

**DEPARTMENT OF CITY PLANNING
DEVELOPMENT ADMINISTRATION AND REVIEW (ZONING)**

Date Filed:

Office of the Zoning Administrator

200 ROSS STREET • THIRD FLOOR • PITTSBURGH • PENNSYLVANIA • 15219

(Zoning Use Only)

DEVELOPMENT REVIEW APPLICATION

The Development Review Application **can be** used for the following:

- New Construction of a Primary Use Structure larger than a 2-Family Dwelling. (Including new Non-Residential Primary Use Structures);
- Any project or development that requires a Land Operations Permit;
- Any other types of work not listed under the Walk-Through and Zoning Applications.

GENERAL INFORMATION

1. Property Owner Name: See attached sheet		Phone Number: ()	
Address:	City:	State:	Zip Code:
2. Applicant/Company Name: AUDG Holdings, LLC		Phone Number: (229) 219-8127	
Address: 348 Enterprise	City: Valdosta	State: GA	Zip Code: 31601
Applicant/Contractor ID:(assigned by the City) To be determined			
3. Development Name: Apartments at 3333 Forbes Avenue			
4. Development Location: Between Forbes and Fifth Avenues in the OPR-C District			
5. Development Address: See attached sheet/3333 Forbes Avenue			
6. If applicant is proposing a change to the Zoning District, the following is required: (Attach Zone Change Petition)			
Proposed Zoning District:	N/A		
Present Use of Site: (Select from attached list)	N/A		
7. If a Certificate of Occupancy exists, the following is required:			
Certificate of Occupancy#:N/A	Date Issued: N/A	Existing Use of Property: N/A	
8. Estimated Construction:	Start Date: 10/1/14	Occupancy Date: 7/1/16	Project Cost: \$66.7 million
Use the attached Worksheet to continue answering the questions. For additional reference in answering Items 9-12 go to pittsburghpa.gov/dcp/zoning/ and select the link for the City Zoning Code maintained at the Municode.com website.			
9. Proposed Use of Site (Select from attached list): See attached sheet			
10. Select the Type of Work:			
<input checked="" type="checkbox"/> New Construction, New	<input type="checkbox"/> Renovation, Interior New		
<input type="checkbox"/> Construction,	<input type="checkbox"/> Renovation, Exterior		
<input type="checkbox"/> Change in Use Only	<input type="checkbox"/> Renovation, Change in Use		
11. Describe the Development: New construction of 389 Apartment Units, integrated parking; and ground floor commercial and retail. A set of Plans is provided together with this application.			
12. Is a Land Operations Permit needed? <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO			
(See the Bureau of Building Inspection (BBI) website for activities requiring a Land Operations Permit, http://www.city.pittsburgh.pa.us/bbi/)			

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DEVELOPMENT REVIEW APPLICATION

LAND AND BUILDING INFORMATION

13. Proposed Number of New Structures or Building Additions: N/A
 Residential Commercial Recreational Industrial Institutional

14. Gross Floor Area:
 Existing to be Razed: 57,600 sq ft
 Existing to be Retained: 0 sq. ft
 Retained Area to be Renovated: 0 sq ft
 To be Constructed: 550,048 sq ft
 Building Footprint: 55,215 sq ft

	Existing		Proposed	
	Stories	Feet	Stories	Feet
Main Structure	N/A	N/A	13	120
Proposed Addition/Extension				

Provide Accessory Structure Type(s) and Height(s):

16. Number of Dwelling Units:
 Existing to Remain: 0 Proposed: 389

17. Lot Area: 63,431 sq ft

18. On Site Parking: N/A

	Existing	Proposed
Full (8 1/2' x 19')	79	291*
Compact (7 1/4' x 16')	N/A	68
Handicap (13 1/2' x 19')	N/A	9

Off-Street Loading Spaces: N/A
 Actual: 3*
 Required: 5

*Administrator Exceptions Requested for 18' long parking spaces (as needed) and 3 loading docks in lieu of 5.

19. Please check any of the following items that will be part of the proposed work: N/A
 Demolition HVAC (Interior) HVAC (Exterior) Electrical Fire Alarm
 Fire Protection/Sprinklers Deck Construction Commercial Cooking Hood Sign

20. Please check the following items that pertain to any work proposed on private plumbing:
 (i.e. plumbing between a public sewer or water line and a building, including plumbing inside the building).
 Repair or Replace Existing Plumbing New Construction of Plumbing No Plumbing Work is Proposed

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DEVELOPMENT REVIEW APPLICATION

WATER AND SEWER INFORMATION

NOTE: The term "sewer" refers to sanitary sewers, storm sewers and combined sewers owned by the City of Pittsburgh.

For reference in answering Items 21-24, please refer to the Pittsburgh Water and Sewer Authority's Procedures Manual for Developers (available at www.pgh2o.com).

21. Please indicate the number (e.g. 0, 1, 2,...) of each of the following sewer and/or water items that will be part of the work:

 2 New Water Service Connection(s) 1 Termination of Existing Water Service Tap(s)
 2 New Sewer Service Connection(s) 0 Termination of Existing Sewer Service Tap(s)

22. Will the proposed work change the current water consumption and sewer discharge of the building or site?

YES NO

23. If the Development includes the construction of main sewer and/or water lines, then the Applicant is required to select a course of action with regard to ownership of those utilities:

- Applicant requests PWSA to accept ownership of the sewer mains and/or water lines
- Applicant retains private ownership of sewer mains and/or water lines
- Not Applicable (Development does not include construction of sewer mains and/or water lines)

24. If Yes to the first or second statement in Item 23, then identify the type of property where the sewer mains and/or water lines will be constructed:

- Public Property, Existing City Street Private Property Not Applicable
- Public Property, New City Street to be constructed as part of the development/project

WORK IN AND AROUND THE CITY RIGHTS-OF-WAY

25. Please select the following items that apply to the proposed work:

- Applicant requests to change or designate the name of a City Street.
- The proposed work includes a private structure (e.g. deck, porch, awning, sign, etc.) encroaching on a City dedicated right-of-way.
- Modification or reconstruction of City curbs.
- Design and construction of a new street where the Applicant will request the City to accept ownership of the street.
- Applicant requests the City to vacate an existing City street/sidewalk so the Applicant can use the property for private development.
- The proposed work will create an obstruction of traffic on City rights-of-way.
- The proposed work includes the excavation of a City street or sidewalk.
- The proposed work includes the placement of a demolition dumpster in a City right-of-way.
- The proposed work includes the addition, deletion and/or relocation of City street lights in a City right-of-way.

26. Applicant will be applying for a Visitability Tax Credit? Yes No

Applicant Signature: Michael A. Kostrew (as Attorney for Applicant)



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Development Review Application - List of Existing and Proposed Uses for Questions 6 & 9

Residential Uses	52. Educational Classroom Space (General)	100. Restaurant, Fast-Food (General)
1. Single-Unit Detached Residential	53. Excavation/Grading/Fill, Major	101. Restaurant (Limited)
2. Single-Unit Attached Residential	54. Firearms Business Establishment	102. Restaurant (General)
3. Two-Unit Residential	55. Forestry Activities	103. Restaurant, Liquor License (Limited)
4. Three-Unit Residential	56. Freight Terminal	104. Restaurant, Liquor License (General)
5. Multi-Unit Residential	57. Funeral Home	105. Retail Sales and Services (Limited)
6. Assisted Living Class A	58. Gaming Enterprise	106. Retail Sales and Services (General)
7. Assisted Living Class B	59. Golf Course	107. Retail Sales and Services, Residential Convenience
8. Assisted Living Class C	60. Grocery Store (Limited)	108. Safety Service
9. Community Home	61. Grocery Store (General)	109. Salvage Yard
10. Dormitory	62. Hazardous Operations	110. School, Elementary or Secondary (Limited)
11. Fraternity/Sorority	63. Helipad	111. School, Elementary or Secondary (General)
12. Housing for the Elderly (Limited)	64. Heliport	112. Service Station
13. Housing for the Elderly (General)	65. Helistop	113. Sidewalk Cafe
14. Multi-Suite Residential (Limited)	66. Hospital	114. Transit Facility
15. Multi-Suite Residential (General)	67. Hotel/Motel (Limited)	115. Utility (Limited)
16. Personal Care Residence (Large)	68. Hotel/Motel (General)	116. Utility (General)
17. Personal Care Residence (Small)	69. Incinerator, Solid Waste	117. Vehicle/Equipment Repair (Limited)
Non-Residential Uses	70. Laboratory/Research Services (Limited)	118. Vehicle/Equipment Repair (General)
18. Adult Entertainment	71. Laboratory/Research Services (General)	119. Vehicle/Equipment Sales (Limited)
19. Agricultural Use	72. Laundry Services	120. Vehicle/Equipment Sales (General)
20. Amusement Arcade	73. Library (Limited)	121. Vocational School (Limited)
21. Animal Care (Limited)	74. Library (General)	122. Vocational School (General)
22. Animal Care (General)	75. Manufacturing and Assembly (Limited)	123. Warehouse (Limited)
23. Art or Music Studio	76. Manufacturing and Assembly (General)	124. Warehouse (General)
24. Public Assembly (Limited)	77. Medical Office/Clinic (Limited)	125. Warehouse, Residential Storage
25. Public Assembly (General)	78. Medical Office/Clinic (General)	126. Welding or Machine Shop
26. Bank or Financial Institution (Limited)	79. Nursery, Retail (Limited)	127. New and Unlisted Uses
27. Bank or Financial Institution (General)	80. Nursery, Retail (General)	
28. Basic Industry	81. Office (Limited)	
29. Bed and Breakfast (Limited)	82. Office (General)	
30. Bed and Breakfast (General)	83. Outdoor Retail Sales and Service [Non-Accessory Use]	
31. Car Wash	84. Parking, Commercial (Limited)	
32. Cemetery	85. Parking, Commercial (General)	
33. Check Cashing	86. Parking Structure (Limited)	
34. Child Care (Limited)	87. Parking Structure (General)	
35. Child Care (General)	88. Parks and Recreation (Limited)	
36. Club (Limited)	89. Parks and Recreation (General)	
37. Club (General) other than the limited type described above.	90. Pawn Shop	
38. College or University Campus	91. Recreation and Entertainment, Indoor (Limited)	
39. Communication Tower, Class A	92. Recreation and Entertainment, Indoor (General)	
40. Communication Tower, Class B	93. Recreation and Entertainment, Outdoor (Limited)	
41. Communication Tower, Class C	94. Recreation and Entertainment, Outdoor (General)	
42. Community Center (Limited)	95. Recycling Collection Station	
43. Community Center (General)	96. Recycling Processing Center	
44. Construction Contractor (Limited)	97. Religious Assembly (Limited)	
45. Construction Contractor (General)	98. Religious Assembly (General)	
46. Correctional Facility (Limited)	99. Restaurant, Fast-Food (Limited)	
47. Correctional Facility (General)		
48. Cultural Service (Limited)		
49. Cultural Service (General)		
50. Custodial Care Facility		
51. Educational Classroom Space (Limited)		



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DEVELOPMENT REVIEW APPLICATION – CONTACT INFORMATION

Department of City Planning

200 Ross Street, Fourth Floor
Pittsburgh, PA 15219
(412) 255-2200
pittsburghpa.gov/dcp/

**Department of City Planning
Zoning Office Counter**

200 Ross Street, Third Floor
Pittsburgh, PA 15219 (412)
255-2246
pittsburghpa.gov/dcp/zoning/

City Zoning Code

<http://www.municode.com/index.aspx?clientId=13525>

**Department of Public Safety
Bureau of Building Inspection (BBI)**

200 Ross Street, Third Floor
Pittsburgh, PA 15219 (412)
255-2175
www.city.pittsburgh.pa.us/bbi/

**Department of Public Works (DPW)
Bureau of Engineering and Construction**

City-County Building, Room 301
441 Grant Street
Pittsburgh, PA 15219
(412) 255-2883
www.city.pittsburgh.pa.us/pw/html/permits_info.html

**Department of Public Works (DPW)
Public Space Management
Permit Office**

611 Second Avenue
Pittsburgh, PA 15219
(412) 255-2370
www.city.pittsburgh.pa.us/pw/html/permits_info.html

Pittsburgh Water and Sewer Authority (PWSA)

Penn-Liberty Plaza I
1200 Penn Avenue
Pittsburgh, PA 15222
Permits (412) 255-2443; Engineering (412) 255-8987
www.pgh2o.com
Refer to the PWSA Procedures Manual for Developers.

Allegheny County Health Department (ACHD)

Plumbing Division
3901 Penn Avenue, Building #5
Pittsburgh, PA 15224 (412) 578-8036
www.achd.net/plumbing/index.html

Allegheny County Health Department (ACHD)

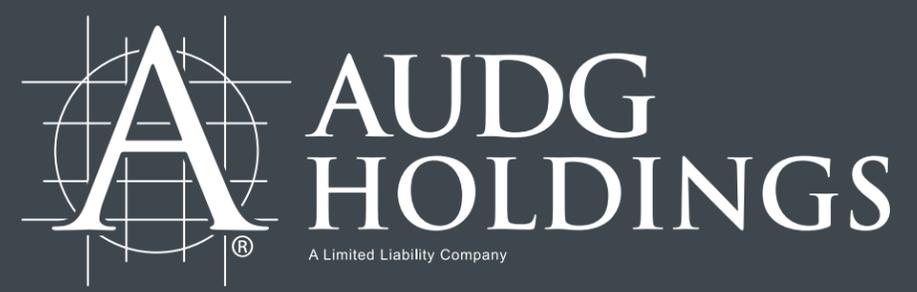
Food Safety Program
3901 Penn Avenue, Building #1
Pittsburgh, PA 15224 (412) 578-8044
www.achd.net/food/foodstart.html

Allegheny County Health Department (ACHD)

Housing and Community Environment
3190 Sassafras Way
Pittsburgh, PA 15201
(412) 350-4046
www.achd.net/housing/commenvironstart.html

PITTSBURGH MIXED USE DEVELOPMENT
SCHEMATIC DESIGN

SEPTEMBER 3, 2014



NILES BOLTON ASSOCIATES





CHAPTER 1: SITE EVALUATION

- PITTSBURGH AREA MAP AND ADJACENCIES
- ZONING REQUIREMENTS AND COMPLIANCE
- ENLARGED SITE PLAN & PHOTOS
- NEIGHBORHOOD DISTANCES
- SITE PLAN
- ADA SITE PLAN

CHAPTER 2: PROGRAM

- PROJECT MATRIX
- PROGRAM FLOOR PLANS

CHAPTER 3: BUILDING PLANS & SECTIONS

- LEVEL 1
- LEVEL 2
- LEVEL 3
- LEVEL 4
- LEVEL 5
- LEVEL 6
- LEVEL 7
- LEVEL 8 - 12
- LEVEL 13
- LEVEL 14
- ZONING SECTION
- RETAIL SECTION
- SITE SECTION

CHAPTER 4: UNIT PLANS

- STUDIO TYPICAL
- 1 BED TYPICAL
- 2 BED TYPICAL
- 3 BED TYPICAL

CHAPTER 5: ELEVATIONS

- SOUTH ELEVATION
- WEST ELEVATION
- NORTH ELEVATION
- EAST ELEVATION
- MATERIALS BOARD

CHAPTER 6: PERSPECTIVES

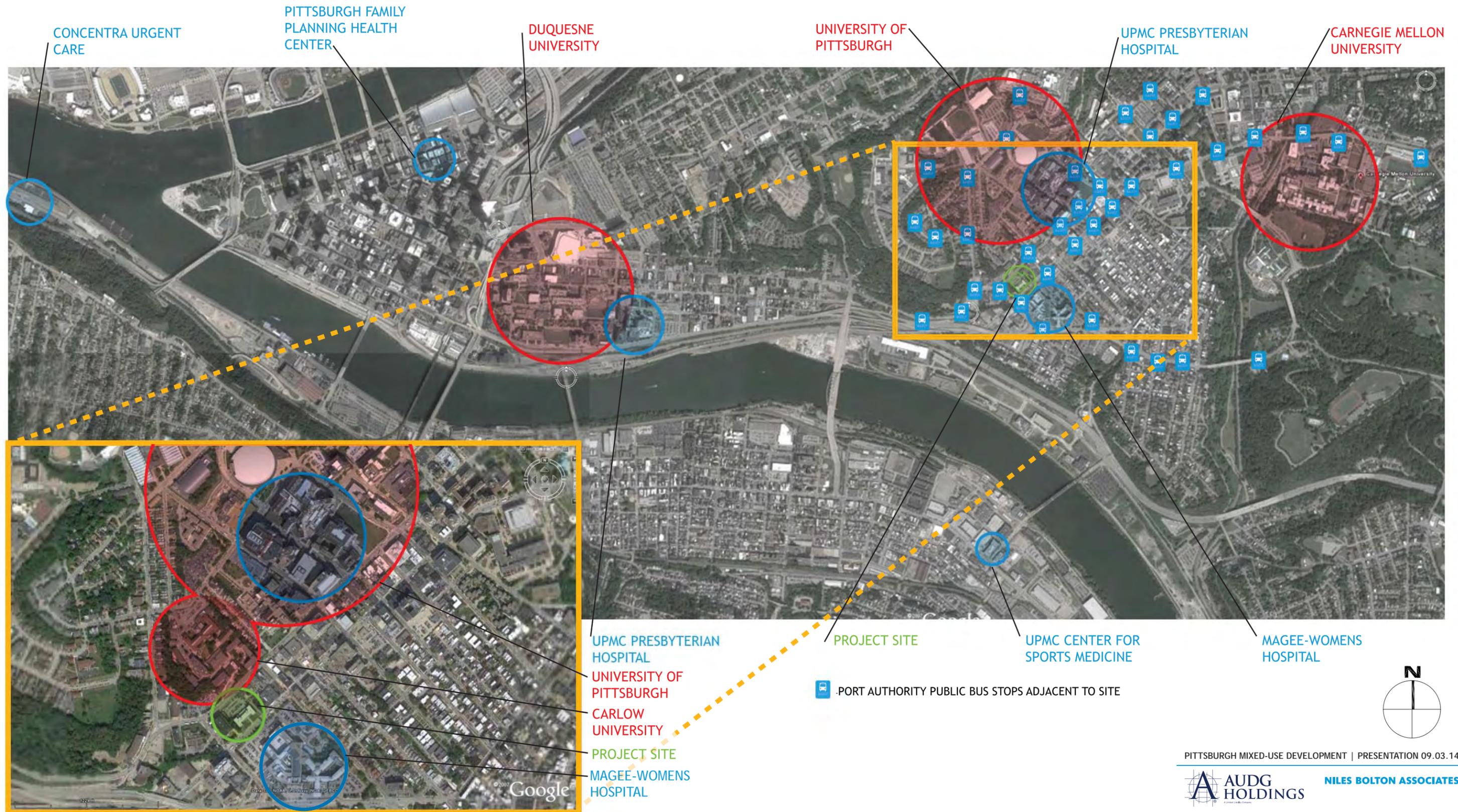
CHAPTER 7: LANDSCAPE AMENITIES

- STREETSCAPE
- OVERALL PLAN
- LOWER TERRACE
- UPPER TERRACE
- PERSPECTIVES

CHAPTER 8: SUSTAINABILITY & STORM WATER INITIATIVE

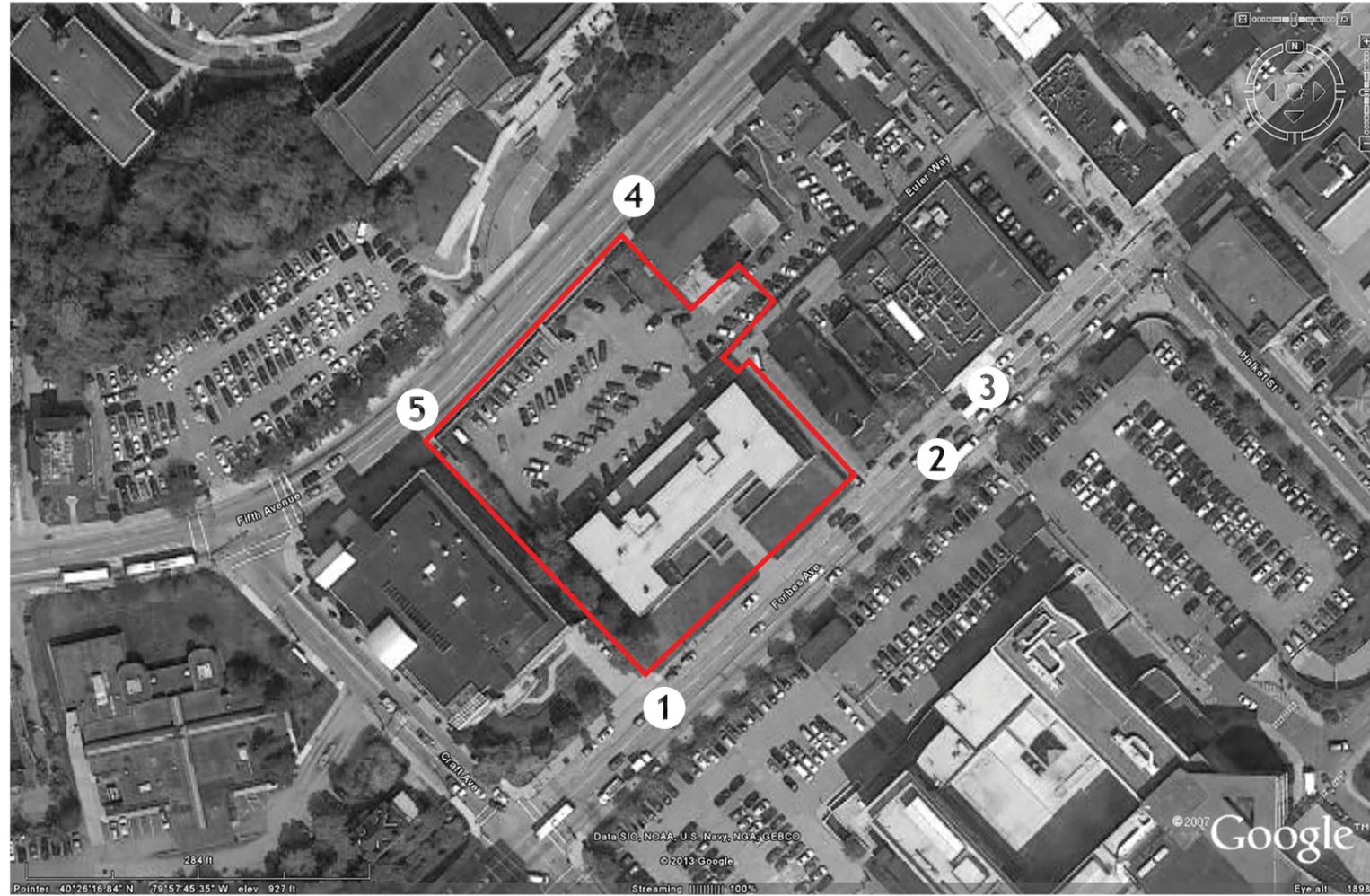






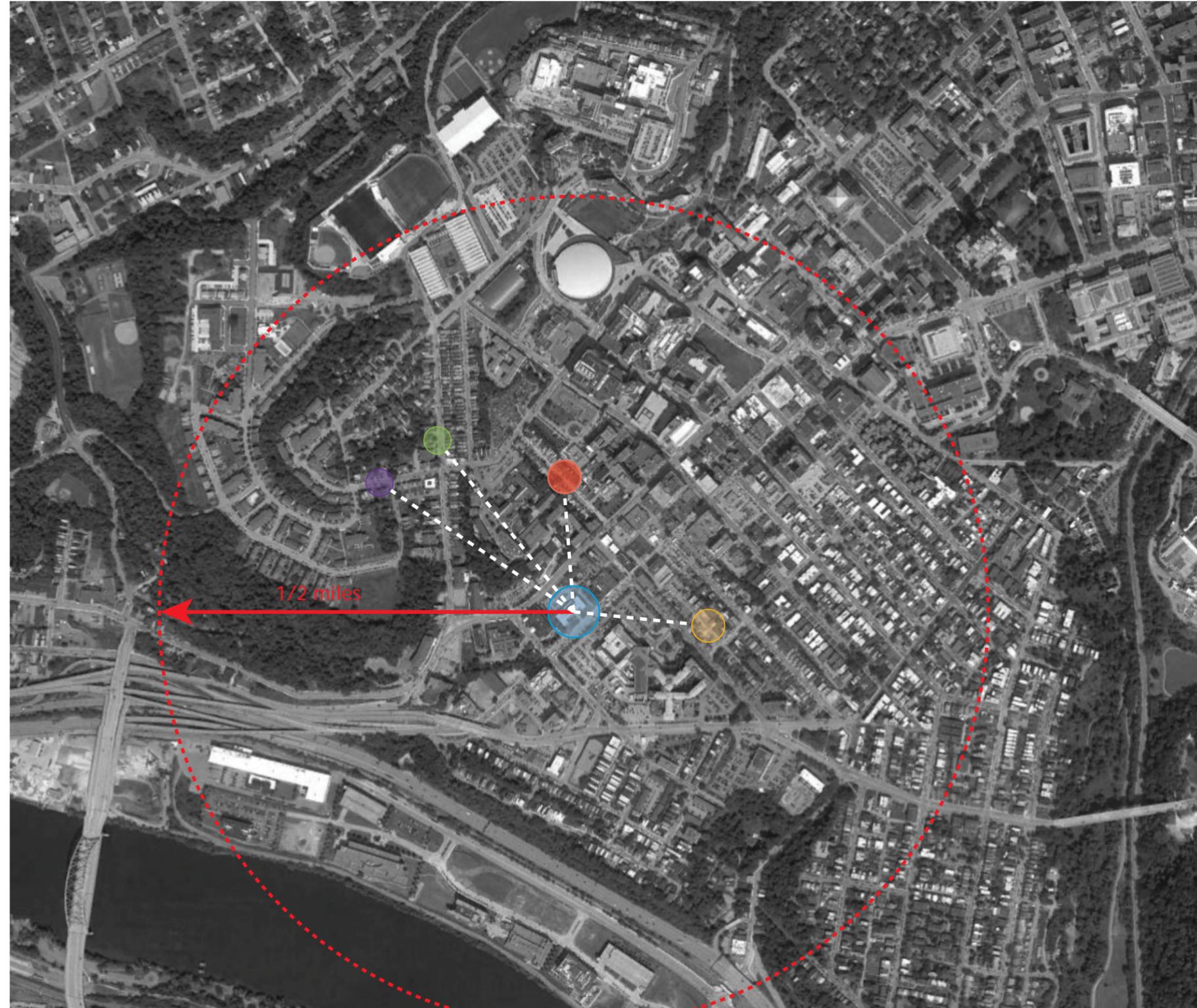
CHAPTER 1: ZONING REQUIREMENTS AND COMPLIANCE

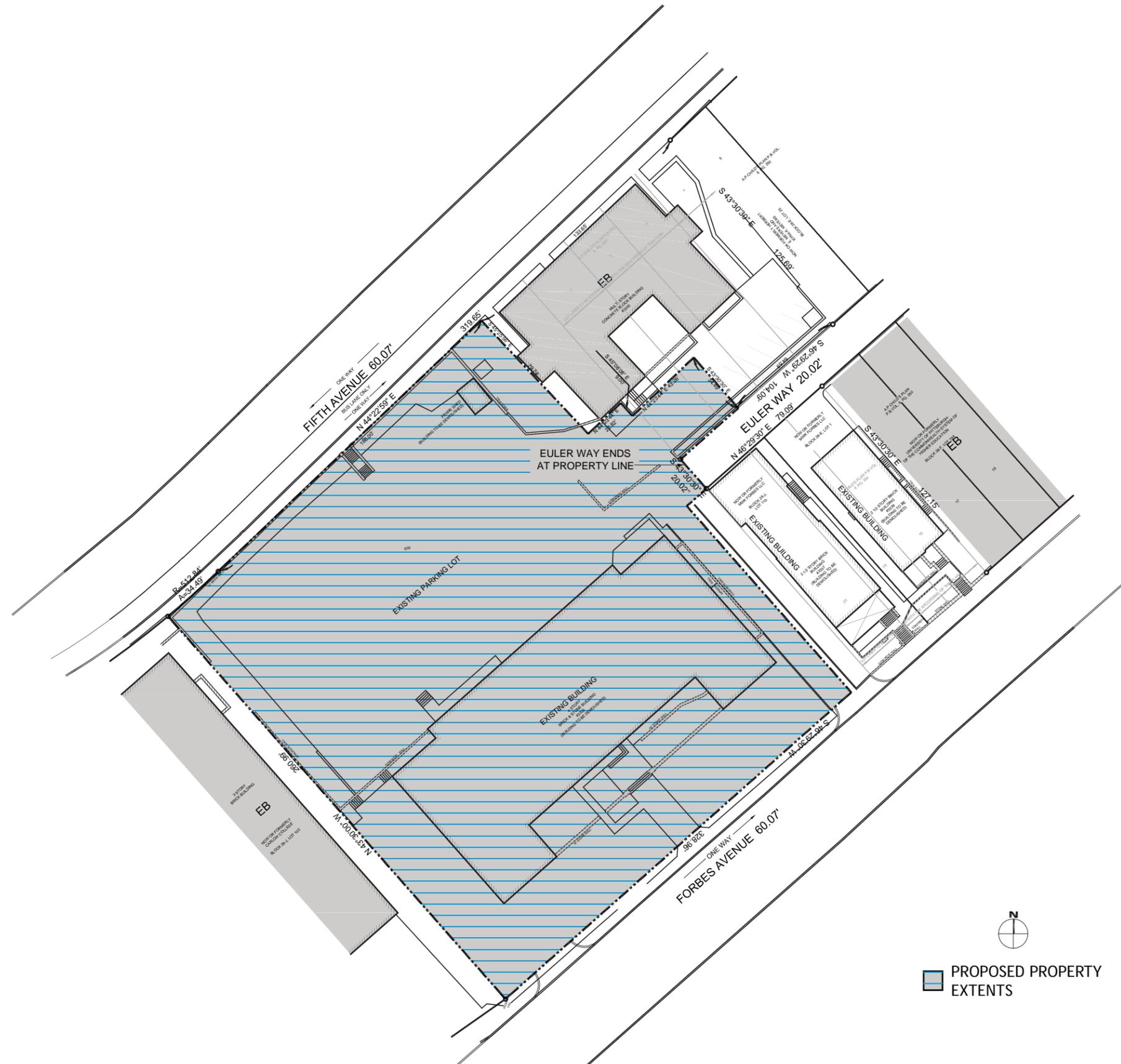
City of Pittsburgh Zoning Requirements and Compliance - 9/03/2014		
PROJECT	Pittsburgh Apartments 3333 Forbes Avenue Pittsburgh, PA	Proposed Development Residential: 389 Units GRHSF: 390,135 GSF Retail: 11,873 GSF Parking: 147,148 GSF (368 Parking Spaces)
Zoning District	Existing: Oakland Subdistrict C/OPR-C:Fifth & Forbes District	Proposed: Oakland Subdistrict C/OPR-C:Fifth & Forbes District
LOT AREA	63,431 SF (1.46 Acres)	63,431 SF (1.46 Acres)
Minimum Lot Size	Zoning Allowances / Requirements None	Proposed Development
FLOOR AREA RATIO APARTMENT		
BASE RATIO	6:1	6.35:1 (Special Exception Requested)
BASE SQUARE FOOTAGE	385,650 GSF	402,008 GSF
SPECIAL EXCEPTION	7.5:1	n/a
MAX PERMITTED SQUARE FOOTAGE PER SPECIAL EXCEPTION	482,063 GSF	402,008 GSF
*If total amount of residential floor area equals or exceeds twice the amount of bonus floor area.		
MAXIMUM LOT COVERAGE - APARTMENT		
APARTMENT	90% 57,847 GSF	87% 55,215 GSF
SETBACKS		
FRONT	0	0
REAR (When adjacent to Way)	0	0
SIDEYARD	0	0
STREET SIDEYARD	0	0
MAXIMUM HEIGHT		
	85 FT	120 FT FROM FIFTH AVE. - (Special Exception Requested)
LINEAR DIMENSIONS ALONG STREET FRONTAGE		
FORBES AVENUE		217'-7" LINEAR FEET WITH 167'-1" OF TRANSPARENCY = 77%
FIFTH AVENUE		215'-1" LINEAR FEET WITH 135'-10" OF TRANSPARENCY BETWEEN 3'-0" AND 8'-0" = 63%
LINEAR DIMENSIONS ALONG LOT AT STREET FRONTAGE		
FORBES AVENUE		236'-6" LINEAR FEET WITH 8 TREES @ 30'-0" APART - TWO 24' CURB CUTS ALONG FORBES AVE.
FIFTH AVENUE		220'-6" LINEAR FEET = 8 REQUIRED STREET TREES. 3 TREES TO BE PROVIDED ADJACENT TO THE BUILDING FAÇADE. SEE NOTE ON PAGE 55.
PARKING		
RESIDENTIAL	275 (With Parking Reductions)	275
RETAIL / COMMERCIAL	11 (With Parking Reductions)	11 Minimum - 21 max (includes up to three (3) 15 minute loading spaces for apartment and retail use combined)
RESERVED FOR FUTURE USE	TBD	70
Total Parking Spaces		358 Minimum Spaces to 366 Max Spaces (358 shown on plan)
Note: The structural Design of the building is still in flux, and the number of spaces may change; however, at a minimum of 275 apartment spaces and 11 retail spaces will be provided.		
PARKING WITH PERSONS WITH DISABILITIES		
COMPACT SPACES	9 Spaces (201 - 400) 143 max (Based on 358 Parking Spaces)	9 Spaces (Included in the parking counts above) 3 Space provided for Future Use (Included) 68 proposed (included in the parking counts above). The final number of compact spaces may be increased but no more than the max permitted by code.
BICYCLE PARKING		
RESIDENTIAL	131 (Includes parking reduction spaces)	132
LOADING SPACES		
RESIDENTIAL	4 spaces	2 spaces (Zoning Administrative Exception Requested)
RETAIL SALES	1 Additional Loading Space If Retail	1 space

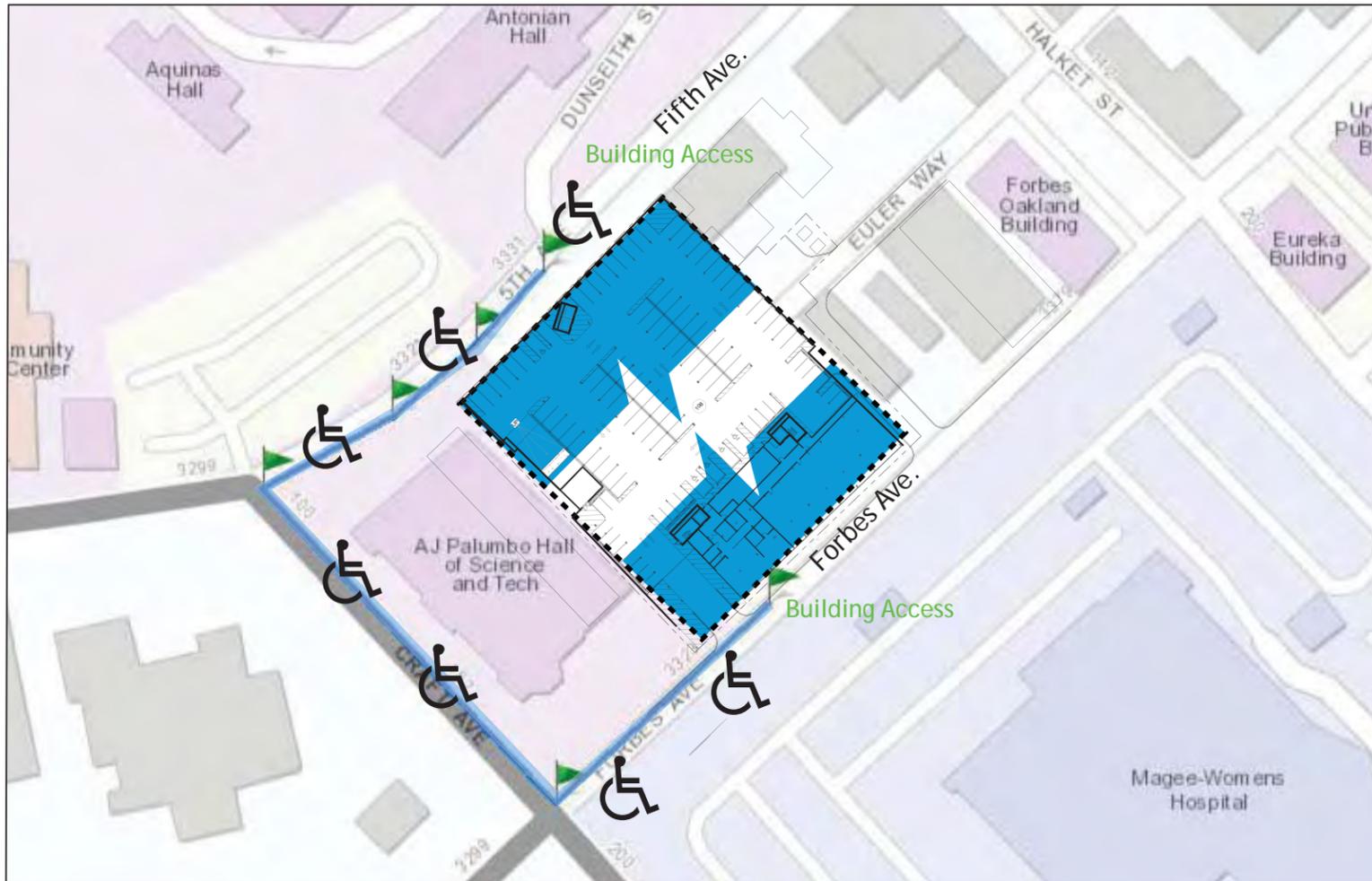


Legend

- Robinson St. .26 mi.
- Terrace St. .31 mi.
- Chesterfield Rd. .15 mi.
- Halket St. .14 mi.
- Site 3333 Forbes Ave.

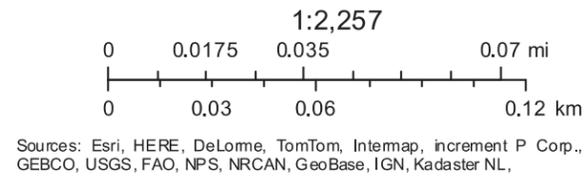




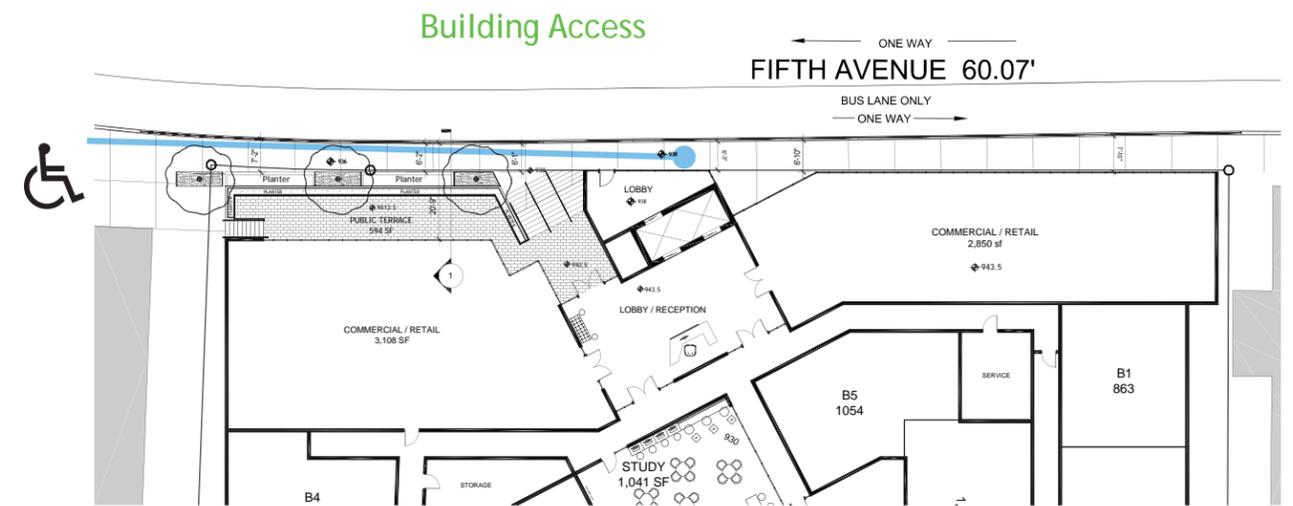


 Total Distance Traveled - 845.2 ft.

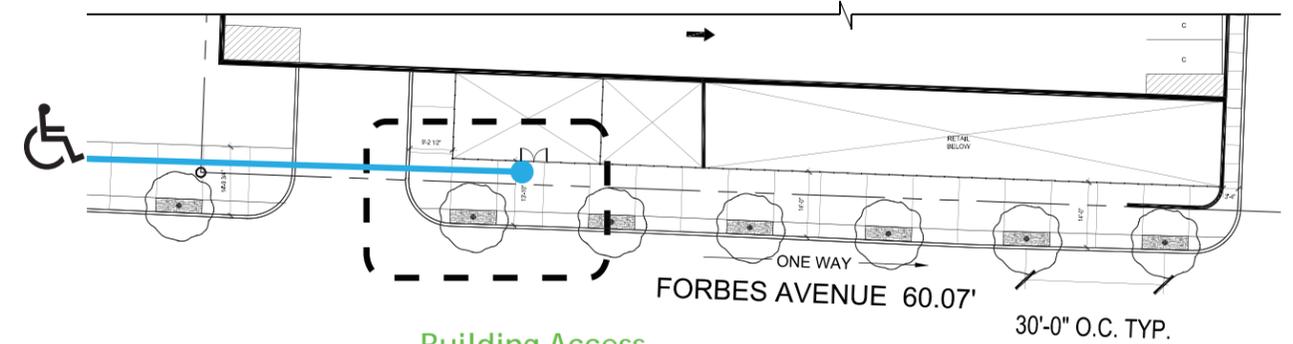
 Building Footprint



mjhoma



At elevation 938'-0"

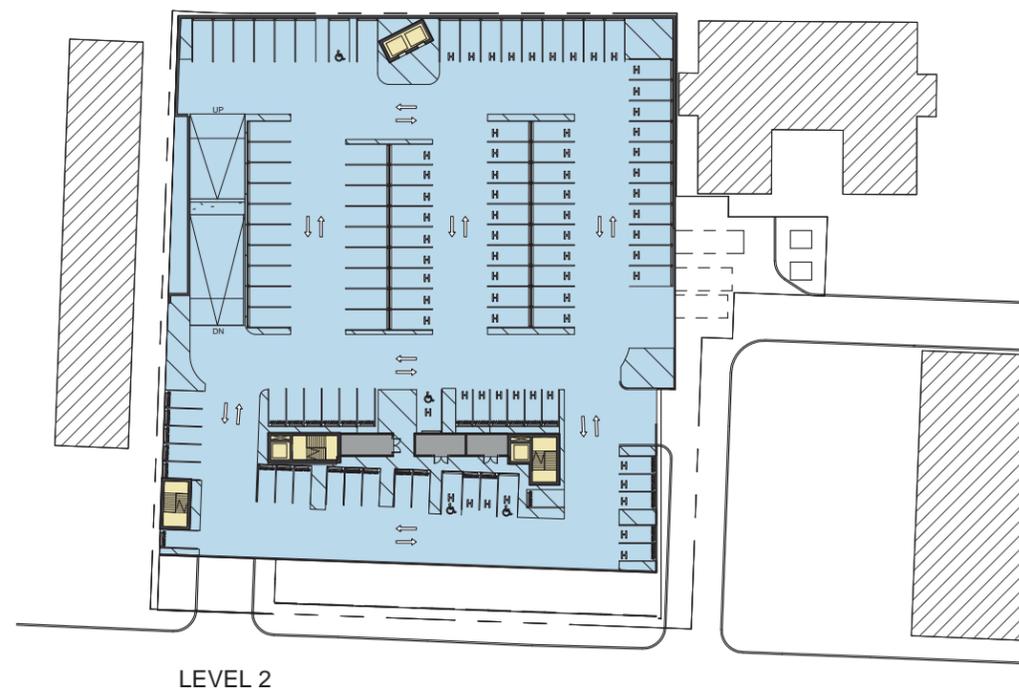
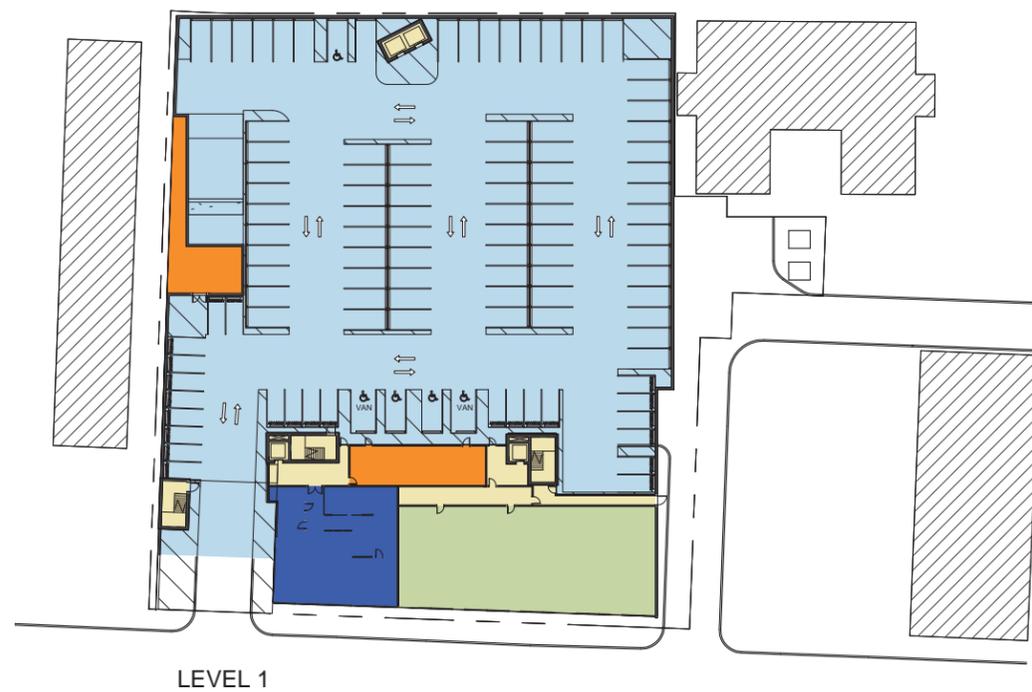
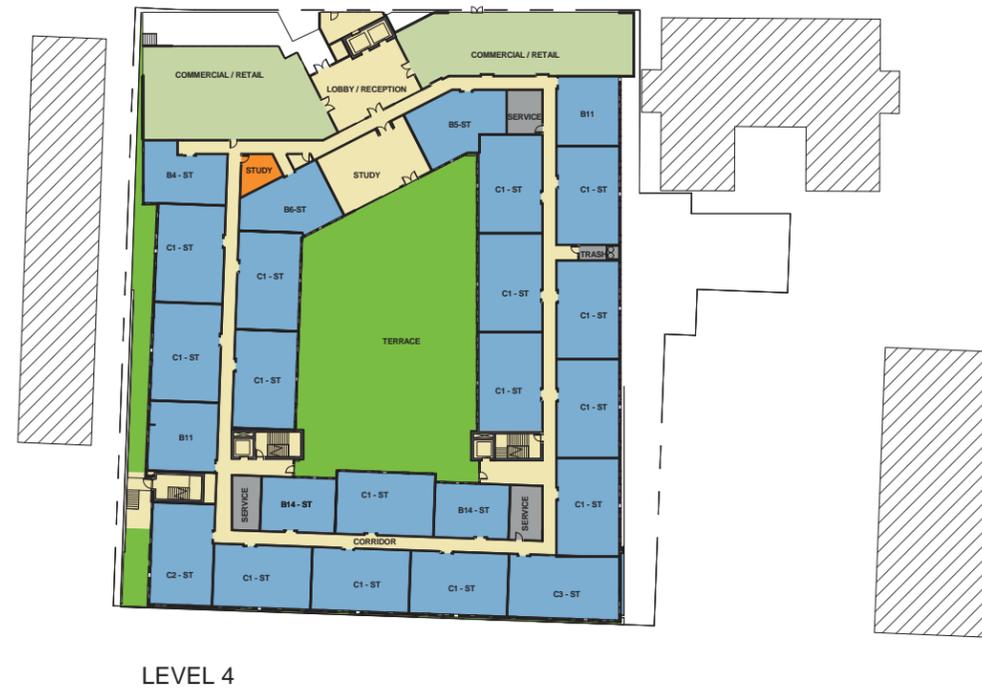
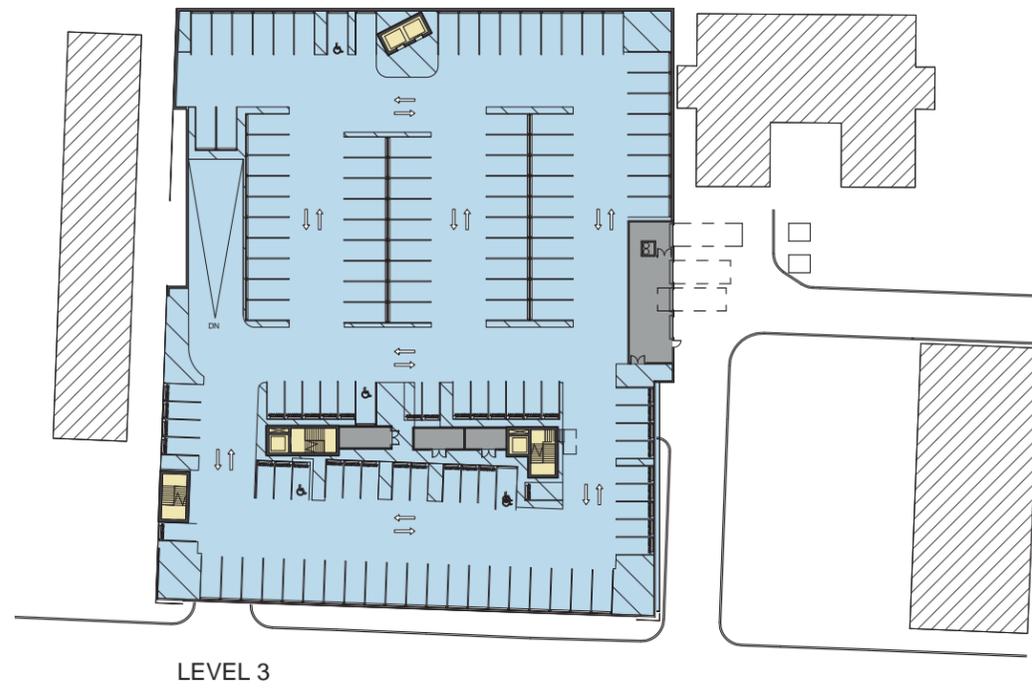


