



**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:	28,910	sq ft
Existing to be Retained:	0	sq ft
Retained Area to be Renovated:	N/A	sq ft
To be Constructed:	227,874	sq ft
Building Footprint:	34,428	sq ft

	<u>Existing</u>		<u>Proposed</u>	
	<u>Stories</u>	<u>Feet</u>	<u>Stories</u>	<u>Feet</u>
Main Structure	3	60'	7	89'
Proposed Addition/Extension			N/A	N/A

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

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

17. Lot Area: 36,789 sq ft

18. On Site Parking: N/A

	<u>Existing</u>	<u>Proposed</u>
Full (8 1/2' x 19')	0	333
Compact (7 1/4' x 16')	0	224
Handicap (13 1/2' x 19')	0	13

Off-Street Loading Spaces: N/A
 Actual: 3
 Required: 2

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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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> 3 </u> Termination of Existing Water Service Tap(s)
<u> 1 </u> New Sewer Service Connection(s)	<u> 3 </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:

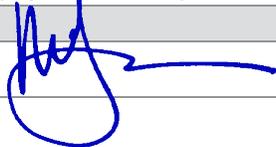
- Public Property, Existing City Street Private Property Not Applicable
- Public Property, New City Street to be constructed as part of the development/project

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: 



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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



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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
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(412) 255-2883
www.city.pittsburgh.pa.us/pw/html/permits_info.html

**Department of Public Works (DPW)
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611 Second Avenue
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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



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Existing to be Razed:	0	sq ft
Existing to be Retained:	0	sq ft
Retained Area to be Renovated:	N/A	sq ft
To be Constructed:	133,908	sq ft
Building Footprint:	23,637	sq ft

	<u>Existing</u>		<u>Proposed</u>	
	<u>Stories</u>	<u>Feet</u>	<u>Stories</u>	<u>Feet</u>
Main Structure	7	89'	N/A	N/A
Proposed Addition/Extension			7	84' (173' Total)

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

16. Number of Dwelling Units:
 Existing to Remain: 0 Proposed: 77

17. Lot Area: 36,789 sq ft

18. On Site Parking: N/A

	<u>Existing</u>	<u>Proposed</u>
Full (8 1/2' x 19')	0	0
Compact (7 1/4' x 16')	0	0
Handicap (13 1/2' x 19')	0	0

Off-Street Loading Spaces: N/A
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 Required: 0

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City Zoning Code

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

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Allegheny County Health Department (ACHD)

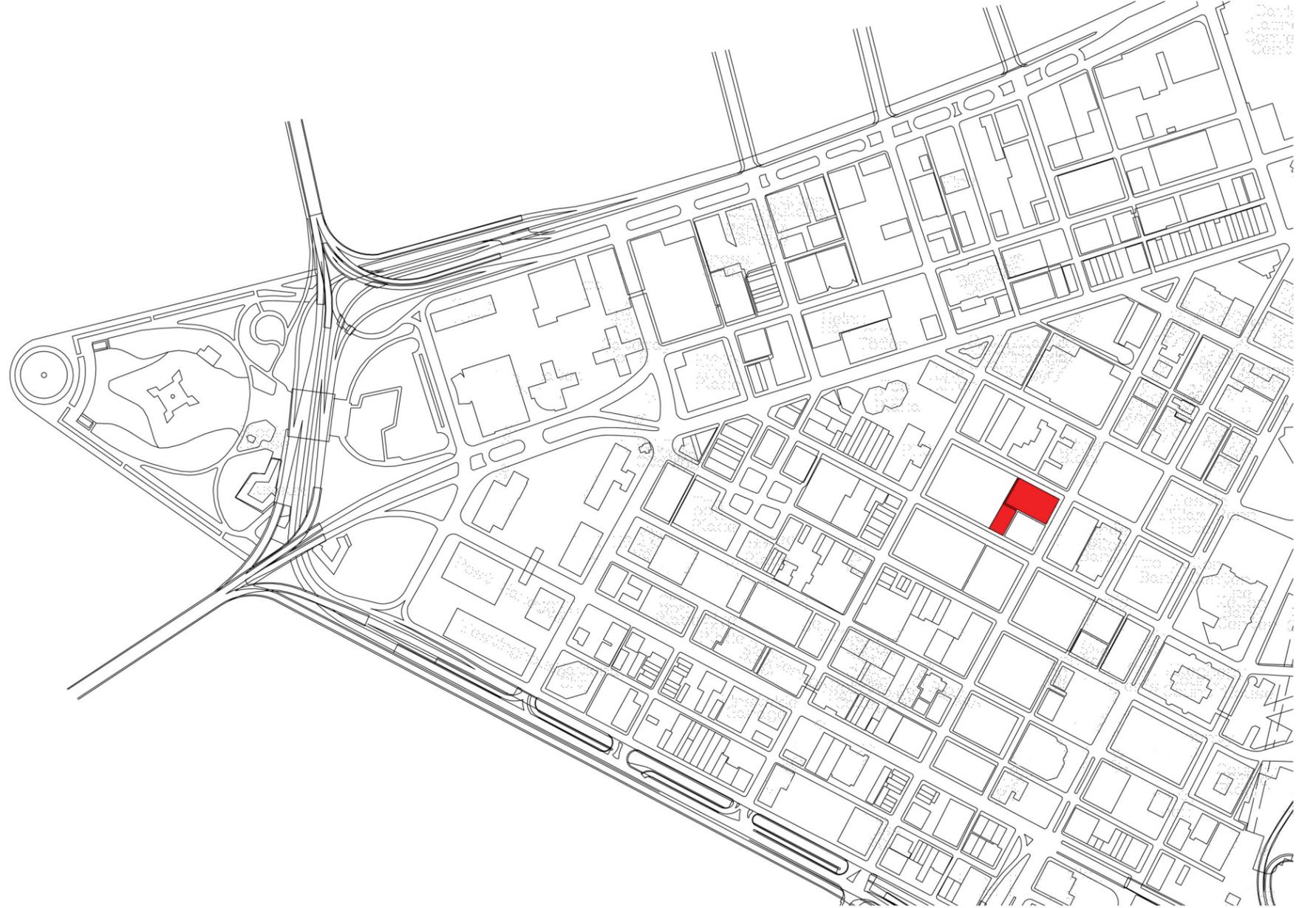
Plumbing Division
3901 Penn Avenue, Building #5
Pittsburgh, PA 15224
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Allegheny County Health Department (ACHD)

Food Safety Program
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Pittsburgh, PA 15224
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Allegheny County Health Department (ACHD)

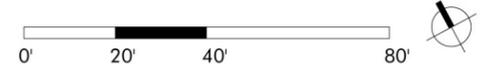
Housing and Community Environment
3190 Sassafras Way
Pittsburgh, PA 15201
(412) 350-4046
www.achd.net/housing/commenvironstart.html



350 Oliver Avenue

Smithfield Oliver Partners, LP

City of Pittsburgh Planning Commission Submission



Ground Floor Site Plan

350 Oliver Avenue
 City of Pittsburgh Planning Commission Submission



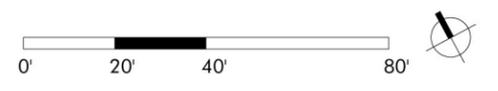
Lot Area
36,789sf

Open Space Requirement
3,679sf - 10% of Lot Area

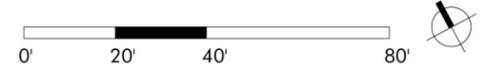
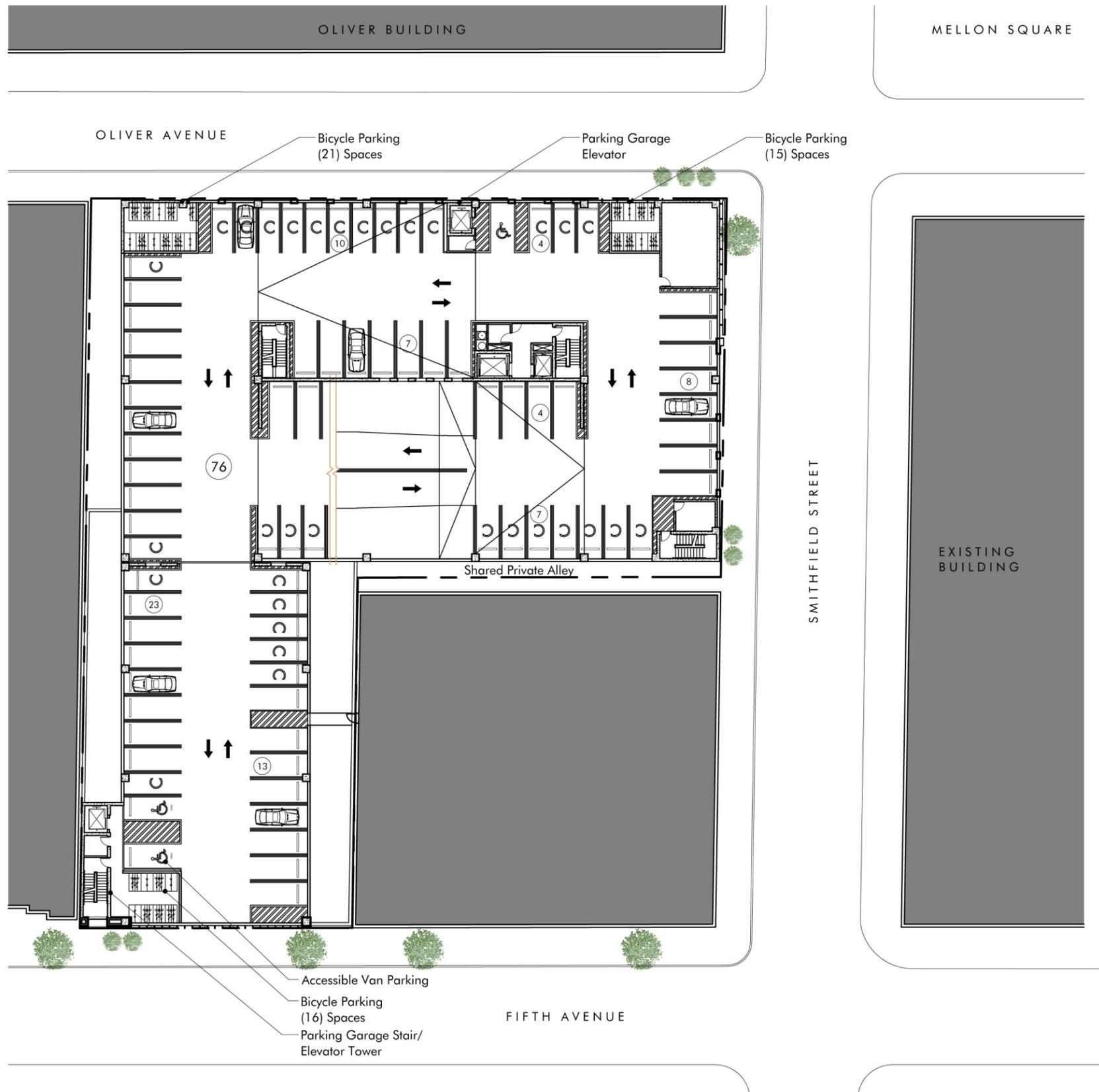
Payment in Lieu for
3,679sf - 10% of Lot Area

Interior Area

Parking Area



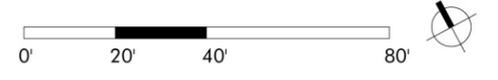
Ground Floor Open Space Plan



Second Level Plan - Bicycle Parking



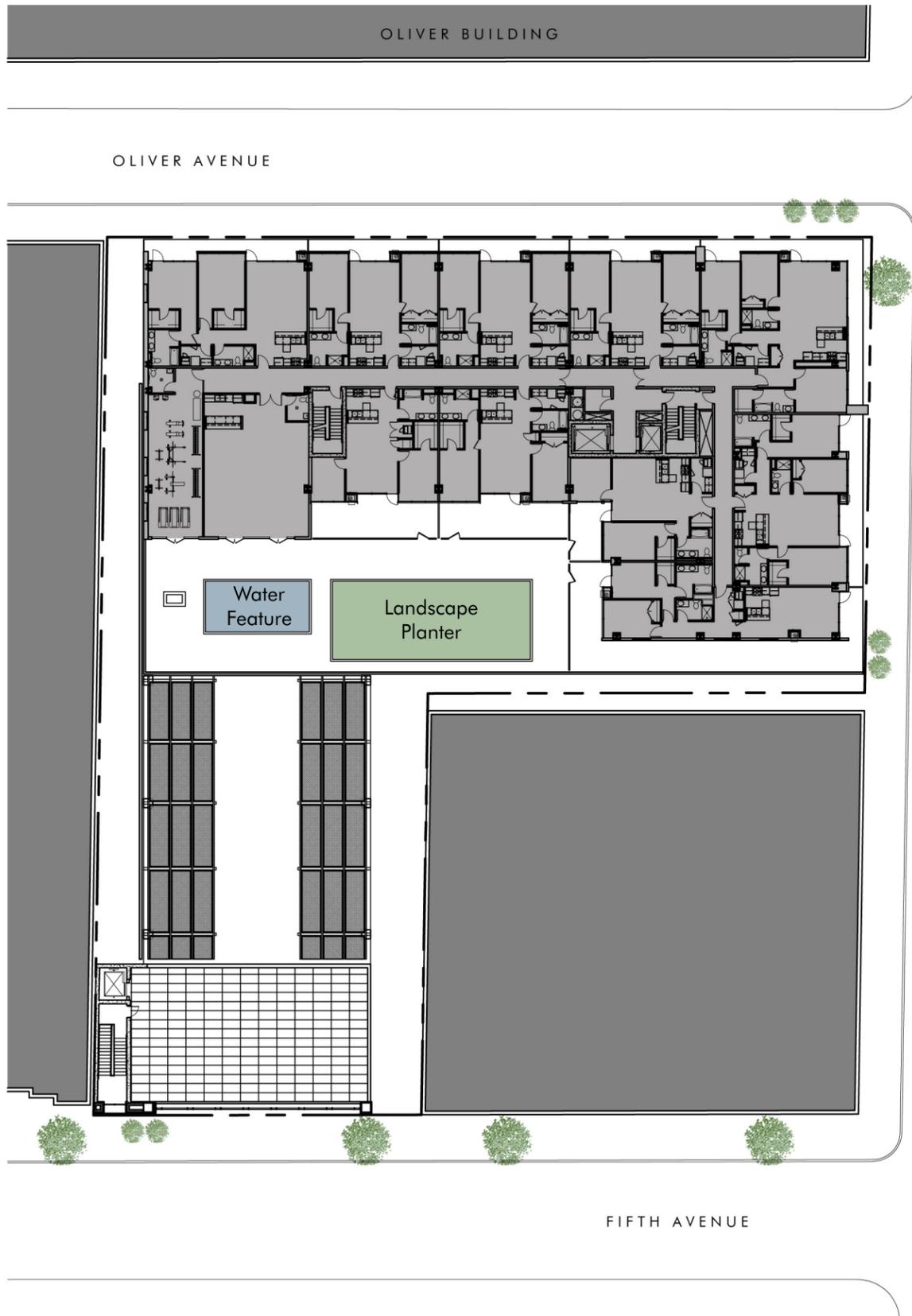
Level	Accessible	Compact	Standard	Total Area
2	3	29	44	76
3	2	39	57	98
4	2	39	58	99
5	2	39	58	99
6	2	39	58	99
7	2	39	58	99
Totals	13	224	333	570
Percent	2%	39%	58%	



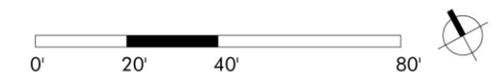
Third Level Plan



Typical Parking Level Plan



Level	One Bedroom	Two Bedroom	Three Bedroom	Total Units
8	2	6	2	10
9	4	6	2	12
10	4	6	2	12
11	4	6	2	12
12	4	6	2	12
13	4	6	2	12
14	0	3	4	7
Totals	22	39	16	77



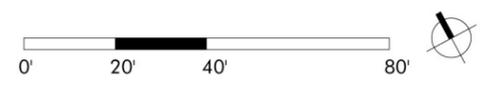
Residential Amenity Level Plan



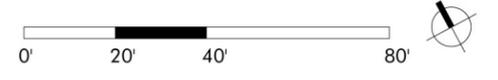
MELLON SQUARE



SMITHFIELD STREET



Typical Residential Level Plan



Residential Penthouse Level Plan

350 Oliver Avenue
 City of Pittsburgh Planning Commission Submission



Site Context - Oliver Avenue and Smithfield Street

350 Oliver Avenue

City of Pittsburgh Planning Commission Submission



Site Context - Fifth Avenue

350 Oliver Avenue

City of Pittsburgh Planning Commission Submission



Site Context - Smithfield Street

350 Oliver Avenue

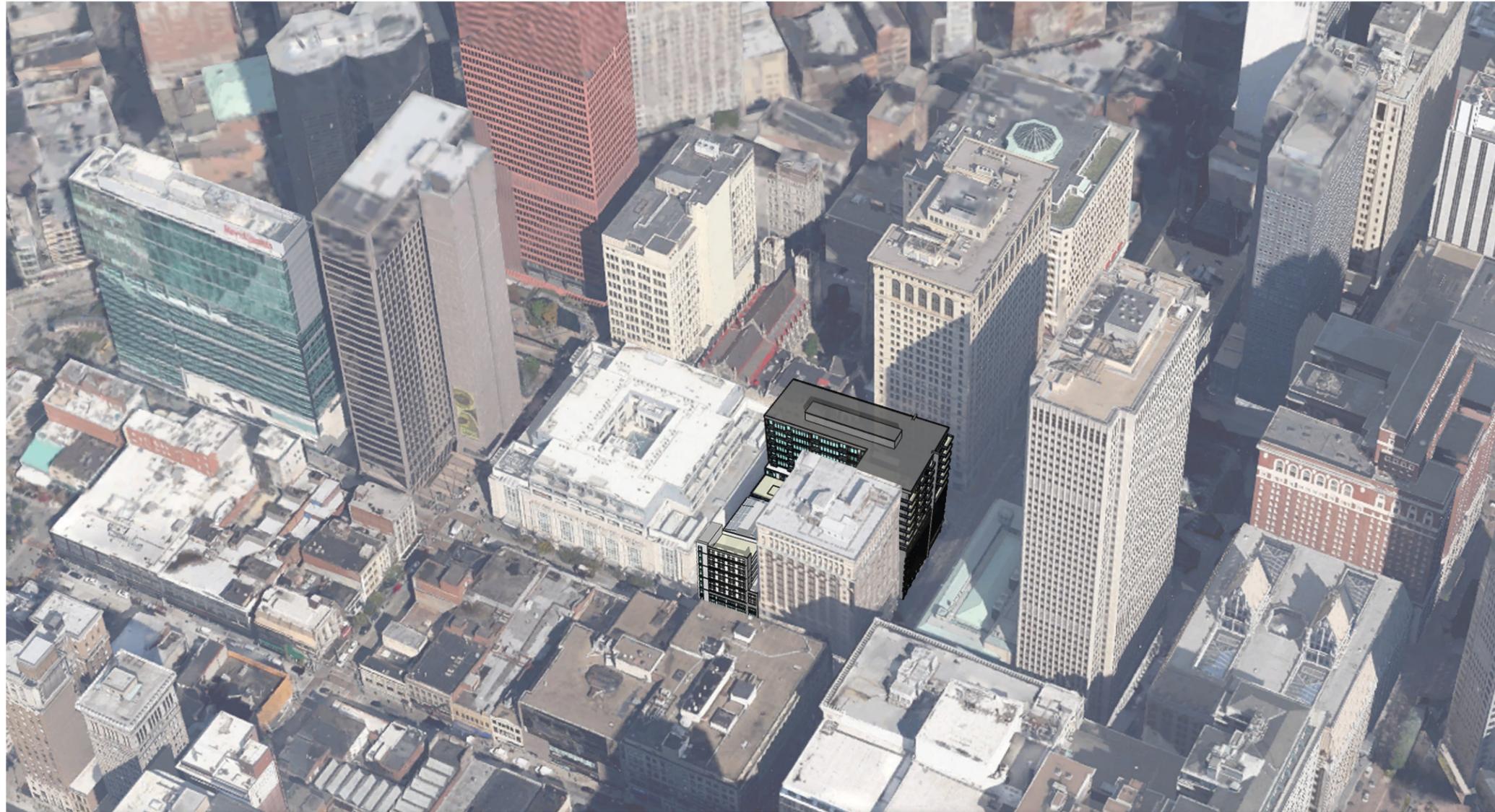
City of Pittsburgh Planning Commission Submission



