



**ZONE CHANGE PETITION**

**Address**

5600 Penn Avenue (see PLDP submitted with this Petition)

Owner: Pennley Park South, Inc.  
 Address: 5600 Penn Avenue, Pittsburgh, PA 15206  
 Phone: \_\_\_\_\_

Applicant / Agent: Jonathan M. Kamin / Goldberg, Kamin & Garvin, LLP  
 Address: 1806 Frick Building, Pittsburgh, PA 15219  
 Phone: 412-281-1119

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

Owner's Name	Property
City of Pittsburgh	84-A-176; Amber Street
Pennley Park South, Inc.	83-N-125; 5600 Penn Avenue

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

Block & Lot: 83-N-125 & 84-A-176 Ward: 8th  
 Sq. ft. of site: \_\_\_\_\_ or, number of acres: 9.37 acres  
 Existing Zoning RP (83-N-125) Proposed Zoning: AP  
R3-M (84-A-176)  
 Present use of site:  
Multi-Family Residential (83-N-125)  
Vacant / Park (84-A-176)

Proposed use & improvements: *(attach map of proposed zone change area)*  
Retail, Office, Multi-Family Residential Uses, and Open Space; Mixed-Use Development  
(please see PLDP submitted with this Petition)

*(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:

Please see Addendum.

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

Please see Addendum.

**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.

COMMONWEALTH OF PENNSYLVANIA  
Notarial Seal  
Donna J. Hirschfield, Notary Public  
City of Pittsburgh, Allegheny County  
My Commission Expires July 22, 2016  
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

**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 5 day of October 2015.

*Donna J. Hirschfield*  
Notary Public

*Jonathan M. Kamin*  
Applicant (signature)

**JONATHAN M. KAMIN**  
Applicant (printed)

**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

### Zone Change Petition Addendum

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

The proposed rezoning of the Subject Properties will permit greater flexibility in the design and redevelopment of the site by permitting a mixed-use development to supplement and further support the commercial and residential uses located in the vicinity of the Subject Properties. The developer has also made significant commitments to the City, the residents of Penn Plaza Apartments, and the community to enhance and improve the immediate neighborhood. On September 28, 2015, the Owner, the City, the Penn Plaza Tenant Counsel, and the URA of the City of Pittsburgh entered into a Memorandum of Understanding wherein each party consented to the rezoning and redevelopment of the Subject Properties as proposed herein.

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

1. The proposed rezoning and redevelopment of the Subject Properties complies with the plans and policies of the City of Pittsburgh. The City of Pittsburgh further joins in this Petition requesting a zone change of the Subject Properties.
2. The rezoning of the Subject Properties will create public amenities for the neighborhood including providing residential, office, commercial, and open space uses to serve the community.
3. The request fulfills and follows the intent and purposes of the Zoning Code. In accordance with the Zoning Code, the rezoning of the Subject Properties to AP will permit a mixture of residential and compatible commercial uses in conformity with nature and context of the Penn Avenue, South Negley, and South Euclid corridor.
4. The AP zoning district is compatible with the zoning, uses and character of the neighborhood. The Subject Properties currently abut an existing AP zoning district on the East and abut properties that are zoned within the LNC, R3, and R2 zoning districts. Each of the districts provide and currently operate commercial uses and multi-unit residential properties, which are compatible with the proposed rezoning of the Subject Properties.
5. The rezoning of the Subject Property to permit additional uses is an appropriate and sound planning decision, based upon the existing topography, location, access to public roadways, and dimensions to permit both residential uses and compatible commercial uses.
6. The proposed rezoning will not create any detrimental affects upon nearby properties. Pursuant to the PLDP, as attached to this Petition, the proposed redevelopment and reuse of the Subject Properties will incorporate residential, commercial, parking, and open space uses similar to the existing character of the surrounding neighborhood.
7. The Subject Property is currently development solely as a residential use, however, in conjunction with the City of Pittsburgh and other interest stakeholders, there has been support to redevelop the Subject Property to provide for a mixed-use development that will better and more appropriately serve the neighborhood and City.

8. The proposed rezoning of the Subject Property will create minimum, if any, impact upon community facilities and services. The proposed redevelopment will incorporate amenities that currently do not exist in the neighborhood and services to more appropriately serve the community.