At elevation 913'-6"



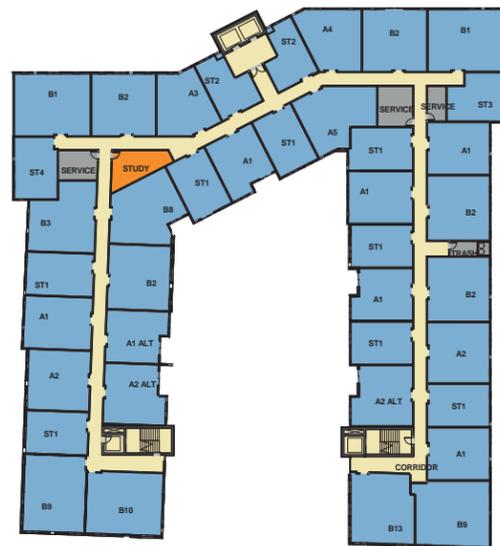
PITT HOUSING CONCEPT - 6/25/2014

Level	Residential RSF	Unit Count	Residential Core	Amenity	Terrace	Retail	Parking -V. Circ.	Parking Spaces	Service	Total GHSF	Res. GRHSF	Efficiency Residential	Unit Mix ST1	A	B	BS	C	Total Units
Level 14	25,468	37	5,366	390	0	0	0	0	0	31,224	31,224	83%	12	14	11	0	0	37
Level 13	25,468	37	5,366	1,847	408	0	0	0	0	32,681	32,681	84%	12	14	11	0	0	37
Level 12	27,333	39	5,366	390	0	0	0	0	0	33,089	33,089	84%	12	14	13	0	0	39
Level 11	27,333	39	5,366	390	0	0	0	0	0	33,089	33,089	84%	12	14	13	0	0	39
Level 10	27,333	39	5,366	390	0	0	0	0	0	33,089	33,089	84%	12	14	13	0	0	39
Level 09	27,333	39	5,366	390	0	0	0	0	0	33,089	33,089	84%	12	14	13	0	0	39
Level 08	27,333	39	5,366	390	0	0	0	0	0	33,089	33,089	84%	12	14	13	0	0	39
Level 07	23,570	35	5,383	4,135	9,190	0	0	0	0	33,088	33,088	84%	12	14	9	0	0	35
Level 06	34,818	31	6,633	390	0	0	0	0	0	41,841	41,841	84%	2	0	0	6	23	31
Level 05	34,117	30	6,752	390	0	0	0	0	0	41,259	41,259	84%	1	0	0	7	22	30
Level 04	27,746	24	7,777	1,431	9,601	6,012	0	0	0	42,966	36,954	79%	0	0	0	6	18	24
Level 03	0	0	981	0	0	0	54,234	136	0	981	981	n/a	0	0	0	0	0	0
Level 02	0	0	981	0	0	0	51,009	114	1,260	981	981	n/a	0	0	0	0	0	0
Level 01	0	0	1,491	4,190	0	5,861	41,905	108	0	11,542	5,681	n/a	0	0	0	0	0	0
Site																		
Totals	307,852	389	67,560	14,723	19,199	11,873	147,148	358	1,260	402,008	390,135		99	112	96	19	63	389
Percentages												83.25%	25.45%	28.79%	24.68%	4.88%	16.20%	100.00%



BUILDING PROGRAM LEGEND

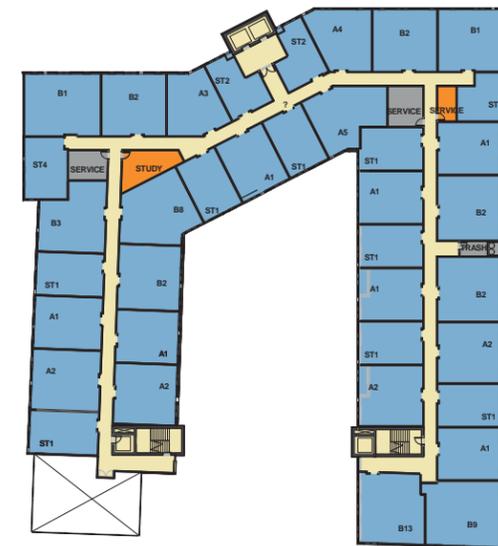
- AMENITY
- COMMERCIAL RETAIL
- CORE
- OFFICE
- PARKING
- RESIDENTIAL
- SERVICE
- TERRACE



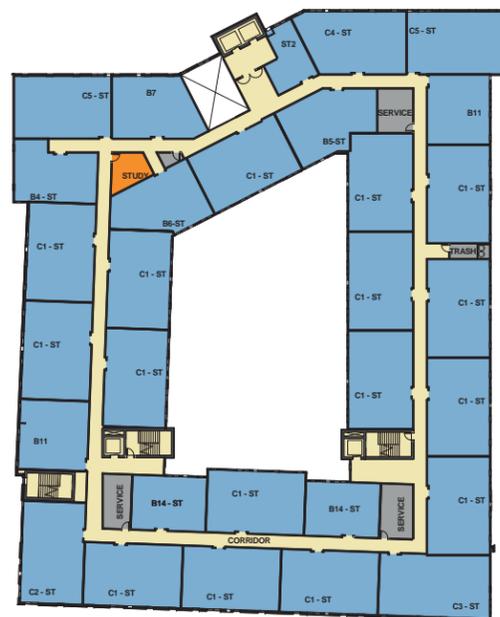
LEVEL 8-12



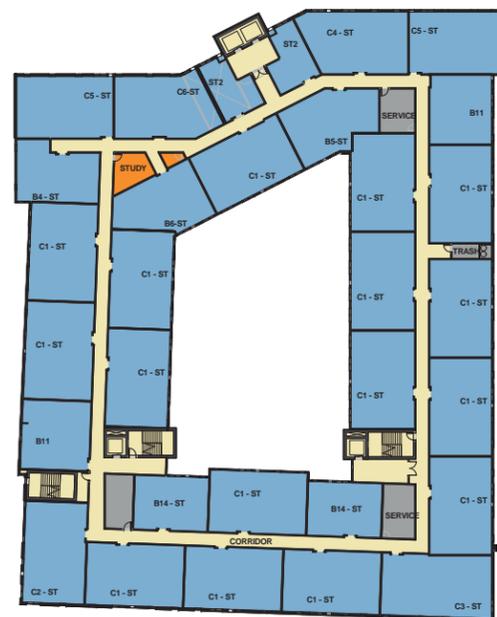
LEVEL 13



LEVEL 14



LEVEL 5



LEVEL 6



LEVEL 7

Building Area Legend

- AMENITY
- RESIDENTIAL
- CORE
- COMMERCIAL/RETAIL
- OFFICE
- SERVICE
- PARKING
- TERRACE
- ADJACENT PROPERTY

BUILDING PROGRAM LEGEND

- AMENITY
- COMMERCIAL RETAIL
- CORE
- OFFICE
- PARKING
- RESIDENTIAL
- SERVICE
- TERRACE





* Apartment visitors will share use of retail parking during overnight hours 10pm-6am (by permit).

* Parking garage will include electric car charging stations and designated hybrid parking spaces.

* Up to one (1) additional 15 minute Loading Zone Parking for deliveries may be provided based on the operational needs of the building.

■ (2) 15 min. Loading Zone Parking
* For deliveries

■ Potential reserved Zip Car parking spots in front of retail along Forbes Ave.

SEE PAGE 52

LEVEL 1
GHSF= 10,051 SF
SCALE: 1/32" = 1'-0"

PITTSBURGH MIXED-USE DEVELOPMENT | PRESENTATION 09.03.14



NILES BOLTON ASSOCIATES



- * A cross access easement for Level 2 driveway along Forbes Ave. will be obtained.
- * Applicant to obtain Encroachment Permit and/or Street Vacation for a portion of Euler Way.

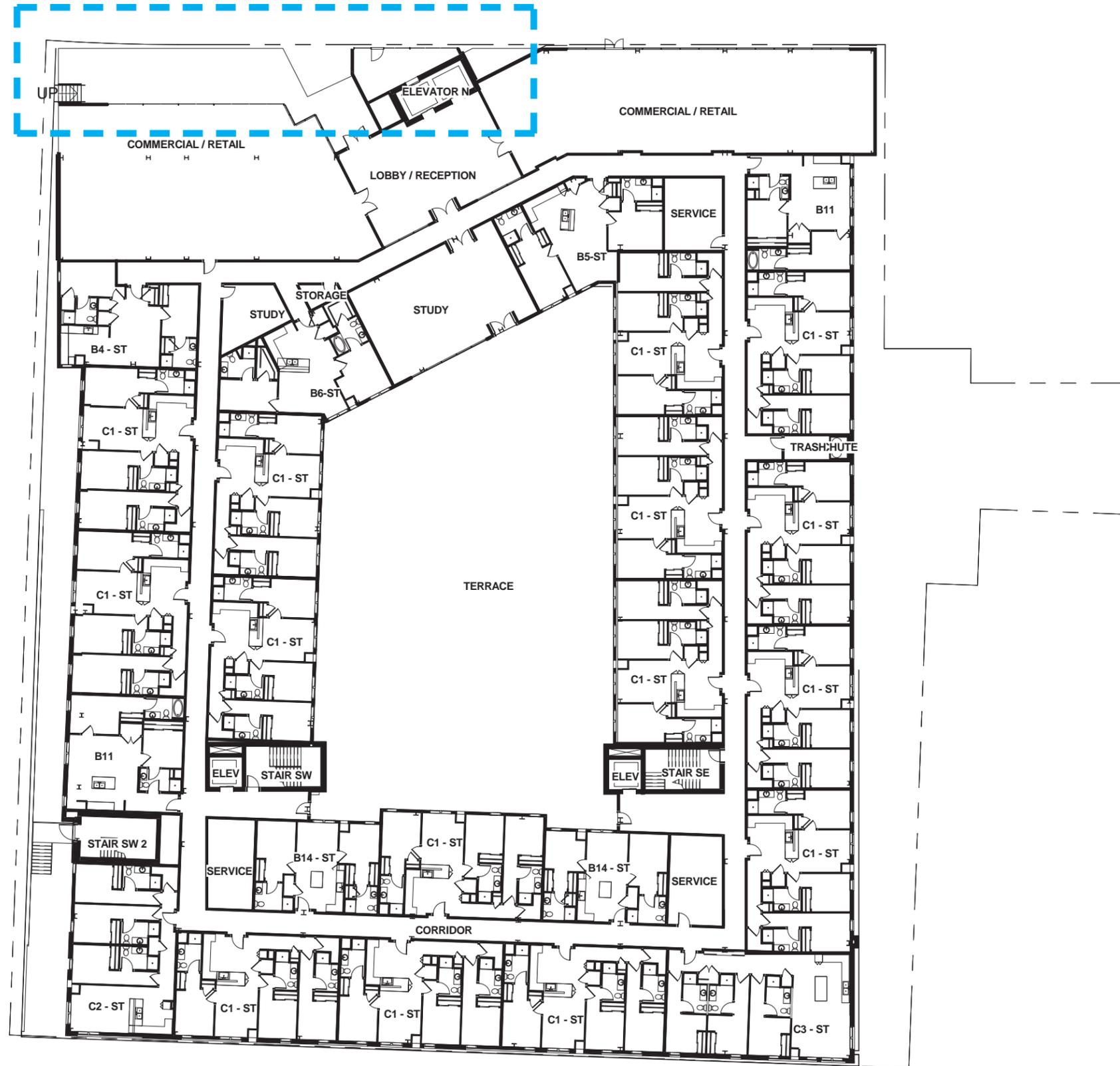
■ 70 spaces reserved for future use
 ■ Fence

LEVEL 2
 GHSF= 0 SF
 SCALE: 1/32" = 1'-0"



2 Facility Management Spaces

LEVEL 3
GHSF= 0 SF
SCALE: 1/32" = 1'-0"



LEVEL 4
 GHSF=43,586 SF
 SCALE: 1/32" = 1'-0"



LEVEL 5
GHSF= 41,259 SF
SCALE: 1/32" = 1'-0"

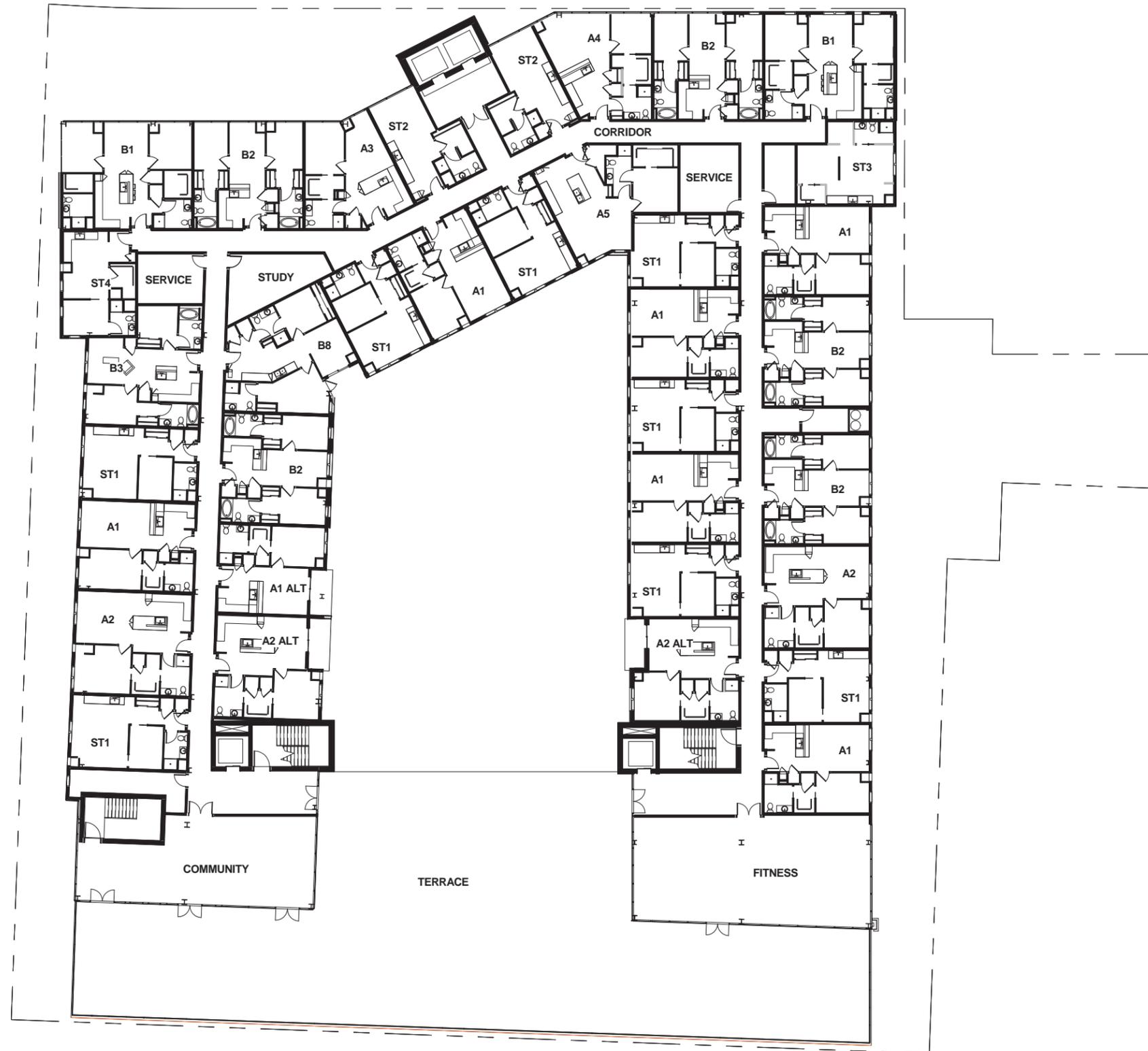


LEVEL 6
GHSF= 41,843 SF
SCALE: 1/32" = 1'-0"

PITTSBURGH MIXED-USE DEVELOPMENT | PRESENTATION 09.03.14



NILES BOLTON ASSOCIATES

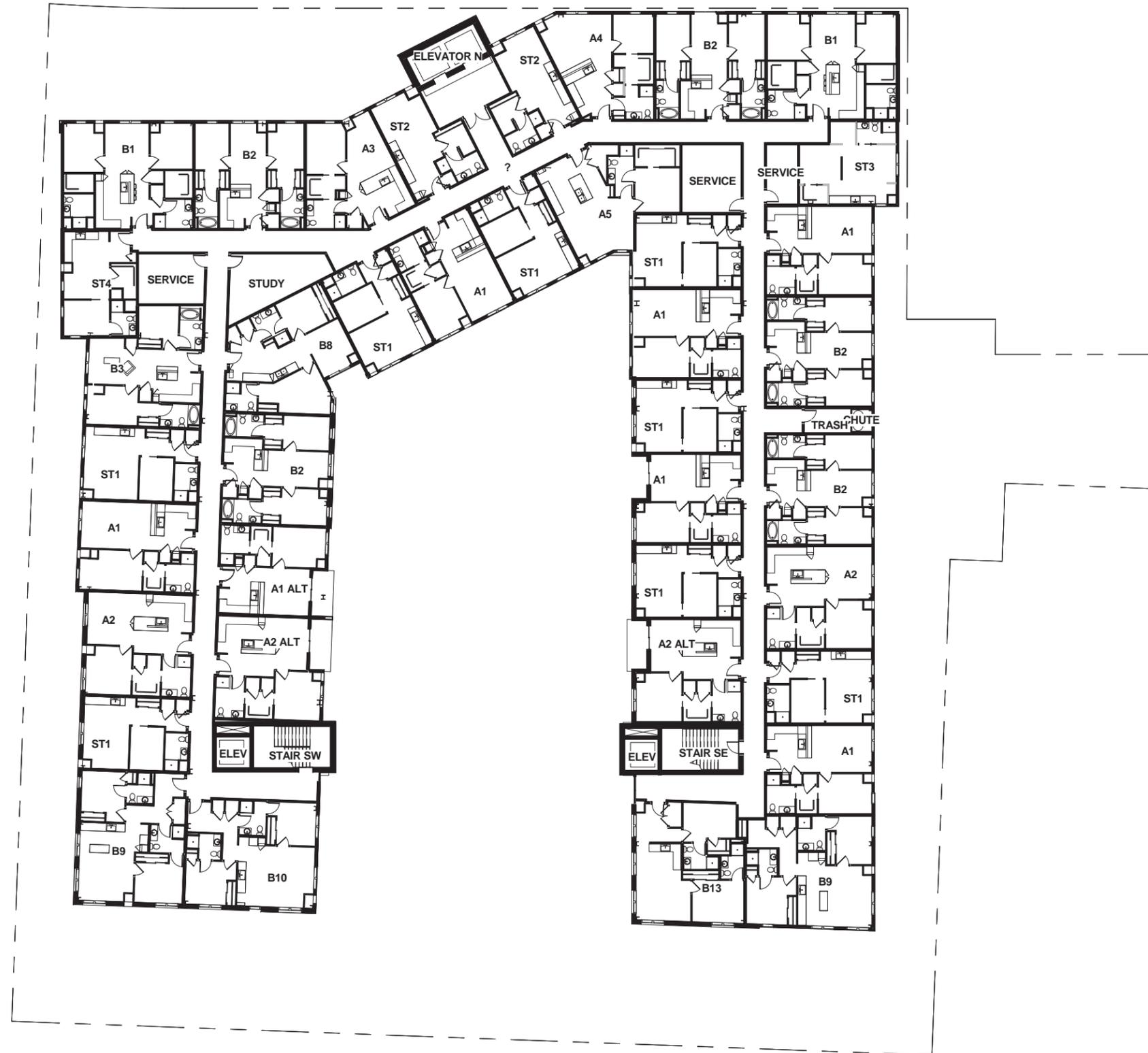


LEVEL 7
GHSF= 32,434 SF
SCALE: 1/32" = 1'-0"

PITTSBURGH MIXED-USE DEVELOPMENT | PRESENTATION 09.03.14



NILES BOLTON ASSOCIATES

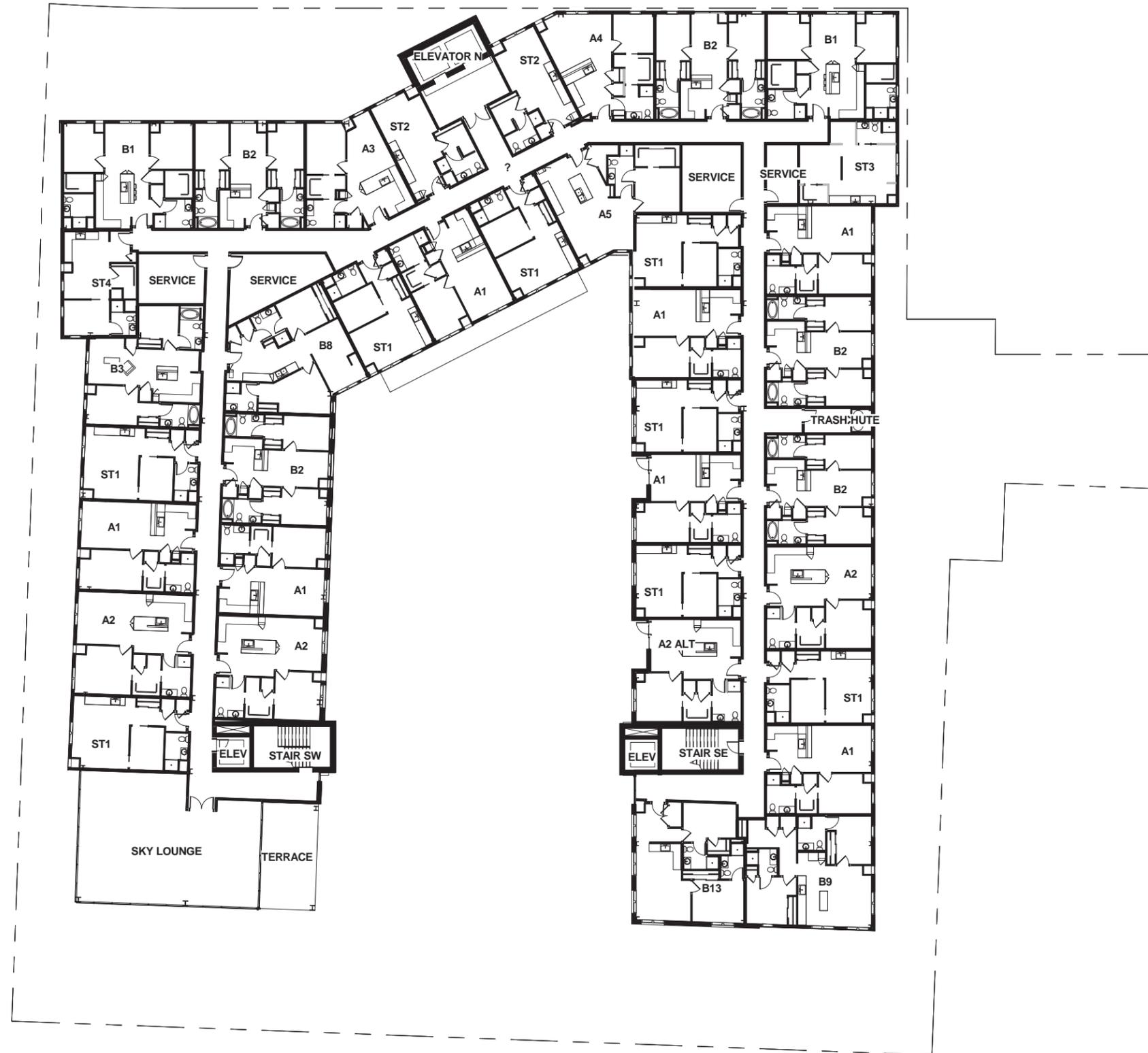


LEVEL 8 - 12
GHSF= 33,089 SF
SCALE: 1/32" = 1'-0"

PITTSBURGH MIXED-USE DEVELOPMENT | PRESENTATION 09.03.14



NILES BOLTON ASSOCIATES

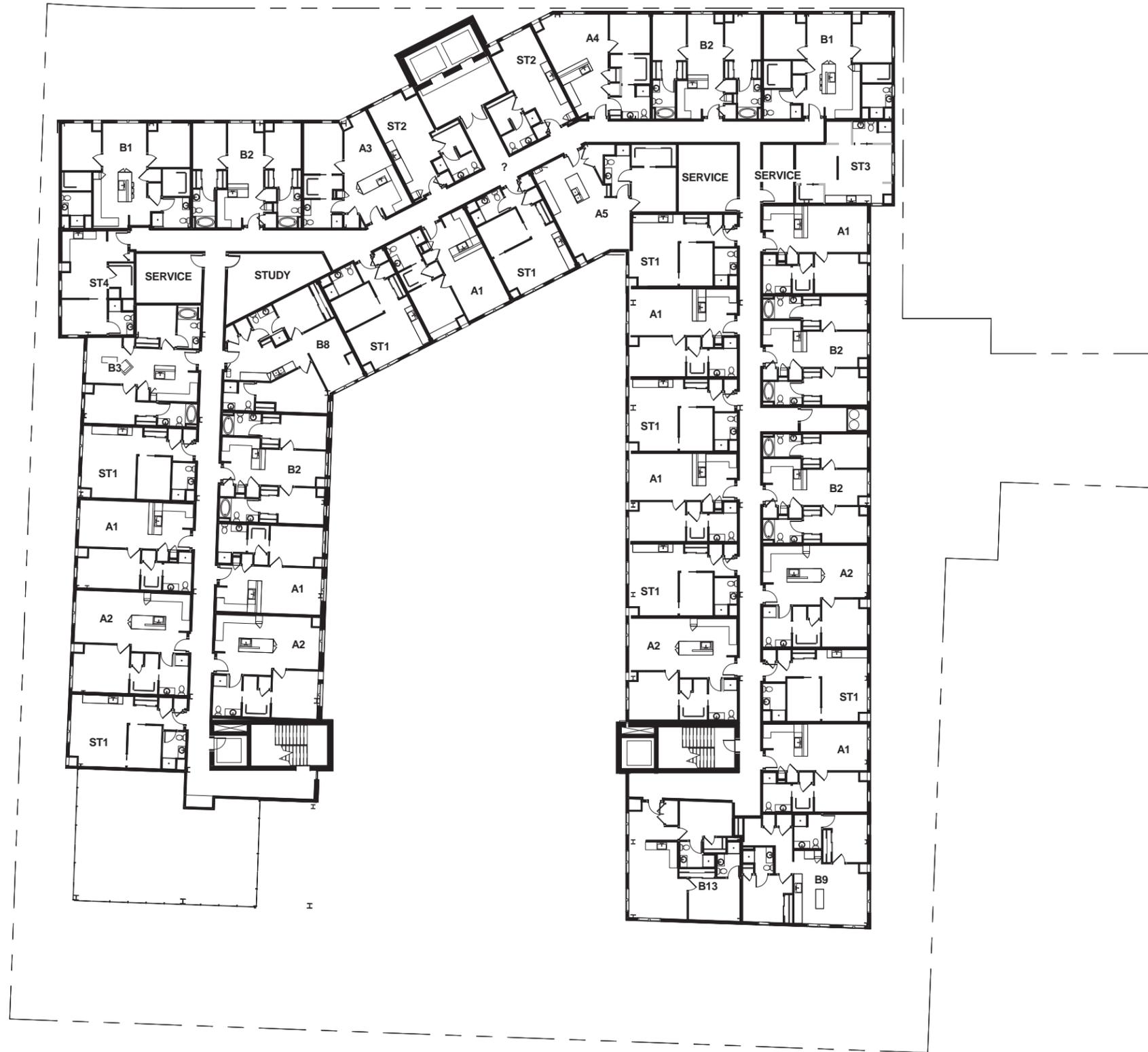


LEVEL 13
GHSF= 32,681 SF
SCALE: 1/32" = 1'-0"

PITTSBURGH MIXED-USE DEVELOPMENT | PRESENTATION 09.03.14



NILES BOLTON ASSOCIATES

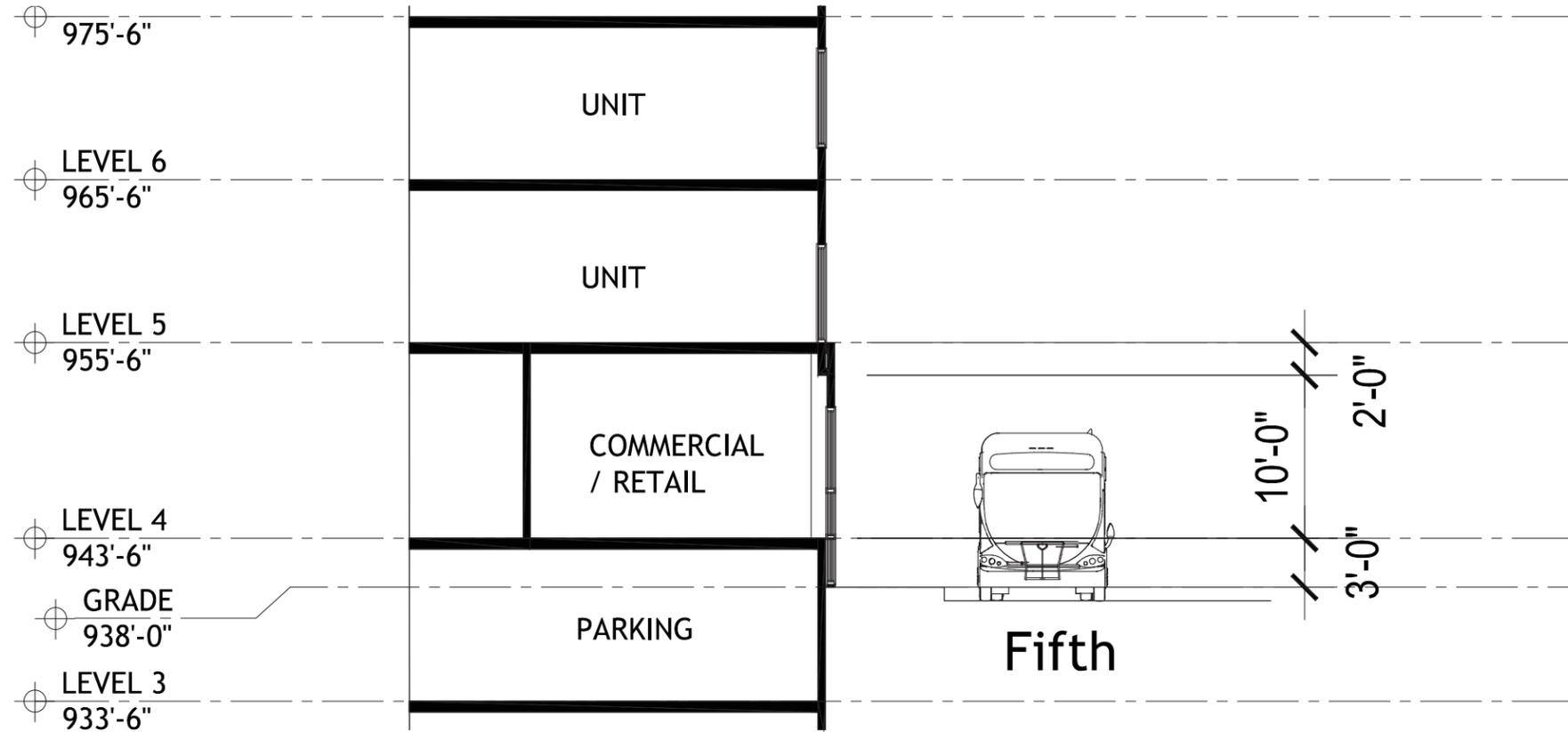


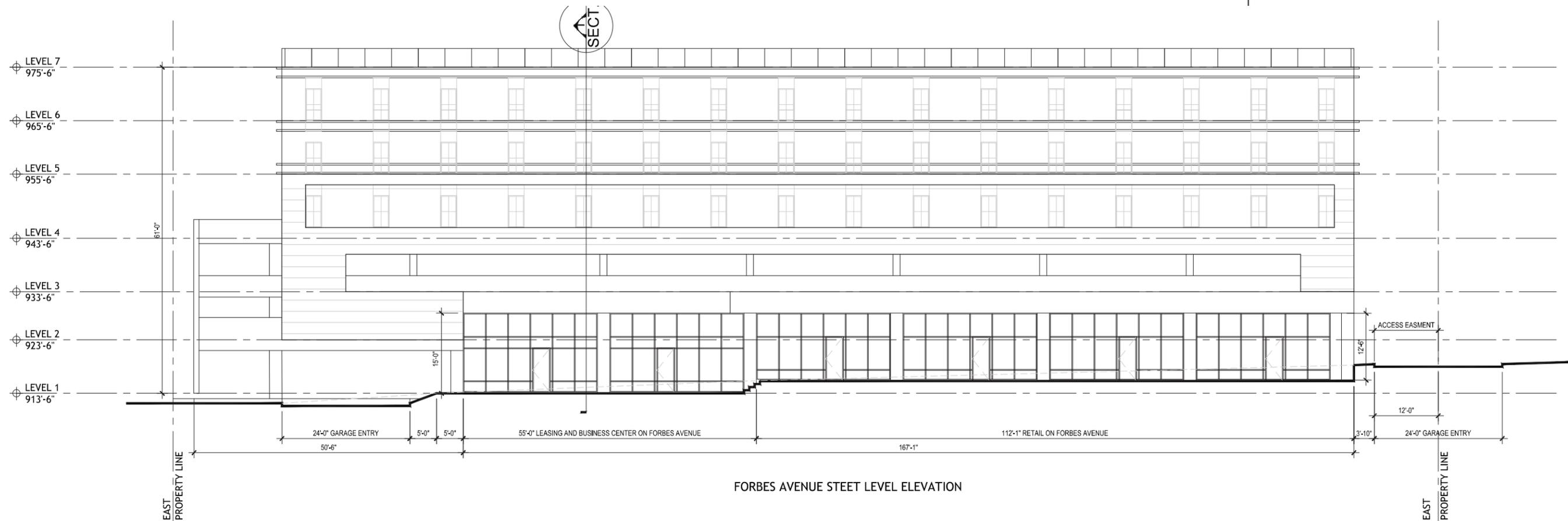
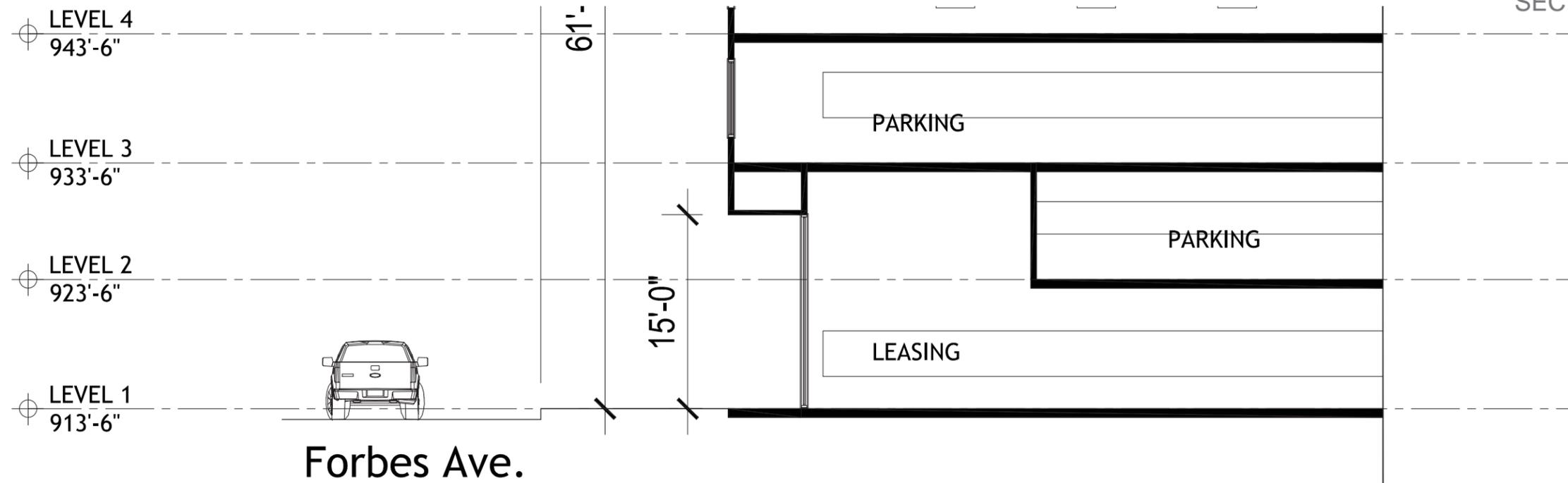
LEVEL 14
GHSF= 31,224 SF
SCALE: 1/32" = 1'-0"

PITTSBURGH MIXED-USE DEVELOPMENT | PRESENTATION 09.03.14

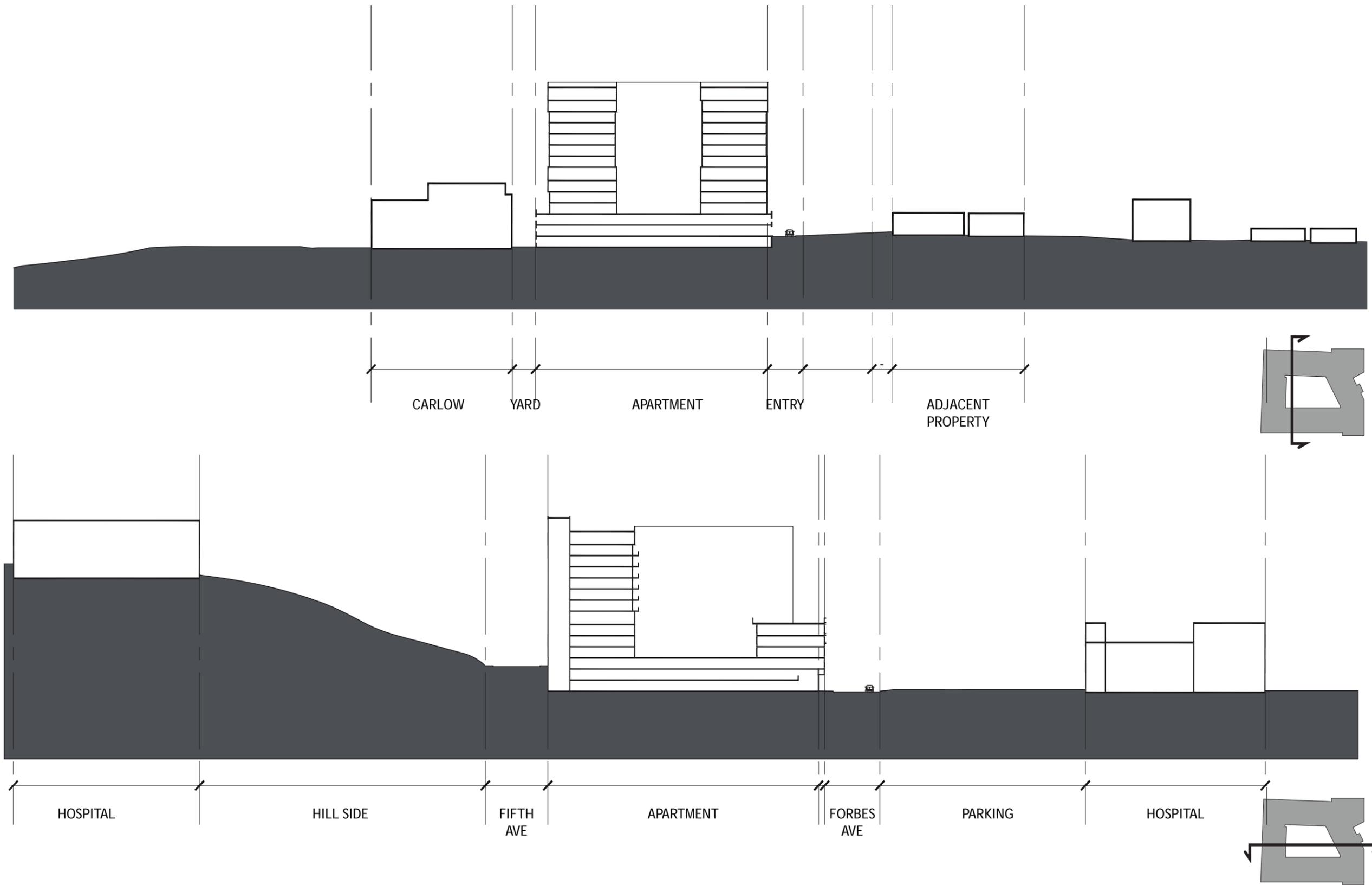


NILES BOLTON ASSOCIATES

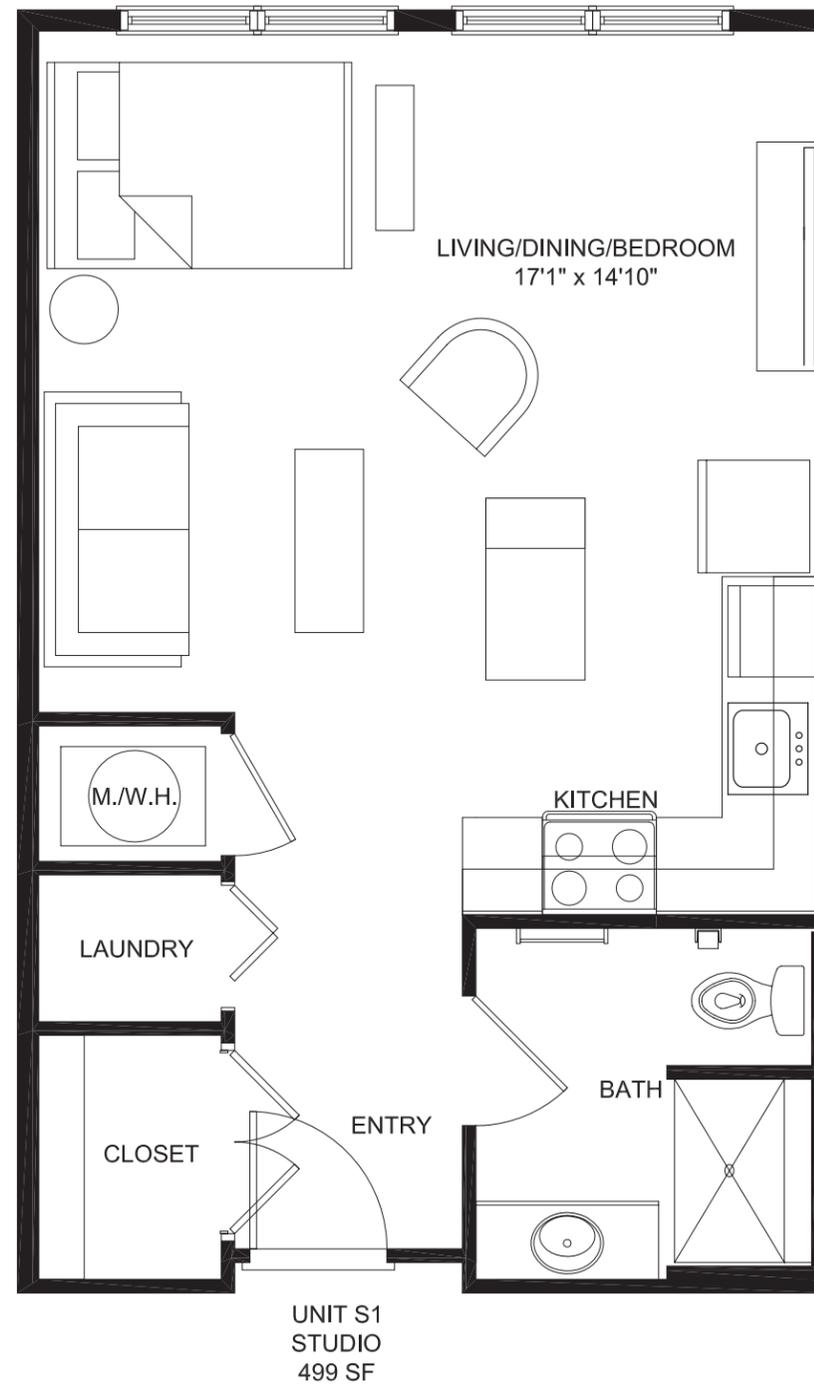




FORBES AVENUE STREET LEVEL ELEVATION





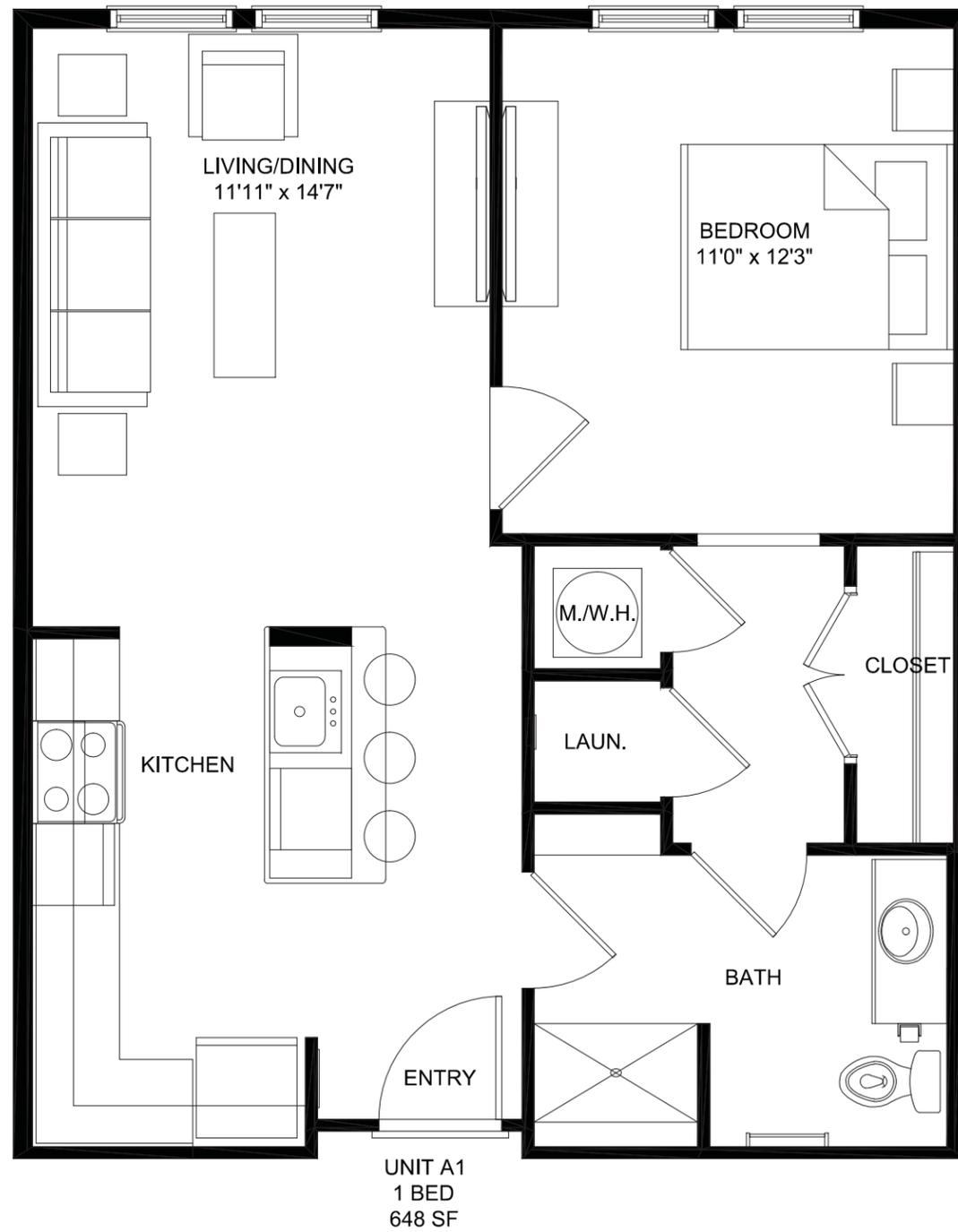


STUDIO TYPICAL [ST1]
SCALE: 1/4" = 1'-0"