Site Context - Oliver Avenue

350 Oliver Avenue

City of Pittsburgh Planning Commission Submission



Site Context - Aerial View from Southeast

350 Oliver Avenue

City of Pittsburgh Planning Commission Submission



Colored Elevations - Smithfield Street Elevation

350 Oliver Avenue

City of Pittsburgh Planning Commission Submission



Colored Elevations - Oliver Avenue Elevation

350 Oliver Avenue

City of Pittsburgh Planning Commission Submission



Colored Elevations - Fifth Avenue Elevation

350 Oliver Avenue

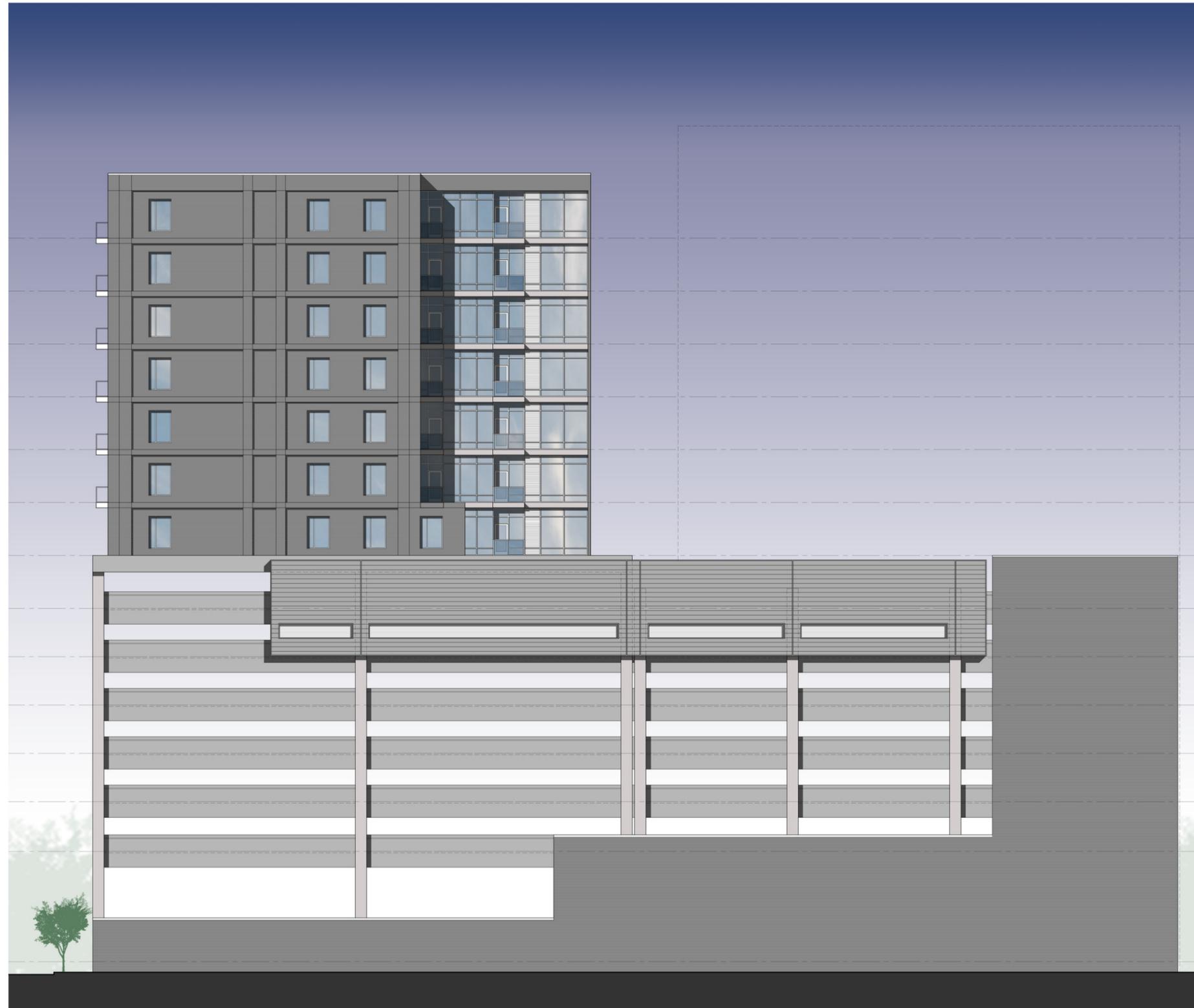
City of Pittsburgh Planning Commission Submission



Colored Elevations - South Courtyard Elevation

350 Oliver Avenue

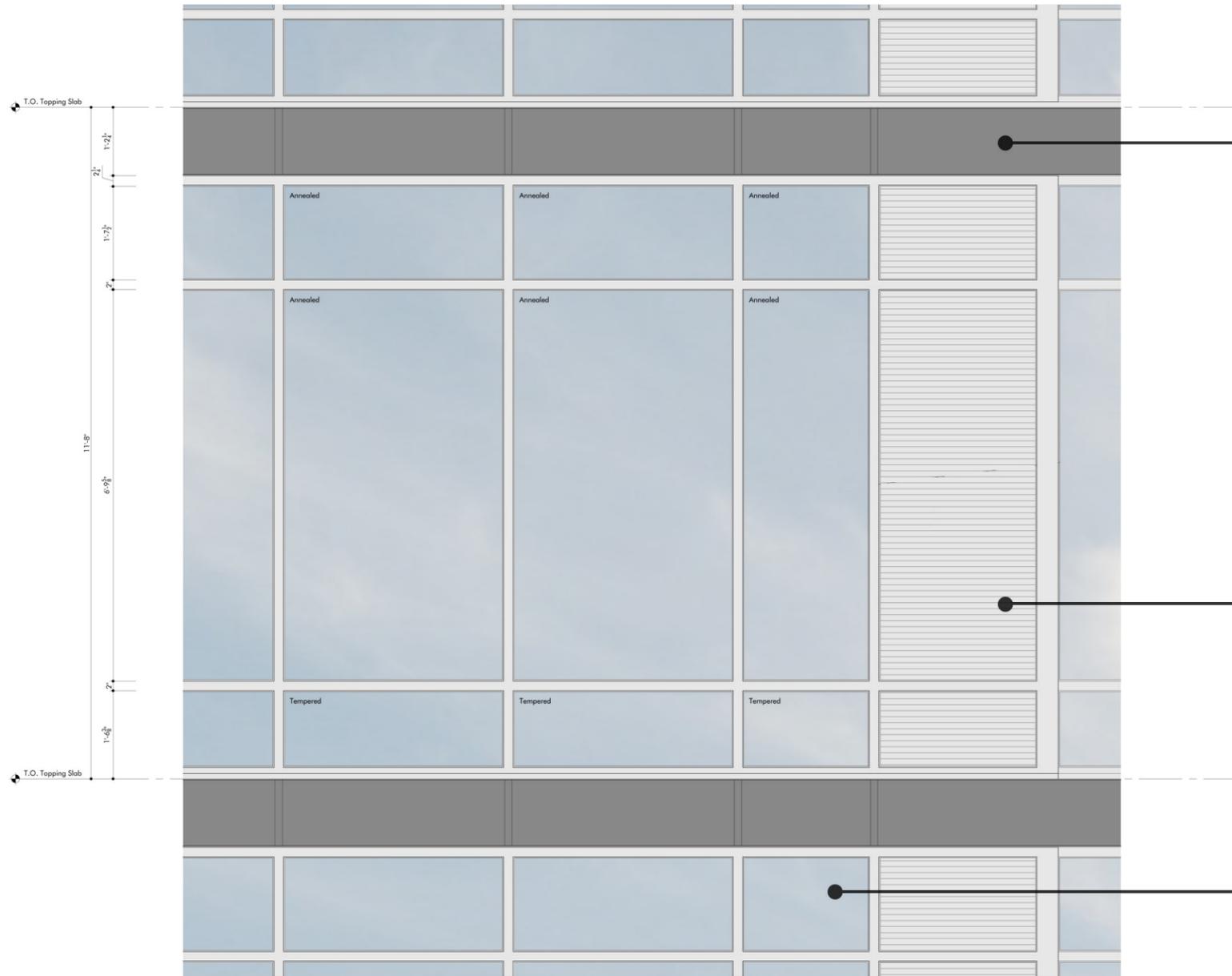
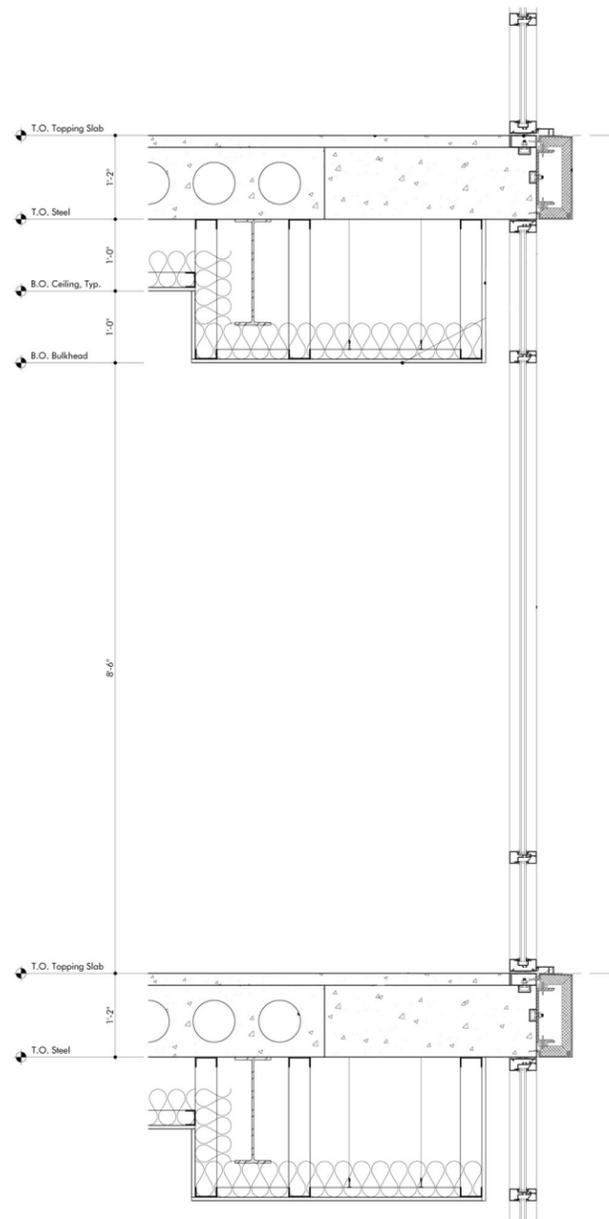
City of Pittsburgh Planning Commission Submission



Colored Elevations - Piatt Place Elevation

350 Oliver Avenue

City of Pittsburgh Planning Commission Submission



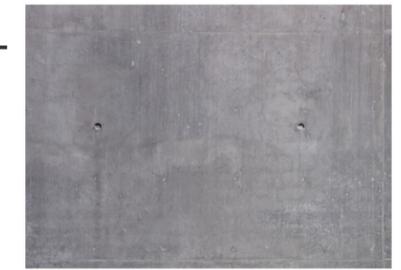
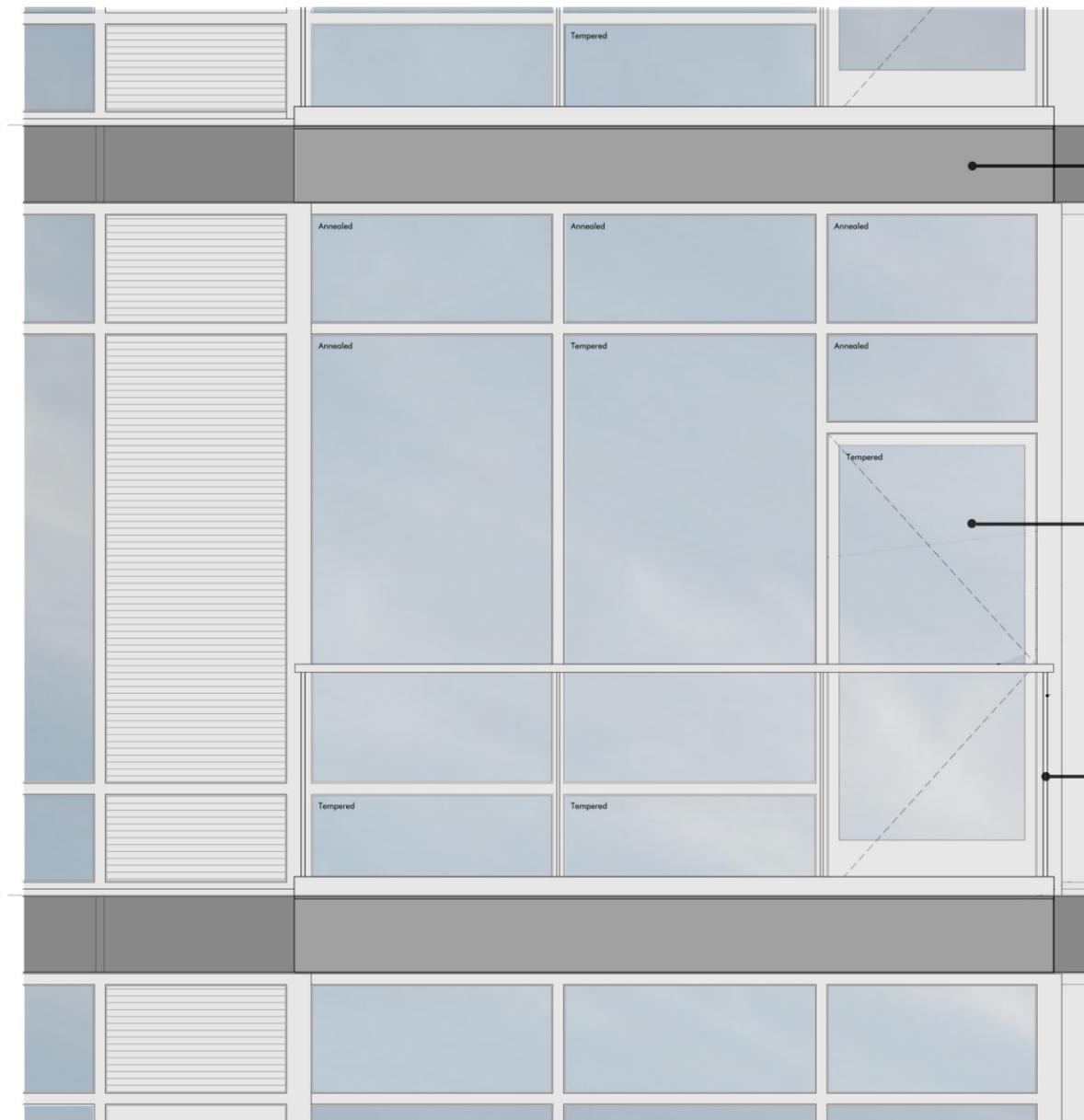
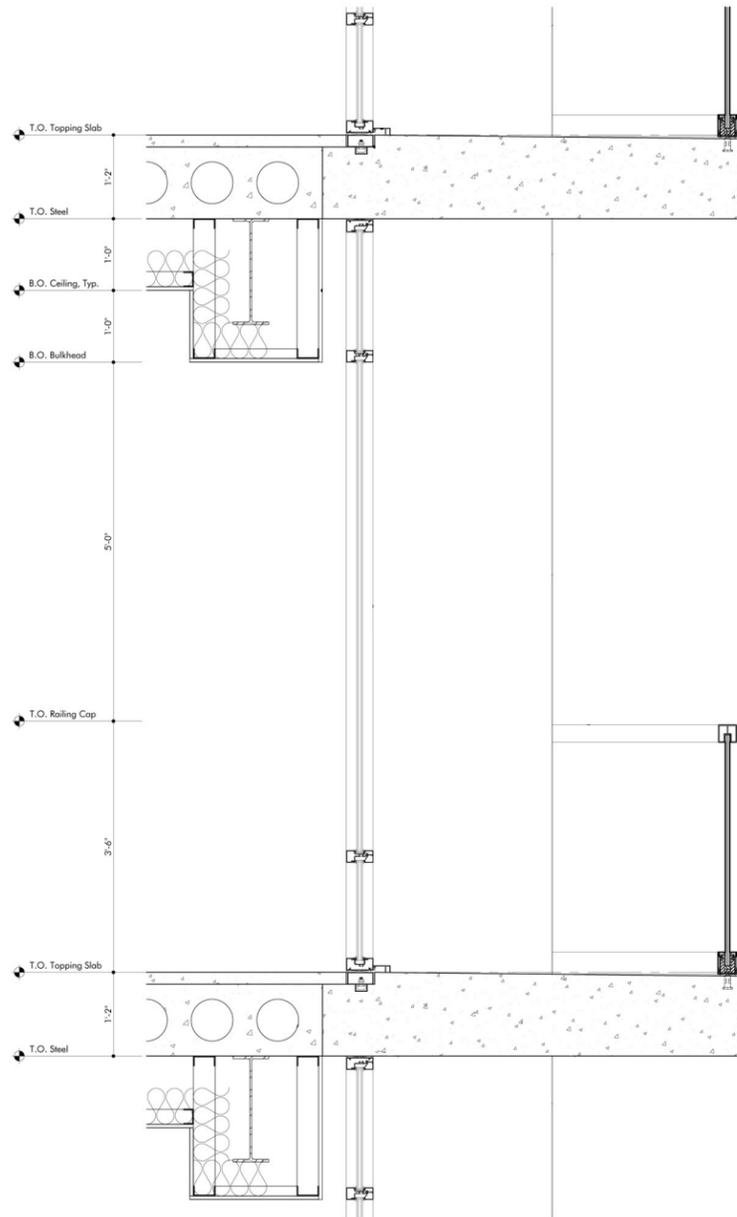
Painted Profiled Metal Panel