From RP to AP

From R3-M to AP

## PENLEY PARK SOUTH NEW DEVELOPMENT

PITTSBURGH, PENNSYLVANIA

MASTERPLAN

PROJECT NUMBER  
 14050.00

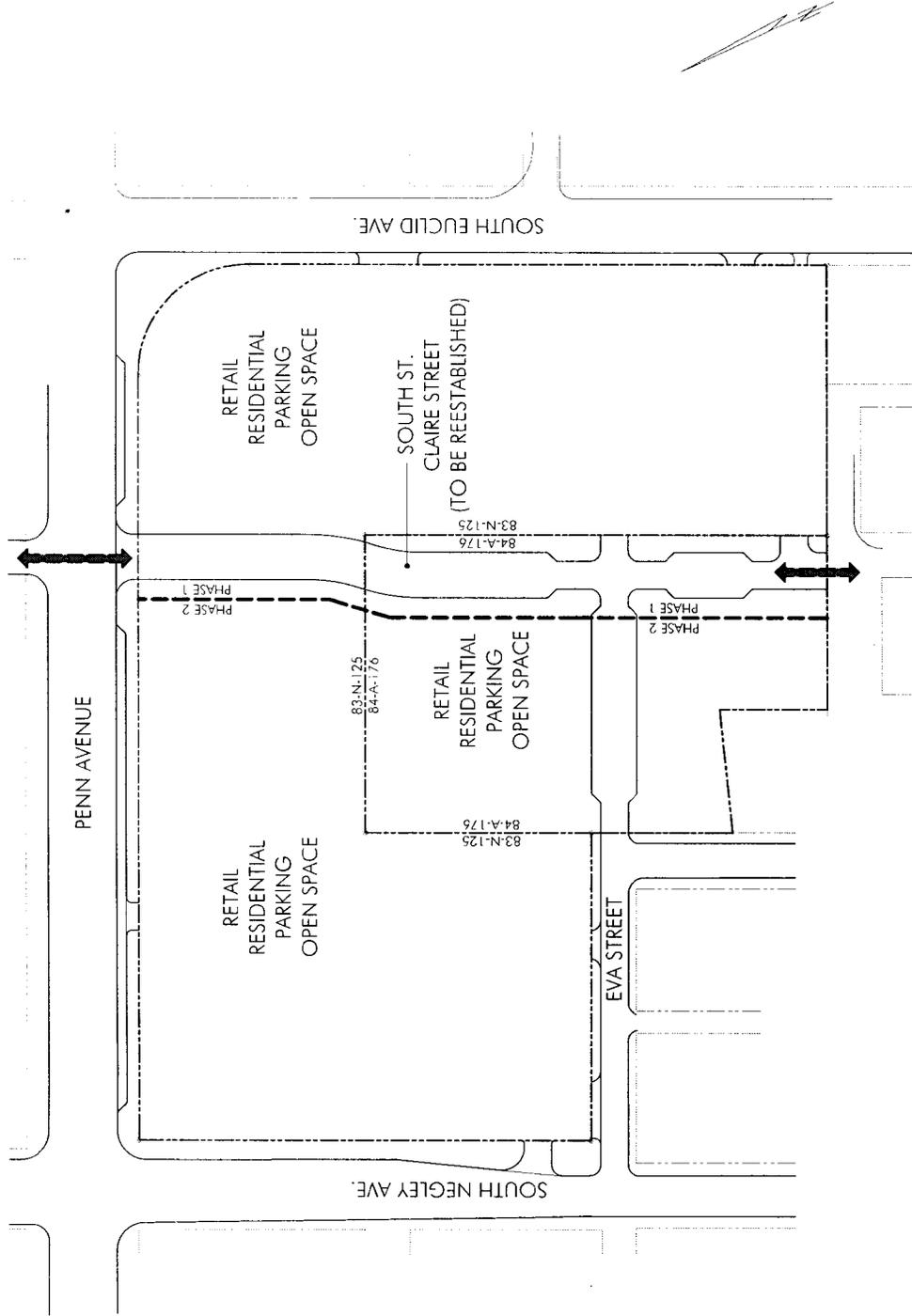
DRAWN BY: BIS  
 CHECKED BY: JV

DATE  
 10.05.2015

SCALE  
 1" = 100'-0"

SKETCH NUMBER

1



### 1. PRELIMINARY LAND USE PLAN

### Preliminary Land Development Plan Addendum

The rezoning and redevelopment of the Subject Properties will create a new high quality, mixed-use development that will reconnect the street grid, provide pedestrian friendly amenities, and consist of residential housing, commercial uses, and open space to complement the existing context and continued redevelopment of the neighborhood.

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

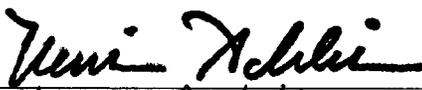
1. The rezoning of the Subject Properties creates an efficient, functional and attractive urban area incorporating both commercial and residential uses with amenities that will serve not only those residing on the Subject Properties, but the surrounding neighborhood.
2. The rezoning will maintain adequate open space in accordance with the provisions of the City of Pittsburgh Zoning Code.
3. The Subject Properties, as rezoned, will create significant positive social, economic and environmental impacts on the City by provided additional commercial uses and housing in an area that is currently undergoing significant reformation.
4. The proposed rezoning will permit the development of essential amenities for the neighboring properties and increase property values.
5. The proposed rezoning will facilitate the continued redevelopment of the Penn Avenue, South Negley, and South Euclid corridor and support the existing uses surrounding the Subject Properties.
6. Adequate utilities are available for the Subject Properties, including ample access, and other facilities.
7. The design of the proposed redevelopment has several abutting public roadways that may be utilized to access the Subject Properties, such that any traffic to the site will be minimized.
8. The proposed rezoning and redevelopment of the Subject Properties complies with the plans and policies of the City of Pittsburgh. The City of Pittsburgh further joins in this Petition requesting a zone change of the Subject Properties.
9. The Subject Properties currently abut an existing AP district and the proposed map change is complementary to such existing uses and zones.

**AUTHORIZATION TO FILE  
ZONE CHANGE PETITION**

In accordance with the terms of that certain Memorandum of Understanding and Mutual Cooperation Agreement ("MOU") dated September 28, 2015 (a copy of which is attached hereto as Exhibit "A"), the City of Pittsburgh hereby authorizes Pennley Park South, Inc. to file a Zone Change Petition for that certain property owned by the City known as "Amber Street" Pittsburgh, Pennsylvania 15206 (the "City Property") to change the existing zoning of the City Property on the City Zoning Map from R3-M to AP.

Date Executed: 10/5/15

THE CITY OF PITTSBURGH

By:   
Name: Kevin Acklin  
Title: Mayor's Chief of Staff

**MEMORANDUM OF UNDERSTANDING  
AND MUTUAL COOPERATION AGREEMENT**

This Memorandum of Understanding and Mutual Cooperation Agreement ("MOU") is entered into this 28<sup>th</sup> day of September, 2015 by and among PENNLEY PARK SOUTH, INC., a Pennsylvania corporation ("PPS" or the "Developer"), the CITY OF PITTSBURGH ("CITY"), the URBAN REDEVELOPMENT AUTHORITY OF PITTSBURGH ("URA") and the PENN PLAZA TENANT COUNCIL ("PPTC"), (collectively "Parties").

**RECITALS**

**WHEREAS**, it is the mutual desire of the Parties to respect the need for "affordable housing", while encouraging the continued growth of the Greater East Liberty Area and the overall expansion of the CITY's tax base; and

**WHEREAS**, PPS is the owner of that 7.09 +/- acre parcel of real estate located in the 8<sup>th</sup> Ward of the City of Pittsburgh known as 5600 Penn Avenue, Pittsburgh, Pennsylvania 15206 (the "PPS Property"). The PPS Property is also known in the Allegheny County Office of Deed Registry as Block and Lot No. 83-N-125; and

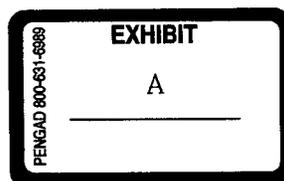
**WHEREAS**, the PPS Property is improved by two apartment buildings known as 5704 Penn Avenue (the "5704 Building") and 5600 Penn Avenue (the "5600 Building"), which are collectively known as Penn Plaza Apartments. As of July 1, 2015, Penn Plaza Apartments housed approximately 200 residential households (collectively, the "PPS Tenants") some of whom pay "market rate rent," some of whom are "Section 8 Tenants," some of whom are elderly or disabled, all of whom are intended to benefit from the provisions of this MOU; and

**WHEREAS**, the CITY is the owner of that certain 2.28 +/- acre parcel of real estate located in the 8<sup>th</sup> Ward of the City of Pittsburgh known as Amber Street, Pittsburgh, Pennsylvania 15206 ("City Property"). The City Property adjoins the PPS Property. The City Property is also known in the Allegheny County Office of Deed Registry as Block and Lot No. 84-A-176; and