PITTSBURGH MIXED-USE DEVELOPMENT | PRESENTATION 09.03.14



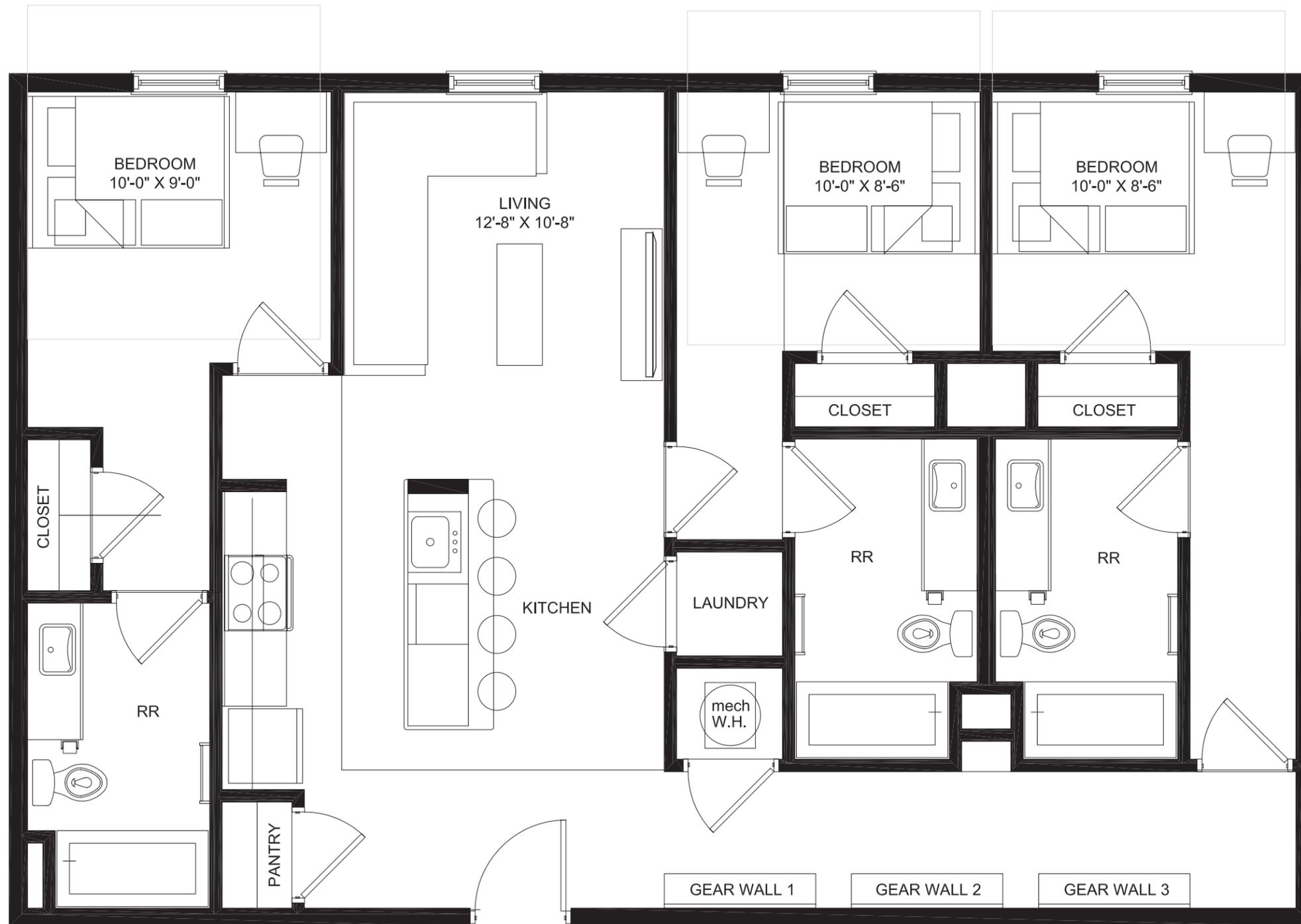
NILES BOLTON ASSOCIATES



1 BED TYPICAL [A1]
SCALE: 1/4" = 1'-0"

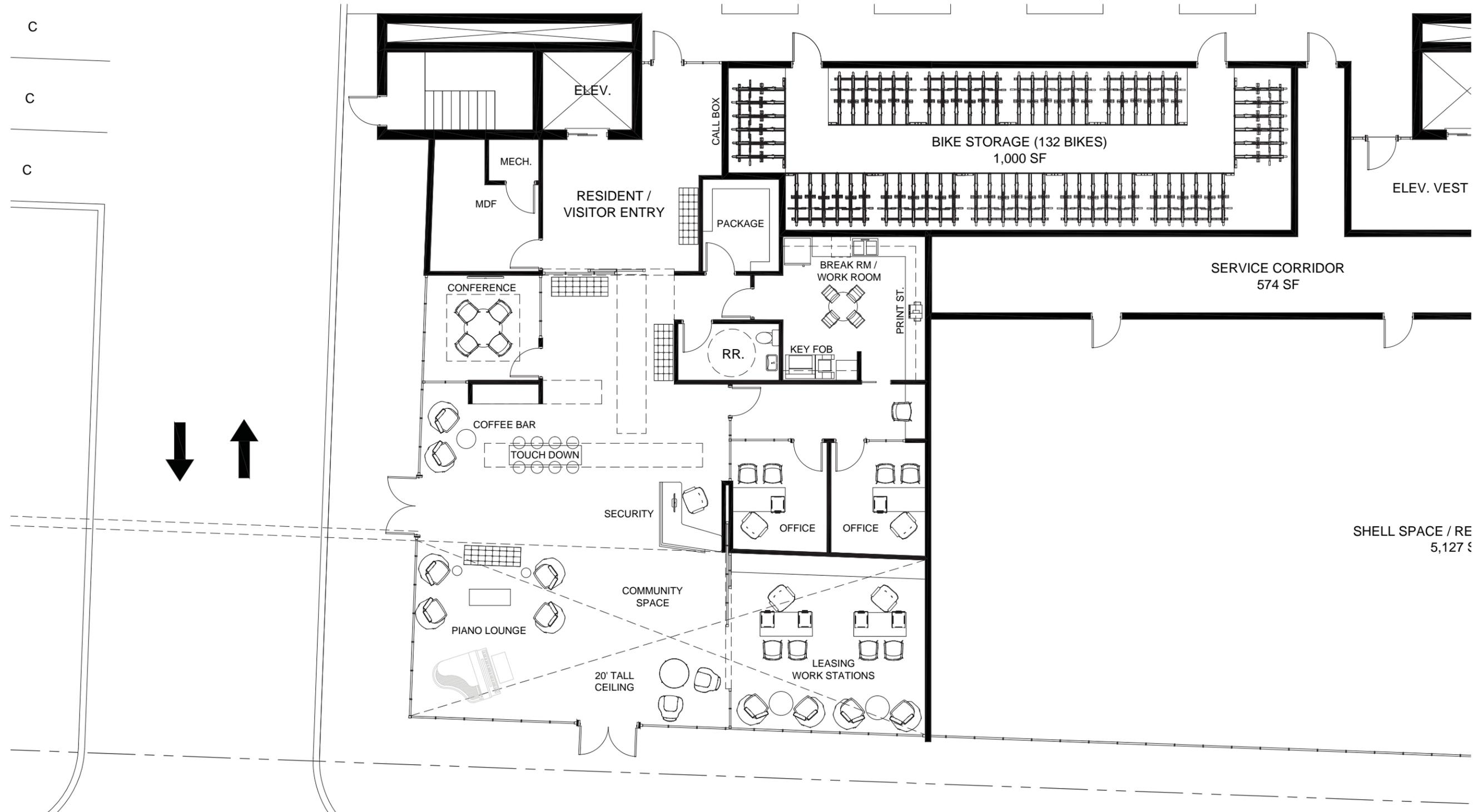


2 BED TYPICAL [B2]
SCALE: 1/4" = 1'-0"

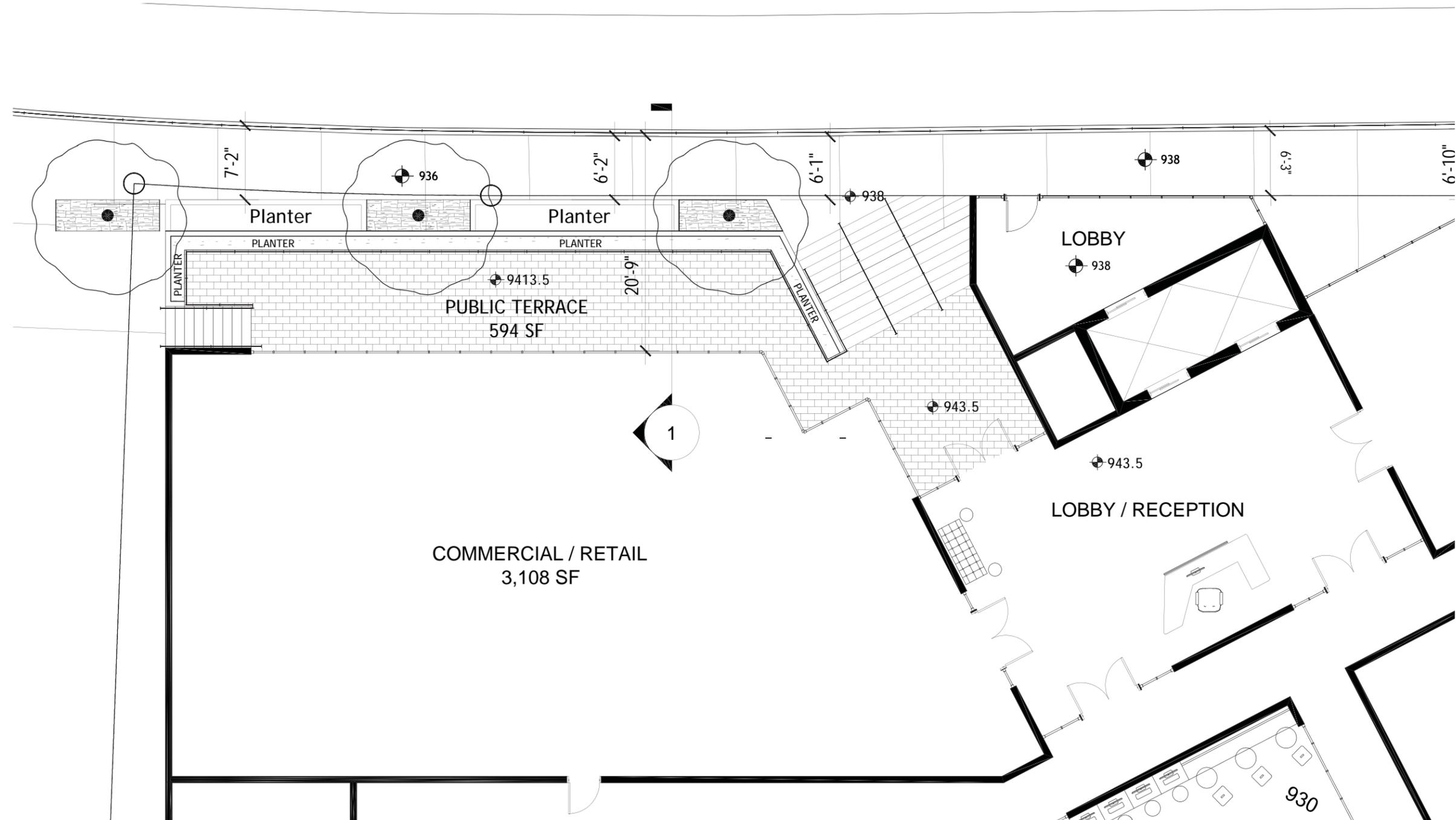


3 BED STUDENT
1,204 SF

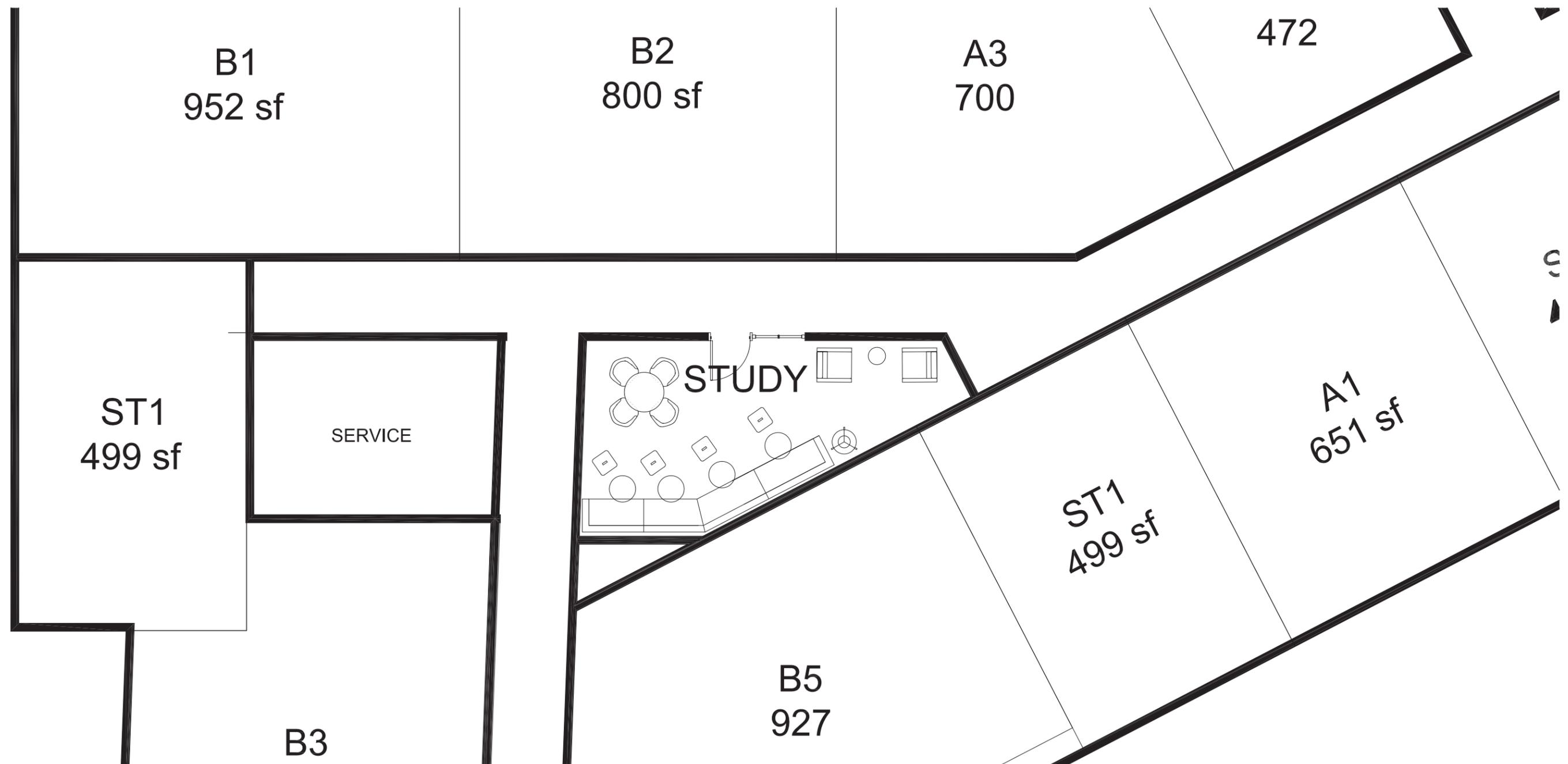
3 BED TYPICAL [C1]
SCALE: 1/4" = 1'-0"
PITTSBURGH MIXED-USE DEVELOPMENT | PRESENTATION 09.03.14

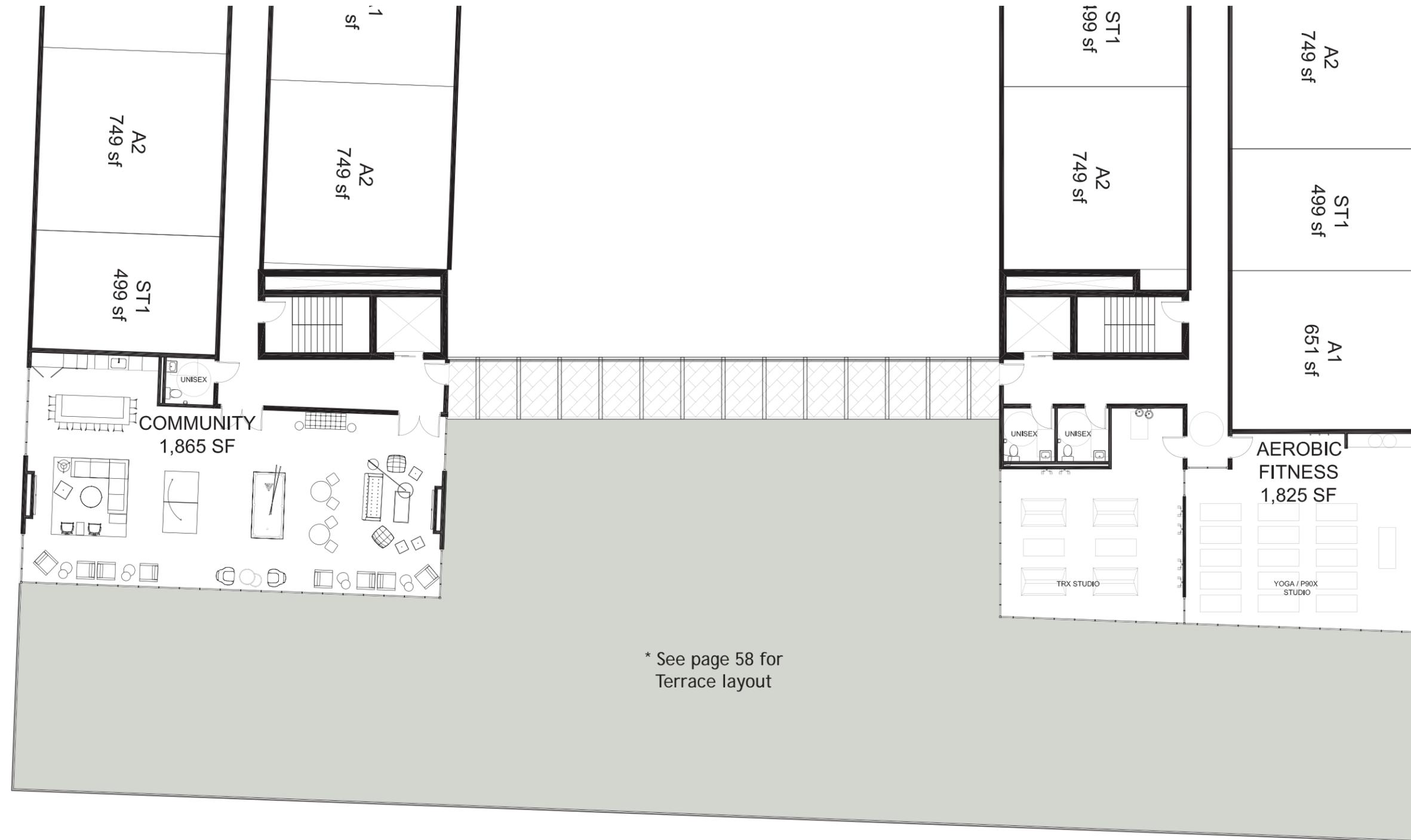


SHELL SPACE / RE
5,127 SF

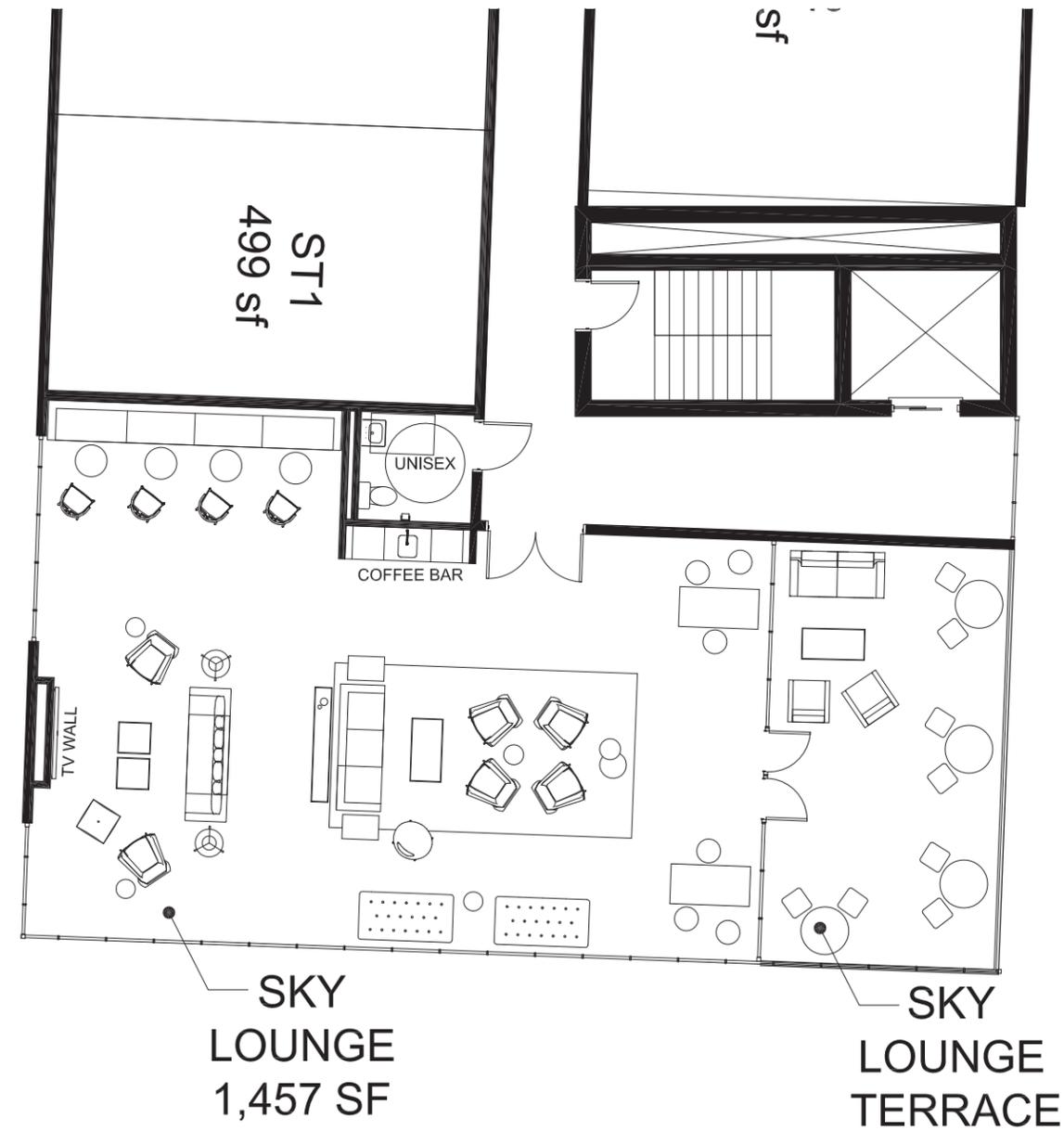


LEVEL 4 PUBLIC TERRACE & COMMERCIAL RETAIL
SCALE: 3/32" = 1'-0" PITTSBURGH MIXED-USE DEVELOPMENT | PRESENTATION 09.03.14

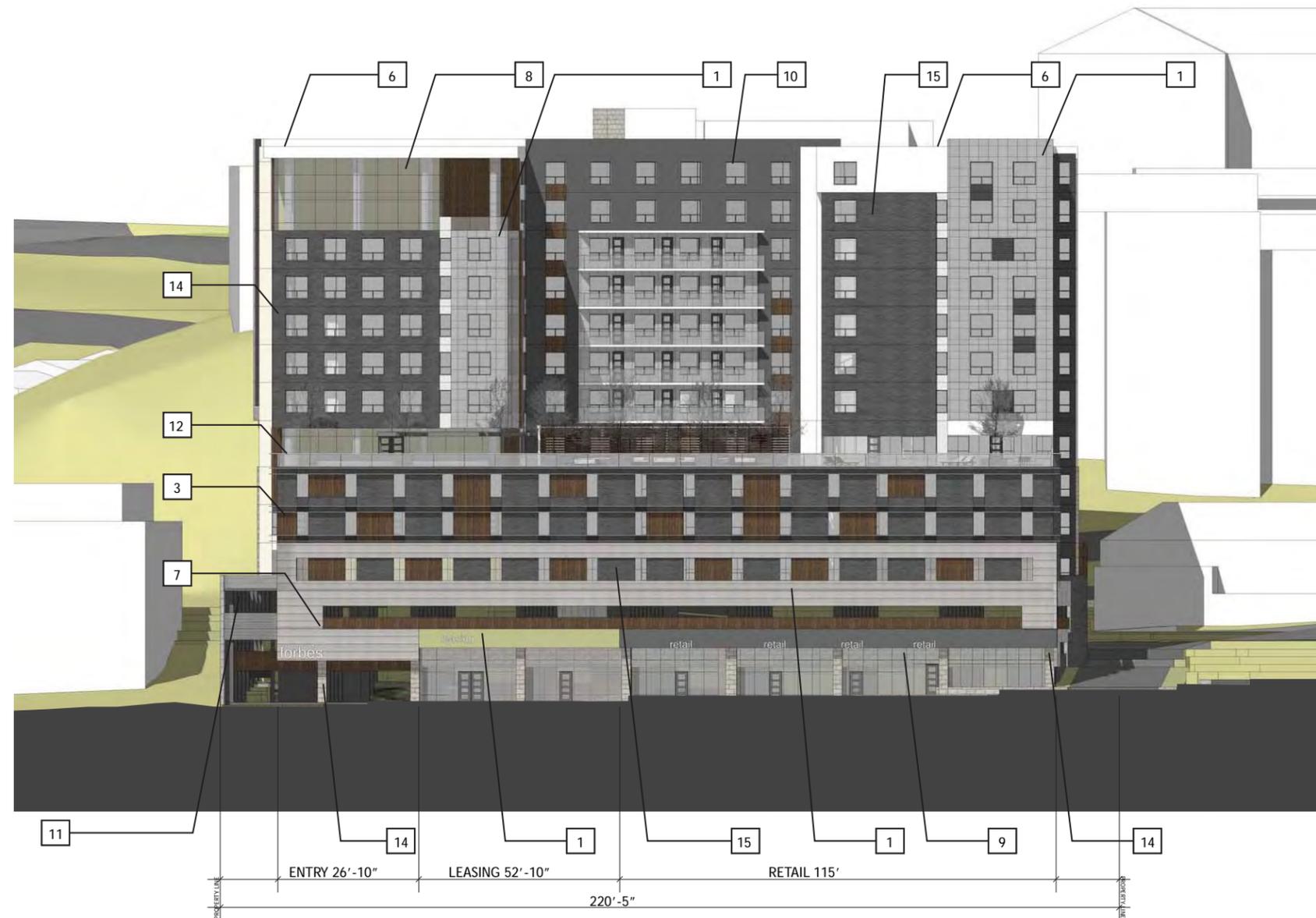




* See page 58 for Terrace layout

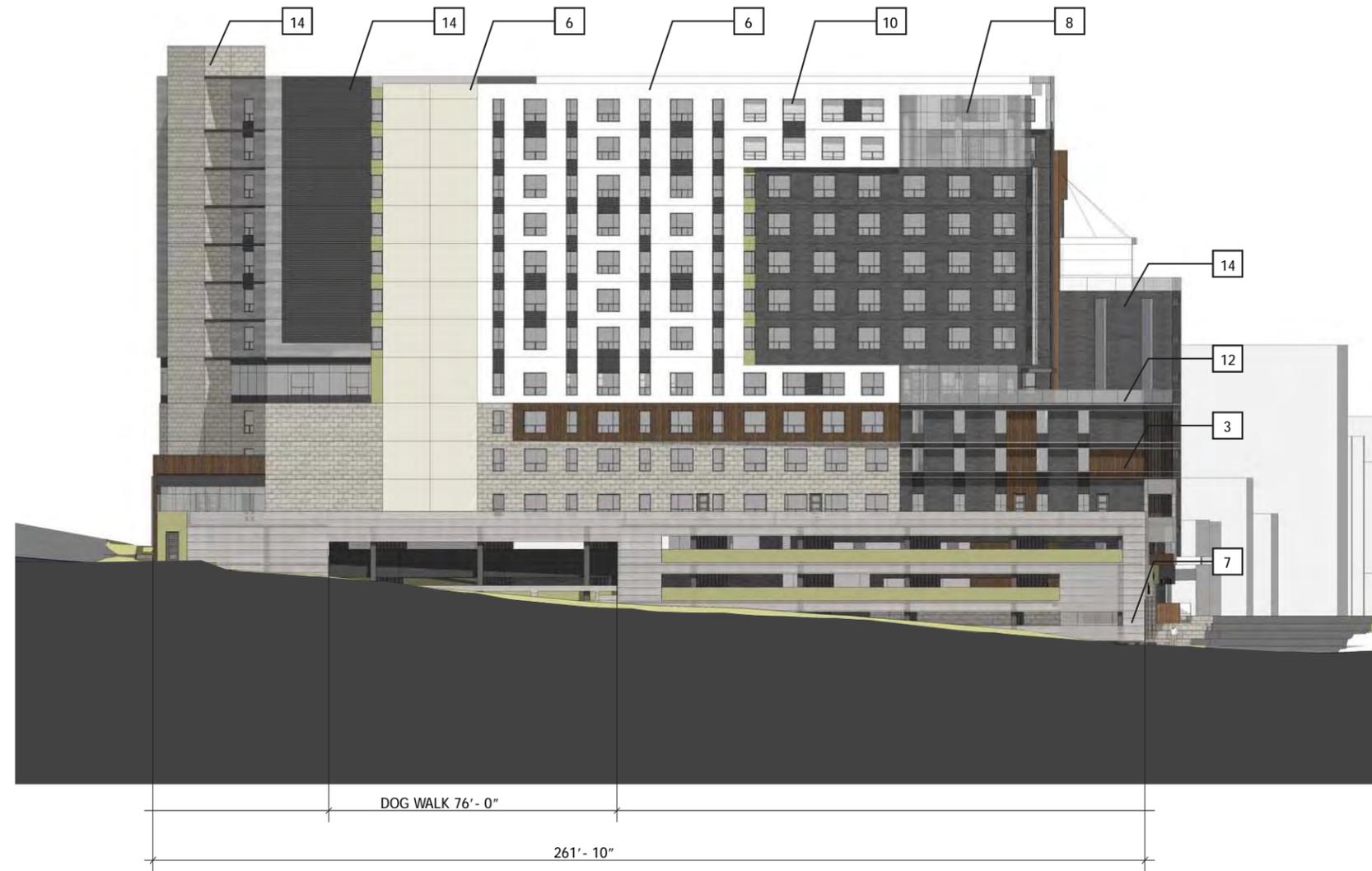






- Material Legend**
- 1. Metal Panel - Prefinished
 - 2. Fiber Cement Rainscreen
 - 3. Fiber Cement Wood Panel
 - 4. Corrugated Metal Panel
 - 5. Cement Block
 - 6. 3 Coat Stucco w/ Drainage Layer
 - 7. Perforated Screen
 - 8. Curtain Wall
 - 9. Storefront
 - 10. Window - Aluminum
 - 11. Metal Railing
 - 12. Glass Railing
 - 13. Metal Extrusion
 - 14. Cast Stone Rain Screen
 - 15. Brick

SOUTH ELEVATION
SCALE: NTS



- Material Legend**
- 1. Metal Panel - Prefinished
 - 2. Fiber Cement Rainscreen
 - 3. Fiber Cement Wood Panel
 - 4. Corrugated Metal Panel
 - 5. Cement Block
 - 6. 3 Coat Stucco w/ Drainage Layer
 - 7. Perforated Screen
 - 8. Curtain Wall
 - 9. Storefront
 - 10. Window - Aluminum
 - 11. Metal Railing
 - 12. Glass Railing
 - 13. Metal Extrusion
 - 14. Cast Stone Rain Screen
 - 15. Brick

WEST ELEVATION
SCALE: NTS



- Material Legend**
- 1. Metal Panel - Prefinished
 - 2. Fiber Cement Rainscreen
 - 3. Fiber Cement Wood Panel
 - 4. Corrugated Metal Panel
 - 5. Cement Block
 - 6. 3 Coat Stucco w/ Drainage Layer
 - 7. Perforated Screen
 - 8. Curtain Wall
 - 9. Storefront
 - 10. Window - Aluminum
 - 11. Metal Railing
 - 12. Glass Railing
 - 13. Metal Extrusion
 - 14. Cast Stone Rain Screen
 - 15. Brick

NORTH ELEVATION
SCALE: NTS



- Material Legend**
- 1. Metal Panel - Prefinished
 - 2. Fiber Cement Rainscreen
 - 3. Fiber Cement Wood Panel
 - 4. Corrugated Metal Panel
 - 5. Cement Block
 - 6. 3 Coat Stucco w/ Drainage Layer
 - 7. Perforated Screen
 - 8. Curtain Wall
 - 9. Storefront
 - 10. Window - Aluminum
 - 11. Metal Railing
 - 12. Glass Railing
 - 13. Metal Extrusion
 - 14. Cast Stone Rain Screen
 - 15. Brick

EAST ELEVATION
SCALE: NTS



1. Metal Panel - prefinished



2. Fiber Cement Rainscreen



3. Fiber Cement Wood Panel



4. Corrugated Metal Panel



5. Cement Block



6. 3 Coat Stucco with Drainage Layer



7. Perforated Screen



8. Curtain Wall



9. Storefront



10. Window - Aluminum



11. Metal Railing



12. Glass Railing



13. Metal Extrusion



14. Cast Stone Rain Screen



15. Brick

Material Legend

1. Metal Panel - Prefinished
2. Fiber Cement Rainscreen
3. Fiber Cement Wood Panel
4. Corrugated Metal Panel
5. Cement Block
6. 3 Coat Stucco w/ Drainage Layer
7. Perforated Screen
8. Curtain Wall
9. Storefront
10. Window - Aluminum
11. Metal Railing
12. Glass Railing
13. Metal Extrusion
14. Cast Stone Rain Screen
15. Brick



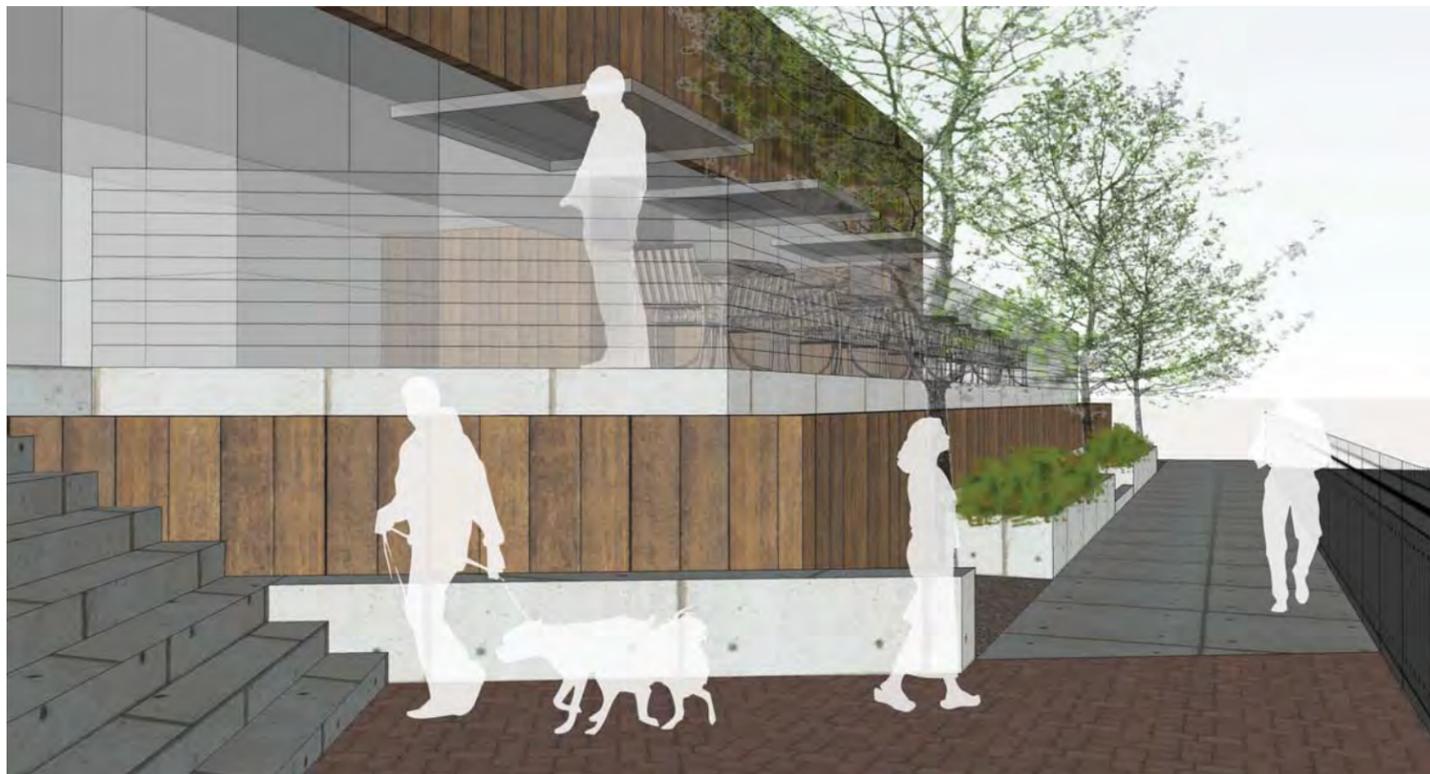










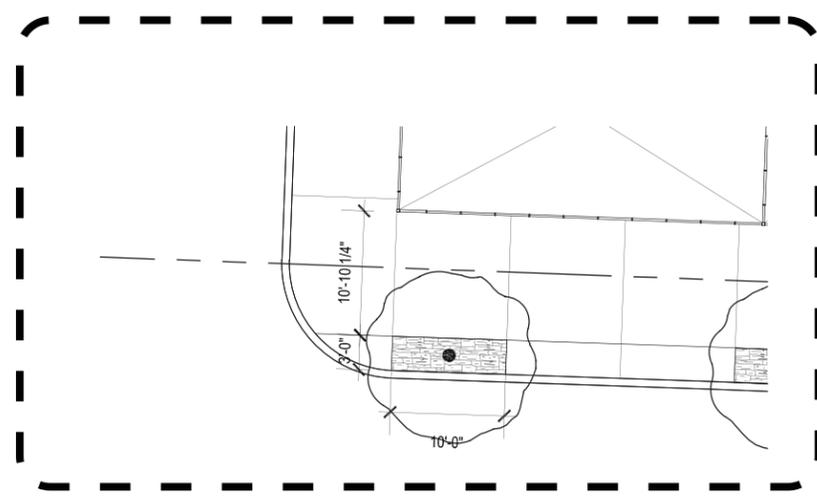
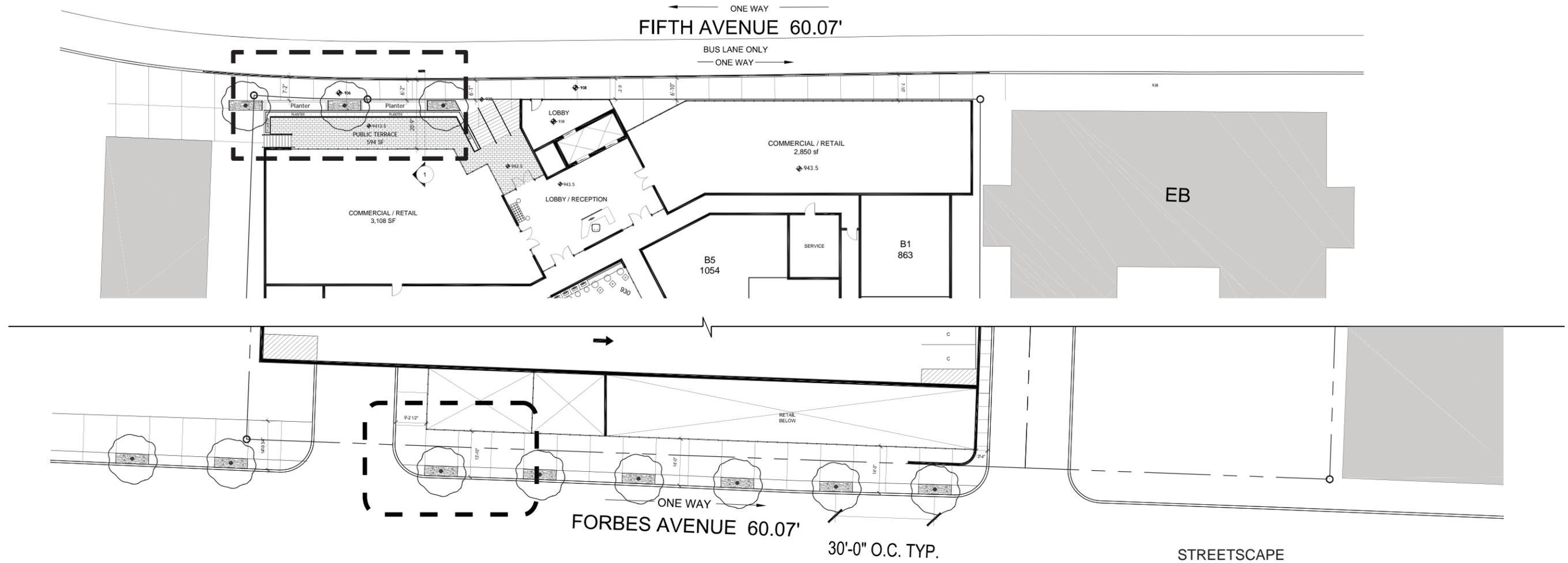




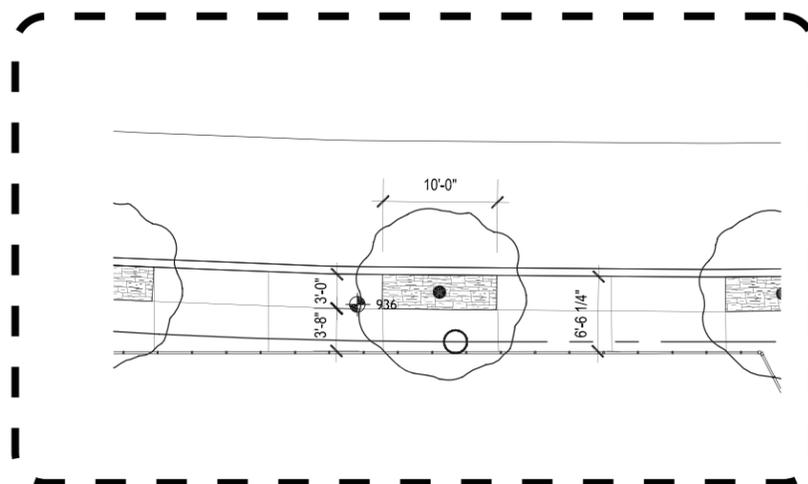


CHAPTER 7: STREETSCAPE

* 8 trees provided along Fifth and Forbes Ave.



SECTION 1

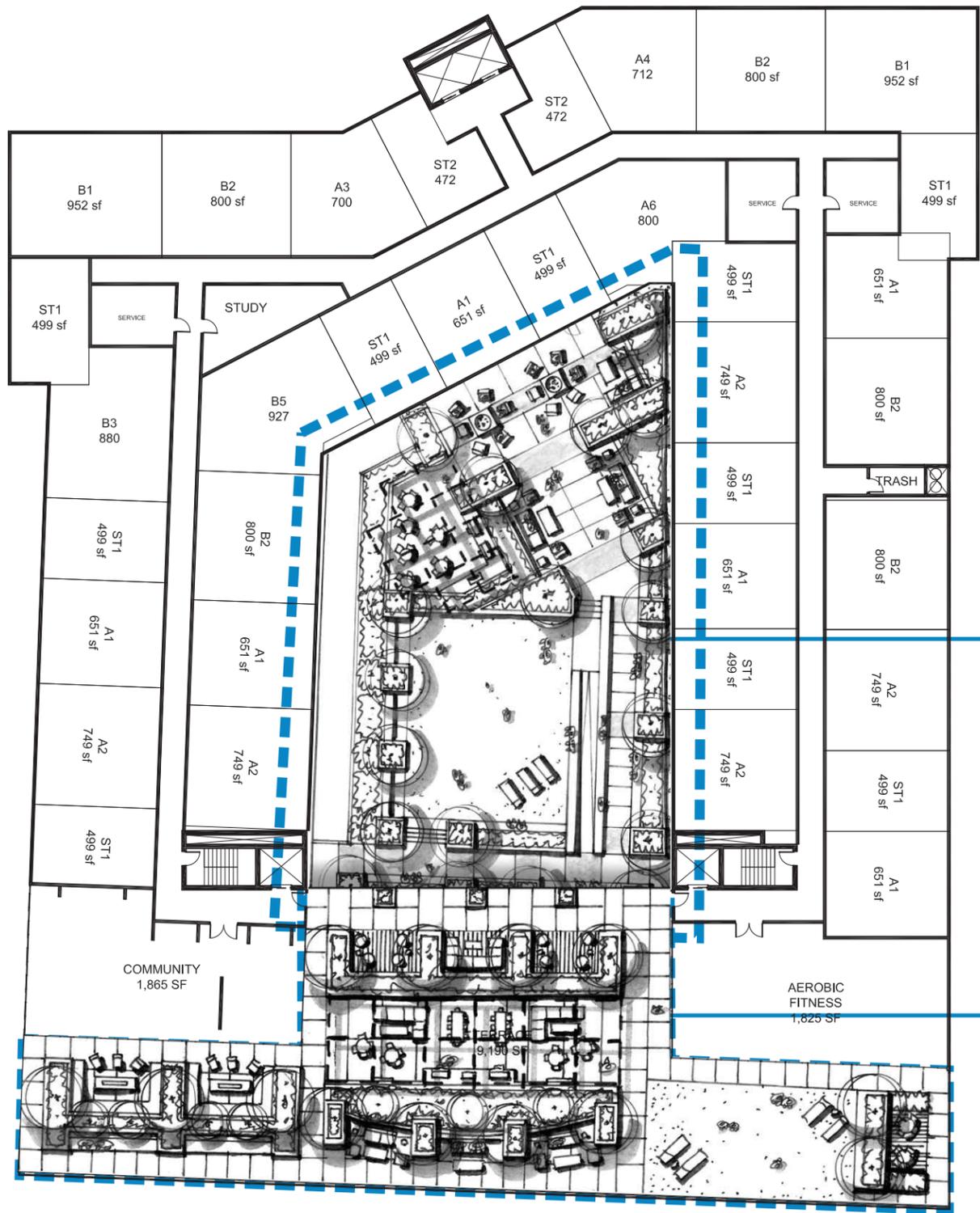


SECTION 2

STREETSCAPE
SCALE: 1/16" = 1'-0"

STREETSCAPE
SCALE: 1/32" = 1'-0"

- * 8 street trees are required along Fifth, but street trees are not viable in this location due to the location of the busway.
- * 3 trees will be provided adjacent to the building on Fifth Avenue and the applicant will provide funds in lieu of the remaining street trees as permitted by code.
- * The applicant is also providing planters along Fifth Avenue with added vegetation.



