City of Pittsburgh

510 City-County Building
414 Grant Street
Pittsburgh, PA 15219

Legislation Details (With Text)

File #:	2015-1805 **Version:** 1		
Type:	Ordinance	**Status:**	Held In Council
File created:	6/29/2015	**In control:**	Committee on Land Use and Economic Development
On agenda:	6/29/2015	**Final action:**	
Enactment date:		**Enactment #:**	
Effective date:			

Title: Ordinance amending the Pittsburgh Code, Title Nine, Zoning, Article I, Section 902.03 Zoning Map, by changing from R1A-H, Residential Single-Unit Attached, High Density District, to NDI, Neighborhood Industrial District, certain property bounded by Phineas Street; Chestnut Street; the northernmost boundary line of the Neighborhood Industrial Zoning District; a line extending in a westerly direction from that point to Guckert Way; the northernmost boundary of Block Number 24-P, Lot Number 4 in the Allegheny County Block and Lot System; the northernmost boundary of Block Number 24-P, Lot Number 9 in the aforesaid system; and Guckert Way.

Sponsors: Darlene M. Harris

Indexes: PGH. CODE ORDINANCES TITLE 9 - ZONING

Code sections:

Attachments: 1. 06-29-15 REPORT & RECOMMENDATION

Date	Ver.	Action By	Action	Result
6/29/2015	1	Standing Committee	Referred for Report and Recommendation	Pass
6/29/2015	1	City Council	Read and referred	
6/29/2015	1	City Council	Waived under Rule 8	Pass
6/29/2015	1	Standing Committee	Held for Public Hearing	Pass

SPONSORED BY COUNCILWOMAN DARLENE HARRIS

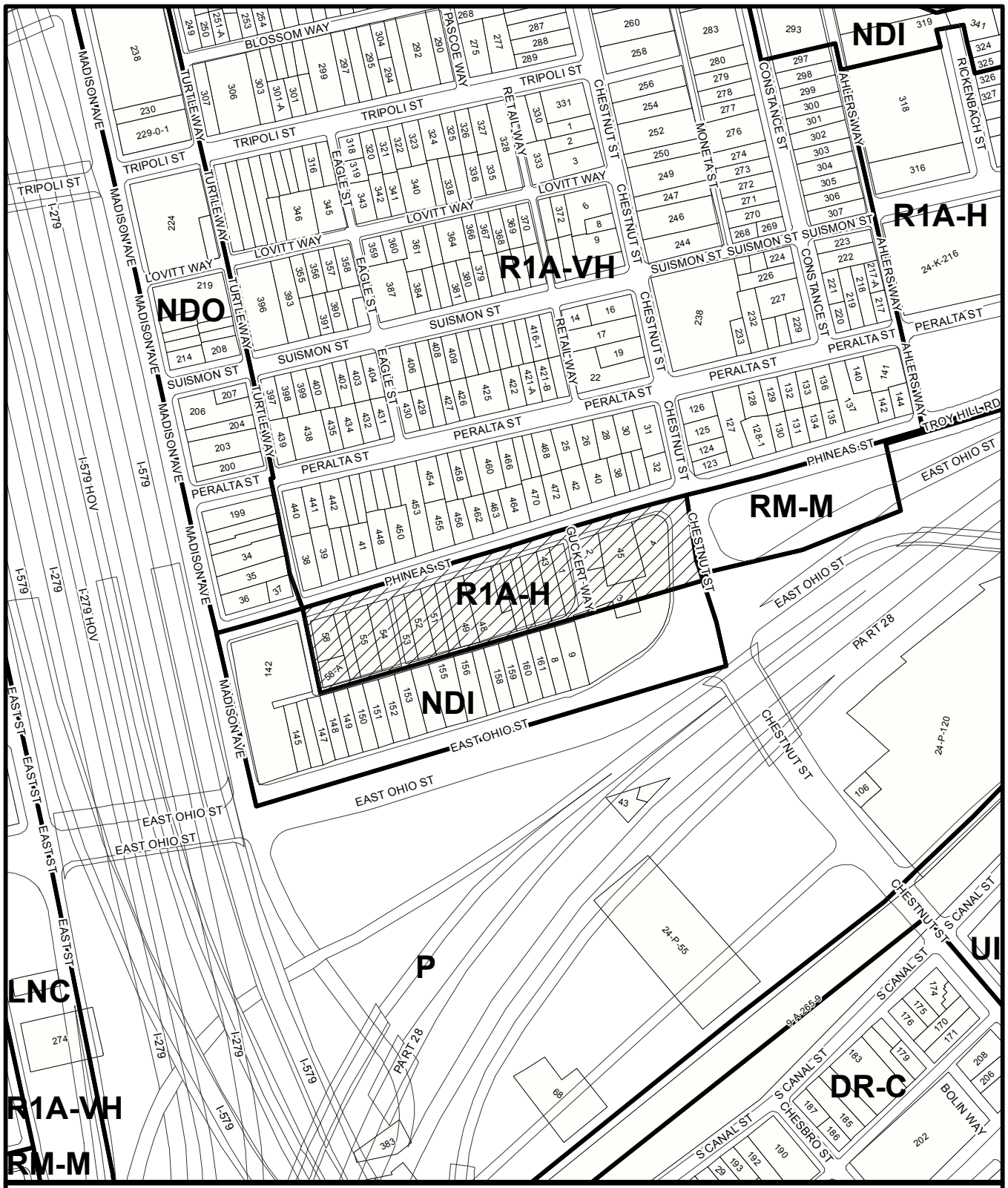
Ordinance amending the Pittsburgh Code, Title Nine, Zoning, Article I, Section 902.03 Zoning Map, by changing from R1A-H, Residential Single-Unit Attached, High Density District, to NDI, Neighborhood Industrial District, certain property bounded by Phineas Street; Chestnut Street; the northernmost boundary line of the Neighborhood Industrial Zoning District; a line extending in a westerly direction from that point to Guckert Way; the northernmost boundary of Block Number 24-P, Lot Number 4 in the Allegheny County Block and Lot System; the northernmost boundary of Block Number 24-P, Lot Number 9 in the aforesaid system; and Guckert Way.

The Council of the City of Pittsburgh hereby enacts as follows:

Section 1. Amending the Pittsburgh Code, Title Nine, Zoning, Article I, Section 902.03 Zoning Map, by changing from R1A-H, Residential Single-Unit Attached, High Density District, to NDI, Neighborhood Industrial District, certain property bounded by Phineas Street; Chestnut Street; the northernmost boundary line of the Neighborhood Industrial Zoning District; a line extending in a westerly direction from that point to Guckert Way; the northernmost boundary of Block Number 24-P, Lot Number 4 in the Allegheny County Block and Lot System; the northernmost boundary of Block Number 24-P, Lot Number 9 in the aforesaid

powered by Legistar™

system; and Guckert Way.



PROPOSED ZONING CHAGE

CHANGE FROM:
R1A-H (SINGLE UNIT ATTACHED HIGH DESNITY)
TO
NDI (NEIGHBORHOOD INDUSTRIAL)

RIA-H to NDI

DEPARTMENT OF
CITY PLANNING

0 50 100 200 300 400 Feet

CITY OF PITTSBURGH
AUGUST 2015

City of Pittsburgh

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: Bakery Sq. 2 Holdings Parcel C/O, LP | Phone Number: (412) 683-3810

Address: 5500 Walnut | City: Pittsburgh | State: PA | Zip Code: 15232

2. Applicant/Company Name: Todd Reidbord | Phone Number: (412) 683-3810

Address: 5500 Walnut | City: Pittsburgh | State: PA | Zip Code: 15232

Applicant/Contractor ID:(assigned by the City)

3. Development Name: Bakery Village Townhomes

4. Development Location: Intersection of East Liberty Blvd. & Penn Ave.

5. Development Address: TBD

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: NA

Certificate of Occupancy#: | Date Issued: | Existing Use of Property:

8. Estimated Construction: Start Date: 10/ /2015 | Occupancy Date: 06/ /2016 (Phase I) | Project Cost: $

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): Single-Unit Attached Residential

10. Select the Type of Work:

- ☐ New Construction, New
- ☒ New Construction,
- ☐ Change in Use Only
- ☐ Renovation, Interior
- ☐ Renovation, Exterior
- ☐ Renovation, Change in Use

11. Describe the Development: 52 townhomes grouped in 2, 3, or 4 units. All units will be for-sale market rate & located across from Bakery Square in Shadyside w/ vehicular access via Penn Ave.

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/)

VOUCHER #: _____
(Zoning Use Only)

City of Pittsburgh

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: 15 ☐ N/A

☒ Residential ☐ Commercial ☐ Recreational ☐ Industrial ☐ Institutional

14. Gross Floor Area:

Existing to be Razed:	Ø	sq ft
Existing to be Retained:	Ø	sq ft
Retained Area to be Renovated:	Ø	sq ft
To be Constructed:	191,000	sq ft
Building Footprint:	55,000	sq ft

15. Height of Structures:

	Existing		Proposed	
	Stories	Feet	Stories	Feet
Main Structure	/	/	4	37'-0"
Proposed Addition/Extension				

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

16. Number of Dwelling Units: 52

Existing to Remain: 0 Proposed: 52

17. Lot Area: 4.3071 acres sq ft

18. On Site Parking: ☐ N/A

	Existing	Proposed
Full (8 ½' x 19')	Ø	142
Compact (7 ¼' x 16')	Ø	Ø
Handicap (13 ½' x 19')	Ø	Ø

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

VOUCHER #: _____
(Zoning Use Only)

City of Pittsburgh

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:

52 New Water Service Connection(s) / Termination of Existing Water Service Tap(s)

57 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: Todd E. Reidbord, President of CO

Bakery Village Townhomes
Rear Elevation
Rothschild Doyno Collaborative
08-25-15

MATERIAL LEGEND
AS1 - Asphalt Shingles, Color 1
AS2 - Asphalt Shingles, Color 2
BV1 - Brick Veneer, Color 1
BV2 - Brick Veneer, Color 2
CB1 - Concrete Board, Color 1
CS1 - Concrete Siding, Color 1
CS2 - Concrete Siding, Color 2
GR - Glass Railing
MR - Metal Railing
SS1 - Standing Seam, Color 1

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Bakery Village Townhomes
Rear Elevation
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Bakery Village Townhomes
Rear Elevation
Rothschild Doyno Collaborative
08-25-15

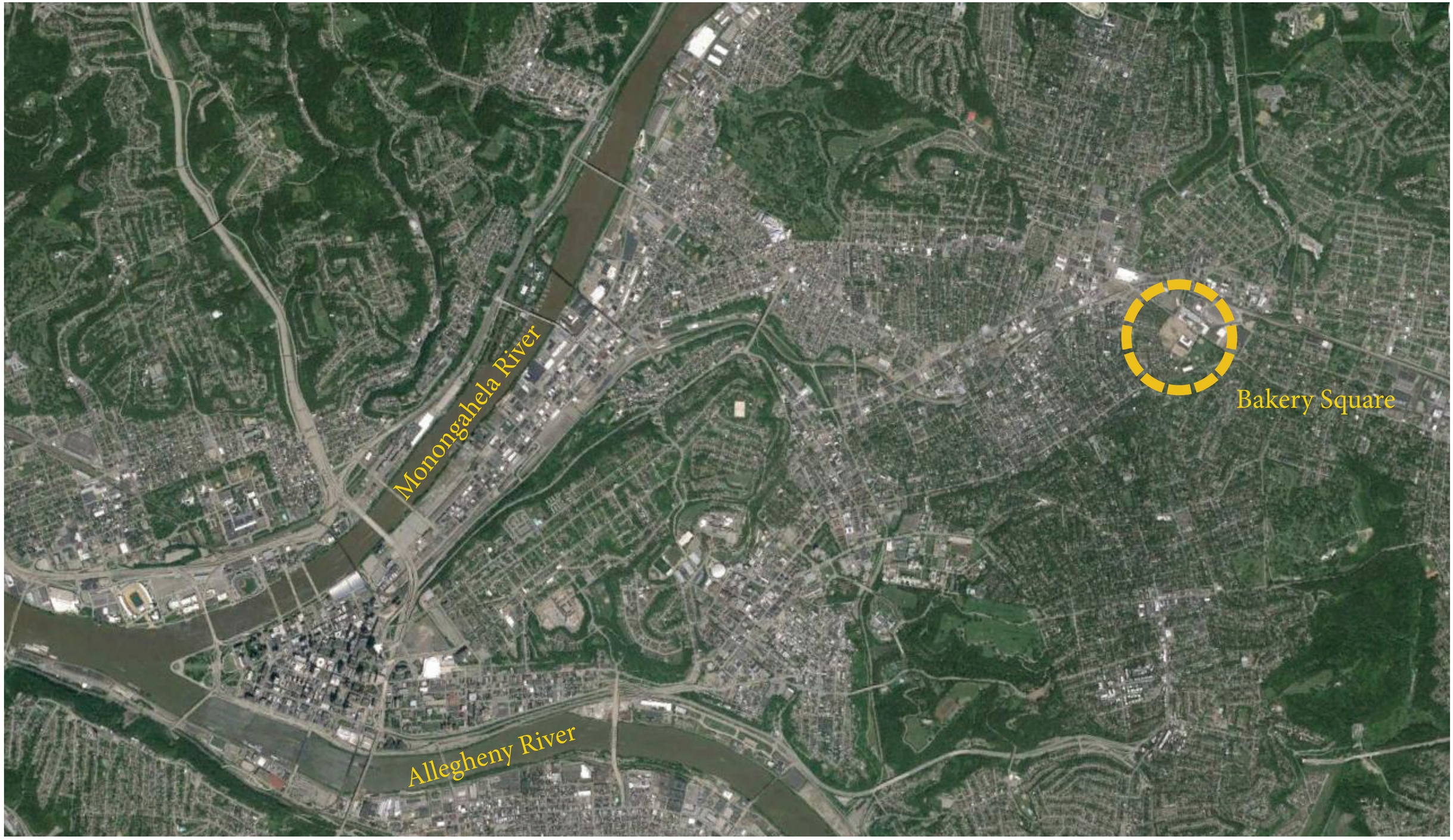
Bakery Village Townhomes
Planning Commission Presentation
September 1, 2015

A Joint Venture of
Walnut Capital & Laurel Development

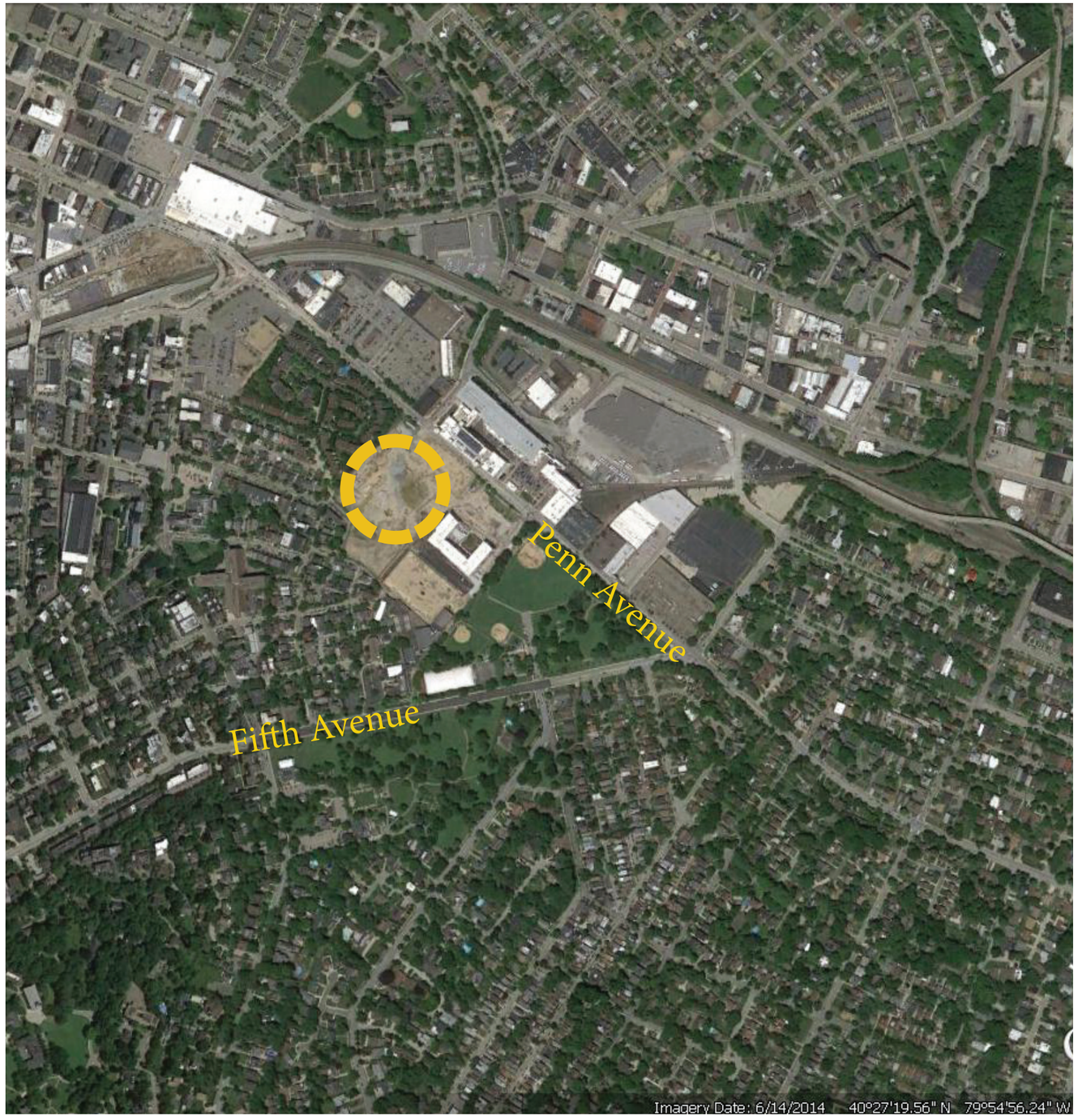
Architecture: PVE Scheffler

Civil Engineering: Hampton Techical Associates

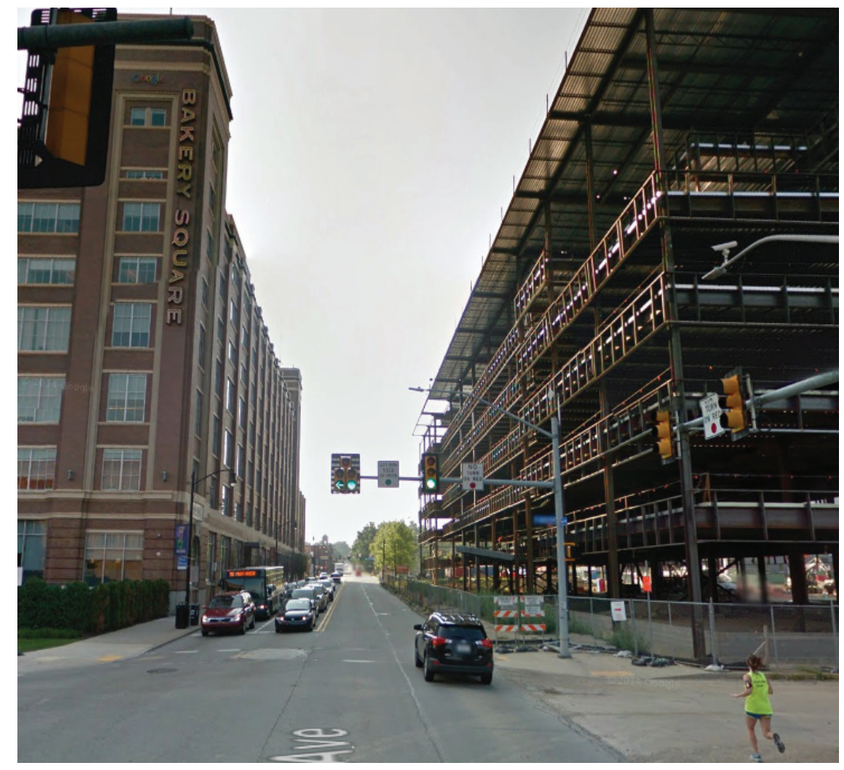
Landscape Architecture: LaQuatra Bonci Associates



City Context


Penn Avenue
Fifth Avenue
Imagery Date: 6/14/2014 40°27'19.56" N 79°54'56.24" W

ENTRANCE
Residents Only

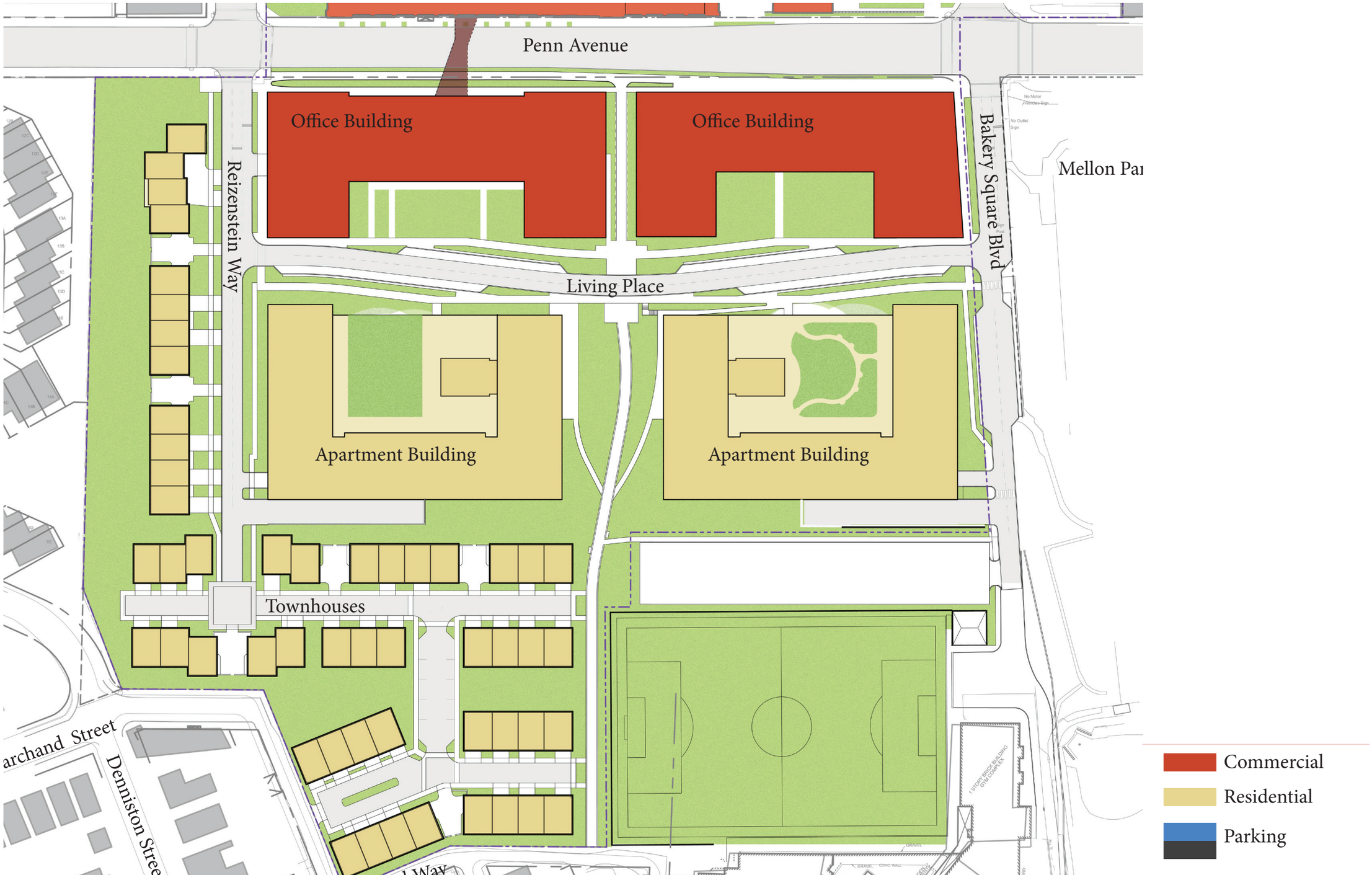

BAKERY SQUARE

Bakery Village Townhomes:
CDAP Presentation - September 1, 2015

Bakery Square PLDP Submission (by Strada)
revised January, 2013

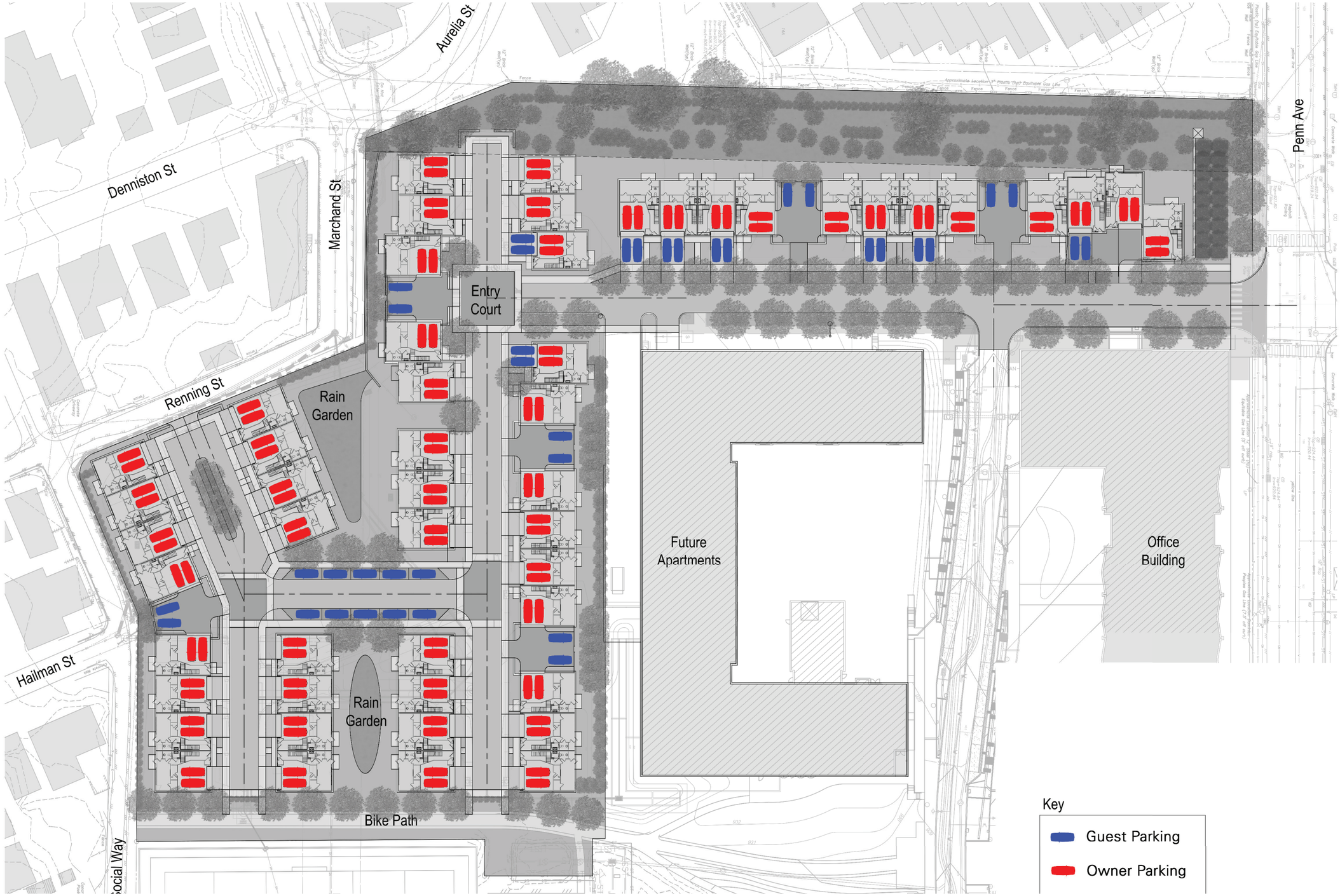
Current Site Condition & Soil Stockpile

Neighborhood Context Photos



Bakery Village Townhomes:
CDAP Presentation - September 1, 2015

Bakery Square PLDP Submission (by Strada)



Bakery Village Townhomes:
CDAP Presentation - September 1, 2015

Parking

Front Elevation

Bakery Village Townhomes:
CDAP Presentation - September 1, 2015

Townhome Elevations

Bakery Village Townhomes:
CDAP Presentation - September 1, 2015

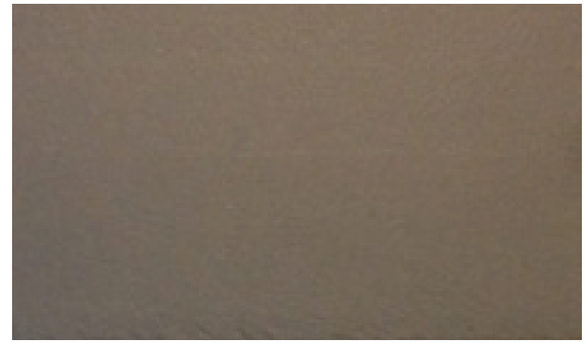
Townhome Elevations

Rear Elevation

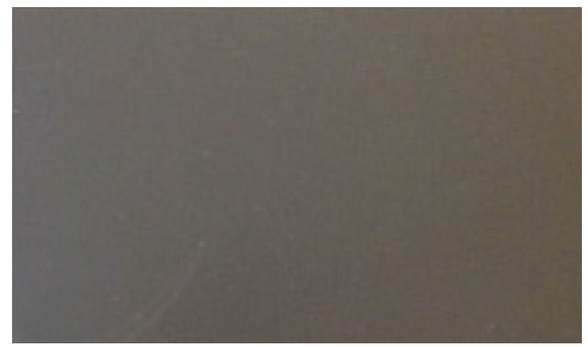
Bakery Village Townhomes:
CDAP Presentation - September 1, 2015

