

City of Pittsburgh Planning Commission 12-08-15



Address: 4505-4512 Centre Ave, 273-275 Craig St & 272 N. Dithridge St.

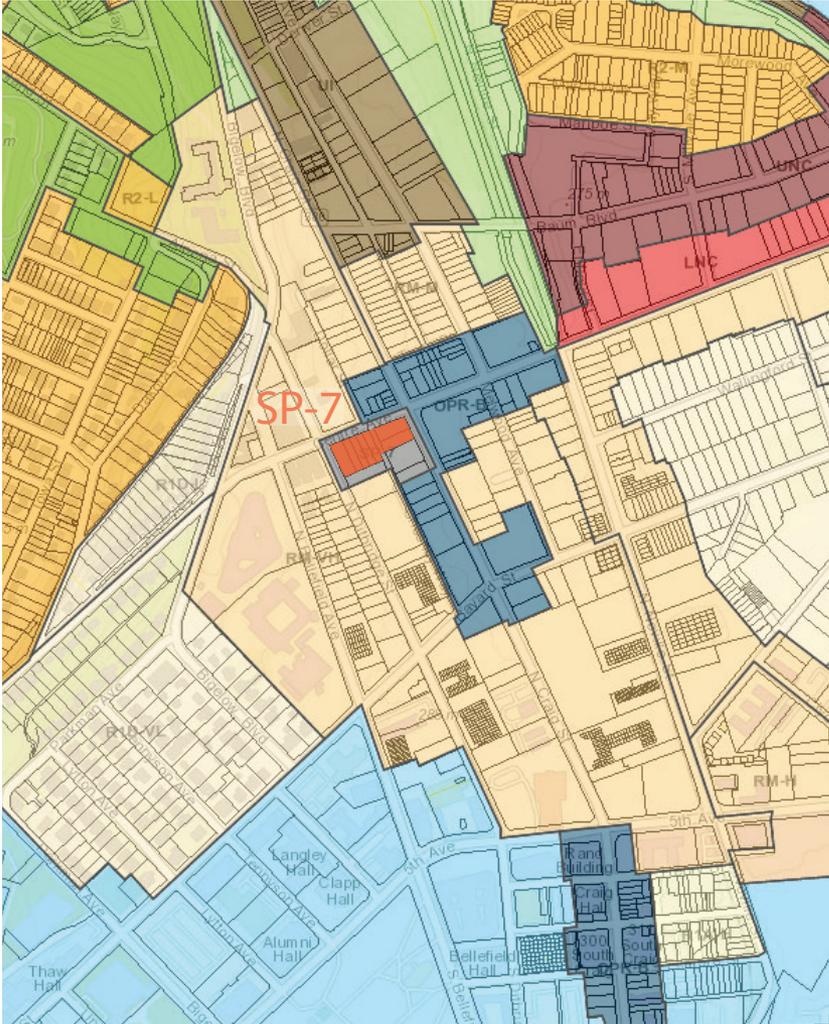
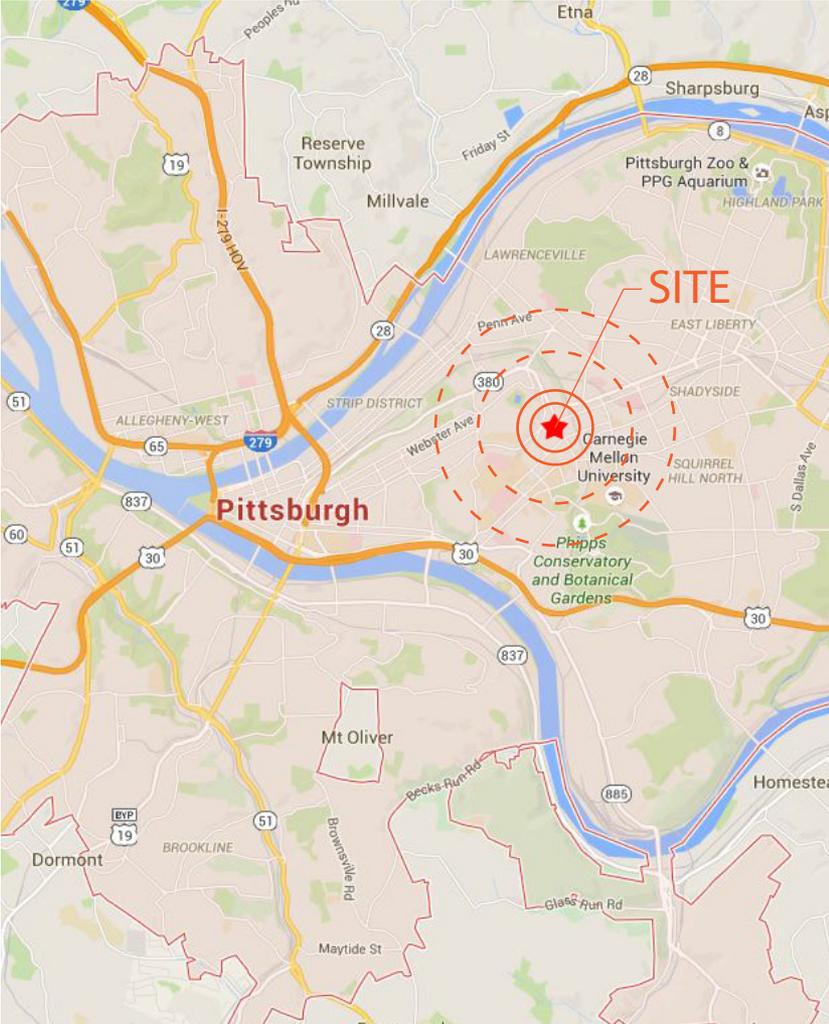
Zoning District: Special Plan District SP-7

Project Description: The proposed 17 story mixed use building will have 326 apartment units with one, two and three bedroom options available. The building includes approximately 9,500 sf of ground level retail space fronting along Centre Avenue, and 12,000 sf. of amenities/fitness space for tenants to enjoy. A series of stepping terraces at the retail / restaurant spaces along Centre Ave will help to enhance and activate the site and surrounding community.