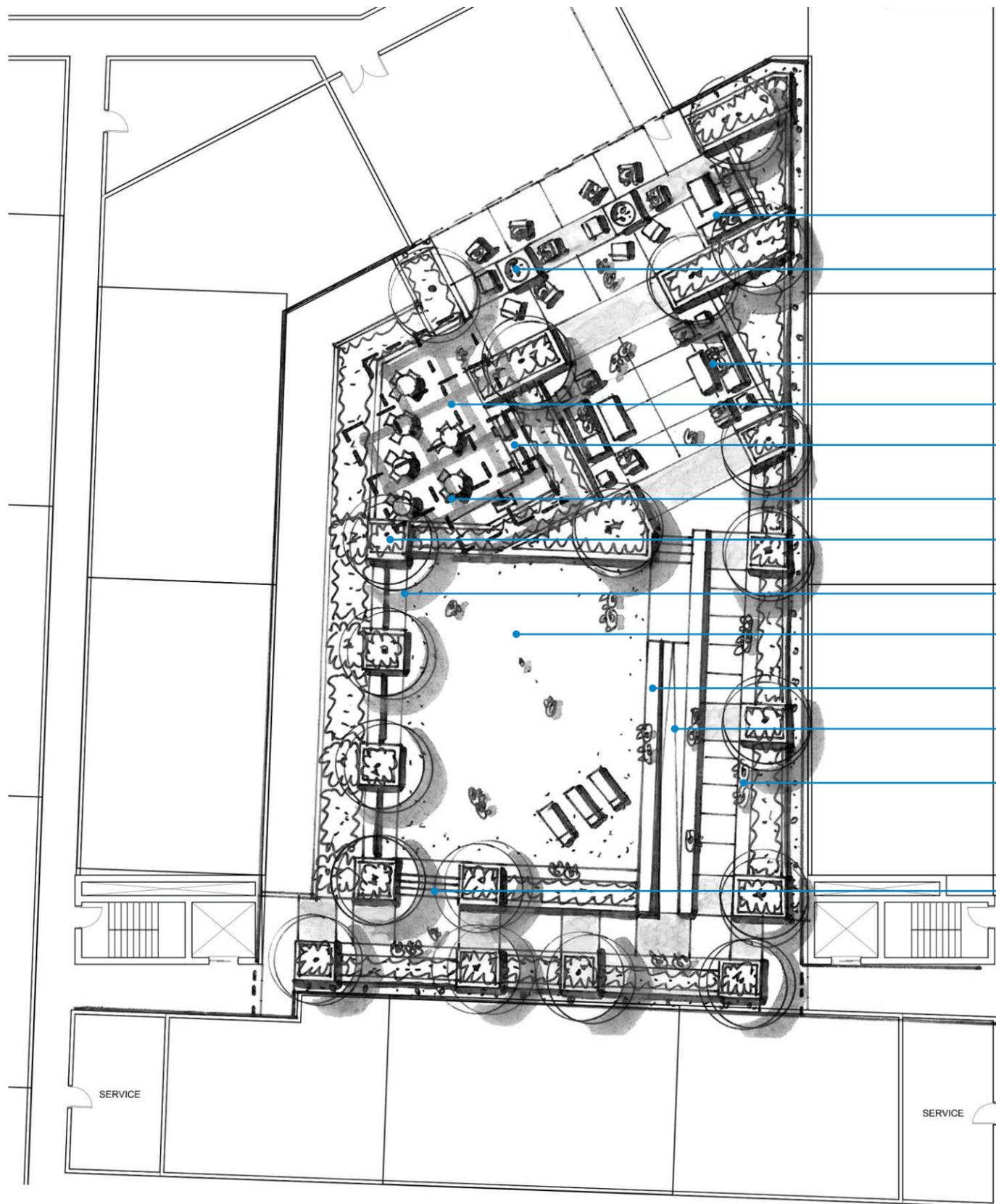
LOWER TERRACE AMENITY
9,601 SF
(4TH LEVEL)

UPPER TERRACE AMENITY
9,190 SF
(7TH LEVEL)

* THE TREES ARE 2" CALIPER (MIN.) AND THE PLANTING BED DIMENSIONS ARE 5'X10'

* RECOMMENDED TREES:
GINKGO BILOBA 'PRINCETON SENTRY'
PRUNUS SARGENTII 'CLUMNARUS'
CARPINUS BETULUS 'FASTIGIATA'

CHAPTER 7: LOWER TERRACE



LOWER TERRACE AMENITY

BOOTH & LOUNGE SEATING

OUTDOOR FIRE PIT

BOOTH & LOUNGE SEATING

SHADE STRUCTURE

OUTDOOR GRILL STATION W/
GRILLS AND SINK

OUTDOOR DINING AREA

RAISED PLANTER W/
SHADE TREE

BUILT-IN BENCH SEATING

MULTI-PURPOSE LAWN
(SYNTHETIC TURF)

SEAT WALL

RAMP (5% SLOPE)

RAISED PLANTER W/
SEAT WALL

STAIRS (2' RISE)

* THE TREES ARE 2" CALIPER (MIN.) AND
THE PLANTING BED DIMENSIONS ARE 5'X10'

* RECOMMENDED TREES:
GINKGO BILOBA 'PRINCETON SENTRY'
PRUNUS SARGENTII 'CLUMNARUS'
CARPINUS BETULUS 'FASTIGIATA'



BUILT-IN BENCH



RAISED PLANTERS



OUTDOOR GRILL & DINING



LOUNGE SEATING



FIRE PIT & LOUNGE CHAIRS



BUILT-IN SEAT WALLS



MULTI-PURPOSE LAWN



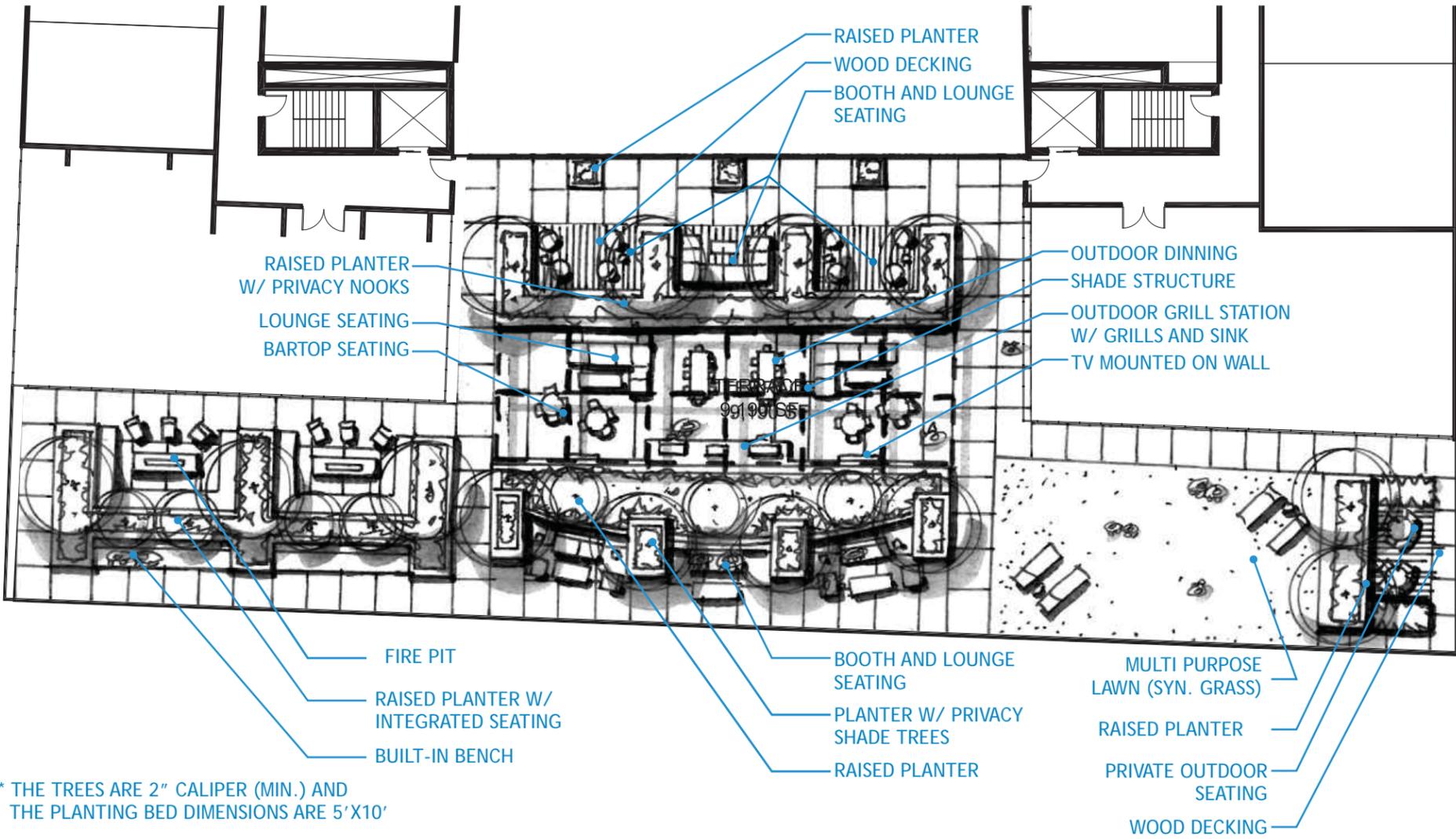
LAWN ACTIVITIES



BOOTH & LOUNGE SEATING



PERGOLA / BOOTH & LOUNGE



* THE TREES ARE 2" CALIPER (MIN.) AND THE PLANTING BED DIMENSIONS ARE 5'X10'

* RECOMMENDED TREES:
 GINKGO BILOBA 'PRINCETON SENTRY'
 PRUNUS SARGENTII 'CLUMNARUS'
 CARPINUS BETULUS 'FASTIGIATA'

UPPER TERRACE AMENITY
 9,190 SF
 (7TH LEVEL)



BUILT-IN BENCH



RAISED PLANTERS



PRIVACY SEATING



RAISED PLANTERS



FIRE PIT & LOUNGE CHAIRS



BUILT-IN SEAT WALLS



MULTI-PURPOSE LAWN



LAWN ACTIVITIES



SHADE STRUCTURE / DINING

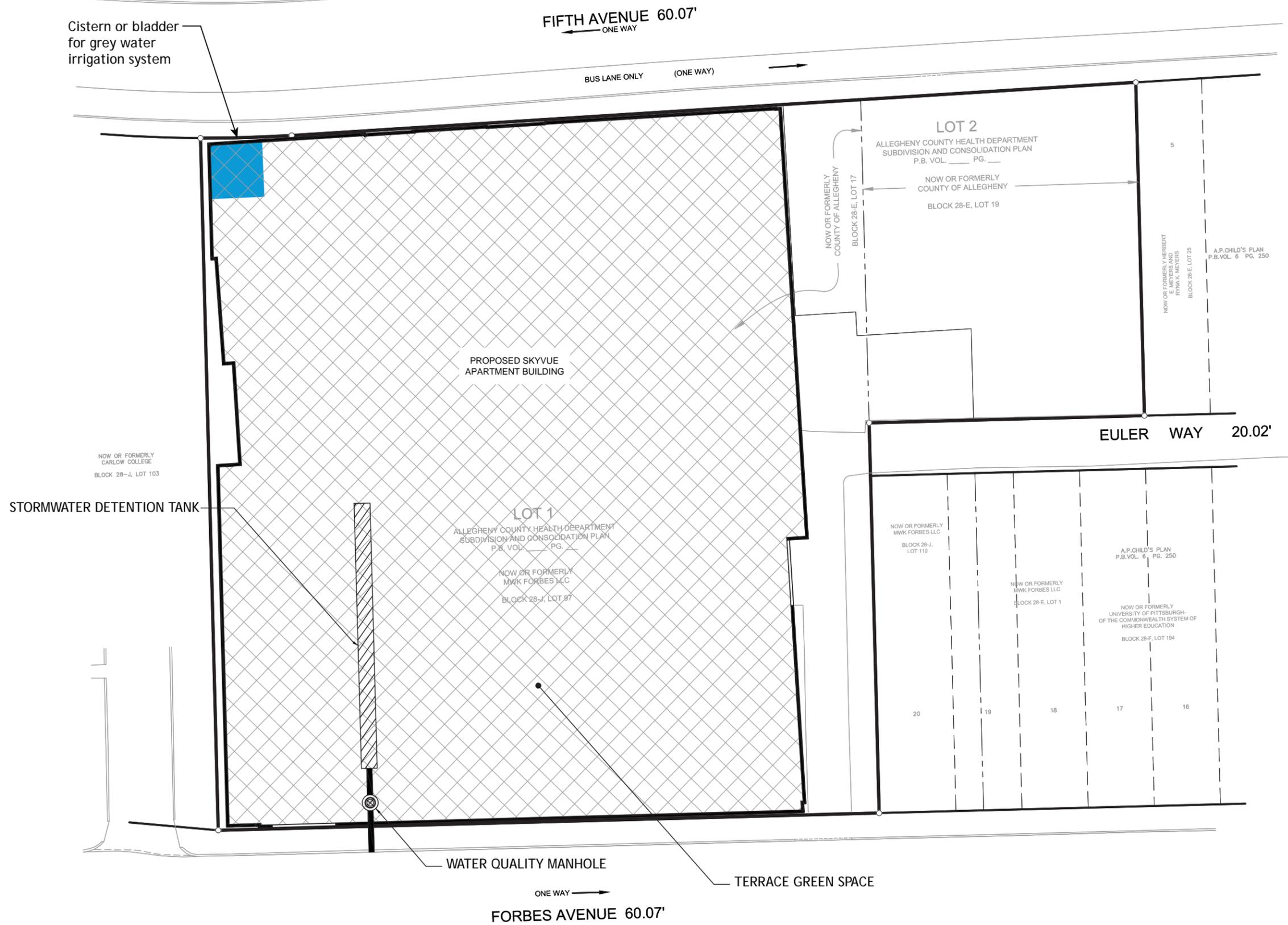


PERGOLA / BOOTH & LOUNGE SEATING









WORKSHEET 4: CHANGE IN RUNOFF VOLUME FOR 2-YR STORM EVENT

PROJECT: 3333 Forbes Avenue
 Drainage Area: 1.5 ac
 2-Year Rainfall: 2.36 in.
 Total Site Area: 0.00 acres
 Protected Site Area: 0.00 acres
 Managed Area: 0.00 acres

Existing Conditions

Cover Type/Condition	Hydrologic Soil Group	Area (sf)	Area (ac)	CN	S	Ia (0.2*S)	Q Runoff ¹ (in)	Runoff Volume ² (ft3)
Woodland	C	0	0.00	70	4.29	0.86	0.39	0
Meadow	C	17,424	0.40	71	4.08	0.82	0.42	614
Meadow*	C	9,583	0.22	71	4.08	0.82	0.42	338
Impervious	N/A	38,333	0.88	98	0.20	0.04	2.13	6,809
TOTAL:			1.50					7,761

* 20% of Existing Impervious shall be analyzed as Meadow.

Developed Conditions

Cover Type/Condition	Hydrologic Soil Group	Area (sf)	Area (ac)	CN	S	Ia (0.2*S)	Q Runoff ¹ (in)	Runoff Volume ² (ft3)
Open Space	C	3,049	0.07	74	3.51	0.70	0.53	135
Meadow	C	2,614	0.06	71	4.08	0.82	0.42	92
Woodland	C	0	0.00	70	4.29	0.86	0.39	0
Impervious	N/A	59,677	1.37	98	0.20	0.04	2.13	10,601
TOTAL:			1.50					10,828

2-Year Volume Increase (ft³): 3066

2-Year Volume Increase = Developed Conditions Runoff Volume - Existing Conditions Runoff Volume

1. Runoff (in) = $Q = (P-0.2S)^2 / (P+0.8S)$ where
 P = 2-Year Rainfall (in.)
 S = $(1000/CN)-10$

2. Runoff Volume (CF) = $Q \times \text{Area} \times 1/12$
 Q = Runoff
 Area = Land Use Area (sq. ft.)

Note: Runoff Volume must be calculated for EACH land use type/condition and HSGI. The use of a weighted CN value for volume calculations is not acceptable.

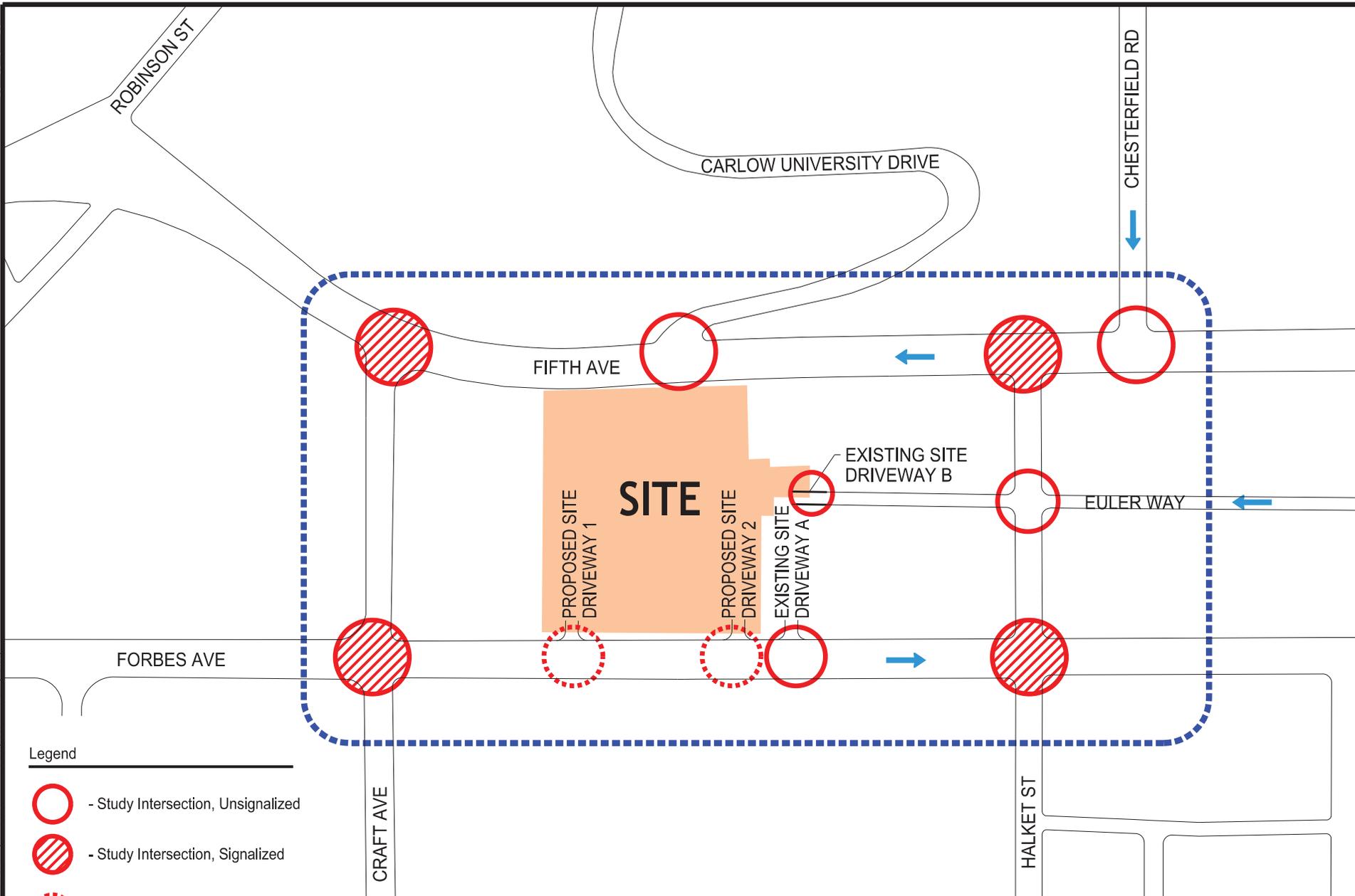
WORKSHEET 5. STRUCTURAL BMP VOLUME CREDITS

PROJECT: 3333 Forbes Avenue
 SUB-BASIN: _____

Required Control Volume (ft ³) - from Worksheet 4:	3,066
Non-Structural Volume Credit (ft ³) - from Worksheet3:	- 0
Structural Volume Requirement (ft³) (Required Control Volume minus Non-structural Credit)	3,066

Proposed BMP	Area (ft ²)	Volume Reduction Permanently Removed (ft ³)
6.4.1 Porous Pavement		
6.4.2 Infiltration Basin		
6.4.3 Infiltration Bed		
6.4.4 Infiltration Trench		
6.4.5 Rain Garden/Bioretention	3,264	2,612
6.4.6 Dry Well/Seepage Pit		
6.4.7 Constructed Filter		
6.4.8 Vegetated Swale		
6.4.9 Vegetated Filter Strip		
6.4.10 Berm		
6.5.1 Vegetated Roof		
6.5.2 Capture and Re-use	31,400	1,000
6.6.1 Constructed Wetlands		
6.6.2 Wet Pond/Retention Basin		
6.7.1 Riparian Buffer/Riparian Forest Buffer Restoration		
6.7.2 Landscape Restoration/Reforestation		
6.7.3 Soil Amendment		
6.8.1 Level Spreader		
6.8.2 Special Storage Areas		
Other		

Total Structural Volume (ft ³):	3,612
Structural Volume Requirement (ft ³):	3,066
DIFFERENCE (ft³):	-546



Legend

-  - Study Intersection, Unsignalized
-  - Study Intersection, Signalized
-  - Proposed Site Driveway Location, Unsignalized
-  - Study Area
-  - One-Way Direction



SCALE: N.T.S.



Transportation Solutions for Today and Tomorrow
 Twin Towers Suite 400 / 4955 Steubenville Pike
 Pittsburgh, Pennsylvania 15205 / (412) 490-0630

PROJECT NO. AUDGH00 - 13401

PROJECT: 3333 Forbes Avenue Development

TITLE: Study Intersections

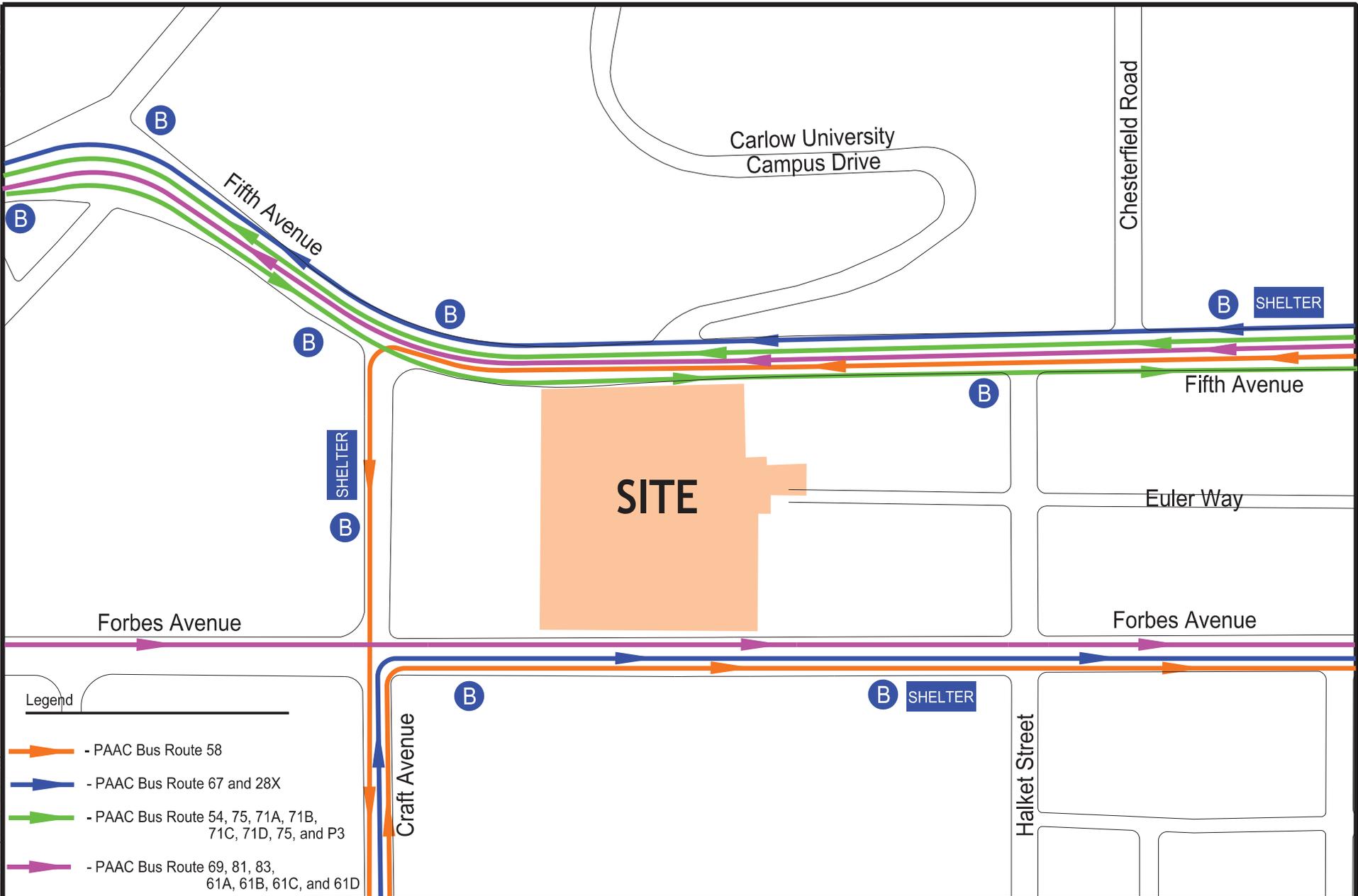
FIGURE

T-1

D.B. TMW

C.B. CAJ

REV. MDS



Legend

-  - PAAC Bus Route 58
-  - PAAC Bus Route 67 and 28X
-  - PAAC Bus Route 54, 75, 71A, 71B, 71C, 71D, 75, and P3
-  - PAAC Bus Route 69, 81, 83, 61A, 61B, 61C, and 61D
-  - Bus Stop Location
-  - Bus Shelter Location



SCALE: N.T.S.



Transportation Solutions for Today and Tomorrow
Twin Towers Suite 400 / 4955 Steubenville Pike
Pittsburgh, Pennsylvania 15205 / (412) 490-0630

PROJECT NO. AUDGH00 - 13401

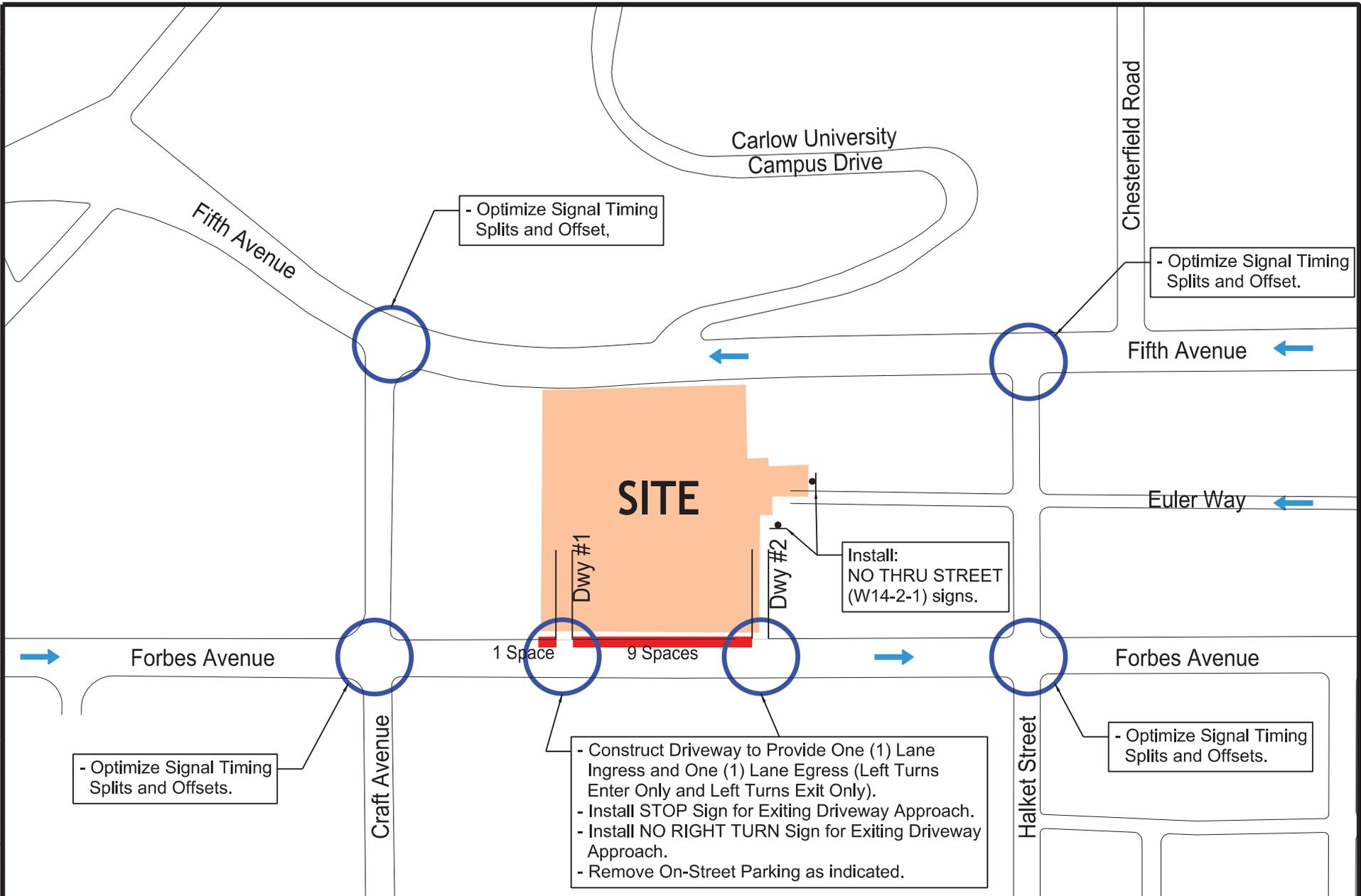
PROJECT: 3333 Forbes Avenue Development

TITLE: Existing Public Transit Routes and Bus Stop Locations

FIGURE

T-2

D.B. TMW
C.B. CAJ
REV. MDS



Legend

-  - Remove On-Street Parking
-  - One-Way Traffic Direction



SCALE: N.T.S.



Transportation Solutions for Today and Tomorrow
 Twin Towers Suite 400 / 4955 Steubenville Pike
 Pittsburgh, Pennsylvania 15205 / (412) 490-0630

PROJECT NO. AUDGH00 - 13401

PROJECT: 3333 Forbes Avenue Development

TITLE: Recommended Improvements

FIGURE

T-3

D.B. TMW
 C.B. CAJ
 REV. MDS



**DEPARTMENT OF CITY PLANNING
DEVELOPMENT ADMINISTRATION AND REVIEW (ZONING)**

Office of the Zoning Administrator

200 ROSS STREET • THIRD FLOOR • PITTSBURGH • PENNSYLVANIA • 15219

Date Filed:

(Zoning Use Only)

DEVELOPMENT REVIEW APPLICATION

The Development Review Application **can be** used for the following:

- New Construction of a Primary Use Structure larger than a 2-Family Dwelling. (Including new Non-Residential Primary Use Structures);
- Any project or development that requires a Land Operations Permit;
- Any other types of work not listed under the Walk-Through and Zoning Applications.

GENERAL INFORMATION

1. Property Owner Name: MWK Forbes LLC		Phone Number: (412) 963-2800 ext. 206	
Address: 120 Delta Drive	City: Pittsburgh	State: PA	Zip Code: 15238
2. Applicant/Company Name: Reed Smith LLP		Phone Number: (412) 288-4598	
Address: 225 Fifth Avenue	City: Pittsburgh	State: PA	Zip Code: 15222
Applicant/Contractor ID:(assigned by the City) T/B/D			
3. Development Name: T/B/D			
4. Development Location: Forbes Avenue across from Magee Women's Hospital			
5. Development Address: 3337 & 3339 Forbes Avenue			
6. If applicant is proposing a change to the Zoning District, the following is required: (Attach Zone Change Petition)			
Proposed Zoning District:	N/A		
Present Use of Site: (Select from attached list)	N/A		
7. If a Certificate of Occupancy exists, the following is required:			
Certificate of Occupancy#:	N/A	Date Issued:	N/A
		Existing Use of Property:	N/A
8. Estimated Construction:	Start Date: 10/01/14	Occupancy Date: / / T/B/D	Project Cost: \$ T/B/D

Use the attached Worksheet to continue answering the questions. For additional reference in answering Items 9-12 go to pittsburghpa.gov/dcp/zoning/ and select the link for the City Zoning Code maintained at the Municode.com website.

9. Proposed Use of Site (Select from attached list): Staging area, temporary open spacing in future development – T/B/D.

10. Select the Type of Work:

- | | |
|--|--|
| <input type="checkbox"/> New Construction, New | <input type="checkbox"/> Renovation, Interior |
| <input type="checkbox"/> New Construction, | <input type="checkbox"/> Renovation, Exterior |
| <input type="checkbox"/> Change in Use Only | <input type="checkbox"/> Renovation, Change in Use |

11. Describe the Development: See attached sheet

12. Is a Land Operations Permit needed? YES NO

(See the Bureau of Building Inspection (BBI) website for activities requiring a Land Operations Permit, <http://www.city.pittsburgh.pa.us/bbi/>)



DEPARTMENT OF CITY PLANNING
DEVELOPMENT ADMINISTRATION AND REVIEW (ZONING)

Office of the Zoning Administrator

200 ROSS STREET • THIRD FLOOR • PITTSBURGH • PENNSYLVANIA • 15219

DEVELOPMENT REVIEW APPLICATION

LAND AND BUILDING INFORMATION

13. Proposed Number of New Structures or Building Additions: N/A
 Residential Commercial Recreational Industrial Institutional

14. Gross Floor Area:
 Existing to be Razed: 4,000 sq ft
 Existing to be Retained: ∅ sq ft
 Retained Area to be Renovated: ∅ sq ft
 To be Constructed: ∅ sq ft
 Building Footprint: ∅ sq ft

15. Height of Structures:	Existing		Proposed	
	Stories	Feet	Stories	Feet
Main Structure	3		∅	∅
Proposed Addition/Extension				

Provide Accessory Structure Type(s) and Height(s):

16. Number of Dwelling Units:
 Existing to Remain: ∅ Proposed: ∅

17. Lot Area: _____ sq ft

18. On Site Parking: N/A

	Existing	Proposed
Full (8 1/2' x 19')		
Compact (7 1/4' x 16')		
Handicap (13 1/2' x 19')		

Off-Street Loading Spaces: N/A
 Actual: _____
 Required: _____

19. Please check any of the following items that will be part of the proposed work: N/A
 Demolition HVAC (Interior) HVAC (Exterior) Electrical Fire Alarm
 Fire Protection/Sprinklers Deck Construction Commercial Cooking Hood Sign

20. Please check the following items that pertain to any work proposed on private plumbing:
 (i.e. plumbing between a public sewer or water line and a building, including plumbing inside the building).
 Repair or Replace Existing Plumbing New Construction of Plumbing No Plumbing Work is Proposed



DEPARTMENT OF CITY PLANNING
DEVELOPMENT ADMINISTRATION AND REVIEW (ZONING)

Office of the Zoning Administrator

200 ROSS STREET • THIRD FLOOR • PITTSBURGH • PENNSYLVANIA • 15219

DEVELOPMENT REVIEW APPLICATION

WATER AND SEWER INFORMATION

NOTE: The term "sewer" refers to sanitary sewers, storm sewers and combined sewers owned by the City of Pittsburgh.

For reference in answering Items 21-24, please refer to the Pittsburgh Water and Sewer Authority's Procedures Manual for Developers (available at www.pgh2o.com).

21. Please indicate the number (e.g. 0, 1, 2,...) of each of the following sewer and/or water items that will be part of the work:

- N/A New Water Service Connection(s) 0 Termination of Existing Water Service Tap(s)
 N/A New Sewer Service Connection(s) 0 Termination of Existing Sewer Service Tap(s)

22. Will the proposed work change the current water consumption and sewer discharge of the building or site?

- YES NO

23. If the Development includes the construction of main sewer and/or water lines, then the Applicant is required to select a course of action with regard to ownership of those utilities:

- Applicant requests PWSA to accept ownership of the sewer mains and/or water lines
 Applicant retains private ownership of sewer mains and/or water lines
 Not Applicable (Development does not include construction of sewer mains and/or water lines)

24. If Yes to the first or second statement in Item 23, then identify the type of property where the sewer mains and/or water lines will be constructed:

- Public Property, Existing City Street Private Property Not Applicable
 Public Property, New City Street to be constructed as part of the development/project

WORK IN AND AROUND THE CITY RIGHTS-OF-WAY

25. Please select the following items that apply to the proposed work:

- Applicant requests to change or designate the name of a City Street.
 The proposed work includes a private structure (e.g. deck, porch, awning, sign, etc.) encroaching on a City dedicated right-of-way.
 Modification or reconstruction of City curbs.
 Design and construction of a new street where the Applicant will request the City to accept ownership of the street.
 Applicant requests the City to vacate an existing City street/sidewalk so the Applicant can use the property for private development.
 The proposed work will create an obstruction of traffic on City rights-of-way.
 The proposed work includes the excavation of a City street or sidewalk.
 The proposed work includes the placement of a demolition dumpster in a City right-of-way.
 The proposed work includes the addition, deletion and/or relocation of City street lights in a City right-of-way.

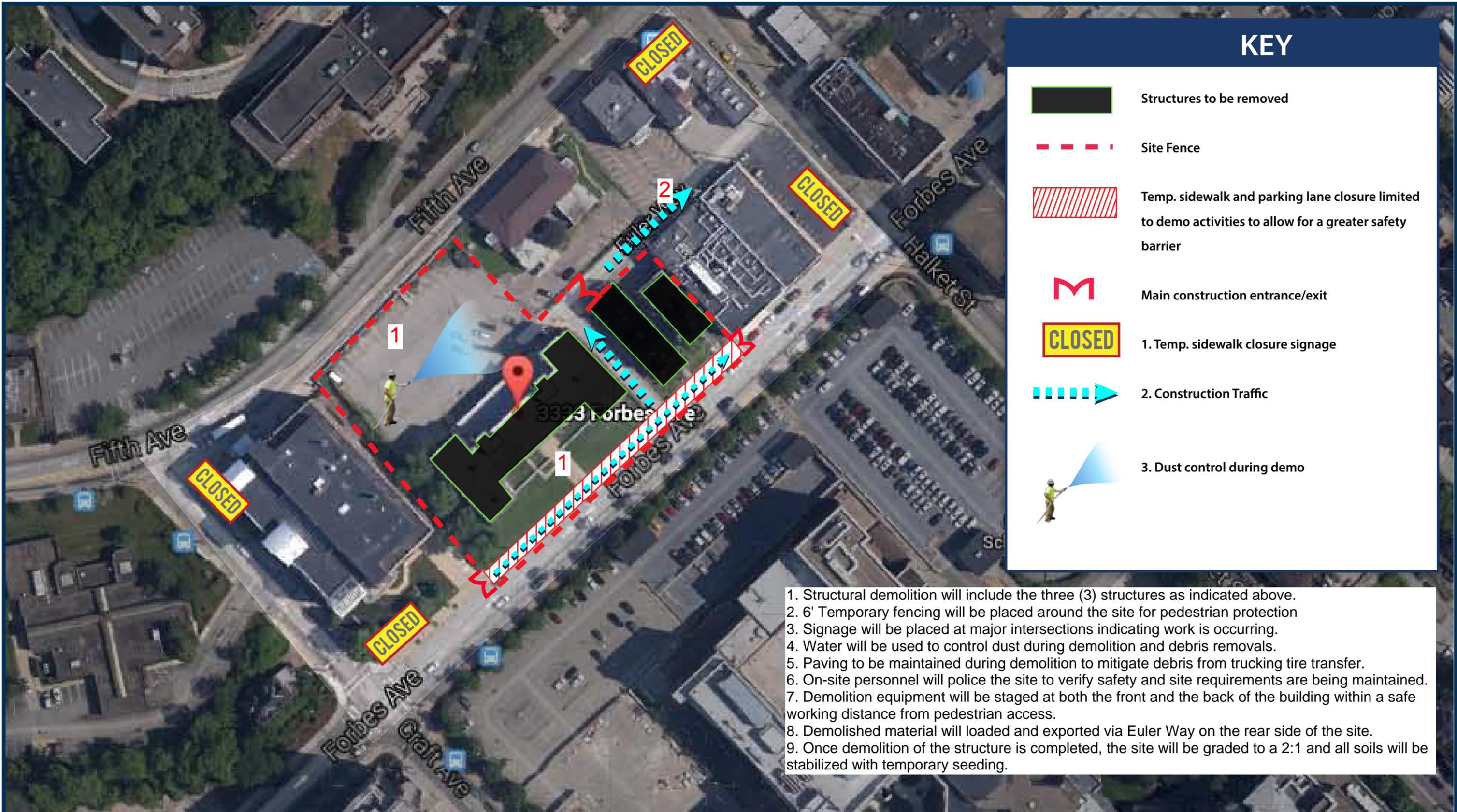
26. Applicant will be applying for a Visitability Tax Credit? Yes No

Applicant Signature: *Michael A. Kostrew as attorney for MUK Forbes LLC*

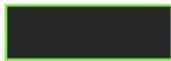
Development Review Application Supplement

Development Description – 3337 and 3339 Forbes Avenue

This application is limited to demolition of the existing structures located at 3337 and 3339 Forbes Avenue in Oakland (the “Site”). Following demolition of the existing structures, the Site will be used as a staging area for construction of a mixed use development at 3333 Forbes Avenue through August of 2016 (submitted under a separate Development Review Application). The applicant intends to further develop the Site for a future use yet to be determined. If an additional Development Review Application for the Site regarding future development has not been approved by August of 2016, the Site will be will be graded and seeded until a future use is approved.



KEY

-  Structures to be removed
-  Site Fence
-  Temp. sidewalk and parking lane closure limited to demo activities to allow for a greater safety barrier
-  Main construction entrance/exit
-  1. Temp. sidewalk closure signage
-  2. Construction Traffic
-  3. Dust control during demo

1. Structural demolition will include the three (3) structures as indicated above.
2. 6' Temporary fencing will be placed around the site for pedestrian protection
3. Signage will be placed at major intersections indicating work is occurring.
4. Water will be used to control dust during demolition and debris removals.
5. Paving to be maintained during demolition to mitigate debris from trucking tire transfer.
6. On-site personnel will police the site to verify safety and site requirements are being maintained.
7. Demolition equipment will be staged at both the front and the back of the building within a safe working distance from pedestrian access.
8. Demolished material will be loaded and exported via Euler Way on the rear side of the site.
9. Once demolition of the structure is completed, the site will be graded to a 2:1 and all soils will be stabilized with temporary seeding.

PITTSBURGH MIXED-USE: Demo and Abatement: *September 2014 - October 2014*



**DEPARTMENT OF CITY PLANNING
DEVELOPMENT ADMINISTRATION AND REVIEW (ZONING)**

Date Filed:

Office of the Zoning Administrator

200 ROSS STREET • THIRD FLOOR • PITTSBURGH • PENNSYLVANIA • 15219

(Zoning Use Only)

DEVELOPMENT REVIEW APPLICATION

The Development Review Application **can be** used for the following:

- New Construction of a Primary Use Structure larger than a 2-Family Dwelling. (Including new Non-Residential Primary Use Structures);
- Any project or development that requires a Land Operations Permit;
- Any other types of work not listed under the Walk-Through and Zoning Applications.

GENERAL INFORMATION

1. Property Owner Name: <i>DSW Development Corp.</i>		Phone Number: <i>(513) 335-3134</i>	
Address: <i>101 S. Farrar</i>	City: <i>Cape Girardeau</i>	State: <i>MO</i>	Zip Code: <i>63701</i>
2. Applicant/Company Name: <i>Kevin Whitfield Drury Southwest, Inc</i>		Phone Number: <i>(210) 490-4779</i>	
Address: <i>11331 Coker Loop E</i>	City: <i>San Antonio</i>	State: <i>TX</i>	Zip Code: <i>78216</i>
Applicant/Contractor ID:(assigned by the City)			
3. Development Name: <i>Drury Inn & Suites Hotel</i>			
4. Development Location:			
5. Development Address: <i>711 Grant St.</i>			
6. If applicant is proposing a change to the Zoning District, the following is required: (Attach Zone Change Petition)			
Proposed Zoning District:			
Present Use of Site: (Select from attached list)		<i>#B1 - Office / Limited</i>	
7. If a Certificate of Occupancy exists, the following is required:			
Certificate of Occupancy#:		Date Issued:	Existing Use of Property: <i>Office - Former Federal Reserve</i>
8. Estimated Construction:	Start Date: <i>6/1/14</i>	Occupancy Date: <i>7/1/15</i>	Project Cost: \$ <i>30 Million</i>

Use the attached Worksheet to continue answering the questions. For additional reference in answering Items 9-12 go to pittsburghpa.gov/dcp/zoning/ and select the link for the City Zoning Code maintained at the Municode.com website.

9. Proposed Use of Site (Select from attached list): *#600 - Hotel / General*

10. Select the Type of Work:

<input type="checkbox"/> New Construction, New	<input type="checkbox"/> Renovation, Interior
<input checked="" type="checkbox"/> New Construction,	<input type="checkbox"/> Renovation, Exterior
<input type="checkbox"/> Change in Use Only	<input checked="" type="checkbox"/> Renovation, Change in Use

11. Describe the Development: *Renovation & Conversion of the Former Federal Reserve (Office) to a 190 Room Drury Inn & Suites Hotel. Additional parking (Multi Story Garage) will be added e existing parking Area.*

12. Is a Land Operations Permit needed? YES NO

(See the Bureau of Building Inspection (BBI) website for activities requiring a Land Operations Permit, <http://www.city.pittsburgh.pa.us/bbi/>)



**DEPARTMENT OF CITY PLANNING
DEVELOPMENT ADMINISTRATION AND REVIEW (ZONING)**

Office of the Zoning Administrator

200 ROSS STREET • THIRD FLOOR • PITTSBURGH • PENNSYLVANIA • 15219

DEVELOPMENT REVIEW APPLICATION

LAND AND BUILDING INFORMATION

13. Proposed Number of New Structures or Building Additions: N/A
 Residential Commercial Recreational Industrial Institutional

14. Gross Floor Area:
 Existing to be Razed: -0- sq ft
 Existing to be Retained: 210,000 sq ft
 Retained Area to be Renovated: 210,000 sq ft
 To be Constructed: 36,000 sq ft *Garage Addition*
 Building Footprint: 26,000 sq ft

15. Height of Structures:	Existing		Proposed	
	Stories	Feet	Stories	Feet
Main Structure <i>1955 Bldg.</i>	<i>12</i>	<i>146'</i>	<i>12</i>	<i>146'</i>
Proposed Addition/Extension				

Provide Accessory Structure Type(s) and Height(s):

<i>1931 Bldg</i>	<i>8</i>	<i>108'-6"</i>	<i>8</i>	<i>108'-6"</i>
	<i>1</i>	<i>AT GRADE</i>	<i>5</i>	<i>50'</i>

16. Number of Dwelling Units:
 Existing to Remain: 0 Proposed: 190 Guest Rooms

17. Lot Area: 35,923 sq ft

18. On Site Parking: N/A

	Existing	Proposed
Full (8 1/2' x 19')	<i>30</i>	<i>151</i>
Compact (7 1/4' x 16')		
Handicap (13 1/2' x 19')	<i>4</i>	<i>6</i>

Off-Street Loading Spaces: N/A
 Actual: *2*
 Required: _____

19. Please check any of the following items that will be part of the proposed work: N/A
 Demolition HVAC (Interior) HVAC (Exterior) Electrical Fire Alarm
 Fire Protection/Sprinklers Deck Construction Commercial Cooking Hood Sign

20. Please check the following items that pertain to any work proposed on private plumbing:
 (i.e. plumbing between a public sewer or water line and a building, including plumbing inside the building).
 Repair or Replace Existing Plumbing New Construction of Plumbing No Plumbing Work is Proposed



**DEPARTMENT OF CITY PLANNING
DEVELOPMENT ADMINISTRATION AND REVIEW (ZONING)**

Office of the Zoning Administrator

200 ROSS STREET • THIRD FLOOR • PITTSBURGH • PENNSYLVANIA • 15219

DEVELOPMENT REVIEW APPLICATION

WATER AND SEWER INFORMATION

NOTE: The term "sewer" refers to sanitary sewers, storm sewers and combined sewers owned by the City of Pittsburgh.

For reference in answering Items 21-24, please refer to the Pittsburgh Water and Sewer Authority's Procedures Manual for Developers (available at www.pgh2o.com).

