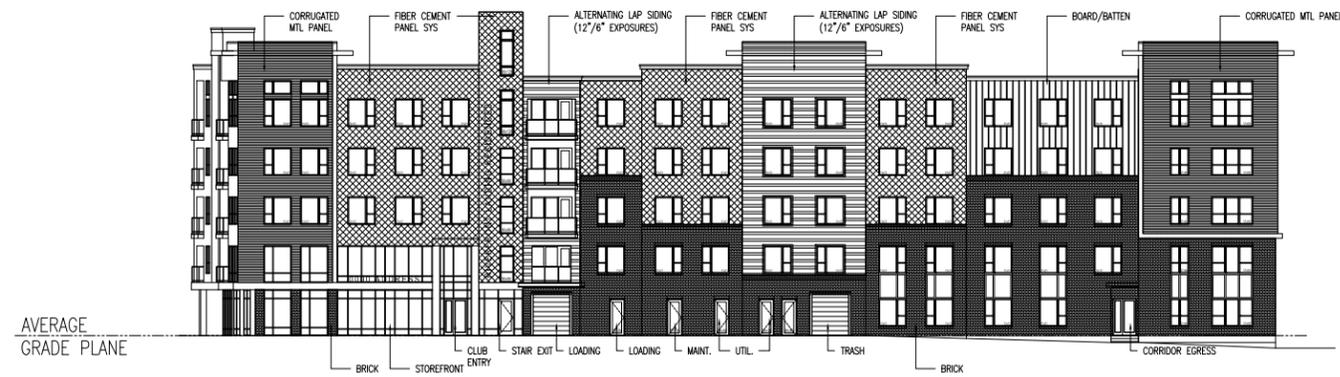
MATERIAL + COLOR SCHEME | COURTYARDS







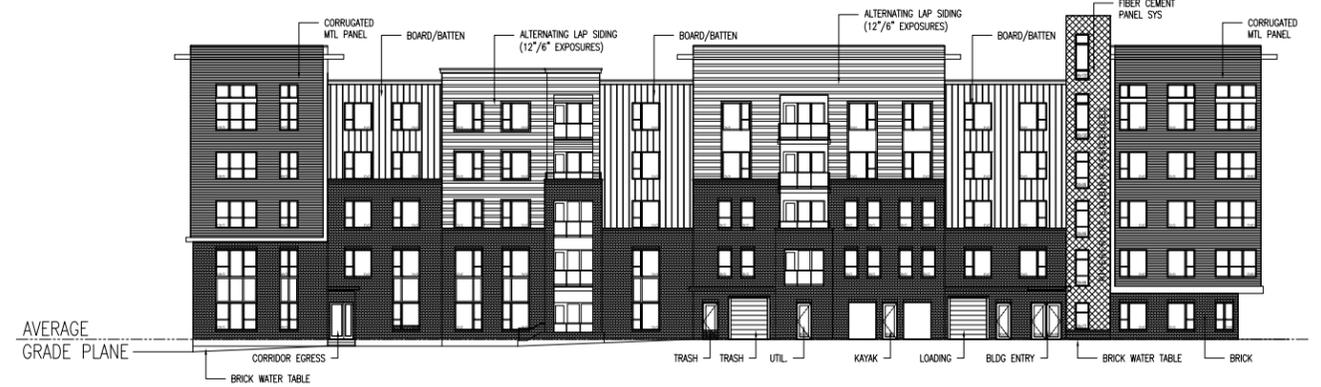
ENLARGED ELEVATION | TYPICAL RESIDENTIAL STOOP



AVERAGE GRADE PLANE

STREETFRONT MATERIAL	AREA (SQ.FT.)	%
CORRUGATED METAL PANEL:	2227 SQ. FT.	19
FIBER CEMENT PANEL:	2900 SQ. FT.	25
ALTERNATING LAP SIDING:	1856 SQ. FT.	16
BOARD/ BATTEN:	563 SQ. FT.	05
BRICK:	3961 SQ. FT.	35
TOTAL:	11507 SF	100

3 | 19TH ST PLAZA FACADE



AVERAGE GRADE PLANE

STREETFRONT MATERIAL	AREA (SQ.FT.)	%
CORRUGATED METAL PANEL:	2306 SQ. FT.	18
FIBER CEMENT PANEL:	514 SQ. FT.	04
ALTERNATING LAP SIDING:	2157 SQ. FT.	17
BOARD/ BATTEN:	1845 SQ. FT.	16
BRICK:	5673 SQ. FT.	45
TOTAL:	12495 SF	100