Architectural Louver

Painted Aluminum Storefront Framing
Kawneer 451UT

Material Palette - Typical Residential Tower



Precast Concrete Balcony

Painted Aluminum Terrace Door

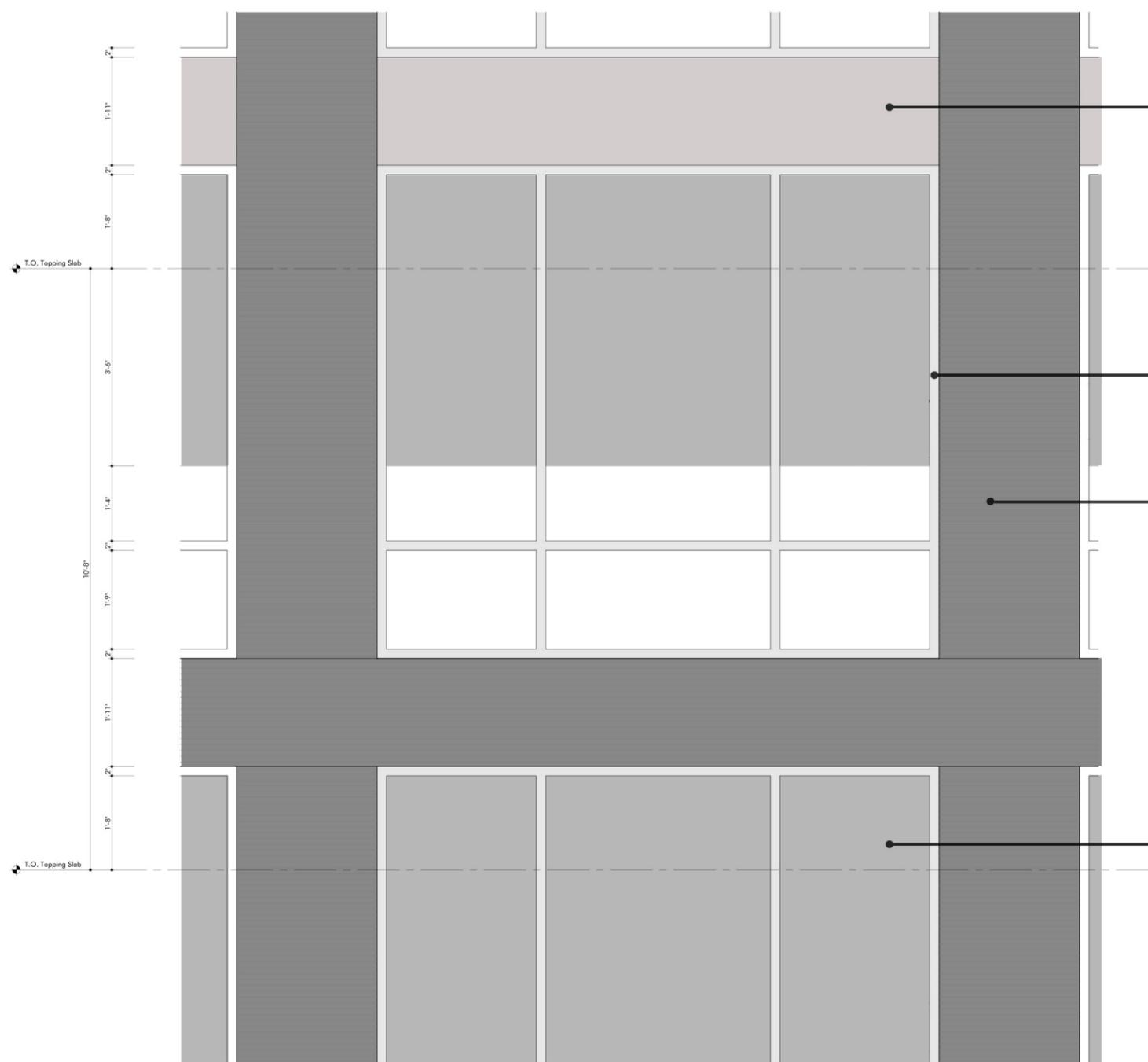
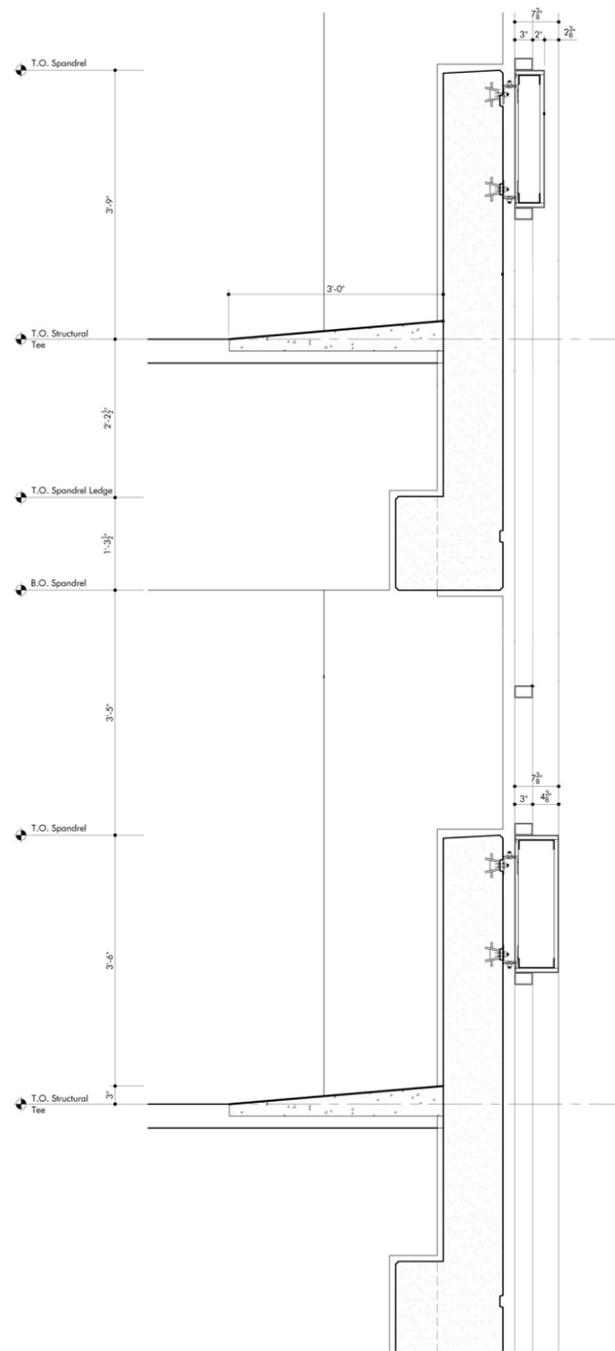


Laminate Glass Balcony Railing

Material Palette - Typical Residential Tower at Balcony

350 Oliver Avenue

City of Pittsburgh Planning Commission Submission

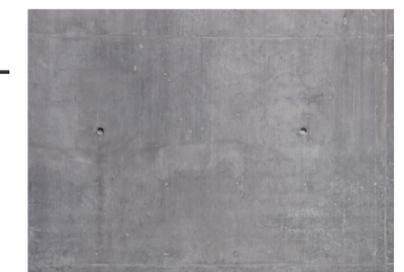


Painted Profiled Metal Panel

Painted Aluminum Tube Framing

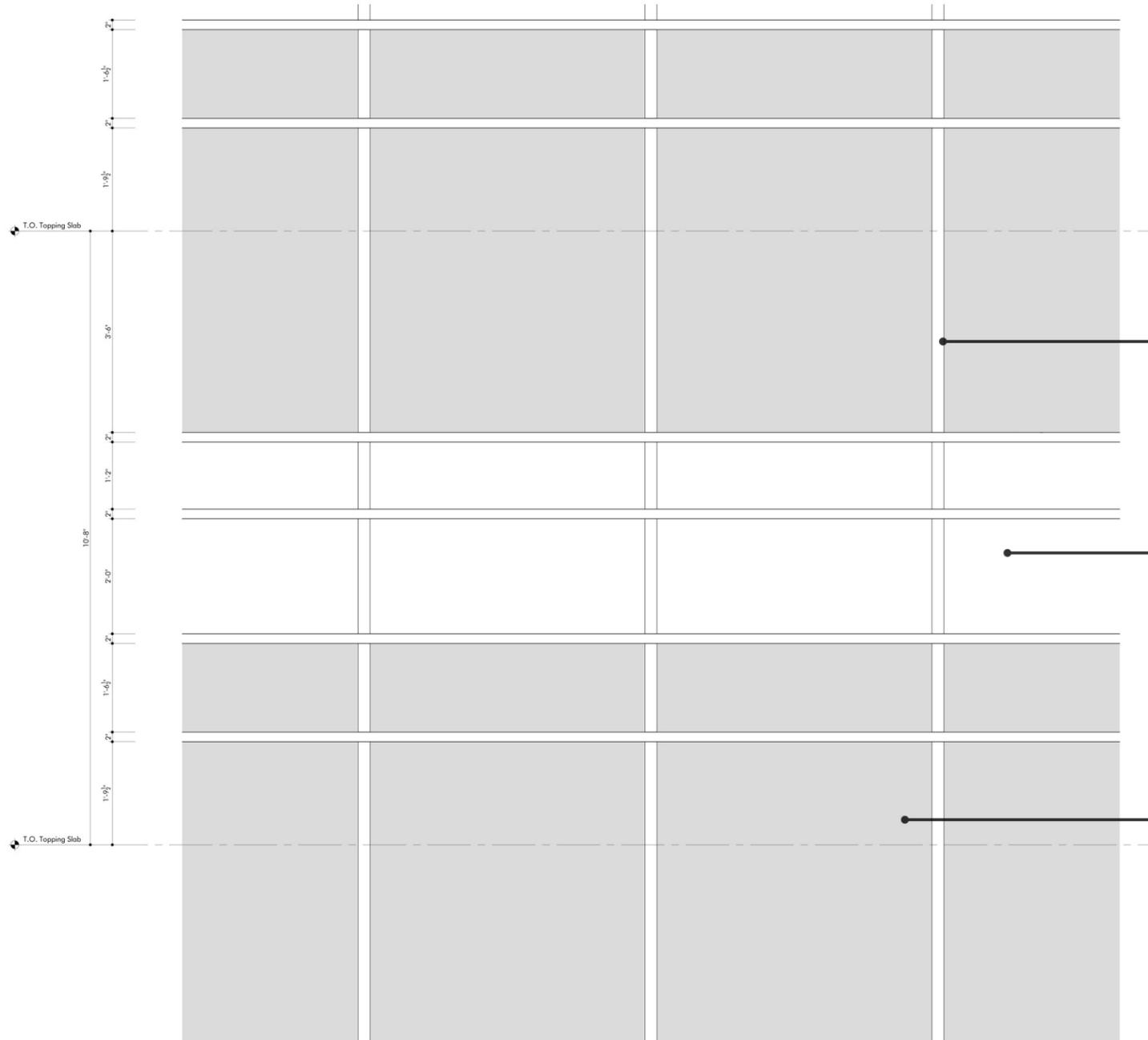
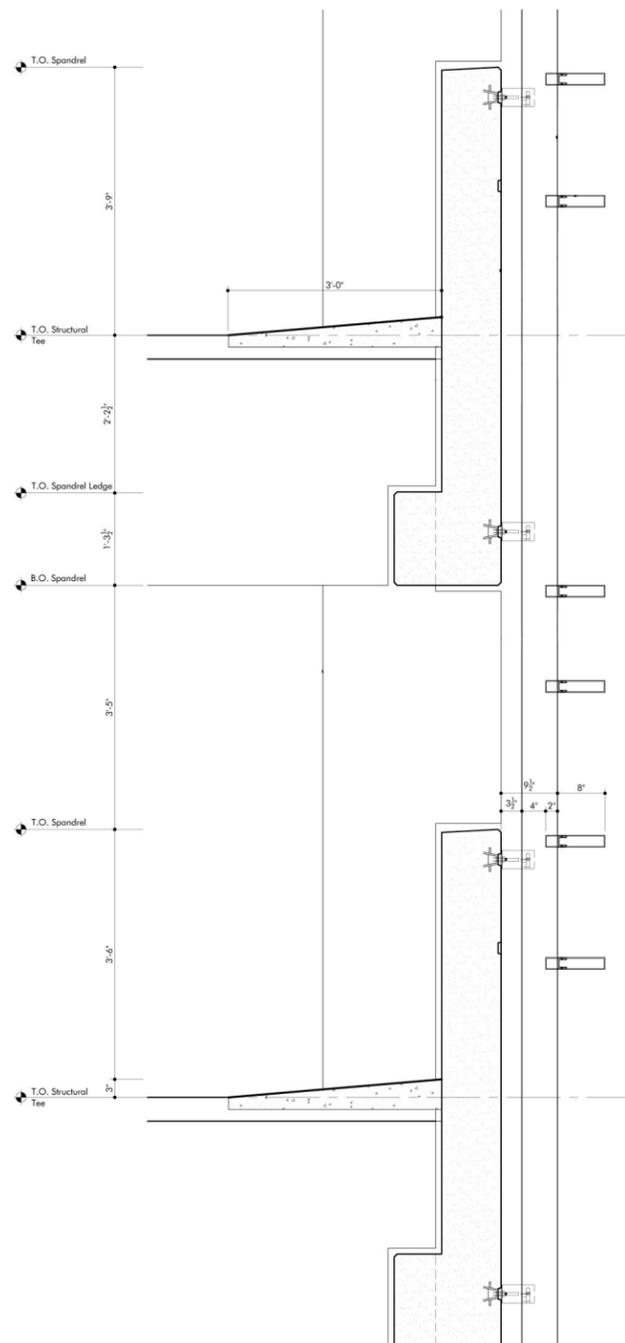


Painted Profiled Metal Panel



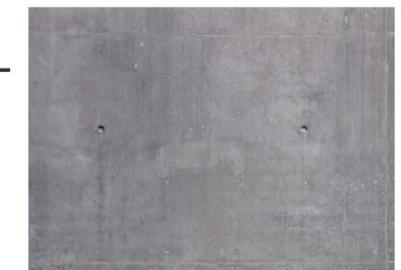
Precast Concrete Spandrel

Material Palette - Typical Garage Cladding



Painted Aluminum
Tube Framing

Open to Beyond



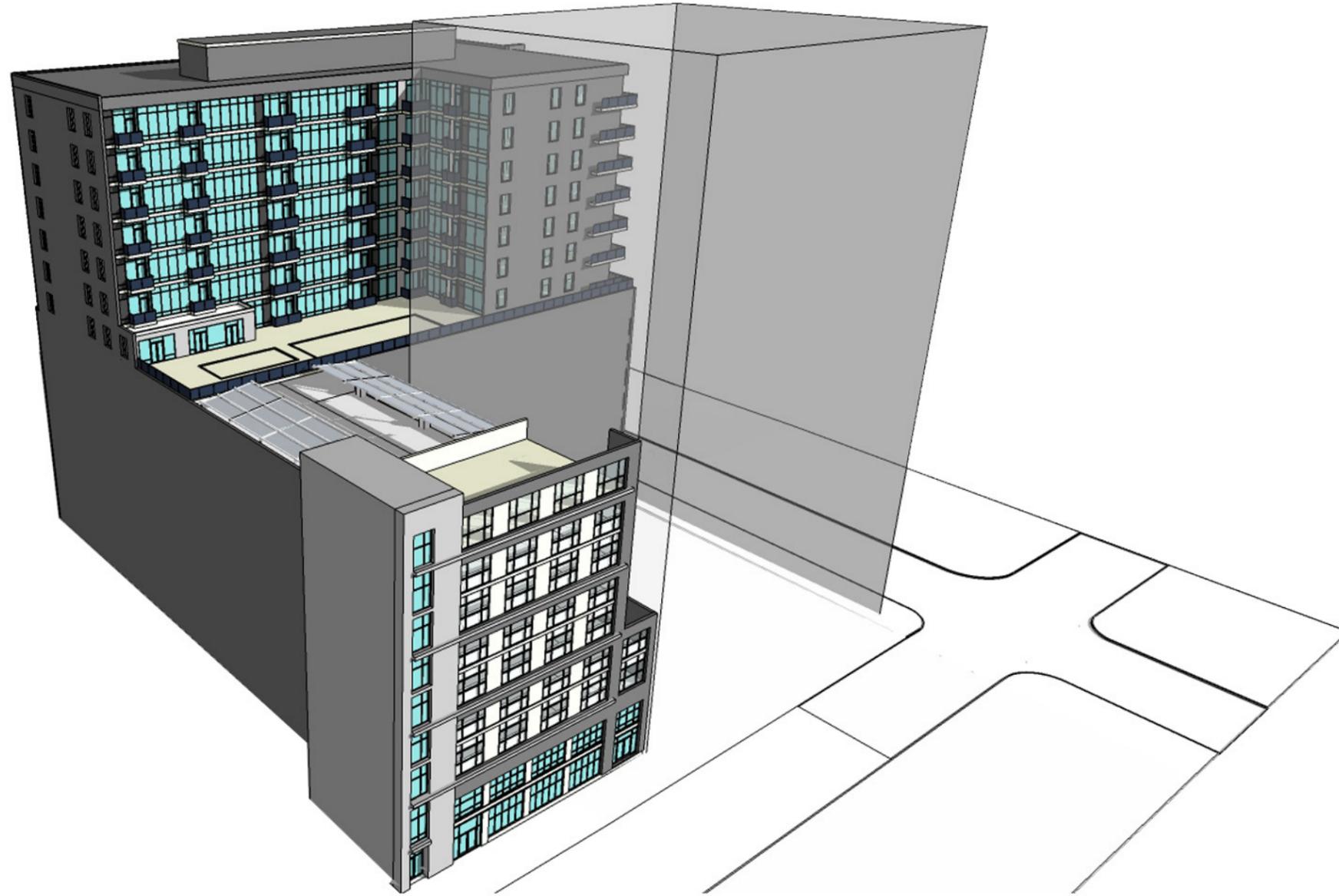
Precast Concrete Spandrel
(Colored)