21. Please indicate the number (e.g. 0, 1, 2,...) of each of the following sewer and/or water items that will be part of the work:

- | | |
|---|--|
| <input type="radio"/> New Water Service Connection(s) | <input type="radio"/> Termination of Existing Water Service Tap(s) |
| <input type="radio"/> New Sewer Service Connection(s) | <input type="radio"/> Termination of Existing Sewer Service Tap(s) |

22. Will the proposed work change the current water consumption and sewer discharge of the building or site?

- YES NO

23. If the Development includes the construction of main sewer and/or water lines, then the Applicant is required to select a course of action with regard to ownership of those utilities:

- Applicant requests PWSA to accept ownership of the sewer mains and/or water lines
- Applicant retains private ownership of sewer mains and/or water lines
- Not Applicable (Development does not include construction of sewer mains and/or water lines)

24. If Yes to the first or second statement in Item 23, then identify the type of property where the sewer mains and/or water lines will be constructed:

- Public Property, Existing City Street Private Property Not Applicable
- Public Property, New City Street to be constructed as part of the development/project

WORK IN AND AROUND THE CITY RIGHTS-OF-WAY

25. Please select the following items that apply to the proposed work:

- Applicant requests to change or designate the name of a City Street.
- The proposed work includes a private structure (e.g. deck, porch, awning, sign, etc.) encroaching on a City dedicated right-of-way.
- Modification or reconstruction of City curbs.
- Design and construction of a new street where the Applicant will request the City to accept ownership of the street.
- Applicant requests the City to vacate an existing City street/sidewalk so the Applicant can use the property for private development.
- The proposed work will create an obstruction of traffic on City rights-of-way. *Intermittent Lane Closures*
- The proposed work includes the excavation of a City street or sidewalk.
- The proposed work includes the placement of a demolition dumpster in a City right-of-way.
- The proposed work includes the addition, deletion and/or relocation of City street lights in a City right-of-way.

26. Applicant will be applying for a Visitability Tax Credit? Yes No

Applicant Signature: *Kevin Whitfield* *Kevin Whitfield - Drury Southwest, Inc.*

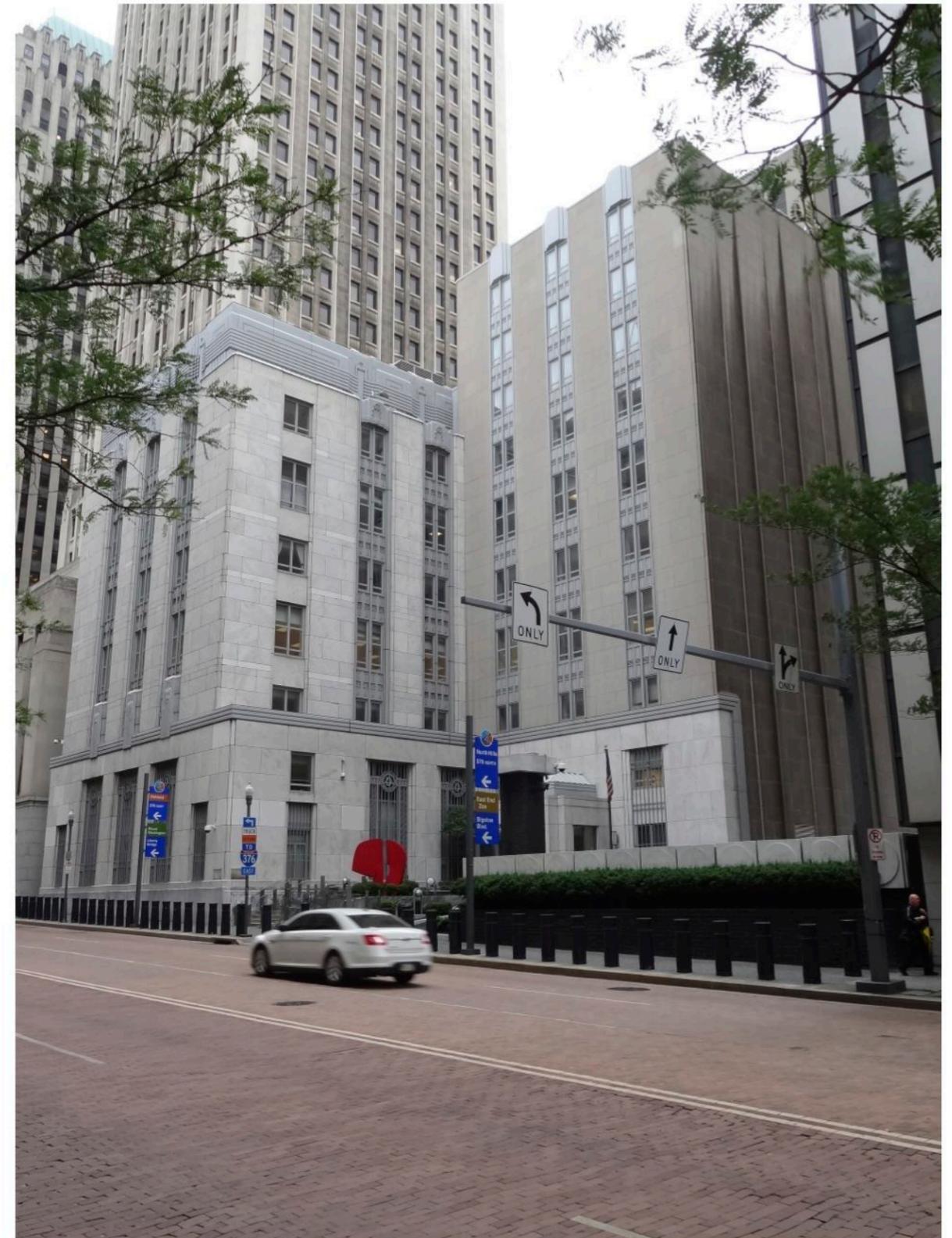
DRURY INN & SUITES



717 Grant Street - Former Federal Reserve Building
Planning Commission Presentation
September 9, 2014



Existing Grant Street facade with Federal Building beyond.



Existing Grant Street facade with Gulf Tower beyond. Historic 1930's and 1950's era facades to be maintained.



Existing north elevation, facing Federal Building. Proposed design includes new windows in seven of the nine recessed bands, with detailing to match existing 1950's era windows.



Existing plaza and parking deck access. Proposed design calls for new five-deck parking garage, new drive lanes off of Grant Street, and reconfigured plaza.



Existing William Penn Place facade. Proposed design includes partial demolition of existing parking deck and generator enclosure, and construction of new five-deck parking garage.



Existing William Penn Place street level view. New hotel entry and canopy to be included between existing coiling doors.

LEGEND

Public Space

Federal Building

New egress door

Existing loading dock roll-up door

Outline of new roof canopy above

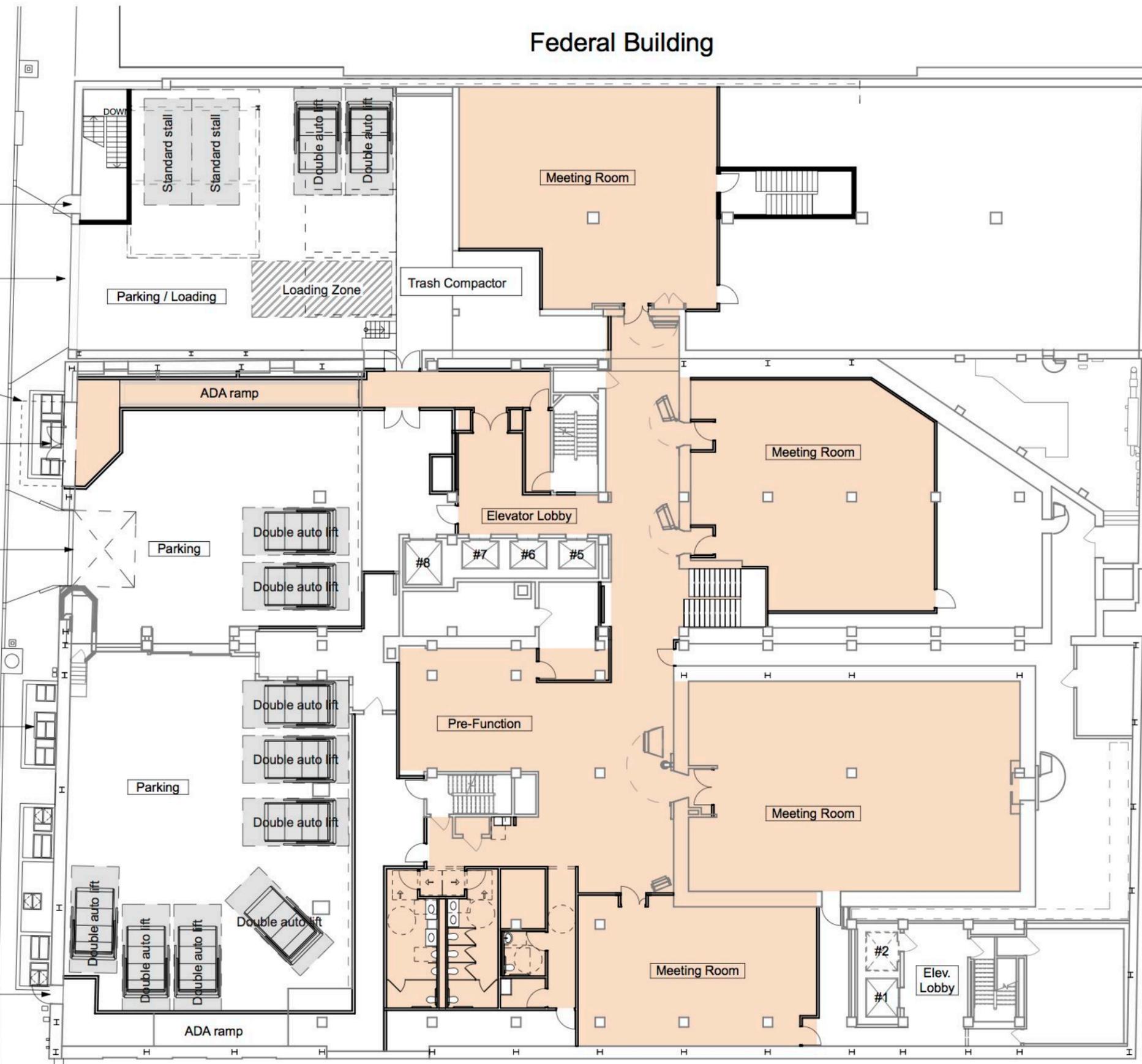
New accessible hotel entry

Existing loading dock roll-up door

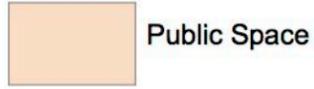
Existing sidewalk vaults - multiple locations

New egress door

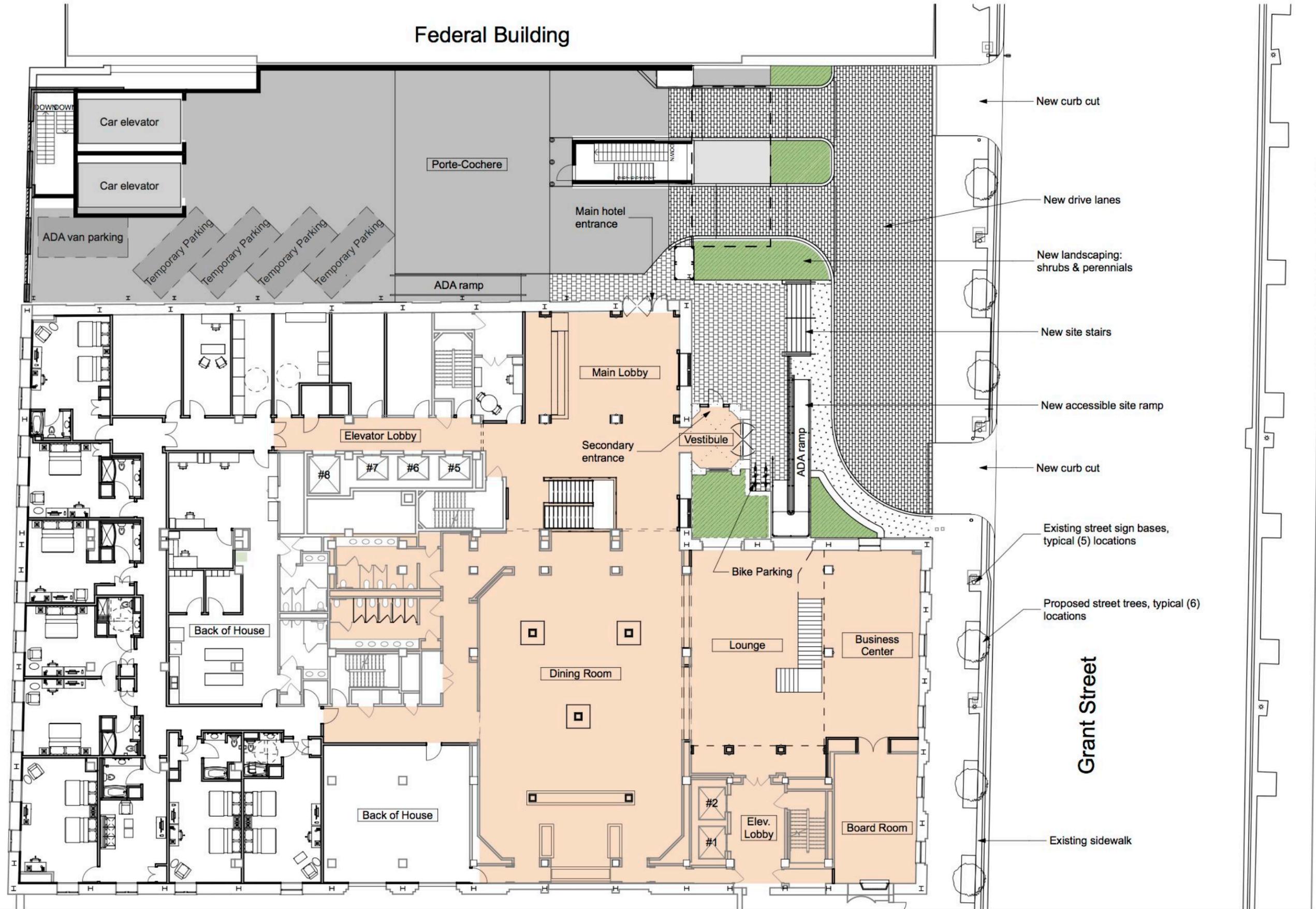
William Penn Place



LEGEND



Federal Building



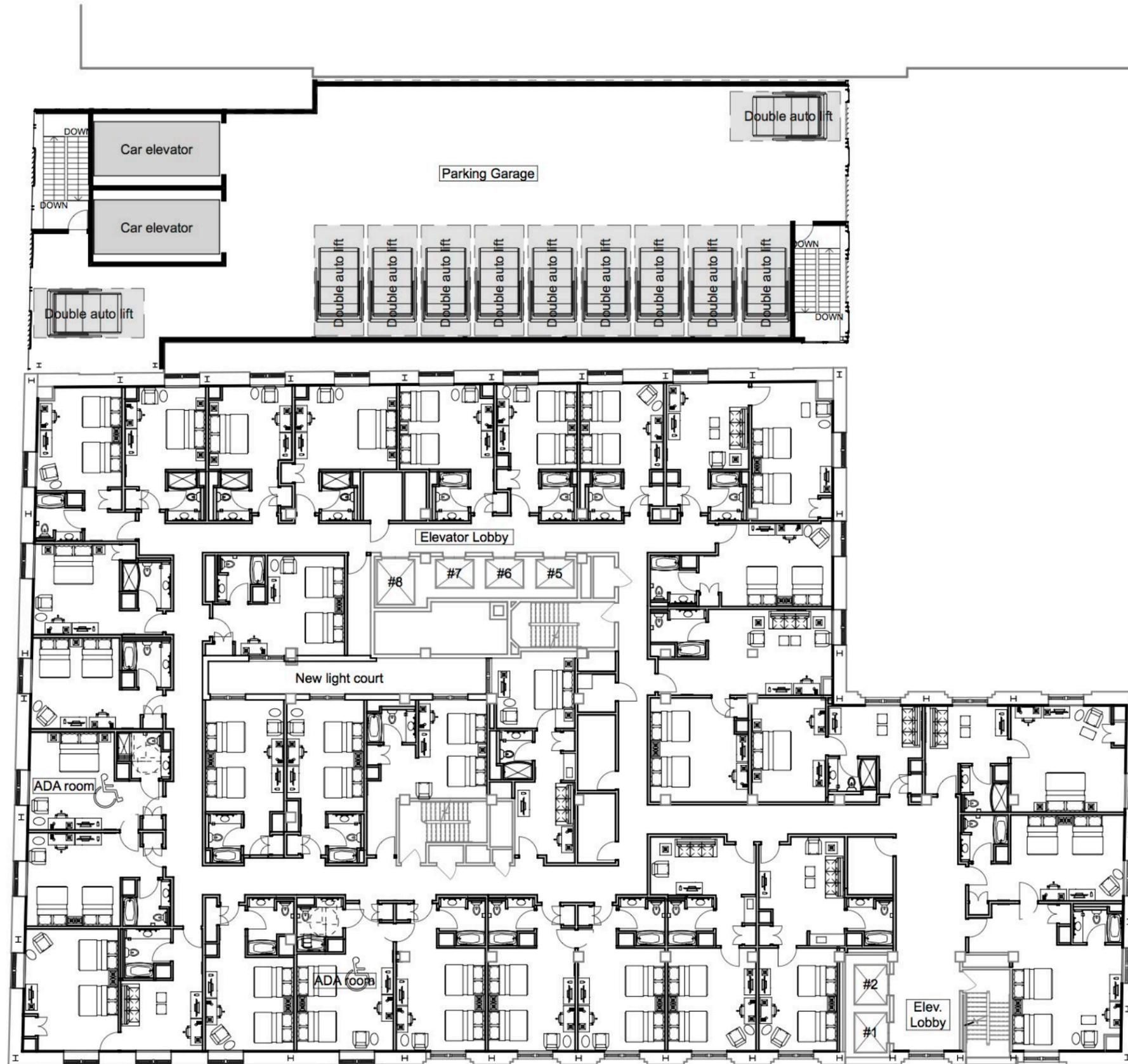
LEGEND

 Public Space



LEGEND

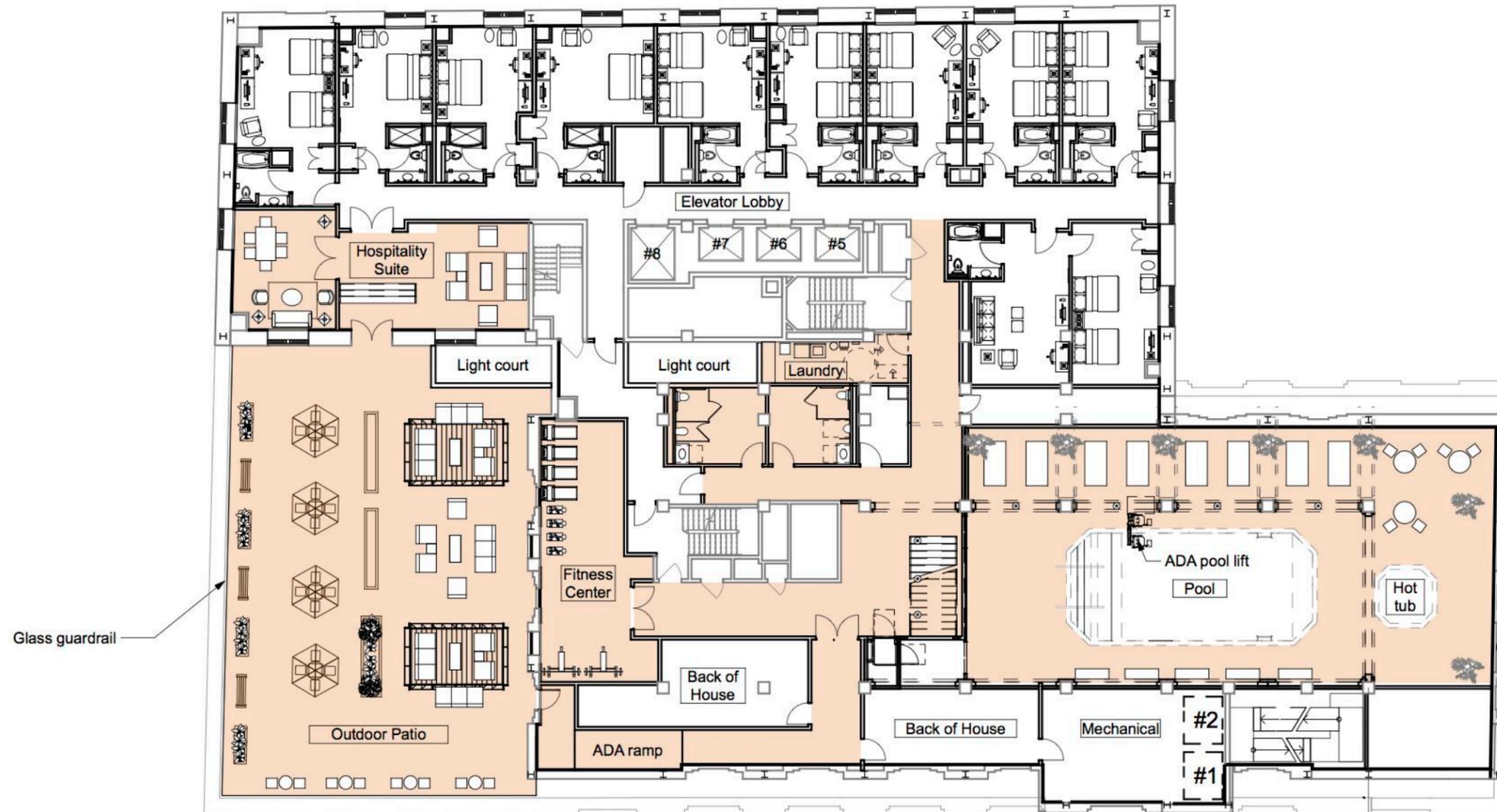
Public Space



LEGEND

 Public Space

Federal Building

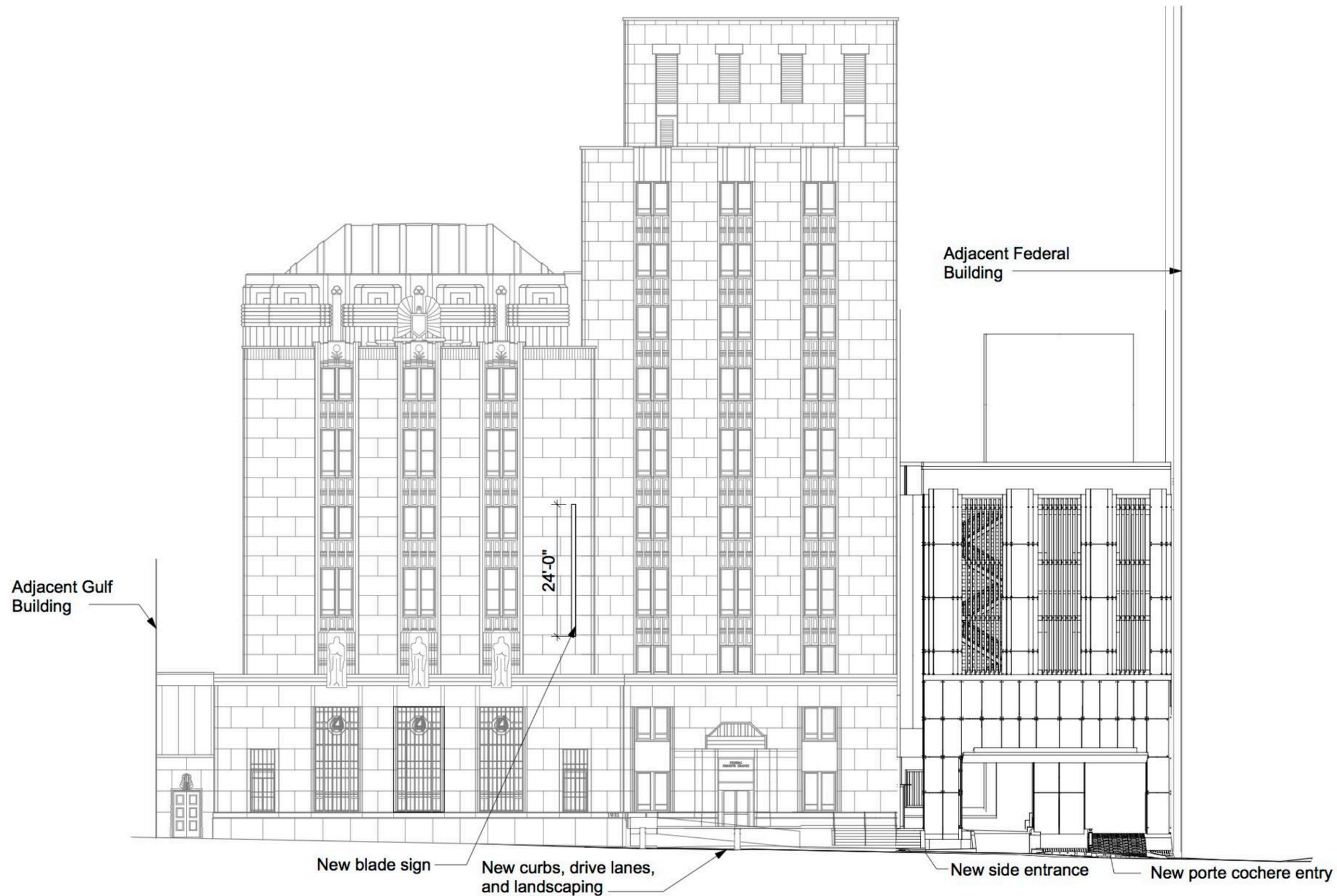


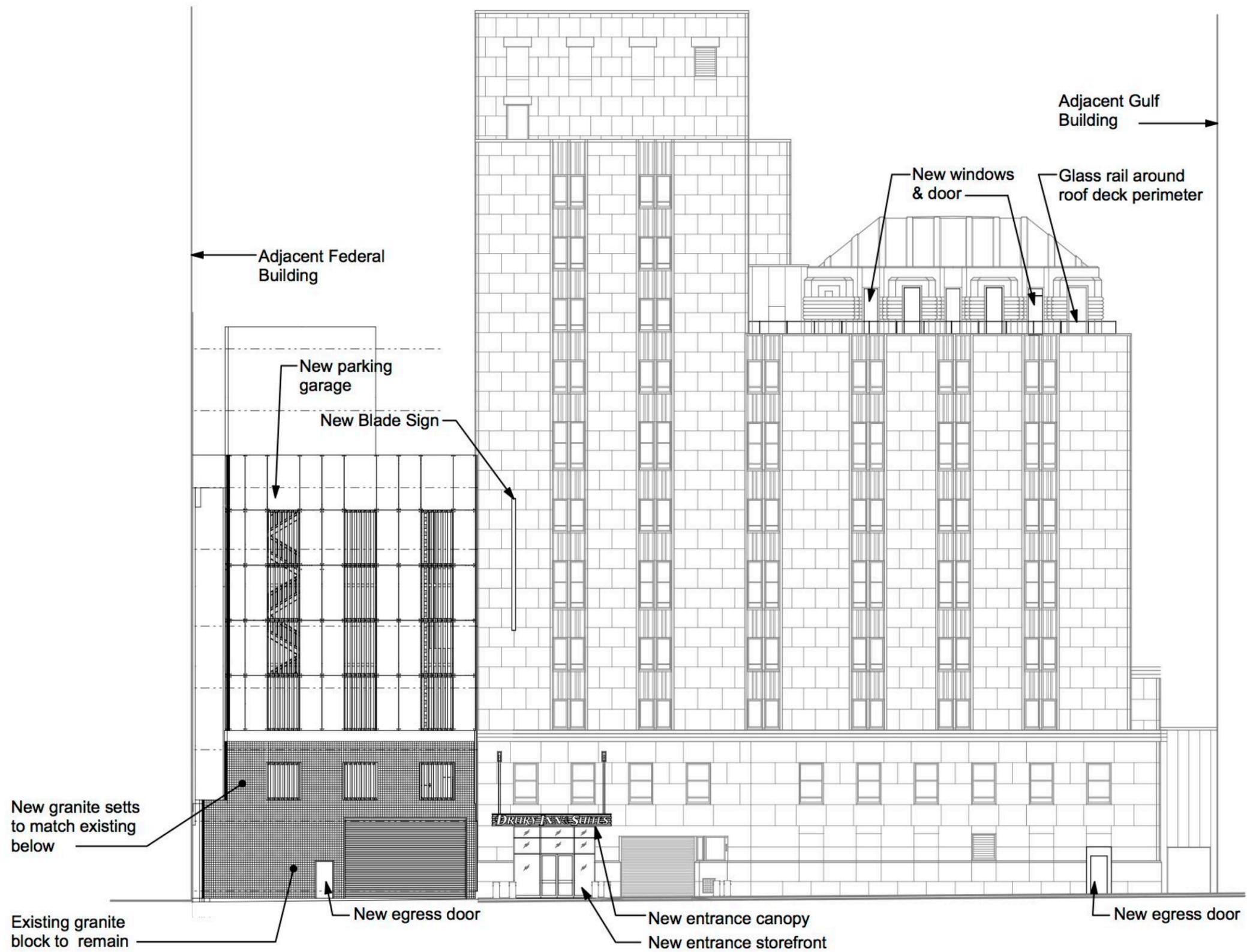
LEGEND

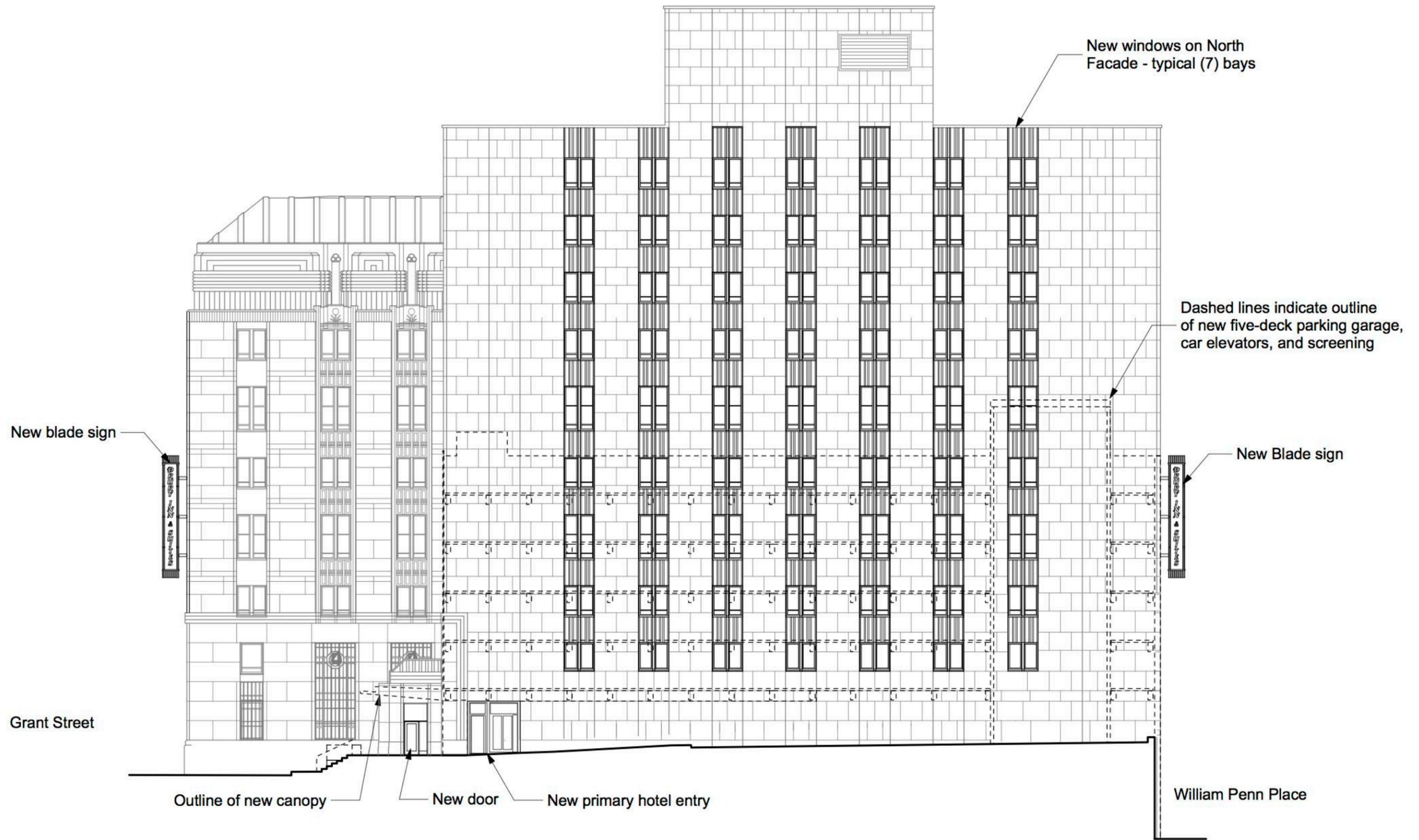


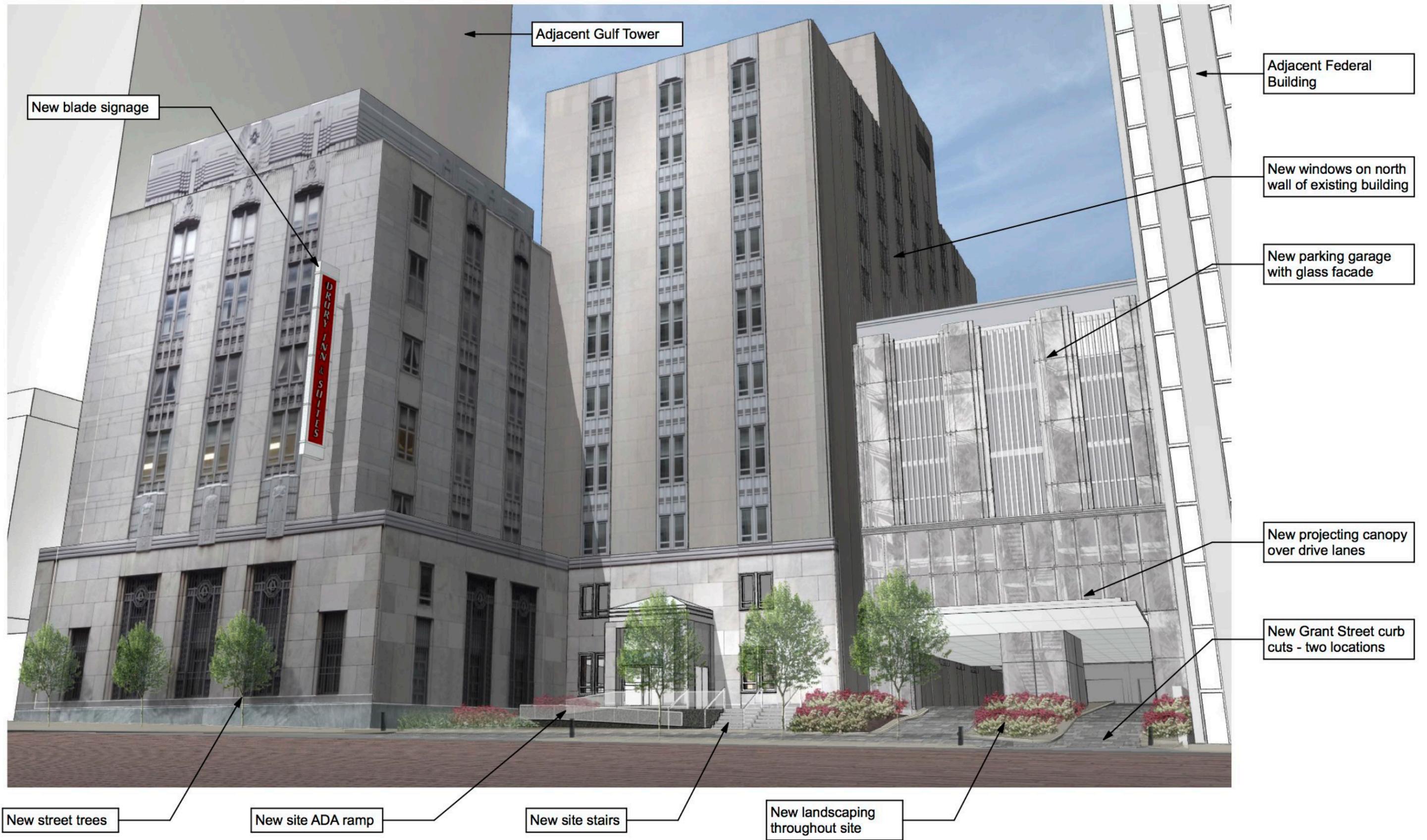
Public Space















**DEPARTMENT OF CITY PLANNING
DEVELOPMENT ADMINISTRATION AND REVIEW (ZONING)**

Office of the Zoning Administrator

200 ROSS STREET • THIRD FLOOR • PITTSBURGH • PENNSYLVANIA • 15219

Date Filed:

(Zoning Use Only)

DEVELOPMENT REVIEW APPLICATION

The Development Review Application **can be** used for the following:

- New Construction of a Primary Use Structure larger than a 2-Family Dwelling. (Including new Non-Residential Primary Use Structures);
- Any project or development that requires a Land Operations Permit;
- Any other types of work not listed under the Walk-Through and Zoning Applications.

GENERAL INFORMATION

1. Property Owner Name: **Eastside Limited Partnership III** Phone Number: (412) 391-7171

Address: 535 Smithfield St. Suite 2425	City: Pittsburgh	State: PA	Zip Code: 15222
---	-------------------------	------------------	------------------------

2. Applicant/Company Name: **Same as Above** Phone Number: ()

Address:	City:	State:	Zip Code:
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Applicant/Contractor ID:(assigned by the City)

3. Development Name: **Eastside III, Bike Shelter**

4. Development Location: **East Liberty**

5. Development Address: **6258 Penn Avenue, Pittsburgh, PA 15206**

6. If applicant is proposing a change to the Zoning District, the following is required: (Attach Zone Change Petition)

Proposed Zoning District:	UNC
---------------------------	------------

Present Use of Site: (Select from attached list)	Under Construction
---	---------------------------

7. If a Certificate of Occupancy exists, the following is required:

Certificate of Occupancy#:	Date Issued:	Existing Use of Property: Under Construction
----------------------------	--------------	---

8. Estimated Construction:	Start Date: 11/ 01/ 2014	Occupancy Date: 04/ 01 /2014	Project Cost: \$ TBD
----------------------------	---------------------------------	-------------------------------------	-----------------------------

Use the attached Worksheet to continue answering the questions. For additional reference in answering Items 9-12 go to http://www.city.pittsburgh.pa.us/cp/html/land_use_control_and_zoning.html and select the link for the City Zoning Code maintained at the Municode.com website.

9. Proposed Use of Site (Select from attached list): **127. New and Unlisted Uses**

10. Select the Type of Work:
- | | |
|---|--|
| <input checked="" type="checkbox"/> New Construction, New | <input type="checkbox"/> Renovation, Interior |
| <input type="checkbox"/> New Construction, | <input type="checkbox"/> Renovation, Exterior |
| <input type="checkbox"/> Change in Use Only | <input type="checkbox"/> Renovation, Change in Use |

11. Describe the Development: **Accessory bike shelter as a component of the Eastside III development.**

12. Is a Land Operations Permit needed? YES NO

(See the Bureau of Building Inspection (BBI) website for activities requiring a Land Operations Permit, <http://www.city.pittsburgh.pa.us/bbi/>)



**DEPARTMENT OF CITY PLANNING
DEVELOPMENT ADMINISTRATION AND REVIEW (ZONING)**

Office of the Zoning Administrator

200 ROSS STREET • THIRD FLOOR • PITTSBURGH • PENNSYLVANIA • 15219

DEVELOPMENT REVIEW APPLICATION

LAND AND BUILDING INFORMATION

13. Proposed Number of New Structures or Building Additions: N/A
 Residential Commercial Recreational Industrial Institutional

14. Gross Floor Area:
 Existing to be Razed: N/A sq ft
 Existing to be Retained: N/A sq ft
 Retained Area to be Renovated: N/A sq ft
 To be Constructed: 1,344 sq ft
 Building Footprint: 1,344 sq ft

	Existing		Proposed	
	Stories	Feet	Stories	Feet
Main Structure	N/A	N/A	1	17'
Proposed Addition/Extension				

Provide Accessory Structure Type(s) and Height(s):

16. Number of Dwelling Units:
 Existing to Remain: N/A Proposed:

17. Lot Area: 182,987 sq ft

18. On Site Parking: N/A

	Existing	Proposed
Full (8 1/2' x 19')		
Compact (7 1/4' x 16')		
Handicap (13 1/2' x 19')		

Off-Street Loading Spaces: N/A
 Actual:
 Required:

19. Please check any of the following items that will be part of the proposed work: N/A
 Demolition HVAC (Interior) HVAC (Exterior) Electrical Fire Alarm
 Fire Protection/Sprinklers Deck Construction Commercial Cooking Hood Sign

20. Please check the following items that pertain to any work proposed on private plumbing:
 (i.e. plumbing between a public sewer or water line and a building, including plumbing inside the building).
 Repair or Replace Existing Plumbing New Construction of Plumbing No Plumbing Work is Proposed



**DEPARTMENT OF CITY PLANNING
DEVELOPMENT ADMINISTRATION AND REVIEW (ZONING)**

Office of the Zoning Administrator

200 ROSS STREET • THIRD FLOOR • PITTSBURGH • PENNSYLVANIA • 15219

DEVELOPMENT REVIEW APPLICATION

WATER AND SEWER INFORMATION

NOTE: The term "sewer" refers to sanitary sewers, storm sewers and combined sewers owned by the City of Pittsburgh.

For reference in answering Items 21-24, please refer to the Pittsburgh Water and Sewer Authority's Procedures Manual for Developers (available at www.pgh2o.com).

21. Please indicate the number (e.g. 0, 1, 2,...) of each of the following sewer and/or water items that will be part of the work:

_____ New Water Service Connection(s) _____ Termination of Existing Water Service Tap(s)
 _____ New Sewer Service Connection(s) _____ Termination of Existing Sewer Service Tap(s)

Water and sewer connections were addressed in site project.

22. Will the proposed work change the current water consumption and sewer discharge of the building or site?

YES NO

23. If the Development includes the construction of main sewer and/or water lines, then the Applicant is required to select a course of action with regard to ownership of those utilities:

- Applicant requests PWSA to accept ownership of the sewer mains and/or water lines
- Applicant retains private ownership of sewer mains and/or water lines
- Not Applicable (Development does not include construction of sewer mains and/or water lines)

24. If Yes to the first or second statement in Item 23, then identify the type of property where the sewer mains and/or water lines will be constructed:

- Public Property, Existing City Street Private Property Not Applicable
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WORK IN AND AROUND THE CITY RIGHTS-OF-WAY

25. Please select the following items that apply to the proposed work:

- Applicant requests to change or designate the name of a City Street.
- The proposed work includes a private structure (e.g. deck, porch, awning, sign, etc.) encroaching on a City dedicated right-of-way.
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- Design and construction of a new street where the Applicant will request the City to accept ownership of the street.
- Applicant requests the City to vacate an existing City street/sidewalk so the Applicant can use the property for private development.
- The proposed work will create an obstruction of traffic on City rights-of-way.
- The proposed work includes the excavation of a City street or sidewalk.
- The proposed work includes the placement of a demolition dumpster in a City right-of-way.
- The proposed work includes the addition, deletion and/or relocation of City street lights in a City right-of-way.