COMPARISON TABLE

	Chelsea Project (2008)	Park7 Project (2015)
Number of Units	336	326
Number of Parking Spaces	411	438
Gross Floor Area	591,888 sq. Ft.	587,133 sq. Ft.
Building Footprint	48,952	45,382 sq. Ft
Height	156-191 Ft. (avg. 175)	145-174 Ft. (avg. 159)

Location Map



Context Images

1
CENTRE AVE. LOOKING SOUTH AT SITE. EXISTING BUILDINGS TO BE DEMOLISHED.

2
VIEW LOOKING EAST ON CENTRE AVE. (SITE ON RIGHT)

3
VIEW LOOKING AWAY FROM THE SITE TOWARD THE WEST ON CENTRE AVE.

4
VIEW LOOKING TOWARD THE SOUTH ON N. DITHRIDGE ST.

5
VIEW FROM N. DITHRIDGE ST. LOOKING EAST AT SITE.

6
VIEW LOOKING AT THE ADJACENT SITE TO THE WEST OF THE SITE.

7
VIEW LOOKING AT THE APPROXIMATE CORNER OF THE SITE AND THE NEIGHBORING PROPERTY TO THE SOUTH. (HOME TO BE DEMOLISHED, ADJACENT BUILDING TO REMAIN.)

8
VIEW LOOKING NORTH ON N. DITHRIDGE ST. (SITE ON RIGHT)

9
VIEW LOOKING NORTH ON N. CRAIG ST. (CORNER OF SITE ON LEFT)

10
VIEW LOOKING AT APPROXIMATE PROPERTY CORNER FROM N. CRAIG ST. (SITE TO THE RIGHT)

11
VIEW LOOKING FROM THE SITE TO THE EAST.

12
VIEW LOOKING TO THE EAST ON CENTRE AVE.

13
VIEW LOOKING TOWARD THE SITE SOUTH ON N. CRAIG ST.

14
VIEW LOOKING TOWARD THE WEST ON CENTRE AVE. (SITE ON LEFT)

15
VIEW FROM THE SITE LOOKING NORTH DOWN DOLLAR ST.

SITE CONTEXT IMAGES
PARK7 GROUP
PARK7 APARTMENTS
CITY OF PITTSBURGH
AUG. 21, 2015 SCALE: 1"=50' CEC: 143-452
Civil & Environmental Consultants, Inc.