Material Palette - Typical Garage Cladding at Corner



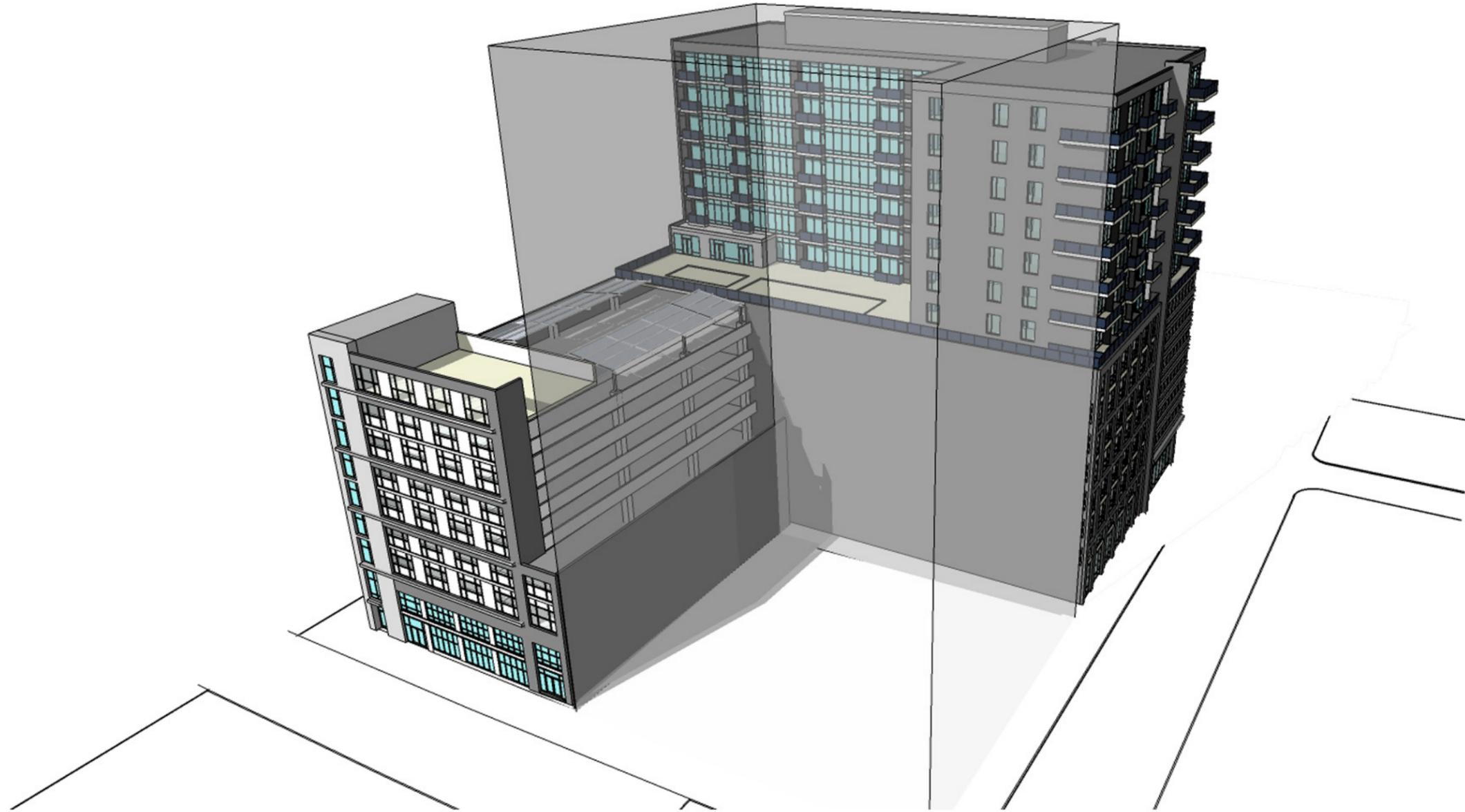
Study Model - View at Smithfield and Oliver

350 Oliver Avenue



Study Model - View at Fifth

350 Oliver Avenue



Study Model - View at Fifth and Smithfield

350 Oliver Avenue



Contextual Rendering - Smithfield and Oliver Elevation

350 Oliver Avenue

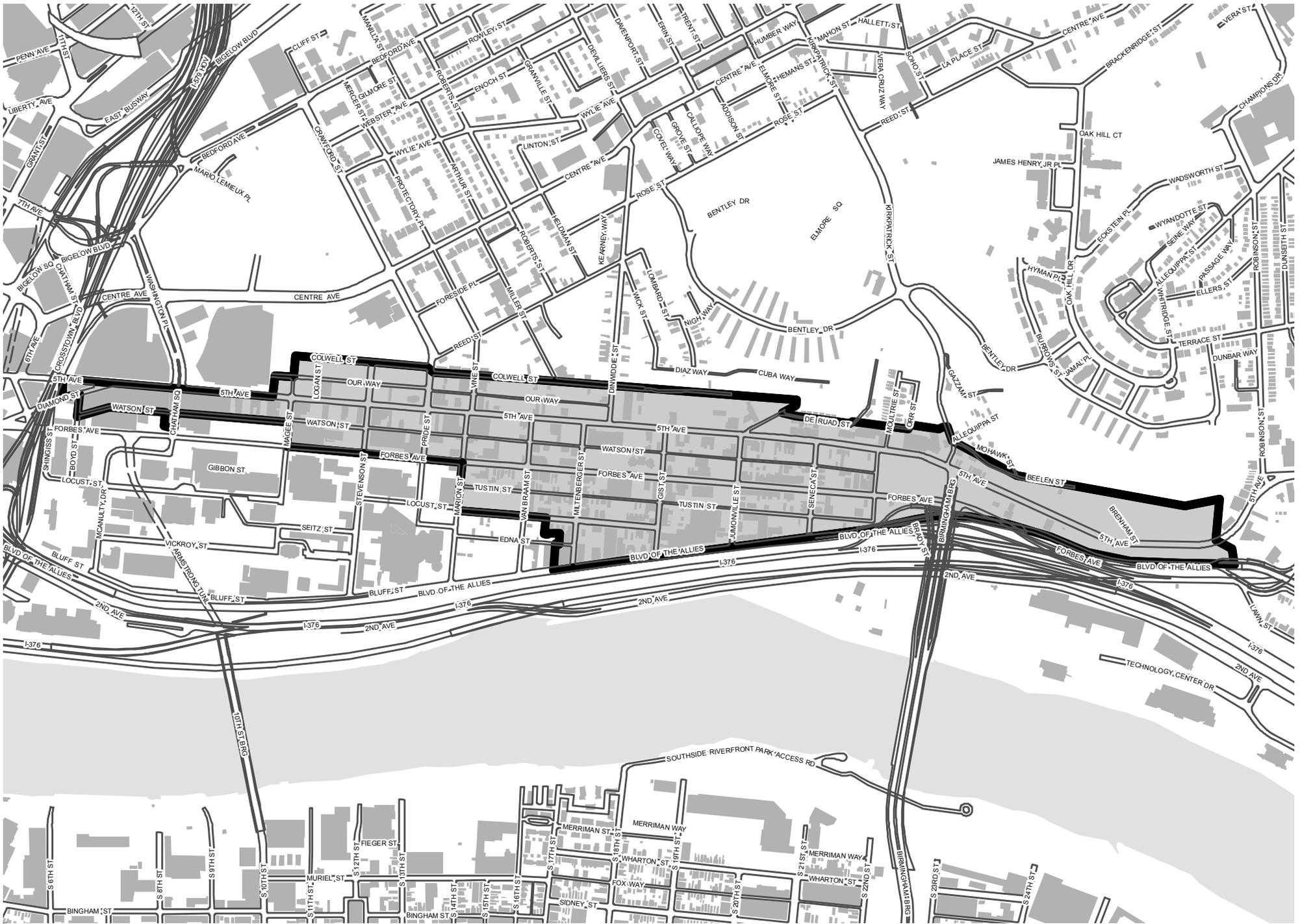
City of Pittsburgh Planning Commission Submission



Contextual Rendering - Fifth Avenue Elevation

350 Oliver Avenue

City of Pittsburgh Planning Commission Submission



CITY OF PITTSBURGH
Proposed IPOD for Uptown

-  Streets
 -  Proposed IPOD
 -  Building
 -  Water
- January 26, 2015

The Pittsburgh Code, Title Nine, Zoning Code, Article III, Overlay Zoning Districts, Chapter 907, Development Overlay Districts, Section 907.02, IPOD, Interim Planning Overlay District, is hereby amended to create a new Interim Planning Overlay District for Uptown by inserting the following text at Section 907.02.I as follows.

907.02.I IPOD-4, Uptown

907.02.I.1 General Boundaries

The Uptown Interim Planning Overlay District is generally defined by properties located in the Bluff/Uptown and West Oakland neighborhoods bounded by Colwell Street/Fifth Avenue, Beelen Street, Crosstown Boulevard, Boulevard of the Allies, and the western edge of the OPR-D zoning district, but does not include existing SP or EMI zoning districts. Specific boundaries of the district are mapped as a supplement to the City's Zoning District Map.

907.02.I.2 Intent

The intent of the Uptown Interim Planning Overlay District is generally to create a regulatory mechanism in an area where substantial development growth is imminent and where both the impact of individual development projects and the collective impact of such development on public resources and private properties is not mitigated through the existing zoning classification. Due to the unique circumstances in Uptown at this point in time, the existing zoning classifications do not serve to carry out the purpose and intent of Chapter 901 and all the provisions of this Zoning Ordinance. Specifically, the intent of the Uptown IPOD is:

- (a) To protect existing residential, commercial and office uses and encourage new uses that are complementary to the context of the mixed-use nature of Uptown;
- (b) To protect and enhance the area's architecture, which includes building siting, massing, facade treatment, materials, proportion, and scale; and
- (c) To allow for a thorough and effective community process that encourages quality development in Uptown.

907.02.I.3 Need for Interim Zoning

The Uptown Overlay District is necessary to provide the proper balance between competing land uses, development pressures and regional economic factors. Characteristics of existing zoning which render it inappropriate include its failure to provide:

- (a) A mix of uses and magnitudes of uses which stabilize and conserve the value of land and buildings;
- (b) Design requirements for development consistent with the existing character of the neighborhood;
- (c) Development criteria which facilitate high quality development;

- (d) The ability for neighborhood stakeholders to provide input on small and medium size projects which have a high impact on the public realm;
- (e) The ability for neighborhood stakeholders to provide input on building demolitions and the proposed re-use of such properties.

907.02.1.4 Applicability

In the Uptown Overlay District, every building demolition; every new, enlarged or reconstructed advertising sign; every new or enlarged parking area with frontage on a major street; and every structure erected or enlarged by more than 2400 square feet shall, in addition to conforming to all regulations the Zoning Code, be in accord with an Overlay District Project Development Plan (PDP) of Sec. 922.10.E.2 approved by the Planning Commission.

907.02.1.5 Standards

- (a) All Project Development Plans within the IPOD-4 shall be subject to Design Review.
- (b) All developments of the use type Parking, Commercial are prohibited (as described in the Use Table; Sec. 911.02).
- (c) No parking, accessory or primary, shall be constructed with frontage on Fifth Avenue, Forbes Avenue, or Boulevard of the Allies. All such uses shall be located to the rear of the lot with access to be provided from secondary streets or ways.
- (d) Landscaping and screening standards (Chapter 918) shall apply to all Project Development Plans within the IPOD-4 district. No exemptions to landscaping and screening standards for small off-street parking areas (as outlined in Sec. 918.01.B.2) shall be granted.
- (e) Project Development Plans that are filed for building demolitions shall include a report, study, or statement of the property's future use that meets the review criteria of Sec. 922.10.E.2.
- (f) For properties which are proposed to be used as vacant lots following a demolition as part of a Project Development Plan, such vacancy shall be considered to be a site feature subject to screening standards (Chapter 918.03), with no exemptions (Sec. 918.01.B).



**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: Point Park University		Phone Number: (412) 392-3992	
Address: 201 Wood St	City: Pittsburgh	State: PA	Zip Code: 15222
2. Applicant/Company Name: Bridget Mancosh		Phone Number: (412) 392-3992	
Address: 201 Wood St.	City: Pittsburgh	State: PA	Zip Code: 15222
Applicant/Contractor ID:(assigned by the City)			
3. Development Name: Point Park University, Pittsburgh Playhouse			
4. Development Location: Downtown Pittsburgh, Between Forbes and Fourth Avenues, and Wood and Smithfield Streets			
5. Development Address: 330 Forbes Avenue (proposed development new address)			
6. If applicant is proposing a change to the Zoning District, the following is required: (Attach Zone Change Petition)			
Proposed Zoning District:	No Proposed Change to Zoning: GT-A		
Present Use of Site: (Select from attached list)	38. College or University Campus; 52. Educational Classroom Space (General); 74. Library (General); 82. Office (General)		
7. If a Certificate of Occupancy exists, the following is required:			
Certificate of Occupancy#:	88617	Date Issued:	7/21/2005
		Existing Use of Property: University Library and Classroom	
8. Estimated Construction:	Start Date: 03/01/2015	Occupancy Date: 08/01 / 2017	Project Cost: \$ 52,000,000

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):	Maintain Existing uses and construct new theater and student cafe: 92. Recreation and Indoor Entertainment (Gen); 102 Restaurant (Gen)
10. Select the Type of Work:	
<input type="checkbox"/> New Construction, New	<input checked="" type="checkbox"/> Renovation, Interior
<input checked="" 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: Renovation of the Existing University Center Library and Classroom Building and construction of new academic theater facility to house the Pittsburgh Playhouse including 560 seat Main theater and 200 and 100 Seat Black Box theaters, theatrical support areas, and new student cafe	
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:	13,968	sq ft
Existing to be Retained:	88,194	sq ft
Retained Area to be Renovated:	32,669	sq ft
To be Constructed:	79,198	sq ft
Building Footprint:	67,057	sq ft

15. Height of Structures:	<u>Existing</u>		<u>Proposed</u>	
	<u>Stories</u>	<u>Feet</u>	<u>Stories</u>	<u>Feet</u>
Main Structure	4 + Bsmt	60'-10"	4 +Bsmt	70'-0"
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: 67,057 sq ft

18. On Site Parking: N/A

	<u>Existing</u>	<u>Proposed</u>
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: 2
 Required: 2

19. Please check any of the following items that will be part of the proposed work: N/A * kitchen and sign to be submitted separately

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:

<p><u> 1 </u> New Water Service Connection(s)</p> <p><u> 3 </u> New Sewer Service Connection(s)</p>	<p><u> 16* </u> Termination of Existing Water Service Tap(s)</p> <p><u> 15** </u> Termination of Existing Sewer Service Tap(s)</p> <p style="font-size: small; color: red;">* includes Wood street Termination ** In Coordination with Public Works Forbes Ave. Project</p>
---------------------------------------------------------------------------------------------------------	---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

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: _____



**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 - 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)

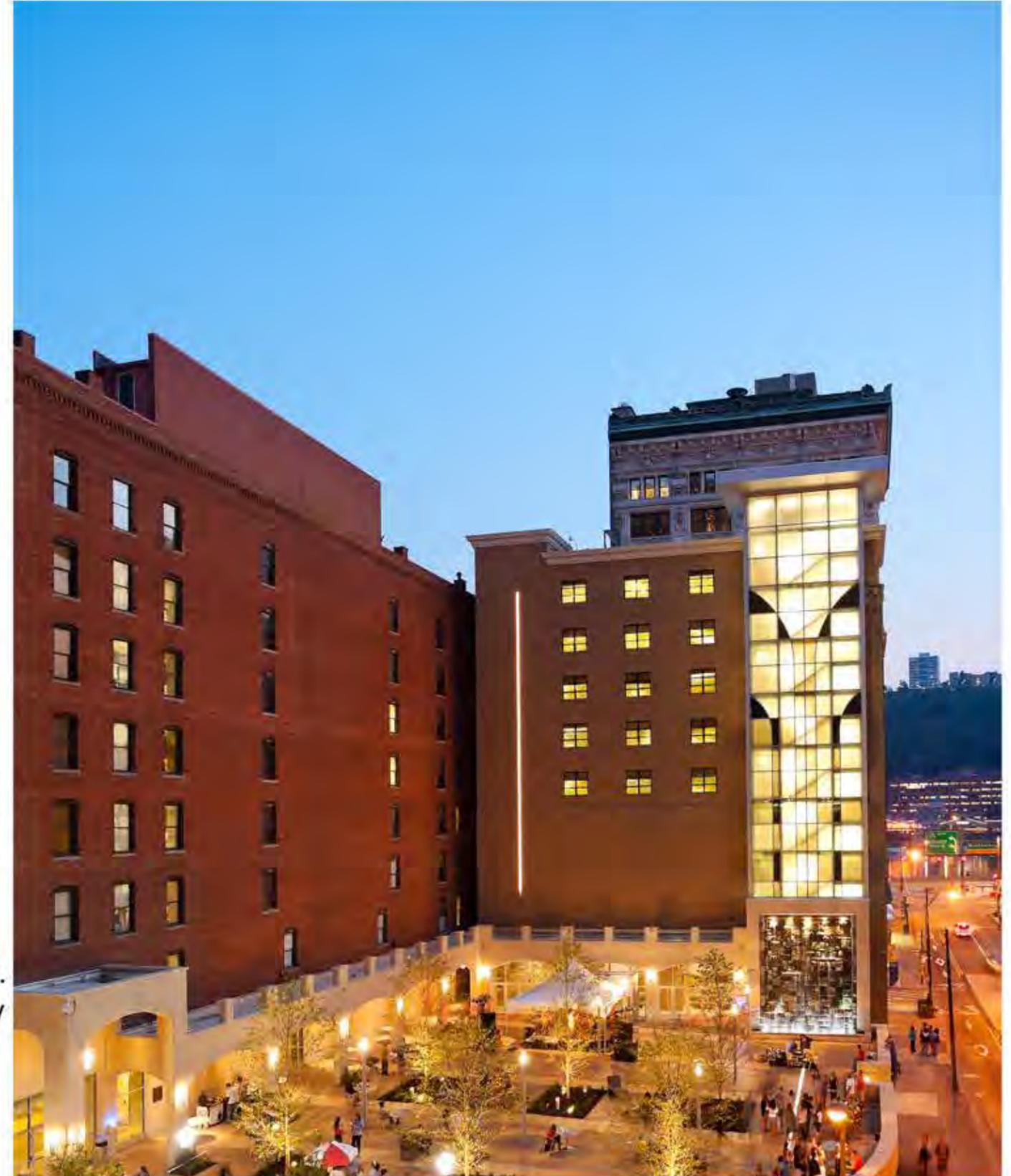
Housing and Community Environment
3190 Sassafras Way
Pittsburgh, PA 15201
(412) 350-4046
www.achd.net/housing/commenvironstart.html