Townhome Elevations

Brick



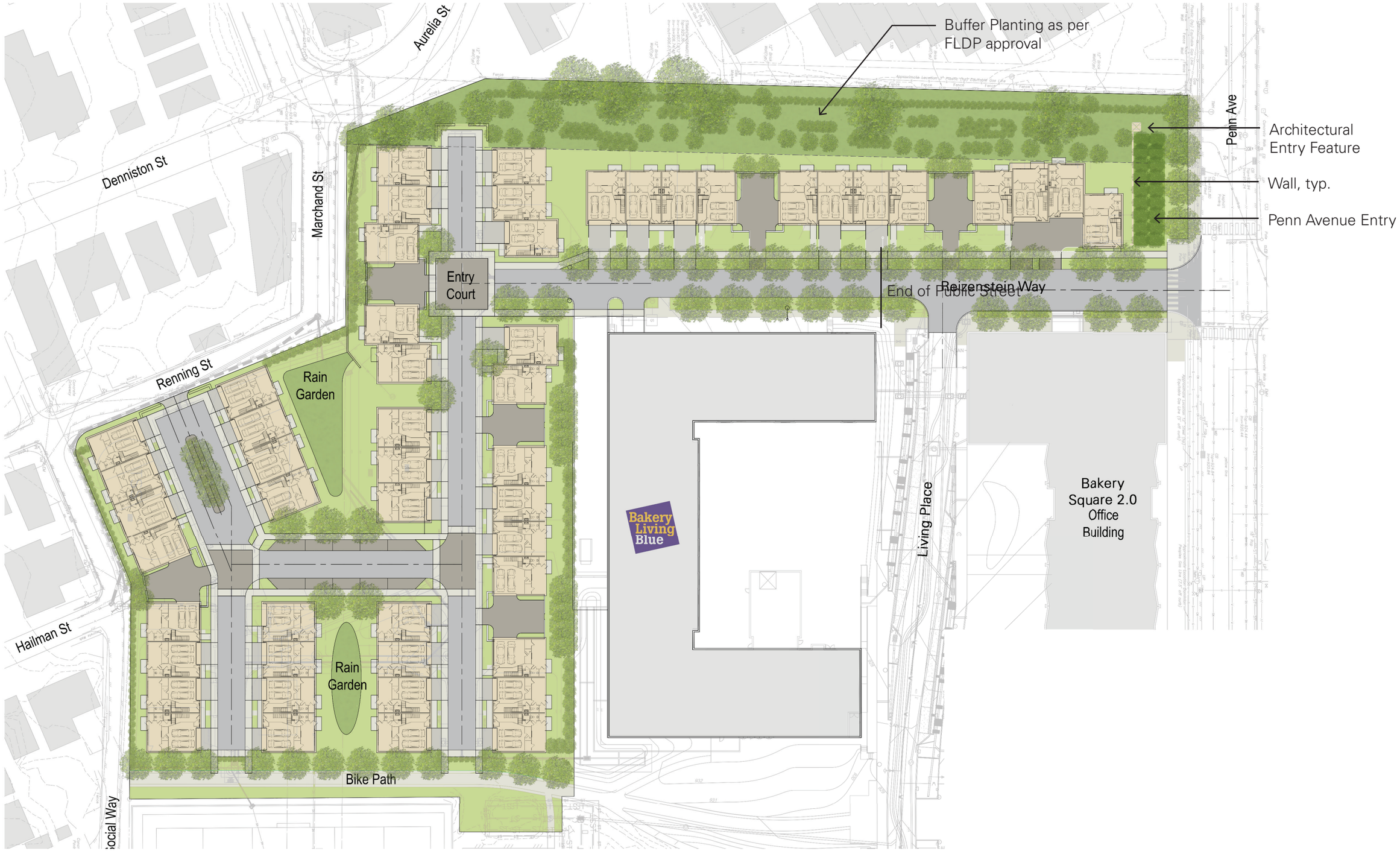
Anderson Windows/Doors | Dark Bronze



Bronze Metal Roofing

HardiePlank Lap Siding

Owens Corning TruDefinition Duration Shingles

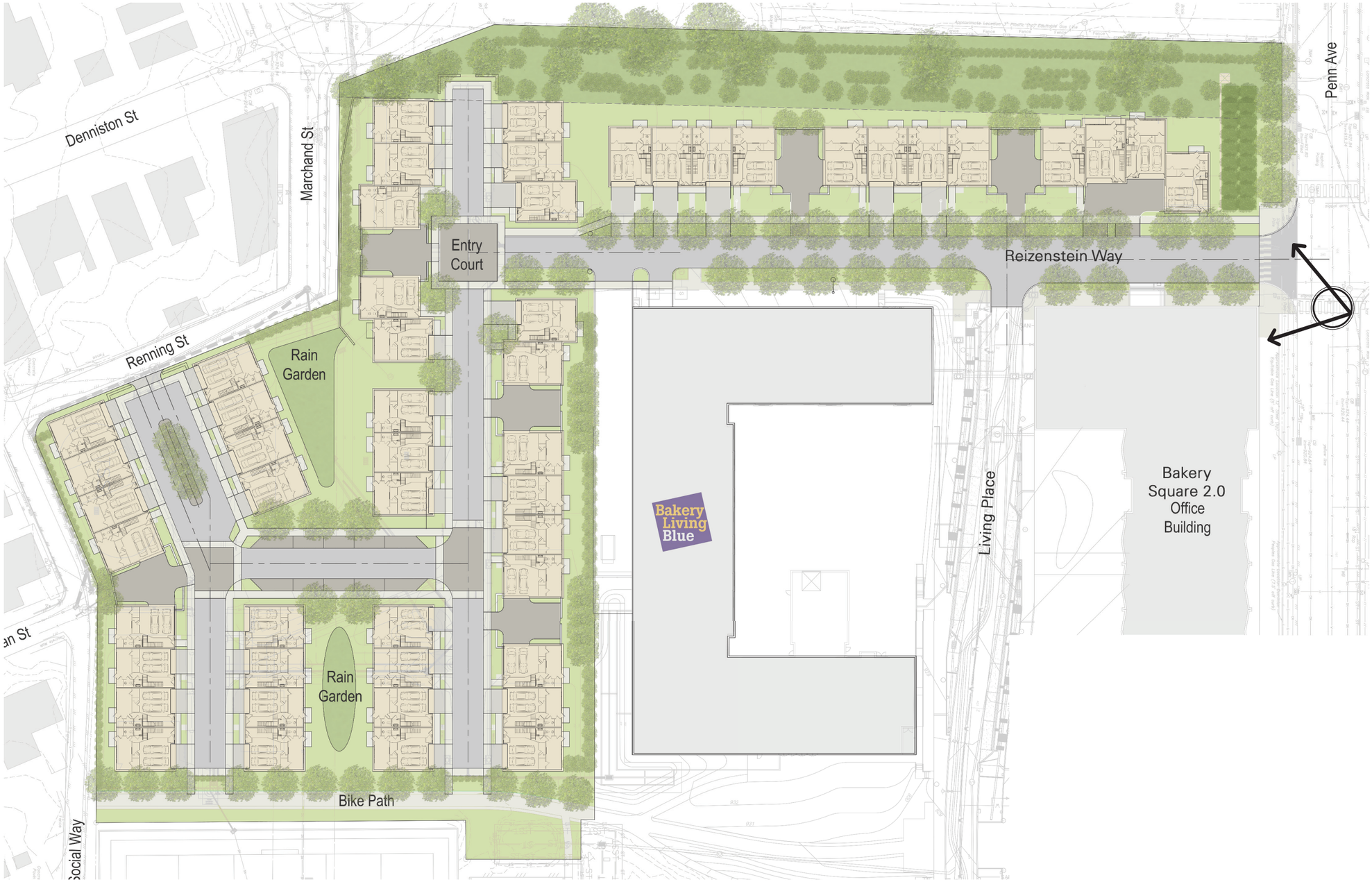


Bakery Village Townhomes:
CDAP Presentation - September 1, 2015

Phase II Site Plan

Bakery Village Townhomes:
CDAP Presentation - September 1, 2015

Bakery Square PLDP Submission (by Strada)

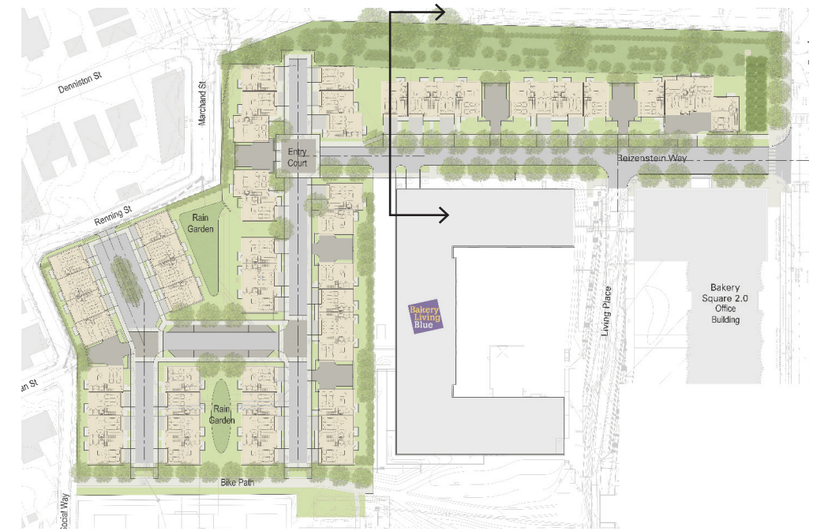


Bakery Village Townhomes:
CDAP Presentation - September 1, 2015

Perspective View 1

Bakery Village Townhomes:
CDAP Presentation - September 1, 2015

Perspective View 1

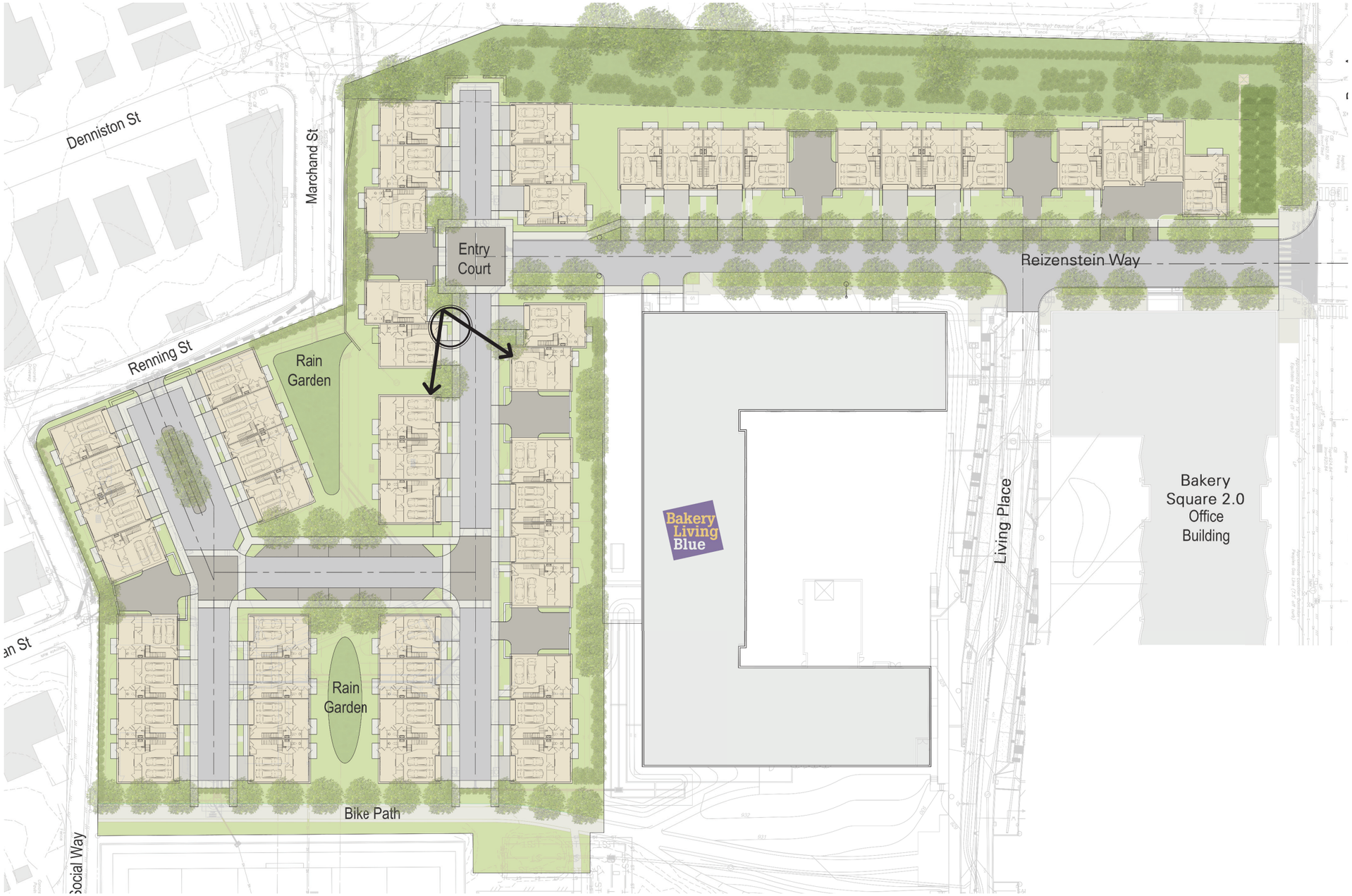


Bakery Village Townhomes:
CDAP Presentation - September 1, 2015

Phase II Section/Elevation (A)

Bakery Village Townhomes:
CDAP Presentation - September 1, 2015

Phase II Section/Elevation (B)

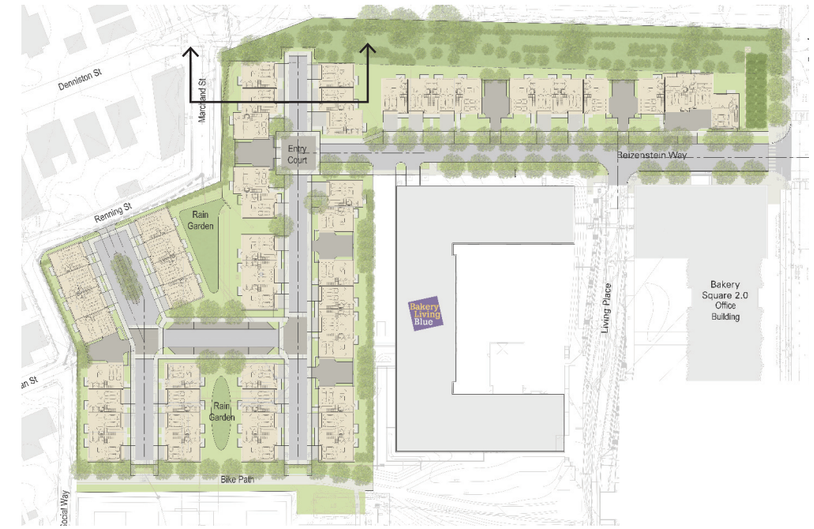


Bakery Village Townhomes:
CDAP Presentation - September 1, 2015

Perspective View 2

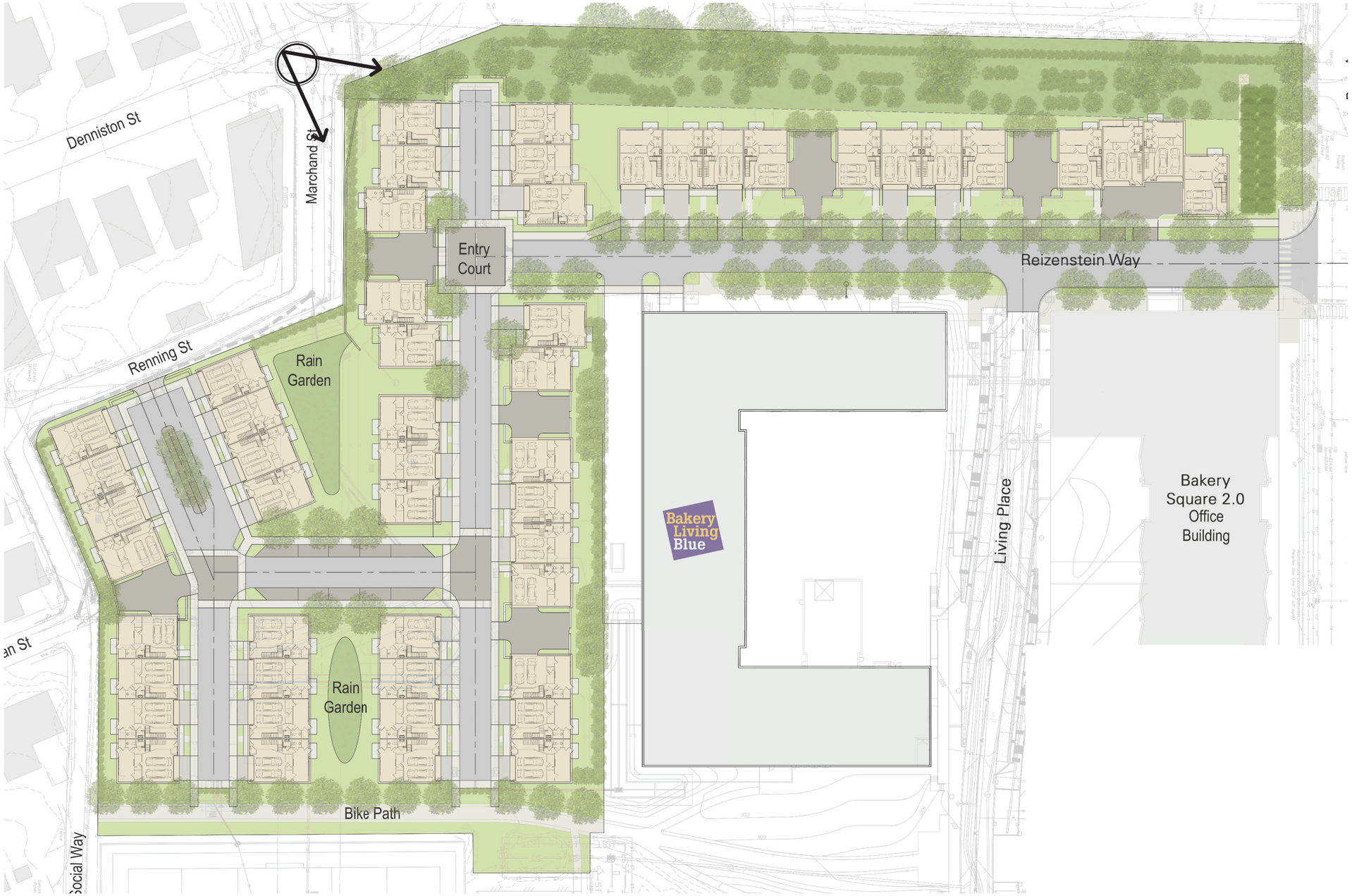
Bakery Village Townhomes:
CDAP Presentation - September 1, 2015

Perspective View 2



Bakery Village Townhomes:
CDAP Presentation - September 1, 2015

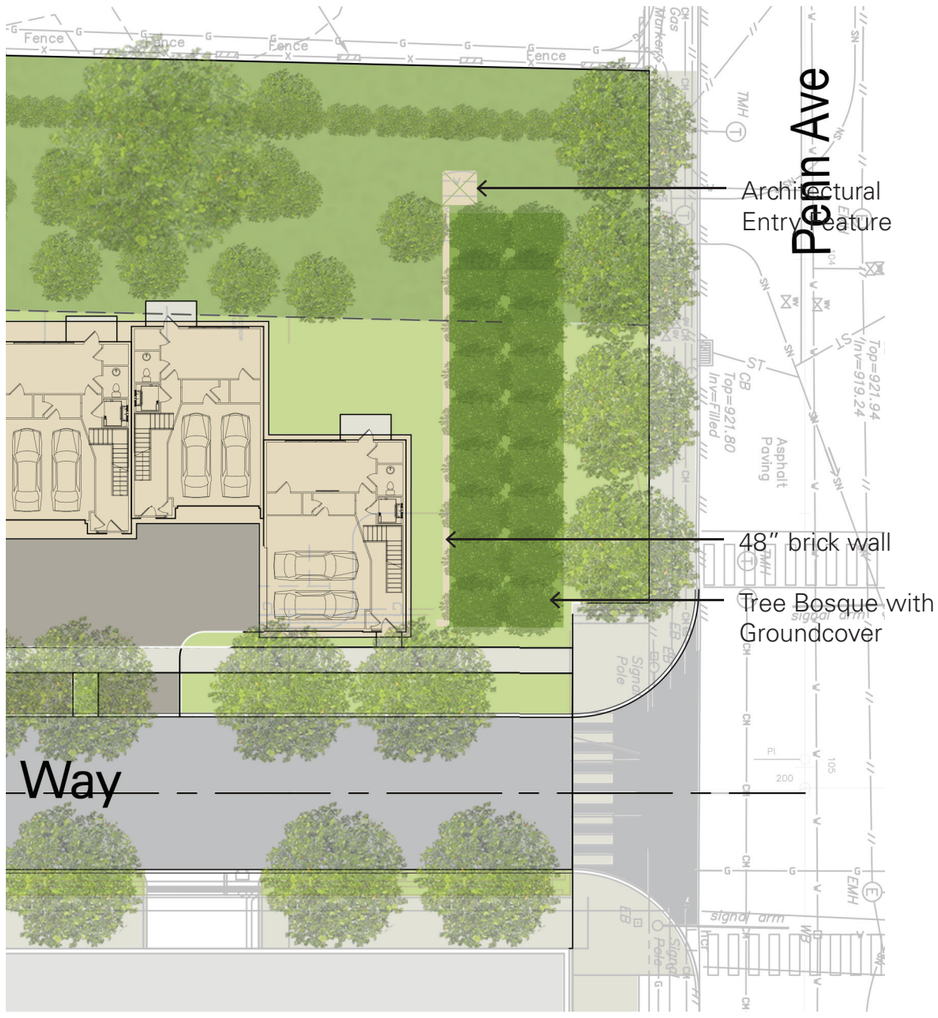
Phase II Section/Elevation C)



Bakery Village Townhomes:
CDAP Presentation - September 1, 2015

Perspective View 3

Perspective View 3



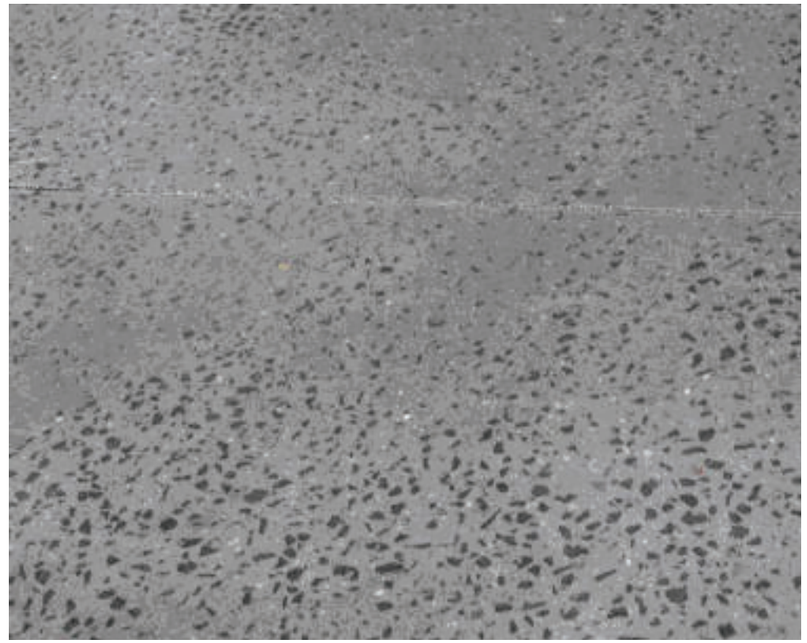
Bakery Village Townhomes:
CDAP Presentation - September 1, 2015

Phase II Entry Detail

Fence for privacy and safety atop retaining wall. 4' Universal Fence with Lattice Topper

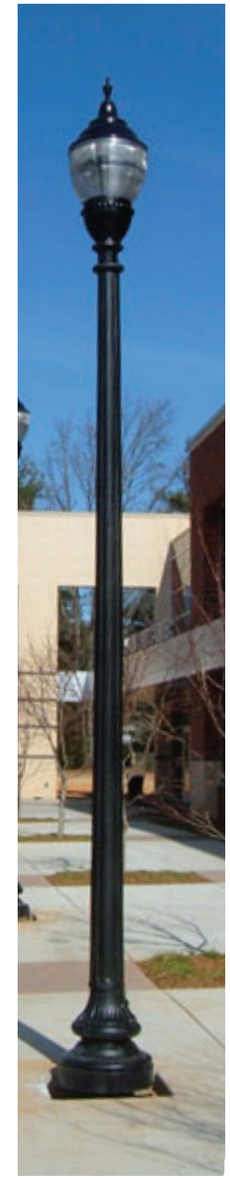
Brick Veneered Walls and Retaining Walls - to match architecture