**WHEREAS**, the improvements on the PPS Property are in need of significant renovations, and, after study, Developer has proposed a mixed used retail and residential development that involves the demolition of the buildings currently located on the PPS Property (the "Proposed Development"); and

**WHEREAS**, Developer believes that the PPS Property, and the CITY, will receive the greatest economic and social benefit by proceeding with the Proposed Development in a manner that (i) provides assistance for the coordinated relocation of such PPS Tenants to replacement housing, and (ii) involves commitments to affordable housing, MWBE participation, and the creation of a local economic development district to capture tax increment from the Proposed Development and complementary development sites to support infrastructure and affordable housing investments in the Greater East End Area; and

**WHEREAS**, the PPTC has raised a number of concerns regarding the Proposed Development, including the need to minimize displacement of the over 200 PPS Tenant households, the hardships of displacement and the continuing loss of housing that is affordable to low income and working families in East Liberty; and



**WHEREAS**, representatives of the Parties have held a number of meetings to discuss the various issues and to seek an amicable resolution of the same; and

**WHEREAS**, the URA has proposed to create an East Liberty Affordable Housing Fund (the "East Liberty Housing Fund") to invest in affordable housing in the greater East Liberty TRID district, which includes the location of the PPS property; and

**WHEREAS**, the Parties desire to further collaborate toward the implementation of the goals as outlined herein; and

**WHEREAS**, the Parties also desire to memorialize their understandings regarding the Proposed Development related to "affordable housing", tenant relocation, tenant reestablishment, the City Property, infrastructure, improvements, and zoning.

**NOW THEREFORE**, in consideration of the mutual promises contained herein, and intending to be legally bound hereby, the Parties agree to the following:

1. Incorporation of Recitals. The Recitals set forth above are incorporated herein.
2. Transition and Relocation of Existing Tenants. The Parties hereby agree to the following commitments with regard to the transition and relocation of existing PPS Tenants in the improvements located on the PPS Property:
  - a. The Developer agrees to develop the PPS Property in phases in order to minimize the impact of the Proposed Development on the PPS Tenants. As such, the Developer agrees that it will not demolish the 5704 Building before February 28, 2016, and that it will not demolish the 5600 Building before March 31, 2017.
  - b. The Developer will promptly provide written notice to all of the PPS Tenants that explains in lay terms the basic principles of this MOU, that Developer will be renewing their leases when the same expire only temporarily such that demolition of the property may commence on the dates set forth in Paragraph 2.a, and encouraging such tenants to make contact with the CITY's designated relocation personnel. The Parties will cooperate to jointly draft such notice.
    - i. The Developer shall make space available in the improvements located on the PPS Property for the CITY's designated relocation personnel, including, but not limited to, representatives of the Housing Authority of the City of Pittsburgh, to meet with the existing PPS Tenants and to allow such tenants to receive advice and assistance with regard to their transition and relocation from the PPS Property. Developer shall make this space available at no cost to the CITY.
    - ii. Developer shall direct any calls that it receives from the PPS Tenants to the CITY's designated relocation personnel, who will assist the existing PPS Tenants in relocating to comparably affordable relocation units in the East Liberty area, or in other areas of comparable amenities and services if preferred by Tenants, and otherwise assist in their transition and relocation from the PPS Property. The CITY will identify, in partnership with PPTC, and hire a relocation consultant. The CITY will develop and implement a basic relocation plan agreeable to PPTC and will work in good faith to satisfy legitimate concerns and proposals of PPS Tenants and the PPTC with regard to relocation issues.

iii. Upon written request from the CITY, Developer agrees to extend the expiration of an existing tenant's lease in the 5704 Building in thirty (30) day intervals from the date of the lease's expiration, (provided that such extended expiration date is not beyond February 28, 2016) in the event that such existing tenant is unable to find suitable replacement housing prior to the expiration of their lease.

iv. The Developer will make a minimum of twenty (20) units available in the 5600 Building for the temporary relocation of tenants from the 5704 Building. In addition, the Developer will use commercially reasonable efforts to make serviceable units in the 5600 Building, which become vacant as a result of tenant departures, available as a relocation option for PPS Tenants from Building 5704. The PPTC shall provide the Developer and the CITY with a priority list setting forth the criteria for ranking the eligibility of the 5704 Building tenants for relocation to the 5600 Building. The Developer shall utilize the priority list in ranking the eligibility of the 5704 Building tenants for relocation to the 5600 Building so long as the applicable 5704 Building tenants are current on their rent and other charges.

v. Any tenant alleged by Developer not to be current on their rent or other charges will be given an opportunity to meet with the Developer's designated staff to dispute the allegation, and to become current on its rent and other charges prior to receipt of the first relocation payment to be made by Developer hereunder.

vi. The Developer will establish and fund a grant program, to be administered by the CITY or its designees, which will provide the following relocation assistance to the PPS Tenants:

i. For the current tenants of the 5704 Building, who are current on their rent and other charges or who become current prior to receipt of the first relocation payment to be made by Developer hereunder:

a. Subject to paragraph 2.b.v.1.b hereof, a relocation assistance payment of \$1,600.00 per unit. This payment will be made in two separate installments.

i. \$800.00 shall be paid at the time when the tenant (or tenants) requests relocation assistance and executes the necessary paperwork, which shall entitle PPS to possession of its unit on or before February 28, 2016.

ii. \$800.00 shall be paid at the time when the tenant (or tenants) move out from its unit so long as such move is accomplished on or before February 28, 2016.

b. Provided however, that in the event that a tenant of the 5704 Building moves to the 5600 Building, the \$1,600 per unit payment shall be made according to the following schedule:

i. \$535.00 shall be paid at the time when the tenant (or tenants) requests relocation assistance and executes the necessary paperwork, which shall entitle PPS

to possession of its unit in Building 5704 on or before February 28, 2016, and of its unit in Building 5600 on or before March 31, 2017.

ii. \$1,065.00 shall be paid at the time when the tenant (or tenants) move out from its unit in the 5600 Building so long as such move is accomplished on or before March 31, 2017.