POINT PARK UNIVERSITY: The New Pittsburgh Playhouse

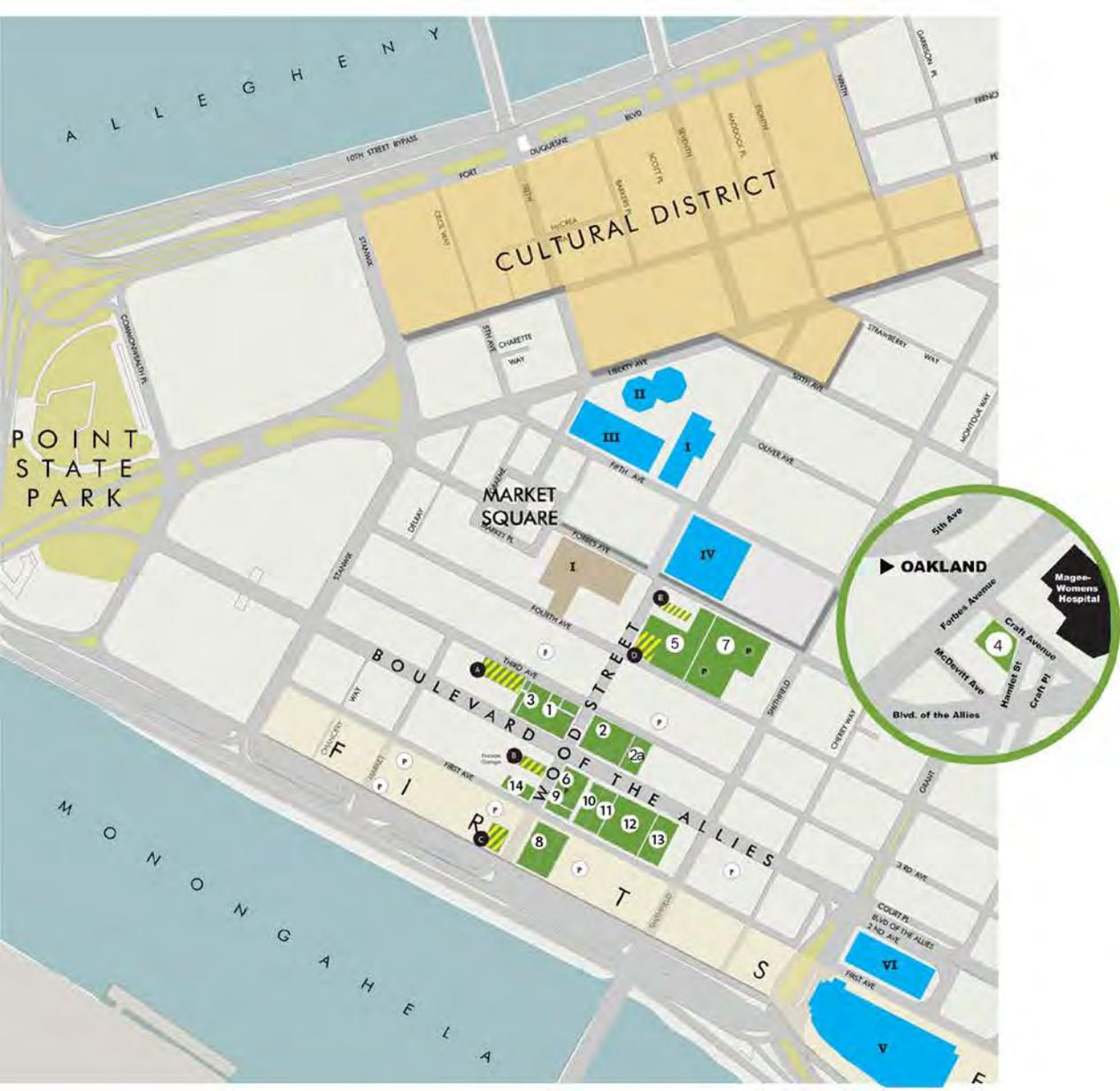
City of Pittsburgh
Planning Commission Briefing

Project Description:

Construction of a new academic theater facility for the Pittsburgh Playhouse downtown at the university main campus. The facility will include a 550 seat main theater, a 200 seat adaptive theater, a 100 seat black box theater and supporting functions. The project includes approximately 80,000 SF new construction fronting Forbes and Fourth Avenues between Wood and Smithfield Street. The new construction will adjoin the 76,000 SF existing University Center known as the Bank Building located at 414 Wood Street. It will also include renovation of the 12,000 SF Stock Exchange Building located at 333 Fourth Avenue.



Point Park University and Surrounding Properties



Buildings Owned by Point Park University

1. Academic Hall
2. Lawrence Hall
- 2a. George R. White Performance Center
3. Thayer Hall
4. Pittsburgh Playhouse—located at 222 Craft Avenue in Oakland
5. University Center
6. Village Park
7. Future Pittsburgh Playhouse
8. West Penn Hall
9. Frontier Hall
10. Boulevard Apartments
11. Student Center
12. Student Center Parking Lot
13. Admissions Center

Building Space Leased by Point Park University

- A. R.T. Patterson
- B. Pioneer Hall and Suites
- C. Conestoga Hall and Suites
- D. Bank Center Tower
- E. Future Wood Street Housing

Buildings Owned by PNC

- I. One PNC
- II. Two PNC
- III. Three PNC
- IV. Tower at PNC Plaza
- V. PNC Firstside
- VI. Park at PNC Firstside

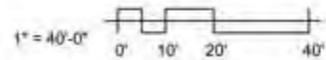
Development by Millcraft

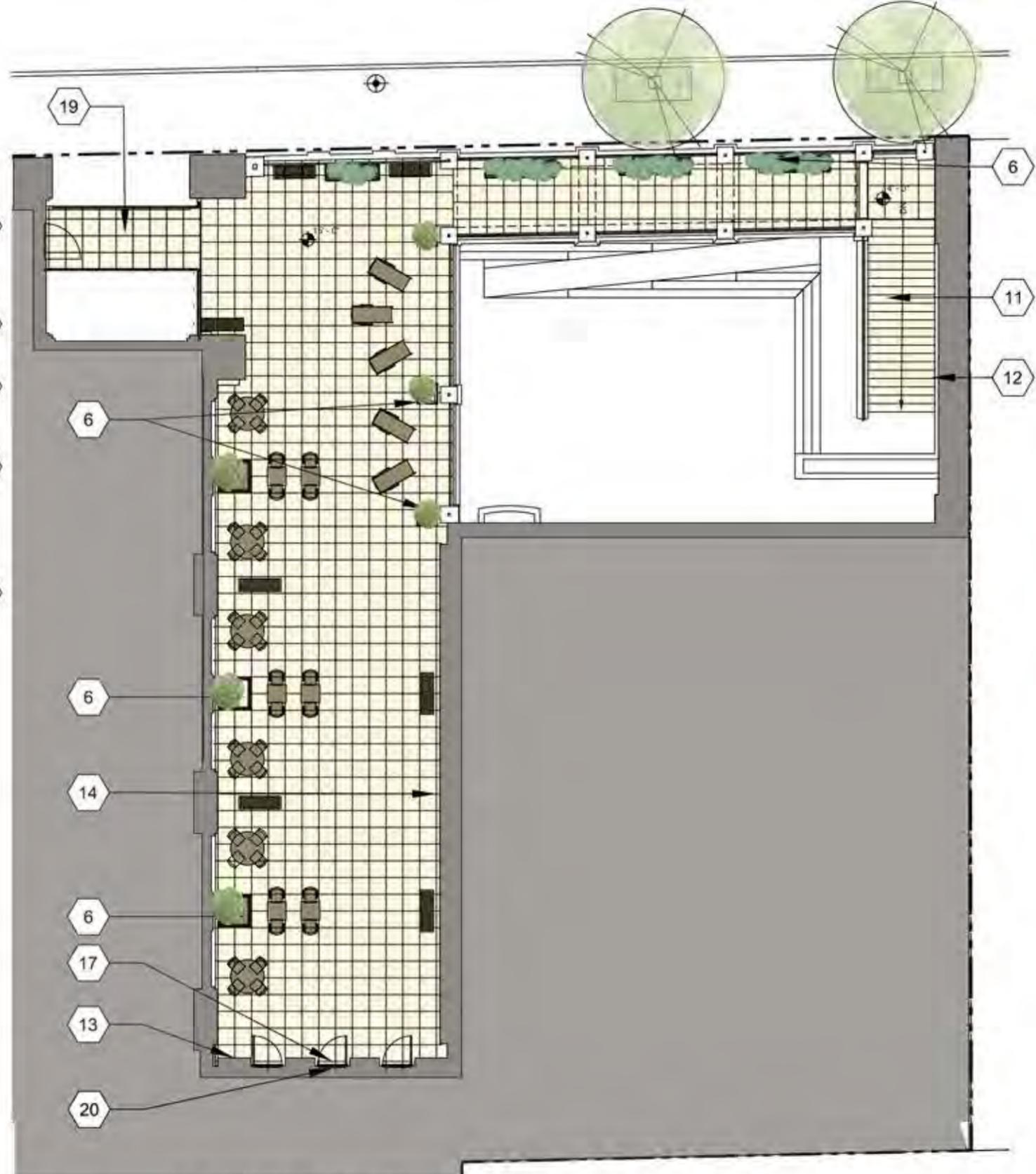
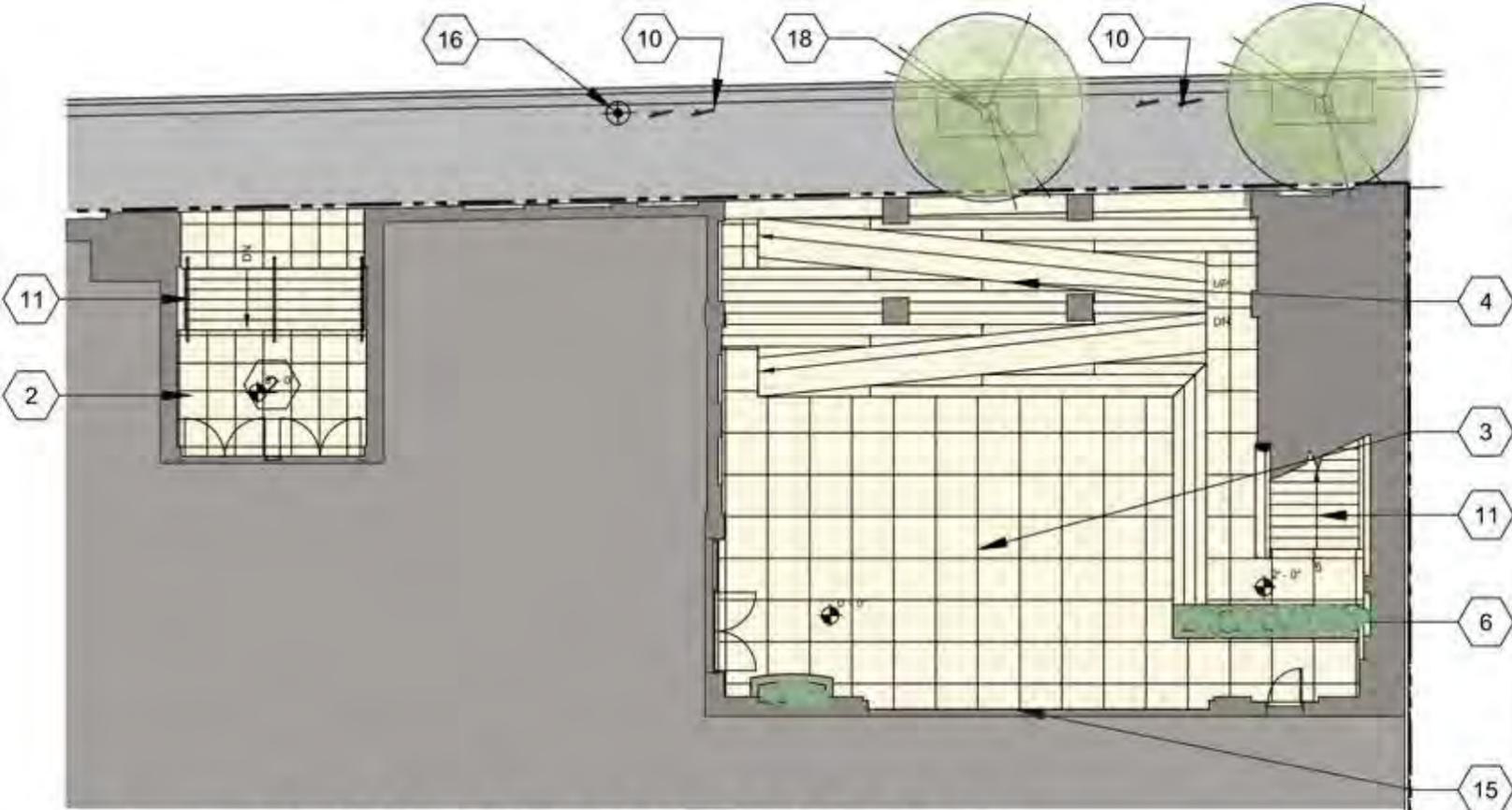
- I. Gardens at Market Square



KEYNOTE LEGEND

- 1. ELECTRICAL VAULTS
- 2. MAIN ENTRANCE
- 3. ACCESSIBLE RAMP
- 4. SCORED CONCRETE PLAZA
- 5. OFF STREET LOADING (2)
- 6. LANDSCAPING PLANTER
- 7. EXISTING UNIVERSITY CENTER BUILDING
- 8. EXISTING STOCK EXCHANGE BUILDING
- 9. CAFE ENTRANCE
- 10. BIKE RACKS
- 11. STAIRS
- 12. RELOCATED ROYAL FACADE
- 13. RELOCATED PALACE FACADE
- 14. RELOCATED 322 FORBES FACADE
- 15. OUTDOOR STAGE
- 16. LIGHT POLE BY PUBLIC WORKS
- 17. CAFE ENTRANCE
- 18. STREET TREES BY PUBLIC WORKS
- 19. TERRACE
- 20. MAIN THEATER ACCESS TO TERRACE





1 PLAZA LEVEL LANDSCAPE PLAN
 1/16" = 1'-0" 1" = 16'-0" 0' 4' 8' 16'

KEYNOTE LEGEND

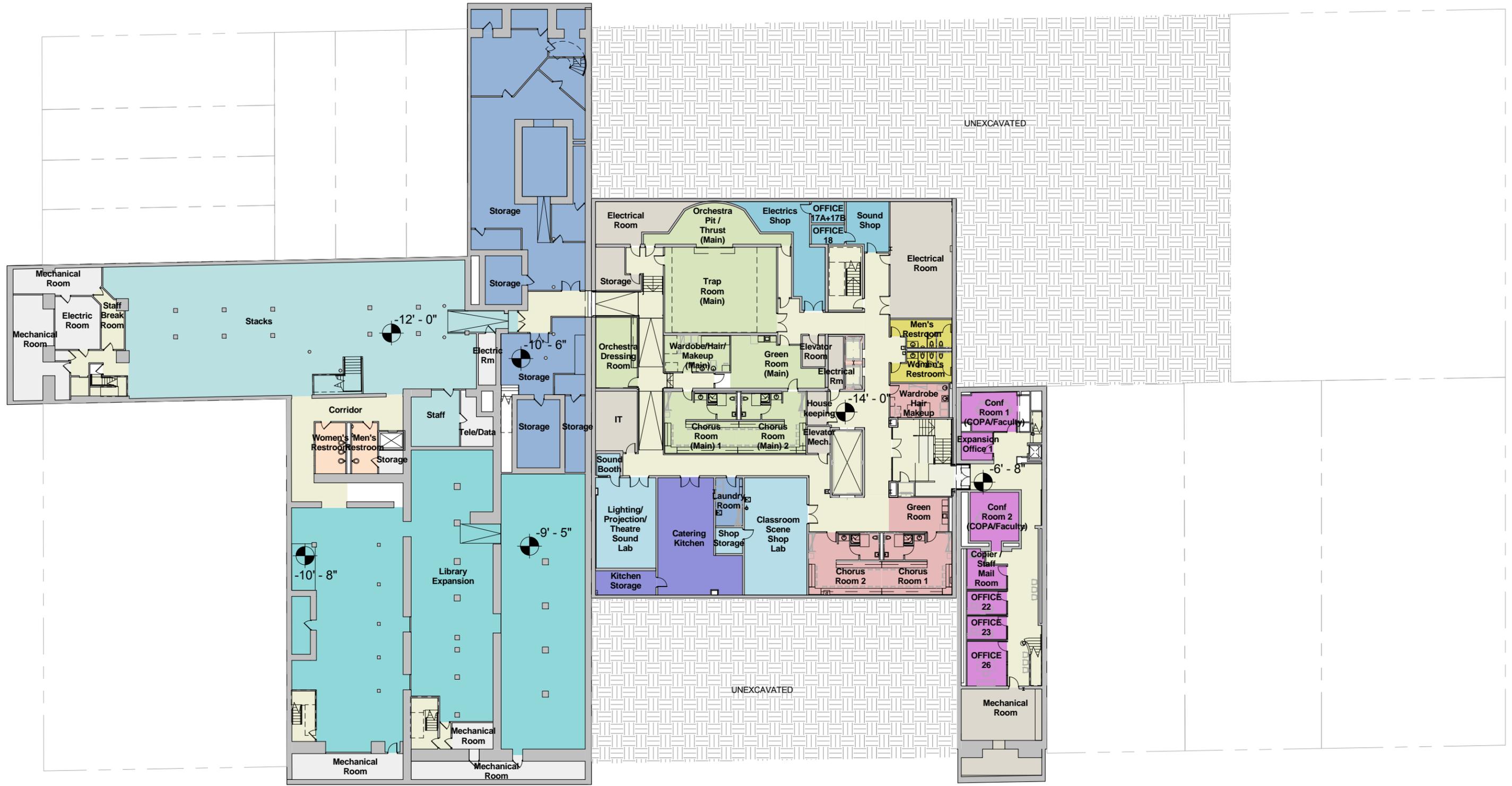
- 1. ELECTRICAL VAULTS
- 2. MAIN ENTRANCE
- 3. ACCESSIBLE RAMP
- 4. SCORED CONCRETE PLAZA
- 5. OFF STREET LOADING (2)
- 6. LANDSCAPING PLANTER
- 7. EXISTING UNIVERSITY CENTER BUILDING
- 8. EXISTING STOCK EXCHANGE BUILDING
- 9. CAFE ENTRANCE
- 10. BIKE RACKS
- 11. STAIRS
- 12. RELOCATED ROYAL FACADE
- 13. RELOCATED PALACE FACADE
- 14. RELOCATED 322 FORBES FACADE
- 15. OUTDOOR STAGE
- 16. LIGHT POLE BY PUBLIC WORKS
- 17. CAFE ENTRANCE
- 18. STREET TREES BY PUBLIC WORKS
- 19. MAIN THEATER ACCESS TO TERRACE
- 20. ACCESSIBLE TERRACE ACCESS THROUGH BUILDING