SCALE IN FEET
0 50 100

Perspectives



Context Images



NAME: FAIRFAX APARTMENTS
STORIES: 10F



NAME: BELLEFIELD PLACE
STORIES: 11F



NAME: CATHEDRAL OF
LEARNING
STORIES: 42F



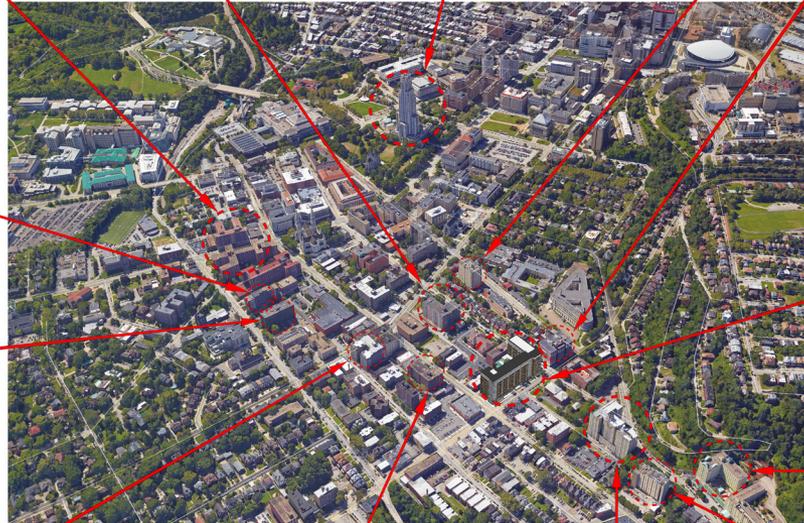
STORIES: 13F



NAME: BELLEFIELD
STORIES: 9F



NAME: NEVILLE HOUSE
STORIES: 10F



NAME: PARK 7 PITTSBURGH
STORIES: 17F



STORIES: 9F



NAME: RESIDENCE
STORIES: 17F



NAME: KING EDWARD BEAUTY SALON
STORIES: 9F



STORIES: 9F

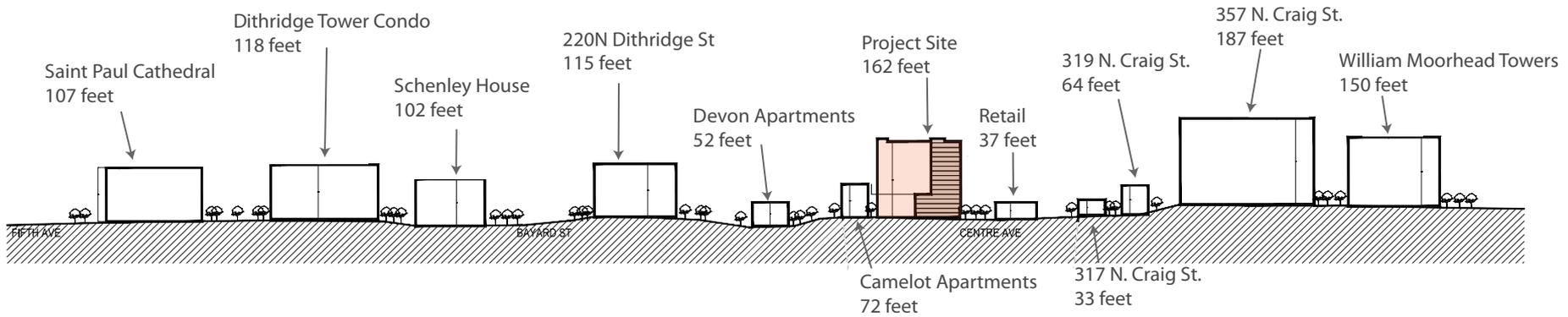


STORIES: 15F



STORIES: 13F

Context Section



Perspectives



Centre Ave. and Dithridge St. Perspective



Centre Ave. and N. Craig Perspective

Perspectives

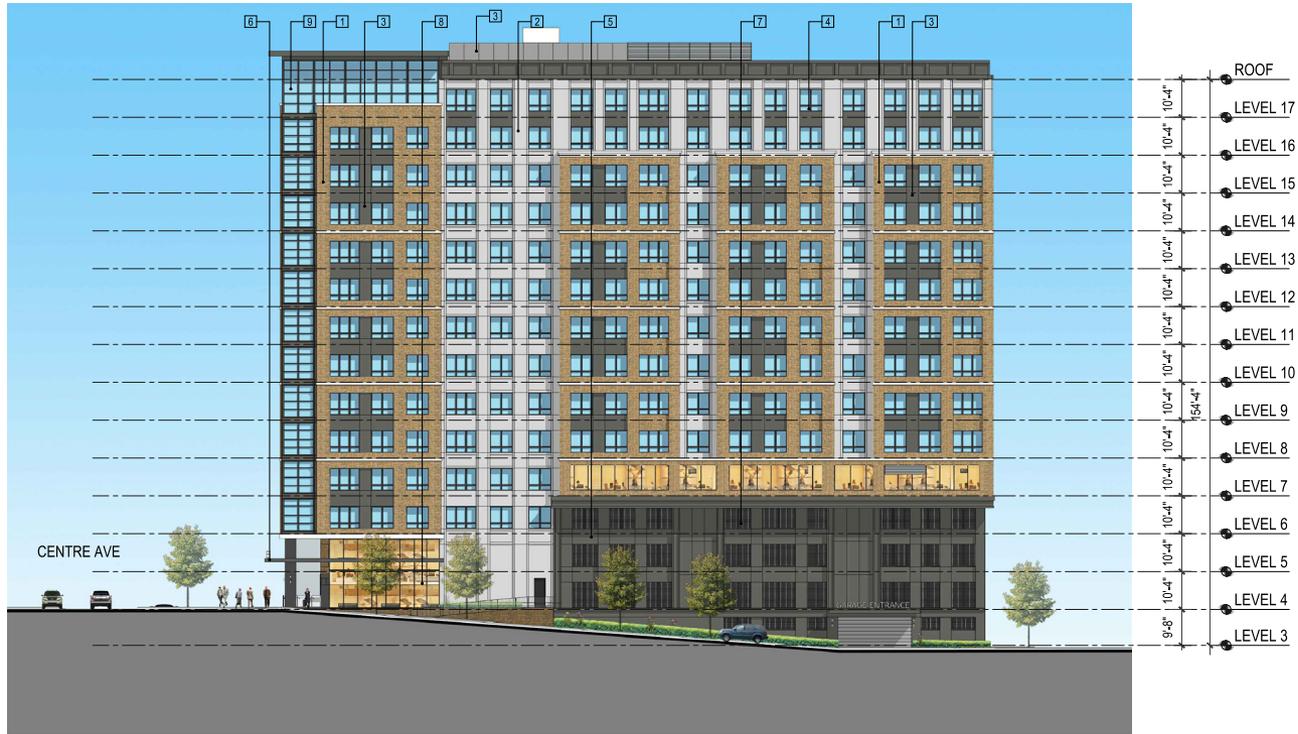


Dithridge St. Perspective

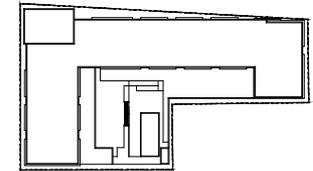


N. Craig St. Perspective

Elevations - Dithridge St.



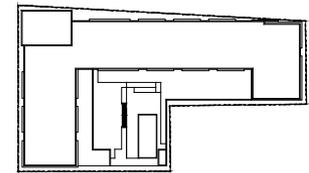
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|---|---|--------------------|---|---|--------------------|---|---|--------------|---|--|-------------------|----|---|----------------|
| 1 |  | MASONRY | 3 |  | FIBER CEMENT PANEL | 5 |  | METAL PANEL | 7 |  | METAL SCREENING | 9 |  | WINDOW WALL |
| 2 |  | FIBER CEMENT PANEL | 4 |  | ALUMINUM WINDOW | 6 |  | METAL CANOPY | 8 |  | STOREFRONT WINDOW | 10 |  | SPLIT FACE CMU |