2. For the current tenants of the 5600 Building, who are current on their rent and other charges or who become current prior to receipt of the first relocation payment to be made by Developer hereunder:

a. A relocation assistance payment of \$800.00 per unit. This payment will be made in two separate installments.

i. \$400.00 shall be paid at the time when the tenant (or tenants) requests relocation assistance and executes the necessary paperwork, which shall entitle PPS to possession of its unit on or before March 31, 2017.

ii. \$400.00 shall be paid at the time when the tenant (or tenants) move out from its unit so long as such move is accomplished on or before March 31, 2017.

vii. The PPS Tenants shall have the right to terminate their leases at any time without penalty, and to receive a full return of their security deposit provided that (1) the tenant is current on its rent and other charges through the date of termination; (2) the tenant has not vandalized the unit or the buildings, and (3) the tenant has not left any personal property in the unit. PPS will not withhold the return of a security deposit for normal wear and tear issues relating to the applicable unit.

3. Mellon Orchard Site. The URA will develop the Mellon Orchard Site, with an affordable housing component, in partnership with a developer the URA will identify and select through a competitive process. PPS will be invited to provide a response to any solicitation. The URA will include a representative from the PPTC on the selection/steering committee for the developer/development and will share all project-related information with the PPTC and consider in good faith the concerns and proposals of the PPTC with regard to the development. Respondents will be asked to account for and the URA will assess the reasonably available sources of subsidy and commercial feasibility of any proposals. The URA will solicit proposals for a mixed-use, mixed-income development that addresses, though not be limited to, the following items:

a. A multi-family, mixed-income residential rental portion which will ideally have: a market-rate component encompassing approximately 30% of the total units; A minimum of 20% of total units with rents set at levels affordable to households at or below 50% AMI; The balance of the units shall have rents affordable to a range of household incomes between 30% and 120% AMI, in a mix that is reasonably comparable to the income mix of households presently at the PPS Property, as determined by the designated relocation personnel.

i. For those residential units that need to be affordable to households at 30% AMI, the developer shall seek project-based Section 8 Housing Choice Voucher rental assistance from the Housing Authority of the City of Pittsburgh.

ii. The affordable housing units shall be disbursed throughout the new Mellon Orchard Site development and shall be in-service as affordable rental housing for a period of at least thirty (30) years.

iii. The rents for the income targeted housing units shall be structured so as to account for a reasonable utility allowance in the total housing costs.

b. The use of commercially reasonable efforts so that the development can be completed and ready for occupancy by or closely after March 31, 2017.

c. Subject to non-discriminatory reasonable screening and background requirements agreeable to PPTC, the current PPS tenants shall be provided with a preference on the occupancy of housing units developed within the Mellon Orchard Site. The designated relocation personnel shall maintain a master list of interested residents and shall use commercially reasonable efforts to keep the residents informed of the status of the Mellon Orchard Project.

4. Maintenance, Operational Issues and Relocation Concerns. PPS agrees that security will be maintained so long as there are units that are being occupied in either of the buildings. PPS agrees to maintain the property at decent and sanitary levels so long as there are units that are being occupied in either of the buildings. PPS agrees to have its representatives meet on a monthly basis with the PPTC to discuss any maintenance, service issues and /or relocation issues.

5. Zoning Amendments. The CITY shall cooperate with the efforts by the Developer to secure a zoning map change for the PPS Property and the City Property from their existing zoning designations to an AP designation. The DEVELOPER AND CITY shall file a request for such map change upon the execution of this MOU with the CITY, and the CITY shall promptly transmit this request to the Planning Commission so that the same can be on the Planning Commission's agenda by October 31, 2015.

6. The City Property. Within fifteen (15) days of the execution of this MOU, the CITY shall commence the process to have the City Property decommissioned and transferred to the URA. The URA and the Developer shall enter into an agreement within thirty (30) days after the execution of this MOU which provides site control to the Developer, contingent upon the URA receiving title to the City Property, subject to URA Board approval. The Developer agrees that it will pay fair market value to the URA for the City Property. The CITY shall commit any proceeds from this sale to the East Liberty Housing Fund to be deployed in a manner consistent with Section 7(b) of this MOU.

7. Utilization of Tax Increment. Developer, the URA, and the CITY agree to work with the City Council, Pittsburgh School District, and Allegheny County ("Taxing Bodies") to create a greater East Liberty and East End based LERTA District, or similar value capture instrument, ("District") which will include the PPS Property and the City Property, with the addition of other targeted development parcels in the East End in the future. The basic parameters of the proposal to be presented to the Taxing Bodies for consideration and approval shall include, but not be limited to, the following:

a. An abatement from any incremental increase in real estate taxes for a period of ten (10) years in the form of a tax credit up to a maximum amount established by each taxing body.

b. A condition for inclusion in the District that would require the property owner to make an owner payment in an amount equal to 50% of the value of the tax credit for the same time period as the abatement. This requirement would be recorded and attached to the property. The owner would remit the owner payment into a fund ("the Fund") for the support of affordable housing programs and small business programs. The Fund will be administered by the URA.

c. Creation of an advisory board for the Fund that will include community representatives, including a representative from the PPTC, and elected officials from the East End. The advisory board shall review opportunities for investment with monies from the Fund and make recommendations of the same to the URA Board.

d. A requirement that any new development projects located within the District that involve City-owned or URA-owned land and/or seek financial assistance from the CITY or URA, beyond what they are entitled to by right, as determined by the URA, shall become part of the District.

i. Residential or mixed-use development projects within the District (other than the first phase of the Proposed Development on the portion of the PPS Property which contains the 5704 Building) shall use commercially reasonable efforts to include a portion of affordable housing at levels as determined appropriate in the findings of the City's Affordable Housing Task Force.

ii. Commercial or mixed-use development projects within the District shall use commercially reasonable efforts to provide opportunities for small businesses.

e. The CITY and URA will determine the duration of the District and/or the maximum number of projects that can become part of the District through consultation with the Taxing Bodies.