26. Applicant will be applying for a Visitability Tax Credit? Yes No

Applicant Signature:

Daniel Friday, Eastside Limited Partnership III



EASTSIDE III

EASTSIDE III
PITTSBURGH, PENNSYLVANIA
August, 27th 2014

Accessory Bicycle Parking Shelter
Overall Site Plan

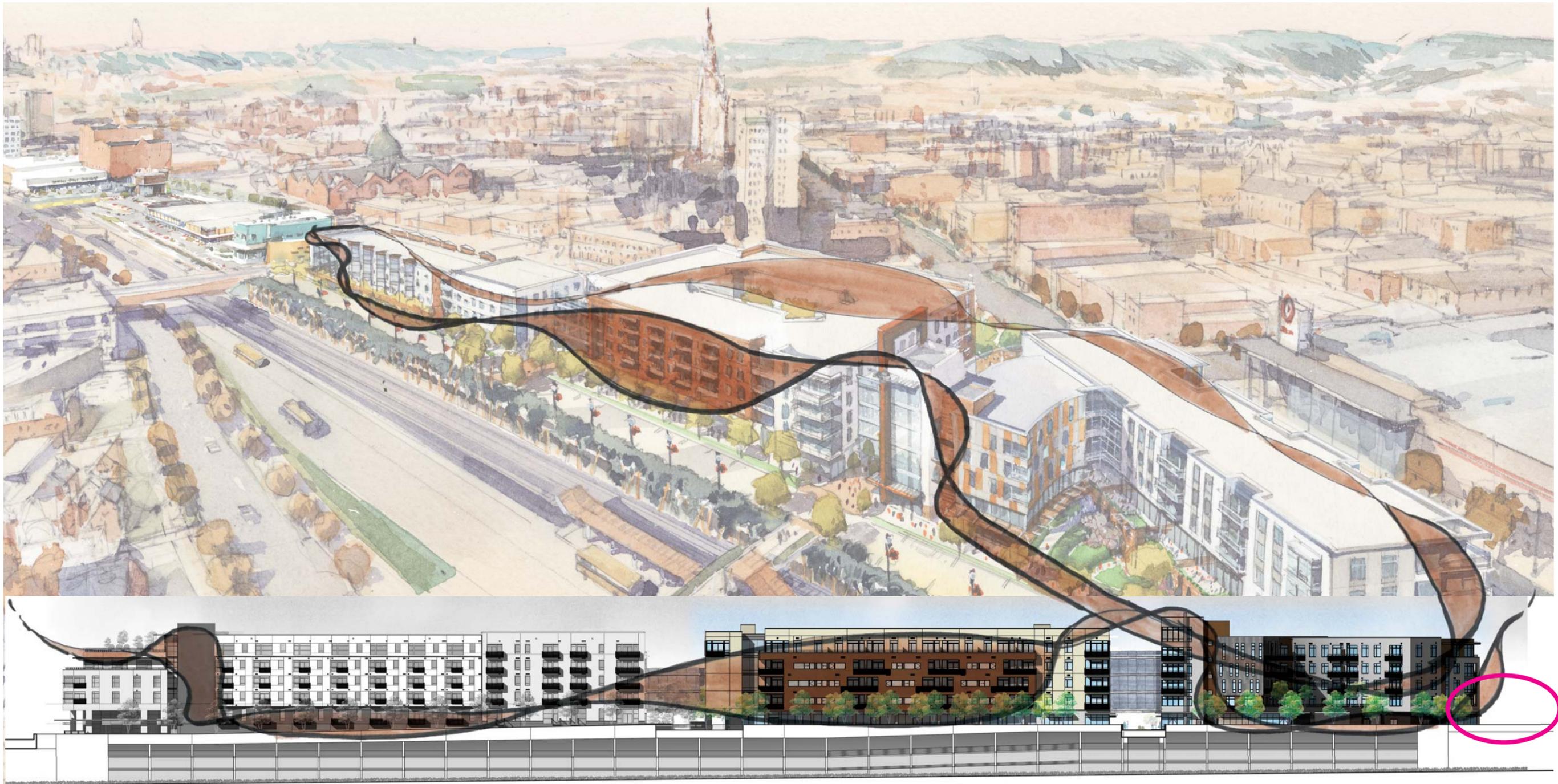
THE MOSITES COMPANY

studio for
spatial practice

DESIGN COLLECTIVE

Bicycle Shelter + East Liberty Station

Eastside III Buildings + Landscape

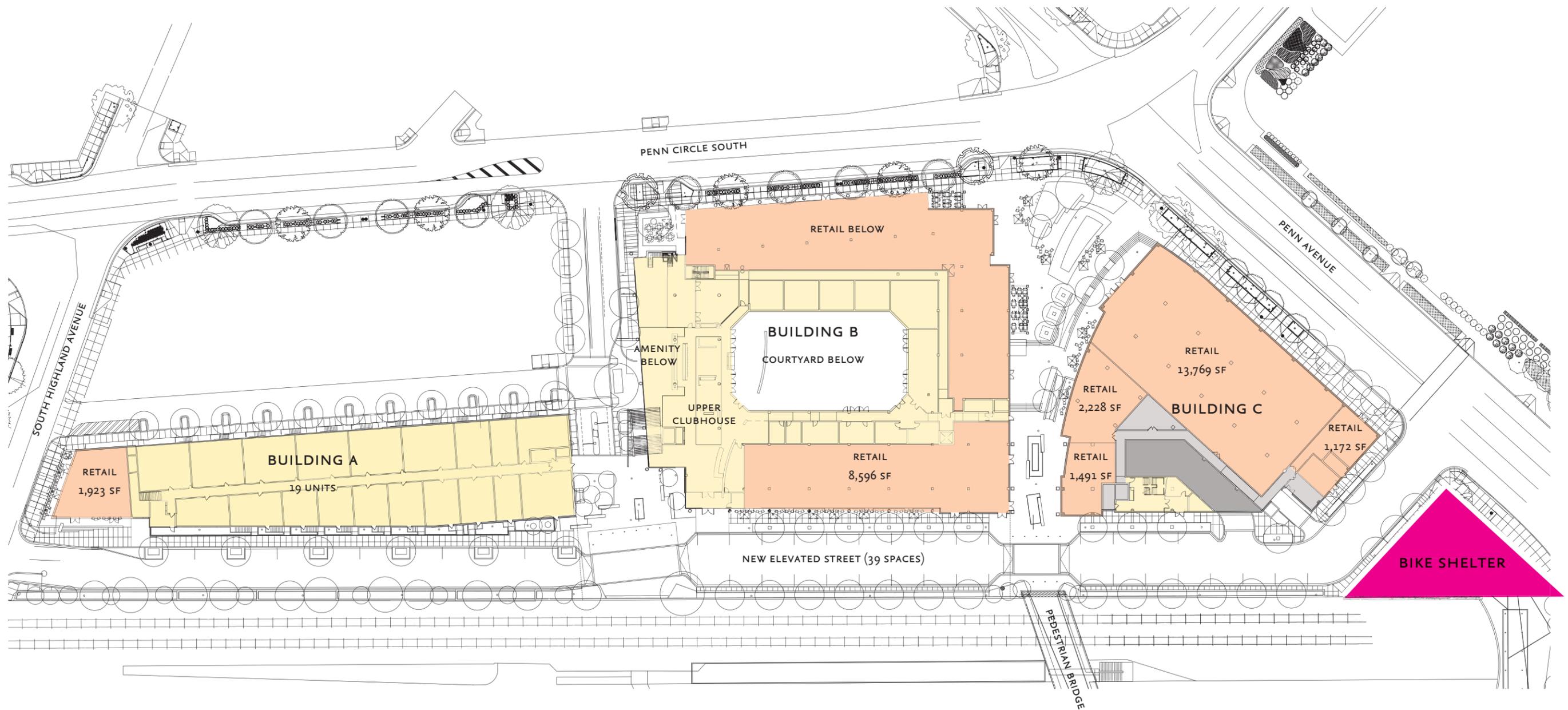


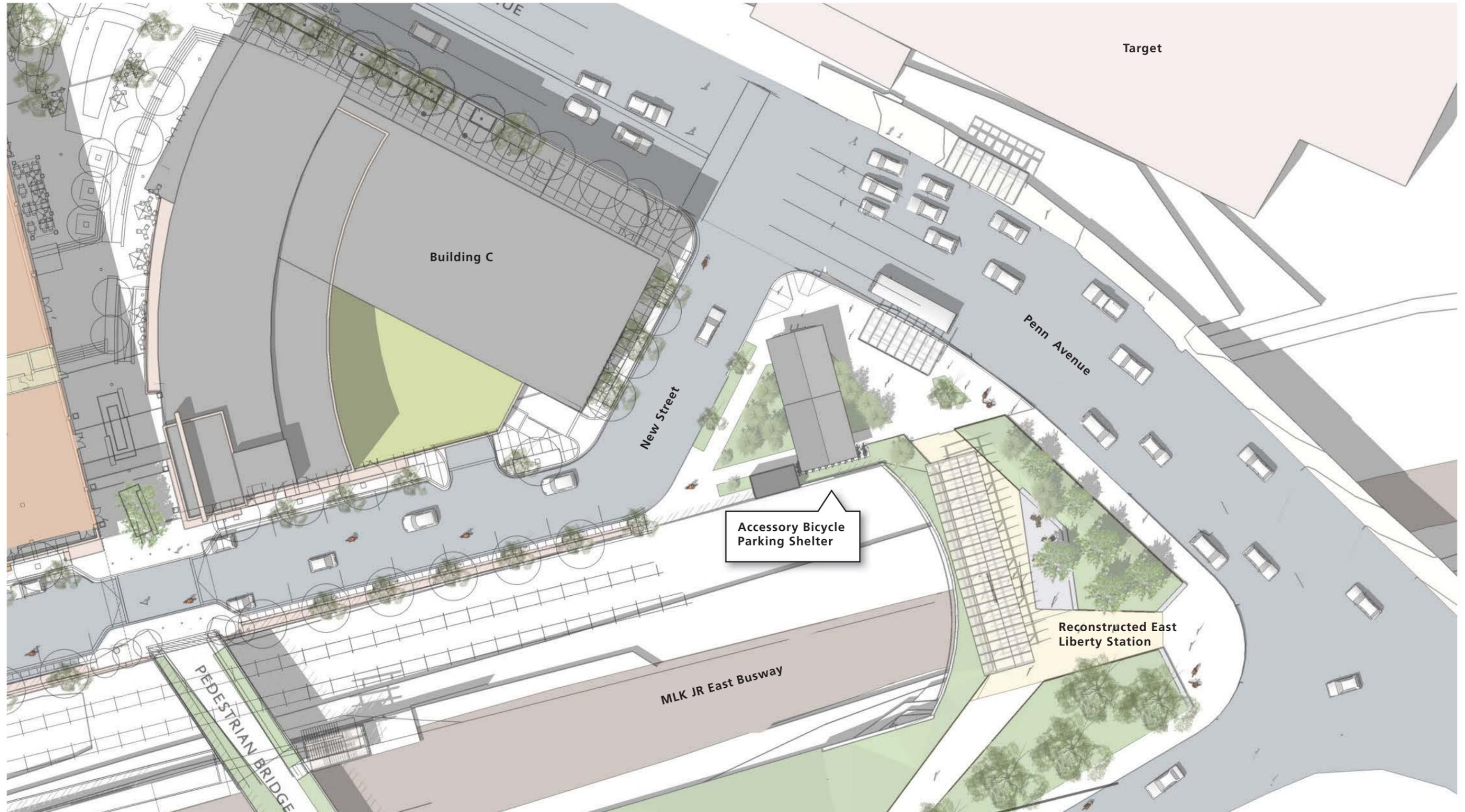
CONNECTIVE RIBBON

EASTSIDE III
PITTSBURGH, PENNSYLVANIA
August, 27th 2014

**Accessory Bicycle Parking Shelter
Conceptual Eastside III Ribbon of Wood**

THE MOSITES COMPANY
studio for spatial practice
DESIGN COLLECTIVE
Bicycle Shelter + East Liberty Station
Eastside III Buildings + Landscape







EASTSIDE III

PITTSBURGH, PENNSYLVANIA
August, 27th 2014

Accessory Bicycle Parking Shelter Aerial View Looking North-West

THE MOSITES COMPANY

studio for
spatial practice

DESIGN COLLECTIVE

Bicycle Shelter + East Liberty Station

Eastside III Buildings + Landscape



EASTSIDE III
PITTSBURGH, PENNSYLVANIA
August, 27th 2014

Accessory Bicycle Parking Shelter
Aerial View Looking North-East

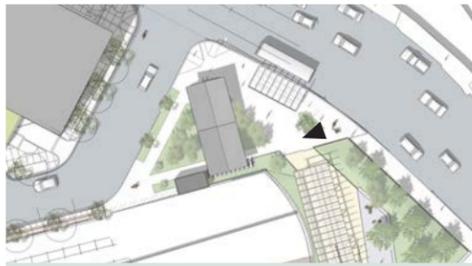
THE MOSITES COMPANY

studio for
spatial practice

DESIGN COLLECTIVE

Bicycle Shelter + East Liberty Station

Eastside III Buildings + Landscape



EASTSIDE III
PITTSBURGH, PENNSYLVANIA
August, 27th 2014

Accessory Bicycle Parking Shelter
Perspective

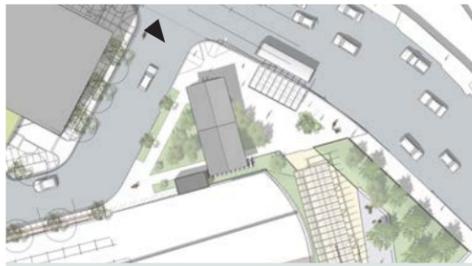
THE MOSITES COMPANY

studio for
spatial practice

DESIGN COLLECTIVE

Bicycle Shelter + East Liberty Station

Eastside III Buildings + Landscape



EASTSIDE III
PITTSBURGH, PENNSYLVANIA
August, 27th 2014

Accessory Bicycle Parking Shelter
Perspective

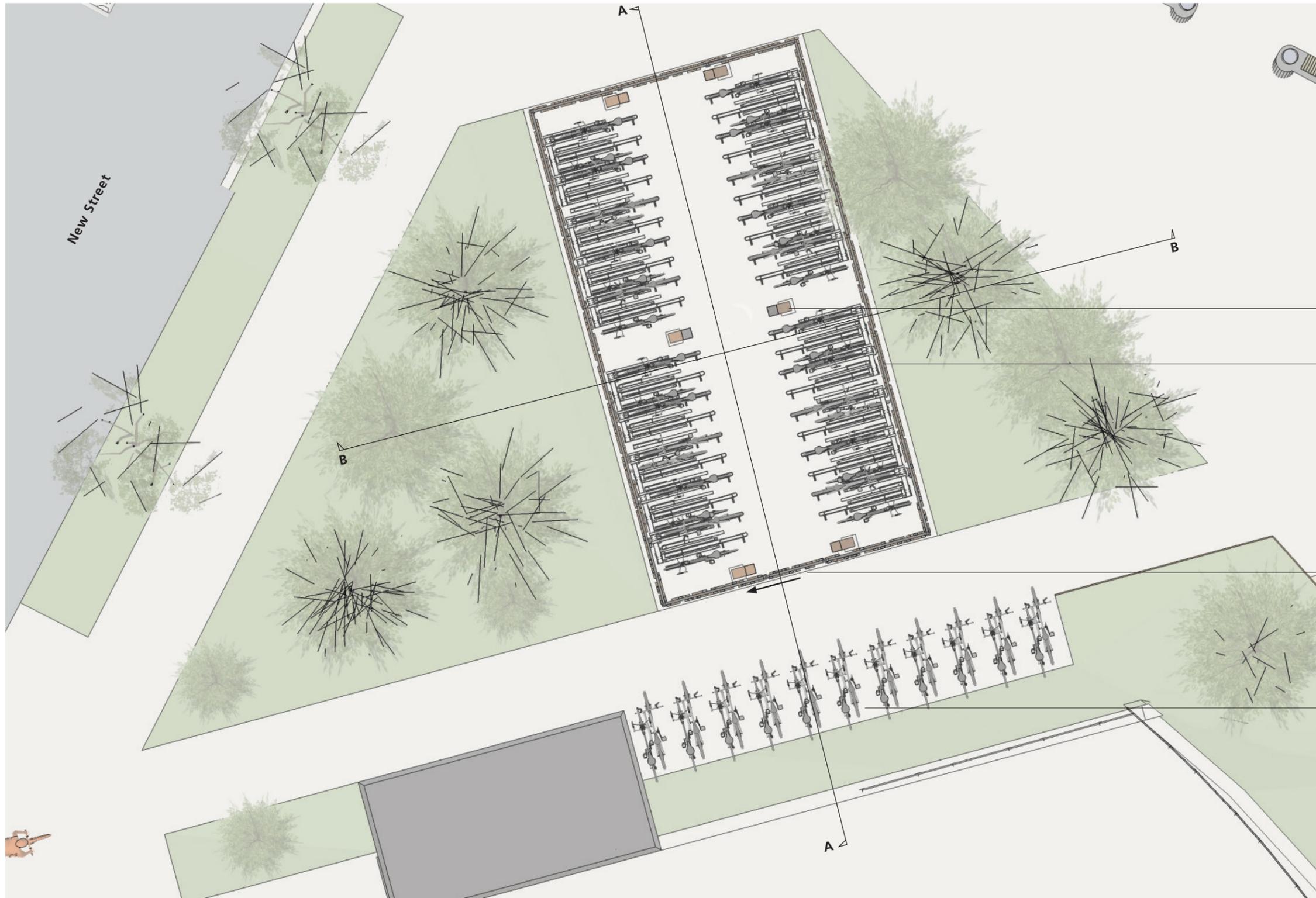
THE MOSITES COMPANY

studio for
spatial practice

DESIGN COLLECTIVE

Bicycle Shelter + East Liberty Station

Eastside III Buildings + Landscape

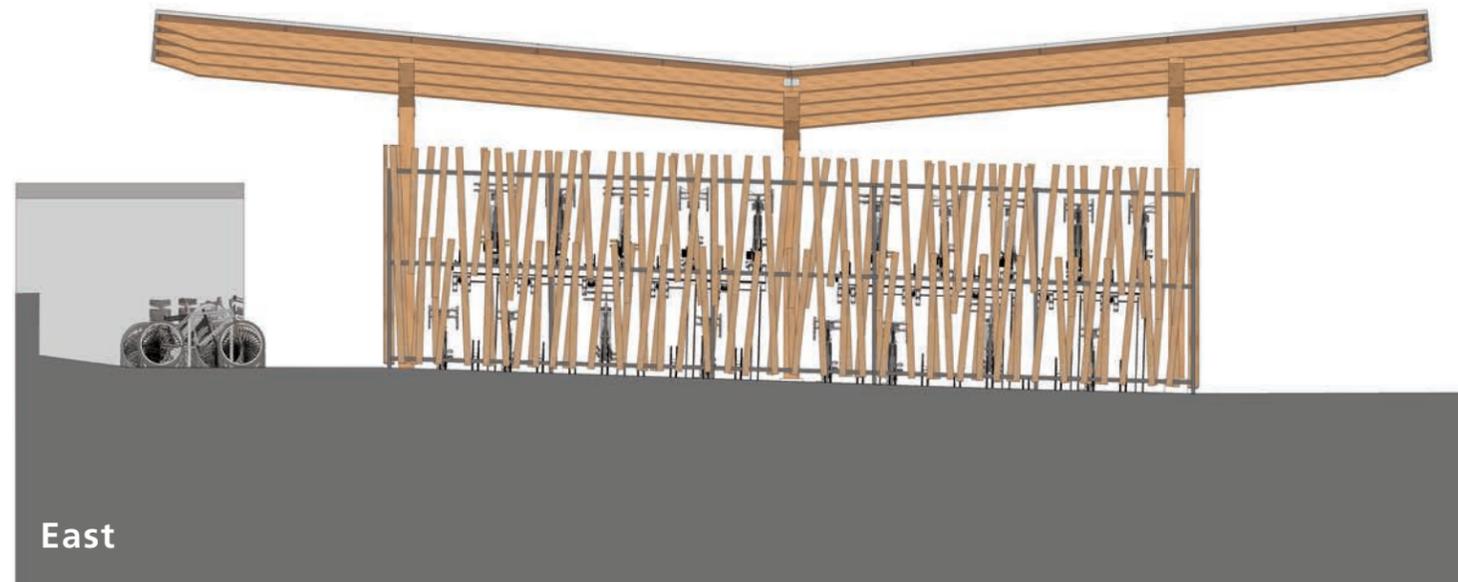


Enclosed Secure Area: 770 S.F.
 Footprint Under Roof: 1,344 S.F.
 Floors: 1
 Height: 17'

Engineered Lumber Frames
 Enclosure: Cedar Boards on Steel Frame

Sliding Entry Door (key card access)

Free Sheltered Bicycle Parking
 U bicycle rack system
 Accommodates 22 Bicycles

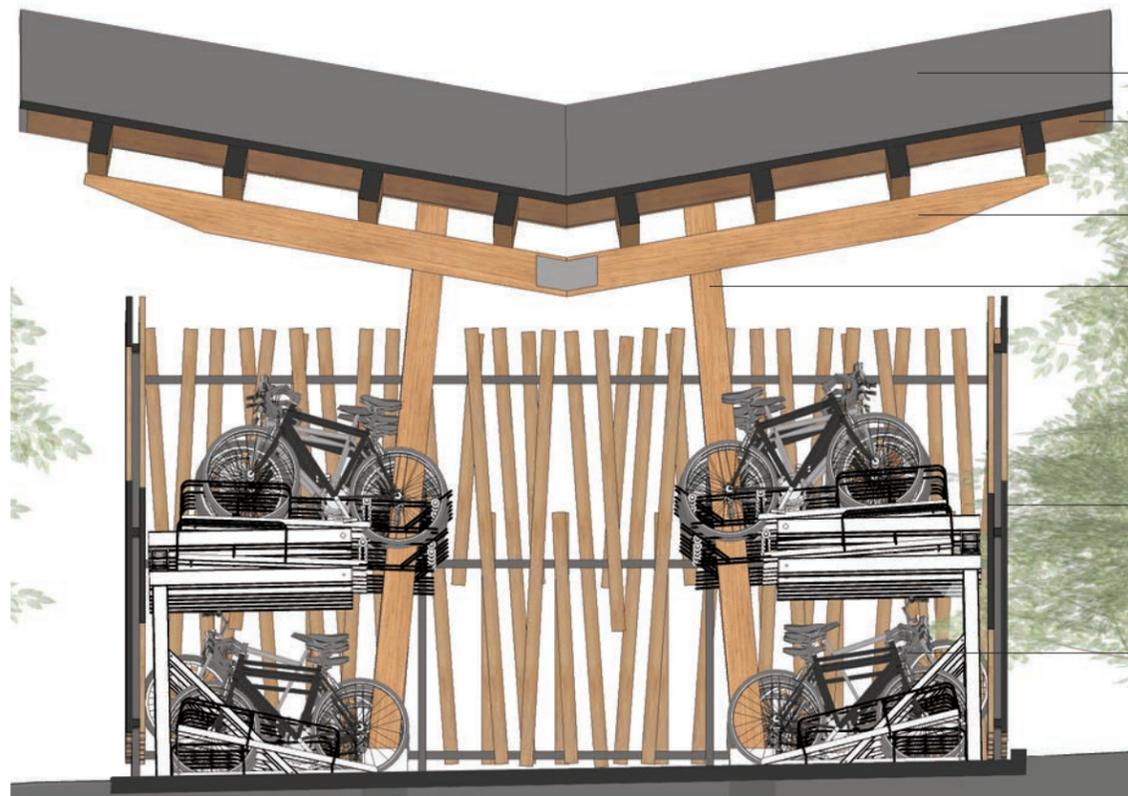


EASTSIDE III
 PITTSBURGH, PENNSYLVANIA
 August, 27th 2014

**Accessory Bicycle Parking Shelter
 Elevations**

THE MOSITES COMPANY
 studio for
 spatial practice
 DESIGN COLLECTIVE

Bicycle Shelter + East Liberty Station
 Eastside III Buildings + Landscape



- Metal Roof
- Wood Cladding (underside)
- Engineered Lumber Beams
- Engineered Lumber Frames
- Enclosure: Cedar Boards on Steel Frame
- Dero Decker two-tier bicycle rack system

EASTSIDE III
 PITTSBURGH, PENNSYLVANIA
 August, 27th 2014

**Accessory Bicycle Parking Shelter
 Sections**

DEPARTMENT OF CITY PLANNING
DEVELOPMENT ADMINISTRATION AND REVIEW (ZONING)

PDP# 14-84

Date Filed:

8/6/14

Office of the Zoning Administrator

200 ROSS STREET • THIRD FLOOR • PITTSBURGH • PENNSYLVANIA • 15219

(Zoning Use Only)

pd
625

DEVELOPMENT REVIEW APPLICATION

The Development Review Application can be used for the following:

- New Construction of a Primary Use Structure larger than a 2-Family Dwelling. (Including new Non-Residential Primary Use Structures);
- Any project or development that requires a Land Operations Permit;
- Any other types of work not listed under the Walk-Through and Zoning Applications.

GENERAL INFORMATION

1. Property Owner Name: <i>Sports and Exhibition Authority of Pittsburgh + Allegheny County</i>		Phone Number: <i>(412) 393-0200</i>	
Address: <i>171 10th St</i>	City: <i>Pittsburgh</i>	State: <i>PA</i>	Zip Code: <i>15222</i>

2. Applicant/Company Name: <i>Pittsburgh SMSA Limited Partnership</i>		Phone Number: <i>(412) 402-4000</i>	
Address: <i>437 Grant Street Suite 1500</i>	City: <i>Pittsburgh</i>	State: <i>PA</i>	Zip Code: <i>15219</i>

Applicant/Contractor ID: (assigned by the City)

3. Development Name:

4. Development Location:

5. Development Address: *PNC Park, 115 Federal Street, Pittsburgh, PA 15212*

6. If applicant is proposing a change to the Zoning District, the following is required: (Attach Zone Change Petition)

Proposed Zoning District:	
Present Use of Site: (Select from attached list)	

7. If a Certificate of Occupancy exists, the following is required:

Certificate of Occupancy#:	Date Issued:	Existing Use of Property:
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8. Estimated Construction:	Start Date: <i>10/1/14</i>	Occupancy Date: <i>12/31/14</i>	Project Cost: \$
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Use the attached Worksheet to continue answering the questions. For additional reference in answering items 9-12 go to pittsburghpa.gov/dcp/zoning/ and select the link for the City Zoning Code maintained at the Municode.com website.

9. Proposed Use of Site (Select from attached list): *Installation of telephone equipment in existing storage area*

10. Select the Type of Work:

<input type="checkbox"/> New Construction, New	<input checked="" type="checkbox"/> Renovation, Interior
<input type="checkbox"/> New Construction,	<input type="checkbox"/> Renovation, Exterior
<input type="checkbox"/> Change in Use Only	<input type="checkbox"/> Renovation, Change in Use

11. Describe the Development:

12. Is a Land Operations Permit needed? YES NO

(See the Bureau of Building Inspection (BBI) website for activities requiring a Land Operations Permit, <http://www.city.pittsburgh.pa.us/bbi/>)



DEPARTMENT OF CITY PLANNING
DEVELOPMENT ADMINISTRATION AND REVIEW (ZONING)

Office of the Zoning Administrator

200 ROSS STREET • THIRD FLOOR • PITTSBURGH • PENNSYLVANIA • 15219

DEVELOPMENT REVIEW APPLICATION

LAND AND BUILDING INFORMATION

13. Proposed Number of New Structures or Building Additions: N/A
 Residential Commercial Recreational Industrial Institutional

14. Gross Floor Area:
 Existing to be Razed: _____ sq ft
 Existing to be Retained: _____ sq ft
 Retained Area to be Renovated: _____ sq ft
 To be Constructed: _____ sq ft
 Building Footprint: _____ sq ft

	Existing		Proposed	
	Stories	Feet	Stories	Feet
Main Structure				
Proposed Addition/Extension				

Provide Accessory Structure Type(s) and Height(s):

16. Number of Dwelling Units:
 Existing to Remain: _____ Proposed: _____

17. Lot Area: _____ sq ft

18. On Site Parking: N/A

	Existing	Proposed
Full (8 1/2' x 19')		
Compact (7 1/4' x 16')		
Handicap (13 1/2' x 19')		

Off-Street Loading Spaces: N/A
 Actual: _____
 Required: _____

19. Please check any of the following items that will be part of the proposed work: N/A
 Demolition HVAC (Interior) HVAC (Exterior) Electrical Fire Alarm
 Fire Protection/Sprinklers Deck Construction Commercial Cooking Hood Sign

20. Please check the following items that pertain to any work proposed on private plumbing:
 (i.e. plumbing between a public sewer or water line and a building, including plumbing inside the building).
 Repair or Replace Existing Plumbing New Construction of Plumbing No Plumbing Work is Proposed



DEPARTMENT OF CITY PLANNING
DEVELOPMENT ADMINISTRATION AND REVIEW (ZONING)

Office of the Zoning Administrator

200 ROSS STREET • THIRD FLOOR • PITTSBURGH • PENNSYLVANIA • 15219

DEVELOPMENT REVIEW APPLICATION

WATER AND SEWER INFORMATION

NOTE: The term "sewer" refers to sanitary sewers, storm sewers and combined sewers owned by the City of Pittsburgh.

For reference in answering Items 21-24, please refer to the Pittsburgh Water and Sewer Authority's Procedures Manual for Developers (available at www.pgh2o.com).

21. Please indicate the number (e.g. 0, 1, 2,...) of each of the following sewer and/or water items that will be part of the work:

_____ New Water Service Connection(s)	_____ Termination of Existing Water Service Tap(s)
_____ New Sewer Service Connection(s)	_____ Termination of Existing Sewer Service Tap(s)

22. Will the proposed work change the current water consumption and sewer discharge of the building or site?

YES NO

23. If the Development includes the construction of main sewer and/or water lines, then the Applicant is required to select a course of action with regard to ownership of those utilities:

- Applicant requests PWSA to accept ownership of the sewer mains and/or water lines
- Applicant retains private ownership of sewer mains and/or water lines
- Not Applicable (Development does not include construction of sewer mains and/or water lines)

24. If Yes to the first or second statement in Item 23, then identify the type of property where the sewer mains and/or water lines will be constructed:

- Public Property, Existing City Street Private Property Not Applicable
- Public Property, New City Street to be constructed as part of the development/project

WORK IN AND AROUND THE CITY RIGHTS-OF-WAY

25. Please select the following items that apply to the proposed work:

- Applicant requests to change or designate the name of a City Street.
- The proposed work includes a private structure (e.g. deck, porch, awning, sign, etc.) encroaching on a City dedicated right-of-way.
- Modification or reconstruction of City curbs.
- Design and construction of a new street where the Applicant will request the City to accept ownership of the street.
- Applicant requests the City to vacate an existing City street/sidewalk so the Applicant can use the property for private development.
- The proposed work will create an obstruction of traffic on City rights-of-way.
- The proposed work includes the excavation of a City street or sidewalk.
- The proposed work includes the placement of a demolition dumpster in a City right-of-way.
- The proposed work includes the addition, deletion and/or relocation of City street lights in a City right-of-way.

26. Applicant will be applying for a Visitability Tax Credit? Yes No

Applicant Signature:

A photograph of the PNC Park building facade. The building is a multi-story structure with a light-colored, textured exterior. It features a prominent arched entrance on the right side and a series of windows along the upper levels. A large, blue, stylized 'PNC PARK' sign is visible on the right side of the building. In the foreground, there are trees, street lamps, and a sidewalk. A white box with a red arrow points to a window on the second floor, and another white box is at the bottom center of the image. The sky is clear and blue.

PROPOSED WINDOW TO BE
REPLACED WITH LOUVERS

TICKET SALE

UTAL MED A GATE

VERIZON INSTALLATION AT PNC PARK
POST CONSTRUCTION



SITE LOCATION
SEE NOTE

WEST GENERAL ROBINSON ST.

MAZEROSKI WAY

FEDERAL ST.

NORTH SHORE TRAIL

NOTE:

- EQUIPMENT ROOM INSIDE
DIMENSIONS 43'-11"x18'-9"
- UPPER LEVEL 526 SQ. FT.
LOWER LEVEL 403 SQ. FT.

REVISED: 06/09/14
DATE PRINT MADE: 06/09/14

GALLETTA
ENGINEERING CORPORATION
Consulting Engineers
Pittsburgh, PA.

DRAWING ISSUE STATUS CURRENTLY
A - ISSUED FOR PRELIMINARY INFORMATION ONLY
B - ISSUED FOR MUNICIPAL REVIEW/APPROVAL
C - ISSUED FOR CONSTRUCTION PERMITS
D - ISSUED FOR CONSTRUCTION

FIRST ISSUED:	DRAWING NO.
DRAWN BY: KRS	A-0
CHECKED BY: BWS	
SCALE: N.T.S.	SHEET NO. OF
PROJECT NO.: 4330	FILE NAME: 4330-00.dwg
EQUIPMENT NO.:	

SCHEDULE OF REVISIONS					
NO.	DESCRIPTION OF CHANGE	DATE	BY	CHKD	DATE
1	ISSUED FOR CONSTRUCTION	06/09/14	BWS	C	06/09/14
0	ISSUED FOR CONSTRUCTION	06/09/14	BWS	C	06/09/14

NOTES

**RELEASED FOR
CONSTRUCTION**



APPROVED BY:

DIRECTOR - INFRASTRUCTURE DATE:

DRAWING TITLE
SITE LOCATION MAP

PROJECT:
PNC PARK DAS
115 FEDERAL STREET, PITTSBURGH PA 15212
PROPERTY OWNER:



**DEPARTMENT OF CITY PLANNING
DEVELOPMENT ADMINISTRATION AND REVIEW (ZONING)**

Date Filed:

Office of the Zoning Administrator

200 ROSS STREET • THIRD FLOOR • PITTSBURGH • PENNSYLVANIA • 15219

(Zoning Use Only)

DEVELOPMENT REVIEW APPLICATION

The Development Review Application **can be** used for the following:

- New Construction of a Primary Use Structure larger than a 2-Family Dwelling. (Including new Non-Residential Primary Use Structures);
- Any project or development that requires a Land Operations Permit;
- Any other types of work not listed under the Walk-Through and Zoning Applications.

GENERAL INFORMATION

1. Property Owner Name: FAROS PROPERTIES		Phone Number: (212)299-8700	
Address: 551 FIFTH AVE SUITE 413	City: NEW YORK	State: NEW YORK	Zip Code: 10176
2. Applicant/Company Name: THE GATEWAY ENGINEERS, INC		Phone Number: (412)921-4030	
Address: 400 HOLIDAY DR SUITE 300	City: PITTSBURGH	State: PA	Zip Code: 15220
Applicant/Contractor ID:(assigned by the City) TURNER CONSTRUCTION SPECIAL PROJECTS DIVISION: BL000004			
3. Development Name: WASHINGTON PLAZA			
4. Development Location: ZONING DISTRICT GT-E; LOT & BLOCK 2-H-200			
5. Development Address: 1420 CENTRE AVE; PITTSBURGH, PA 15219			
6. If applicant is proposing a change to the Zoning District, the following is required: (Attach Zone Change Petition)			
Proposed Zoning District:	-----		
Present Use of Site: (Select from attached list)	-----		
7. If a Certificate of Occupancy exists, the following is required:			
Certificate of Occupancy#: 17857 & 62762	Date Issued: 6/10/1964 & 5/20/1992	Existing Use of Property: 5 (MULTI-UNIT RESIDENTIAL)	
8. Estimated Construction:	Start Date: 9 / - / 14	Occupancy Date: 3 / - / 15	Project Cost: \$ Phase 1-\$140,000 Future Work-\$140,00

Use the attached Worksheet to continue answering the questions. For additional reference in answering Items 9-12 go to pittsburghpa.gov/dcp/zoning/ and select the link for the City Zoning Code maintained at the Municode.com website.

9. Proposed Use of Site (Select from attached list): 5 (MULTI-UNIT RESIDENTIAL)

10. Select the Type of Work:

New Construction, New Renovation, Interior

New Construction, Renovation, Exterior

Change in Use Only Renovation, Change in Use

11. Describe the Development: PHASE 1 WORK INCLUDES RENOVATION TO 5,000 SF OF COVERED EXTERIOR LOBBY-LEVEL PUBLIC SPACE AND LANDSCAPING MAINTENANCE BY THE OWNER. POTENTIAL FUTURE WORK INCLUDES A A NEW ENTRANCE & CANOPY ON CENTRE AVE, AND ASSOCIATED LANDSCAPING / HARDSCAPE IMPROVEMENTS.

12. Is a Land Operations Permit needed? YES NO

(See the Bureau of Building Inspection (BBI) website for activities requiring a Land Operations Permit, <http://www.city.pittsburgh.pa.us/bbi/>)



**DEPARTMENT OF CITY PLANNING
DEVELOPMENT ADMINISTRATION AND REVIEW (ZONING)**

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200 ROSS STREET ♦ THIRD FLOOR ♦ PITTSBURGH ♦ PENNSYLVANIA ♦ 15219

DEVELOPMENT REVIEW APPLICATION

LAND AND BUILDING INFORMATION

13. Proposed Number of New Structures or Building Additions: N/A
 Residential Commercial Recreational Industrial Institutional

14. Gross Floor Area:

Existing to be Razed:	-----	sq ft
Existing to be Retained:	511,809	sq ft
Retained Area to be Renovated:	5,000	sq ft
To be Constructed:	350	sq ft (EXTERIOR CANOPY)
Building Footprint:	16,900	sq ft

	<u>Existing</u>		<u>Proposed</u>	
	<u>Stories</u>	<u>Feet</u>	<u>Stories</u>	<u>Feet</u>
Main Structure	23	220	NO CHANGE	
Proposed Addition/Extension				

Provide Accessory Structure Type(s) and Height(s):

EXTERIOR CANOPY			14 FT

16. Number of Dwelling Units:
 Existing to Remain: 390 Proposed: NO CHANGE

17. Lot Area: 196,338 sq ft

18. On Site Parking: N/A

	<u>Existing</u>	<u>Proposed</u>
Full (8 1/2' x 19')	389 TOTAL SPACES	NO CHANGE
Compact (7 1/4' x 16')	↓	↓
Handicap (13 1/2' x 19')	↓	↓

Off-Street Loading Spaces: N/A
 Actual: NO CHANGE
 Required: _____

19. Please check any of the following items that will be part of the proposed work: N/A

Demolition HVAC (Interior) HVAC (Exterior) Electrical Fire Alarm
 Fire Protection/Sprinklers Deck Construction Commercial Cooking Hood Sign

20. Please check the following items that pertain to any work proposed on private plumbing:
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DEVELOPMENT REVIEW APPLICATION

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YES NO

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26. Applicant will be applying for a Visitability Tax Credit? Yes No

Applicant Signature: _____



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DEVELOPMENT ADMINISTRATION AND REVIEW (ZONING)**

Office of the Zoning Administrator

200 ROSS STREET ♦ THIRD FLOOR ♦ PITTSBURGH ♦ PENNSYLVANIA ♦ 15219

Development Review Application - List of Existing and Proposed Uses for Questions 6 & 9

Residential Uses

1. Single-Unit Detached Residential
2. Single-Unit Attached Residential
3. Two-Unit Residential
4. Three-Unit Residential
5. Multi-Unit Residential
6. Assisted Living Class A
7. Assisted Living Class B
8. Assisted Living Class C
9. Community Home
10. Dormitory
11. Fraternity/Sorority
12. Housing for the Elderly (Limited)
13. Housing for the Elderly (General)
14. Multi-Suite Residential (Limited)
15. Multi-Suite Residential (General)
16. Personal Care Residence (Large)
17. Personal Care Residence (Small)

Non-Residential Uses

18. Adult Entertainment
19. Agricultural Use
20. Amusement Arcade
21. Animal Care (Limited)
22. Animal Care (General)
23. Art or Music Studio
24. Public Assembly (Limited)
25. Public Assembly (General)
26. Bank or Financial Institution (Limited)
27. Bank or Financial Institution (General)
28. Basic Industry
29. Bed and Breakfast (Limited)
30. Bed and Breakfast (General)
31. Car Wash
32. Cemetery
33. Check Cashing
34. Child Care (Limited)
35. Child Care (General)
36. Club (Limited)
37. Club (General) other than the limited type described above.
38. College or University Campus
39. Communication Tower, Class A
40. Communication Tower, Class B
41. Communication Tower, Class C
42. Community Center (Limited)
43. Community Center (General)
44. Construction Contractor (Limited)
45. Construction Contractor (General)
46. Correctional Facility (Limited)
47. Correctional Facility (General)
48. Cultural Service (Limited)
49. Cultural Service (General)
50. Custodial Care Facility
51. Educational Classroom Space (Limited)

52. Educational Classroom Space (General)
53. Excavation/Grading/Fill, Major
54. Firearms Business Establishment
55. Forestry Activities
56. Freight Terminal
57. Funeral Home
58. Gaming Enterprise
59. Golf Course
60. Grocery Store (Limited)
61. Grocery Store (General)
62. Hazardous Operations
63. Helipad
64. Heliport
65. Helistop
66. Hospital
67. Hotel/Motel (Limited)
68. Hotel/Motel (General)
69. Incinerator, Solid Waste
70. Laboratory/Research Services (Limited)
71. Laboratory/Research Services (General)
72. Laundry Services
73. Library (Limited)
74. Library (General)
75. Manufacturing and Assembly (Limited)
76. Manufacturing and Assembly (General)
77. Medical Office/Clinic (Limited)
78. Medical Office/Clinic (General)
79. Nursery, Retail (Limited)
80. Nursery, Retail (General)
81. Office (Limited)
82. Office (General)
83. Outdoor Retail Sales and Service [Non-Accessory Use]
84. Parking, Commercial (Limited)
85. Parking, Commercial (General)
86. Parking Structure (Limited)
87. Parking Structure (General)
88. Parks and Recreation (Limited)
89. Parks and Recreation (General)
90. Pawn Shop
91. Recreation and Entertainment, Indoor (Limited)
92. Recreation and Entertainment, Indoor (General)
93. Recreation and Entertainment, Outdoor (Limited)
94. Recreation and Entertainment, Outdoor (General)
95. Recycling Collection Station
96. Recycling Processing Center
97. Religious Assembly (Limited)
98. Religious Assembly (General)
99. Restaurant, Fast-Food (Limited)

100. Restaurant, Fast-Food (General)
101. Restaurant (Limited)
102. Restaurant (General)
103. Restaurant, Liquor License (Limited)
104. Restaurant, Liquor License (General)
105. Retail Sales and Services (Limited)
106. Retail Sales and Services (General)
107. Retail Sales and Services, Residential Convenience
108. Safety Service
109. Salvage Yard
110. School, Elementary or Secondary (Limited)
111. School, Elementary or Secondary (General)
112. Service Station
113. Sidewalk Cafe
114. Transit Facility
115. Utility (Limited)
116. Utility (General)
117. Vehicle/Equipment Repair (Limited)
118. Vehicle/Equipment Repair (General)
119. Vehicle/Equipment Sales (Limited)
120. Vehicle/Equipment Sales (General)
121. Vocational School (Limited)
122. Vocational School (General)
123. Warehouse (Limited)
124. Warehouse (General)
125. Warehouse, Residential Storage
126. Welding or Machine Shop
127. New and Unlisted Uses



**DEPARTMENT OF CITY PLANNING
DEVELOPMENT ADMINISTRATION AND REVIEW (ZONING)**

Office of the Zoning Administrator

200 ROSS STREET • THIRD FLOOR • PITTSBURGH • PENNSYLVANIA • 15219

DEVELOPMENT REVIEW APPLICATION – CONTACT INFORMATION

Department of City Planning

200 Ross Street, Fourth Floor
Pittsburgh, PA 15219
(412) 255-2200
pittsburghpa.gov/dcp/

**Department of City Planning
Zoning Office Counter**

200 Ross Street, Third Floor
Pittsburgh, PA 15219
(412) 255-2246
pittsburghpa.gov/dcp/zoning/

City Zoning Code

<http://www.municode.com/index.aspx?clientId=13525>

**Department of Public Safety
Bureau of Building Inspection (BBI)**

200 Ross Street, Third Floor
Pittsburgh, PA 15219
(412) 255-2175
www.city.pittsburgh.pa.us/bbi/

**Department of Public Works (DPW)
Bureau of Engineering and Construction**

City-County Building, Room 301
441 Grant Street
Pittsburgh, PA 15219
(412) 255-2883
www.city.pittsburgh.pa.us/pw/html/permits_info.html

**Department of Public Works (DPW)
Public Space Management**

Permit Office
611 Second Avenue
Pittsburgh, PA 15219
(412) 255-2370
www.city.pittsburgh.pa.us/pw/html/permits_info.html

Pittsburgh Water and Sewer Authority (PWSA)

Penn-Liberty Plaza I
1200 Penn Avenue
Pittsburgh, PA 15222
Permits (412) 255-2443; Engineering (412) 255-8987
www.pgh2o.com
Refer to the PWSA Procedures Manual for Developers.

Allegheny County Health Department (ACHD)

Plumbing Division
3901 Penn Avenue, Building #5
Pittsburgh, PA 15224
(412) 578-8036
www.achd.net/plumbing/index.html

Allegheny County Health Department (ACHD)

Food Safety Program
3901 Penn Avenue, Building #1
Pittsburgh, PA 15224
(412) 578-8044
www.achd.net/food/foodstart.html

Allegheny County Health Department (ACHD)

Housing and Community Environment
3190 Sassafras Way
Pittsburgh, PA 15201
(412) 350-4046
www.achd.net/housing/commenvironstart.html



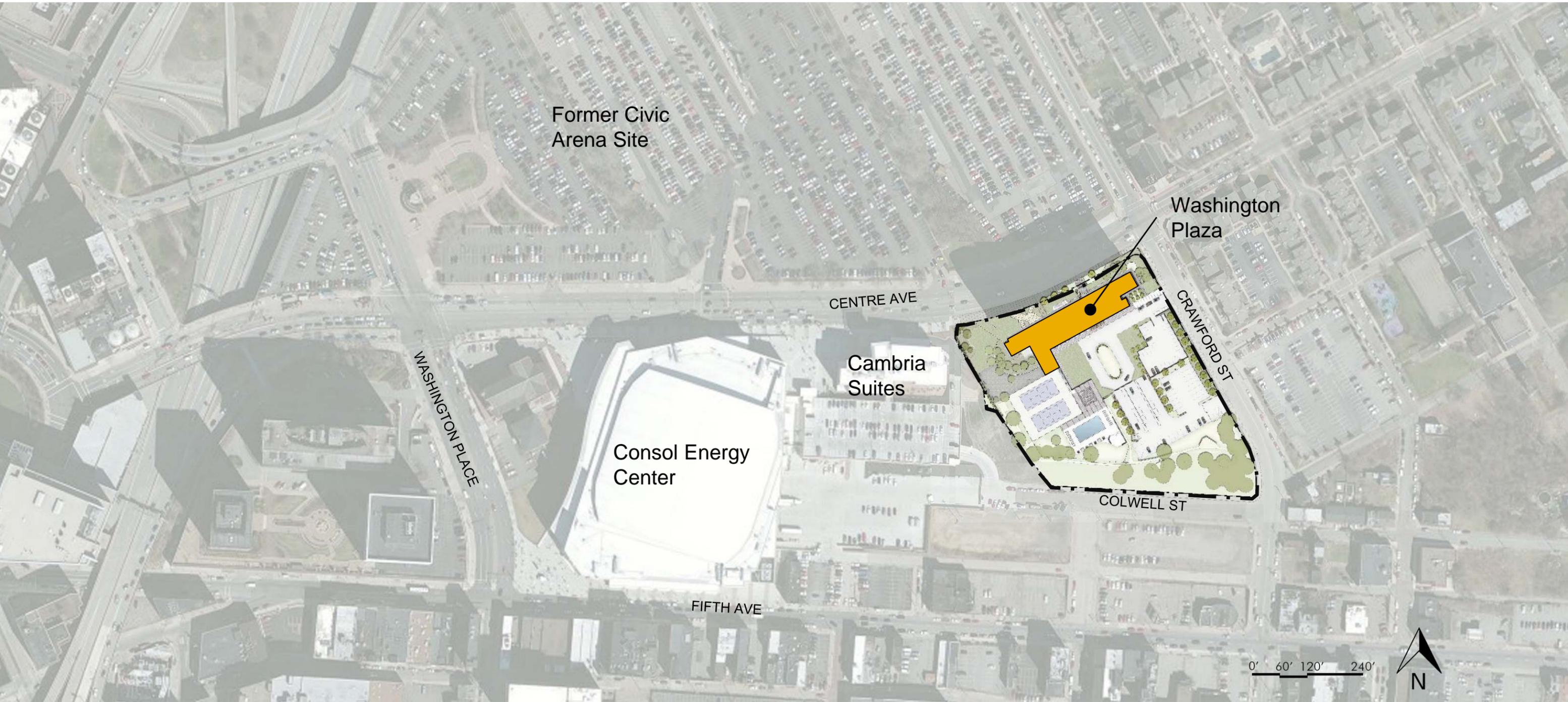
Faros Properties: Washington Plaza Renovation

Pittsburgh City Planning: Development Review
July 25, 2014

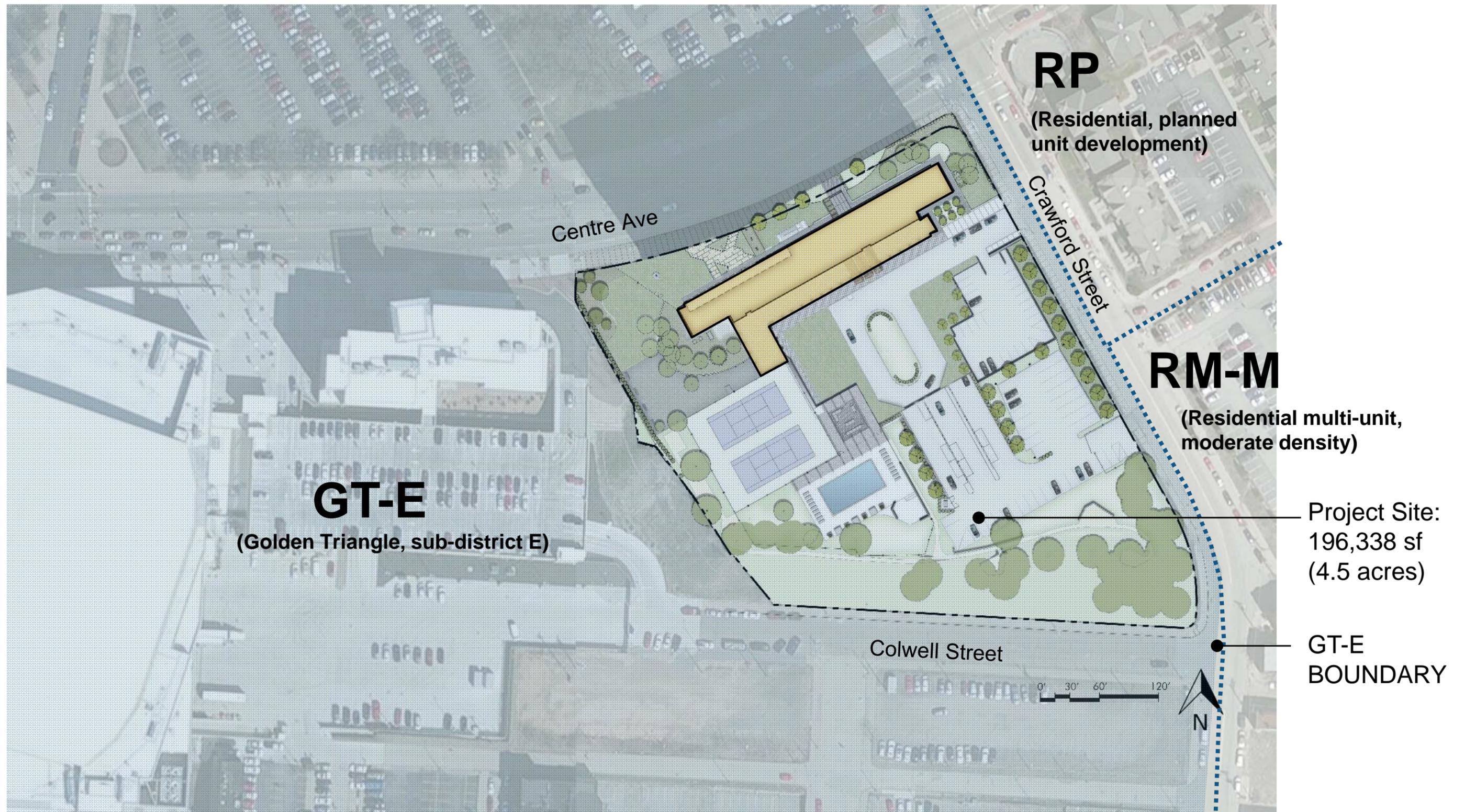


Perkins Eastman

LOCATION MAP



LOCATION / ZONING MAP



PROPERTY INFORMATION

Site Analysis, Zoning District GT-E (Golden Triangle: Sub-district 'E')

- F.A.R. of 6 (Floor Area Ratio)
- Site area is 196,338 Square Feet
- Allowable Floor Area = 1,178,028 Gross Square Feet
- Existing Floor Area = 421,000 Gross Square Feet
- **Excess Floor Area Capacity = 757,028 Gross Square Feet**

- Open Space Requirement, 10% of site= 19,633 Square Feet
- Existing Open Space=40,312 Square Feet
- **Excess Open Space=-20,679 Square Feet**

- No set-backs required
- Height= Sloping Plane
- 100' height at Crawford St. up to 400' at Crosstown Blvd.
- **Existing building height (~220') is non-compliant**

- Existing apartments: 390 (no change proposed)
- Existing retail: 4 businesses, 4,000 total sf (no change proposed)
- Existing bicycle storage: 36 spaces (no change proposed)
- **Existing parking spaces: 389 (no change proposed)**