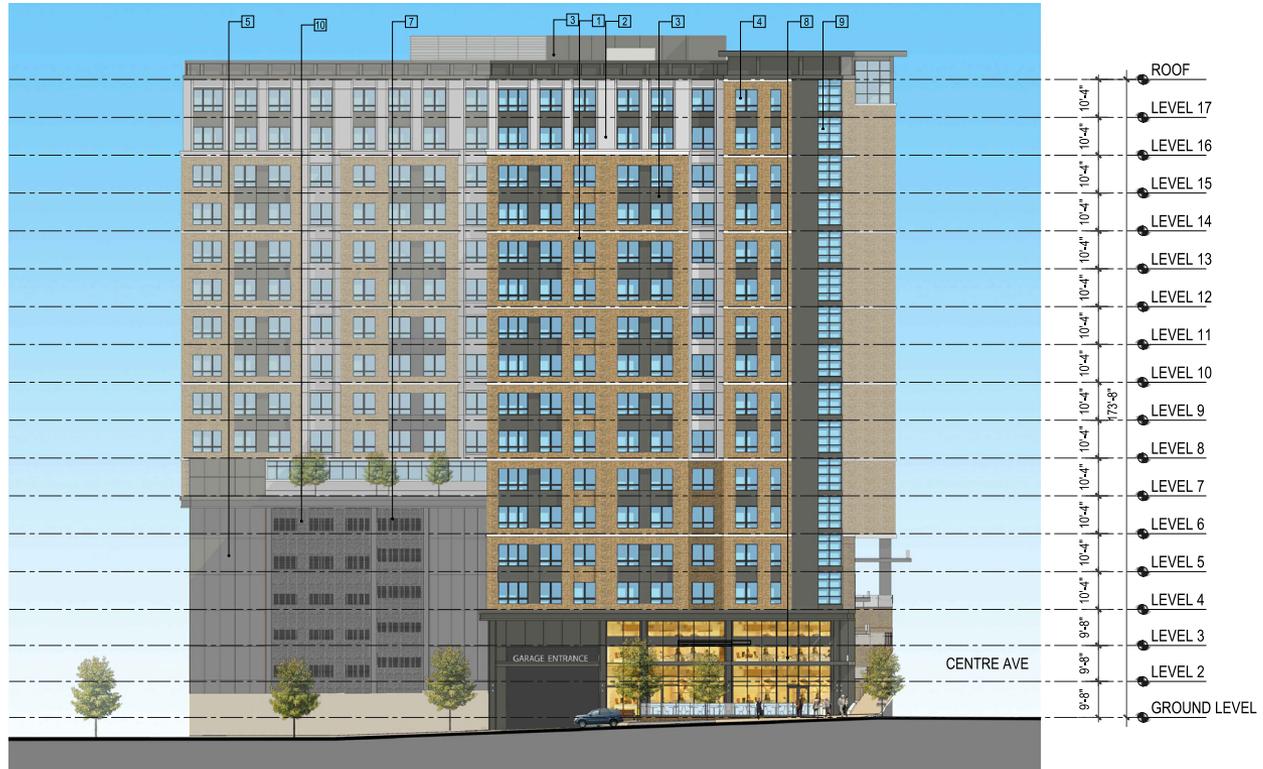
Elevation - Centre Ave



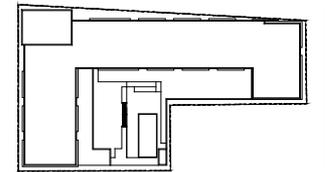
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Elevation - Craig St.



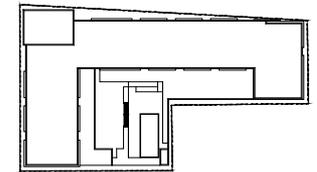
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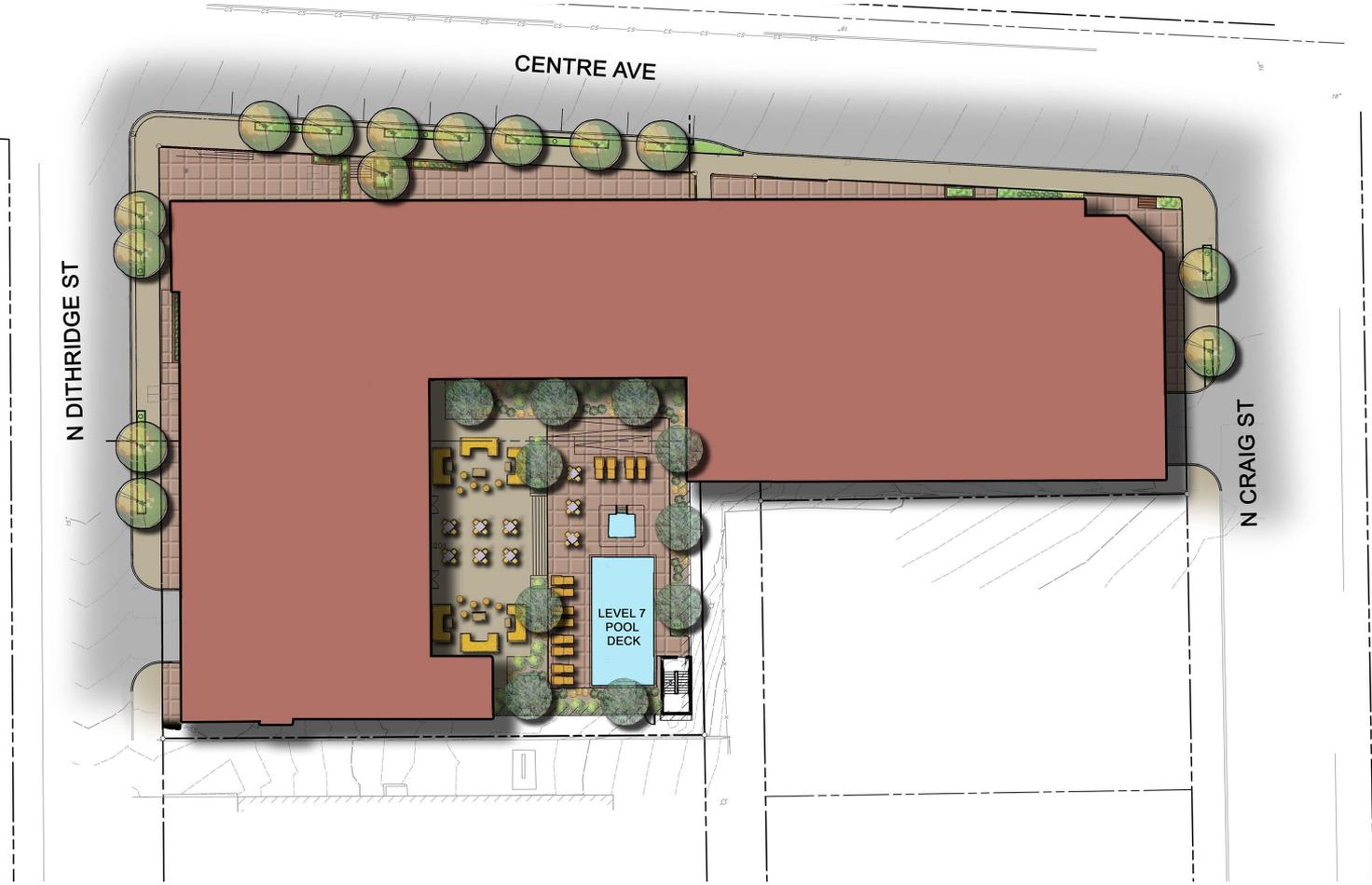
Elevation - South