7. Development Commitments.

a. The Developer agrees that the development on the PPS Property shall incorporate sustainable and environmentally appropriate materials and systems therein, and shall be designed taking into account LEED principles. The Developer shall keep a detailed list of the means and methods under which it has met these obligations and shall make it available to the CITY on an annual basis during the construction of the Proposed Development.

b. The Developer and the CITY acknowledge the importance of making the Proposed Development bicycle and pedestrian friendly. In furtherance of this commitment, the Developer and the CITY agree to use commercially reasonable efforts:

i. To re-establish South St. Clair Street within the Proposed Development;  
and

ii. To develop the corner of Penn and South Euclid in such a manner as to eliminate the speed lane from Penn Avenue in order to minimize traffic and bicycle and pedestrian conflicts, and the CITY agrees, if necessary, to participate in the vacation of right-of-way in order to allow such reestablishment; and

iii. To re-establish two-way traffic on South Euclid Avenue in order to allow for the orderly flow of bicycles, pedestrian, and vehicles within the surrounding neighborhood.

c. The Developer will use commercially reasonable efforts to screen any loading docks and delivery areas in such a manner so as to minimize their impacts on the adjacent streets and pedestrian ways.

d. The Developer agrees that the current PPS tenants shall be provided with a preference on the occupancy of any housing units developed onsite, subject to Developer's non-discriminatory, reasonable customary screening requirements.

e. In the event that the Developer's proposal to develop Mellon Orchard is selected by the URA, and the URA awards the right to develop Mellon Orchard solely to the Developer, the Developer agrees, subject to the availability of appropriate tax credits and gap funding, to include an affordable housing component to any residential development which it constructs on that portion of the PPS Property which contains the 5600 Building. The minimum affordable housing component averaged across the portion of the PPS Property which contains the 5600 Building and Mellon Orchard shall consist of 20% of the total residential units with rents set at levels affordable to households at 50% AMI. The Developer's commitment to implement an affordable housing component on that portion of the property which contains the 5600 Building shall expire on the earlier of (1) the URA awarding the development rights to Mellon Orchard, or any portion thereof, to any entity or individual other than the Developer, and /or (2) one (1) year from the date of the execution of this MOU.

8. MWBE Participation. Developer and the Parties agree to use commercially reasonable efforts to encourage M/WBE participation in the development of the Proposed Development and Mellon Orchard site in accordance with the current guidelines adopted by the URA and to make job and training opportunities available for PPS Tenants and other area residents consistent with the goals and principles of Federal Section 3 Program.

9. Equal Opportunity. Developer agrees that it will not discriminate against any contractors, employees, and /or vendors on the basis of age, gender, race, and /or sexual orientation.

10. Entire Agreement. This MOU constitutes the entire agreement of the Parties and may not be modified or amended except in a writing signed by all of the Parties.

11. Choice of Law \ Venue. This MOU shall be governed by and construed in accordance with the laws of the Commonwealth of Pennsylvania without giving effect to its conflict of laws principles, and the Court of Common Pleas of Allegheny County shall have exclusive jurisdiction to hear any disputes which may arise hereunder.

12. Execution in Counterparts. This MOU may be executed in one or more counterparts, each of which shall be deemed an original, and all of which together shall constitute one and the same instrument. Facsimile or electronic (ie. PDF) transmissions of signed copies of the MOU shall be deemed to be original signatures, and binding on the Parties.

13. Severability. If any clause or provision of this MOU is illegal, invalid or unenforceable under present or future laws effective during the term hereof, then the remainder of this MOU shall not be affected thereby. In lieu of each clause or provision of this MOU which is deemed to be illegal,

invalid or unenforceable, there shall be added, as part of this MOU, a clause or provision as similar in terms to the unenforceable term as may be possible and as may be legal, valid and enforceable.

14. Authority. The Parties have the requisite power and authority to enter into this MOU and to perform the obligations hereunder. The execution, delivery and performance of this MOU and the consummation of the transactions provided for in this MOU have been duly authorized by all necessary action on their part.

15. Successors and Assigns. This MOU shall be binding upon the Parties respective successors and assigns.

16. Agreement Fully Read and Understood. The Parties represent and warrant that they have carefully read and fully understand the terms, conditions, legal effects and intent of this MOU prior to signing the same.

IN WITNESS WHEREOF, the Parties hereto evidence their agreement and have executed this MOU as of the day and year first written above.

Date Executed: 9/28/15

PENNLEY PARK SOUTH, INC.

By: [Signature]  
Name: Lawrence N. Gumberg  
Title: President

Date Executed: 9/28/15

THE CITY OF PITTSBURGH

By: [Signature]  
Name: William M. Peduto  
Title: Mayor

Date Executed: 9/28/15

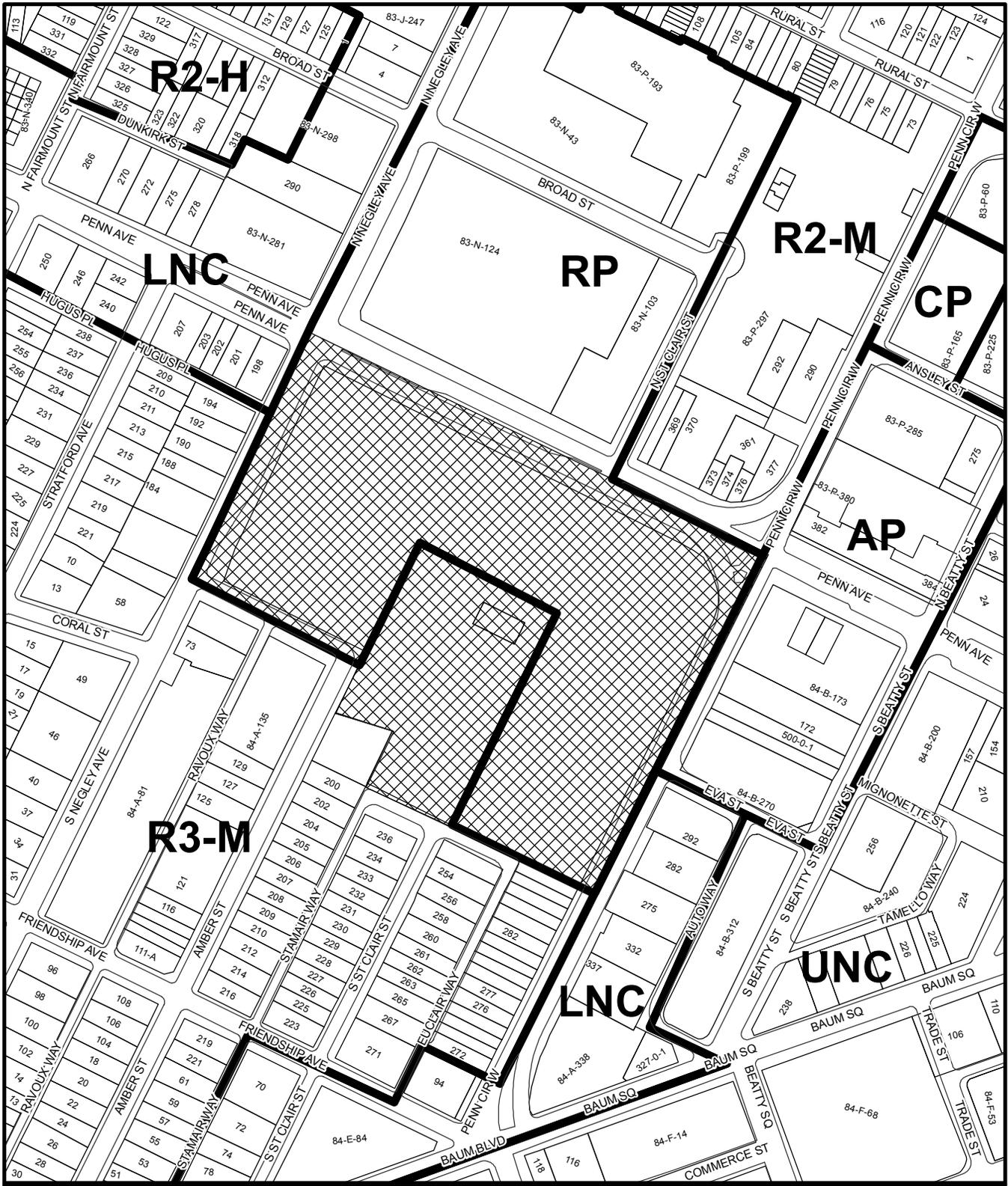
URBAN REDEVELOPMENT AUTHORITY OF PITTSBURGH