Parking Court Specialty Paving

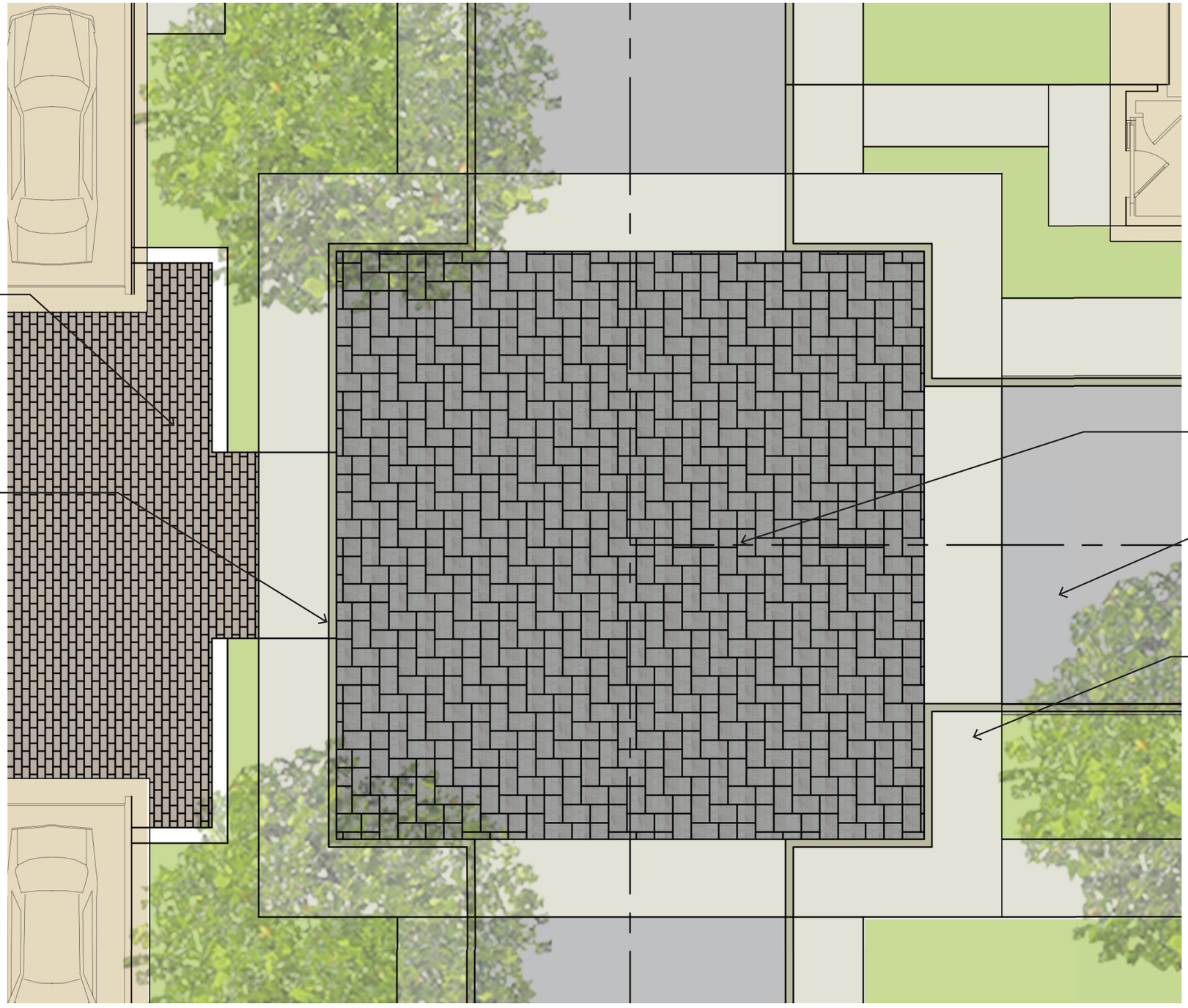


Exposed Aggregate Paving

Typical Post Light - Residential Area

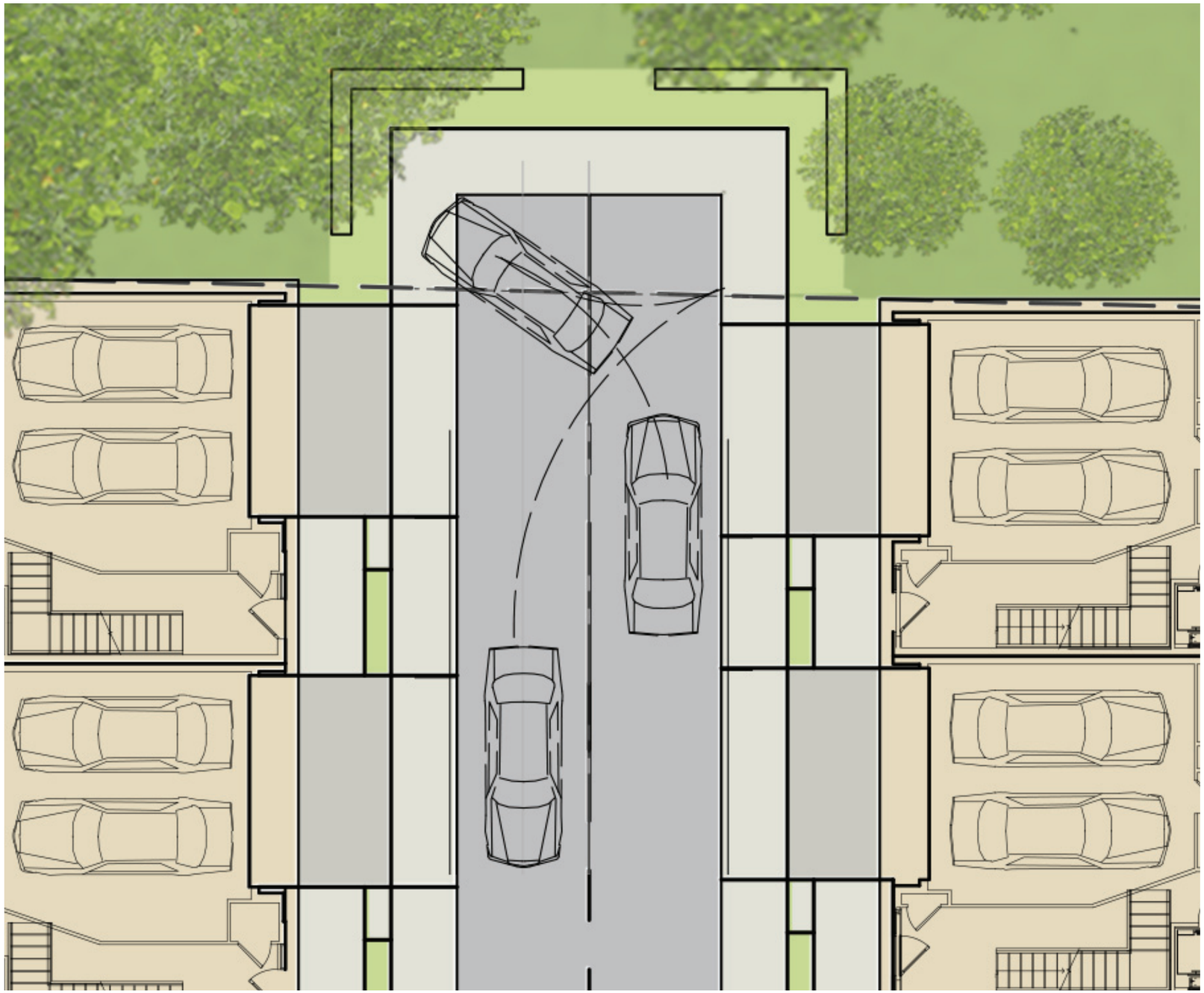


Type 1 Streetlight - Acorn, Black Access Street



Bakery Village Townhomes:
CDAP Presentation - September 1, 2015

New Intersection



Red Sunset Maple

Elm

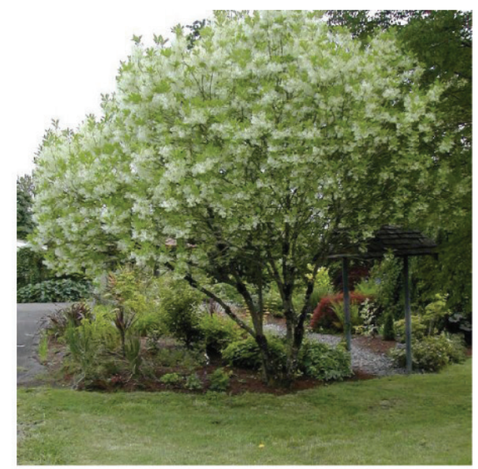
Heritage River Birch

Red Oak

Flowering Dogwood

Redbud

Serviceberry


White Fringe Tree

Ivory Silk Lilac Tree

Green Gem Boxwood

Red Twig Dogwood

Virginia Sweetspire

Juniper Blue Pacific

Annabelle Hydrangea

Home Run Rose

Dwarf Fothergilla

Red Sprite Winterberry

Viburnum

Drift Rose

Chardonnay Pearls Deutzia

Tor Spirea

Shamrock Holly

Summersweet

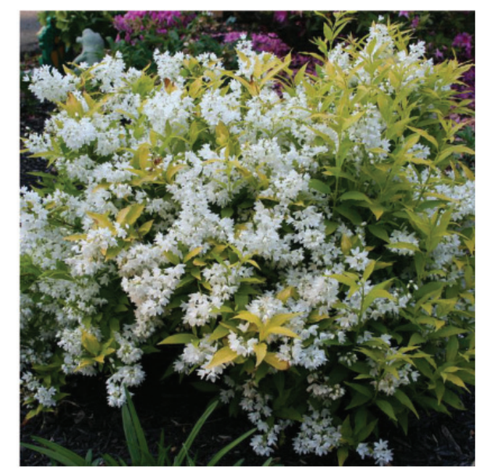
Hydrangea

Striatum Geranium

Vivid Obedient Plant

Little Spire Russian Sage

Summersweet


Chardonay Pearls Deutzia

Black Eyed Susan

Red Sentinel Astilbe

Cut as Can Be Daylily

Wintercreeper

Pachysandra

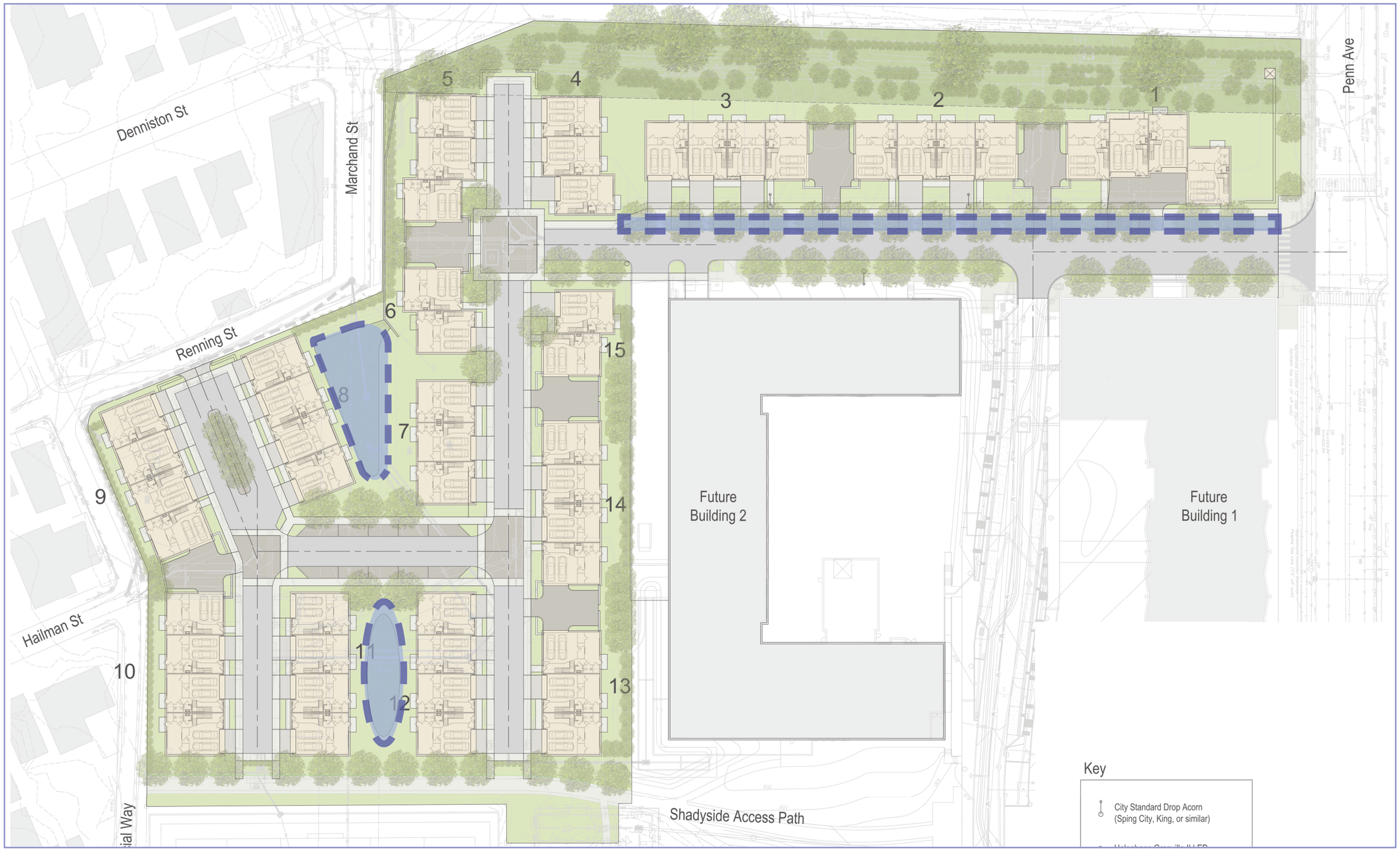
Spring Bulbs

Snow Cap Shasta Daisy

Big Blue Lily Turf

Dwarf Fountain Grass

Red Switch Grass



Bakery Village Townhomes:
CDAP Presentation - September 1, 2015

Stormwater Management

Schedule:

CDAP	July 21 2015
Planning Commission Briefing	September 1 2015
Planning Commission Hearing	September 15 2015
Site Work Start	August 2015
Townhome Construction Start	October 2015
Phase I Completion	June 2016

SIGN/PH

City of Pittsburgh

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

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- 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: KING PENGUIN OPP. FUND		Phone Number: (646 - 342-6293	
Address: 590 MADISON AVE	City: NEW YORK	State: NY	Zip Code: 10022
2. Applicant/Company Name: PFAFFMANN + ASSOC.		Phone Number: (412) 471-2470	
Address: 223 4th AVE	City: PITTSBURGH	State: PA	Zip Code: 15222
Applicant/Contractor ID:(assigned by the City)			
3. Development Name: THE PITTSBURGHER (FORMERLY THE LAWYER BLDG)			
4. Development Location: PITTSBURGH			
5. Development Address: 428 FORBES AVE.			
6. If applicant is proposing a change to the Zoning District, the following is required: (Attach Zone Change Petition)			
Proposed Zoning District:	NA		
Present Use of Site: (Select from attached list)	OFFICE		
7. If a Certificate of Occupancy exists, the following is required:			
Certificate of Occupancy#:	Date Issued:	Existing Use of Property:	
8. Estimated Construction: Start Date: 9/1/2015	Occupancy Date: CURRENTLY OCCUPIED	Project Cost: $ SIGN: $40,000 PH: $50,000	

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): OFFICE (ROOFTOP PH RESTAURANT/CLUB)

10. Select the Type of Work:

- ☐ New Construction, New
- ☐ New Construction,
- ☐ Change in Use Only
- ☒ Renovation, Interior
- ☒ Renovation, Exterior
- ☐ Renovation, Change in Use

11. Describe the Development:

- BUILDING IDENTITY SIGN ON APPROVED PENTHOUSE SCREEN
- ROOFTOP CLUB (REST. ON 25th FLOOR) ADDITION

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/)

VOUCHER #: _____ (Zoning Use Only)

MAY 2013

City of Pittsburgh

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: _____ sq ft

Retained Area to be Renovated: _____ sq ft

To be Constructed: _____ sq ft

Building Footprint: _____ sq ft

15. Height of Structures:

25 STORIES	Existing		Proposed	
	Stories	Feet	Stories	Feet
Main Structure	25	255'		
Proposed Addition/Extension			PENTHOUSE	13'-6"
Provide Accessory Structure Type(s) and Height(s):				

16. Number of Dwelling Units:

Existing to Remain: NA Proposed: 0

17. Lot Area: 10,162 sq ft

18. On Site Parking: ☒ N/A

	Existing	Proposed
Full (8 ½' x 19')		
Compact (7 ¼' x 16')		
Handicap (13 ½' 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

VOUCHER #: _____
(Zoning Use Only)

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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:

0 New Water Service Connection(s) — 0 Termination of Existing Water Service Tap(s)

0 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. ALSO PART OF SEPARATE APPLICATION FOR VARIANCE

☐ 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:

VOUCHER #: _____ (Zoning Use Only)

Lawyer's Building Renovation:

THE PITTSBURGHER

Planning Commission Submission

Phase 1 Exterior Renovations

- New Cooling Tower & Enclosure
- Signage
- Renovated Entry & Canopy
- Rooftop Expansion

Revised 29 July 2015

PFAFFMANN + ASSOCIATES

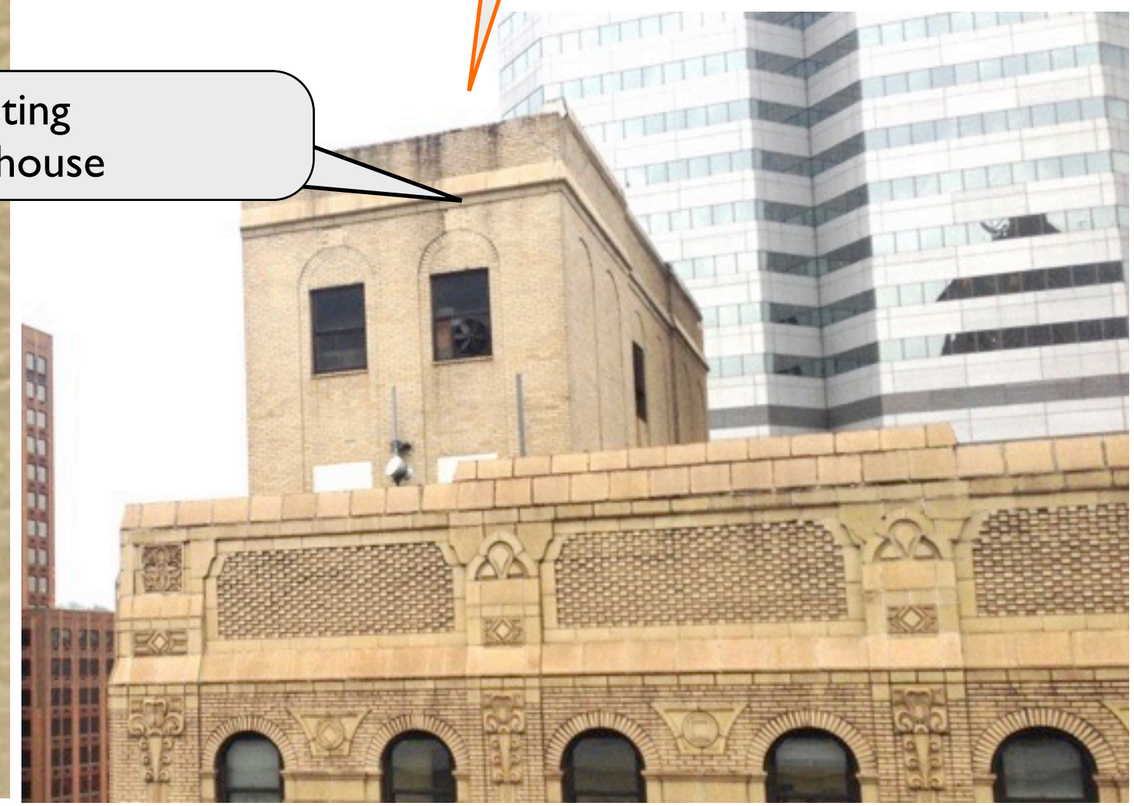
THE PITTSBURGHER

The Pittsburgher name celebrates the transformation of the Lawyer's Building into affordable, modern office space with a nod to its history....

KINGPENGUIN PROPERTIES

Existing Penthouse

Original "The Pittsburgher" Sign Location



Historic Signage Character Defining Feature of Restoration

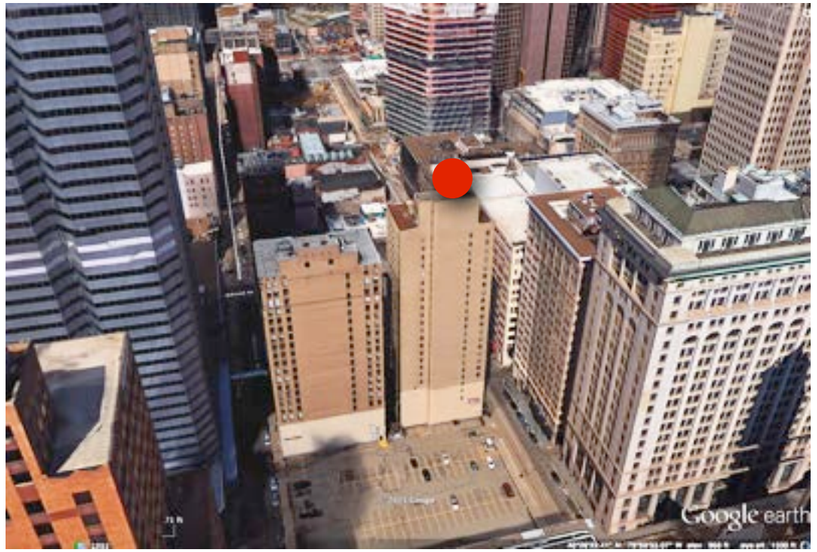
THE PITTSBURGHER
Historic Overview

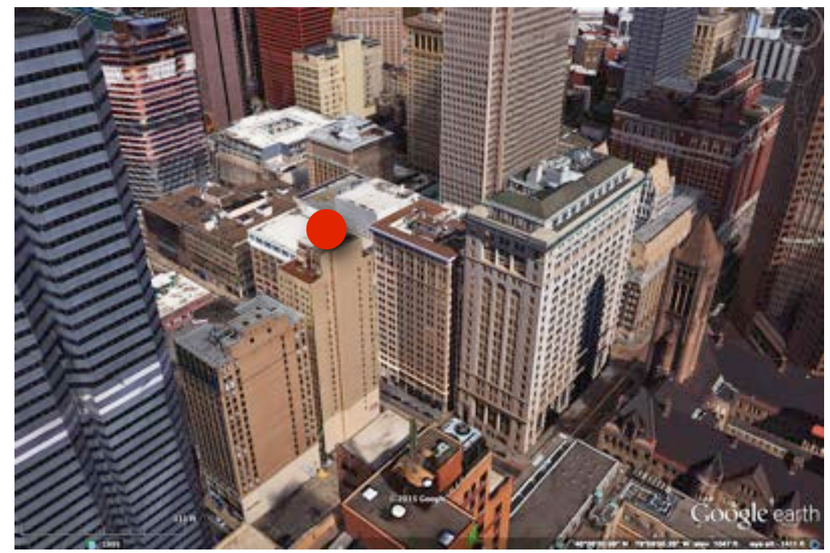
Period of Significance: 1928-1961
- 1928—Opened under Knott Hotels management
- 1961—Sold by Knott to Harris Realty; and the end of Joe Duddy's tenure as "the dean of Pittsburgh hotel managers"

Architect
- HL Stevens & Company. NYC, Chicago, San Francisco
- Hotel and apartment house specialists
- Ruskin Hall (former Ruskin Apartments) at Pitt

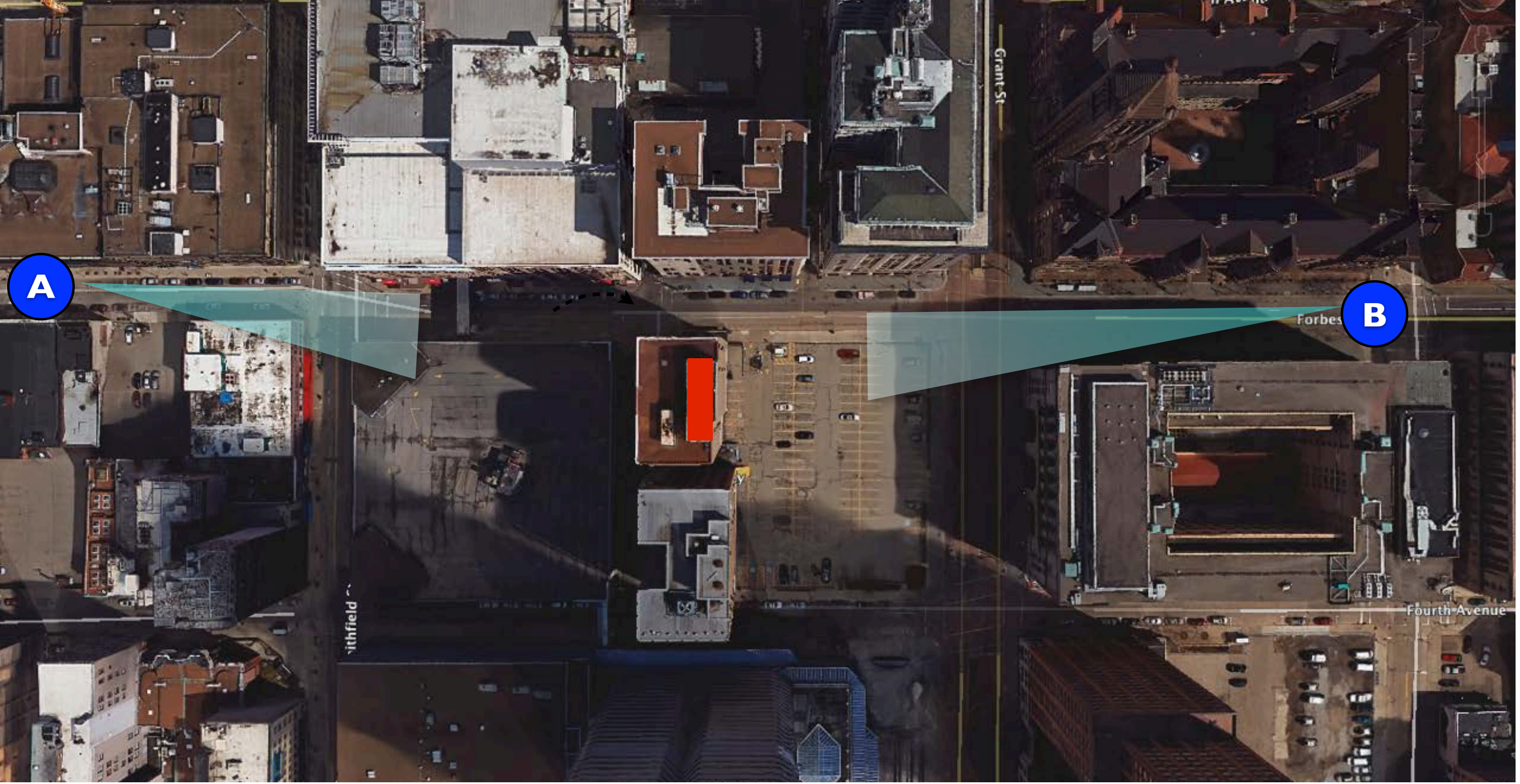
Structural Engineer
- HG Balcom
- Best known for the Empire State Building

Contractor
- McClintic-Marshall Construction
- Best known for the Golden Gate Bridge and Panama Canal