1 TERRACE LEVEL LANDSCAPE PLAN
 1/16" = 1'-0" 1" = 16'-0" 0' 4' 8' 16'



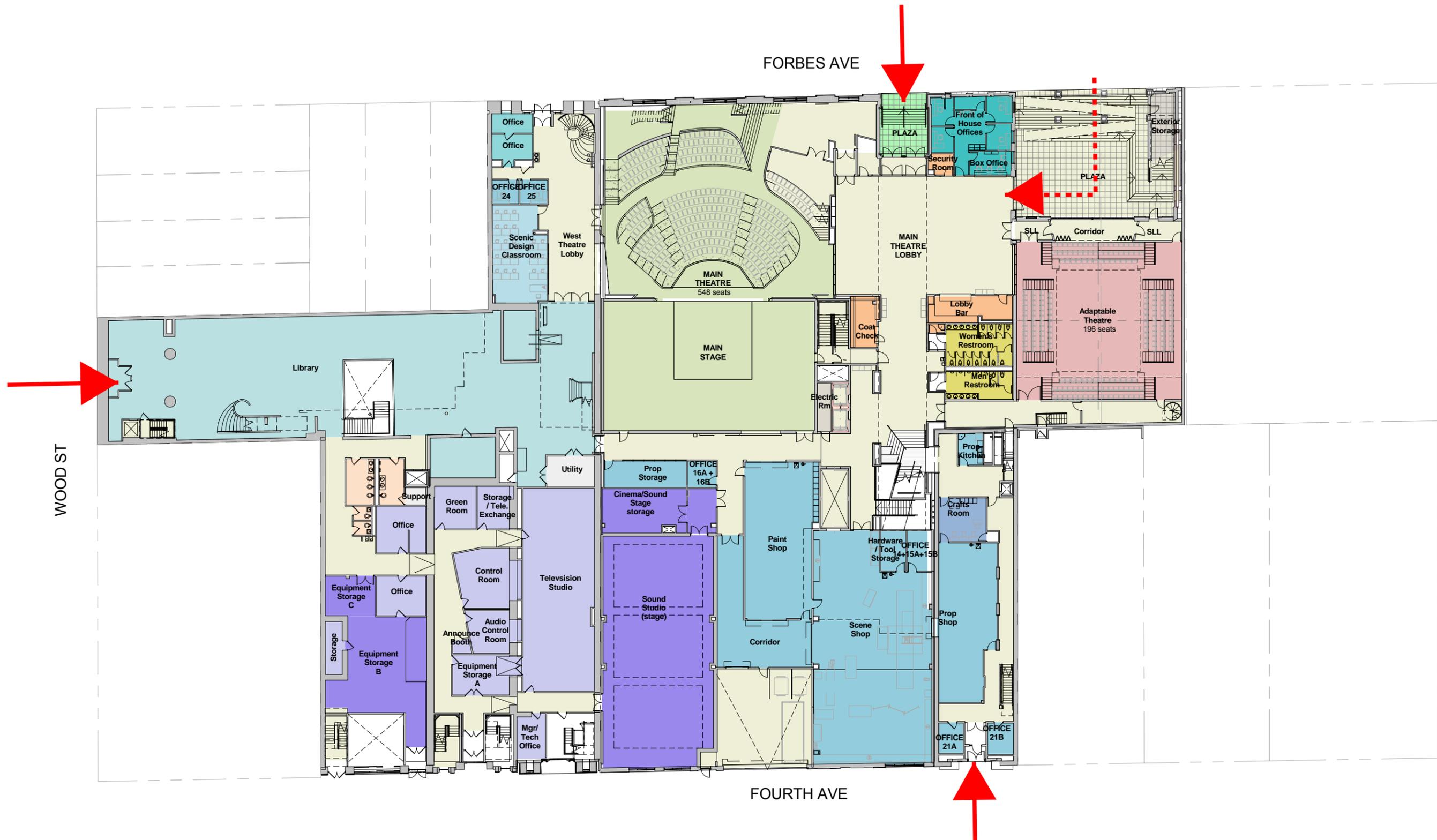
FORBES AVE

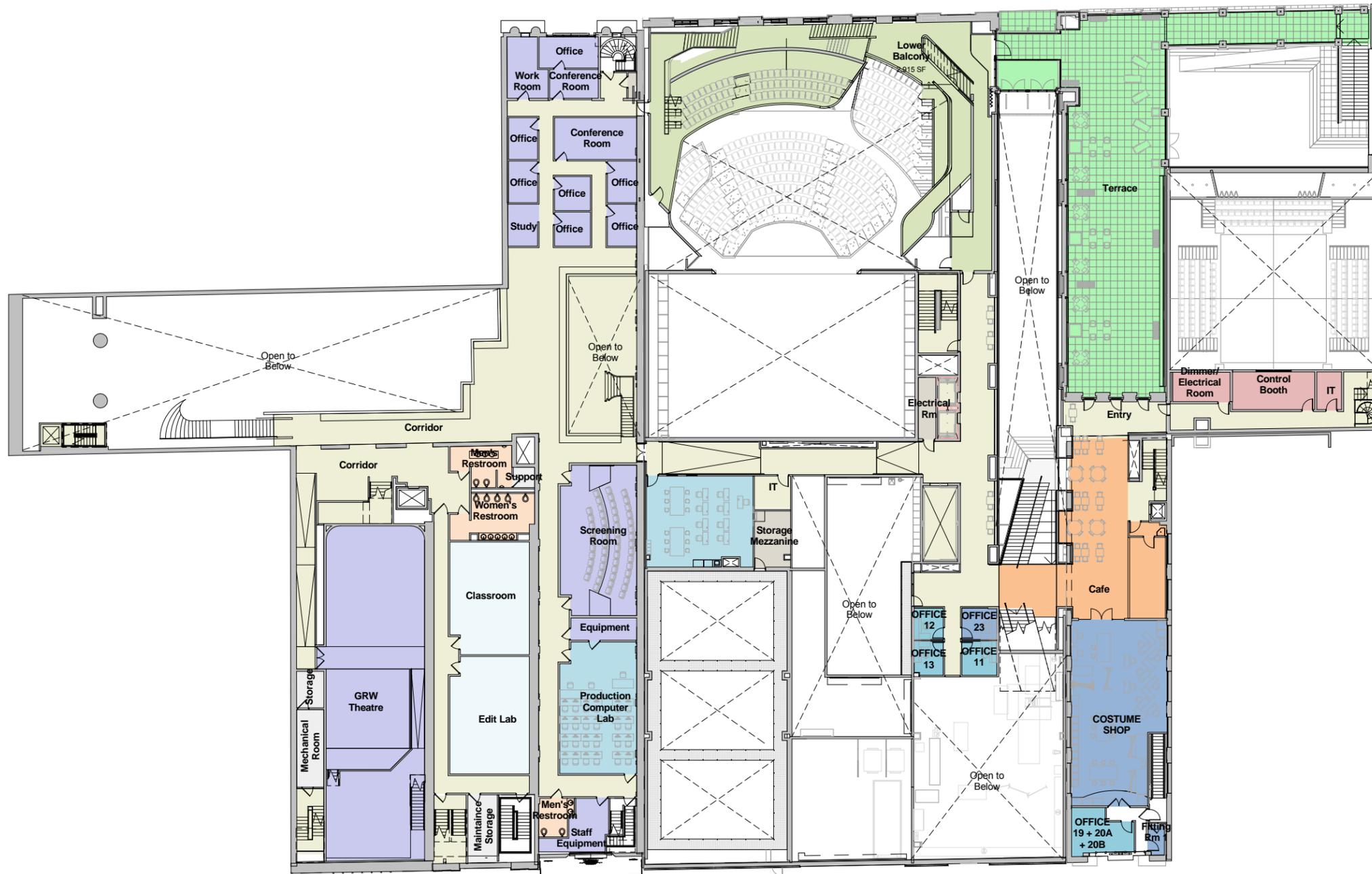
WOOD ST

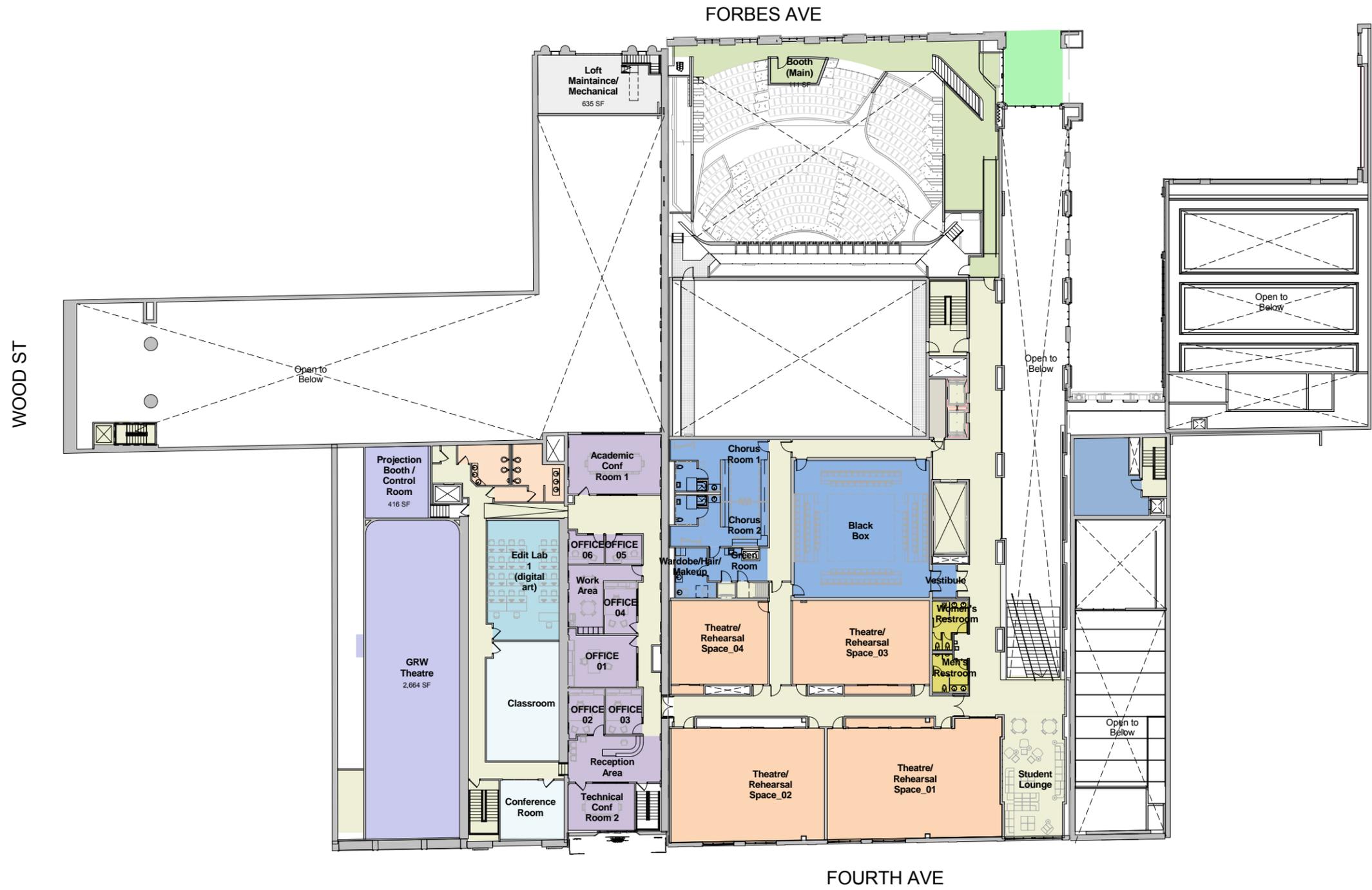


FOURTH AVE



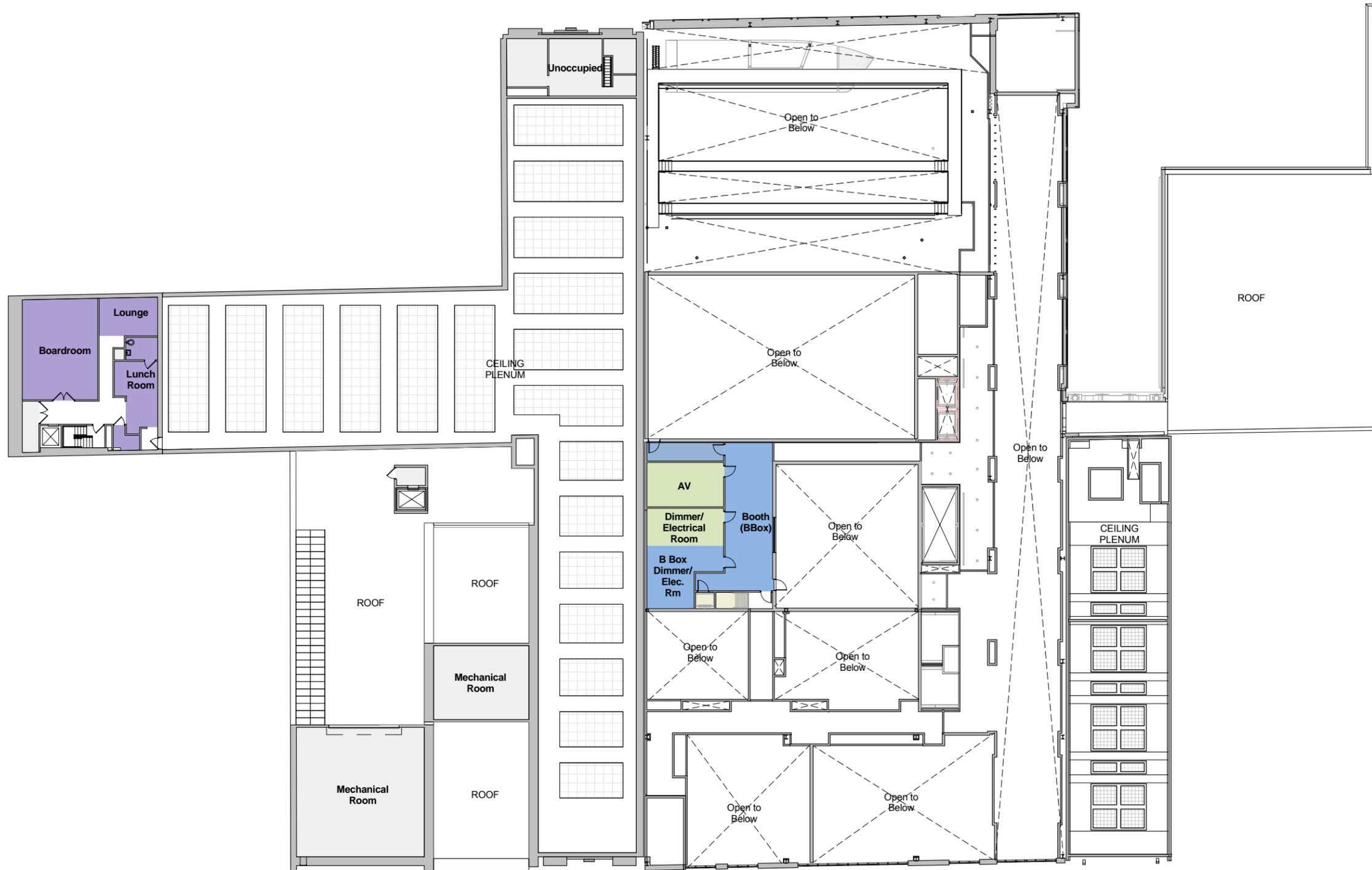






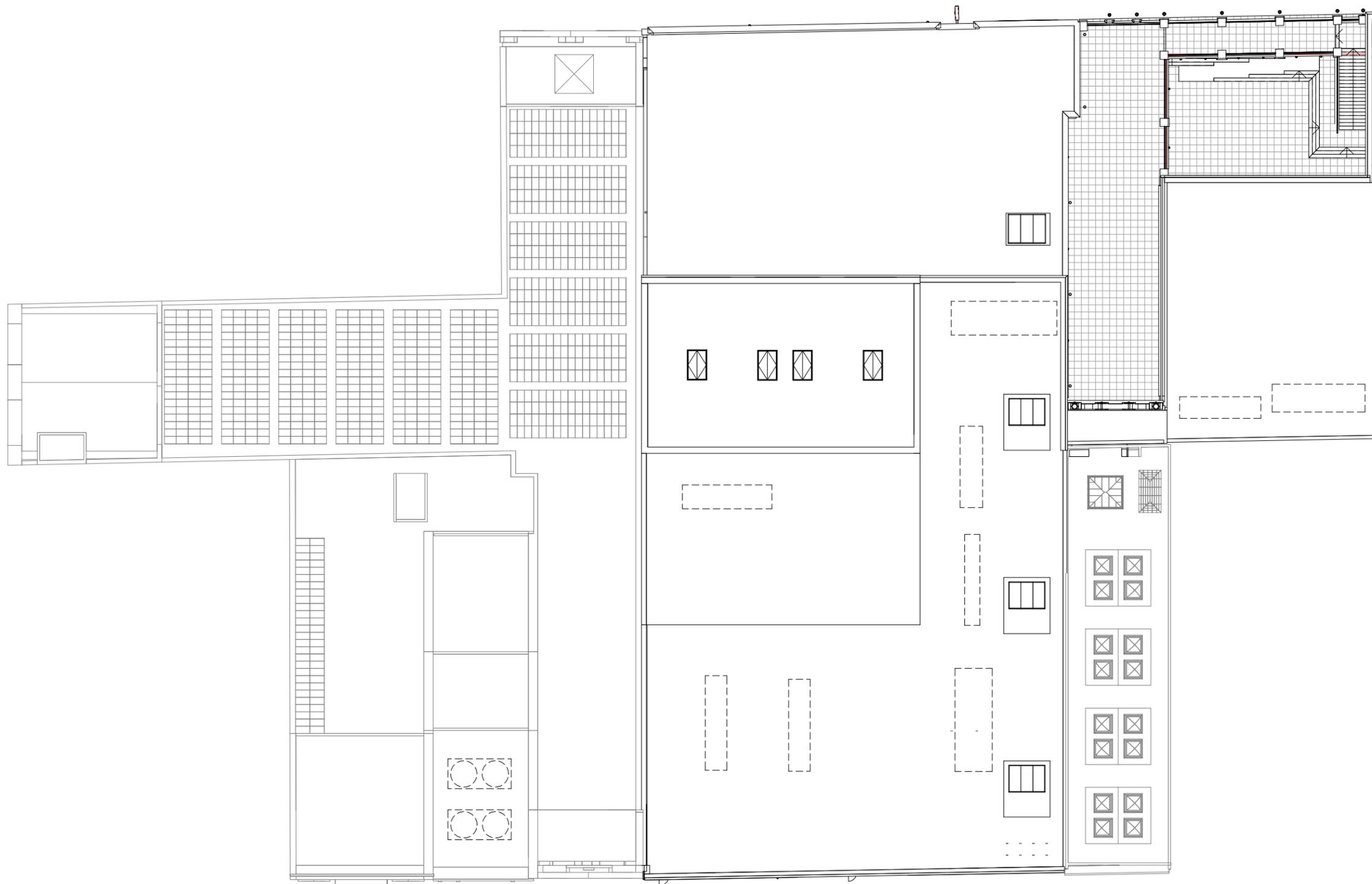
FORBES AVE

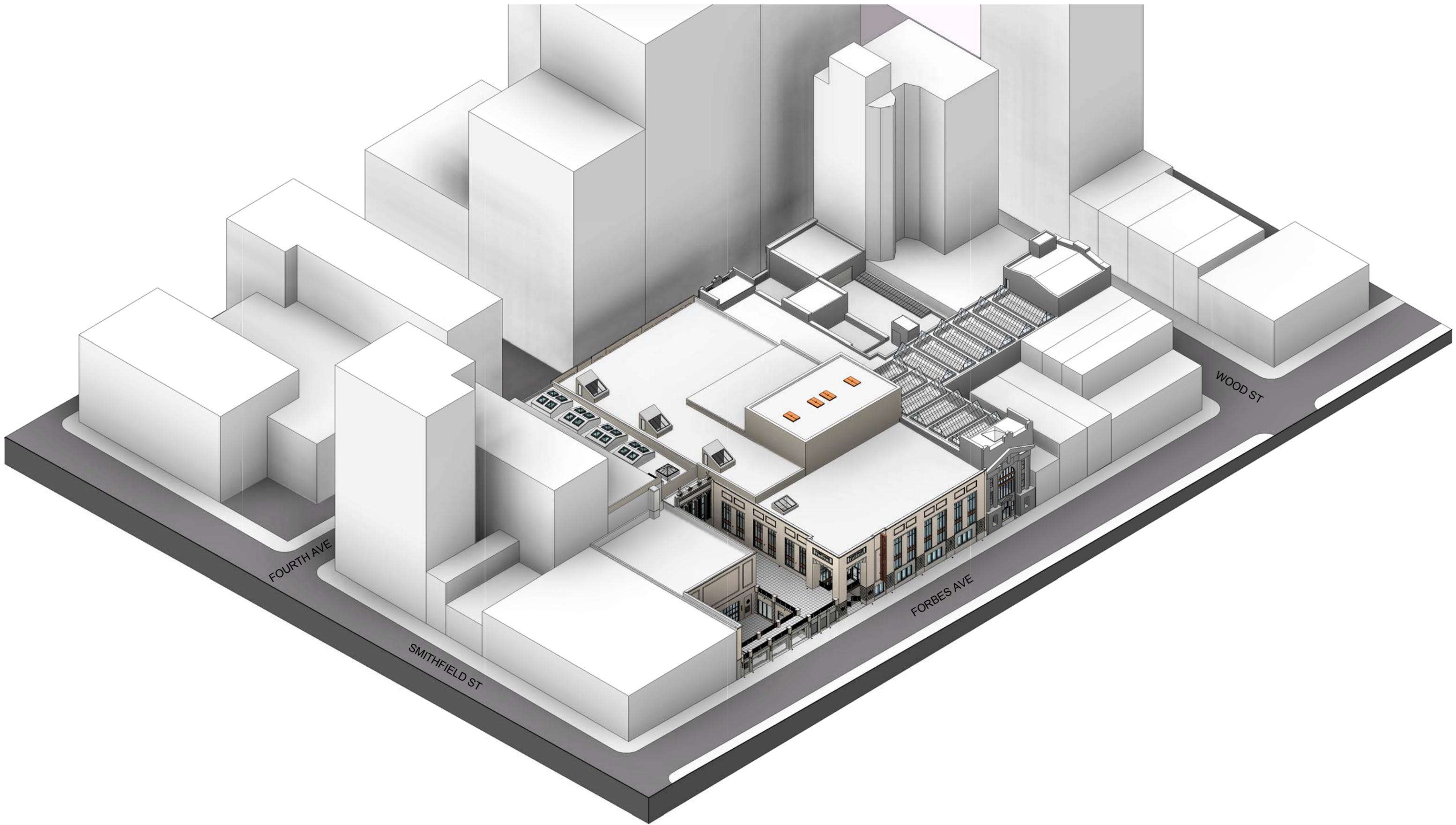
WOOD ST

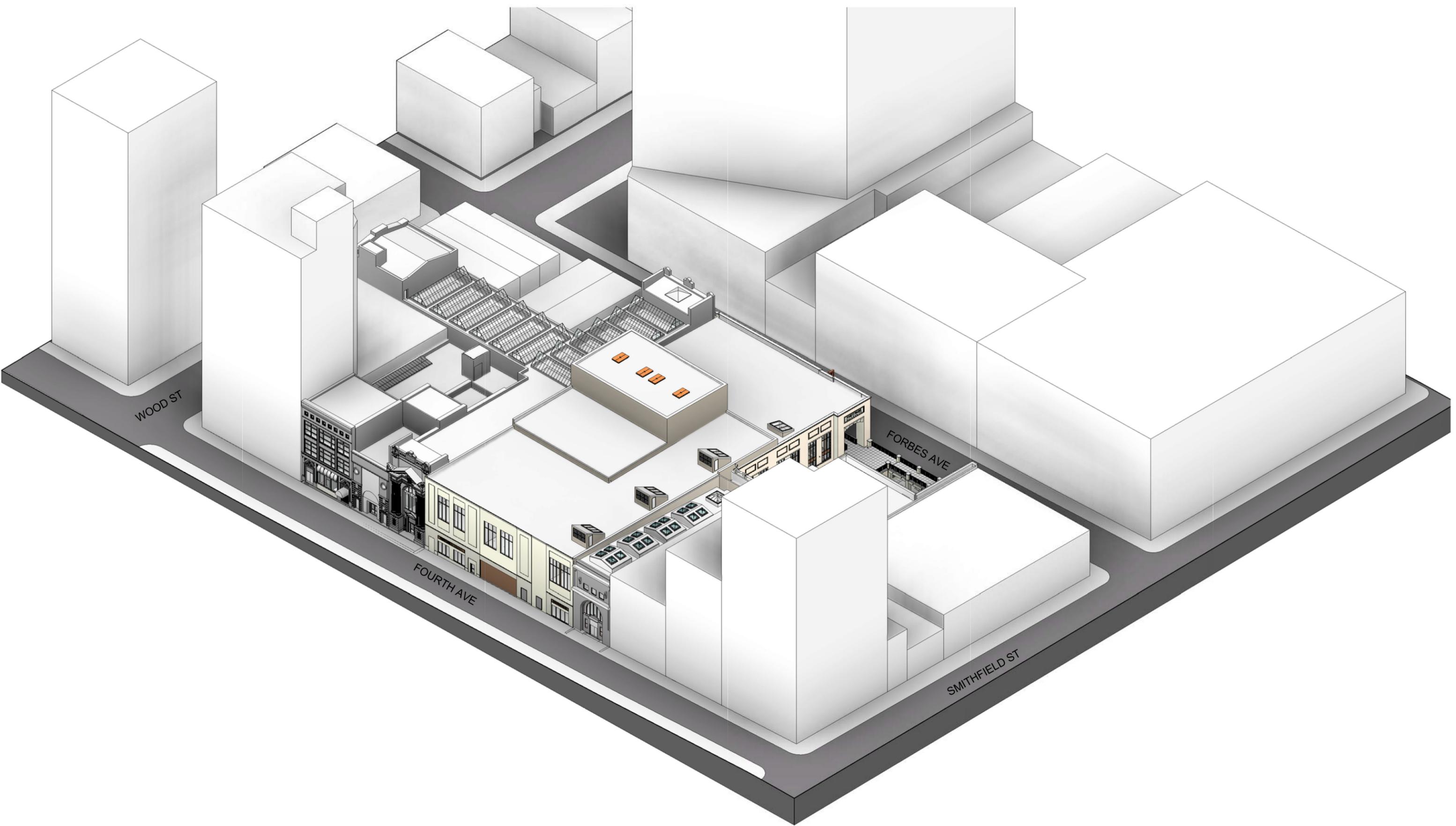


FOURTH AVE











429 Smithfield Street



312 + 310 + 308 Forbes Ave.



300 Forbes Ave.



422 + 420 + 418 Wood Street



307 Fourth Ave.



414 Wood Street



345 Fourth Ave.

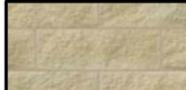
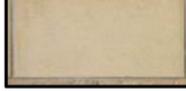
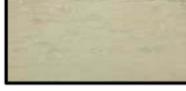
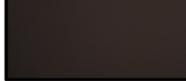


337 Fourth Ave.

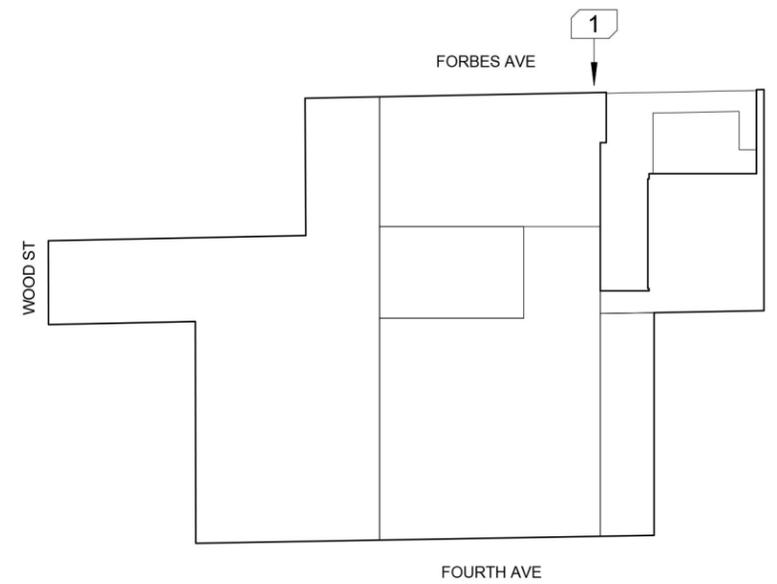


1 FORBES ELEVATION
 1/16" = 1'-0"

Exterior Material Key

-  CMU - SPLIT FACE CONCRETE MASONRY UNIT