By: [Signature]  
Name: Kevin Acklin  
Title: Chairman

Date Executed: 9/28/15

PENN PLAZA TENANT COUNCIL

By: [Signature]  
Name: Lillian Grate  
Title: President



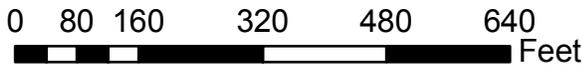
**PROPOSED ZONING CHANGE**

AREA OF PROPOSED CHANGE:  
 FROM: RP - RESIDENTIAL PLANNED UNIT DEVELOPMENT  
 AND RM-3 RESIDENTIAL 3 UNIT MODERATE DENSITY  
 TO: AP - RESIDENTIAL COMMERCIAL PLANNED UNIT DEVELOPMENT



Area of Zone Change

DEPARTMENT OF  
 CITY PLANNING



CITY OF PITTSBURGH  
 OCTOBER 2015



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

Office of the Zoning Administrator

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

Date Filed:

7-1-15

(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: Town Development INC Phone Number: (412) 921-6100

Address: ELEVEN PARKWAY CENTER City: PITTSBURGH State: PA Zip Code: 15220

2. Applicant/Company Name: Kossmann Development Phone Number: (412) 921-6100

Address: ELEVEN PARKWAY CENTER City: PITTSBURGH State: PA Zip Code: 15220

Applicant/Contractor ID: (assigned by the City)

3. Development Name: TOWNPLACE

4. Development Location: STANWIX & FORBES - GTA

5. Development Address: 100 FORBES AVE

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: SEE ATTACHED

Certificate of Occupancy #: Date Issued: Existing Use of Property: RETAIL, PARKING GARAGE, BUSINESS

8. Estimated Construction: Start Date: 10/1/15 Occupancy Date: 6/1/16 Project Cost: \$17,000,000

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

9. Proposed Use of Site (Select from attached list): 5 (MULT-unit residential), 21 (ANIMAL care), 33 (CHECK CASHING), 87 (PARKING STRUCTURE), 105 (Retail)

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 INTERIOR & EXTERIOR OF EXISTING BUILDING  
NEW RESIDENTIAL PENTHOUSE & APARTMENTS ON ROOF, CHANGE OF USE OF FLOORS 6-9 (B → S2), FLOORS 10-12 (B → R2)

12. Is a Land Operations Permit needed?     YES     NO

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



DEPARTMENT OF CITY PLANNING  
DEVELOPMENT ADMINISTRATION AND REVIEW (ZONING)

Office of the Zoning Administrator

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

**DEVELOPMENT REVIEW APPLICATION**

**LAND AND BUILDING INFORMATION**

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

14. Gross Floor Area:  
 Existing to be Razed: 0 sq ft  
 Existing to be Retained: 289,450 sq ft  
 Retained Area to be Renovated: 240,273 sq ft  
 + MAINTENANCE  
 To be Constructed: 10,194 sq ft  
 Building Footprint: 21,446 sq ft

	Existing		Proposed	
	Stories	Feet	Stories	BLG. Feet
Main Structure	12	140'-9"	MECHANICAL SPACE AT ROOF	HEIGHT TOTAL - 169'-9"
Proposed Addition/Extension			AT ROOF PENT HOUSE	13'
Provide Accessory Structure Type(s) and Height(s):				

16. Number of Dwelling Units:  
 Existing to Remain: 0      Proposed: 63

17. Lot Area: N/A sq ft

18. On Site Parking:  N/A

	Existing	Proposed
Full (8 1/2' x 19')	136	181
Compact (7 1/4' x 16')		
Handicap (13 1/2' x 19')		8

Off-Street Loading Spaces:  N/A  
 Actual: 1 EXISTING - DELRAY ST.  
 Required: \_\_\_\_\_

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

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



DEPARTMENT OF CITY PLANNING  
DEVELOPMENT ADMINISTRATION AND REVIEW (ZONING)

Office of the Zoning Administrator

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

DEVELOPMENT REVIEW APPLICATION

WATER AND SEWER INFORMATION

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

For reference in answering Items 21-24, please refer to the Pittsburgh Water and Sewer Authority's Procedures Manual for Developers (available at [www.pgh2o.com](http://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. *SEPARATE PERMIT FOR GEOTECHNICAL*
- 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. *MINOR, TEMP. DURING CONSTRUCTION*
- The proposed work includes the excavation of a City street or sidewalk. *SEPARATE PERMIT FOR GEOTECHNICAL*
- 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:



Kossman Development Company

# TOWN PLACE

FORBES AVENUE AND STANWIX STREET

CITY OF PITTSBURGH

ALLEGHENY COUNTY

ZONING DISTRICT: GT-A

## PLANNING COMMISSION PRESENTATION

October 13, 2015

- Redevelopment of the existing Town Place Building, known formerly as the Kossman Building, and before that as the McCann Building.
- Extensive renovations are being planned for the interior of the building.
- Retail spaces, parking entrance and lobby to remain on the lowest three floors.
- Floors three to five will continue to be parking, and, floors six to nine will be converted back to parking.
- Floors ten, eleven and twelve will be converted to residential use in the form of corporate apartments, to be managed by an outside company.
- Rooftop penthouse will be enlarged for additional corporate apartments.
- Extensive renovations are being planned for the existing mechanical, electrical and plumbing systems.
- Extensive renovations are being planned for the exterior of the building.
- Energy efficient building utilizing geothermal heating and cooling system, LED lighting.
- Future LED digital display, to offer to the City of Pittsburgh a venue for public art, service announcements, and local events as well as advertising.