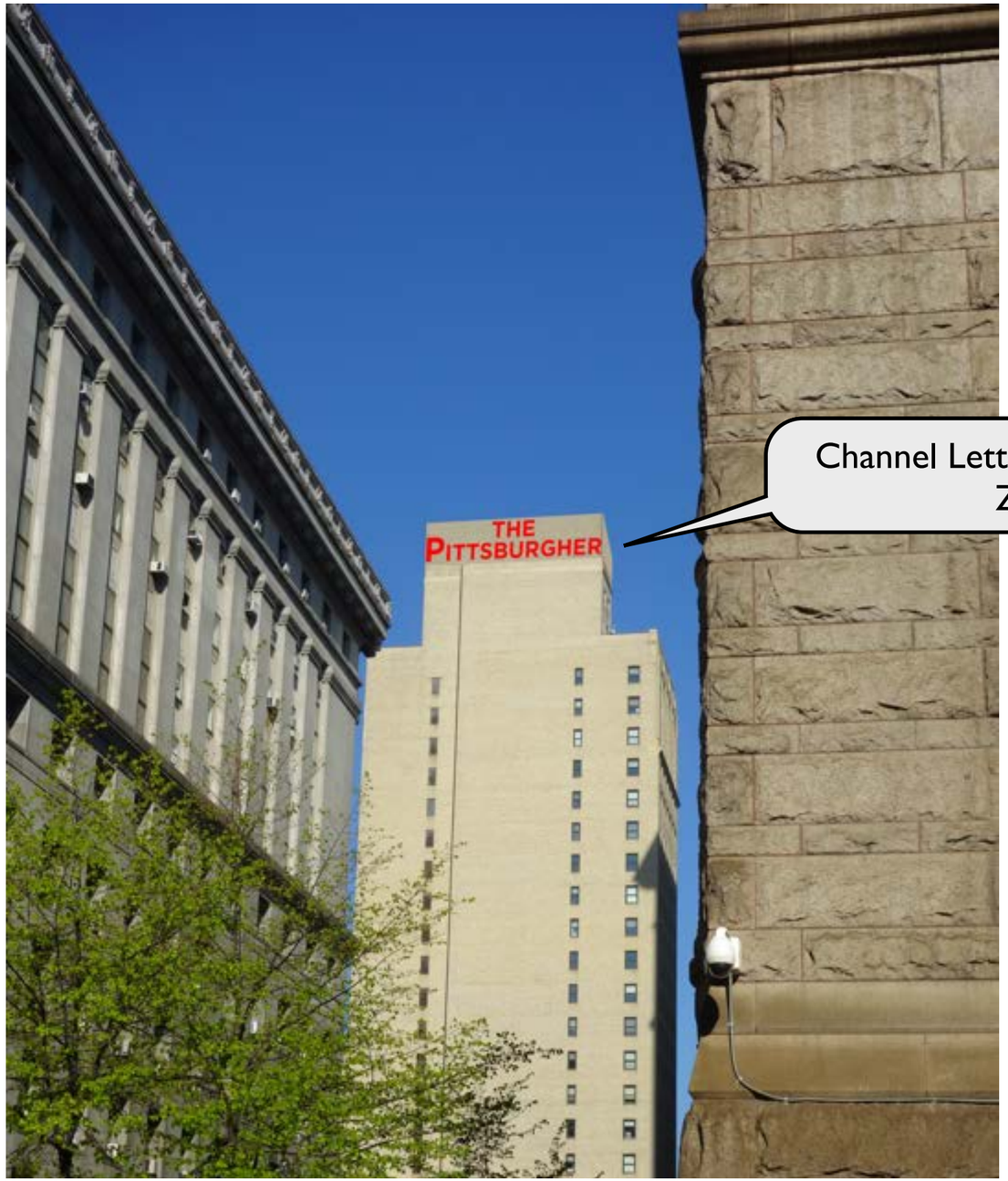


Overviews of Site



Lawyer's Building Renovation
THE PITTSBURGHER

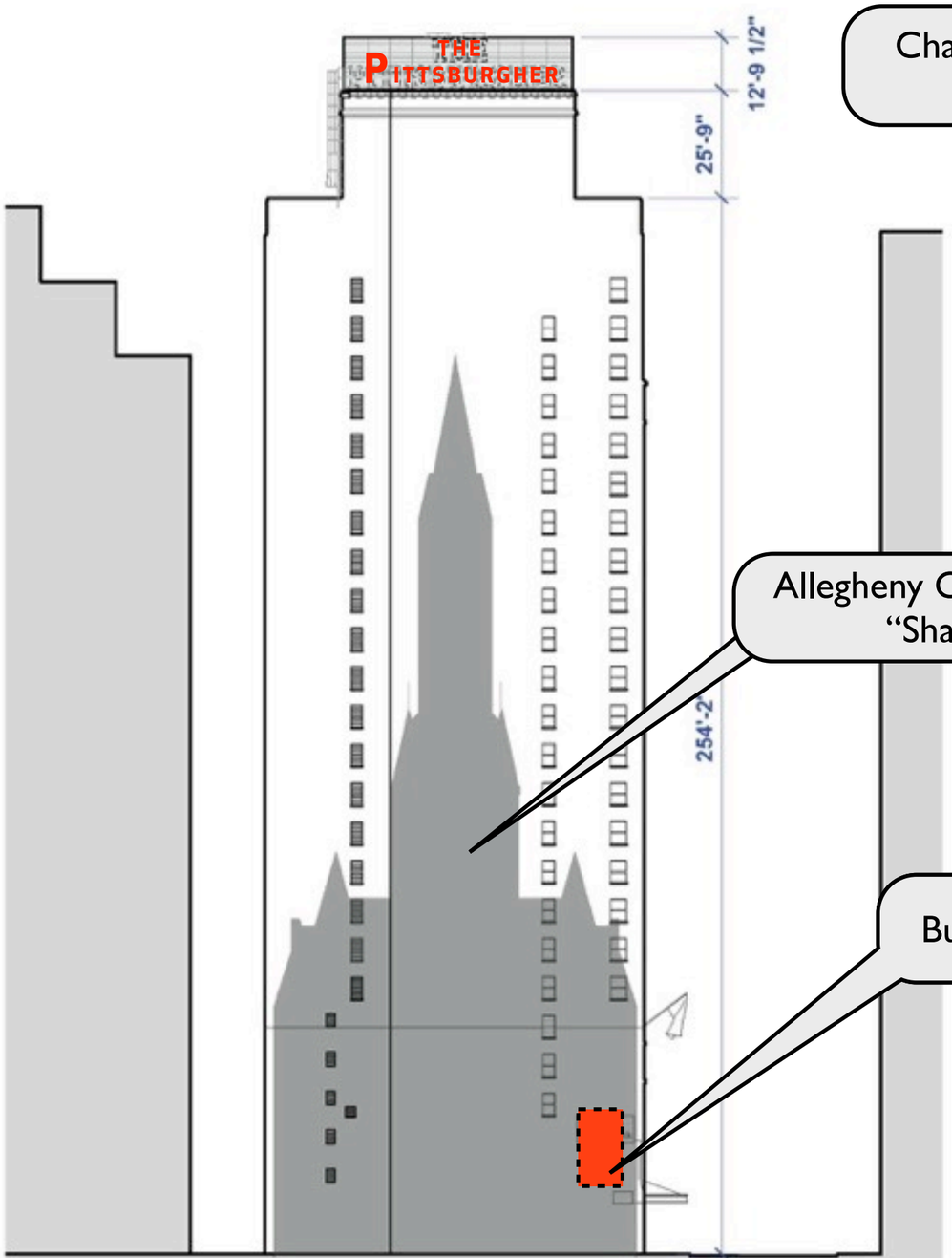
Sign Viewsheds



Channel Letters approved by ZBA

View from Courthouse

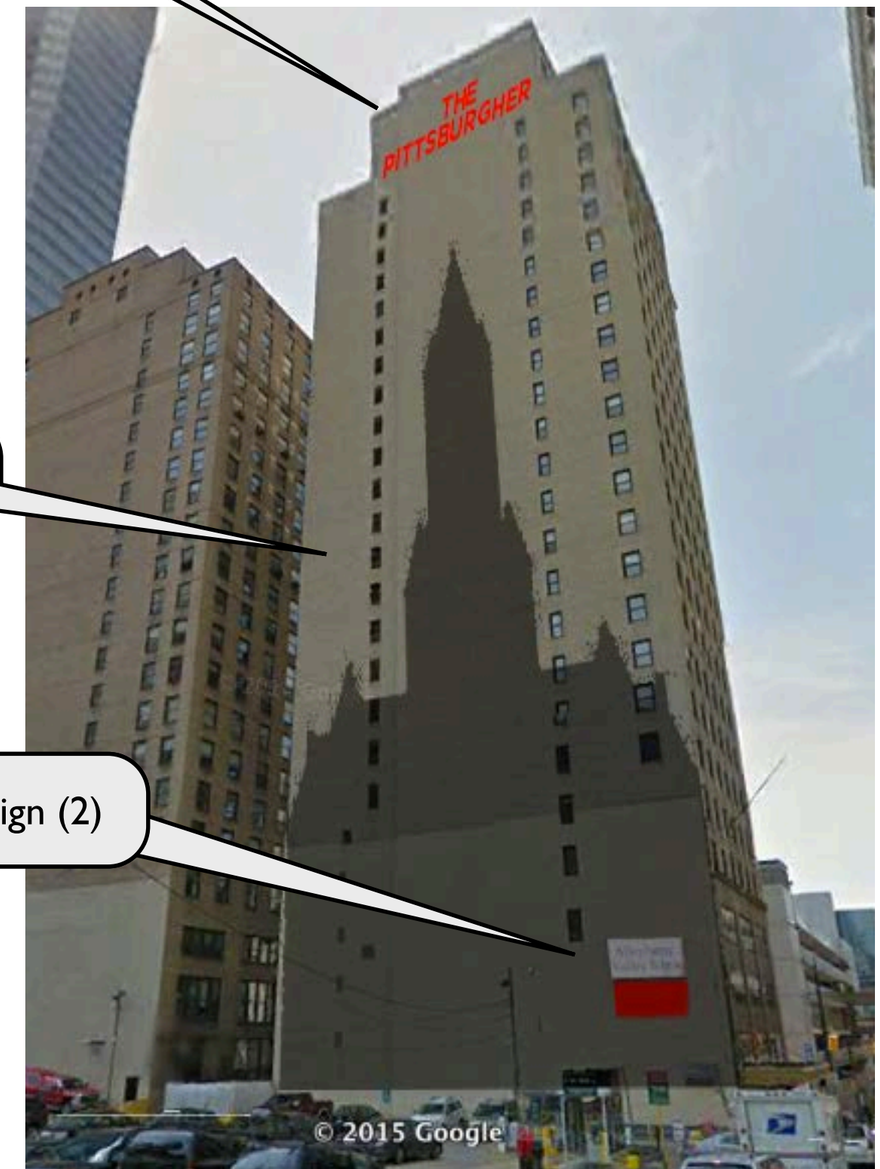
View from Market Square

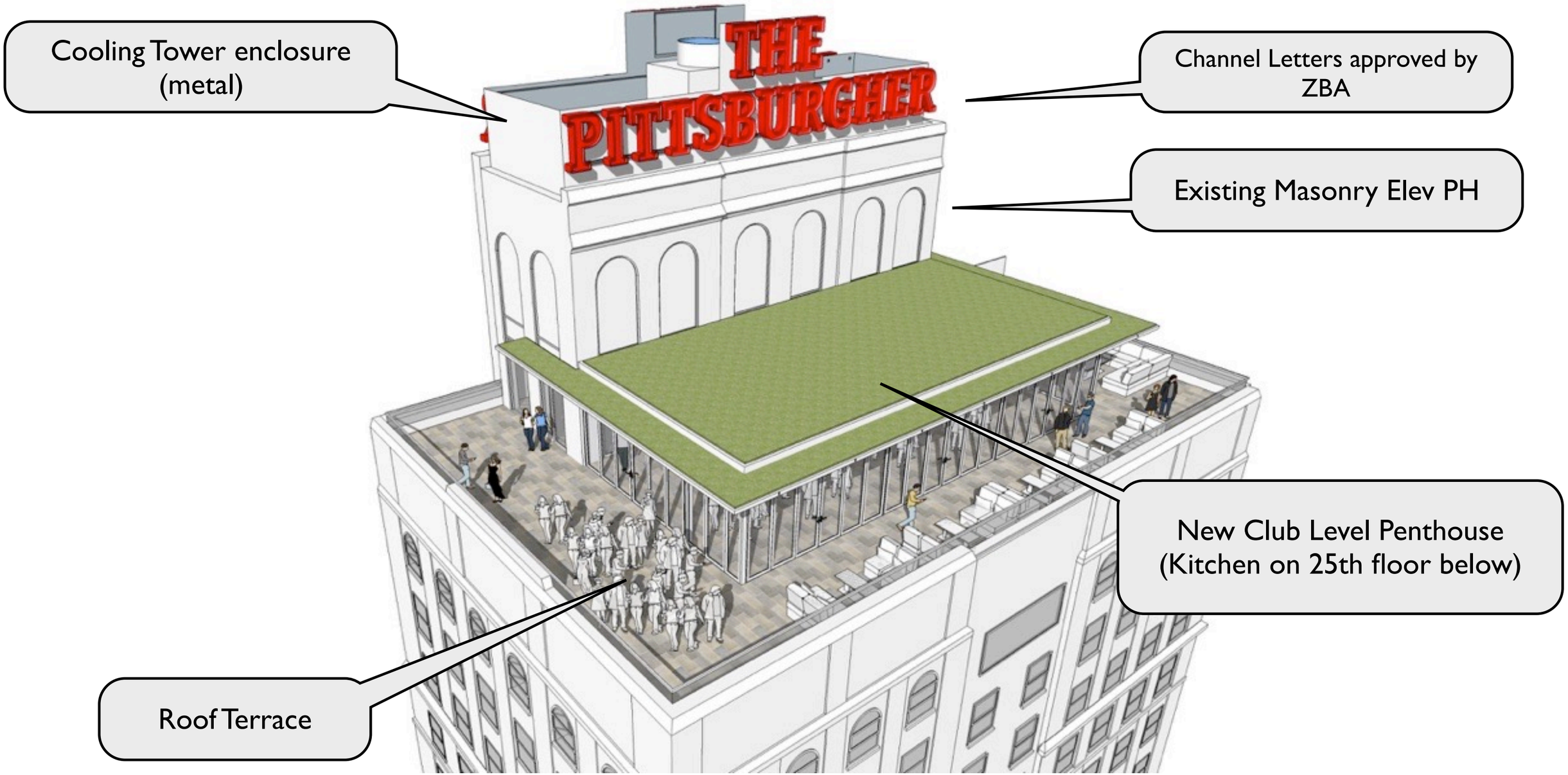


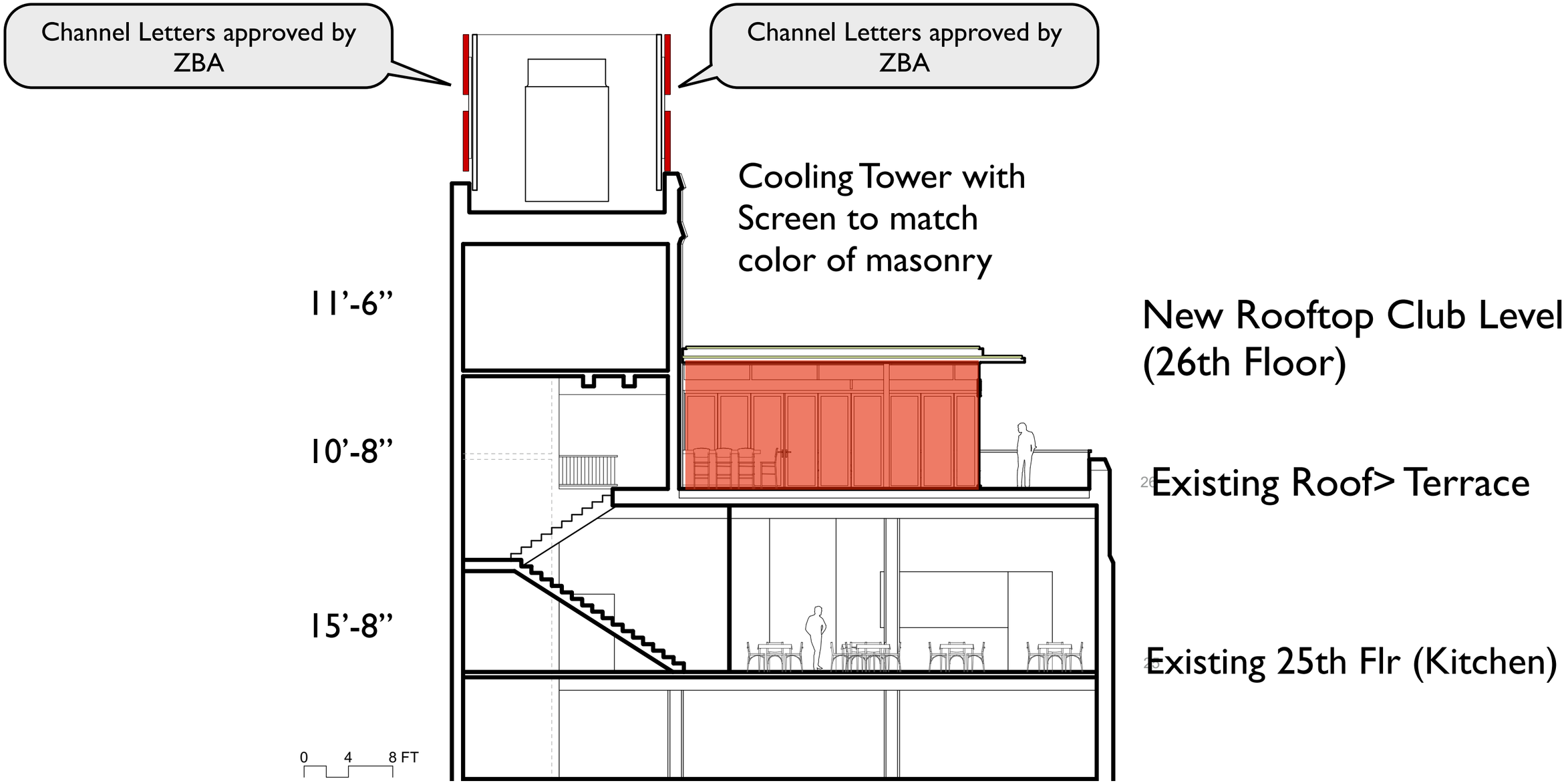
Channel Letters approved by ZBA

Allegheny County Courthouse "Shadow Mural"

Business Identification Sign (2)

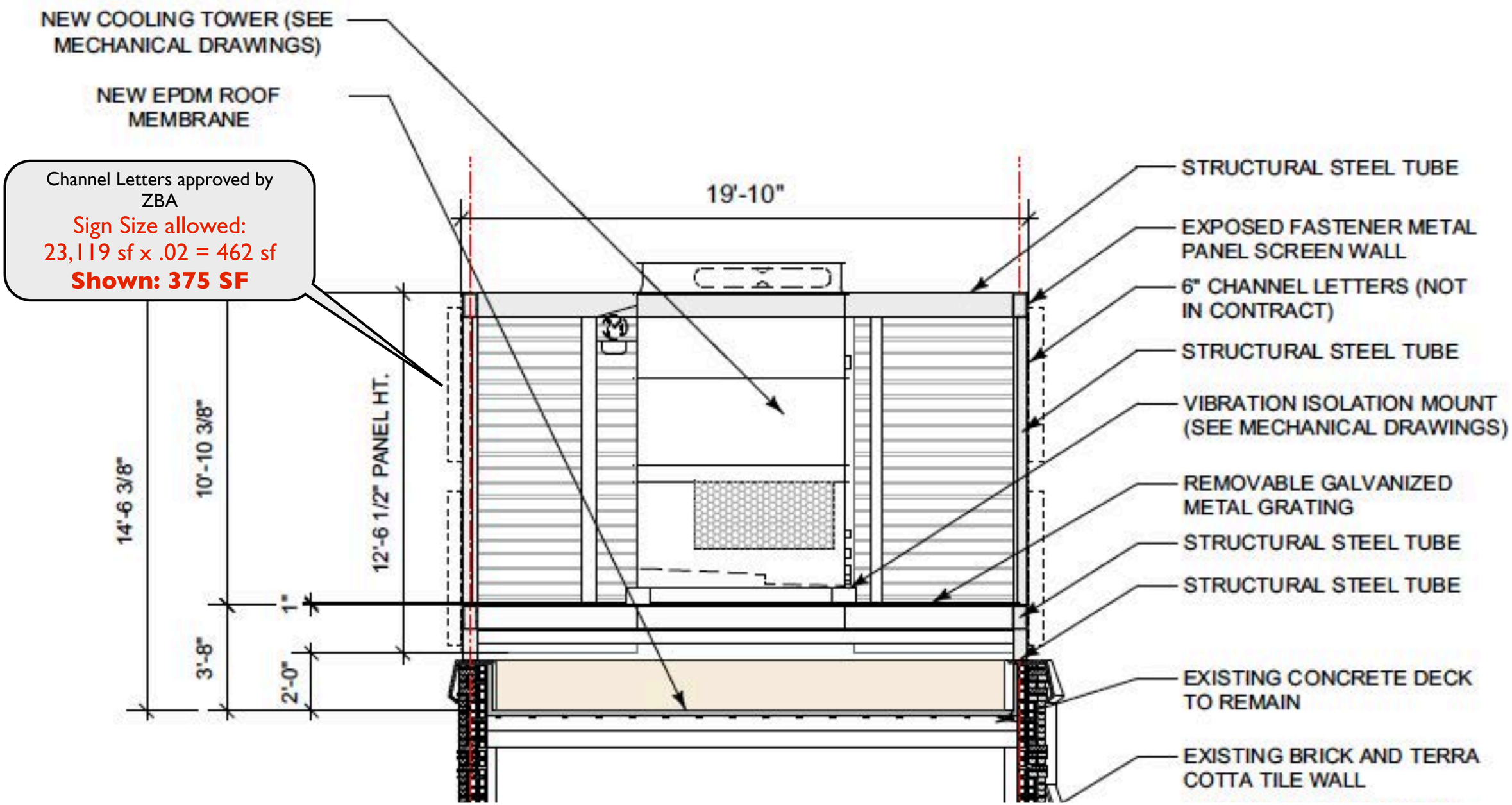



Cooling Tower enclosure (metal)
THE PITTSBURGHER
Channel Letters approved by ZBA
Existing Masonry Elev PH
New Club Level Penthouse (Kitchen on 25th floor below)
Roof Terrace

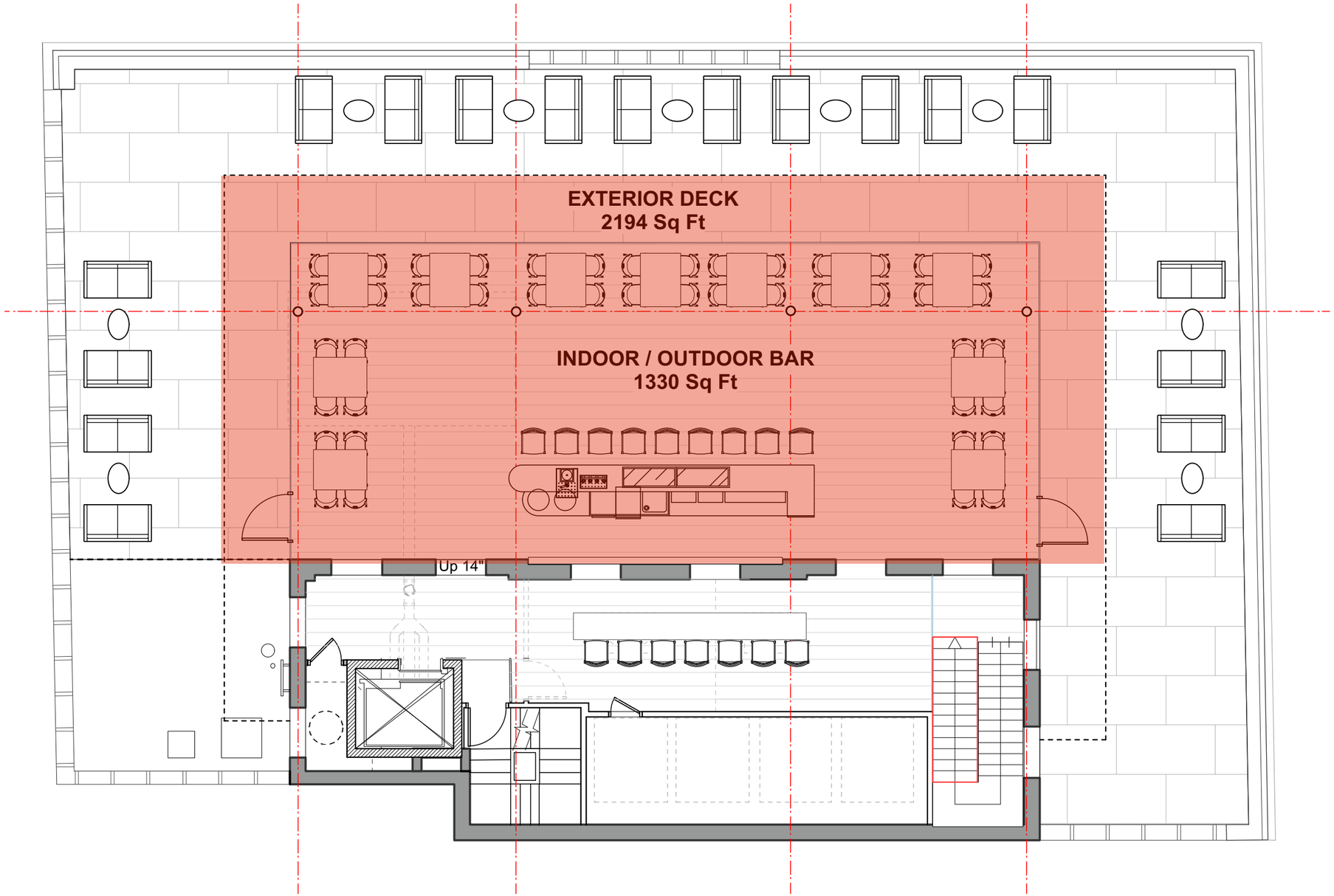


Lawyer's Building Renovation
THE PITTSBURGHER

Section Looking South

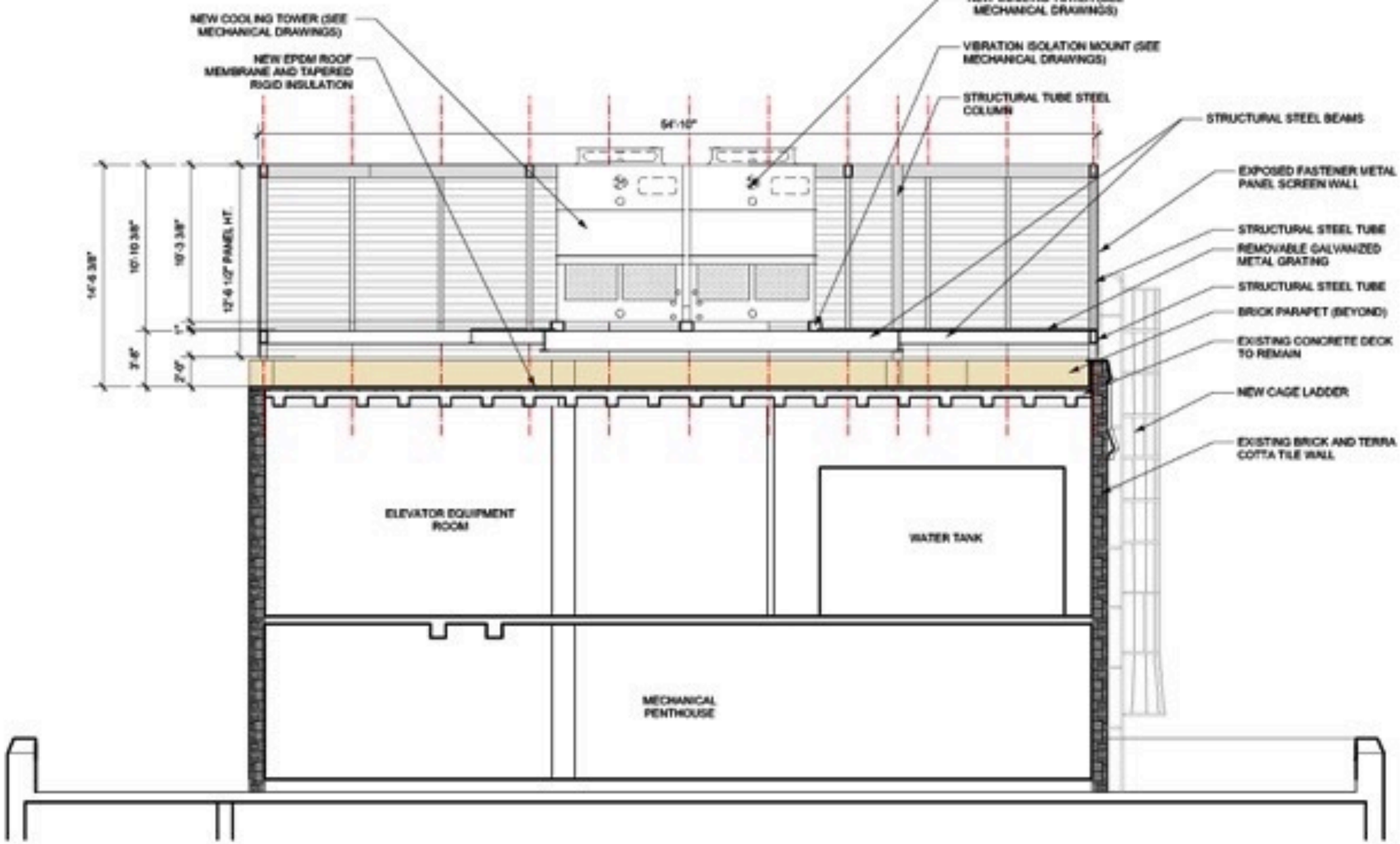


Section DETAIL

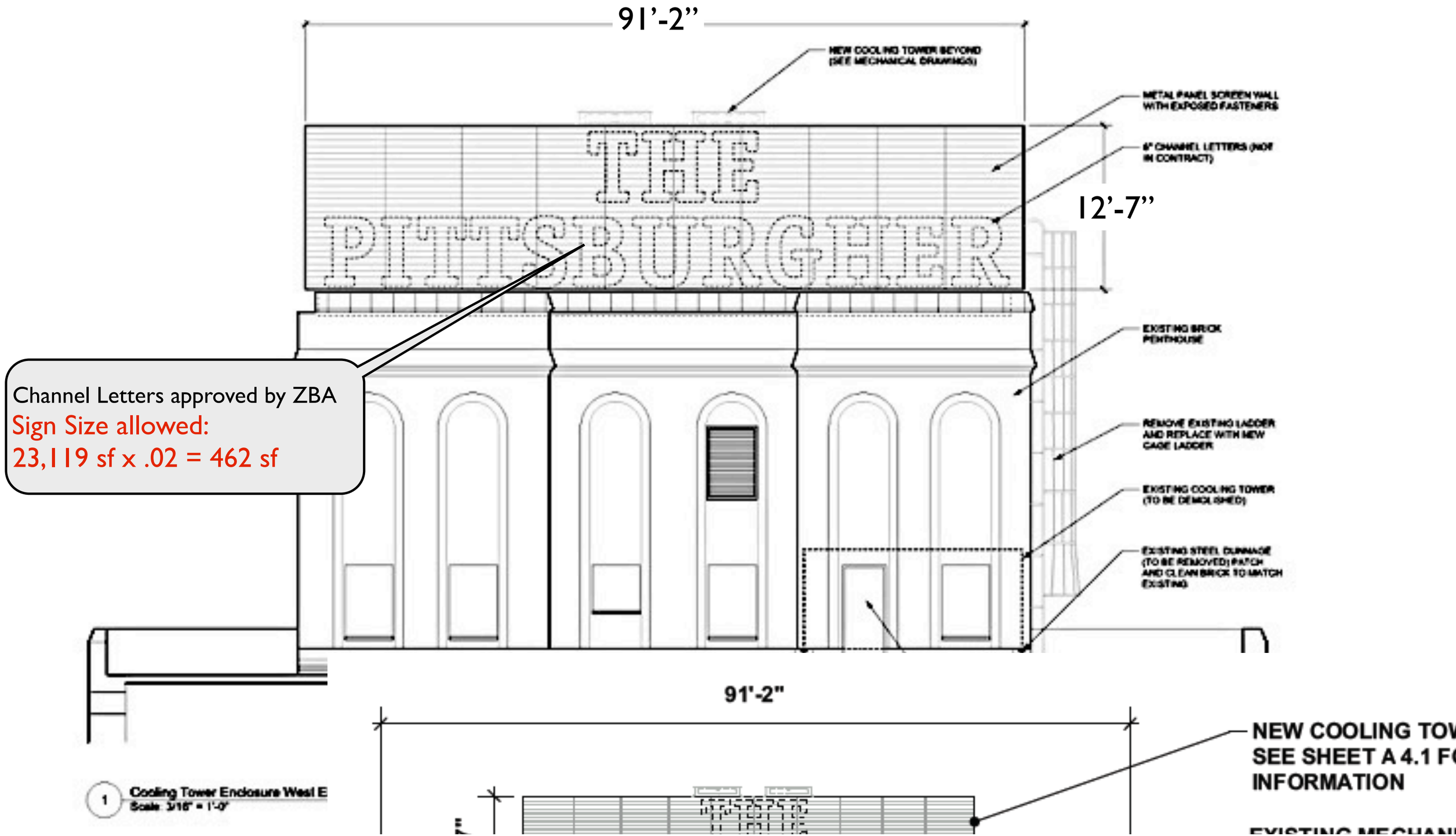


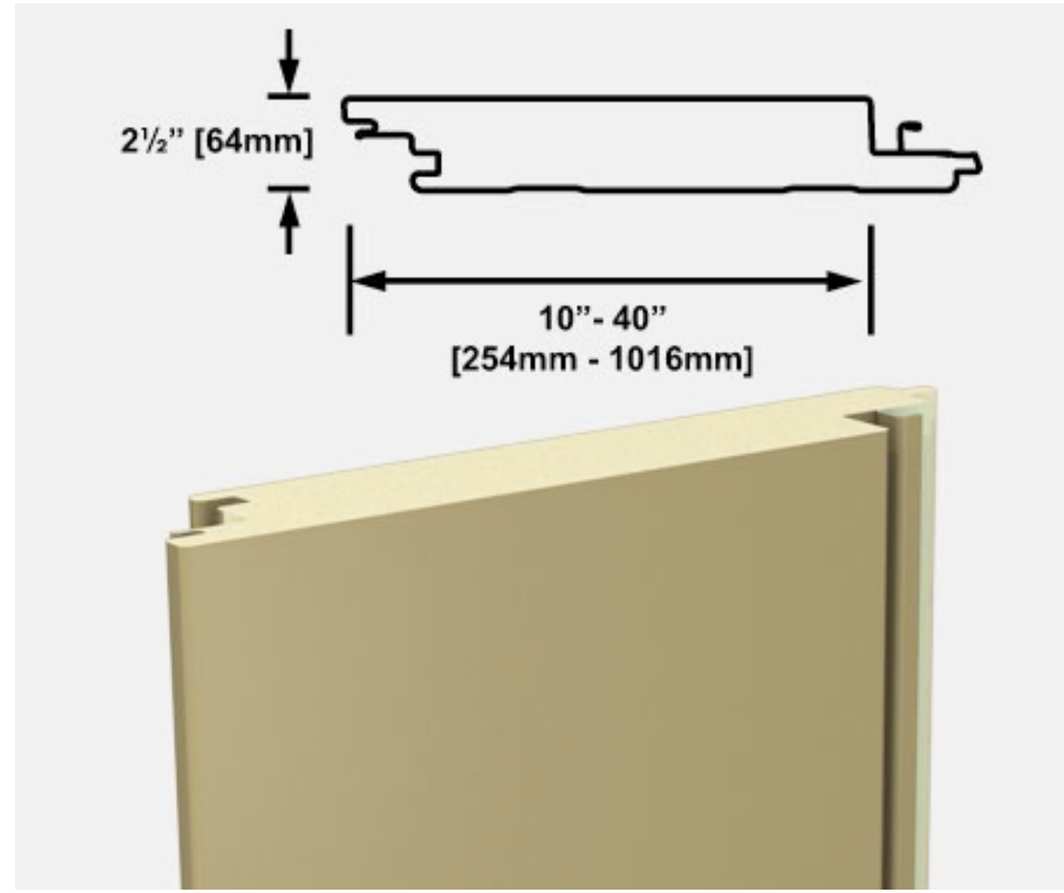
Lawyer's Building Renovation
THE PITTSBURGHER

Future Roof Terrace



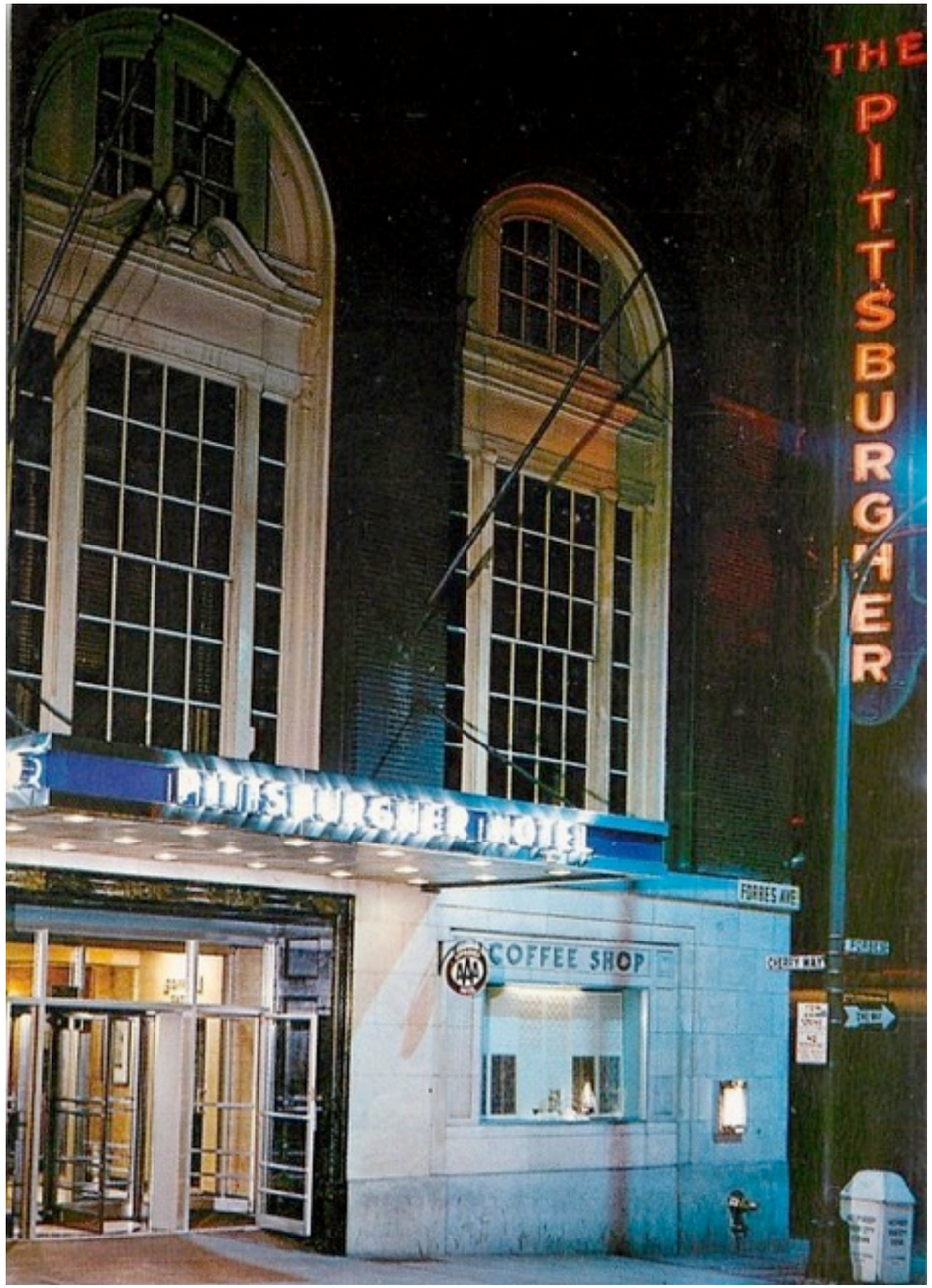
Cooling Tower Wall Enclosure Section


91'-2"
NEW COOLING TOWER BEYOND (SEE MECHANICAL DRAWINGS)
METAL PANEL SCREEN WALL WITH EXPOSED FASTENERS
6" CHANNEL LETTERS (NOT IN CONTRACT)
12'-7"
THE
PITTSBURGHER
EXISTING BRICK PENTHOUSE
REMOVE EXISTING LADDER AND REPLACE WITH NEW CAGE LADDER
EXISTING COOLING TOWER (TO BE DEMOLISHED)
EXISTING STEEL DUNNAGE (TO BE REMOVED) PATCH AND CLEAN BRICK TO MATCH EXISTING
Channel Letters approved by ZBA
Sign Size allowed:
23,119 sf x .02 = 462 sf
91'-2"
NEW COOLING TOW
SEE SHEET A 4.1 FO
INFORMATION
1
Cooling Tower Enclosure West E
Scale: 3/16" = 1'-0"