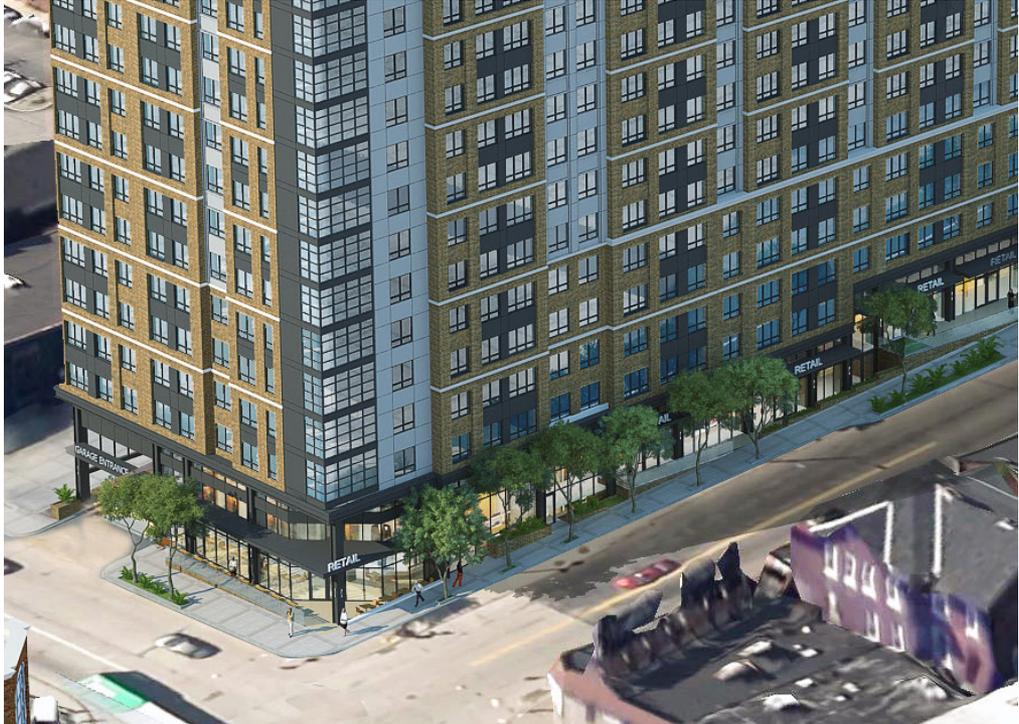
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Landscape Plan



Retail Perspective





Corner of Centre Ave and N. Craig St.