- PRIVATE RESIDENCE
- CORPORATE HOUSING
- PUBLIC PARKING
- COMMERCIAL
- RETAIL



- |   |               |   |                       |
|---|---------------|---|-----------------------|
|  | RESIDENTIAL   |  | RESTAURANT            |
|  | MIXED USE     |  | RELIGIOUS INSTITUTION |
|  | RETAIL/OFFICE |  | GREENSPACE            |

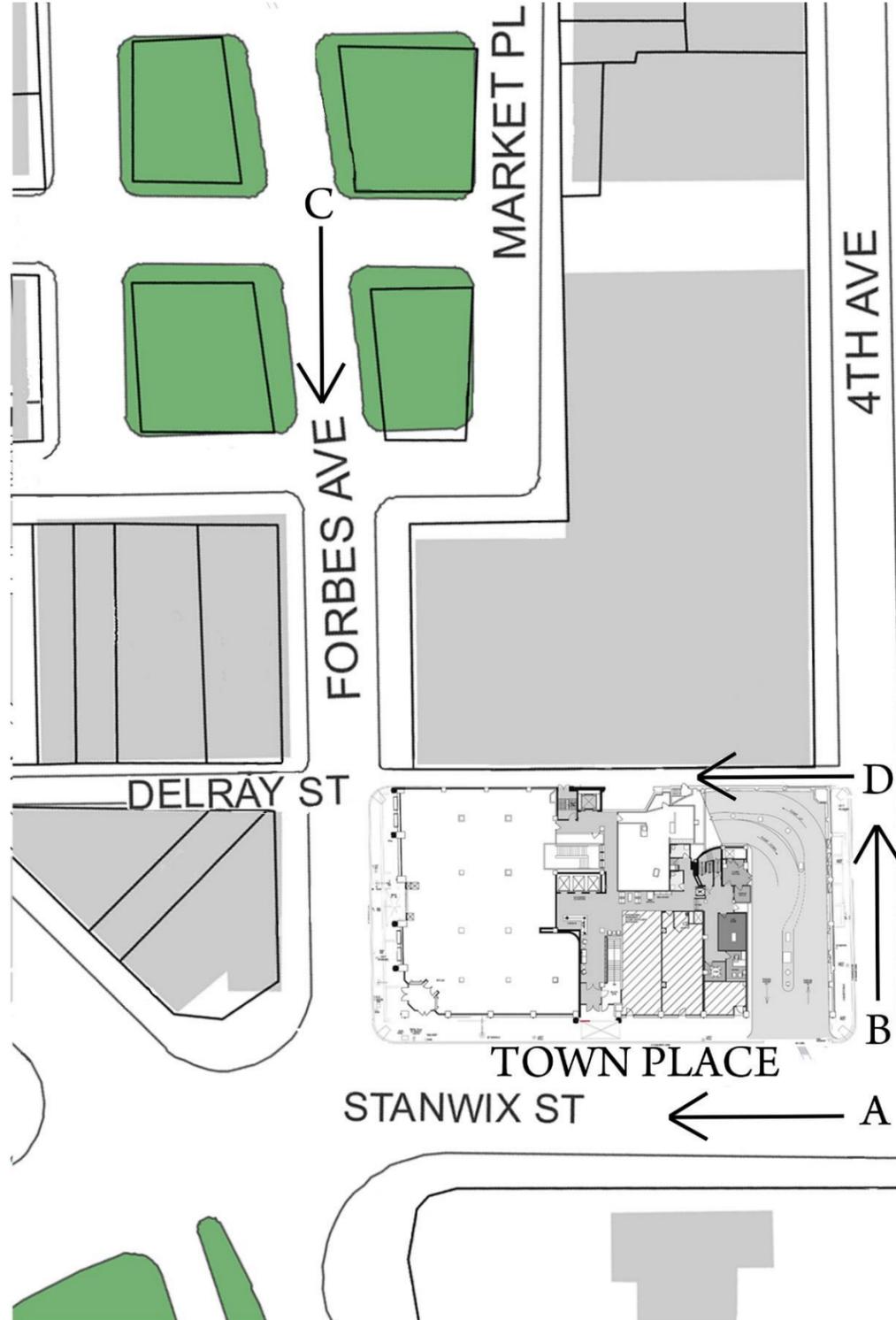
Town Place  
Location Map & Site Plan With Adjacent Context