2 | 21ST STREET FACADE

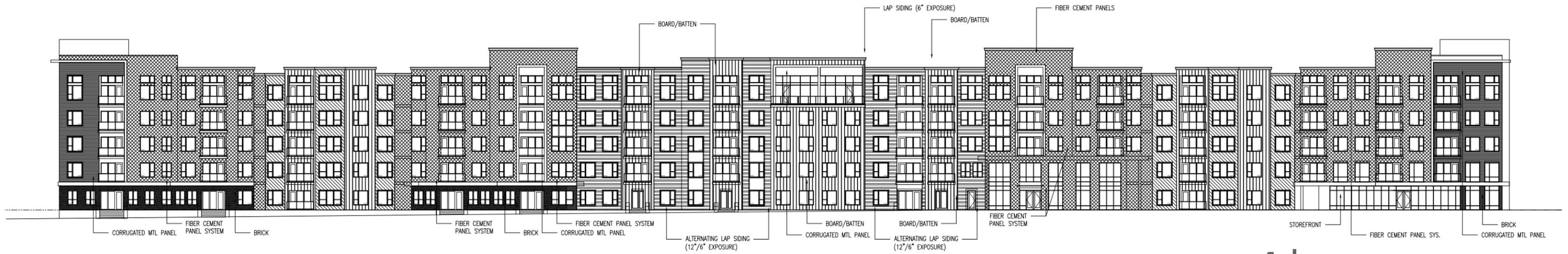


AVERAGE GRADE PLANE

STREETFRONT MATERIAL	AREA (SQ.FT.)	%
CORRUGATED METAL PANEL:	4043 SQ. FT.	13
FIBER CEMENT PANEL:	3646 SQ. FT.	12
ALTERNATING LAP SIDING:	5077 SQ. FT.	17
BOARD/ BATTEN:	4515 SQ. FT.	15
BRICK:	12791 SQ. FT.	43
TOTAL:	30072 SF	100

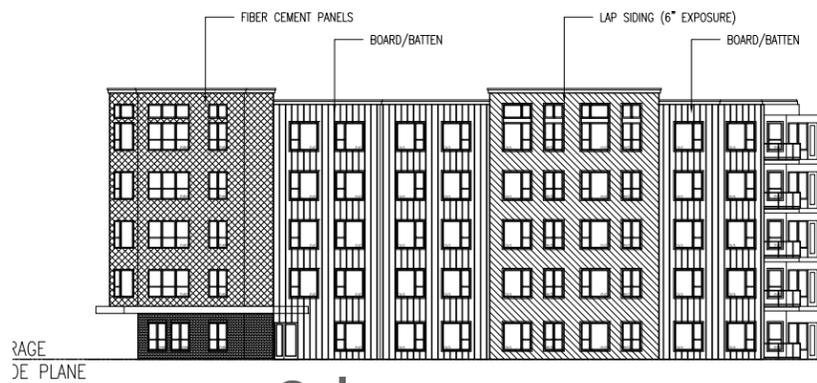
1 | WATERFRONT PLACE FACADE

MATERIAL CALCULATIONS - STREET ELEVATIONS



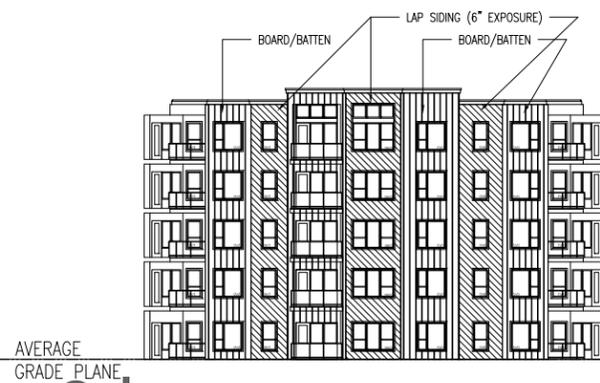
4 | RIVER WALK FACADE

STREETFRONT MATERIAL	AREA (SQ.FT.)	%
CORRUGATED METAL PANEL:	1604 SQ. FT.	05
FIBER CEMENT PANEL:	12889 SQ. FT.	42
ALTERNATING LAP SIDING:	4912 SQ. FT.	16
STANDARD LAP SIDING:	3217 SQ. FT.	11
BOARD/ BATTEN:	6757 SQ. FT.	22
BRICK:	1464 SQ. FT.	04
TOTAL:	30843 SF	100