SURROUNDING CONTEXT



Crawford Square

CRAWFORD STREET



Former Civic Arena Site



Former Civic Arena Site



St Benedict the Moor Church

CENTRE AVENUE - NORTH

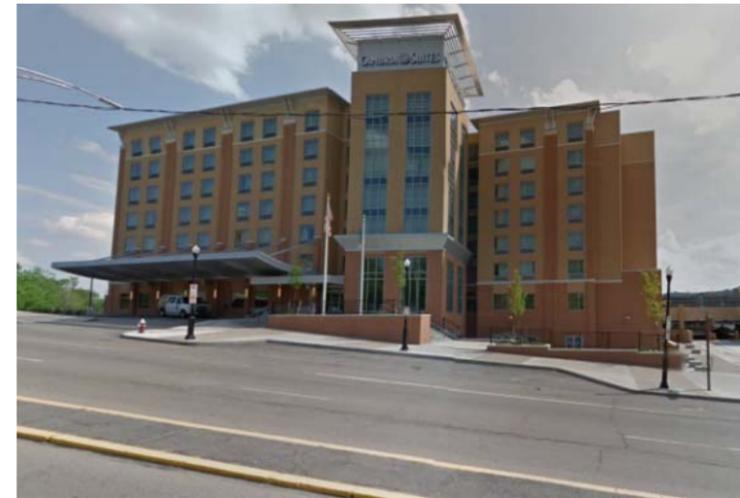
CENTRE AVENUE - SOUTH



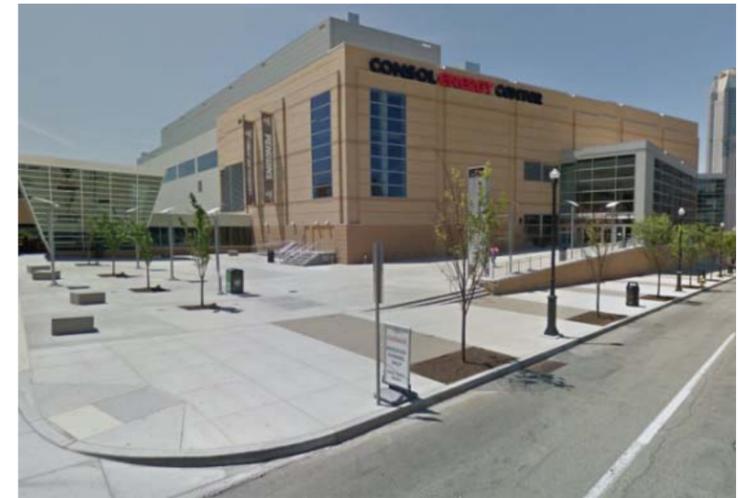
Freedom Corner



Existing Conditions Site Building



Cambria Suites



Consol Energy Center

EXISTING BUILDING



VIEW FROM SOUTH (CRAWFORD ST) ENTRANCE



SOUTH ENTRANCE, TOWARD CRAWFORD

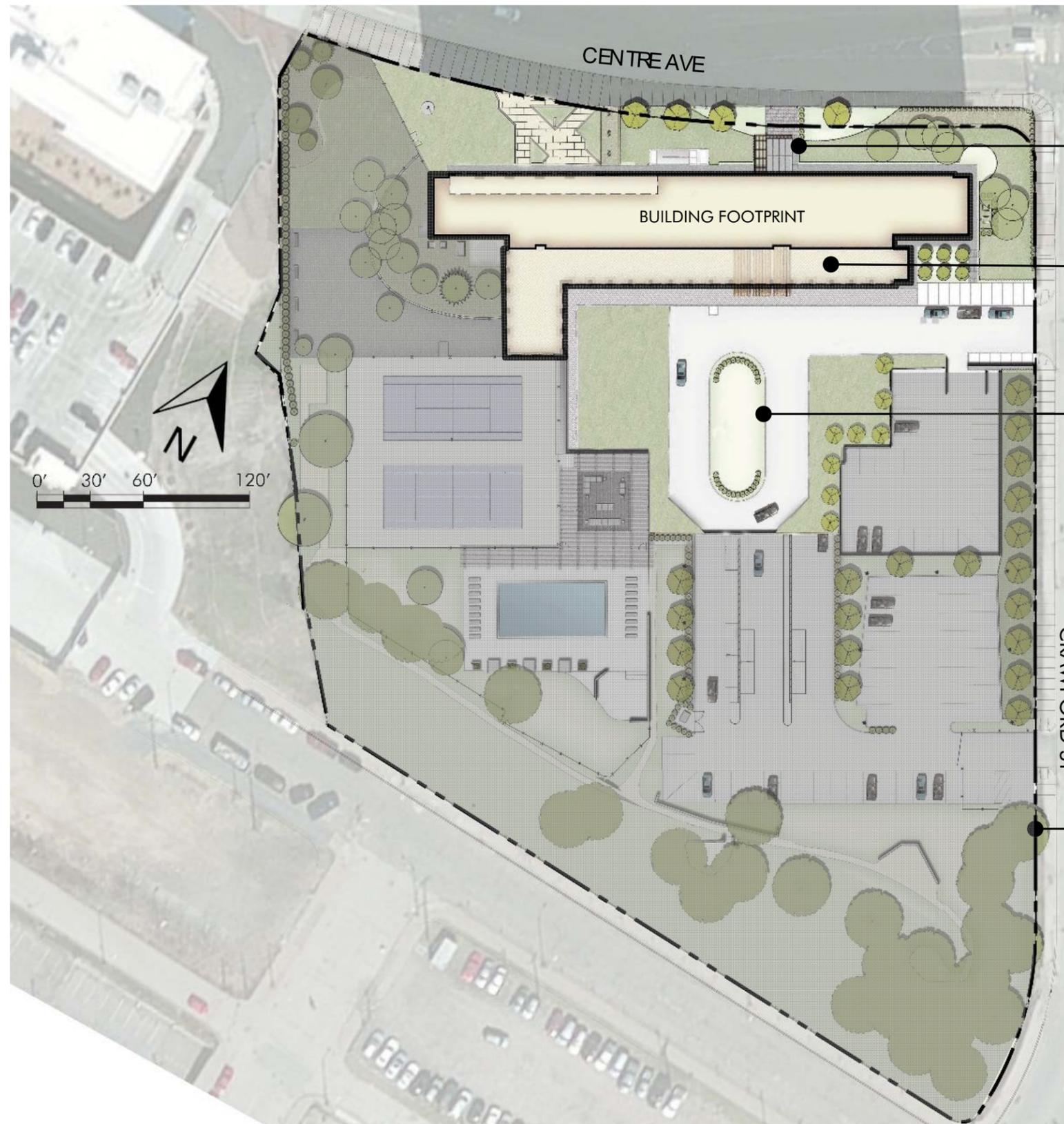


VIEW FROM CENTRE AVENUE



VIEW FROM CENTRE, LOWER ENTRANCE

PROPOSED OVERALL SITE PLAN



NEW LOBBY LEVEL CENTRE AVE ENTRANCE & CANOPY (POTENTIAL FUTURE WORK)

EXTERIOR SOUTH ENTRANCE & TREEHOUSE IMPROVEMENTS (5,000SF)

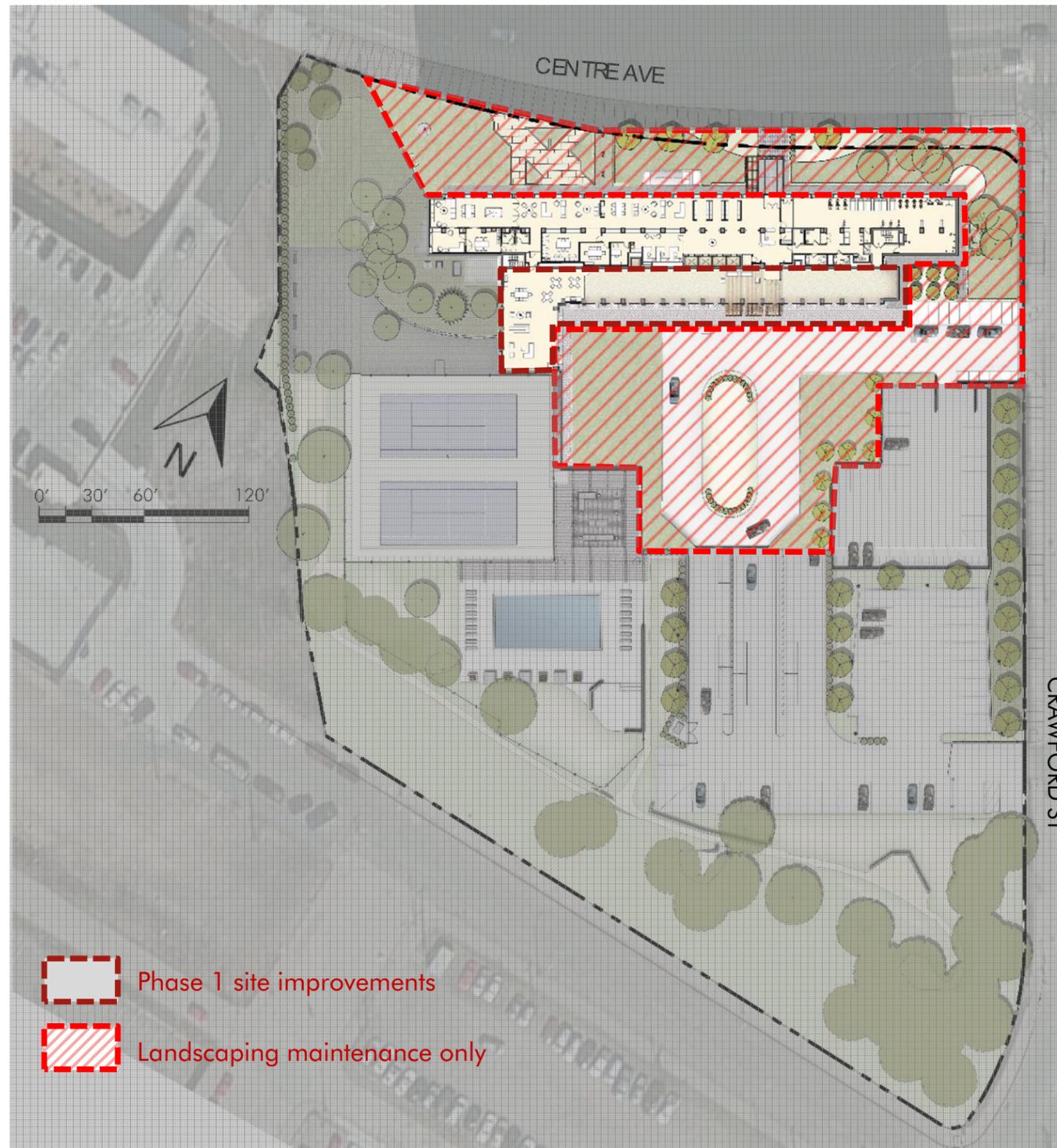
GENERAL LANDSCAPING AND LIGHTING MAINTENANCE BY OWNER

PROPERTY LINE

PHASING DIAGRAM



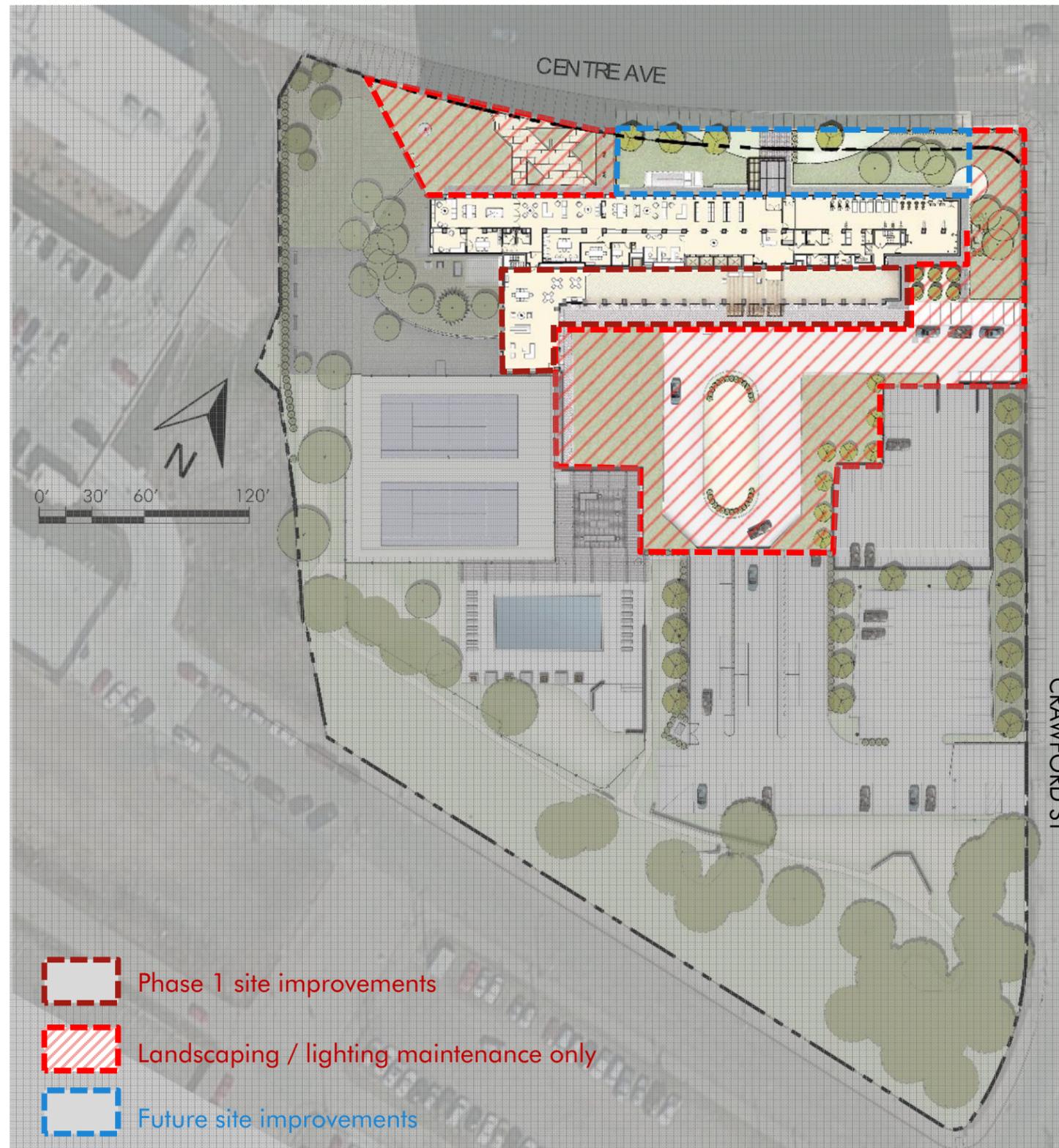
PHASING DIAGRAM



Phase 1 Work

- South entry canopy
- Treehouse Lounge improvements
- General landscaping and lighting maintenance (by Owner)

PHASING DIAGRAM



Phase 1 Work

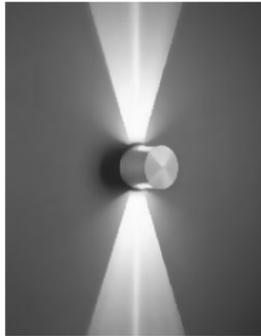
- South entry canopy
- Treehouse Lounge improvements
- General landscaping and lighting maintenance (by Owner)

Future Work

- New lobby level Centre Ave pedestrian entrance, bridge, canopy

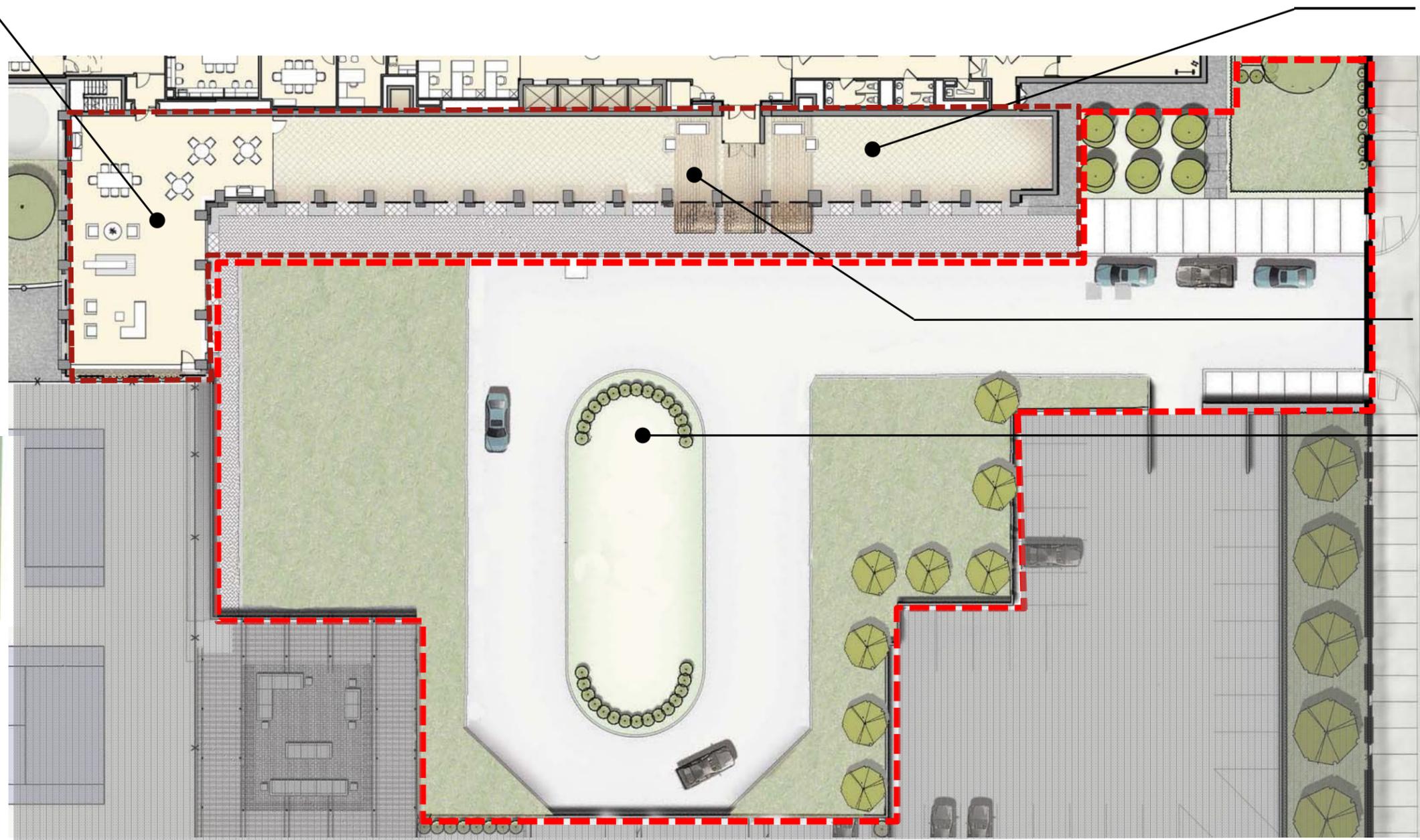
PHASE 1: SITE IMPROVEMENTS

- "TREEHOUSE LOUNGE" IMPROVEMENTS**
- TWO EXTERIOR GRILL STATIONS
 - EXTERIOR FIREPLACE
 - DECORATIVE GLASS SCREEN WALL



LOGGIA LIGHTING

DECORATIVE GLASS SCREEN



- LOGGIA IMPROVEMENTS**
- PAINT EXTERIOR BUILDING WALL
 - REPLACE EXISTING WALL SCONCES

NEW SUSPENDED CANOPY

GENERAL LANDSCAPING AND LIGHTING MAINTENANCE (BY OWNER)

EXISTING BUILDING – SOUTH ENTRY



PROPOSED EXTERIOR – SOUTH CANOPY



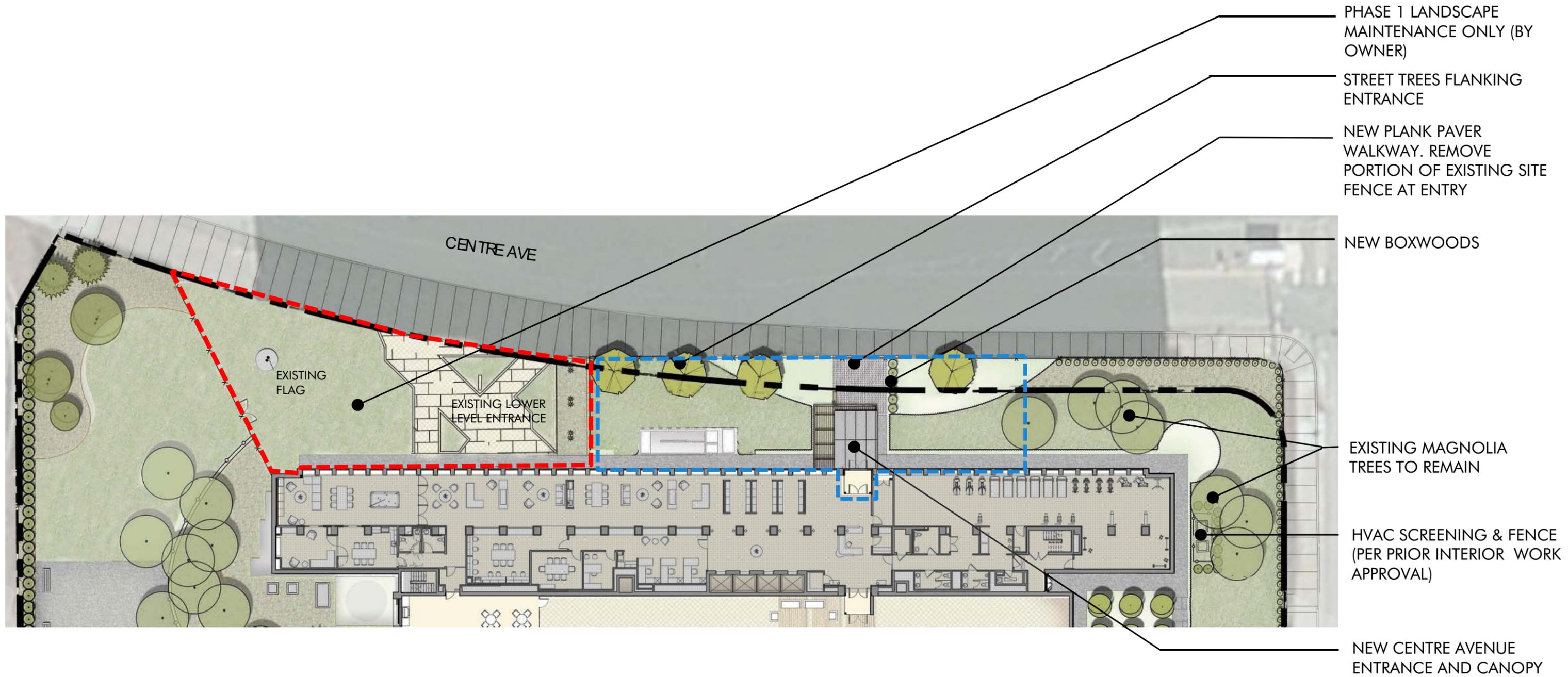
EXTERIOR – SOUTH CANOPY



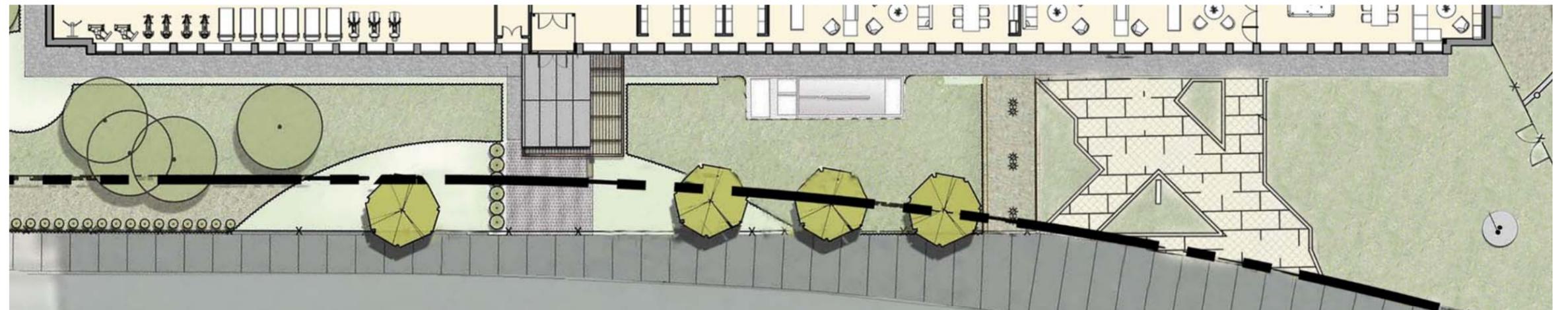
EXTERIOR – TREEHOUSE



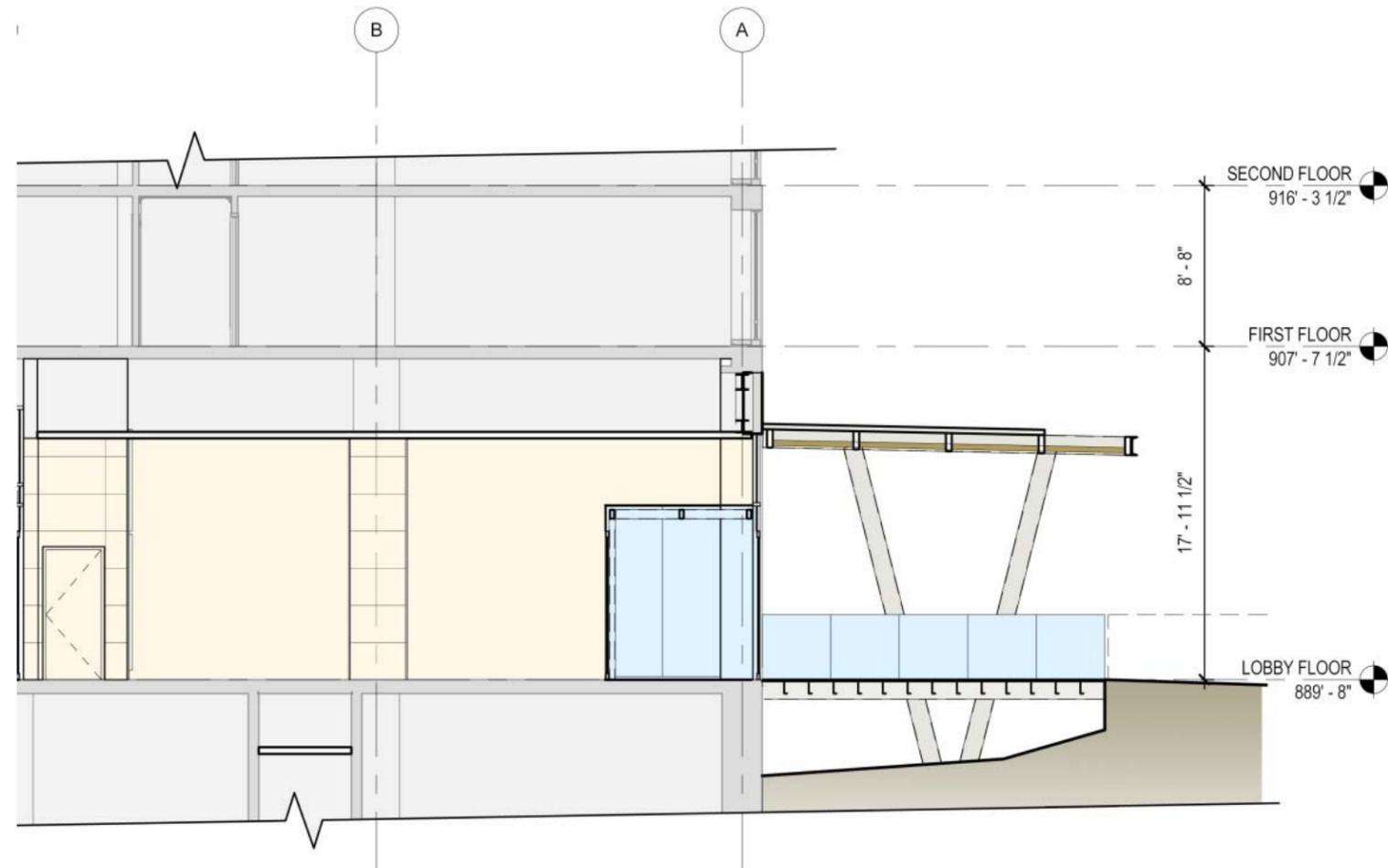
FUTURE WORK – NEW CENTRE AVE ENTRANCE



FUTURE WORK – NEW CENTRE AVE ENTRANCE



FUTURE CENTRE AVE ENTRANCE – MATERIALS



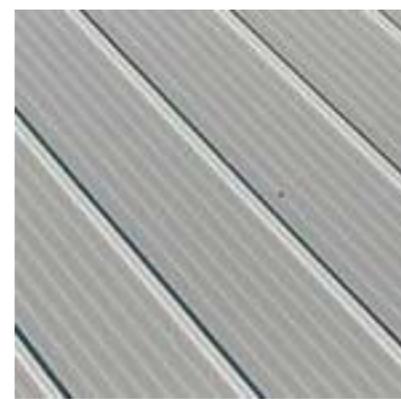
Architecturally exposed structural steel



Painted existing concrete



Wood bridge decking and canopy ceiling



Metal roof panels



Glass railing with stainless steel fittings



Plank pavers

EXISTING BUILDING CENTRE AVENUE



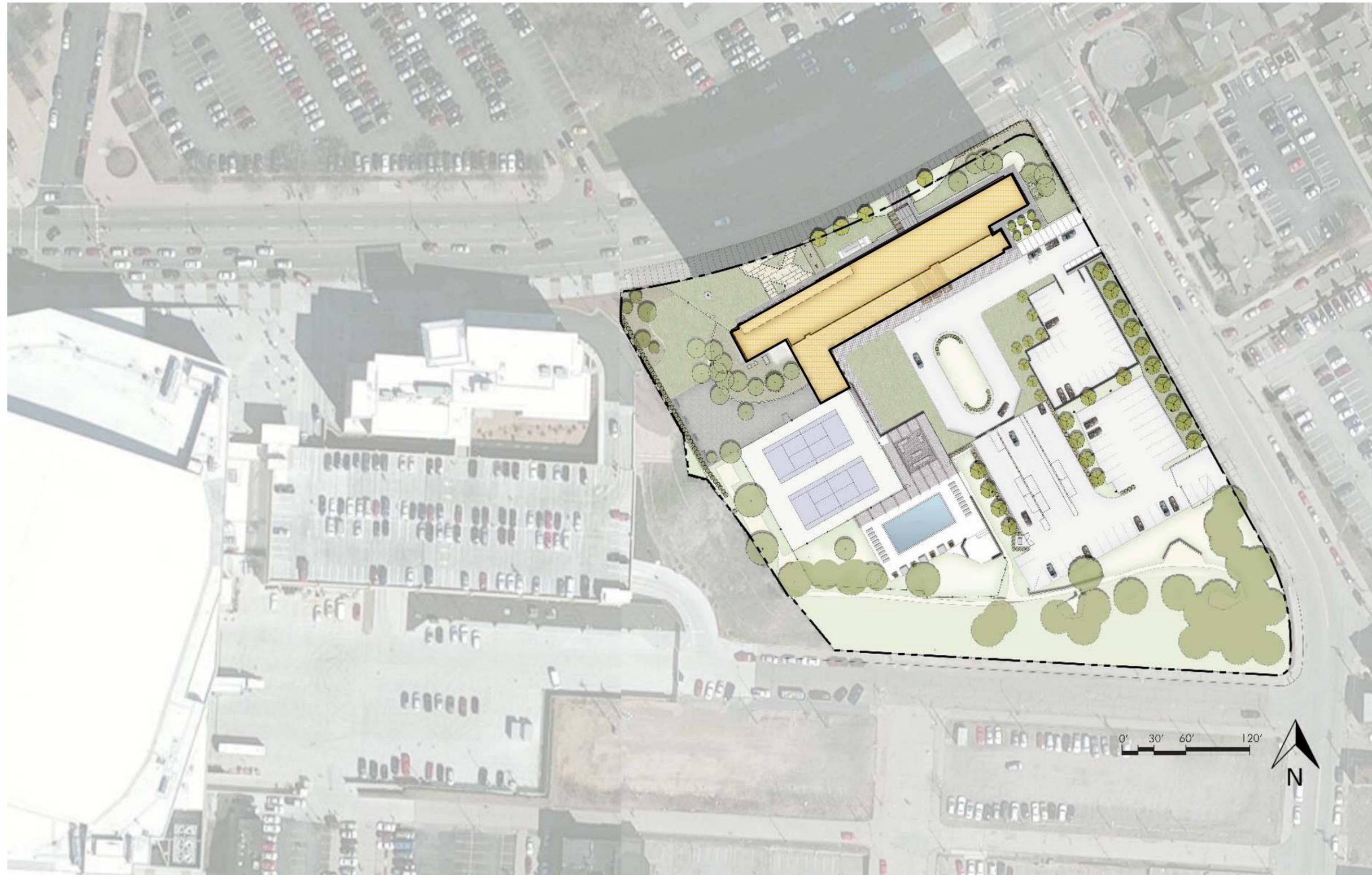
EXTERIOR – CENTRE AVE CANOPY



EXTERIOR – CENTRE AVE CANOPY CLOSE UP



THANK YOU!





**DEPARTMENT OF CITY PLANNING
DEVELOPMENT ADMINISTRATION AND REVIEW (ZONING)**

Date Filed:

Office of the Zoning Administrator

200 ROSS STREET • THIRD FLOOR • PITTSBURGH • PENNSYLVANIA • 15219

(Zoning Use Only)

DEVELOPMENT REVIEW APPLICATION

The Development Review Application **can be** used for the following:

- New Construction of a Primary Use Structure larger than a 2-Family Dwelling. (Including new Non-Residential Primary Use Structures);
- Any project or development that requires a Land Operations Permit;
- Any other types of work not listed under the Walk-Through and Zoning Applications.

GENERAL INFORMATION

1. Property Owner Name: North Shore Developers LP			Phone Number: ()	
Address: 3400 S. Water Street		City: Pittsburgh	State: PA	Zip Code: 15203
2. Applicant/Company Name: Big Heart Pet Brands		Phone Number: (412) 860-5304		
Address: 375 North Shore Drive		City: Pittsburgh	State: PA	Zip Code: 15212
Applicant/Contractor ID:(assigned by the City)				
3. Development Name: 375 North Shore Drive				
4. Development Location: Pittsburgh, PA				
5. Development Address: 375 North Shore Drive, Pittsburgh, PA				
6. If applicant is proposing a change to the Zoning District, the following is required: (Attach Zone Change Petition)				
Proposed Zoning District:	DR-B			
Present Use of Site: (Select from attached list)	82 Office			
7. If a Certificate of Occupancy exists, the following is required:				
Certificate of Occupancy#:	Date Issued:	Existing Use of Property: Office		
8. Estimated Construction:	Start Date: 8/ 1 / 14	Occupancy Date: / /	Project Cost: \$ 150,000	
Use the attached Worksheet to continue answering the questions. For additional reference in answering Items 9-12 go to http://www.city.pittsburgh.pa.us/cp/html/land_use_control_and_zoning.html and select the link for the City Zoning Code maintained at the Municode.com website.				
9. Proposed Use of Site (Select from attached list): 82 Office				
10. Select the Type of Work:				
<input type="checkbox"/> New Construction, New <input type="checkbox"/> Renovation, Interior <input type="checkbox"/> New Construction, <input checked="" type="checkbox"/> Renovation, Exterior <input type="checkbox"/> Change in Use Only <input type="checkbox"/> Renovation, Change in Use				
11. Describe the Development: Replace high wall signs on South and West sides of existing building facade.				
12. Is a Land Operations Permit needed? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO				
(See the Bureau of Building Inspection (BBI) website for activities requiring a Land Operations Permit, http://www.city.pittsburgh.pa.us/bbi/)				



**DEPARTMENT OF CITY PLANNING
DEVELOPMENT ADMINISTRATION AND REVIEW (ZONING)**

Office of the Zoning Administrator

200 ROSS STREET ♦ THIRD FLOOR ♦ PITTSBURGH ♦ PENNSYLVANIA ♦ 15219

DEVELOPMENT REVIEW APPLICATION

LAND AND BUILDING INFORMATION

13. Proposed Number of New Structures or Building Additions: N/A

Residential Commercial Recreational Industrial Institutional

14. Gross Floor Area:

Existing to be Razed: _____ sq ft

Existing to be Retained: _____ sq ft

Retained Area to be Renovated: _____ sq ft

To be Constructed: _____ sq ft

Building Footprint: _____ sq ft

15. Height of Structures:	Existing		Proposed		
	Stories	Feet	Stories	Feet	
Main Structure	6	West Facade: 130'W South Facade: 414'W			
Proposed Addition/Extension					
Provide Accessory Structure Type(s) and Height(s):	Existing Sign Dimensions	Existing Sign Face Area	New Sign Dimensions	New Sign Face Area	2% of Facade Area
High Wall Sign, West	4'-1"H x 61'-3" text	250 SqFt	3'-8"H x 66'-1" text	242 SqFt	263 sf
High Wall Sign, South	10'-4"H logo 6'-0"H text;	500 SqFt	10'-4"H logo 6'-4"H & 3'-4"H text;	562 SqFt	749 sf

16. Number of Dwelling Units:

Existing to Remain: _____ Proposed: _____

17. Lot Area: _____ sq ft

18. On Site Parking: N/A

	Existing	Proposed
Full (8 1/2' x 19')		
Compact (7 1/4' x 16')		
Handicap (13 1/2' x 19')		

Off-Street Loading Spaces: N/A

Actual: _____

Required: _____

19. Please check any of the following items that will be part of the proposed work: N/A

Demolition HVAC (Interior) HVAC (Exterior) Electrical Fire Alarm

Fire Protection/Sprinklers Deck Construction Commercial Cooking Hood Sign

20. Please check the following items that pertain to any work proposed on private plumbing: (i.e. plumbing between a public sewer or water line and a building, including plumbing inside the building).

Repair or Replace Existing Plumbing New Construction of Plumbing No Plumbing Work is Proposed



**DEPARTMENT OF CITY PLANNING
DEVELOPMENT ADMINISTRATION AND REVIEW (ZONING)**

Office of the Zoning Administrator

200 ROSS STREET ♦ THIRD FLOOR ♦ PITTSBURGH ♦ PENNSYLVANIA ♦ 15219

DEVELOPMENT REVIEW APPLICATION

WATER AND SEWER INFORMATION

NOTE: The term "sewer" refers to sanitary sewers, storm sewers and combined sewers owned by the City of Pittsburgh.

For reference in answering Items 21-24, please refer to the Pittsburgh Water and Sewer Authority's Procedures Manual for Developers (available at www.pgh2o.com).

21. Please indicate the number (e.g. 0, 1, 2,...) of each of the following sewer and/or water items that will be part of the work:

<u> 0 </u> New Water Service Connection(s)	<u> 0 </u> Termination of Existing Water Service Tap(s)
<u> 0 </u> New Sewer Service Connection(s)	<u> 0 </u> Termination of Existing Sewer Service Tap(s)

22. Will the proposed work change the current water consumption and sewer discharge of the building or site?

YES NO

23. If the Development includes the construction of main sewer and/or water lines, then the Applicant is required to select a course of action with regard to ownership of those utilities:

- Applicant requests PWSA to accept ownership of the sewer mains and/or water lines
- Applicant retains private ownership of sewer mains and/or water lines
- Not Applicable (Development does not include construction of sewer mains and/or water lines)

24. If Yes to the first or second statement in Item 23, then identify the type of property where the sewer mains and/or water lines will be constructed:

- Public Property, Existing City Street Private Property Not Applicable
- Public Property, New City Street to be constructed as part of the development/project

WORK IN AND AROUND THE CITY RIGHTS-OF-WAY

25. Please select the following items that apply to the proposed work:

- Applicant requests to change or designate the name of a City Street.
- The proposed work includes a private structure (e.g. deck, porch, awning, sign, etc.) encroaching on a City dedicated right-of-way.
- Modification or reconstruction of City curbs.
- Design and construction of a new street where the Applicant will request the City to accept ownership of the street.
- Applicant requests the City to vacate an existing City street/sidewalk so the Applicant can use the property for private development.
- The proposed work will create an obstruction of traffic on City rights-of-way.
- The proposed work includes the excavation of a City street or sidewalk.
- The proposed work includes the placement of a demolition dumpster in a City right-of-way.
- The proposed work includes the addition, deletion and/or relocation of City street lights in a City right-of-way.

26. Applicant will be applying for a Visitability Tax Credit? Yes No

Applicant Signature: _____

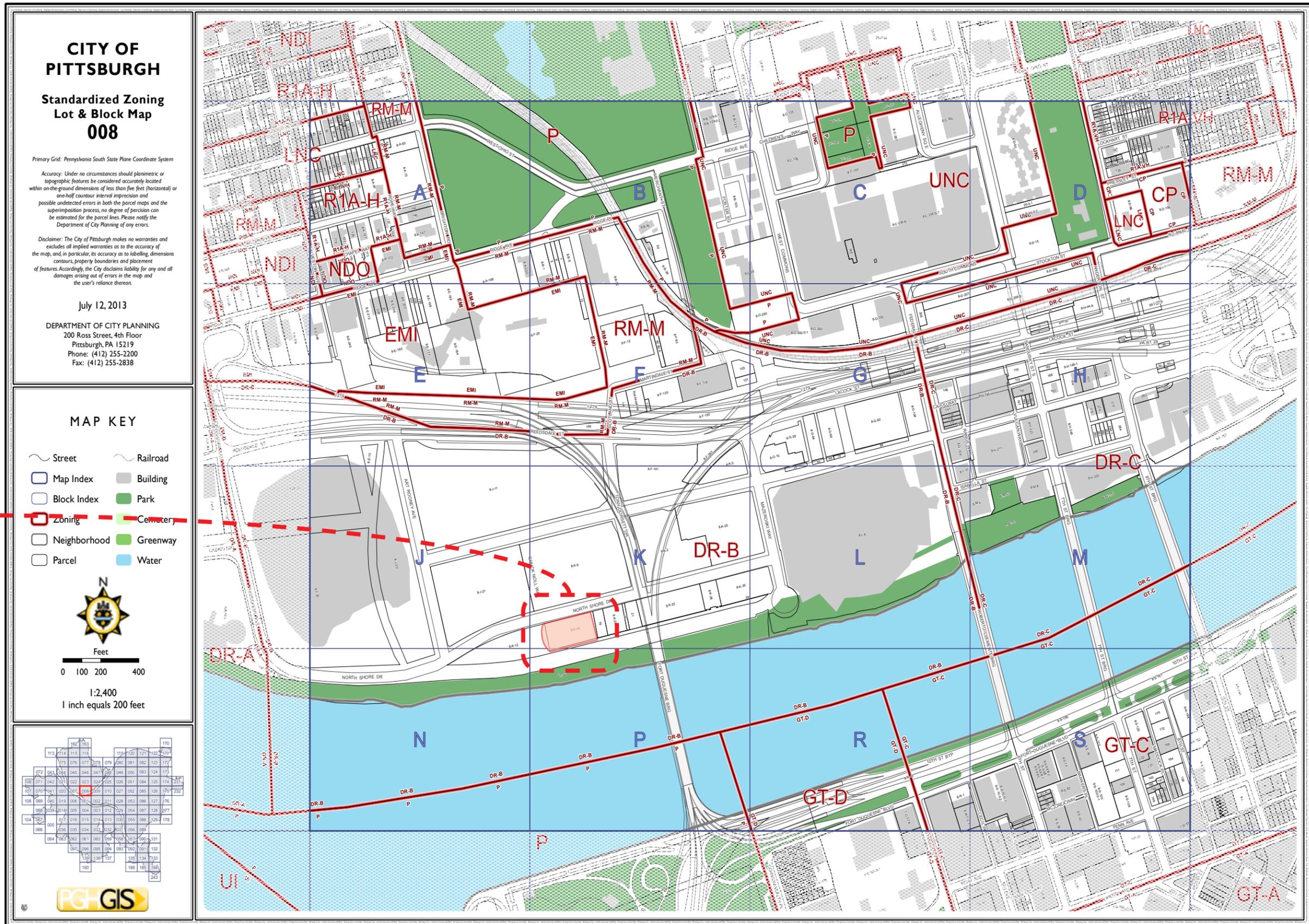


Big Heart Pet Brands High Wall Sign

City Planning Review Package

May 30 , 2014

KOLANO design
6026 Centre Ave.
Pittsburgh, Pennsylvania 15206-3921
p. 412.661.9000 f. 412.661.9606
www.kolano.com



Designation: Downtwon Riverfront



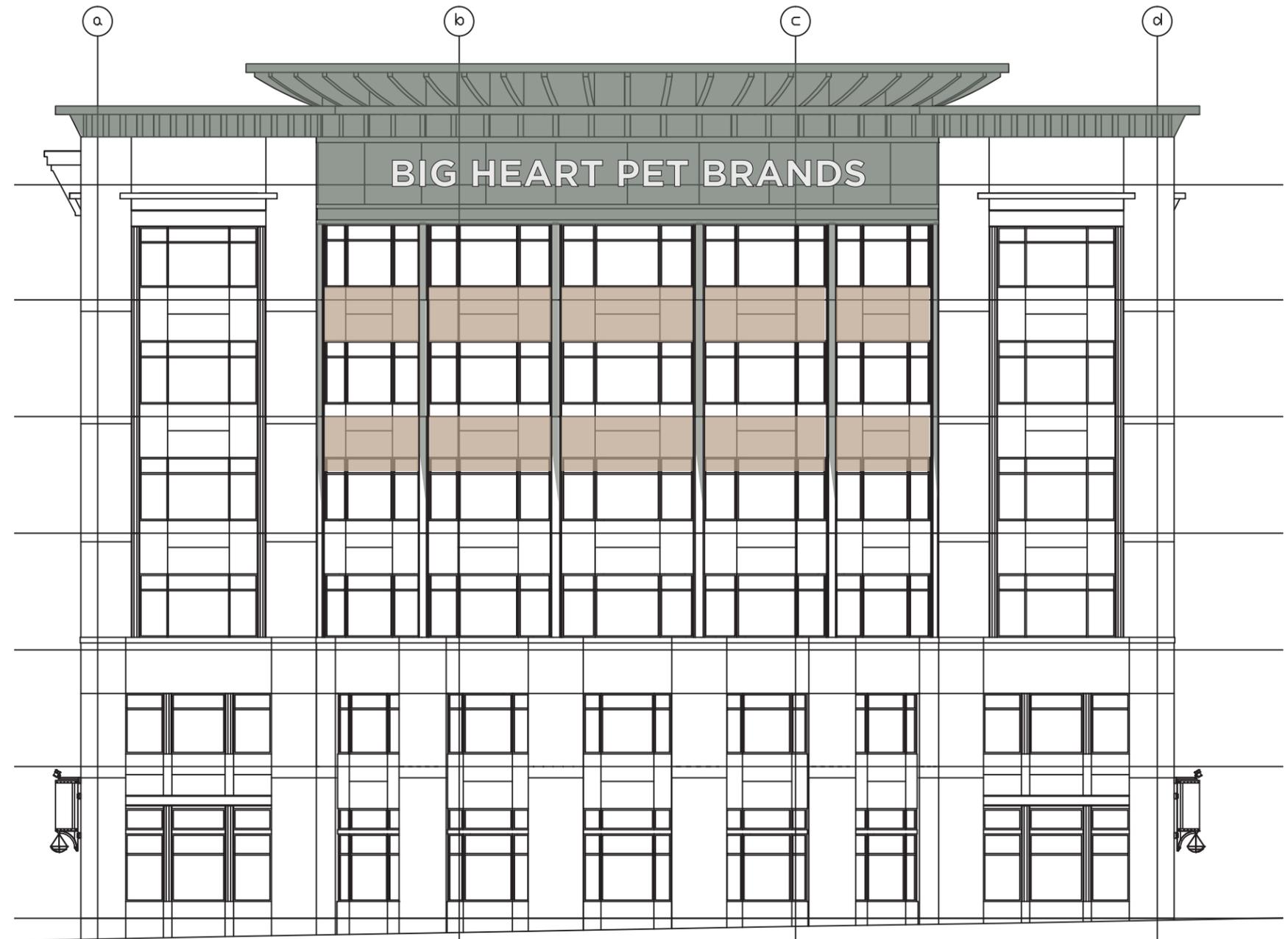
1 Existing Del Monte Identity Sign - West Elevation- Rendering
Elevation Scale: N.T.S.