-  BR - EXPOSED SMOOTH FACE BRICK
-  CS - CALCIUM SILICATE MANUFACTURED STONE MASONRY
-  ST - GRANITE STONE BASE
-  AL - ALUMINUM ANODIZED DARK BRONZE

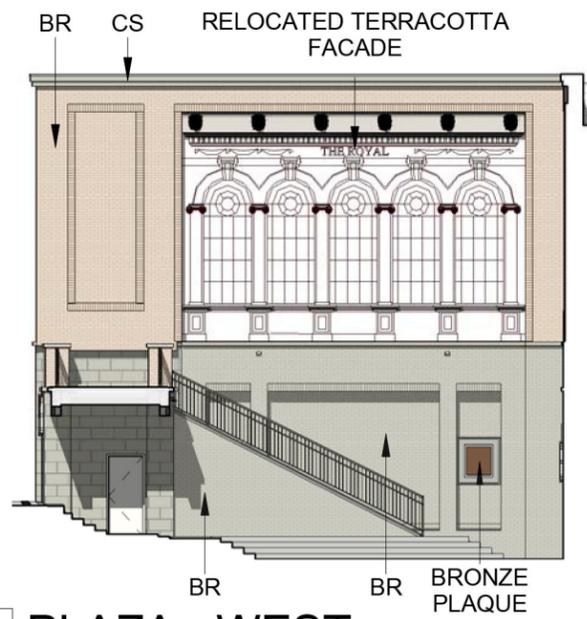
KEY PLAN





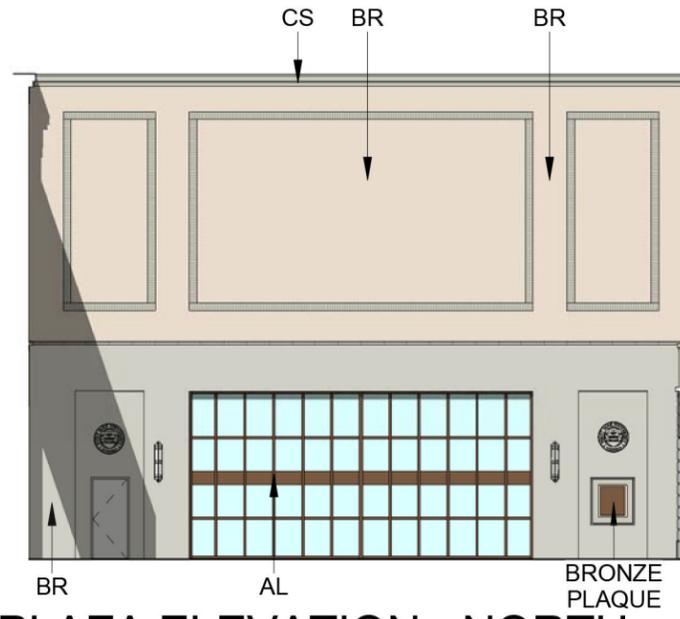






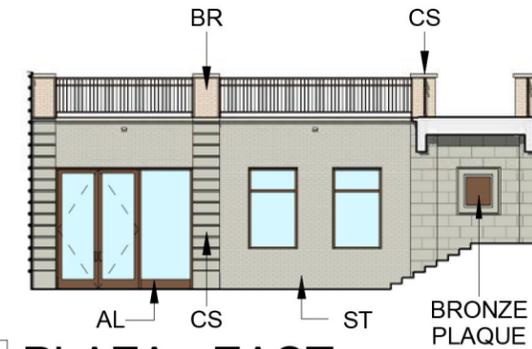
1 PLAZA - WEST

1/16" = 1'-0"



2 PLAZA ELEVATION - NORTH

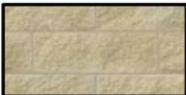
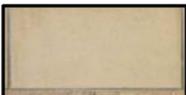
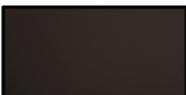
1/16" = 1'-0"



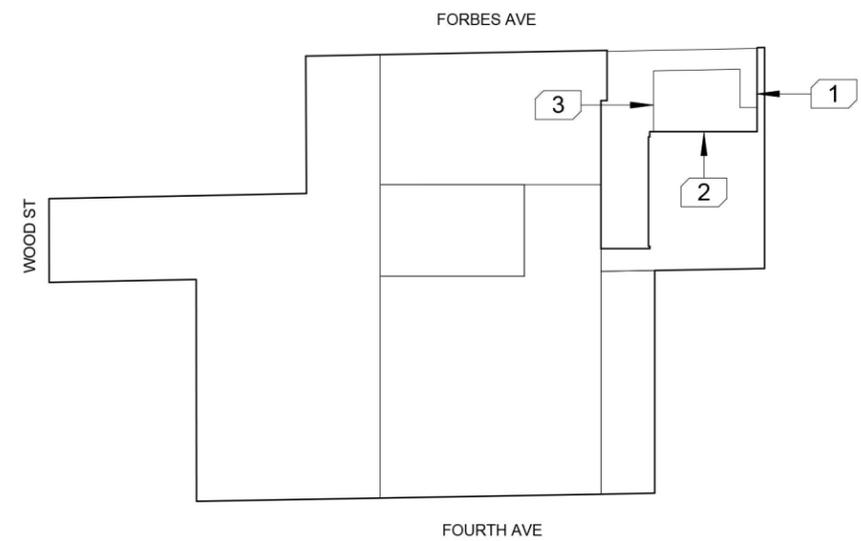
3 PLAZA - EAST

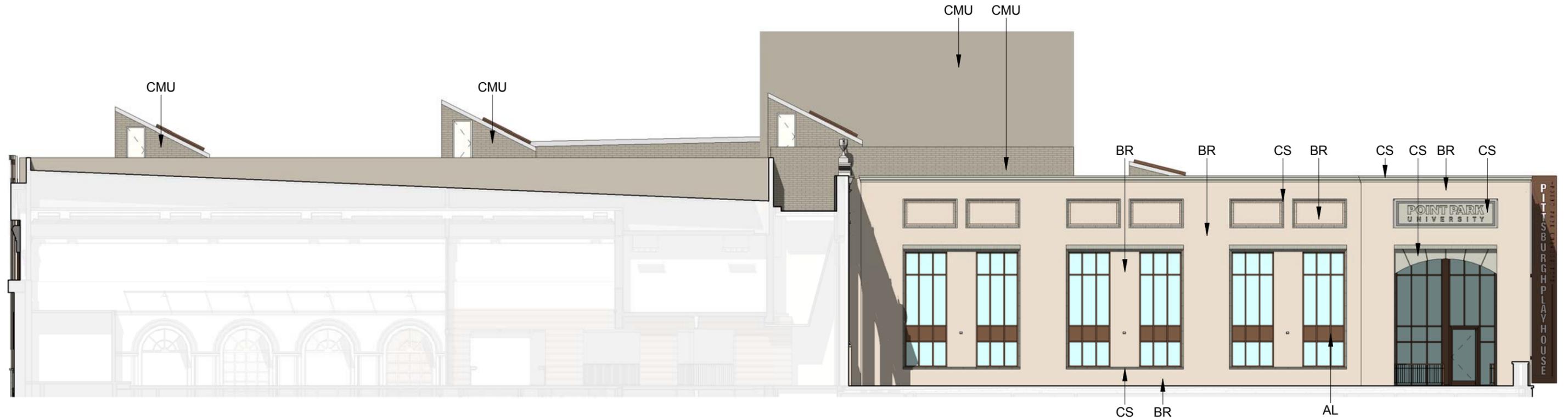
1/16" = 1'-0"

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KEY PLAN

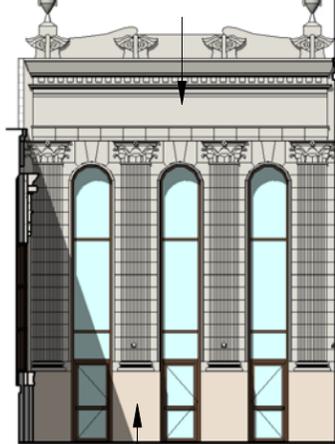




1 TERRACE EAST

1/16" = 1'-0"

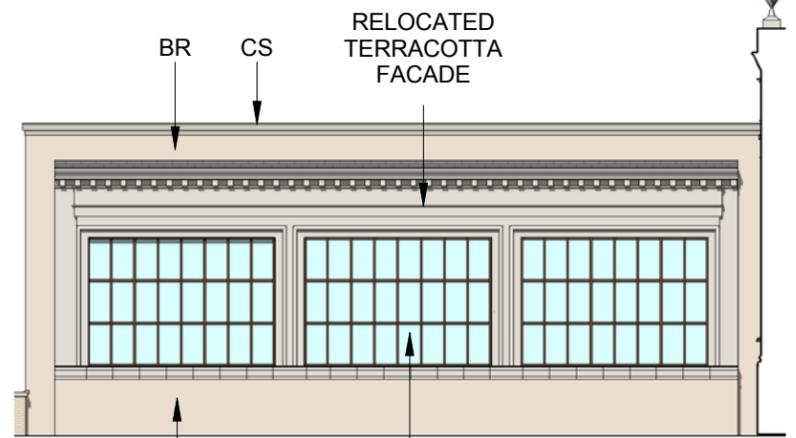
RELOCATED TERRACOTTA FACADE



BR

2 TERRACE - NORTH

1/16" = 1'-0"

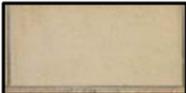
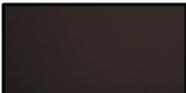