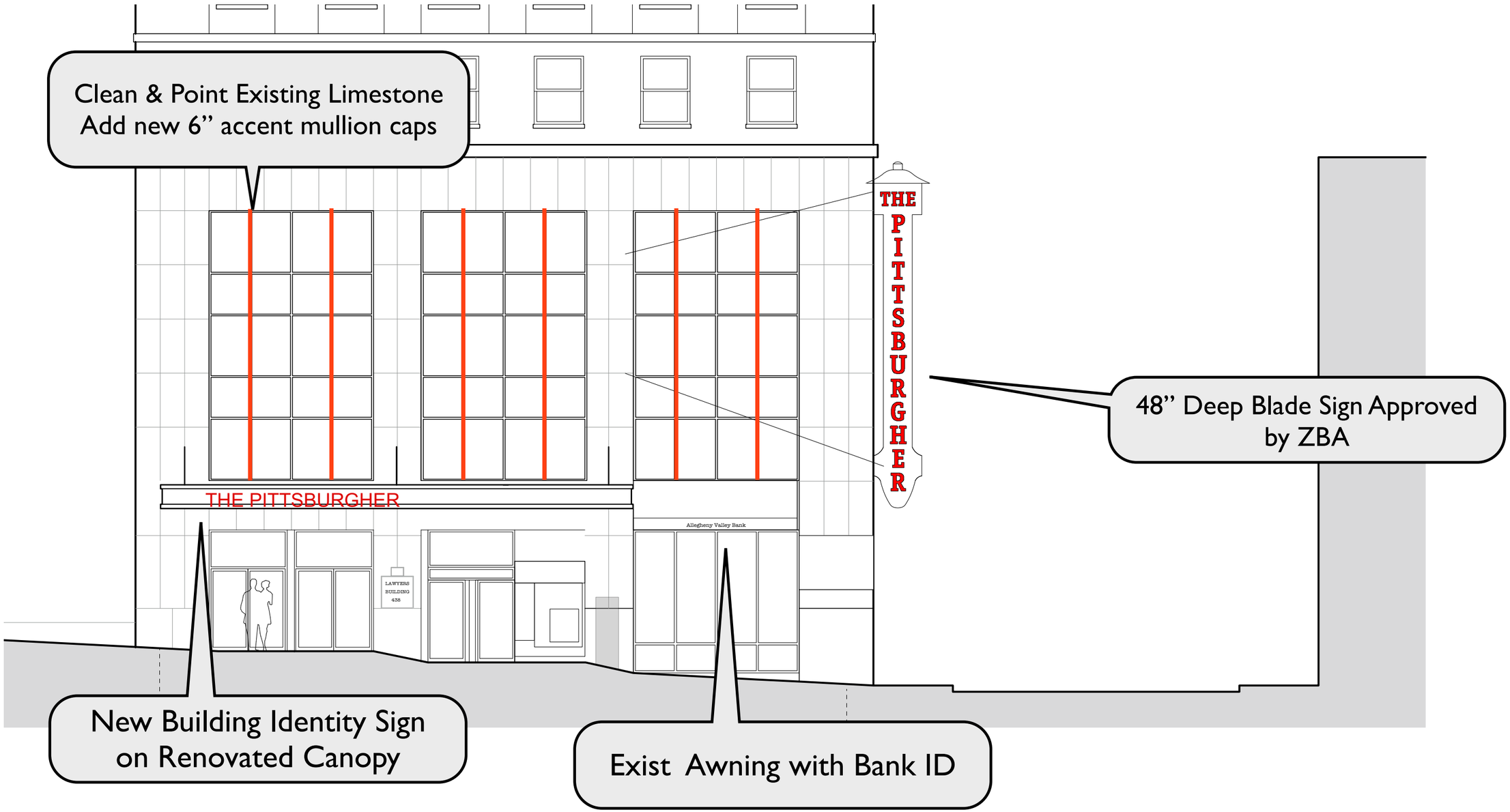


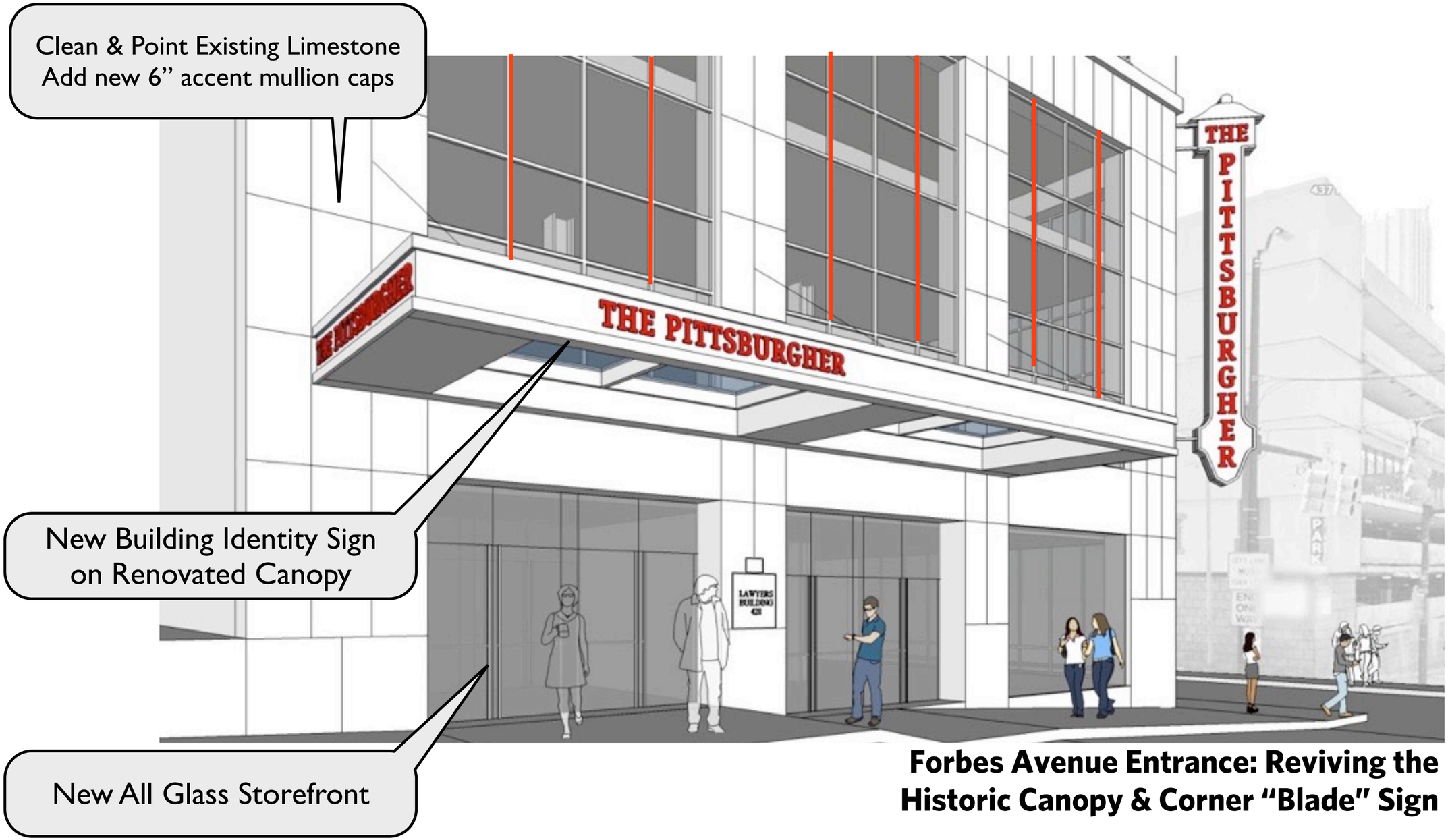
KINGPENGUIN PROPERTIES

Orginal Ground Floor Signs to be replicated

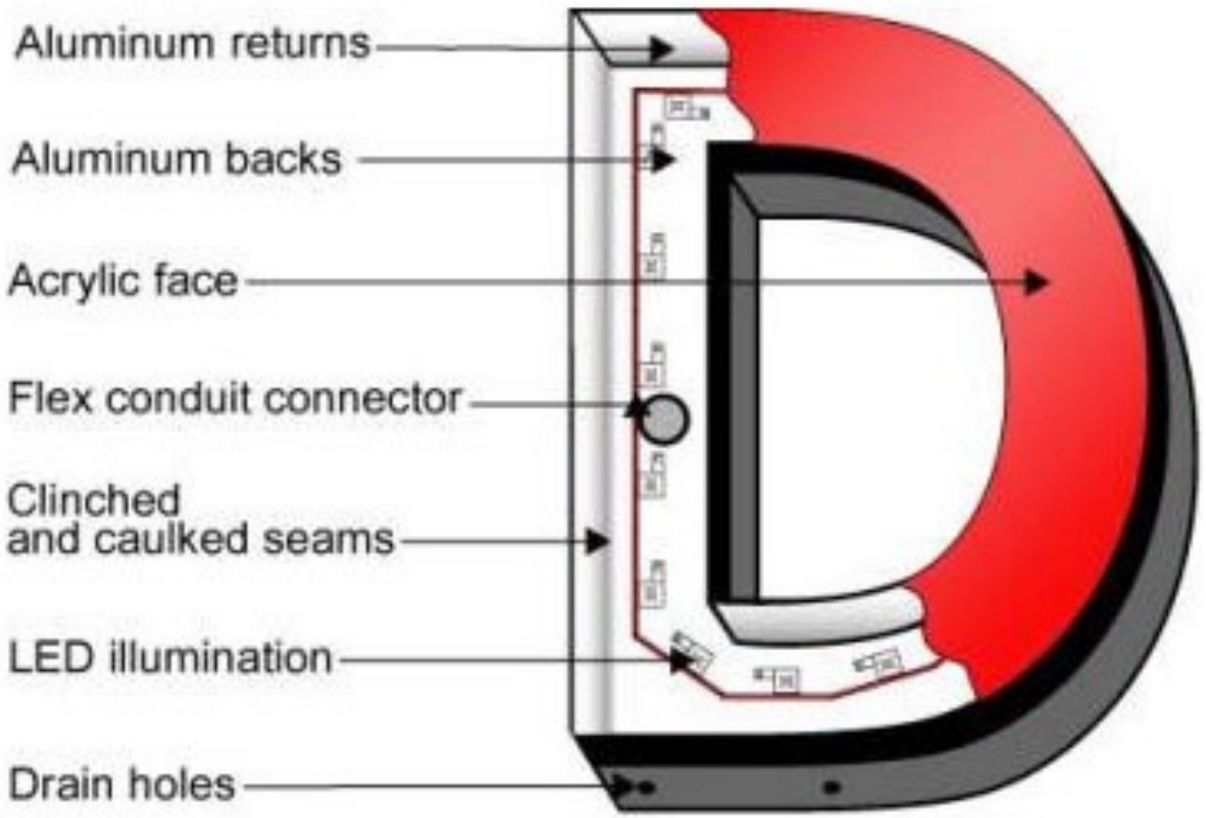


Orginal Ground Floor Signs to be replicated

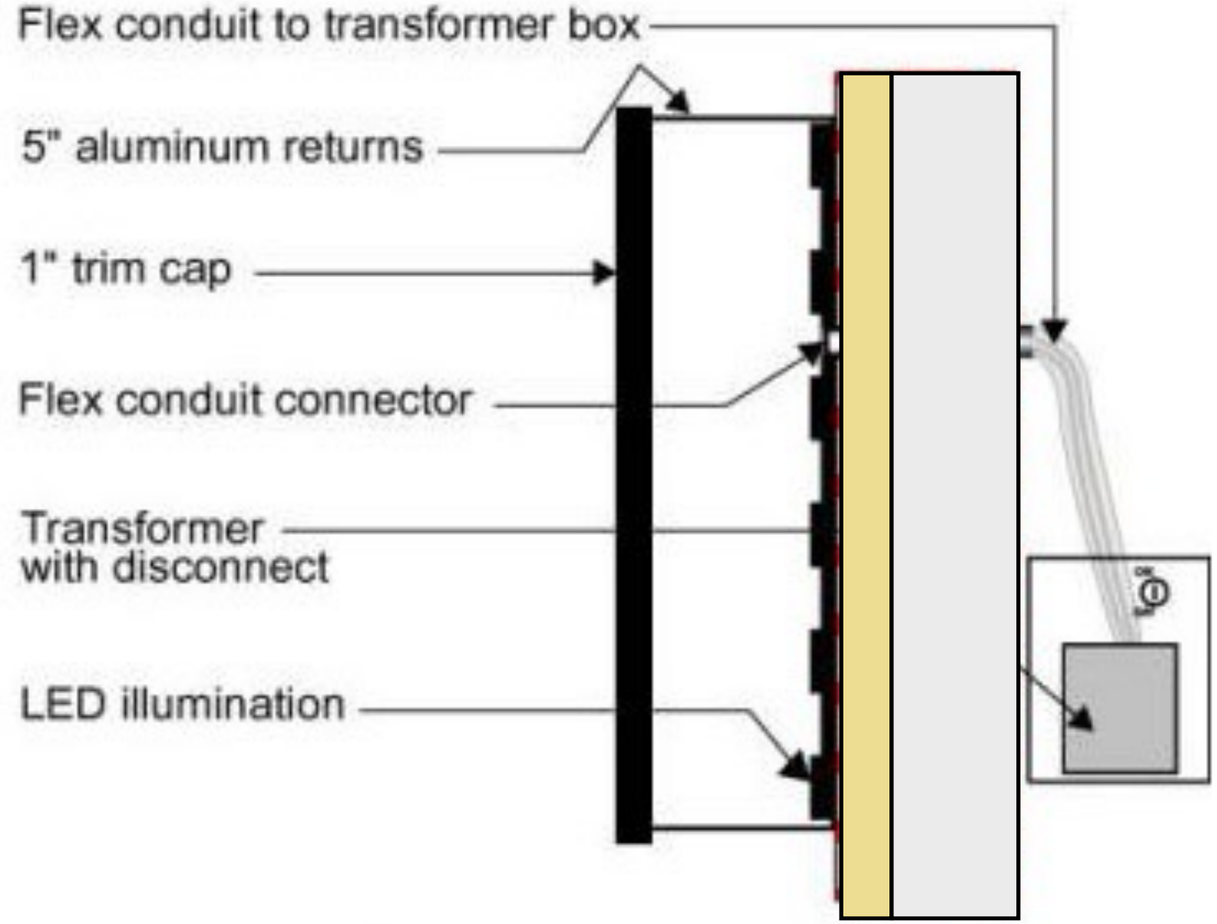

Clean & Point Existing Limestone
Add new 6" accent mullion caps
THE PITTSBURGHER
48" Deep Blade Sign Approved by ZBA
THE PITTSBURGHER
Allegheny Valley Bank
LAWYERS BUILDING 438
New Building Identity Sign on Renovated Canopy
Exist Awning with Bank ID



Forbes Avenue Entrance: Reviving the Historic Canopy & Corner "Blade" Sign



FRONT VIEW



SIDE VIEW FLUSH MOUNT

Sign Construction Details:

Sign Construction Details:

Note Font would be custom to match historic font

City of Pittsburgh

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: EDWARD J LESOON JR		Phone Number: (412) 441 1160	
Address: 6025 Broad	City: St Pah	State: Pa	Zip Code: 15206
2. Applicant/Company Name: SAME		Phone Number: ( )	
Address:	City:	State:	Zip Code:
Applicant/Contractor ID:(assigned by the City) Edward J. Lesoon Jr			
3. Development Name:			
4. Development Location: East Liberty			
5. Development Address: 208-218 N. Highland Ave 15206			
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:	
8. Estimated Construction: Start Date: / /	Occupancy Date: / /	Project Cost: $	

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):

10. Select the Type of Work:

- ☐ New Construction, New
- ☐ New Construction,
- ☐ Change in Use Only
- ☐ Renovation, Interior
- ☐ Renovation, Exterior
- ☐ Renovation, Change in Use

11. Describe the Development: New Facades on Three Store Fronts
5 Apartments on 2nd & 3rd Floor
Restaurant on 1st Floor

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/)

VOUCHER #: _____ (Zoning Use Only)

MAY 2013

City of Pittsburgh

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DEVELOPMENT REVIEW APPLICATION

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☐ Residential ☐ Commercial ☐ Recreational ☐ Industrial ☐ Institutional

14. Gross Floor Area:

Existing to be Razed:	– 0 –	sq ft
Existing to be Retained:	4400	sq ft
Retained Area to be Renovated:	4400	sq ft
To be Constructed:		sq ft
Building Footprint:		sq ft

15. Height of Structures:

	Existing		Proposed	
	Stories	Feet	Stories	Feet
Main Structure	3 (+basement)	approx. 36' ?		
Proposed Addition/Extension			—	—
Provide Accessory Structure Type(s) and Height(s):				

16. Number of Dwelling Units:

Existing to Remain: — Proposed: 5

17. Lot Area: _____ sq ft

18. On Site Parking: ☐ N/A

	Existing	Proposed
Full (8 ½' x 19')		
Compact (7 ¼' x 16')		
Handicap (13 ½' x 19')		

Off-Street Loading Spaces: ☐ N/A

Actual: 11

Required: 5 (1 per apartment) + 6 (restaurant) = 11

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

VOUCHER #: _____ (Zoning Use Only)

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DEVELOPMENT ADMINISTRATION AND REVIEW (ZONING)

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_____ 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

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☐ 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)

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☐ 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

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☐ Applicant requests to change or designate the name of a City Street.

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☐ 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.

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☐ The proposed work will create an obstruction of traffic on City rights-of-way.

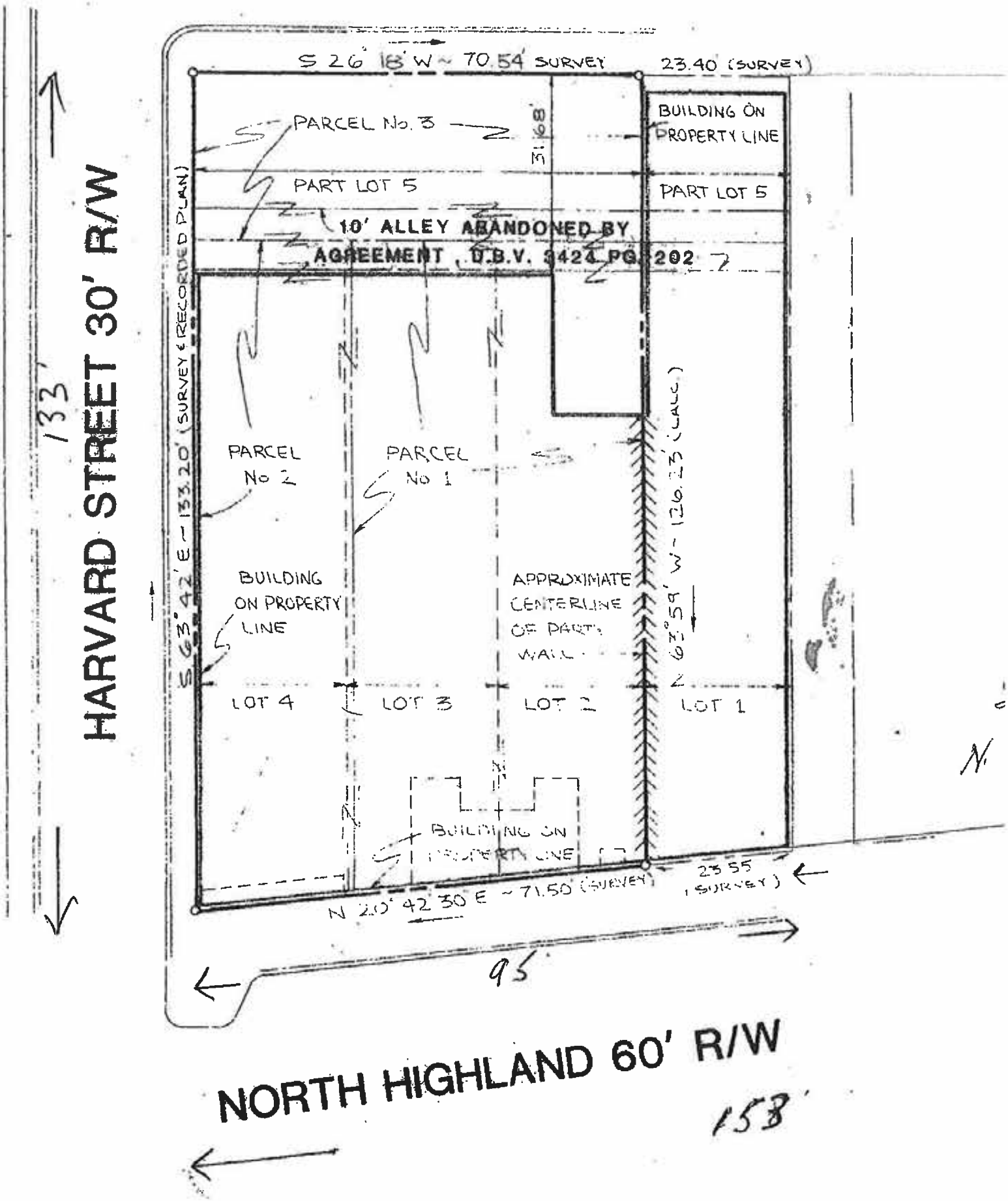
☐ The proposed work includes the excavation of a City street or sidewalk.

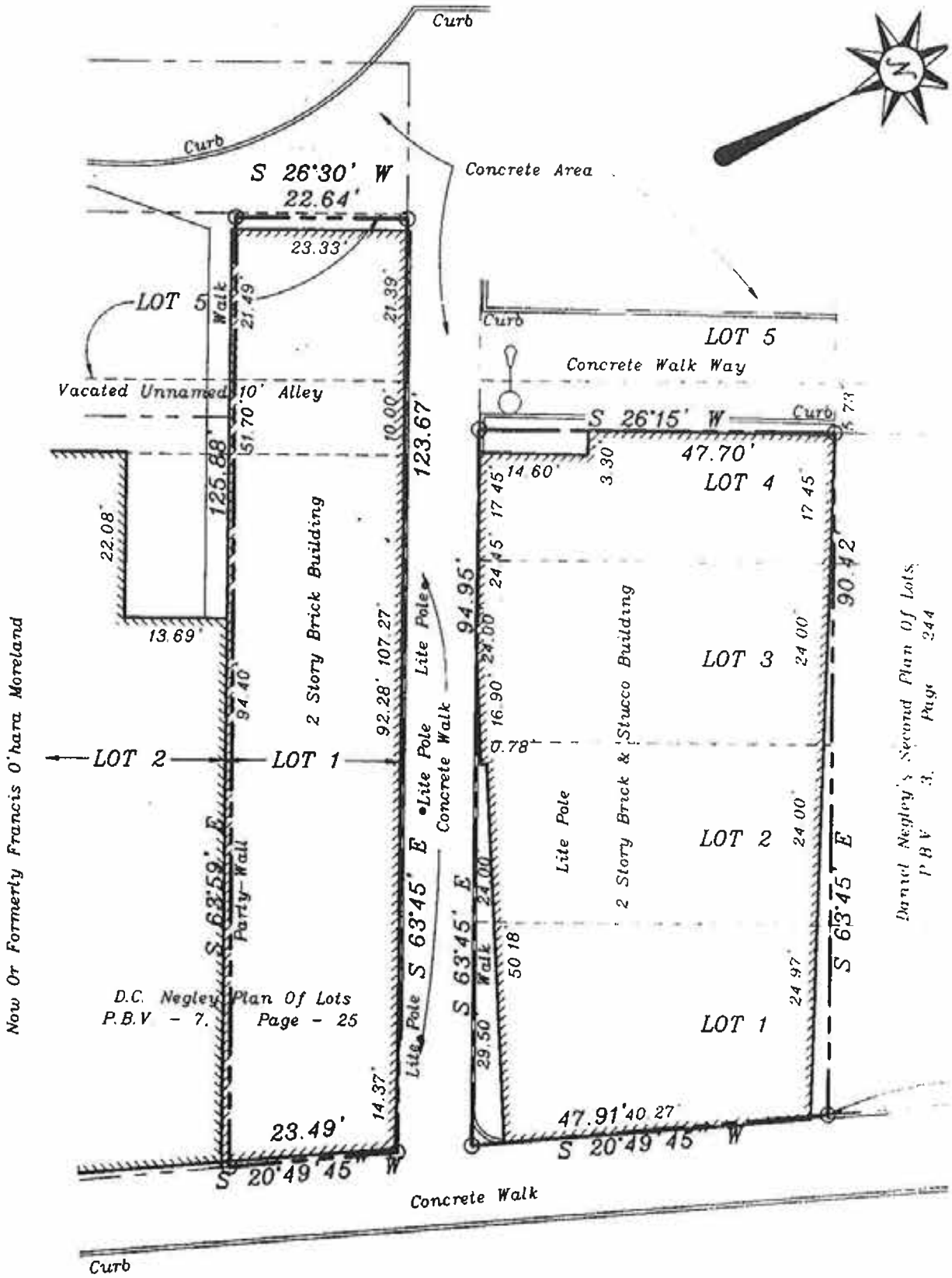
☐ The proposed work includes the placement of a demolition dumpster in a City right-of-way.

☐ 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:


S 26° 18' W ~ 70.54' SURVEY
23.40' (SURVEY)
PARCEL No. 3
BUILDING ON PROPERTY LINE
PART LOT 5
PART LOT 5
10' ALLEY ABANDONED BY
AGREEMENT, D.B.V. 3424 PG. 202
S 63° 42' E ~ 133.20' (SURVEY & RECORDED PLAN)
PARCEL No 2
PARCEL No 1
BUILDING ON PROPERTY LINE
APPROXIMATE CENTERLINE OF PARTY WALL
N 63° 59' W ~ 126.23' (CALC.)
LOT 4
LOT 3
LOT 2
LOT 1
BUILDING ON PROPERTY LINE
N 20° 42' 30" E ~ 71.50' (SURVEY)
23.55 (SURVEY)
HARVARD STREET 30' R/W
133'
95'
NORTH HIGHLAND 60' R/W
158'



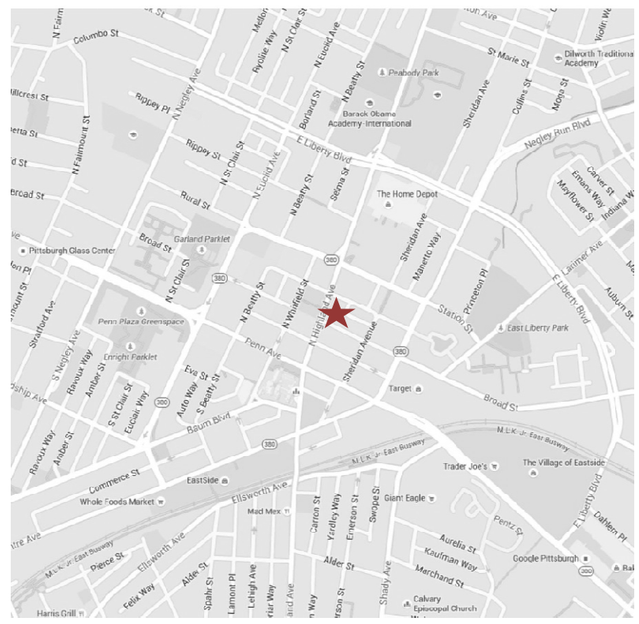
NORTH HIGHLAND AVENUE —

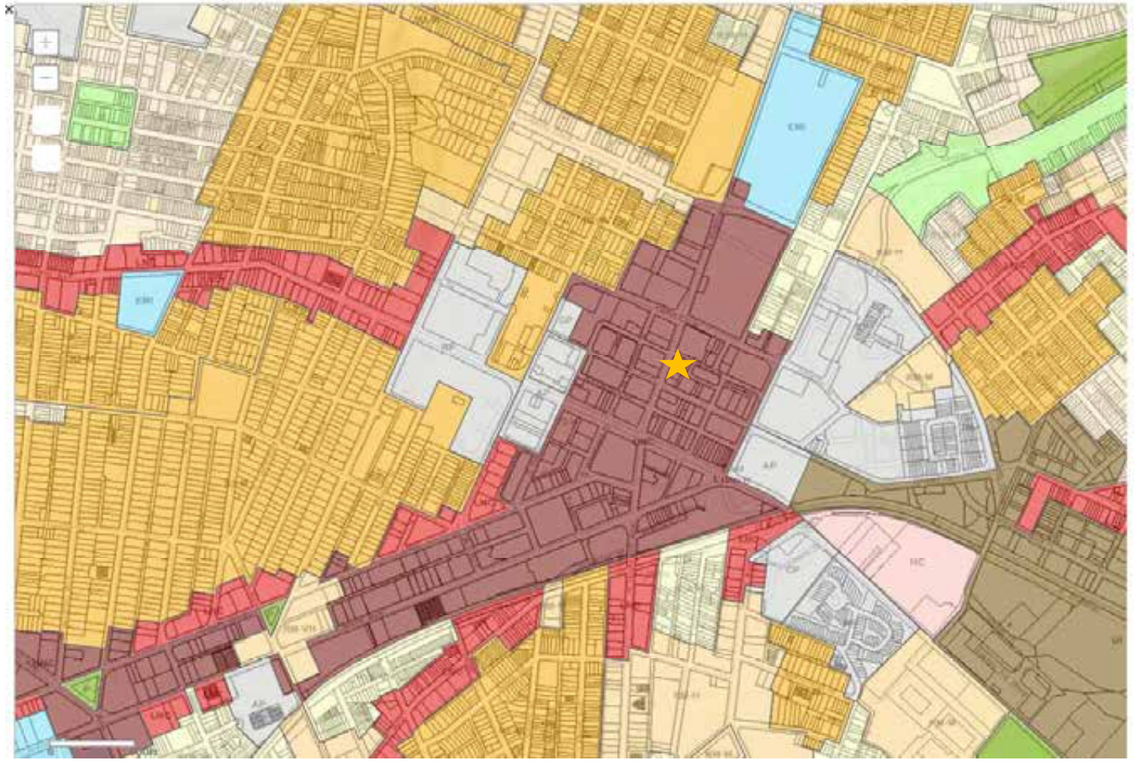
Blacktop Surface

Cu

FAÇADE RECONSTRUCTION PROJECT
208-218 NORTH HIGHLAND AVENUE 15206
DRAFT

UNC – URBAN NEIGHBORHOOD COMMERCIAL ZONING DISTRICT





The project includes the removal and reconstruction of a damaged original brick and tile façade on a mixed use building at 208-218 Highland Avenue. The reconstructed façade seeks to maintain the historic character of the original façade, while addressing the structural and aesthetic issues of the existing. The proposed façade will be color matched brick with glazed tile patterning, in keeping with the original. The storefronts will continue to be fully glazed and will incorporate a projected awning with signage, adding character and depth to the façade. Trees and planters will also be incorporated into the design for the façade.