N. Craig St. Garage and Retail



Centre Ave. Retail



Centre Ave Retail

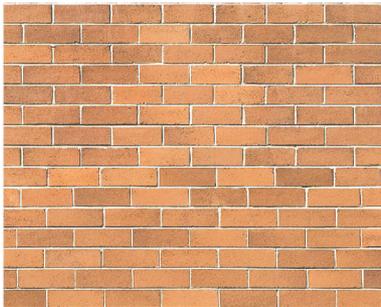


Bike Entrance



Residential Lobby at N. Dithridge and Centre Ave

Building Materials



MASONRY



WINDOW WALL



ALUMINUM WINDOW / PANELS



SPLIT FACE CMU



FIBER CEMENT PANEL



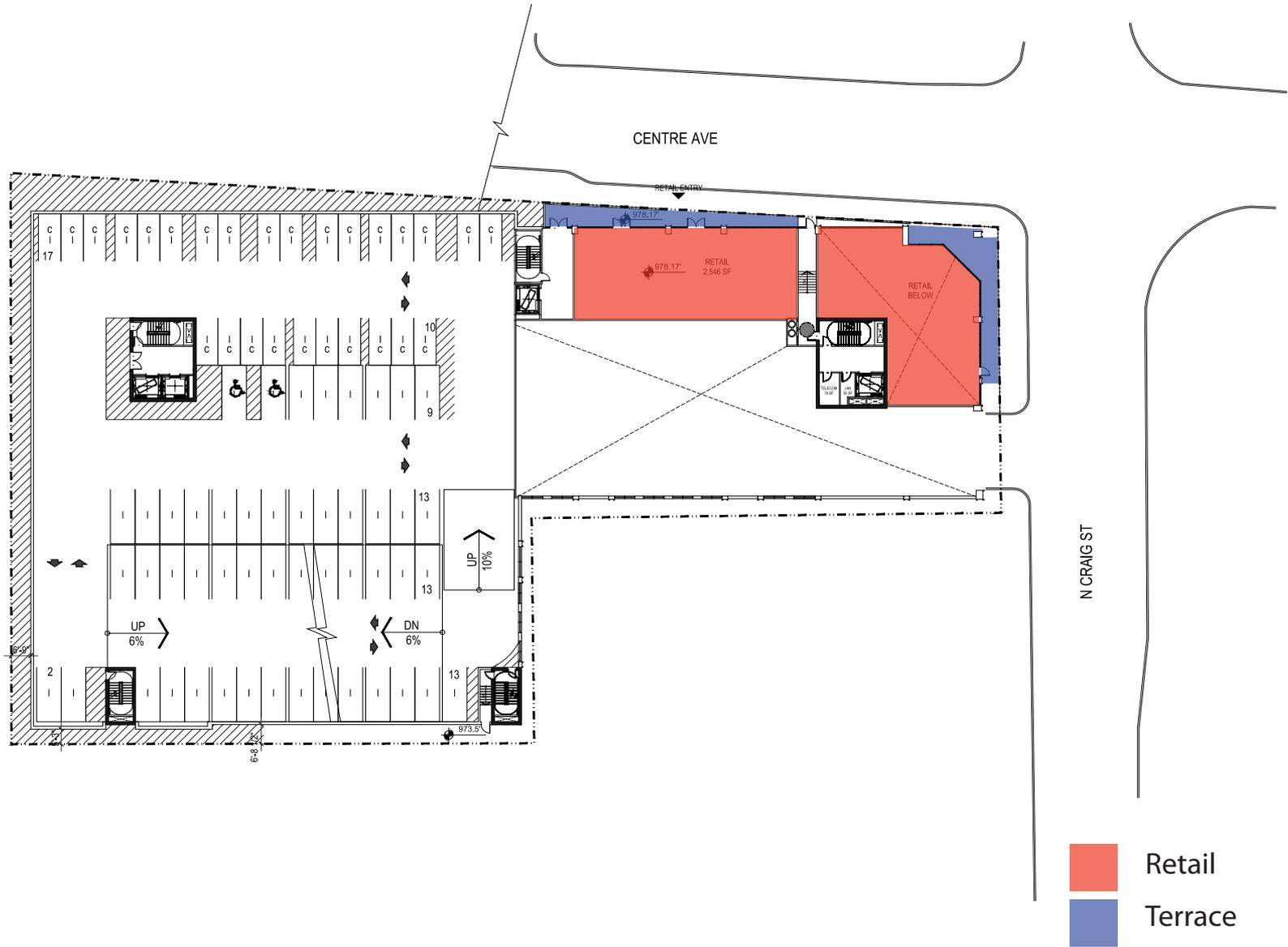
METAL SCREENING

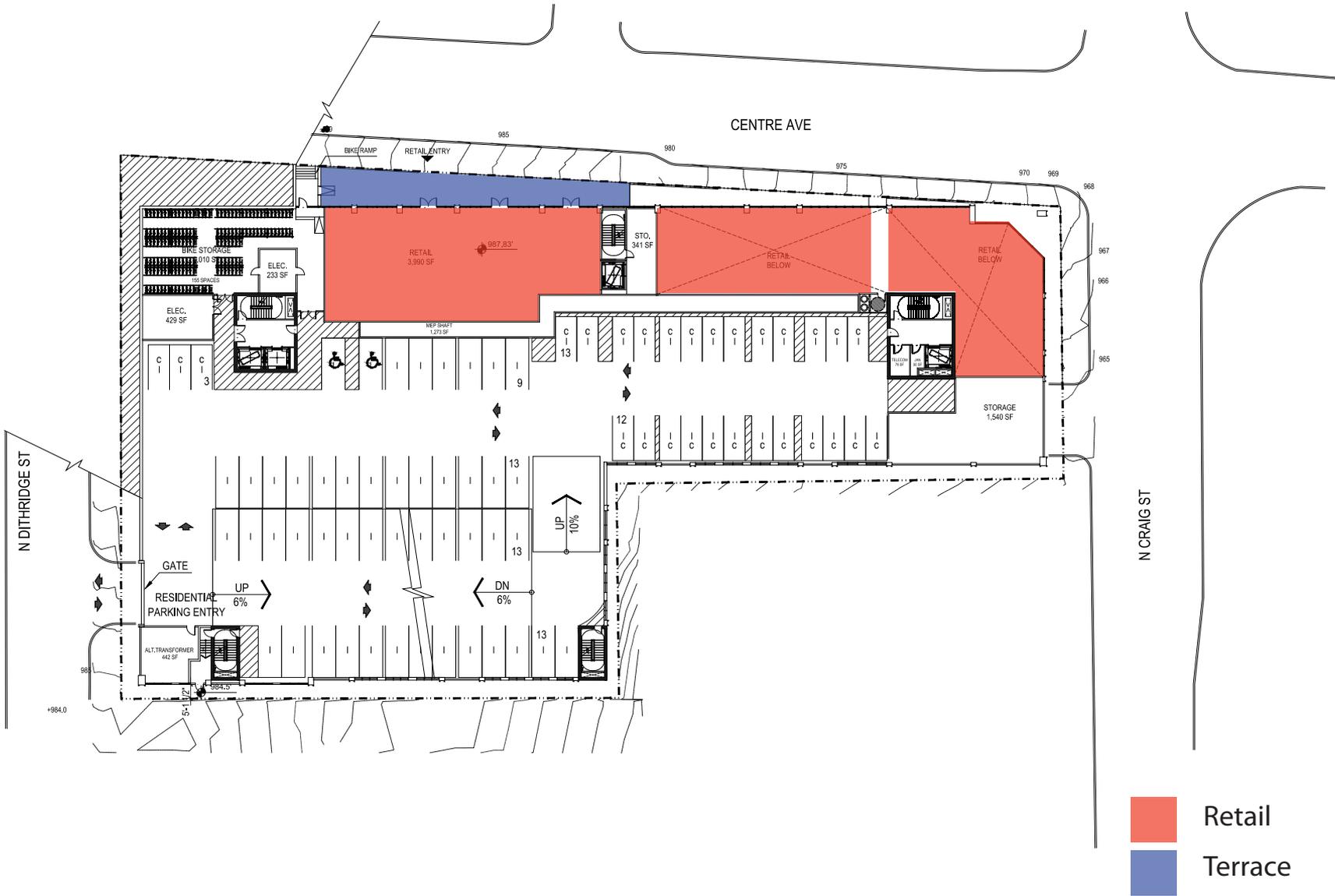


MECHANICAL LOUVERS

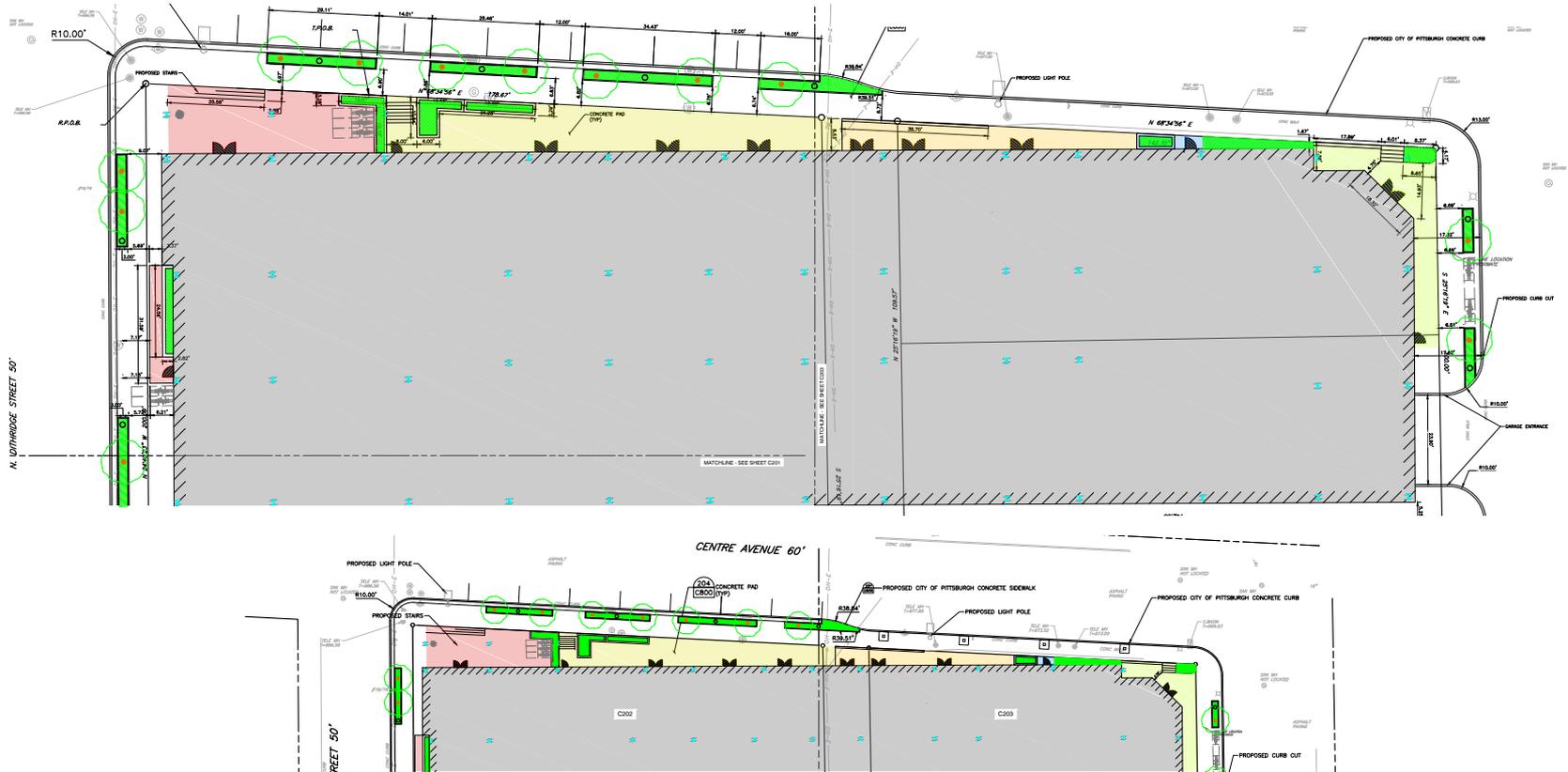


METAL PANEL





Site Plan & Accessibility



-Proposed ADA-compliant ramps will be installed at street crossings on the public sidewalks surrounding the property where feasible, given the existing conditions.

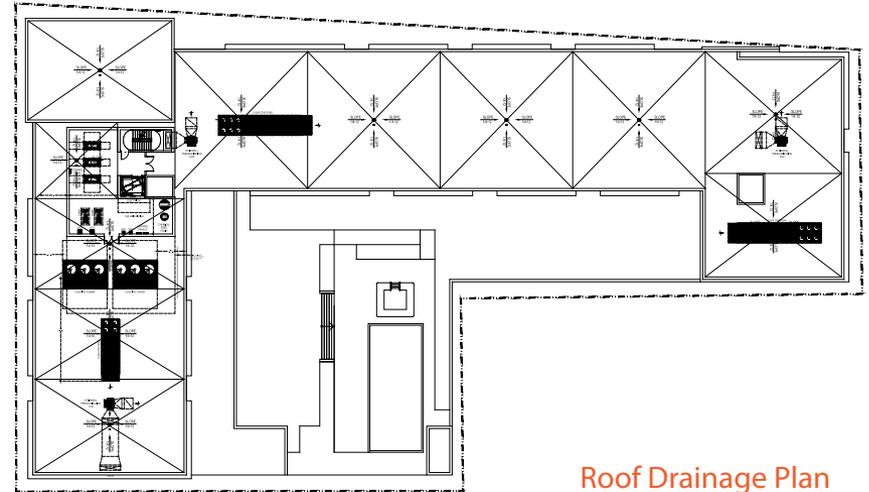
-Doorways and public spaces which enter at-grade along Centre Avenue will be fully-accessible from the street.

-7 accessible units required; We provided 30% more units bringing total to 9, with additional units that can be converted to full accessible units.

-12 spaces are required, with 2 being van accessible. 15 total accessible spaces are provided.

Stormwater Management

- Majority of the stormwater runoff is from the building roof.
- The roof drain collection system will convey runoff to detention tanks.
- Detention tanks will control stormwater in accordance with city requirements.
- Detention tank will hold the 2-year volume increase to meet PADEP volume control requirements.
- Sidewalk runoff conveyed through a StormCeptor Water Quality Structure.
- The ultimate stormwater discharge is to a combined sewer on North Craig Street.



Sustainable items provided exceeding code

- Up to 12 electric vehicle charging stations provided.
- Providing TPO Light colored roof with a high solar reflectance.
- Utilizing a percentage of local and recycled materials.
- Will be utilizing low emitting paint for all interiors.
- Providing units with low flow fixtures and energy star appliances.
- 62 extra bike parking spots beyond code minimum.
- LED lighting to help reduce energy consumption.
- Water source heat pump heating and cooling system which is 10% more efficient than alternative split DX system.
- Dedicated outside air system with energy recovery.