BR

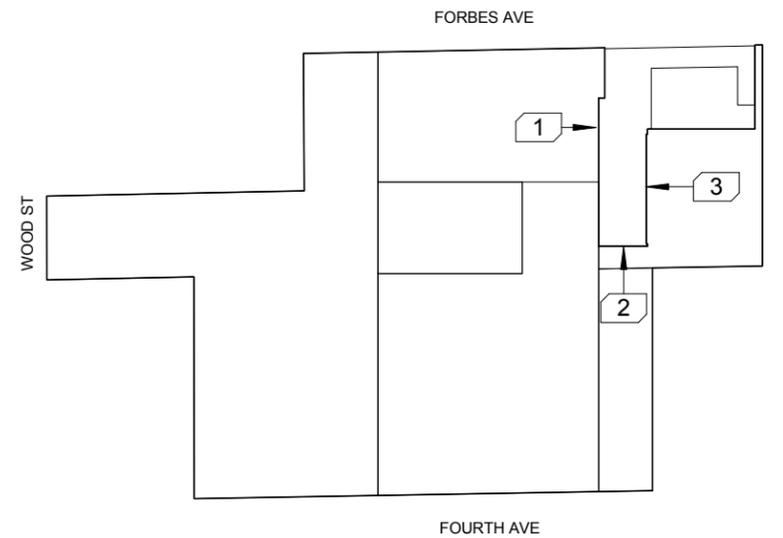
3 TERRACE - WEST

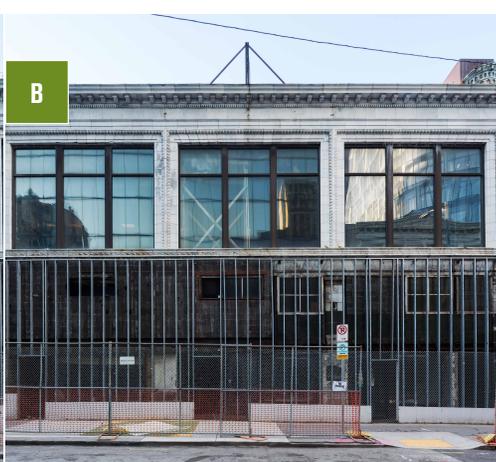
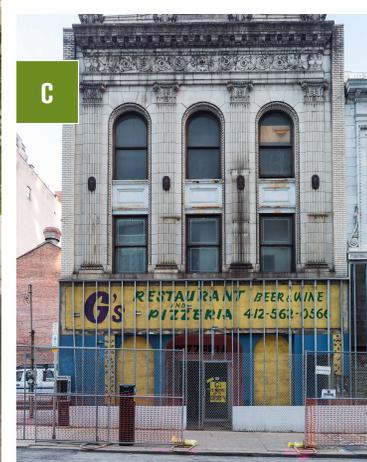
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KEY PLAN













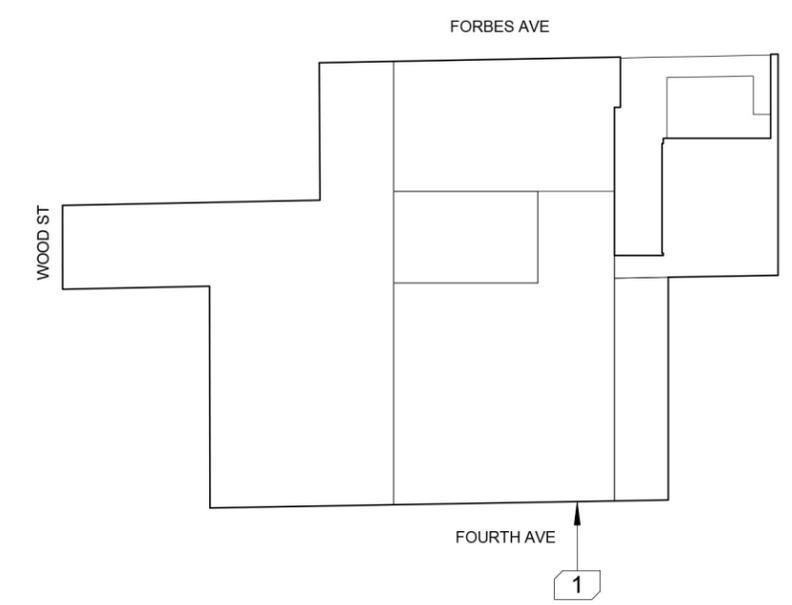


1 **FOURTH AVE ELEVATION**
 1/16" = 1'-0"

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KEY PLAN

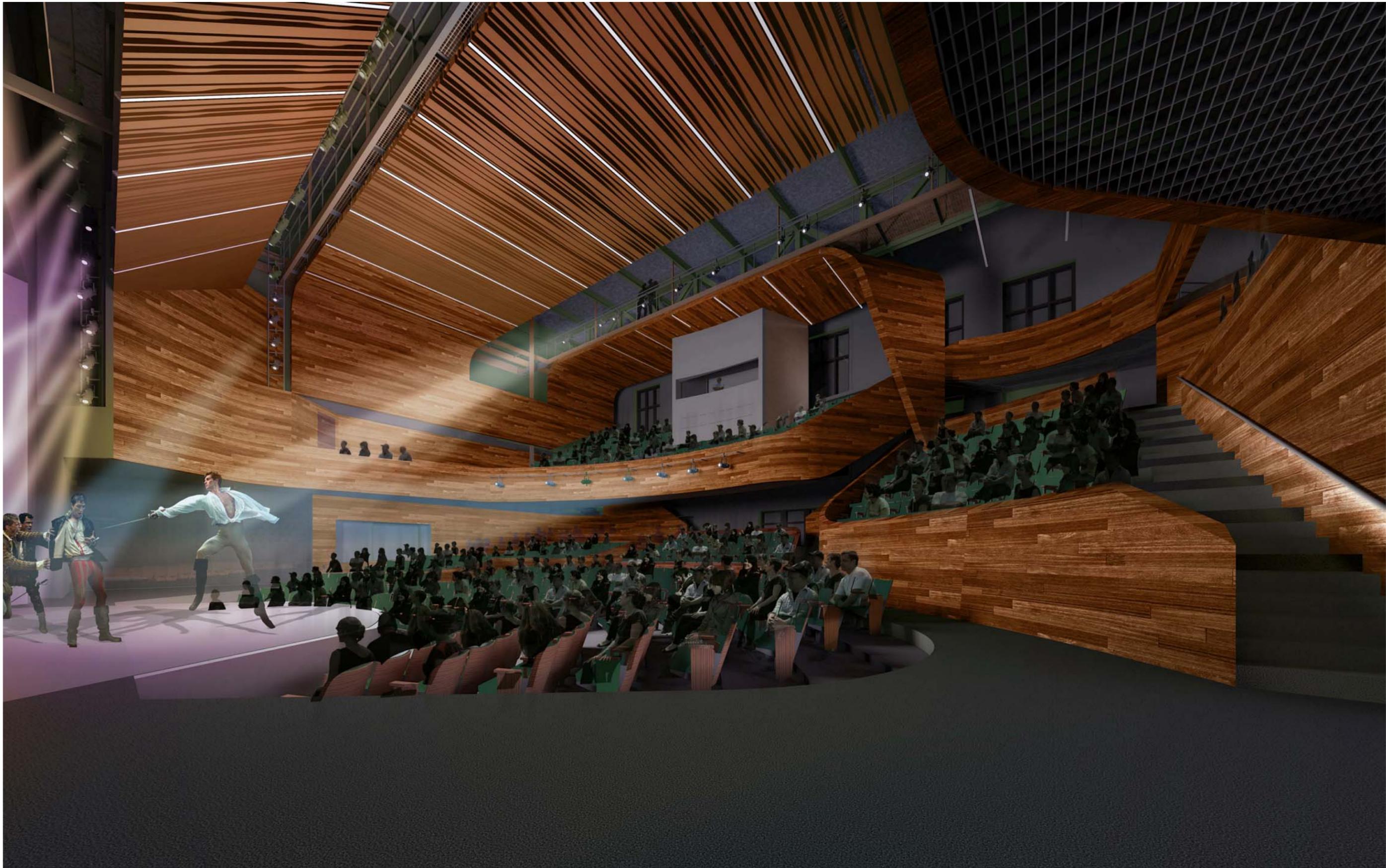














LEED 2009 for New Construction and Major Renovations

Point Park University 12095.00 6/11/13

Project Checklist

16 2 8 Sustainable Sites Possible Points: 26

Y	?	N			
Y			Prereq 1	Construction Activity Pollution Prevention	
1			Credit 1	Site Selection	1
5			Credit 2	Development Density and Community Connectivity	5
	1		Credit 3	Brownfield Redevelopment	1
6			Credit 4.1	Alternative Transportation—Public Transportation Access	6
1			Credit 4.2	Alternative Transportation—Bicycle Storage and Changing Rooms	1
		3	Credit 4.3	Alternative Transportation—Low-Emitting and Fuel-Efficient Vehicles	3
2			Credit 4.4	Alternative Transportation—Parking Capacity	2
		1	Credit 5.1	Site Development—Protect or Restore Habitat	1
		1	Credit 5.2	Site Development—Maximize Open Space	1
		1	Credit 6.1	Stormwater Design—Quantity Control	1
		1	Credit 6.2	Stormwater Design—Quality Control	1
1			Credit 7.1	Heat Island Effect—Non-roof	1
	1		Credit 7.2	Heat Island Effect—Roof	1
		1	Credit 8	Light Pollution Reduction	1

4 0 6 Water Efficiency Possible Points: 10

Y	?	N			
Y			Prereq 1	Water Use Reduction—20% Reduction	
2		2	Credit 1	Water Efficient Landscaping	2 to 4
		2	Credit 2	Innovative Wastewater Technologies	2
2		2	Credit 3	Water Use Reduction	2 to 4

2 4 29 Energy and Atmosphere Possible Points: 35

Y	?	N			
Y			Prereq 1	Fundamental Commissioning of Building Energy Systems	
Y			Prereq 2	Minimum Energy Performance	
Y			Prereq 3	Fundamental Refrigerant Management	
2		17	Credit 1	Optimize Energy Performance	1 to 19
		7	Credit 2	On-Site Renewable Energy	1 to 7
	2		Credit 3	Enhanced Commissioning	2
	2		Credit 4	Enhanced Refrigerant Management	2
		3	Credit 5	Measurement and Verification	3
		2	Credit 6	Green Power	2

5 6 3 Materials and Resources Possible Points: 14

Y	?	N			
Y			Prereq 1	Storage and Collection of Recyclables	
	3		Credit 1.1	Building Reuse—Maintain Existing Walls, Floors, and Roof	1 to 3
	1		Credit 1.2	Building Reuse—Maintain 50% of Interior Non-Structural Elements	1
2			Credit 2	Construction Waste Management	1 to 2
		2	Credit 3	Materials Reuse	1 to 2

Materials and Resources, Continued

Y	?	N			
1	1		Credit 4	Recycled Content	1 to 2
1	1		Credit 5	Regional Materials	1 to 2
		1	Credit 6	Rapidly Renewable Materials	1
1			Credit 7	Certified Wood	1

10 1 4 Indoor Environmental Quality Possible Points: 15

Y	?	N			
Y			Prereq 1	Minimum Indoor Air Quality Performance	
Y			Prereq 2	Environmental Tobacco Smoke (ETS) Control	
		1	Credit 1	Outdoor Air Delivery Monitoring	1
		1	Credit 2	Increased Ventilation	1
1			Credit 3.1	Construction IAQ Management Plan—During Construction	1
1			Credit 3.2	Construction IAQ Management Plan—Before Occupancy	1
1			Credit 4.1	Low-Emitting Materials—Adhesives and Sealants	1
1			Credit 4.2	Low-Emitting Materials—Paints and Coatings	1
1			Credit 4.3	Low-Emitting Materials—Flooring Systems	1
1			Credit 4.4	Low-Emitting Materials—Composite Wood and Agrifiber Products	1
1			Credit 5	Indoor Chemical and Pollutant Source Control	1
1			Credit 6.1	Controllability of Systems—Lighting	1
1			Credit 6.2	Controllability of Systems—Thermal Comfort	1
1			Credit 7.1	Thermal Comfort—Design	1
	1		Credit 7.2	Thermal Comfort—Verification	1
		1	Credit 8.1	Daylight and Views—Daylight	1
		1	Credit 8.2	Daylight and Views—Views	1

4 0 2 Innovation and Design Process Possible Points: 6

Y	?	N			
1			Credit 1.1	Innovation in Design: Public Education	1
1			Credit 1.2	Innovation in Design: Exemplary Performance MR Credit 2	1
1			Credit 1.3	Innovation in Design: LEED CI Credit (furniture)	1
		1	Credit 1.4	Innovation in Design: Specific Title	1
		1	Credit 1.5	Innovation in Design: Specific Title	1
1			Credit 2	LEED Accredited Professional	1

0 0 4 Regional Priority Credits Possible Points: 4

Y	?	N			
		1	Credit 1.1	Regional Priority: Specific Credit	1
		1	Credit 1.2	Regional Priority: Specific Credit	1
		1	Credit 1.3	Regional Priority: Specific Credit	1
		1	Credit 1.4	Regional Priority: Specific Credit	1

41 13 56 Total Possible Points: 110

Certified 40 to 49 points Silver 50 to 59 points Gold 60 to 79 points Platinum 80 to 110



City of Pittsburgh



DEPARTMENT OF CITY PLANNING
DEVELOPMENT ADMINISTRATION AND REVIEW (ZONING)

Date Filed:

[Empty box for Date Filed]

Office of the Zoning Administrator

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

(Zoning Use Only)

DEPARTMENT OF CITY PLANNING
DEVELOPMENT ADMINISTRATION AND REVIEW

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: TCB EAST LIBERTY NORTH
 Address: 95 BERKLEY ST. 3RD FLOOR
 City: BOSTON
 State: MA
 Zip Code: 02116
 Phone Number: (617) 695-9595 CHIEF COUNSEL

2. Applicant/Company Name: SAME
 Address: [Empty]
 City: [Empty]
 State: [Empty]
 Zip Code: [Empty]
 Phone Number: ()

Applicant/Contractor ID: (assigned by the City)

3. Development Name: EAST LIBERTY PLACE NORTH (STREET LEVEL COMMERCIAL COMOD)

4. Development Location: EAST LIBERTY

5. Development Address: 5807-45 PENN AVE. 15206

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 #: 7542
 Date Issued: 4/30/10
 Existing Use of Property: COMMERCIAL COMOD.

8. Estimated Construction: FOR START DATE: 3/1/2015
 OCCUPANCY DATE: 5/1/2015
 Project Cost: \$ OUT TO 310
 FIT OUT OF FIMS)
 SPACE IN VACANT AREA OF COMOD.

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): 91 (FITNESS CENTER) SEE ALSO ATTACHED PROPOSAL

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: 11000 SF OF STREET LEVEL COMMERCIAL SPACE (COMMERCIAL COMOD) W/ 54 UNIT RESIDENTIAL COMOD APTS FLOORS 2-4. THE ONLY COMMERCIAL TENANT TO DATE IS THE COMMUNITY BLOCK. OFFICE AT 5819 PENN AVE. OF ~1700 SF.

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/>)

INC. SOLE MEMBER

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

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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:	<u>0</u>	sq ft	
Existing to be Retained:	<u>11000</u>	sq ft	
Retained Area to be Renovated:	<u>3024</u>	sq ft	FOR THIS FIT-OUT FOR FITNESS CENTER
To be Constructed:	<u>0</u>	sq ft	
Building Footprint:	<u>19036</u>	sq ft	

	Existing		Proposed	
	Stories	Feet	Stories	Feet
Main Structure <u>COMMERCIAL CONDO.</u>	<u>1</u>	<u>17</u>	<u>1</u>	<u>17</u>
Proposed Addition/Extension			<u>NONE</u>	<u>NONE</u>

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

<u>NONE</u>				

16. Number of Dwelling Units: N/A - THIS APPL. IS FOR THE COMMERCIAL CONDO.
 Existing to Remain: _____ Proposed: _____

17. Lot Area: 47,916 sq ft

18. On Site Parking: N/A 8 SPACES FOR COMMERCIAL CONDO. (2 ARE ALL)

	Existing	Proposed
Full (8 1/2' x 19')	<u>7 COMM. CONDO.</u>	<u>7 COMM. CONDO.</u>
Compact (7 1/4' x 16')		
Handicap (13 1/2' x 19')	<u>1 COMM. CONDO.</u>	<u>1 COMM. CONDO.</u>

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)

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DEVELOPMENT REVIEW VOUCHER

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)

CONNECTIONS TO EXISTING TAP.

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

YES

NO BUILDING TAP WAS APPROVED w/ COMMERCIAL CONSUMPTION PLANNED.

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:

N/A

- 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:

[Signature] 7/5/2015

ADDENDUM TO DEVELOPMENT REVIEW APPLICATION

The Development Review Application to which this Addendum is attached was filed by TCB East Liberty North Commercial LLC in connection with interior improvements to be made to a portion of the first floor commercial space of a mixed use building on Penn Avenue in East Liberty. City zoning records show that the approved uses for this space are "bank, restaurant and grocery store."

The space is in an AP district. The uses allowed in an AP district are "those approved by the Planning Commission in accordance with an approved unit development plan and recorded improvement subdivision plan. The Planning Commission shall have the authority to approve any use that is allowed in an RP district or a CP district." When this property was developed, it was intended that the property would serve to extend the existing Penn Avenue commercial area, which is zoned UNC. To accomplish that, we believe that those allowed uses in both CP and UNC that are compatible with a mixed use building should be permitted. Below is a list of such uses.

With one exception, all of the following proposed uses are either permitted uses, administrator exceptions, special exceptions or conditional uses in the UNC district. Pursuant to the Zoning Code, all of the following uses will be subject to the terms and conditions for such use in the HC zoning district. There is one use not in the UNC district - "Retail Sales and Services, Residential Convenience" which is defined as "a Retail and Services use contained wholly within the ground floor of a multi-unit residential building." That describes any retail use on this property, so we ask that it be included even to remove any question that a retail use is appropriate for this commercial space.

List of Proposed Approved Uses for TCB East Liberty North Commercial LLC Space

- Art or Music Studio P
- Bank or Financial Institution (Limited) P
- Bank or Financial Institution (General) P
- Child Care (Limited) P
- Child Care (General) P
- Community Center (Limited) P
- Community Center (General) P
- Cultural Service (Limited) P
- Cultural Service (General) P
- Educational Classroom Space (Limited) P
- Grocery Store (Limited) A

Grocery Store (General) P
Library (Limited) P
Library (General) P
Medical Office (Limited) P
Medical Office (General) P
Office (Limited) P
Office (General) P
Recreation and Entertainment, Indoor (Limited) P
Recreation and Entertainment, Indoor (General) P
Restaurant, Fast-Food (Limited) A
Restaurant (Limited) P
Restaurant (General) P
Retail Sales and Services (Limited) P
Retail Sales and Services (General) A
Retail Sales and Services, Residential Convenience P or A
Safety Service P
School (Elementary or Secondary) (Limited) A
School (Elementary or Secondary) (General) A
Sidewalk Café A
Vehicle/Equipment Sales (Limited) A
Vocational School (Limited) P
Vocational School (General) P