THE SHOP
218
216
214
212
210
208
PACYBER
THE SHOP
East Liberty

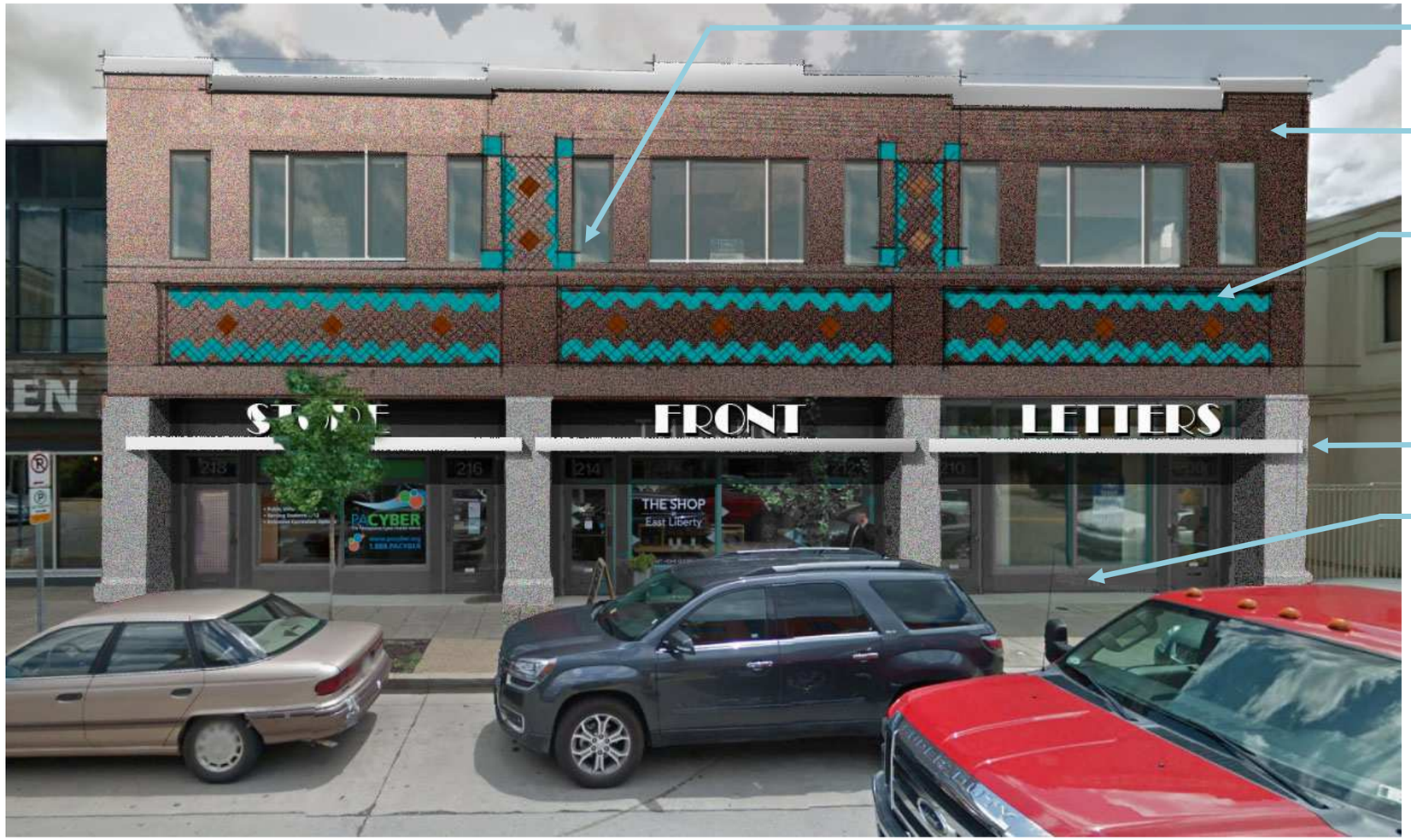
CERAMIC TILE ACCENTS

DARK BRONZE DOUBLE HUNG
& FIXED WINDOWS

FACE BRICK

FURRED OUT SYNTHETIC STUCCO
PILASTERS

PAINTED STEEL AND GLASS
STOREFRONTS
(RUSTED AT SIDEWALK DUE TO SALT
EXPOSURE)



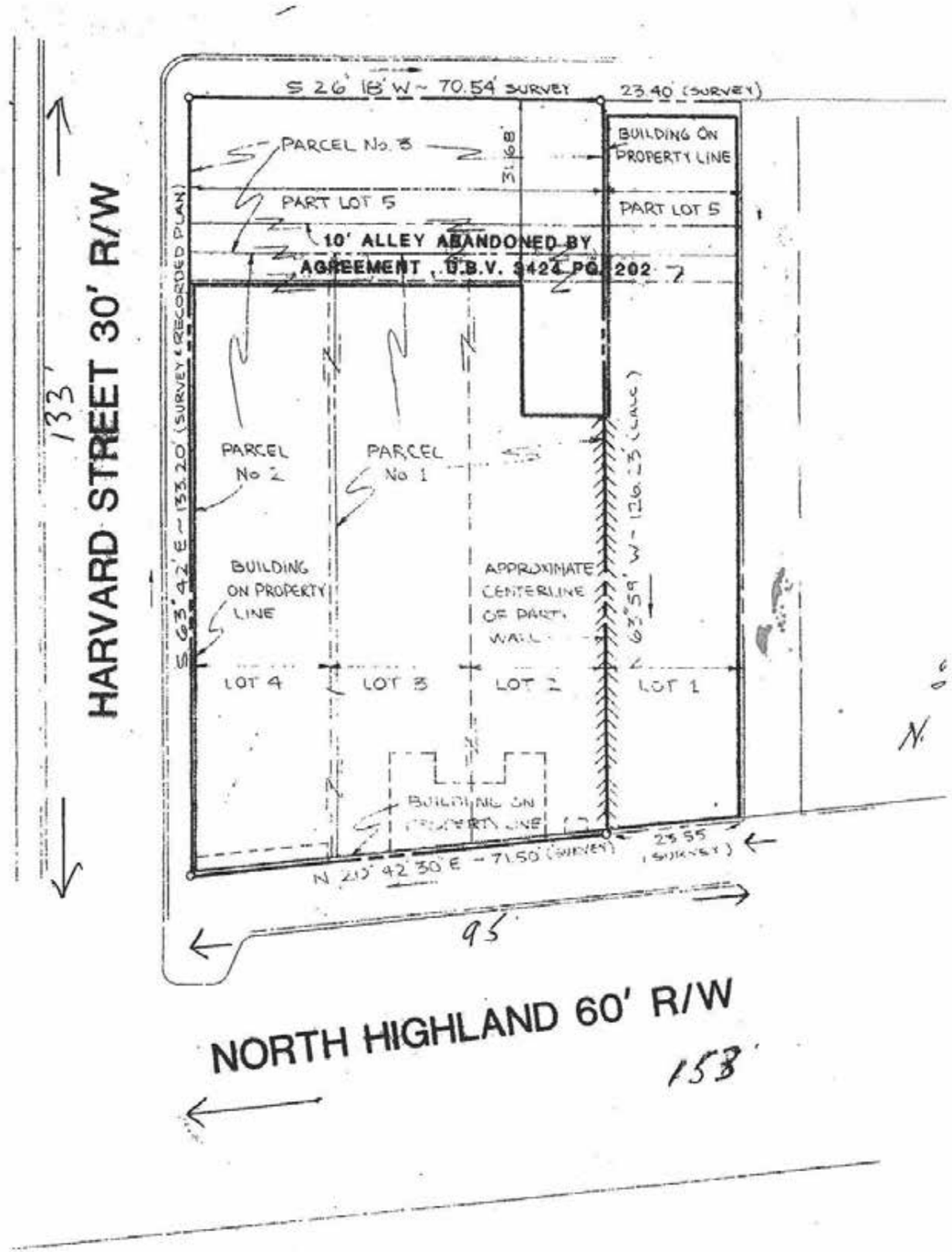
CLEAR ANODIZED ALUMINUM WINDOWS WITH OPERABLE CASEMENT UNITS

ANTIQUE /MOTTLED BRICK FACADE

GLAZED BRICK DECORATIVE ACCENTS

GALVANIZED STEEL AND FRITTED GLASS CANOPY

PRE-FINISHED ALUMINUM AND GLASS STOREFRONT


S 26° 18' W ~ 70.54' SURVEY
23.40' (SURVEY)
PARCEL No. 3
31.68'
BUILDING ON PROPERTY LINE
PART LOT 5
PART LOT 5
10' ALLEY ABANDONED BY AGREEMENT, U.B.V. 3424 PG. 202
133'
HARVARD STREET 30' R/W
S 63° 42' E ~ 133.20' (SURVEY & RECORDED PLAN)
PARCEL No 2
PARCEL No 1
N 62° 59' W ~ 126.23' (CALC)
BUILDING ON PROPERTY LINE
APPROXIMATE CENTERLINE OF PARTY WALL
LOT 4
LOT 3
LOT 2
LOT 1
N.
BUILDING ON PROPERTY LINE
N 20° 42' 30" E ~ 71.50' (SURVEY)
25.55 (SURVEY)
95'
NORTH HIGHLAND 60' R/W
158'

City of Pittsburgh

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: BIGY GROUP (YVES CARREAU) | Phone Number: (412) 848-3183

Address: 947 PENN AVE | City: PITTSBURGH | State: PA | Zip Code: 15222

2. Applicant/Company Name: DLA + ARCH. & INT DESIGN | Phone Number: (412) 921-4300

Address: 750 HOLIDAY DR | City: PITTSBURGH | State: PA | Zip Code: 15220

Applicant/Contractor ID:(assigned by the City)

3. Development Name: SONOMA GRILLE

4. Development Location: 947 PENN AVE, PITTSBURGH PA 15222

5. Development Address: "

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

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#: 87748 | Date Issued: JAN. 6, 2005 | Existing Use of Property: RESTAURANT

8. Estimated Construction: Start Date: / / TBD | Occupancy Date: 8 / 1 / 15 | Project Cost: $ 275,000.00

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): EXISTING: #104 RESTAURANT, LIQUOR LICENSE

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: RENOVATION OF STREET LEVEL FACADE OF SONOMA RESTAURANT ONLY. INTERIOR RENOVATION INCLUDES NEW VESTIBULE & CLOSET.

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/)

VOUCHER #: _____
(Zoning Use Only)

MARCH 2007

City of Pittsburgh

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: 850 sq ft

To be Constructed: N/A sq ft

Building Footprint: EXIST. TO REMAIN sq ft

15. Height of Structures:

	Existing		Proposed	
	Stories	Feet	Stories	Feet
Main Structure	7	100'	N/A	N/A
Proposed Addition/Extension				
Provide Accessory Structure Type(s) and Height(s):				

16. Number of Dwelling Units: N/A

Existing to Remain: _____ Proposed: _____

17. Lot Area: 9,050 sq ft

18. On Site Parking: ☑ N/A

	Existing	Proposed
Full (8 ½' x 19')		
Compact (7 ¼' x 16')		
Handicap (13 ½' 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

VOUCHER #: _____
(Zoning Use Only)

City of Pittsburgh

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: Kenny G Solon 7.15.15

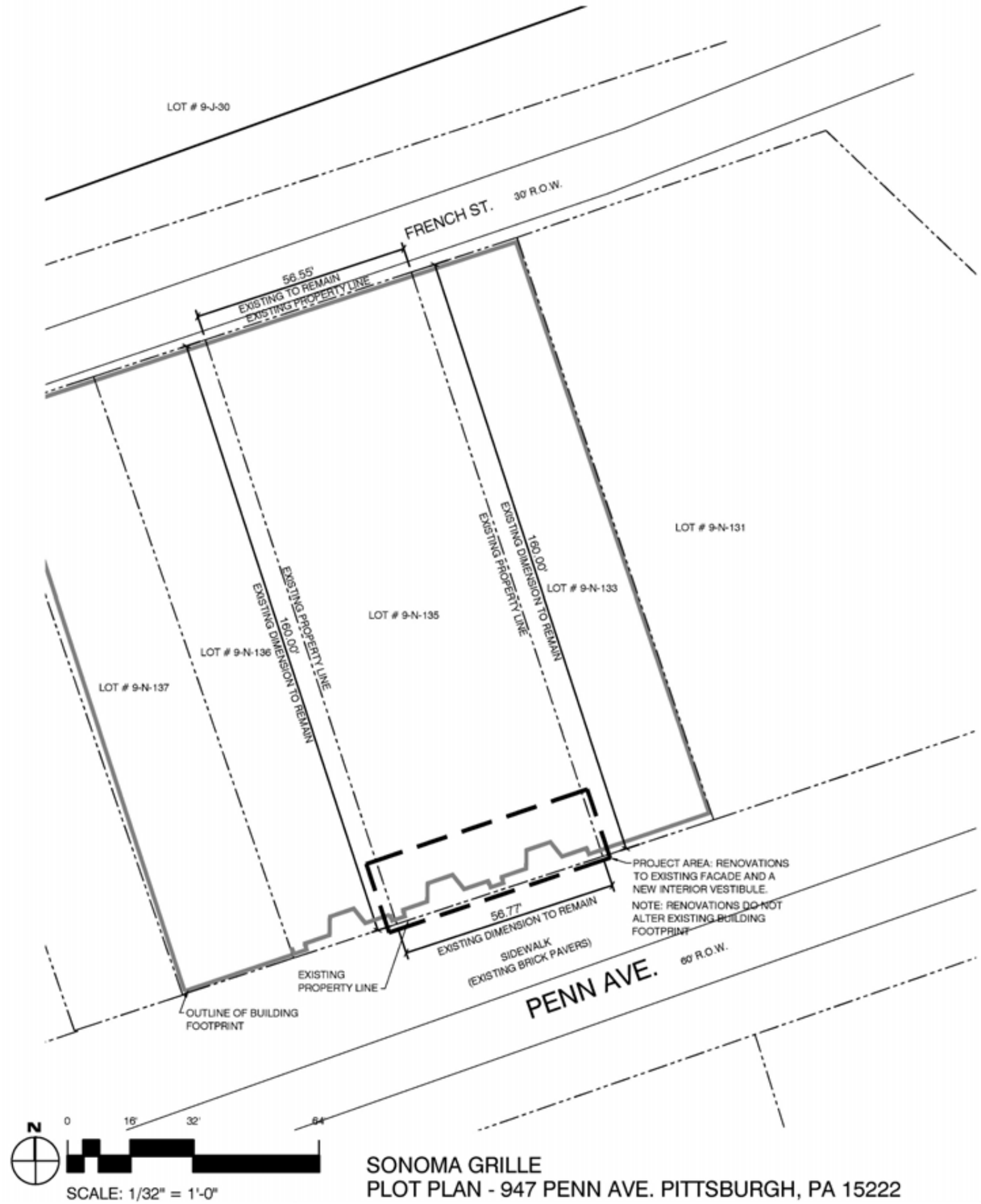
Location Map

SONOMA GRILLE
STREET LEVEL FAÇADE RENOVATIONS
947 PENN AVENUE
PITTSBURGH, PA 15222

ZONING DISTRICT : GT-C

Location Map
Sonoma Grille Storefront

DLA



Plot Plan
Sonoma Grille Storefront

Existing Photos – Building Facade
Sonoma Grille Storefront

DLA

Existing Photos – Sonoma Storefront
Sonoma Grille Storefront

Existing Photos - Details
Sonoma Grille Storefront

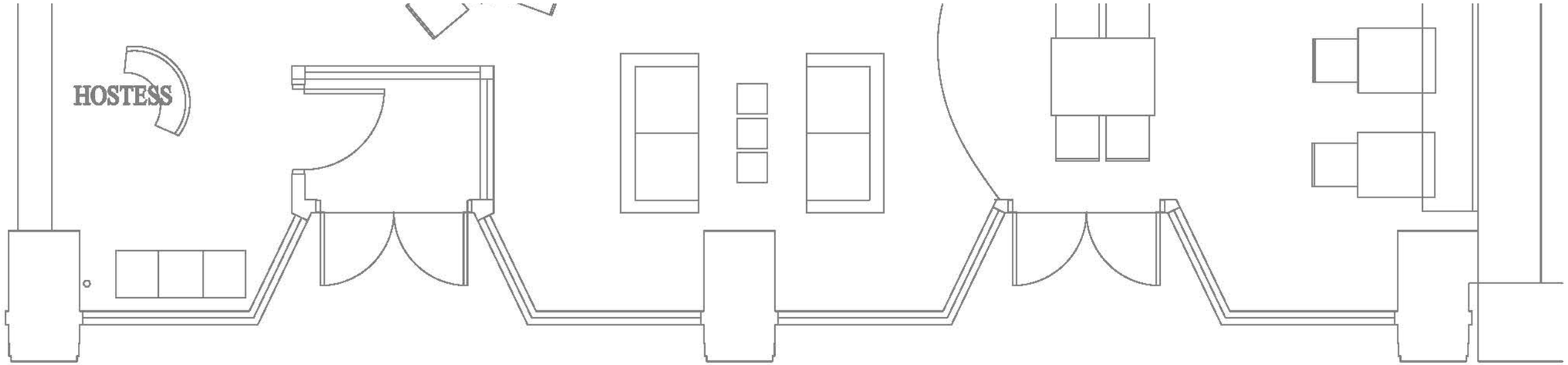
DLA

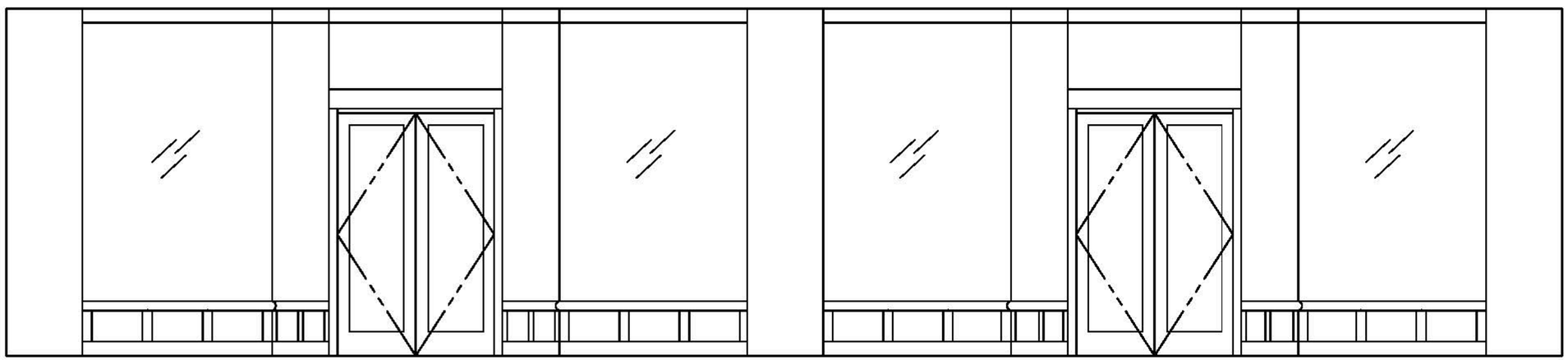
Context Photos – Adjacent Facade
Sonoma Grille Storefront

Context Photos – Adjacent Facade
Sonoma Grille Storefront

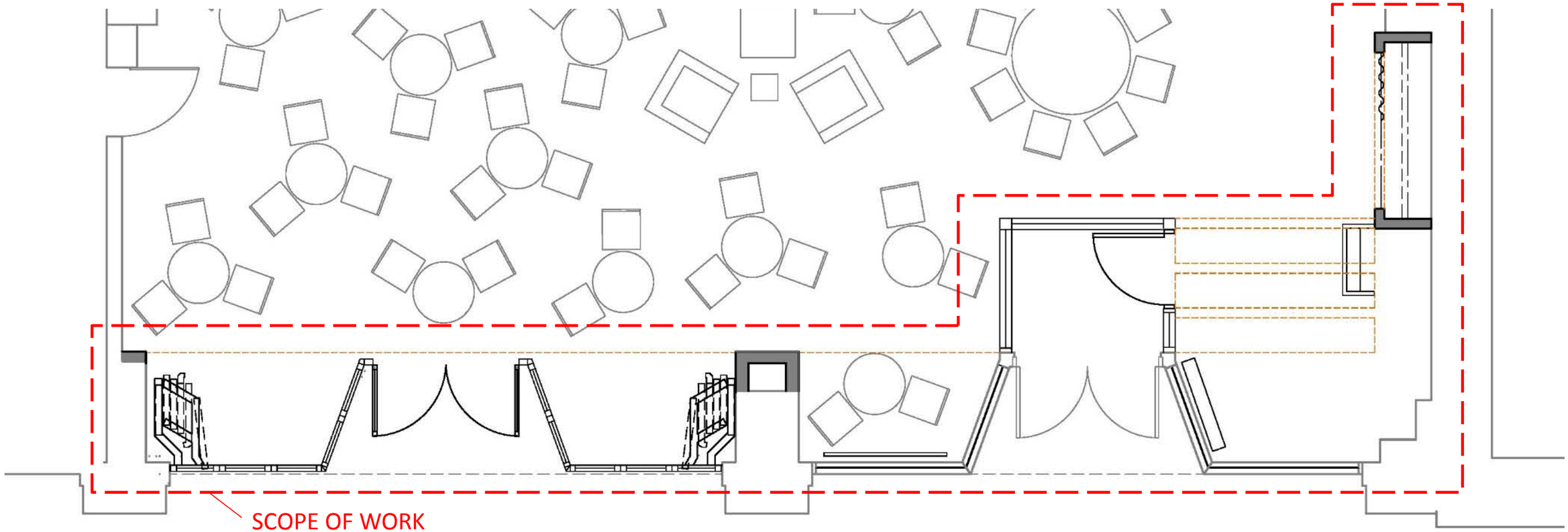
Perspective - Existing
Sonoma Grille Storefront

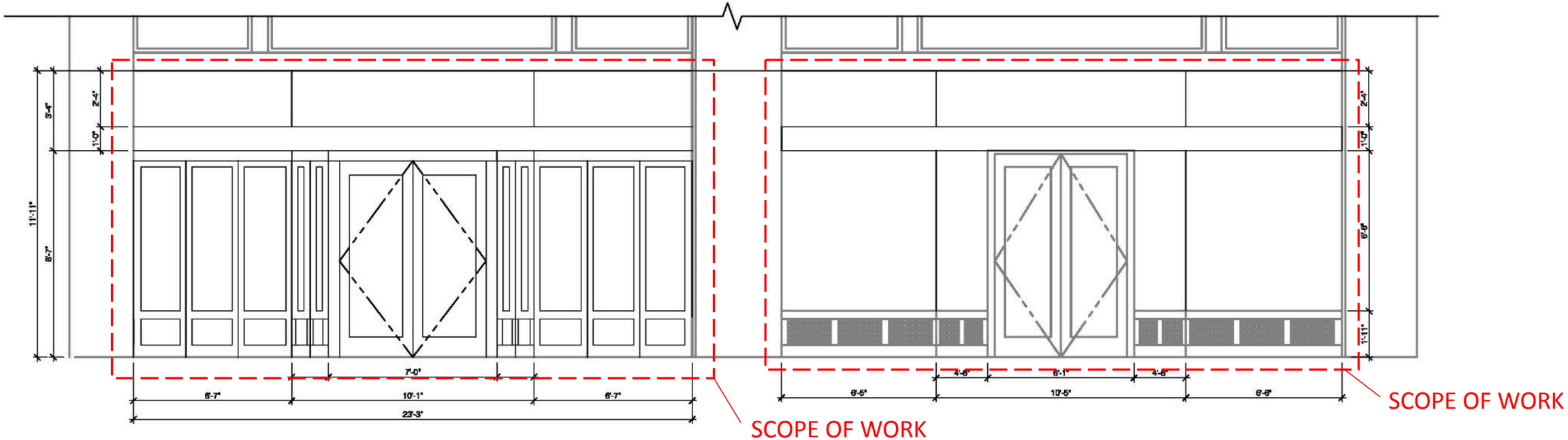
DLA





Partial Plan and Elevation - Existing
Sonoma Grille Storefront





Partial Plan and Elevation - Proposed
Sonoma Grille Storefront

Perspective and Elevation with Surrounding Context
Sonoma Grille Storefront

DLA

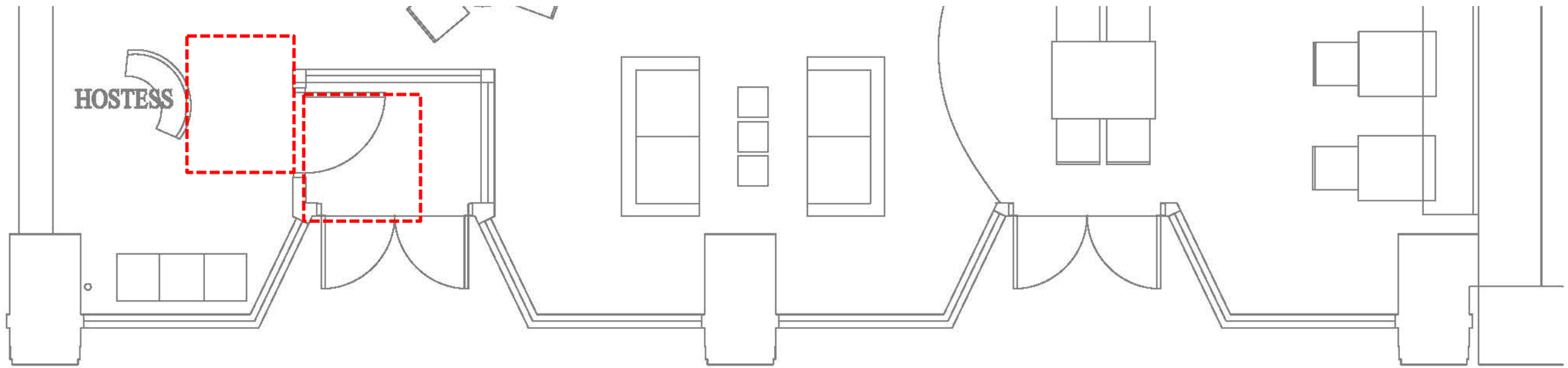
All New Glass To Be Clear Tempered Glass

Aluminum Fascia : Color to Match Existing

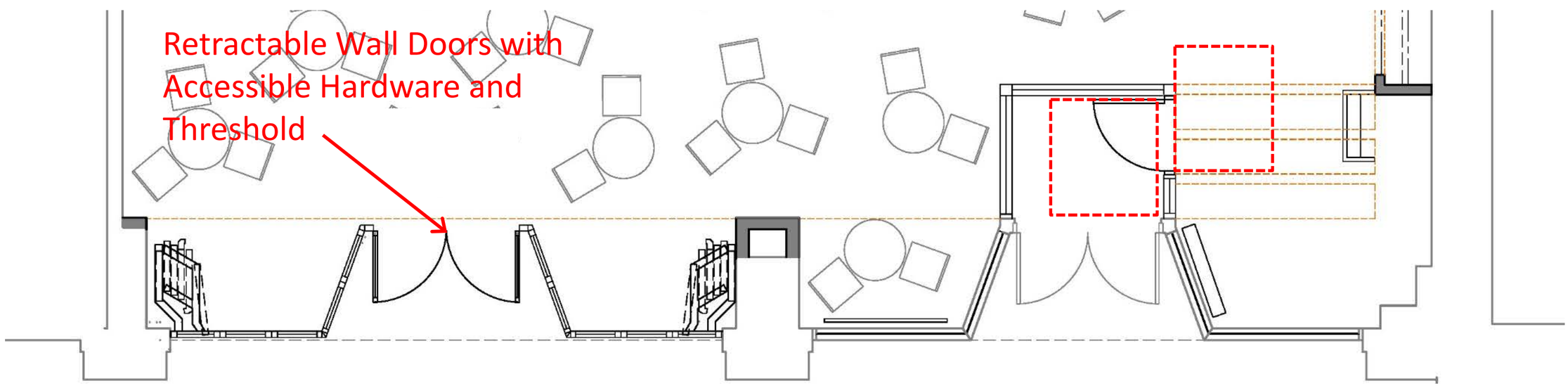
Aluminum Frame: Color to Match Existing

Decorative Metal Grate : Color and Design to Match Existing

Materials Information
Sonoma Grille Storefront



Existing Conditions: Door Not Accessible for Side Approach



Proposed Plan: Door Accessible from Side Approach

Accessibility Information
Sonoma Grille Storefront

City of Pittsburgh

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: Northpointe Development Group, LLC		Phone Number: ( ) 724.838.0260	
Address: 985 Towne Square Dr.	City: Greensburg	State: PA	Zip Code: 15601
2. Applicant/Company Name: Northpointe Development Group, LLC		Phone Number: ( ) 724.838.0260	
Address: 985 Towne Square Dr.	City: Greensburg	State: PA	Zip Code: 15601
Applicant/Contractor ID: (assigned by the City)			
3. Development Name: Hotel Indigo at PTC			
4. Development Location: Development Parcel 8A at Pittsburgh Technology Center			
5. Development Address: 345 Technology Drive, Pittsburgh, PA 15209			
6. If applicant is proposing a change to the Zoning District, the following is required: (Attach Zone Change Petition) N/A			
Proposed Zoning District:			
Present Use of Site: (Select from attached list)			
7. If a Certificate of Occupancy exists, the following is required: N/A			
Certificate of Occupancy#:	Date Issued:	Existing Use of Property:	
8. Estimated Construction: Start Date: 02/ 01 /2016	Occupancy Date: 02/ 01 / 2017	Project Cost: $14,715,000	

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): 68. Hotel/Motel General

10. Select the Type of Work:

- ☒ New Construction, New
- ☐ New Construction,
- ☐ Change in Use Only
- ☐ Renovation, Interior
- ☐ Renovation, Exterior
- ☐ Renovation, Change in Use

11. Describe the Development: Construction of a new (108) room, (6) story boutique style Hotel Indigo with associated meeting spaces, hotel restaurant, support areas, and surface parking to accommodate guests.