- Energy efficient windows with a low E coating on glass for higher reflectivity and greater energy efficiency.
- Provided dedicated recycling trash chute on all residential levels.
- Rain water collected on roof to be utilized for landscape and pool deck irrigation.

**TABLE 1
PARKING REQUIREMENT SUMMARY
Park 7 Apartment Development Traffic and Parking Study
City of Pittsburgh, Allegheny County, Pennsylvania**

Development Components	Size	Automobile Parking Demand: City of Pittsburgh Zoning Code ⁽¹⁾			Bicycle Parking Demand: City of Pittsburgh Zoning Code ⁽¹⁾				Total Number of Automobile Parking Spaces Required with Maximum Bicycle Reductions ⁽⁶⁾	Total Number of Bicycle Parking Spaces Required with Maximum Bicycle Reductions
		Minimum Requirements without Bicycle Reductions			Required Minimum Bicycle Parking ⁽²⁾		Maximum Reduction of Automobile Parking Spaces Due to Implementation of Bicycle Spaces ⁽³⁾			
		Off-Street Automobile Parking Rate	Required Number of Automobile Spaces	Required Number of Reserved Spaces for Persons with Disabilities ⁽⁴⁾	Bicycle Parking Rate	Required Number of Bicycle Spaces	Maximum Bicycle Parking Reduction Rate	Maximum Reduction ⁽⁵⁾		
Apartments	326 units	1 space per unit	326	8	1 bicycle space per every 3 dwelling units	109	30% of required number automobile spaces, not including spaces reserved for persons with disabilities	96	230	109 ⁽⁷⁾
Retail	9,578 SF	1 per 500 SF above first 2,400 SF ⁽⁸⁾	11	1	1 bicycle space between 6,001 to 20,000 SF	1		3	8	3
Park 7 Apartment Development Parking Requirement Summary			337	9	--	110	--	99	238	112

(1) Based on the City of Pittsburgh Urban Zoning Code, Chapter 914: Parking Loading and Access. Parking spaces determined based on results of the parking Demand Study.

(2) Bicycle parking requirements are detailed in Section 914.05D of the City of Pittsburgh Urban Zoning Code.

(3) Section 914.05E of the City of Pittsburgh Urban Zoning Code indicates that the reduction in the number of automobile parking spaces shall be reduced by no more than one (1) space for each Bicycle Parking Space (minimum reduction), but by no more than thirty (30) percent of the total required spaces (maximum reduction), not including spaces reserved for persons with disabilities.