Existing Sign Dimensions:
Letter Height 4'-1", Overall Length 61'-3"
Sign Face Area 250 sq.ft.
Building Facade Area 13,105 sq.ft.
City max. 2% of building face = 263 sq.ft.
Sign area is 1.90% of building face



2 Existing Del Monte Identity Sign - South Elevation- Rendering
Elevation Scale: N.T.S.

Existing Sign Dimensions:
Height of Logo 10'-4", Capital Letter Height 6'-0",
Overall Length 88'-4 1/2"
Sign Face Area 500 sq.ft.
Building Facade Area 37,484 sq.ft.
City max. 2% of building face = 749 sq.ft.
Sign area is 1.33% of building face



Sign Dimensions:

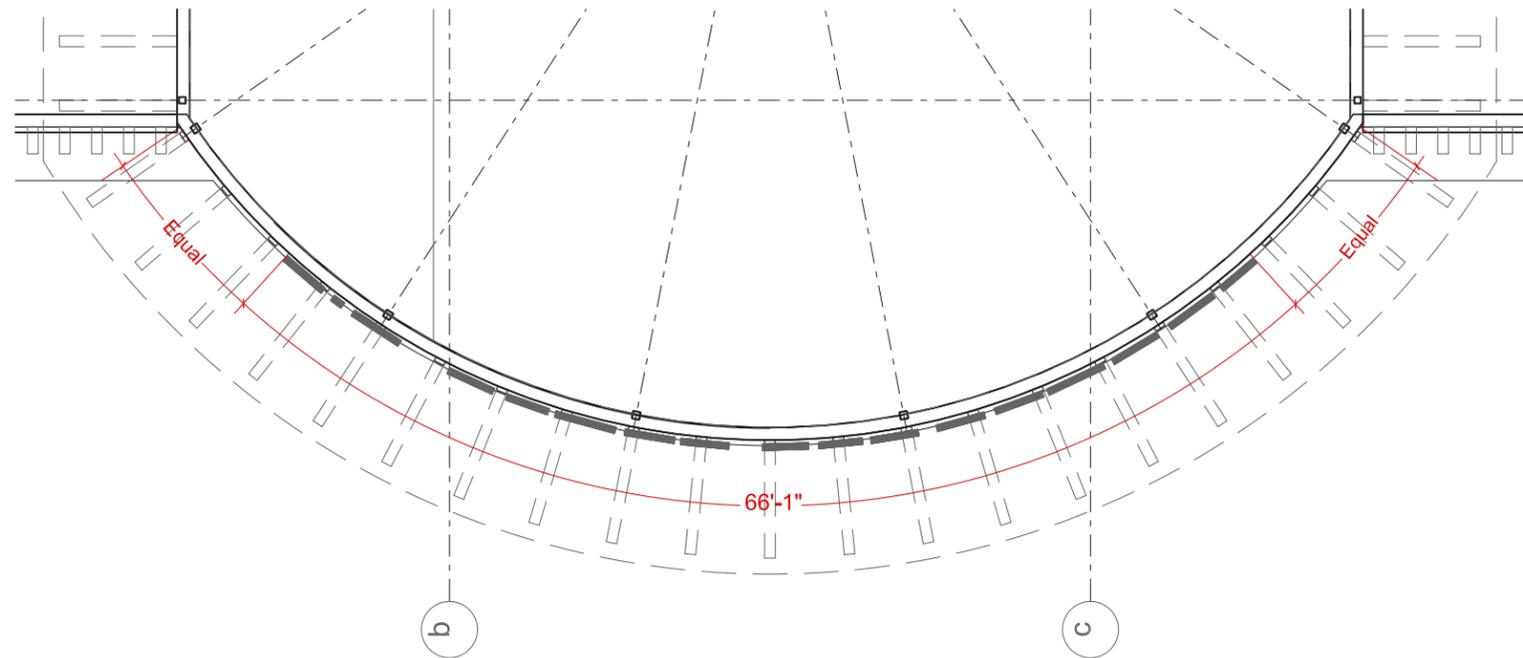
Letter Height 3'-8", Overall Length 66'-1"

Sign Face Area 242 sq.ft.

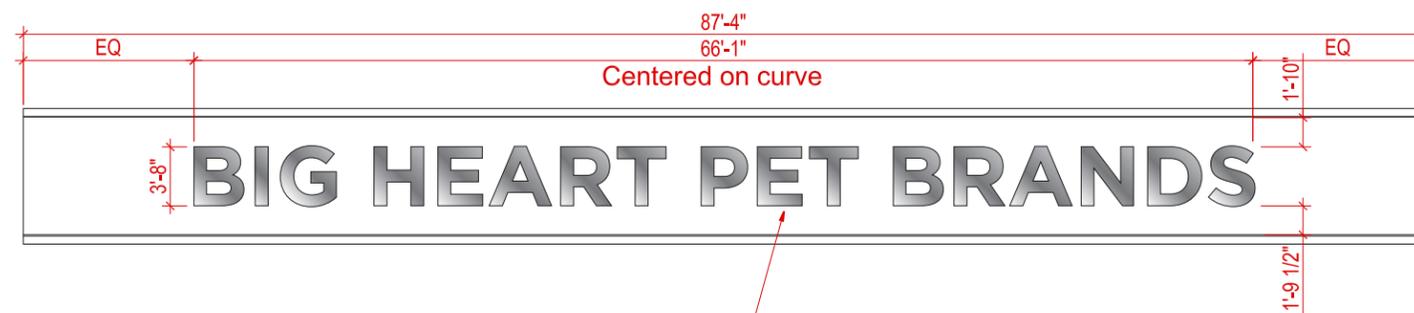
Building Facade Area 13,105 sq.ft.

City max. 2% of building face = 263 sq.ft.

Sign area is 1.85% of building face



ROOF PLAN
SCALE: 3/16" = 1'-0"



New "Big Heart Pet Brands" sign to be (LED) back-lit illuminated letters. Front and sides of letters to be .064 brushed aluminum finish and 4" deep. All seams are to be flush butted, welded and ground smooth. Provide 3" stand off supports as required.
Font: Gotham Bold

WEST ELEVATION SIGN DIMENSIONS
SCALE: 3/16" = 1'-0"

NOTE: EXISTING "DEL MONTE CENTER" SIGN TO BE REMOVED. WALL TO BE PATCHED AS REQUIRED AND PAINTED TO MATCH EXISTING PAINT FINISH



WEST SIDE RENDERING
SCALE: NTS



South Elevation



Scale 1/16" = 1'-0"

Sign Dimensions

Letter Height 6'-4" and 3'-4", Overall Length 101'-6 1/2"

Logo Height 10'-4"

Sign Face Area 562 sq. ft.

Building Facade Area 37,484 sq. ft.

City max. 2% of building face = 749 sq. ft.

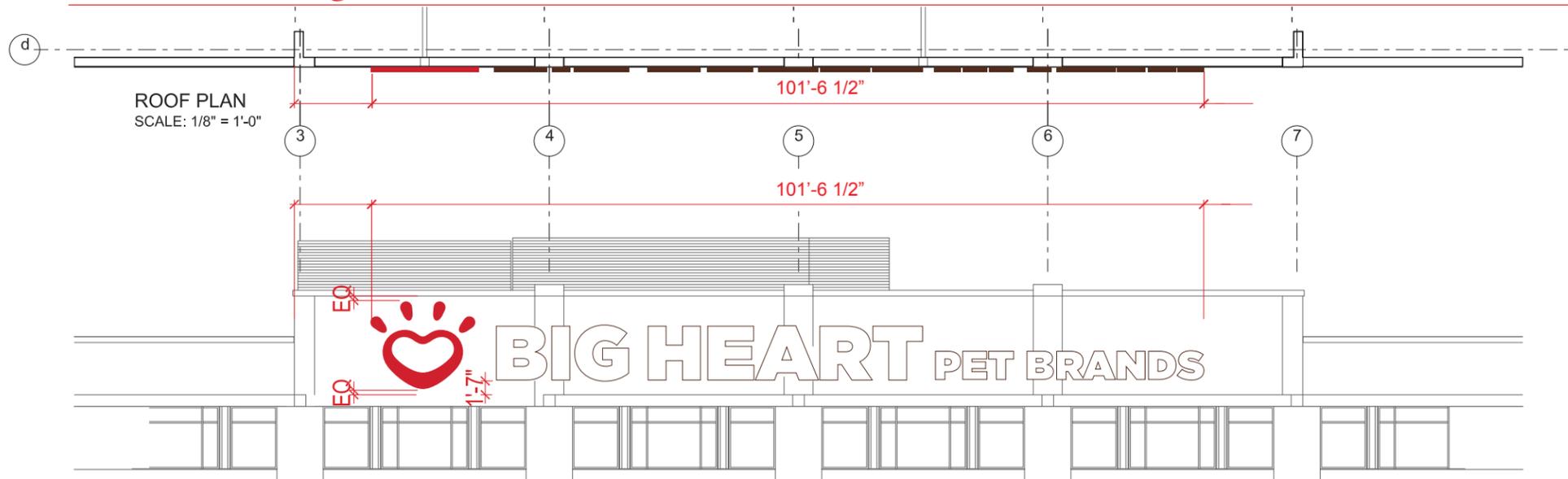
Sign area is 1.50% of building face



BIG HEART PET BRANDS

Big Heart Revised Logo:

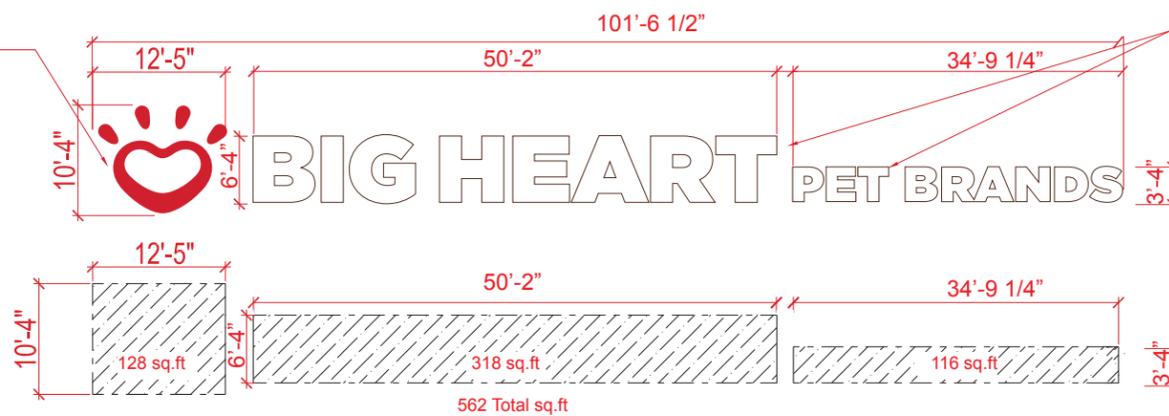
Adjust spacing between 'Pet Brands'
Heart logo centered on window



Internally illuminated "icon" sign. Face to be 1/4" translucent acrylic with trim cap retainer edging. Acrylic finish to match "Big Heart Red" PMS 186C.

All sides to be .064 aluminum to be painted to match "Chocolate Lab" PMS 4625C.

Depth of "icon" sign to be 5" with approximate 1" spacers to compensate for pilasters.



Internally illuminated letters sign face to be 1/4" translucent white acrylic with trim cap retainer edging. All sides to be .064 aluminum to be painted to match "Chocolate Lab" PMS 4625C.

Channel letter depth to be 5" with approximate 1" spacers to compensate for pilasters

NOTE: EXISTING "DEL MONTE FOOD" AND SHIELD SIGN TO BE REMOVE BRICK WALL TO BE PATCHED AS REQUIRED.

SOUTH ELEVATION SIGN DIMENSIONS
SCALE: 1/8" = 1'-0"



Color Specifications



Chocolate Lab
PMS 4625C
C:0 M:60 Y:100 K:79
R:87 G:39 B:0



Big Heart Red
PMS 186C
C:0 M:100 Y:81 K:4
R:227 G:24 B:55







Proposed West Elevation



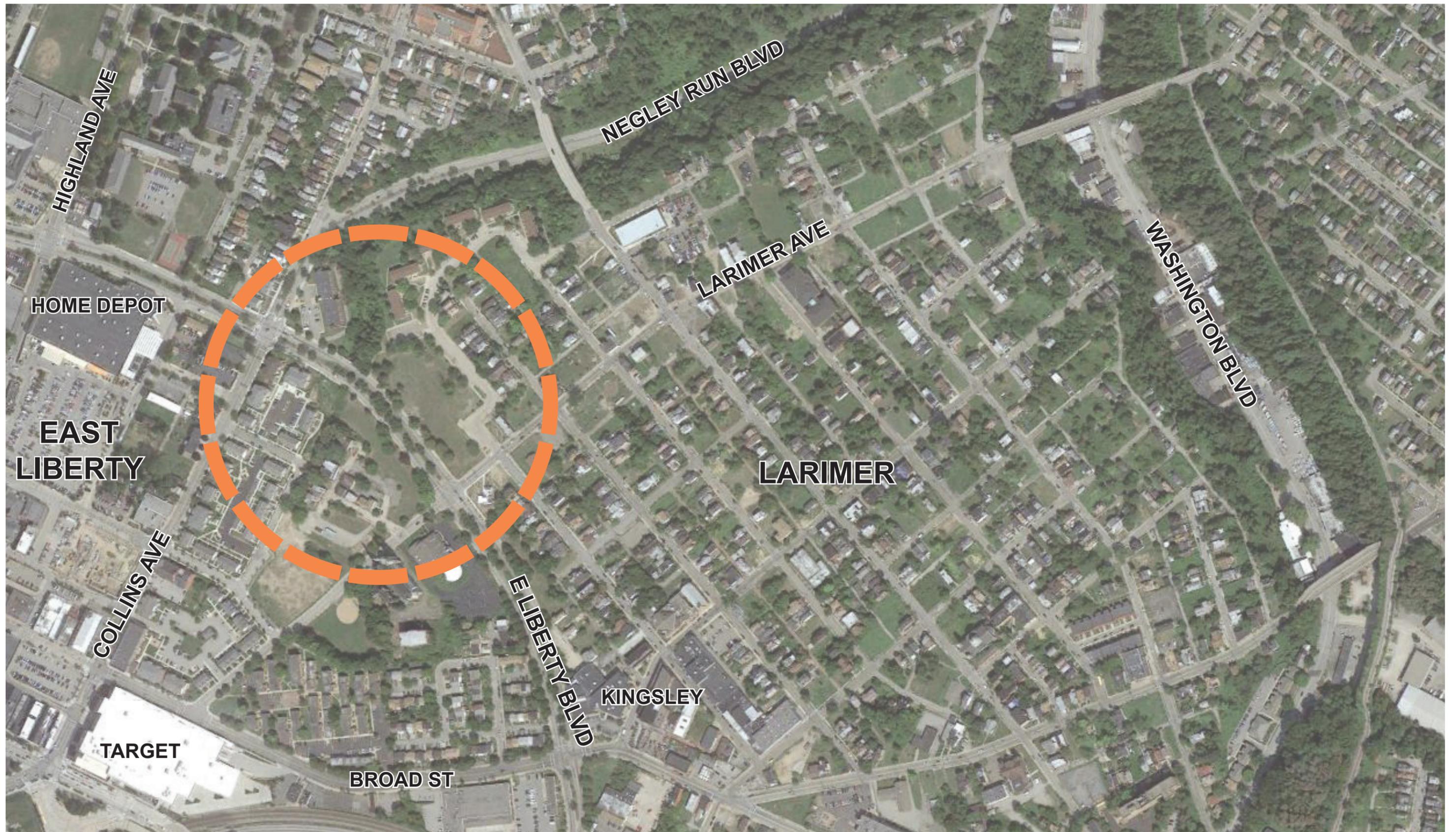
Proposed South Elevation



Larimer/ East Liberty Phase I
Planning Commission
August 5, 2014

Housing Authority of the City of Pittsburgh
Larimer/ East Liberty Phase I
(McCormack Baron Salazar)

Architecture: Tai & Lee Architects, P.C.
Graves Design Group
Landscape Architecture: LaQuatra Bonci Associates
Civil Engineering: Michael Baker Engineers
AWK Engineers

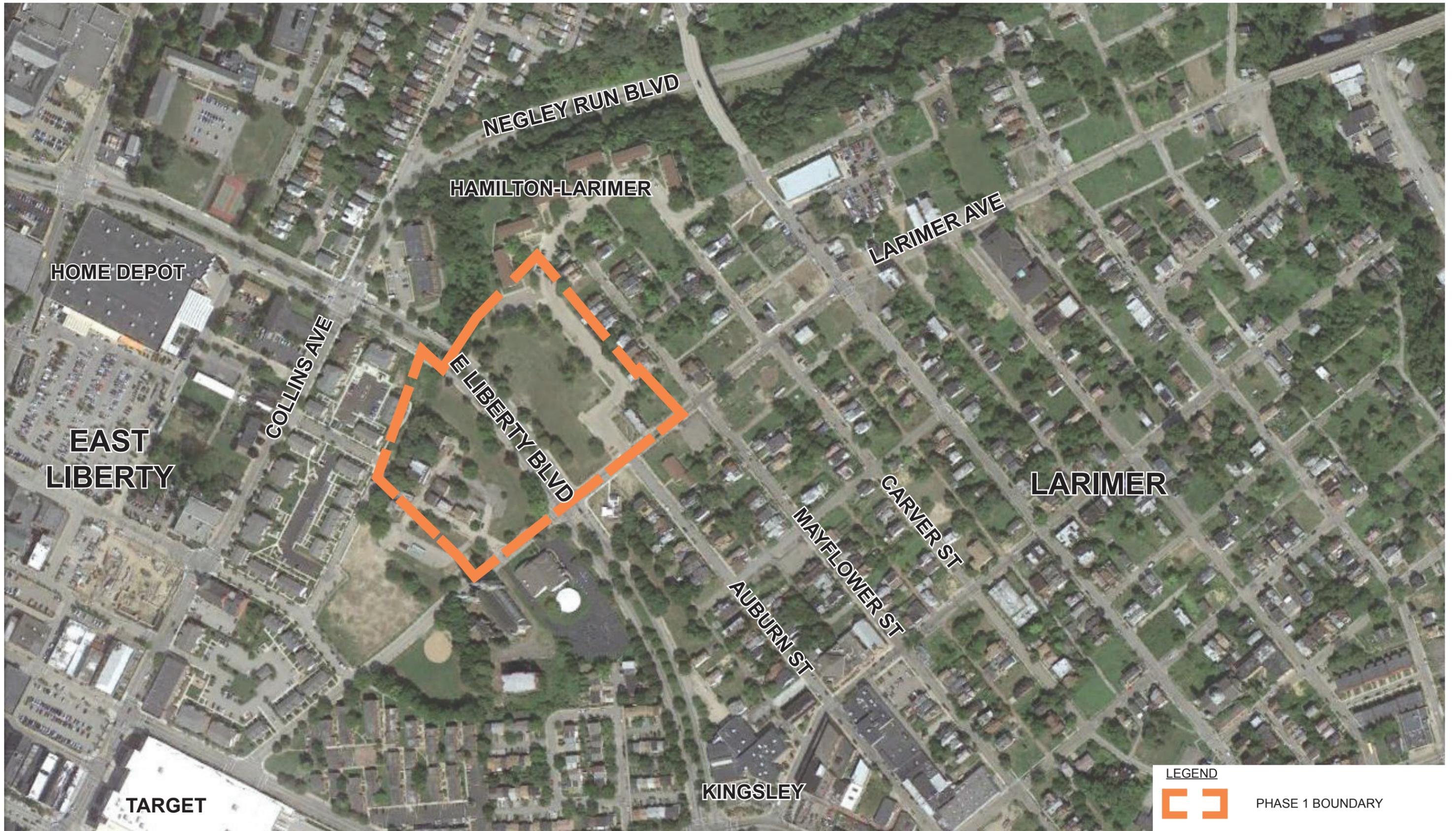


Larimer/ East Liberty Phase 1:
Planning Commission

Neighborhood Scale Aerial

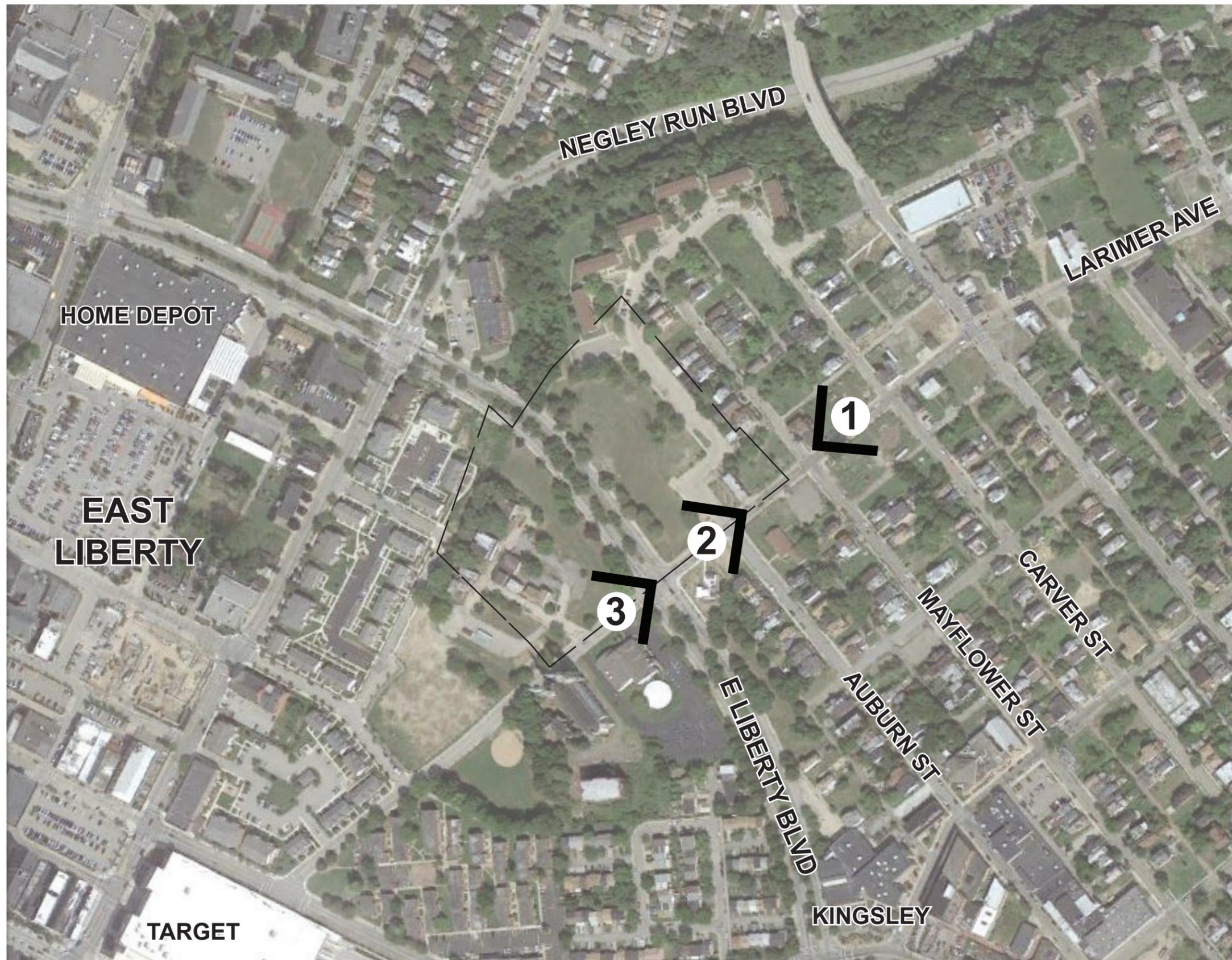


- OPEN SPACE
- HOUSING
- MIXED-USE
- A BLOCK DESIGNATION



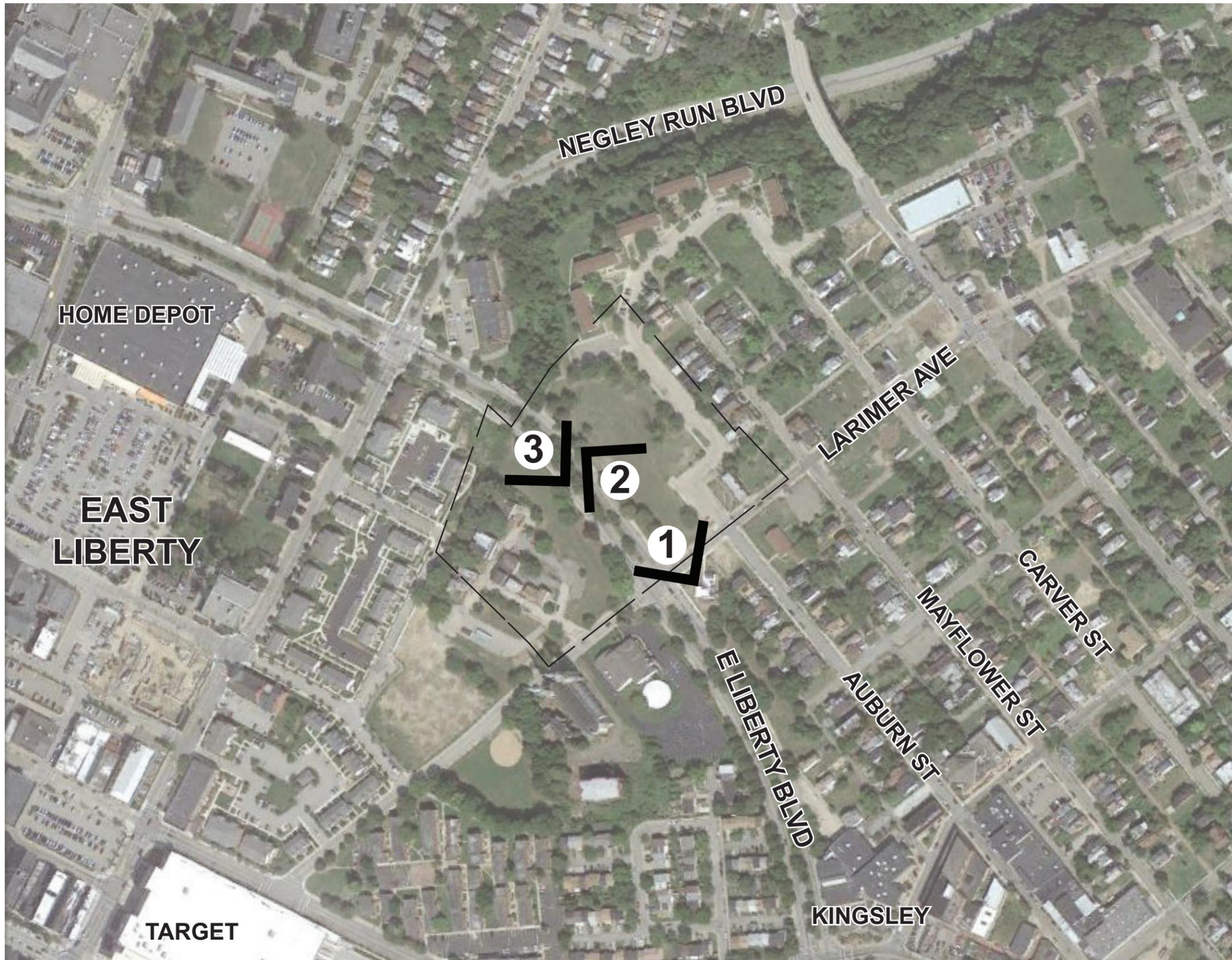
Larimer/ East Liberty Phase 1:
Planning Commission

Local Scale Aerial



Larimer/ East Liberty Phase 1:
Planning Commission

Context Photos



Larimer/ East Liberty Phase 1:
Planning Commission

Context Photos



1



2



3

Larimer/ East Liberty Phase 1:
Planning Commission

Context Photos



Larimer/ East Liberty Phase 1:
Planning Commission

Context Photos



Larimer/ East Liberty Phase 1:
Planning Commission

Context Photos



Larimer/ East Liberty Phase 1:
Planning Commission

Context Photos



Larimer/ East Liberty Phase 1:
 Planning Commission

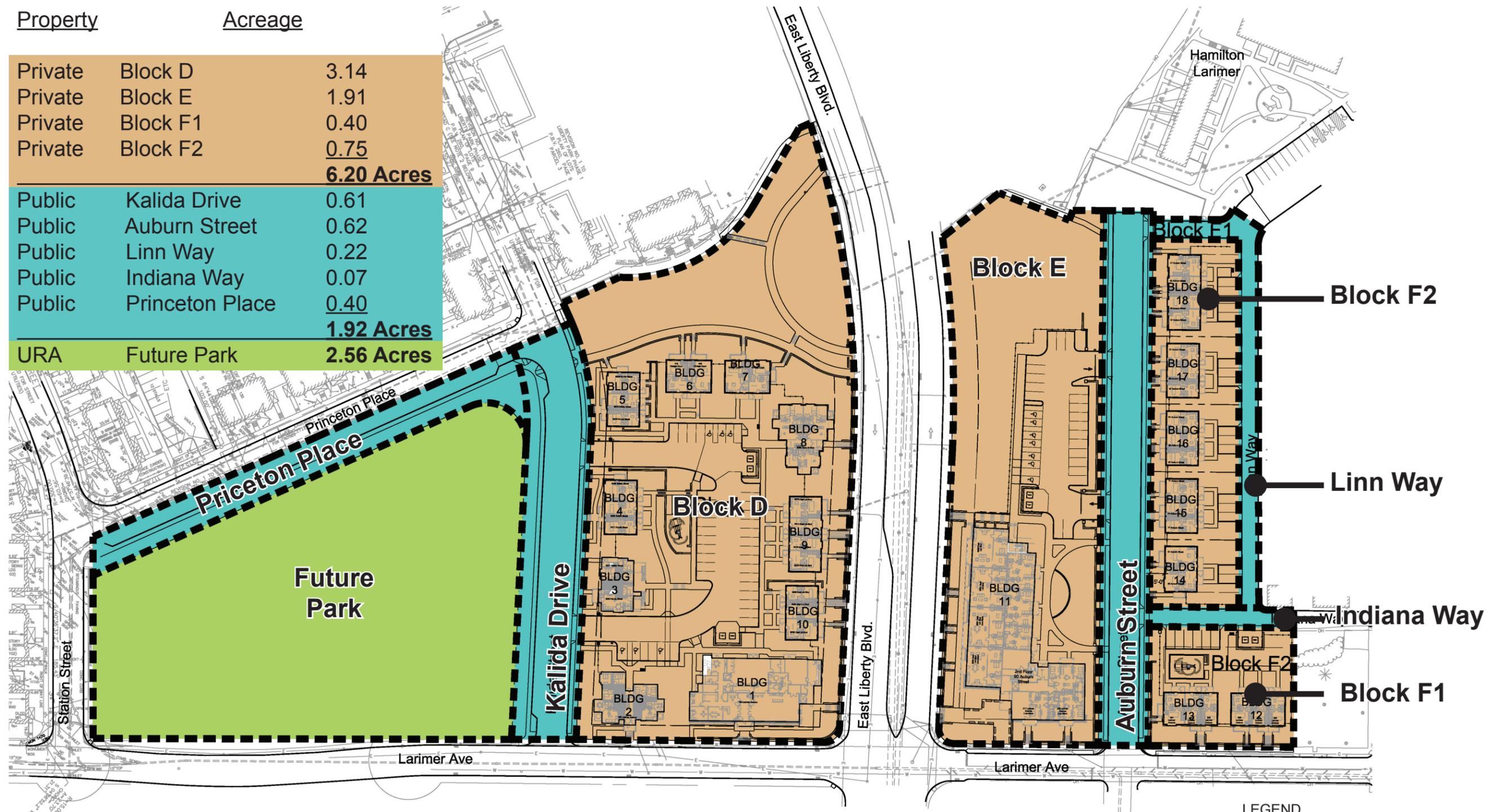
Local Scale Circulation







Property		Acreage
Private	Block D	3.14
Private	Block E	1.91
Private	Block F1	0.40
Private	Block F2	0.75
		6.20 Acres
Public	Kalida Drive	0.61
Public	Auburn Street	0.62
Public	Linn Way	0.22
Public	Indiana Way	0.07
Public	Princeton Place	0.40
		1.92 Acres
URA	Future Park	2.56 Acres



LEGEND

	PRIVATE OWNERSHIP (6.20 Acres)
	PUBLIC OWNERSHIP (1.92 Acres)
	URA OWNERSHIP (2.56 Acres)



Larimer/ East Liberty Phase 1:
Planning Commission

Bird's Eye Rendering



Larimer/ East Liberty Phase 1:
Planning Commission

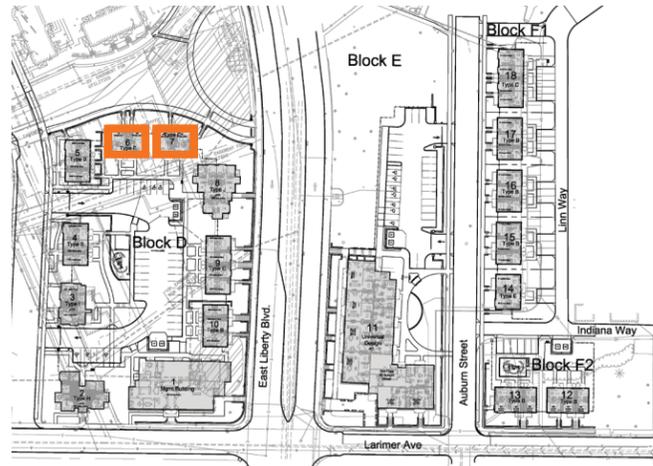
Auburn Street Perspective

Scale:
1"=50'



LEGEND

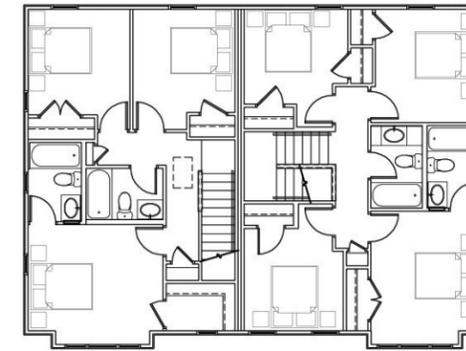
-  TOWNHOMES
-  APARTMENTS
-  GARDEN APARTMENTS



LEFT ELEVATION



REAR ELEVATION



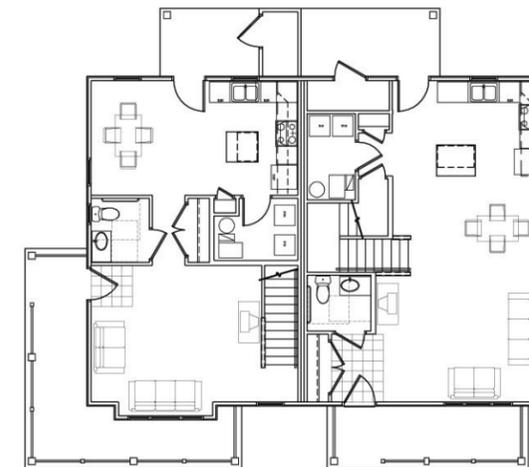
SECOND FLOOR PLAN



RIGHT ELEVATION



FRONT ELEVATION



FIRST FLOOR PLAN

Seal:

OWNER:
 Larimer/East Liberty Phase I, LP

STRUCTURAL ENGINEER
 Brace Engineering, Inc.

MECHANICAL ENGINEER
 Fortier Engineering

ELECTRICAL ENGINEER
 Caplan Engineering Company

**LARIMER/
 EAST LIBERTY
 PHASE I**

Pittsburgh, PA

Contractors shall verify and be responsible for all dimensions and conditions on the job, and the architect shall be notified immediately of any discrepancies between this drawing, the actual job conditions, and dimensions.
 This drawing and ideas/designs represented thereby are and shall remain the property of the architect and no part thereof shall be copied, issued, or used, without the express written consent of the architect.

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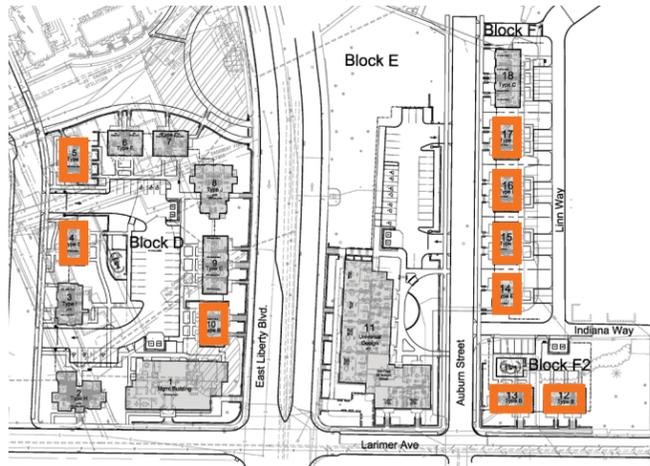
No.	Description	Date
	Schematic Set	7/31/14

Project Number: 14103
 Drawn By: YK, JA, JR
 Date: 07/31/14

**PLANNING
 COMMISSION
 PRESENTATION -
 BUILDINGS**

Bldg. Type: **2TA**

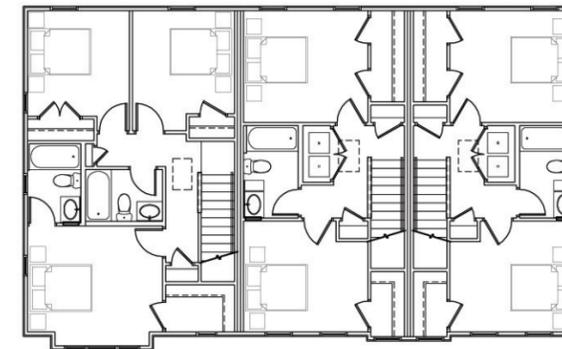
Bldg. No.:
7, 14 O.H.



LEFT ELEVATION



REAR ELEVATION



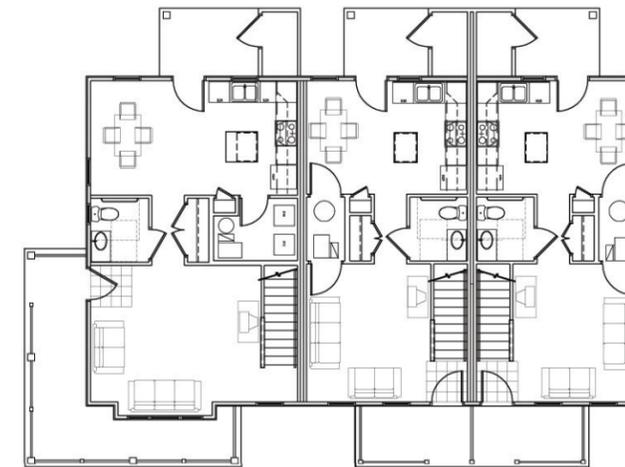
SECOND FLOOR PLAN



RIGHT ELEVATION



FRONT ELEVATION



FIRST FLOOR PLAN

Seal:

OWNER:
 Larimer/East Liberty Phase I, LP
 STRUCTURAL ENGINEER
 Brace Engineering, Inc.
 MECHANICAL ENGINEER
 Fortier Engineering
 ELECTRICAL ENGINEER
 Caplan Engineering Company

**LARIMER/
 EAST LIBERTY
 PHASE I**

Pittsburgh, PA

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No.	Description	Date
	Schematic Set	7/31/14

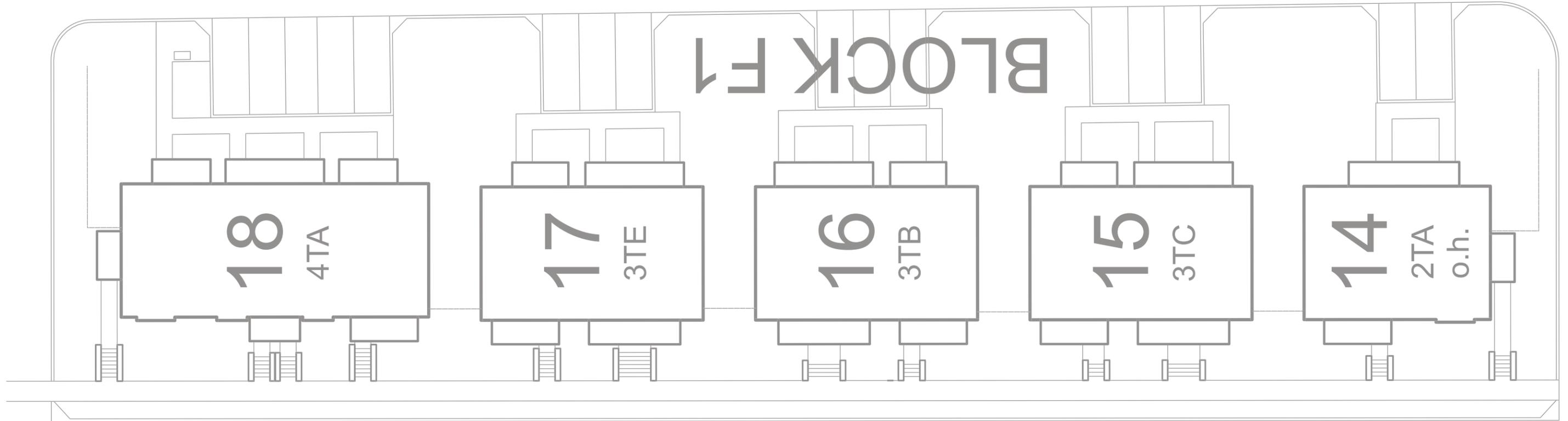
Project Number: 14103
 Drawn By: YK, JA, JR
 Date: 07/31/14

PLANNING
 COMMISSION
 PRESENTATION -
 BUILDINGS

Bldg. Type: **3TA**
 Bldg. No.:
4,5,16 sim.

LIN WAY

BLOCK F1





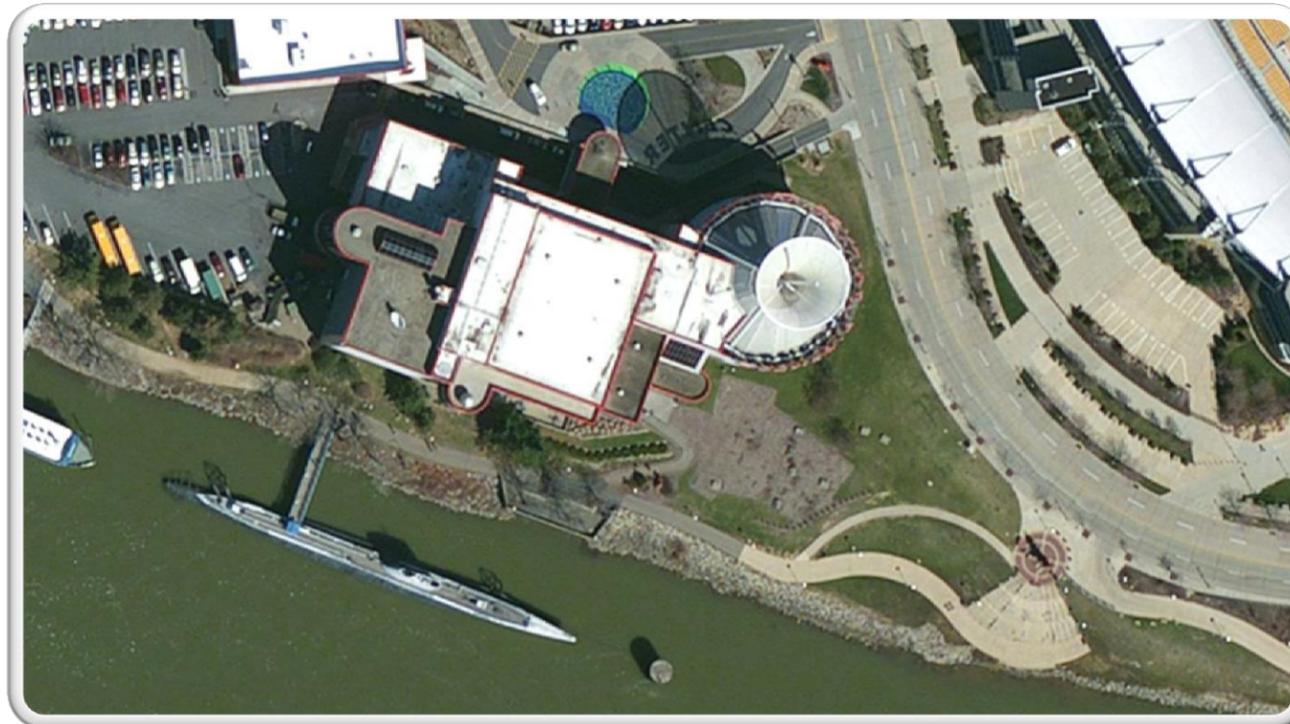
Larimer/ East Liberty Phase I
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Housing Authority of the City of Pittsburgh
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Architecture: Tai & Lee Architects, P.C.
Graves Design Group
Landscape Architecture: LaQuatra Bonci Associates
Civil Engineering: Michael Baker Engineers
AWK Engineers

CARNEGIE SCIENCE CENTER

Riverfront Improvement



September 9, 2014

HFL File No. 2014-0022.01

H.F. LENZ COMPANY

1407 Scalp Avenue, Johnstown, PA 15904 Phone: 814-269-9300
www.hflenz.com

LaQuatra Bonci Associates

Landscape Architecture

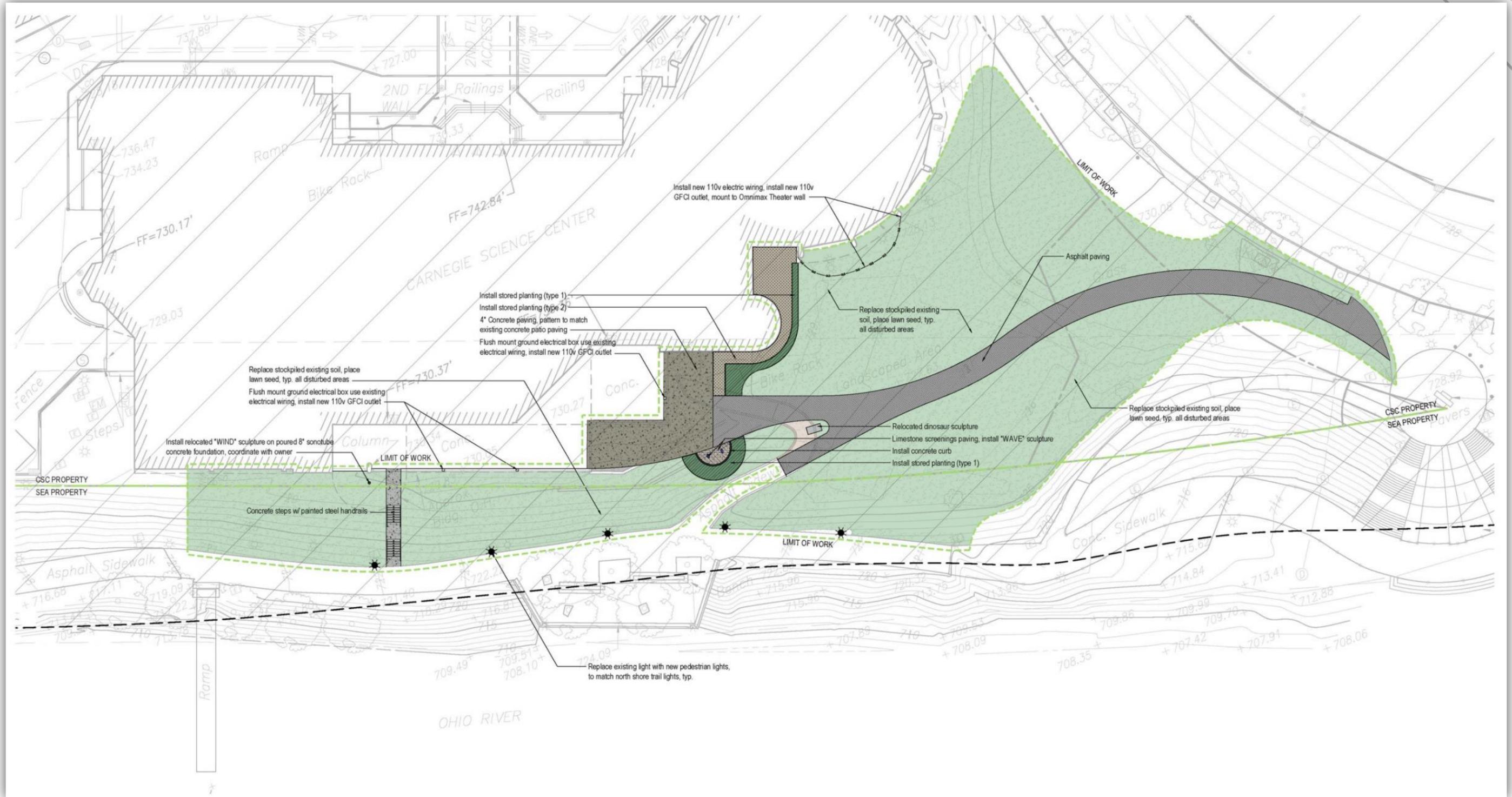
Aerial



Aerial with Work Area



Site Plan



Landscaping