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/)

VOUCHER #: _____ (Zoning Use Only)

DEVELOPMENT REVIEW APPLICATION

LAND AND BUILDING INFORMATION

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

☐ Residential 1 ☒ 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:	95,289	sq ft
Building Footprint:	18,509	sq ft

15. Height of Structures:	Existing		Proposed	
	Stories	Feet	Stories	Feet
Main Structure			6	65'
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: 69,675 sq ft

18. On Site Parking: ☐ N/A

	Existing	Proposed
Full (8 ½' x 19')	0	64
Compact (7 ¼' x 16')	0	0
Handicap (13 ½' x 19')	0	4

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

☐ 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

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:

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

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☐ Applicant retains private ownership of sewer mains and/or water lines

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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:

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☐ 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:

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

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

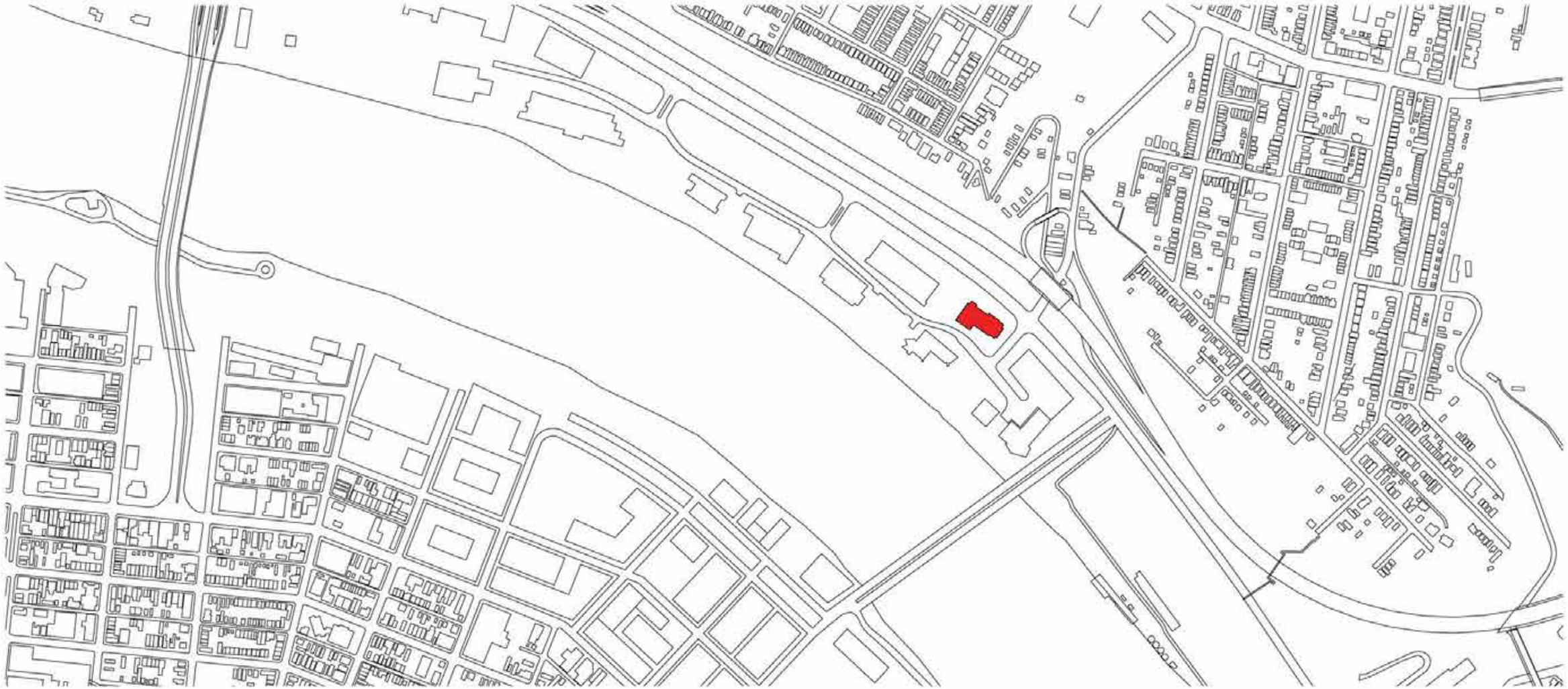
Department of Public Works (DPW)
Public Space Management
Permit Office
611 Second Avenue
Pittsburgh, PA 15219
(412) 255-2370
www.city.pittsburgh.pa.us/pw/html/permits_info.html

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



Hotel Indigo - Pittsburgh Technology Center

Northpointe Development Group

City of Pittsburgh Planning Commission Submission

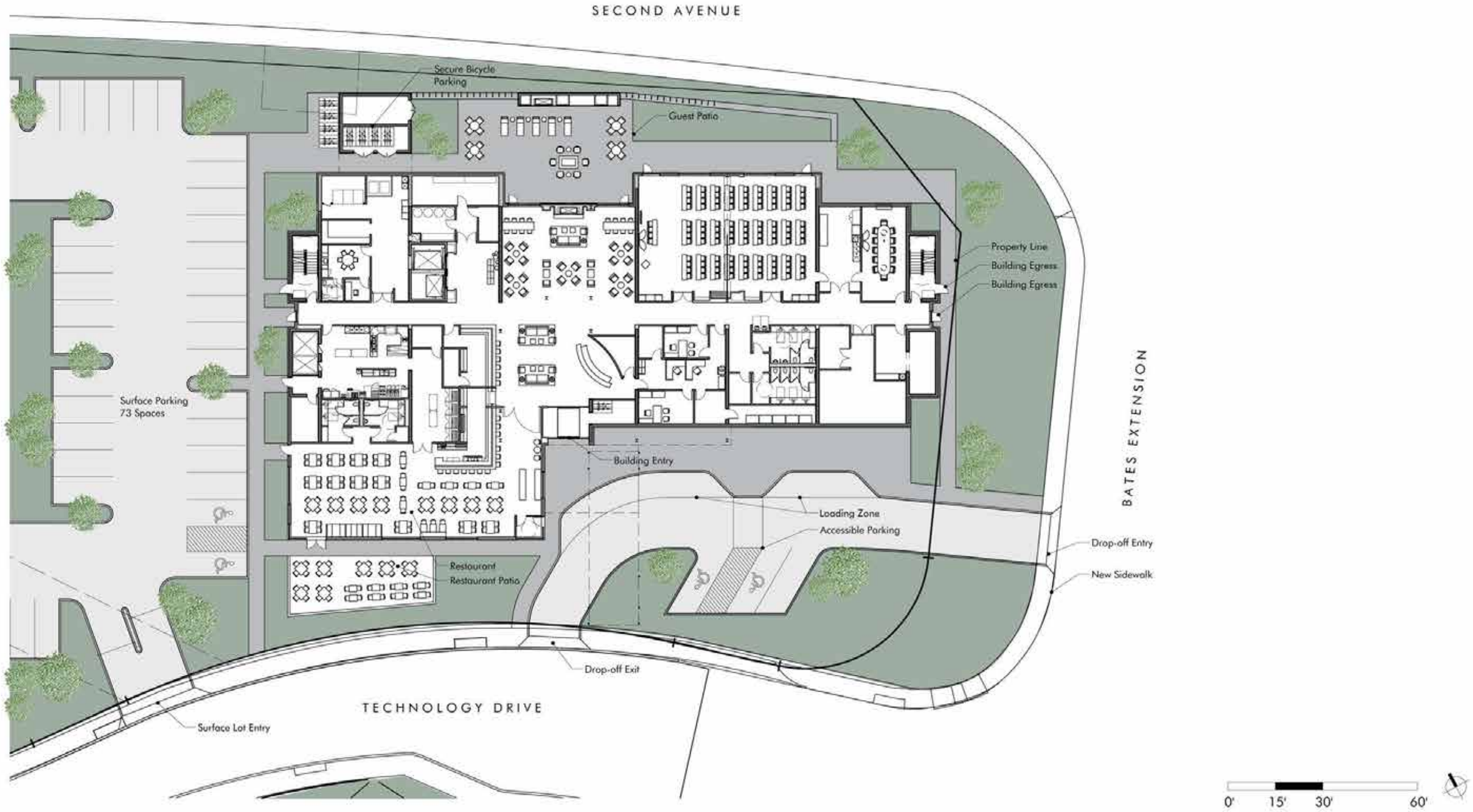
Indovina
Associates
Architects

Ground Floor Site Plan

Hotel Indigo - Pittsburgh Technology Center

City of Pittsburgh Planning Commission Submission

Indovina Associates Architects



Ground Floor Plan

Hotel Indigo - Pittsburgh Technology Center

City of Pittsburgh Planning Commission Submission

Indovina Associates Architects

Level	King Std	Queen Std	King Suite	Queen Suite	One Bedroom	Total
2	4	7	9	4	0	24
3	4	7	9	4	0	24
4	4	7	9	4	0	24
5	4	7	13	0	0	24
6	0	0	6	0	6	12
Totals	16	28	46	12	6	108

0' 15' 30' 60'

Typical Floor Plan

Hotel Indigo - Pittsburgh Technology Center

City of Pittsburgh Planning Commission Submission

Indovina Associates Architects

Sixth Floor Plan

Hotel Indigo - Pittsburgh Technology Center

City of Pittsburgh Planning Commission Submission

Indovina
Associates
Architects

Site Context - Bates Extension

Site Context - Bates Extension and Technology Drive

Site Context - Bates Extension and Technology Drive

Hotel Indigo - Pittsburgh Technology Center

City of Pittsburgh Planning Commission Submission

Indovina Associates Architects

Aerial Context

Hotel Indigo - Pittsburgh Technology Center

City of Pittsburgh Planning Commission Submission

Indovina
Associates
Architects

South Elevation

Hotel Indigo - Pittsburgh Technology Center

City of Pittsburgh Planning Commission Submission

Indovina
Associates
Architects

North Elevation

Hotel Indigo - Pittsburgh Technology Center

City of Pittsburgh Planning Commission Submission

Indovina
Associates
Architects

East Elevation

Hotel Indigo - Pittsburgh Technology Center

City of Pittsburgh Planning Commission Submission

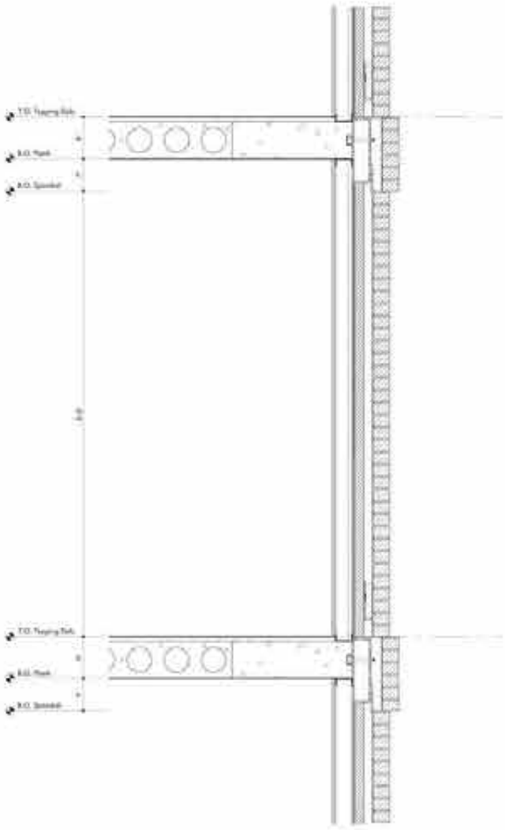
Indovina
Associates
Architects

West Elevation

Hotel Indigo - Pittsburgh Technology Center

City of Pittsburgh Planning Commission Submission

Indovina
Associates
Architects



Architectural Louver

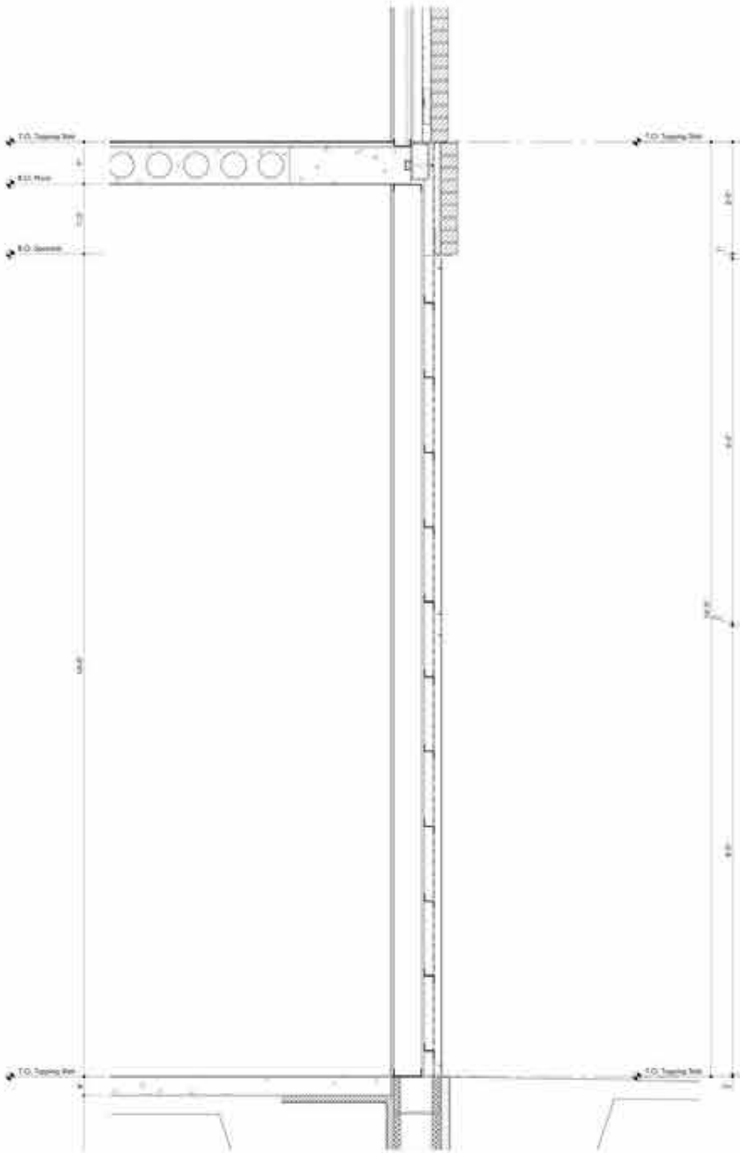
Manganese Ironspot
Masonry

Material Palette - Typical Hotel Level

Hotel Indigo - Pittsburgh Technology Center

City of Pittsburgh Planning Commission Submission

Indovina
Associates
Architects



Manganese Ironspot
Masonry

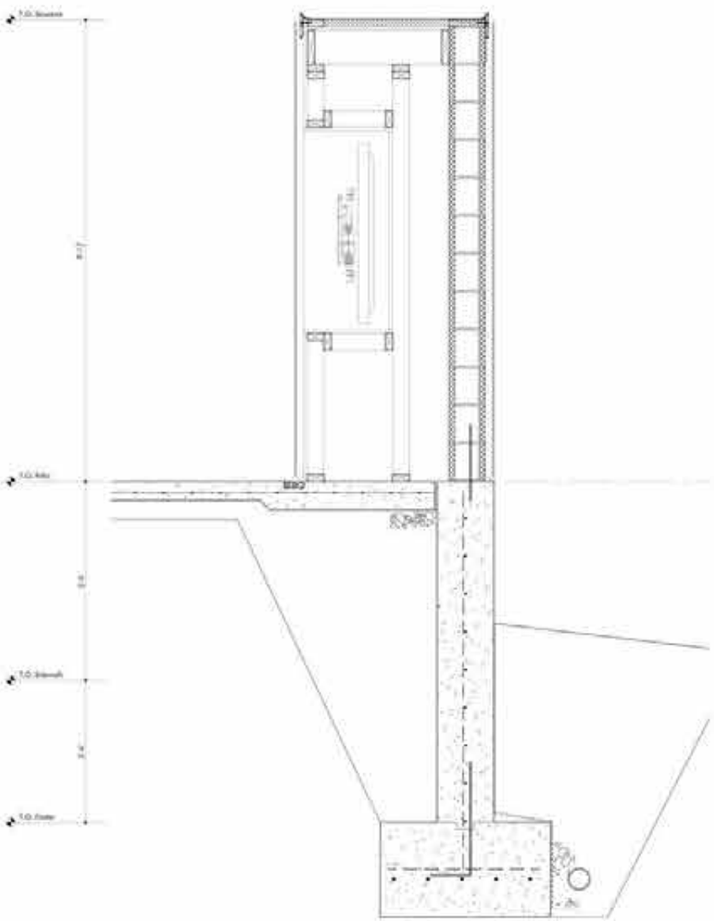
CorTen Steel Plate

Material Palette - Typical Hotel Level

Hotel Indigo - Pittsburgh Technology Center

City of Pittsburgh Planning Commission Submission

Indovina
Associates
Architects



CorTen Steel Plate

Formed Concrete or
Stacked Stone

Material Palette - Second Avenue Screen Wall

Hotel Indigo - Pittsburgh Technology Center

City of Pittsburgh Planning Commission Submission

Indovina
Associates
Architects

Contextual Rendering

Hotel Indigo - Pittsburgh Technology Center

City of Pittsburgh Planning Commission Submission

Indovina
Associates
Architects

Contextual Rendering

Hotel Indigo - Pittsburgh Technology Center

City of Pittsburgh Planning Commission Submission

Indovina
Associates
Architects

Contextual Rendering

Hotel Indigo - Pittsburgh Technology Center

City of Pittsburgh Planning Commission Submission

Indovina Associates Architects

City of Pittsburgh

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: (724) 986-6300

Address: 5TH AVE. | City: PITTSBURGH | State: PA | Zip Code: 15222

2. Applicant/Company Name: FELIX CARDELLA TKA ARCHITECTS | Phone Number: (412 681-7242

Address: 4951 CENTRE AVE. | City: PITTSBURGH | State: PA | Zip Code: 15213

Applicant/Contractor ID:(assigned by the City)

3. Development Name: RESIDENCE INN MARRIOTT HOTEL - OAKLAND

4. Development Location: OAKLAND, ZONING DISTRICT OPR-C

5. Development Address: 3339 FORBES AVENUE, PITTSBURGH, PA

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: N/A

Certificate of Occupancy#: — | Date Issued: — | Existing Use of Property: —

8. Estimated Construction: Start Date: 9/1/2015 | Occupancy Date: 12/31/2016 | Project Cost: $ 18 M

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): HOTEL (GENERAL)

10. Select the Type of Work:

- [x] New Construction, New
- [ ] New Construction,
- [ ] Change in Use Only
- [ ] Renovation, Interior
- [ ] Renovation, Exterior
- [ ] Renovation, Change in Use

11. Describe the Development: NEW HOTEL CONTAINING 10 FLOORS PLUS CELLAR AND 14 SUITES WITH APPROX. 87,459 SF + 7,658 SF CELLAR. COMMON AREAS ARE PROVIDED ON THE CELLAR AND FIRST FLOOR LEVELS.

12. Is a Land Operations Permit needed? ☐ YES [x] NO

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

City of Pittsburgh

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: ONE ☐ 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:	87,459	sq ft + 7,658 sq.ft. cellar
Building Footprint:	8,923	sq ft

15. Height of Structures:

	Existing		Proposed	
	Stories	Feet	Stories	Feet
Main Structure	—	—	10 + CELLAR	102
Proposed Addition/Extension				

Provide Accessory Structure Type(s) and Height(s): N/A

16. Number of Dwelling Units:

Existing to Remain: — Proposed: —

17. Lot Area: 11,764 sq ft

18. On Site Parking: ☒ N/A

	Existing	Proposed
Full (8 ½' x 19')		
Compact (7 ¼' x 16')		
Handicap (13 ½' 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

☐ 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

VOUCHER #: _____ (Zoning Use Only)

City of Pittsburgh

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:

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

1 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: Felix A. Cardella III

VOUCHER #: _____ (Zoning Use Only)

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

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

3339 FORBES AVENUE, MARRIOTT RESIDENCE INN
PITTSBURGH, PA
FOR MWK FORBES, LLC
TKA ARCHITECTS

FORBES AVENUE PERSPECTIVE LOOKING EAST

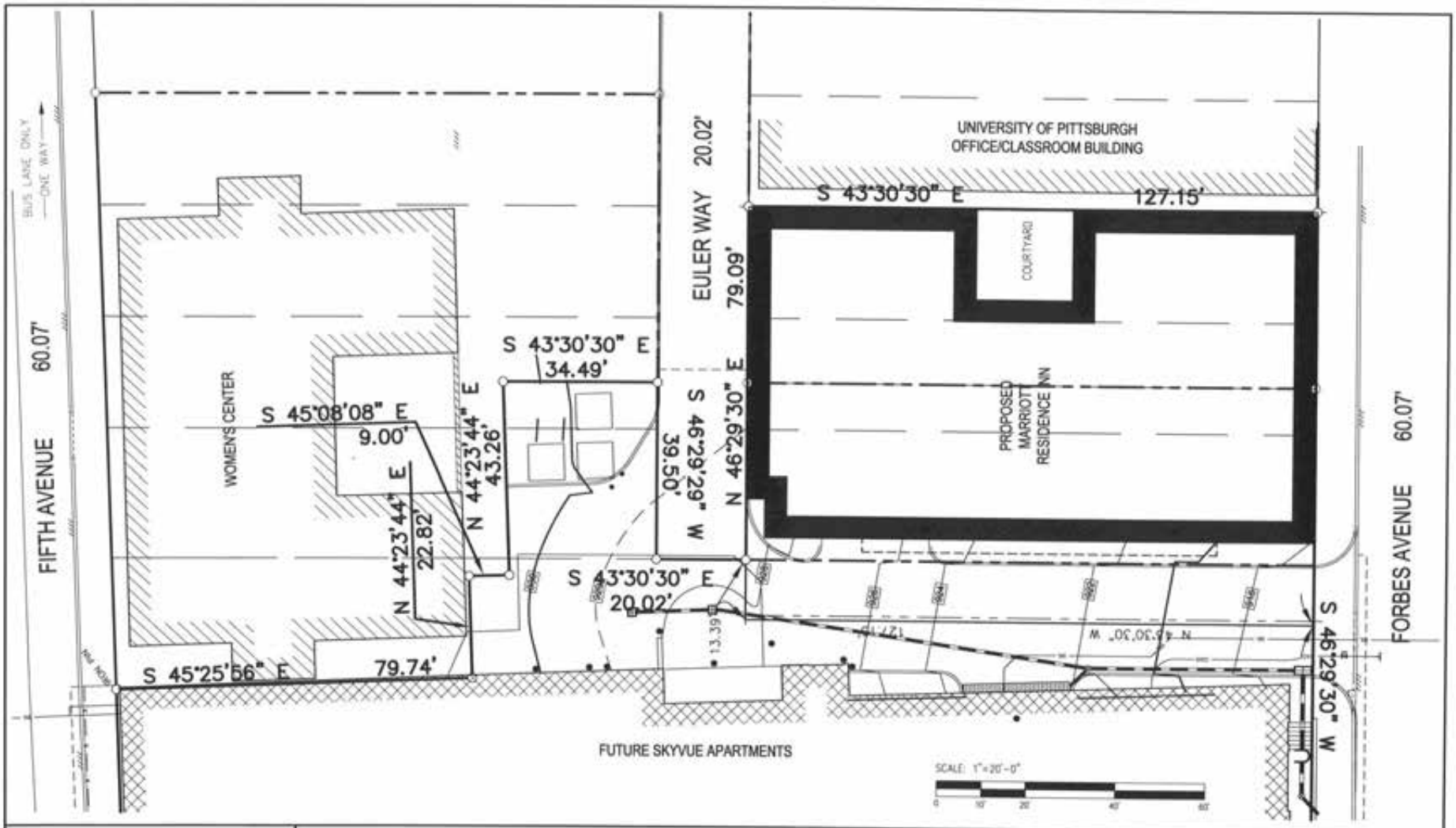
PROJECT INTRODUCTION

The proposed Residence Inn Marriott Hotel is located at 3339 Forbes Avenue in the OPR-C Zoning District in the Oakland Neighborhood of Pittsburgh. The Hotel is 10 stories plus cellar, as viewed from Forbes Avenue, and contains a two-story Great Room at street level, courtyard, reception area, fitness room, and swimming pool on the lower levels. 144 guest suites are contained on levels 2 through 10, with a mix of king suites, double double suites, corner one-bedroom suites, and corner two-bedroom suites.

The contemporary design includes three colors of thin cast stone veneer panels, accent color metal panels, and low-e glass windows and storefront. Projecting bays, clad in metal panels, occur on the west, south, and north sides of the building to express the typical suites. A glass corner, viewed from the approach along Forbes Avenue, accentuates the two-bedroom corner suites.

The required parking is located in the adjacent parking garage and is accessed from the hotel driveway entrance.

E
F
J
K
CARLOW UNIVERSITY
SKYVUE
APARTMENTS
CARLOW
SCIENCE
BLDG.
HOTEL SITE
UPMC MAGEE WOMEN'S HOSPITAL
FIFTH AVE
EULER WAY
FORBES AVE
IROQUOIS
HALKET
CRAFT AVE
BLVD OF THE ALLIES
McDEVITT PL
SEMPLE
FRESCO
THE ALLIES)
EVELS
) FT.
LOCATION MAP
SCALE: 1" = 200' -0"
12 STORIES (FORBES AVE)
DISTANCE: 900 FT.
0
200
600 FT
9 STORIES (FORBES AVE)
DISTANCE: 1050 FT.

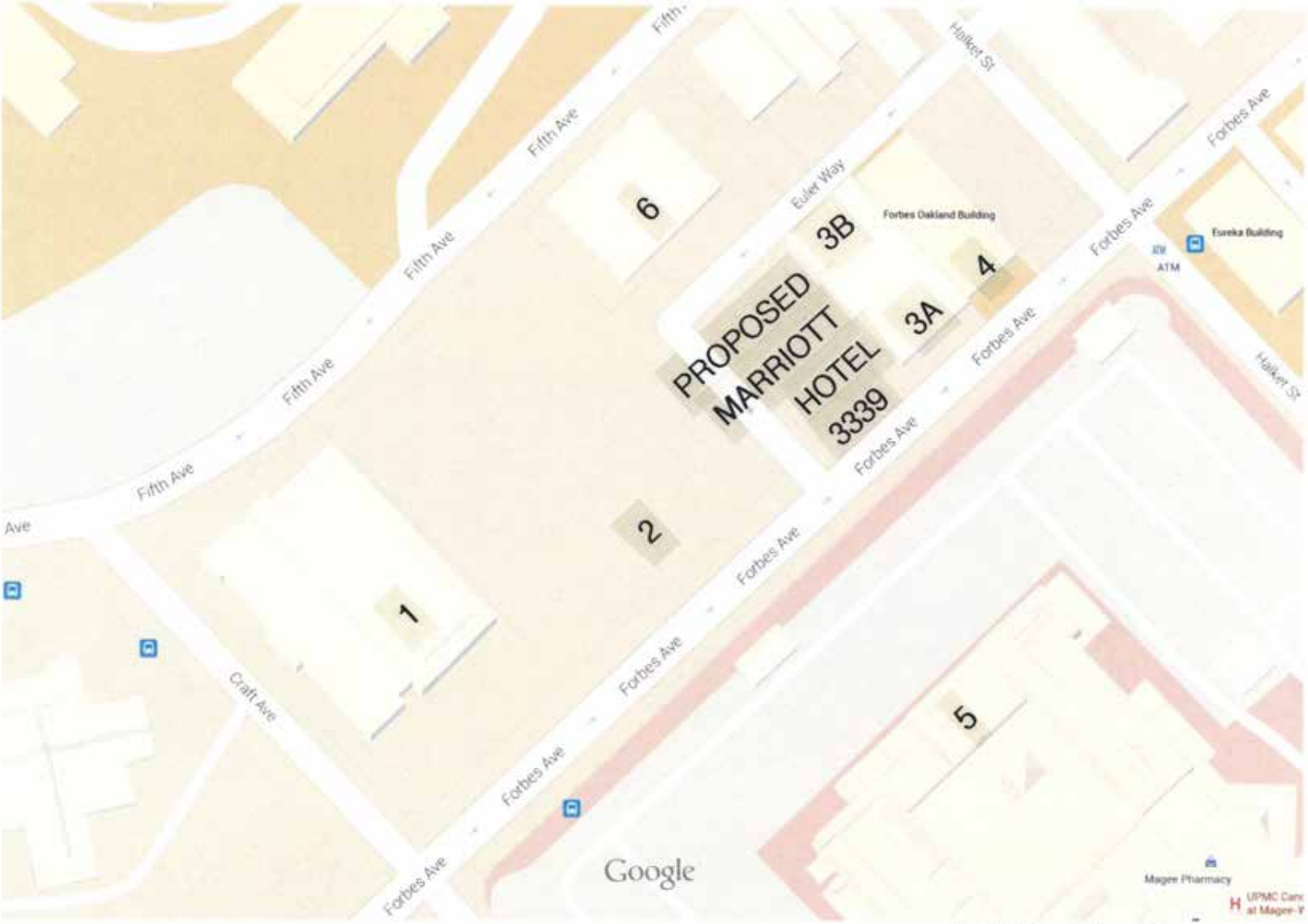


TKA Architects
Planners & Interior Designers
4951 Centre Avenue
Pittsburgh, Pennsylvania 15213

3339 FORBES AVENUE, MARRIOTT RESIDENCE INN
PITTSBURGH, PA
FOR MWK FORBES II, LLC

SITE PLAN
SCALE: 1" = 20'-0"
DATE: 07.22.15

C-1



Map data ©2015 Google 50 ft

CONTEXT SITE MAP

1 – Carlow A. J. Palumbo Science Building

2 – SkyVue Apartments

3a – University of Pittsburgh Building - Front

3b – University of Pittsburgh Building - Rear

Context Photos

4 – Forbes Oakland Building

6 – Women’s Center Building

5 – UPMC Magee-Women’s Hospital

Context Photos

TKA Architects
Planners & Interior Designers
4951 Centre Avenue
Pittsburgh, Pennsylvania 15213

3339 FORBES AVENUE, MARRIOTT RESIDENCE INN

PITTSBURGH, PA

FOR **MWK FORBES II, LLC**

WEST ELEVATION

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

DATE: 07.10.15

A-7

CAST STONE
COLOR: GARNET

CAST STONE
COLOR: SUNSET

CAST STONE
COLOR: GRAPHITE

METAL PANEL
COLOR: LIMESTONE

METAL PANEL
COLOR: KONIG BLUE

LOW-E GLAZING

SPANDREL GLASS
COLOR: GRAY

TKA Architects
Planners & Interior Designers
4951 Centre Avenue
Pittsburgh, Pennsylvania 15213

3339 FORBES AVENUE, MARRIOTT RESIDENCE INN

PITTSBURGH, PA

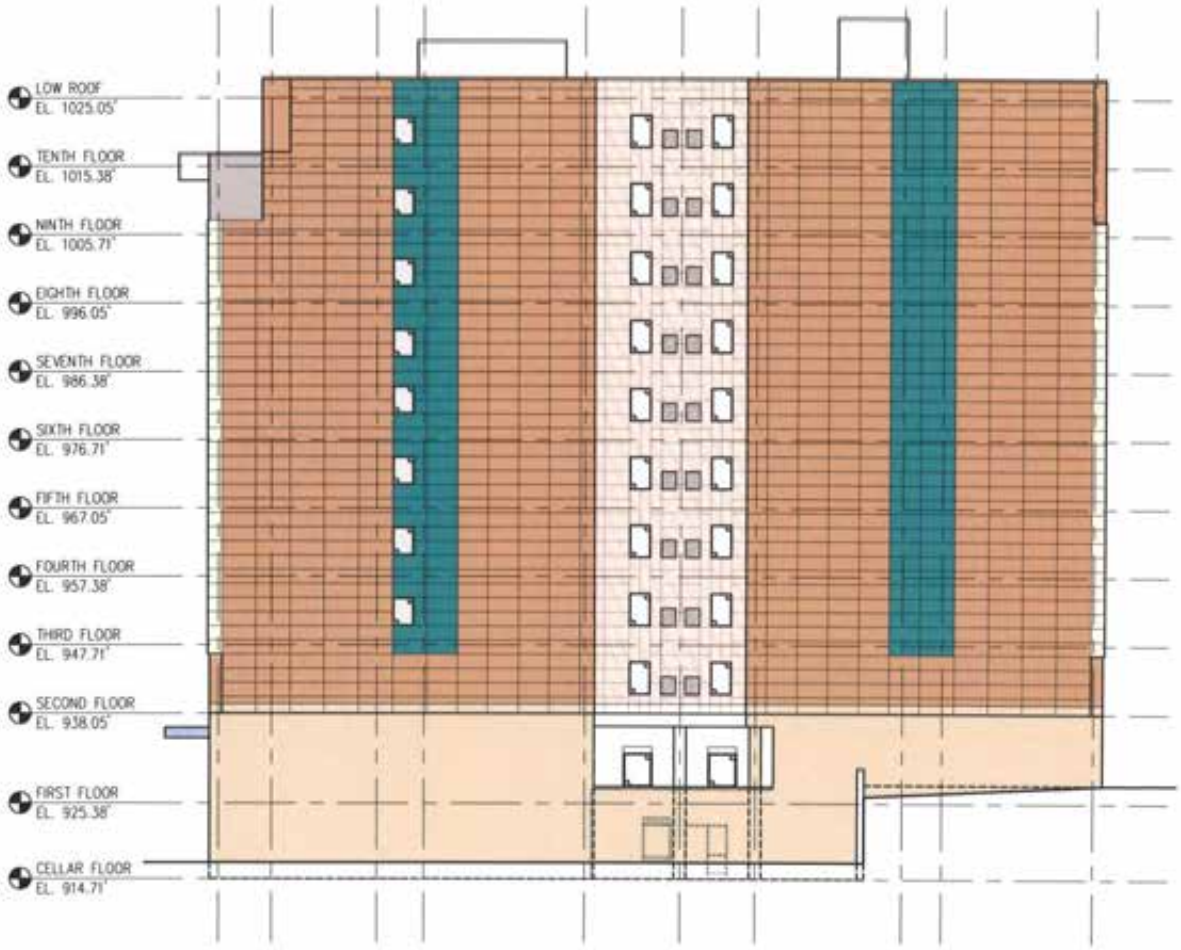
FOR **MWK FORBES II, LLC**

SOUTH ELEVATION

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

DATE: 07.10.15

A-8



CAST STONE
COLOR: GARNET

CAST STONE
COLOR: SUNSET

CAST STONE
COLOR: GRAPHITE

METAL PANEL
COLOR: LIMESTONE

METAL PANEL
COLOR: KONIG BLUE

METAL PANEL
COLOR: BLUE-GREEN

LOW-E GLAZING

SPANDREL GLASS
COLOR: GRAY

TKA Architects
Planners & Interior Designers
4951 Centre Avenue
Pittsburgh, Pennsylvania 15213