(4) Parking spaces reserved for persons with disabilities shall be counted toward fulfilling overall off-street parking standards. The number of spaces reserved for persons with disabilities is detailed in Section 914.06.A of the City of Pittsburgh Urban Zoning Code. At least one (1) of these spaces must be van accessible.

(5) Maximum bicycle reduction = [(326 spaces - 8 handicapped spaces) x 0.30] = 96 spaces

(6) Total number of automobile spaces required with maximum bicycle reductions for the proposed apartments = (326 total spaces - 96 bicycle spaces) = 230 spaces. It should be noted that of the 230 spaces, 8 spaces must be reserved for persons with disabilities.

(7) Maximum parking reduction for bicycle parking is 96 spaces; however, 109 bicycle spaces are required.

(8) Calculated using floor area at 80% of GSF.

Source: Analysis by Trans Associates.

TABLE 2
PARKING ASSIGNMENT SUMMARY
Park 7 Apartment Development Traffic and Parking Study
City of Pittsburgh, Allegheny County, Pennsylvania

Parking Spaces		Number of Allocated Spaces		
		Standard Spaces ⁽⁴⁾	ADA Spaces	TOTAL
Total On-Site Parking Spaces to be Provided ⁽¹⁾	Level 1	56	2	58
	Level 2	74	2	76
	Level 3	73	2	75
	Level 4	74	2	76
	Level 5	76	2	78
	Level 6	73	2	75
	Total, Supply	426	12	438
Minimum Required Parking Spaces Per City Zoning Code With Maximum Bicycle Parking Reduction ⁽²⁾	Apartments	222	8	230
	Retail	7	1	8
	Total, Min. Required	229	9	238
Parking Space Surplus (Supply vs. Minimum Required Demand)		197	3	200
Maximum Permitted Parking Spaces ⁽³⁾ Per City Zoning Code	Apartments	639	13	652
	Retail	52	3	55
	Total, Max. Permitted	691	16	707

(1) As shown in Figures 2A through 2F.

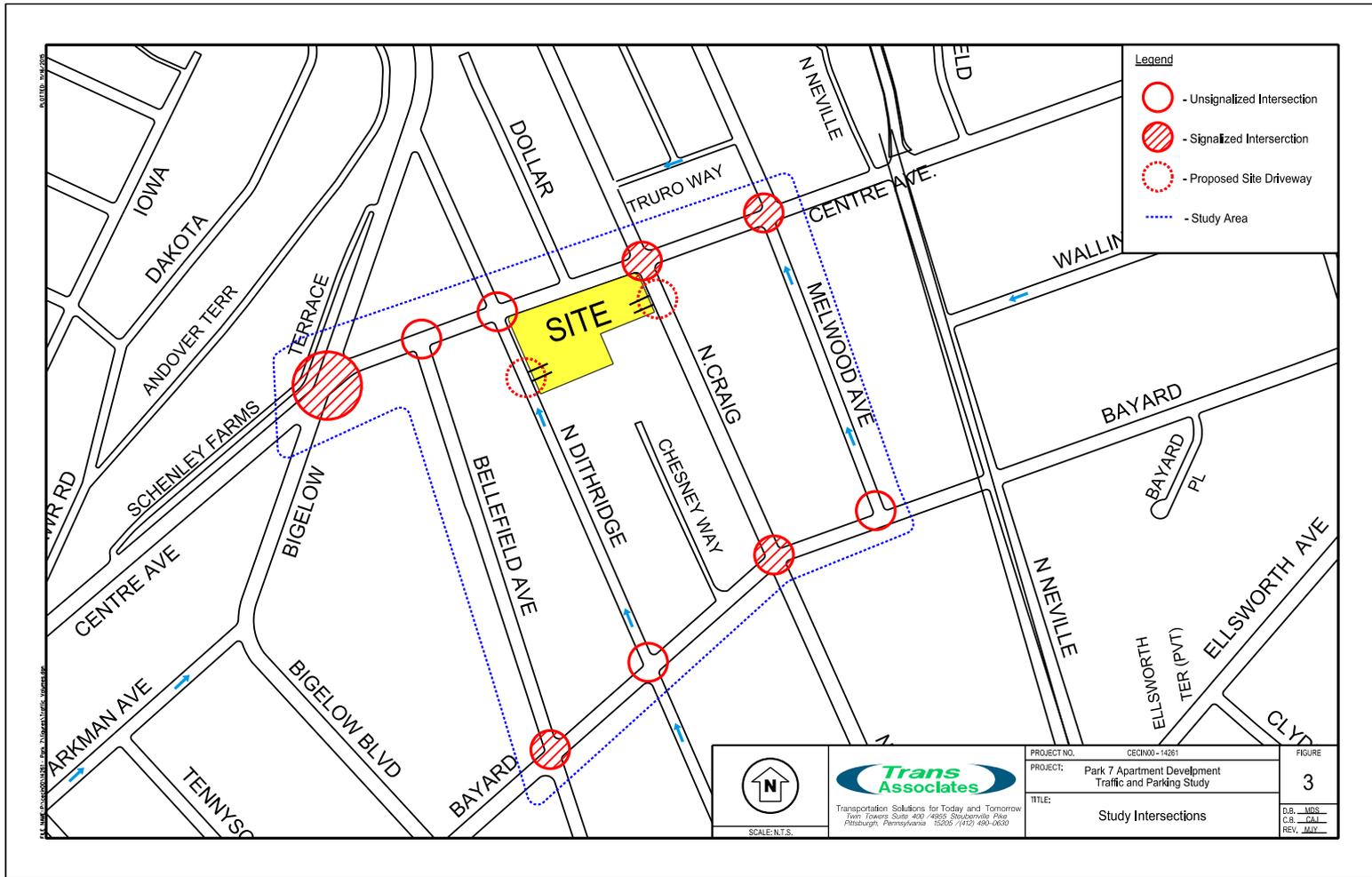
(2) From Table 2.

(3) Per the City of Pittsburgh Zoning Code Chapter 914, the maximum off-street parking allowed for multi-unit residential is 2 spaces per unit. The maximum off-street parking allowed for retail is 1 space per 175 s.f.

(4) Includes both standard spaces and compact spaces.

Source: Analysis by Trans Associates.

File - cecin00/14261/Copy of Park 7 Study FINAL Tables 09-11-2015



Thank You