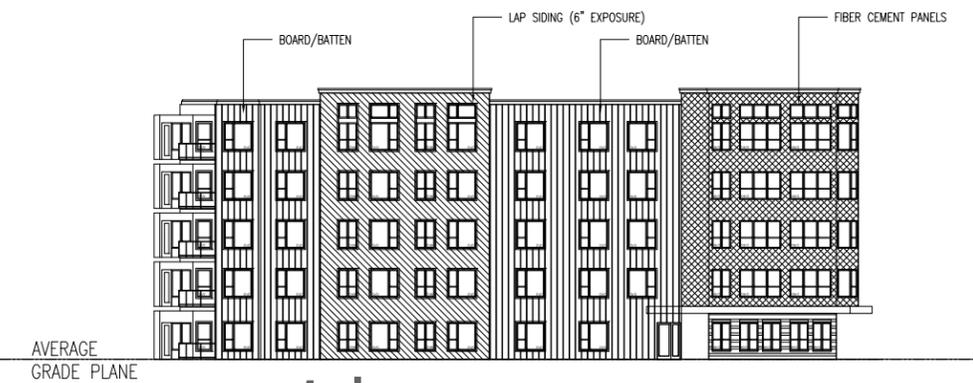
3 | COURTYARD EAST FACADE

STREETFRONT MATERIAL	AREA (SQ.FT.)	%
CORRUGATED METAL PANEL:	0	0
FIBER CEMENT PANEL:	1203 SQ. FT.	20
ALTERNATING LAP SIDING:	0	0
STANDARD LAP SIDING:	1471 SQ. FT.	25
BOARD/ BATTEN:	3188 SQ. FT.	52
BRICK:	225 SQ. FT.	03
TOTAL:	6087 SF	100



2 | COURTYARD SOUTH FACADE

STREETFRONT MATERIAL	AREA (SQ.FT.)	%
CORRUGATED METAL PANEL:	1604 SQ. FT.	05
FIBER CEMENT PANEL:	12889 SQ. FT.	42
ALTERNATING LAP SIDING:	4912 SQ. FT.	16
STANDARD LAP SIDING:	3217 SQ. FT.	11
BOARD/ BATTEN:	6757 SQ. FT.	22
BRICK:	1464 SQ. FT.	04
TOTAL:	30843 SF	100



1 | COURTYARD WEST FACADE

STREETFRONT MATERIAL	AREA (SQ.FT.)	%
CORRUGATED METAL PANEL:	1604 SQ. FT.	05
FIBER CEMENT PANEL:	12889 SQ. FT.	42
ALTERNATING LAP SIDING:	4912 SQ. FT.	16
STANDARD LAP SIDING:	3217 SQ. FT.	11
BOARD/ BATTEN:	6757 SQ. FT.	22
BRICK:	1464 SQ. FT.	04
TOTAL:	30843 SF	100

MATERIAL CALCULATIONS - RIVER WALK ELEVATIONS

UPPER (STREETFRONT)	AREA (SQ.FT.)	%
UPPER TOTAL AREA:	11552 SQ. FT.	100
WALL AREA:	8683 SQ. FT.	76.5
GLASS AREA:	2682 SQ. FT.	23.5



LOWER (STREETFRONT)	AREA (SQ.FT.)	%
LOWER TOTAL AREA:	#####	100
WALL AREA:	804 SQ. FT.	70
GLASS AREA:	340 SQ. FT.	30

FENESTRATION CALCULATIONS (21ST STREET)
SCALE: 1" = 20'

3

UPPER (STREETFRONT)	AREA (SQ.FT.)	%
UPPER TOTAL AREA:	11194 SQ. FT.	100
WALL AREA:	8092 SQ. FT.	72.6
GLASS AREA:	3102 SQ. FT.	27.7

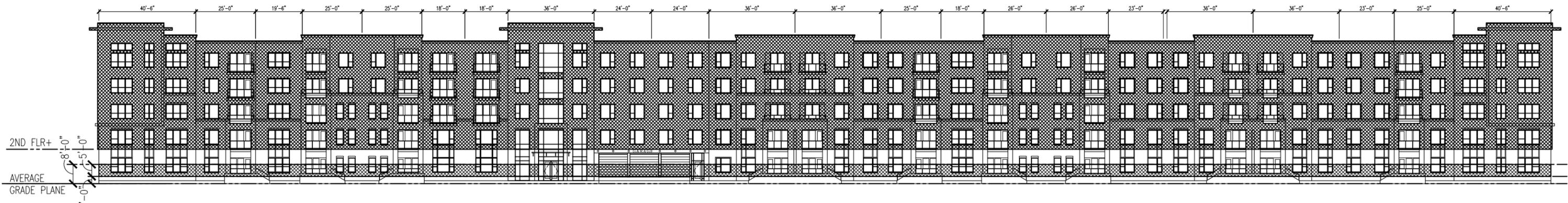


LOWER (STREETFRONT)	AREA (SQ.FT.)	%
LOWER TOTAL AREA:	1116 SQ. FT.	100
WALL AREA:	753 SQ. FT.	67.5
GLASS AREA:	363 SQ. FT.	32.5

FENESTRATION CALCULATIONS (19TH STREET)
SCALE: 1" = 20'

2

UPPER (STREETFRONT)	AREA (SQ.FT.)	%
UPPER TOTAL AREA:	28674 SQ. FT.	100
WALL AREA:	19719 SQ. FT.	69
GLASS AREA:	8955 SQ. FT.	31



LOWER (STREETFRONT)	AREA (SQ.FT.)	%
LOWER TOTAL AREA:	3035 SQ. FT.	100
WALL AREA:	1914 SQ. FT.	63
GLASS AREA:	1121 SQ. FT.	37

FENESTRATION CALCULATIONS (WATERFRONT PLACE)
SCALE: 1" = 20'-0"

1

FENESTRATION / TRANSPARENCY CALCULATIONS