3339 FORBES AVENUE, MARRIOTT RESIDENCE INN

PITTSBURGH, PA

FOR **MWK FORBES II, LLC**

EAST ELEVATION

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

DATE: 07.22.15

A-9

CAST STONE
COLOR: GARNET

CAST STONE
COLOR: SUNSET

CAST STONE
COLOR: GRAPHITE

METAL PANEL
COLOR: LIMESTONE

METAL PANEL
COLOR: KONIG BLUE

LOW-E GLAZING

SPANDREL GLASS
COLOR: GRAY

TKA Architects
Planners & Interior Designers
4951 Centre Avenue
Pittsburgh, Pennsylvania 15213

3339 FORBES AVENUE, MARRIOTT RESIDENCE INN

PITTSBURGH, PA

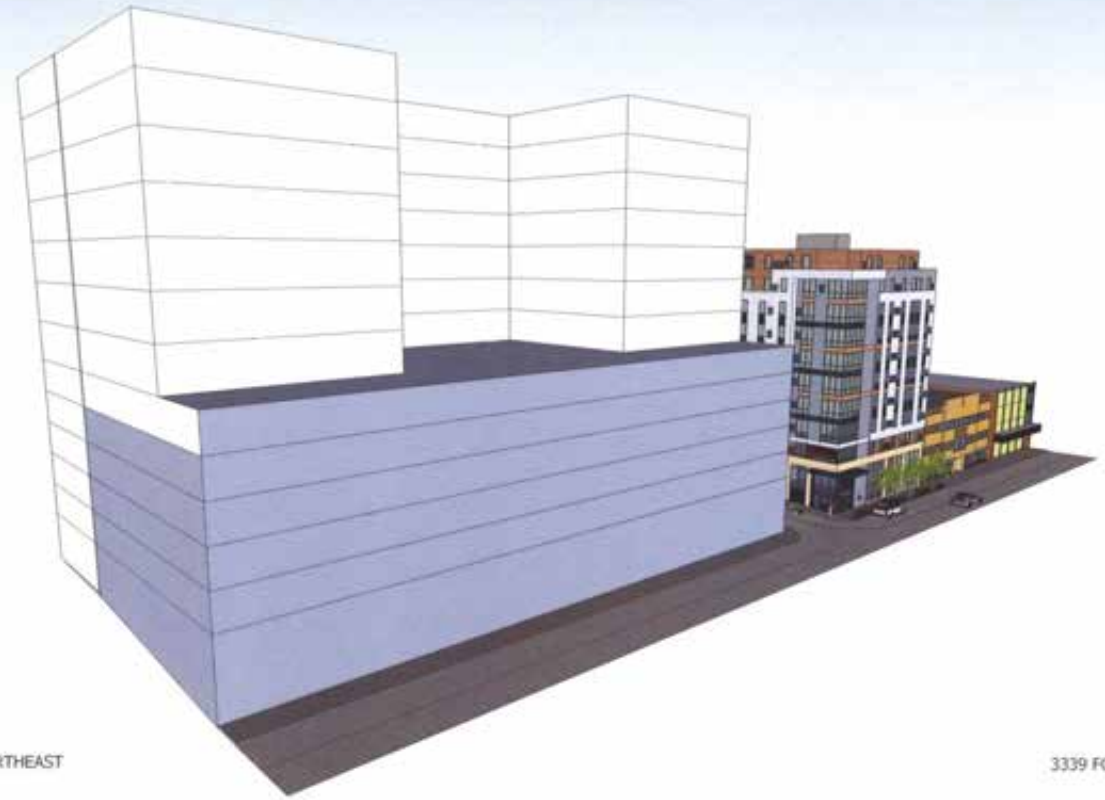
FOR MWK FORBES II, LLC

NORTH ELEVATION

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

DATE: 07.10.15

A-10



FORBES AVENUE PERSPECTIVE LOOKING NORTHEAST

3339 FORBES AVENUE, MARRIOTT RESIDENCE INN
PITTSBURGH, PA
FOR MWK FORBES, LLC
TKA ARCHITECTS

FORBES AVENUE PERSPECTIVE LOOKING NORTHEAST

3339 FORBES AVENUE, MARRIOTT RESIDENCE INN
PITTSBURGH, PA
FOR MWK FORBES, LLC
TKA ARCHITECTS

CONTEXT ELEVATION LOOKING NORTH ALONG FORBES AVENUE

3339 FORBES AVENUE, MARRIOTT RESIDENCE INN
PITTSBURGH, PA
FOR MWK FORBES, LLC
TKA ARCHITECTS

CONTEXT ELEVATION LOOKING NORTH ALONG FORBES AVENUE

3339 FORBES AVENUE, MARRIOTT RESIDENCE INN
PITTSBURGH, PA
FOR MWK FORBES, LLC
TKA ARCHITECTS

FORBES AVENUE PERSPECTIVE LOOKING NORTHWEST

3339 FORBES AVENUE, MARRIOTT RESIDENCE INN
PITTSBURGH, PA
FOR MWK FORBES, LLC
TKA ARCHITECTS

FORBES AVENUE PERSPECTIVE LOOKING NORTHWEST

3339 FORBES AVENUE, MARRIOTT RESIDENCE INN
PITTSBURGH, PA
FOR MWK FORBES, LLC
TKA ARCHITECTS

3339 FORBES AVENUE, MARRIOTT RESIDENCE INN
PITTSBURGH, PA
FOR MWK FORBES, LLC
TKA ARCHITECTS

FORBES AVENUE PERSPECTIVE LOOKING NORTHWEST

COURTYARD PERSPECTIVE
3339 FORBES AVENUE, HARRIOTT RESIDENCE INN
PITTSBURGH, PA
TKA ARCHITECTS

EULER WAY PERSPECTIVE LOOKING SOUTHEAST

3339 FORBES AVENUE, MARRIOTT RESIDENCE INN
PITTSBURGH, PA
FOR MWK FORBES, LLC
TKA ARCHITECTS

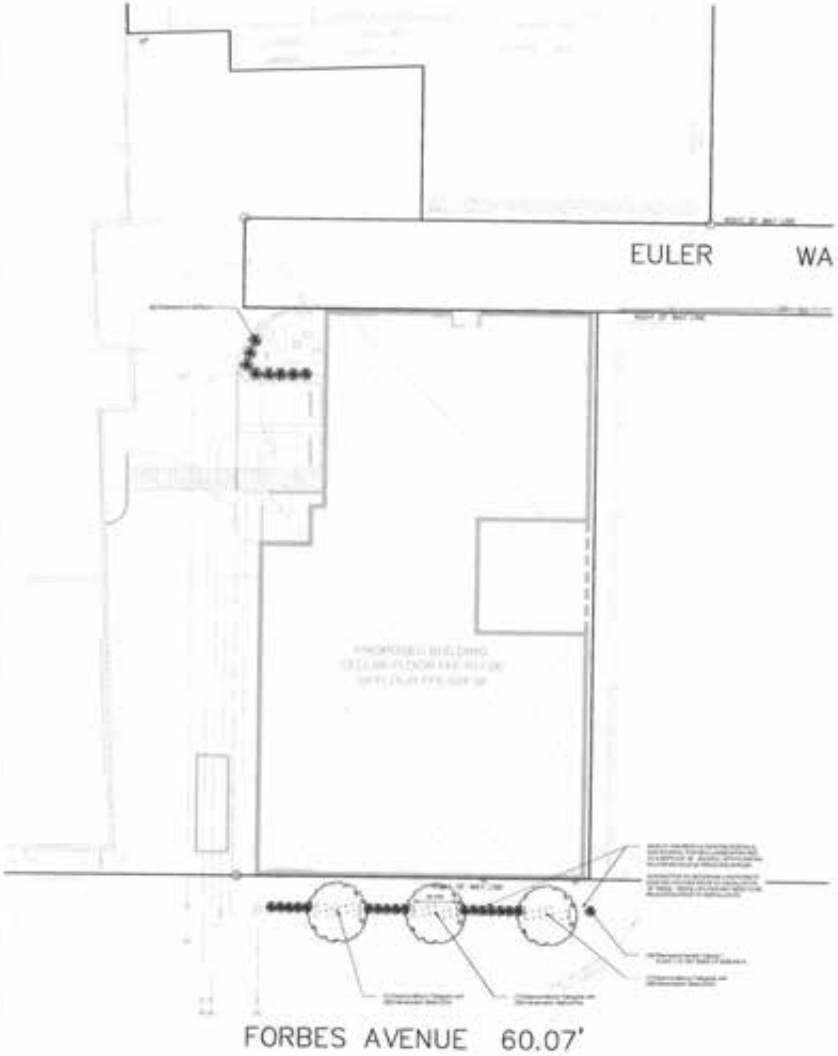
HOTEL ENTRANCE
FROM PARKING GARAGE
LOOKING SOUTHEAST

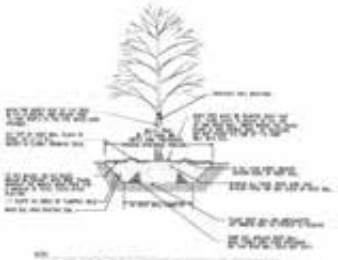
Residence
Inn
Marriott

Residence
Inn
Marriott

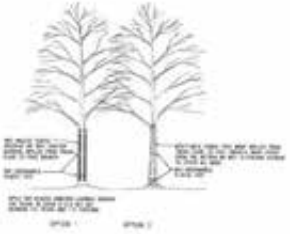
Marriott
2339 FORBES AVENUE, MARRIOTT RESIDENCE INN
PITTSBURGH, PA
FOR KINK FORBES, LLC
TKA ARCHITECTS

Marriott





TREE PLANTING DETAIL



TREE WRAPPING DETAIL

TREE STAKING DETAIL

PLANT LIST

QT	SCHEDULE CODE	COMMON NAME	SPACING	SIZE	CONDITION
	TREES				
3	PRUNUS SERRULATA 'TOKYO'	TOKYO FLOWERING CHERRY	AS SHOWN	2" CAL	B&B
	SHRUBS/GROUNDCOVER/PERENNIALS				
12	BERBERIS THUNBERGII	BERBERIS THUNBERGII	AS S.O.C.	#3	POT
36	BERBERIS THUNBERGII 'GREEN CARPET'	GREEN CARPET DWARF BARBERRY	AS S.O.C.	#3	POT
36	PENNISETUM ALOPECUROIDES 'HAMELN'	HAMELN DWARF FOUNTAIN GRASS	AS S.O.C.	#3	POT

LANDSCAPE NOTES

1. THE CONTRACTOR SHALL VISIT THE SITE AND BECOME FAMILIAR WITH EXISTING CONDITIONS AFFECTING THE WORK. ANY DISCREPANCIES OR OMISSIONS FOUND IN THE DRAWINGS OR SPECIFICATIONS SHALL BE REPORTED TO THE LANDSCAPE ARCHITECT PRIOR TO BEGINNING WORK.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL MATERIALS, WORKMANSHIP, AND SERVICES FOR A COMPLETE AND ACCEPTABLE INSTALLATION AS SHOWN ON THE DRAWINGS AND DESCRIBED IN THE SPECIFICATIONS.
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CALL BEFORE YOU DIG!

GRAPHIC SCALE

GATEWAY

OAKLAND MARRIOTT RESIDENCE INN

3339 FORBES AVENUE

FOR

MWK FORBES, LLC

THE CONTRACTOR SHALL CHECK ALL DIMENSIONS AND VERIFY ALL CONDITIONS PERTAINING TO THIS DRAWING AT THE BUILDING AND SHALL REPORT ANY DISCREPANCIES TO THE ARCHITECT AT ONCE.

LANDSCAPE PLAN

L101

CANOPY METAL PANEL

KONIG BLUE

LOW E GLAZING

SPANDREL METAL PANEL

CHARCOAL GRAY

3339 FORBES AVENUE, MARRIOTT RESIDENCE INN
PITTSBURGH, PA
FOR MWK FORBES II, LLC

SPANDREL GLAZING

HARMONY GRAYLITE #14

CURTAIN WALL / STOREFRONT

CHAMPAGNE GOLD

ACCENT/SPANDREL

METAL PANEL

SLATE GRAY

CONCORD CREAM

RAWHIDE

SANDSTONE

GRAPHITE

SUNSET

GARNET

OAK RIDGE

CAST STONE

SUSTAINABILITY

- Sustainability is addressed with the goal of LEED Silver Certification for the project.

- Site sustainability (SS) is sought with the credits for Urban Site Selection and Development Density & Community Connectivity in the medical/educational and business district of Oakland. Also, site credits for bicycle storage and changing rooms for employees have been earmarked. Prime parking spots are provided for low-emission and fuel-efficient vehicles in the hotel parking garage. Heat island effect is reduced with the roof membrane and south elevation landscaping.

- Water efficiency (WE) is planned with credits for 20% and 30% reduction of water use in the building.

- Energy and Atmosphere (EA) credits are sought with fundamental and enhanced commissioning of the hotel energy systems, along with refrigerant management and optimizing energy performance. Green Power is a targeted credit.

- Materials and Resources (MR) credits are pursued for storage and collection of recyclables, diversion of 50% and 75% of construction waste from disposal, and recycled content of 10% and 20% in new materials used.

- Indoor Environmental Quality (EQ) is addressed with credits sought for Indoor Air Quality performance, tobacco smoke control, monitoring of outdoor air delivery, management of IAQ during construction, and low-emitting materials in adhesives, sealants, paints, and carpet. Also, lighting and thermal systems controllability, thermal comfort, and daylight and views credits are sought.

- Innovation and Design Process (IN) credits are pursued for Green Education, Green Housekeeping, Low Mercury Light Fixtures, Amazonas Program, and LEED Accredited Professional on the project.

ACCESSIBILITY

Site accessibility is addressed by curb cut ramps at the hotel driveway/entrance along Forbes Avenue. Also, a van accessible ADA parking space is provided adjacent to the hotel reception area vestibule, and the required ADA parking spaces for the hotel are provided in the adjacent garage. An ADA accessible crosswalk is provided from the garage to the hotel across the hotel driveway. ADA accessible entries via ramps are provided at the upper and lower vestibules.

Elevators are provided with ADA accessible controls to all levels of the hotel. The required quantity of ADA accessible suites (seven total) are provided in three different types of rooms, with fully accessible bedroom areas, kitchens, and bathrooms. Two of the suites have roll-in showers. ADA signage is provided throughout the hotel.

COMMUNITY PROCESS

Required community meetings were held as follows:

Date	Person or Group Meeting & Discussion
2/23/15	OPDC-led joint community meeting with OPDC, Central Oakland Group, West Oakland Group, and People's Oakland Group (Letter of Support received)
2/27/15	City of Pittsburgh Planning Staff Review
4/14/15	Oakland Task Force Meeting (Letter of Support received)
4/14/15	Councilman Daniel Lavelle Meeting (Letter of Support received)
4/17/15	Councilman Dan Gilman Meeting (Letter of Support received)
4/23/15	ZBA Hearing
4/28/15	OBID Meeting (Letter of Support received)
4/28/15	CDAP Presentation
6/26/15	ZBA Decision - Approved

TABLE 1
PARKING REQUIREMENT SUMMARY
3337 - 3339 Forbes Avenue Hotel Development Study
City of Pittsburgh, Allegheny County, Pennsylvania

Development Components	Size	Automobile Parking Demand: City of Pittsburgh Zoning Code[1]			Bicycle Parking Demand: City of Pittsburgh Zoning Code[1]				Total Number of Automobile Parking Spaces Required with Maximum Bicycle Reductions[7]
		Minimum Requirements without Bicycle Reductions			Required Minimum Bicycle Parking[2]		Maximum Reduction of Automobile Parking Spaces Due to Implementation of Bicycle Spaces[3]		
		Off-Street Automobile Parking Rate[4]	Required Number of Automobile Spaces	Required Number of Reserved Spaces for Persons with Disabilities[5]	Bicycle Parking Rate	Required Number of Bicycle Spaces	Maximum Bicycle Parking Reduction Rate	Maximum Reduction[6]	
Hotel	144 rooms	0.62 space per room	89	4	1 bicycle spaces for up to 20 employees	1	30% of required number automobile spaces, not including spaces reserved for persons with disabilities	26	63

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

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

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

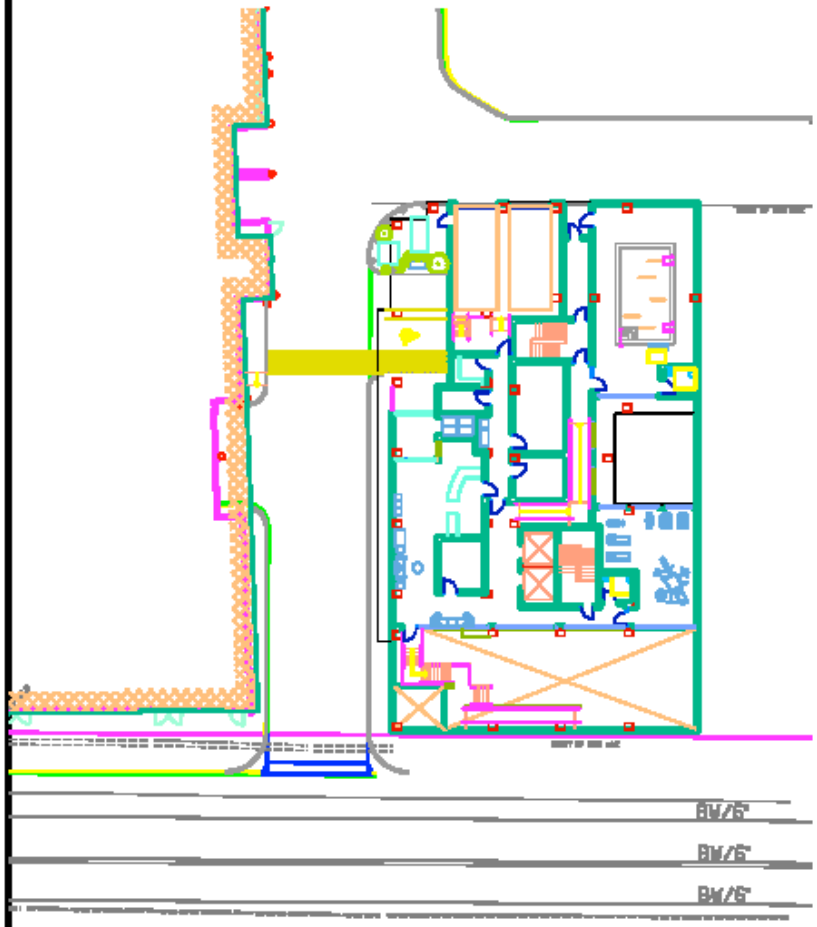
(4) The parking demand rate of 0.62 spaces per room has been previously vetted and approved by the DCP.

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

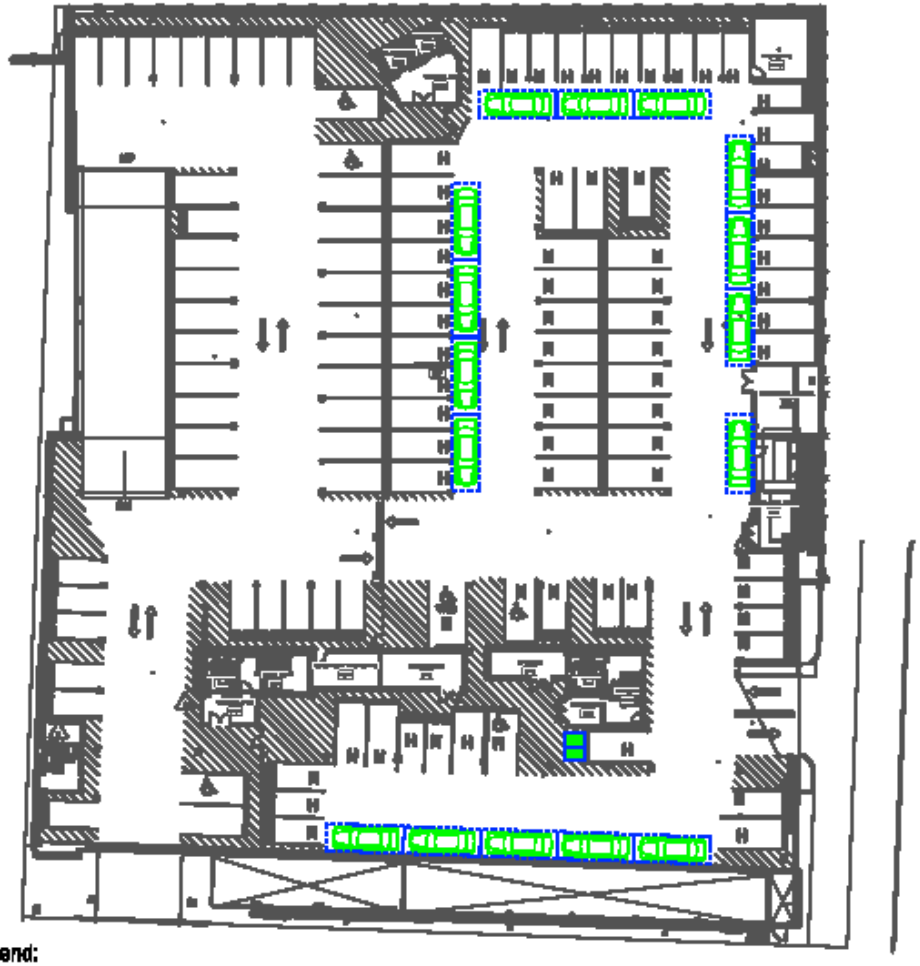
(6) Maximum bicycle reduction = [(89 spaces - 4 handicapped spaces) x 0.30] = 26 spaces

(7) Total number of automobile spaces required with maximum bicycle reductions = (89 total spaces - 26 bicycle spaces) = 63 spaces. It should be noted that of the 63 spaces, 4 spaces must be reserved for persons with disabilities.

Source: Analysis by Trans Associates.



N SCALE: N.T.S.	Trans Associates Transportation Solutions for Today and Tomorrow Tech Towers Suite 400 / 4955 Steelsmith Pike Pittsburgh, Pennsylvania 15205 / (412) 480-0550	PROJECT NO. MARFCON-1[illegible] PROJECT: 3337-3339 Forbes Avenue Hotel Transportation Impact Study TITLE: Site Plan	FIGURE 3 D.S. MDR C.S. CSJ REV.



Legend:

- Valet Parked Vehicle
- Bicycle Parking

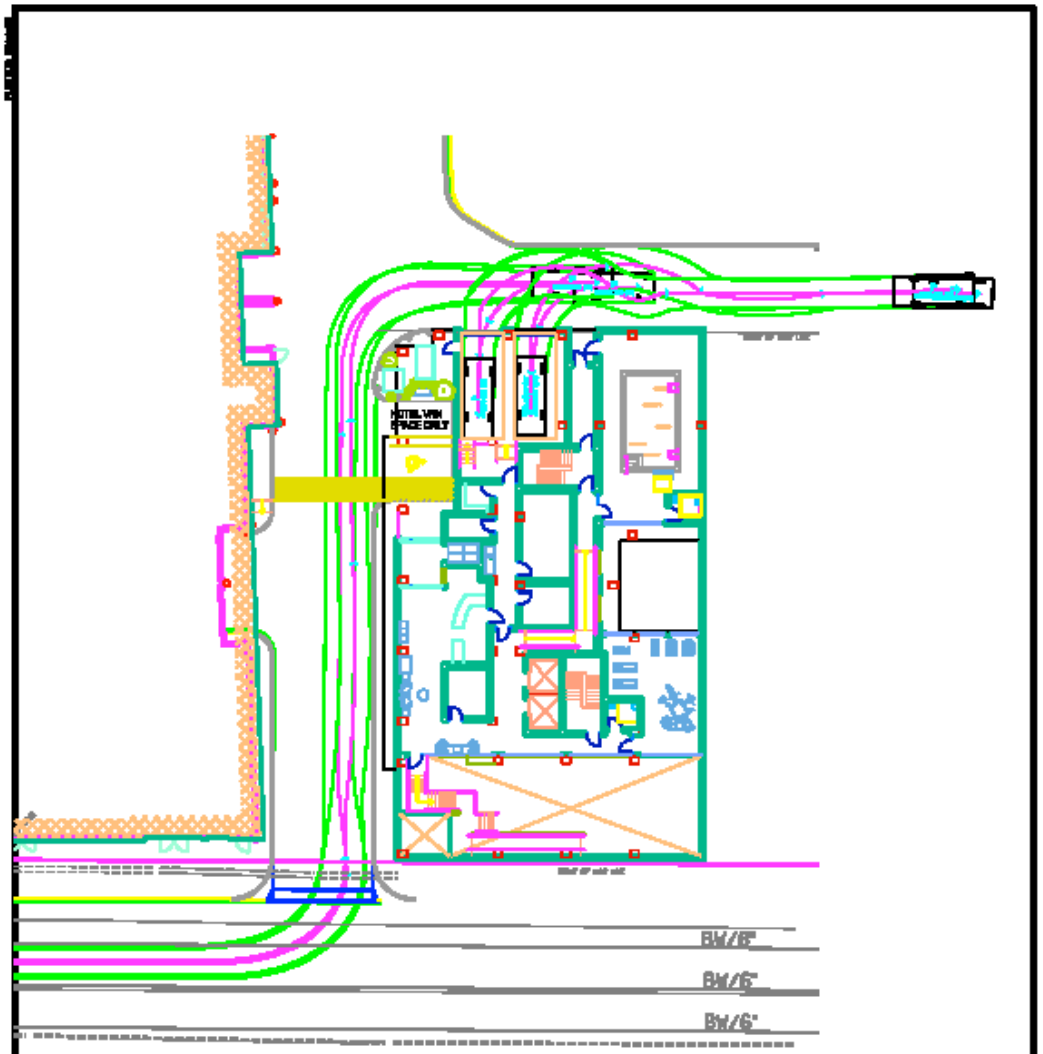
Total Valet Parked Vehicles: 16

SCALE: N.T.S.

Trans Associates

Transportation Solutions for Today and Tomorrow
Twin Towers Suite 450 / 4955 Steubenville Pike
Pittsburgh, Pennsylvania 15205 / (412) 450-0550

PROJECT NO.	MNRF080-1[illegible]
PROJECT:	3337-3339 Forbes Avenue Hotel Transportation Impact Study
TITLE:	Hotel Valet Parking Plan
FIGURE	4
D.S.	CAD
C.S.	CAJ
REV.	MDB



SCALE: N.T.S.

Trans Associates

Transportation Solutions for Today and Tomorrow
Tele Towers Suite 400 [illegible] Blacksmith Pike
Pittsburgh, Pennsylvania 15205 / (412) 490-0939

PROJECT NO.	[illegible]
PROJECT:	3337-3339 Forbes Avenue Hotel Transportation Impact Study
TITLE:	Loading Area Autoturn
FIGURE	5
D.B.	MDB
C.B.	CAJ
REV.	

CONTEXT ELEVATION LOOKING NORTH ALONG FORBES AVENUE

3339 FORBES AVENUE, MARRIOTT RESIDENCE INN
PITTSBURGH, PA
FOR MWK FORBES, LLC
TKA ARCHITECTS

Zoom Out

CITY OF PITTSBURGH
DEPARTMENT OF CITY PLANNING
ZONING • DEVELOPMENT REVIEW
200 ROSS STREET • THIRD FLOOR
PITTSBURGH • PENNSYLVANIA • 15219

ZONE CHANGE PETITION

Address 2018 -2100 16TH ST, PITTSBURGH, PA 15222

Owner: Urban Redevelopment Authority of Pittsburgh, URA
Address: 200 Ross Street, Pittsburgh, PA 15219
Phone: 412.255.6595

Applicant / Agent: Kyra Straussman, Director, Real Estate, URA
Address: 200 Ross Street, Pittsburgh, PA 15219
Phone: 412.255.6415

Property owners or representatives of property described who join this petition.

Owner's Name	Property
n/a	

If additional space is required, list on a separate sheet and attach.

Block & Lot: 9-D-200 Ward: #2
Sq. ft. of site: 355,275sf or, number of acres:
Existing Zoning: Currently not zoned, part of prior approved SP-8 Riverfront Landing Proposed Zoning: U/I Urban Industrial
Present use of site:
Commercial retail, office and art museum and parking

Proposed use & improvements: *(attach map of proposed zone change area)*
Continued use as commercial retail, office and art museum and parking and other uses as allowed.

(if additional space is required, attach a separate sheet)

The proposed Zone Change is appropriate and desirable and that this use will not be detrimental to the immediate neighborhood because:

Original use will continue and retained control by URA/Owner will afford options providing greater public benefit consistent of the policies of the City of Pittsburgh.

The proposed application will comply with the conditions specified in the Code by:

Existing use will continue to comply with the Code unless appropriate relief is otherwise deemed appropriate. Public control will allow the property to be maintained and more ~~fully developed meeting the purpose and intent of the Code as outlined in Section 901.03.~~

NOTICE TO ANYONE WHO JOINS THIS PETITION:

Despite any statements of proposed use made above, enactment of this ordinance will permit involved property to be used for any of the uses listed in the classification table of the Zoning Ordinance.

STATEMENT OF TRUTH

COMMONWEALTH OF PENNSYLVANIA, COUNTY OF ALLEGHENY

Deponent, being duly sworn, says that they are the:

☒ Owner of record of the property for which this application is made, and that all the statements and data furnished with this application is true and correct.

☒ Authorized agent for the owner of record of the property for which this application is made and as such has express authority to bind such owner to all terms and conditions of any Occupancy permit issued pursuant to this application, and that all the statements and data furnished with this application are true and correct.

Sworn to and subscribed before me this 14th day of July 2015.

Jarmele E. Fairclaugh, Notary Public | Kyra Straussman, Applicant (signature) | NC KYRA STRAUSSMAN, Applicant (printed)

Kyra Straussman, Director, Real Estate, URA

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Jarmele E. Fairclaugh, Notary Public
City of Pittsburgh, Allegheny County
My Commission Expires Dec. 1, 2018
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

RECORD OF ACTIONS *(to be completed by City Planning)*

Address		**Check #**	PAID $
Date Filed		**Land Use #**	
Zoning District		**Zone Change #**	
Proposed Zoning			

Planning Commission recommendation

☐ Approved ☐ Denied DATE OF ACTION

City Council action

☐ Approved ☐ Denied DATE OF ACTION