A- STANWIX ST. LOOKING  
NORTHEAST

B- FOURTH AVE. & STANWIX ST.  
LOOKING SOUTHEAST



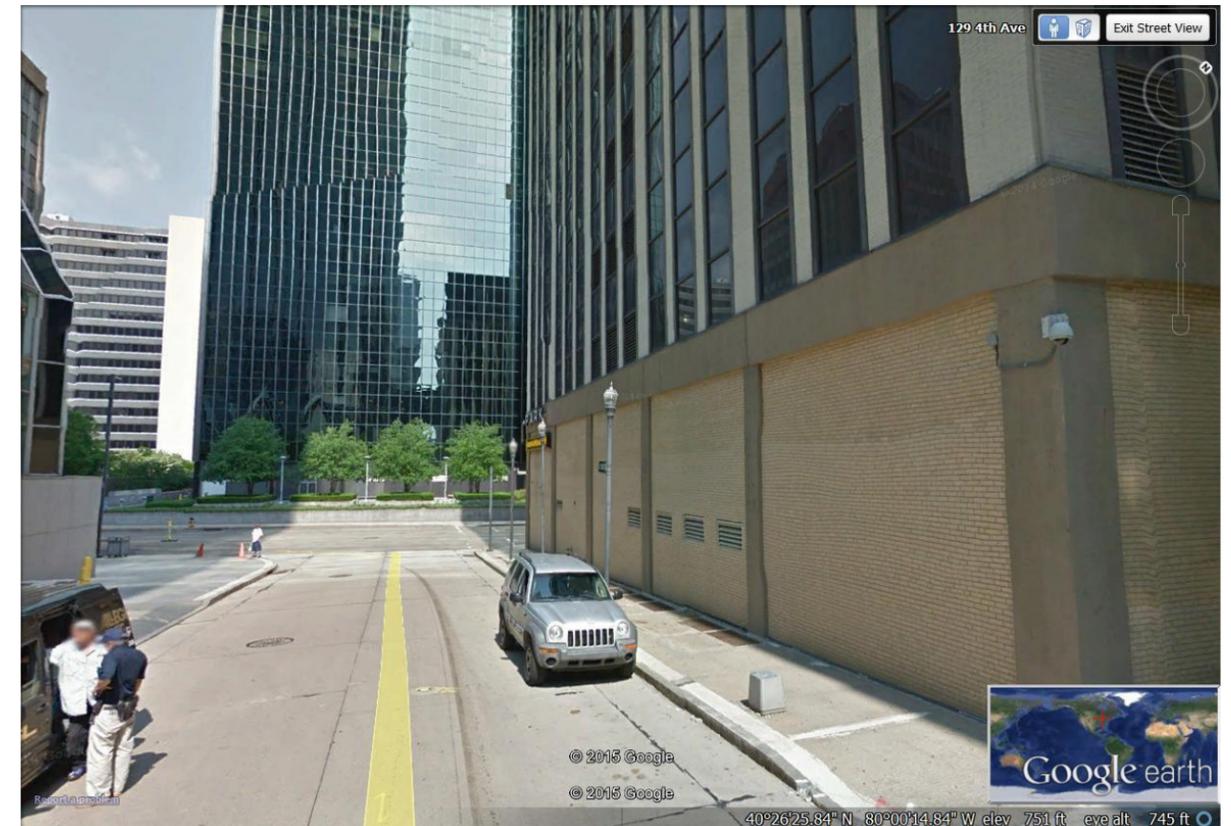
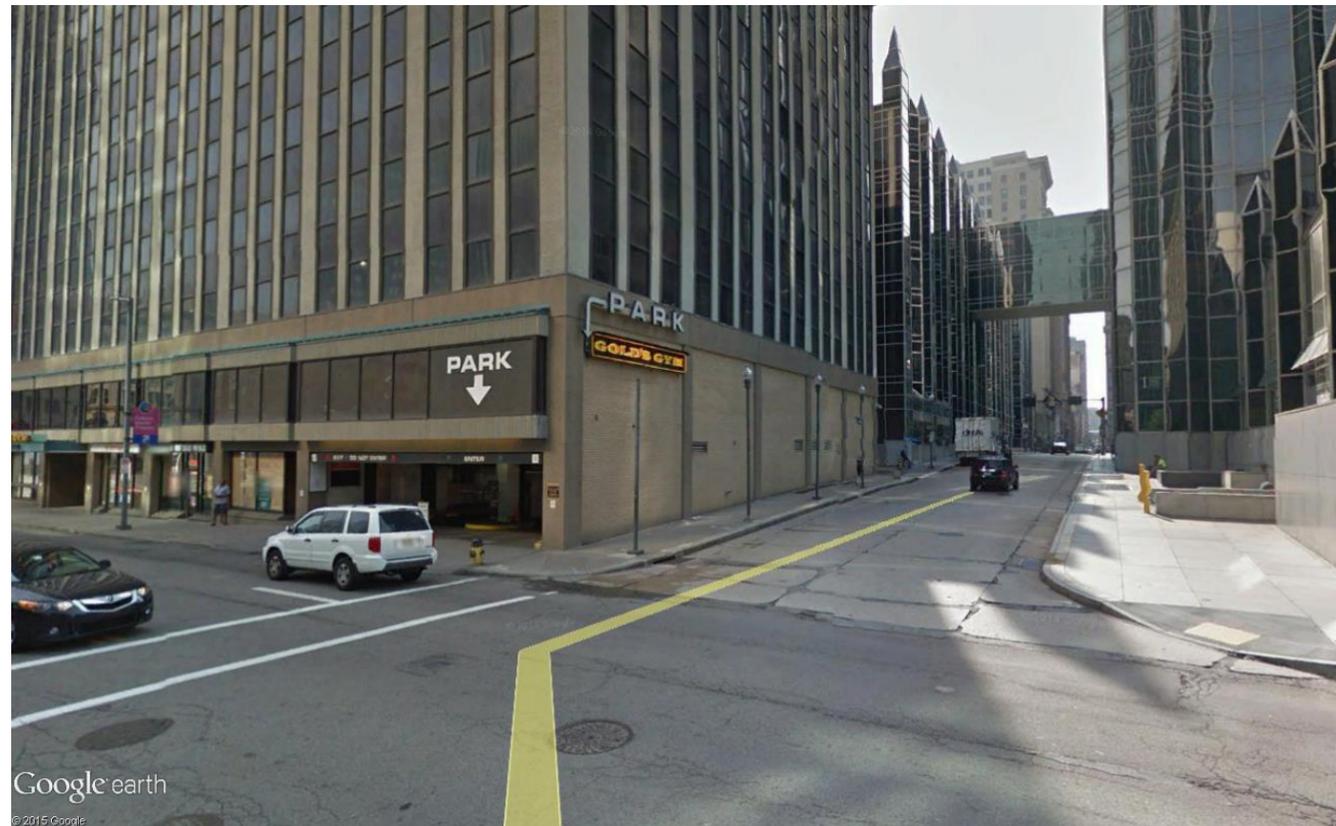
C- FORBES AVE.  
LOOKING NORTHWEST

D- DELRAY ST & FOURTH AVE.  
LOOKING NORTHEAST





Existing Fourth Ave. Street Elevation



Town Place  
Fourth Ave. Street Elevation

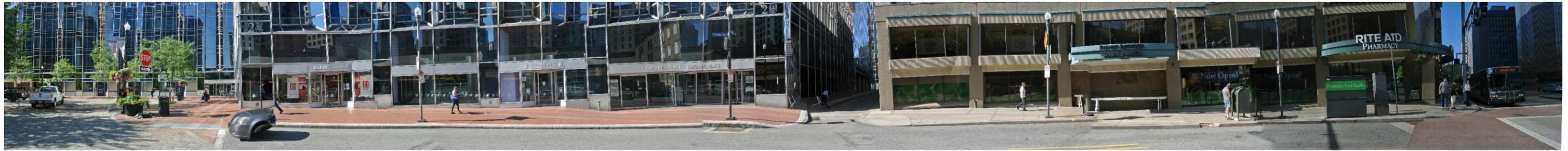


Existing Stanwix St. Street Elevation



Proposed Stanwix St. Street Elevation

Town Place  
Stanwix St. Street Elevation



Existing Forbes Ave. Street Elevation



Proposed Forbes Ave. Street Elevation

Town Place  
Forbes Ave. Street Elevation

DELRAY STREET

STREET TREES & BENCHES ON FORBES

FORBES AVENUE

FOURTH AVENUE

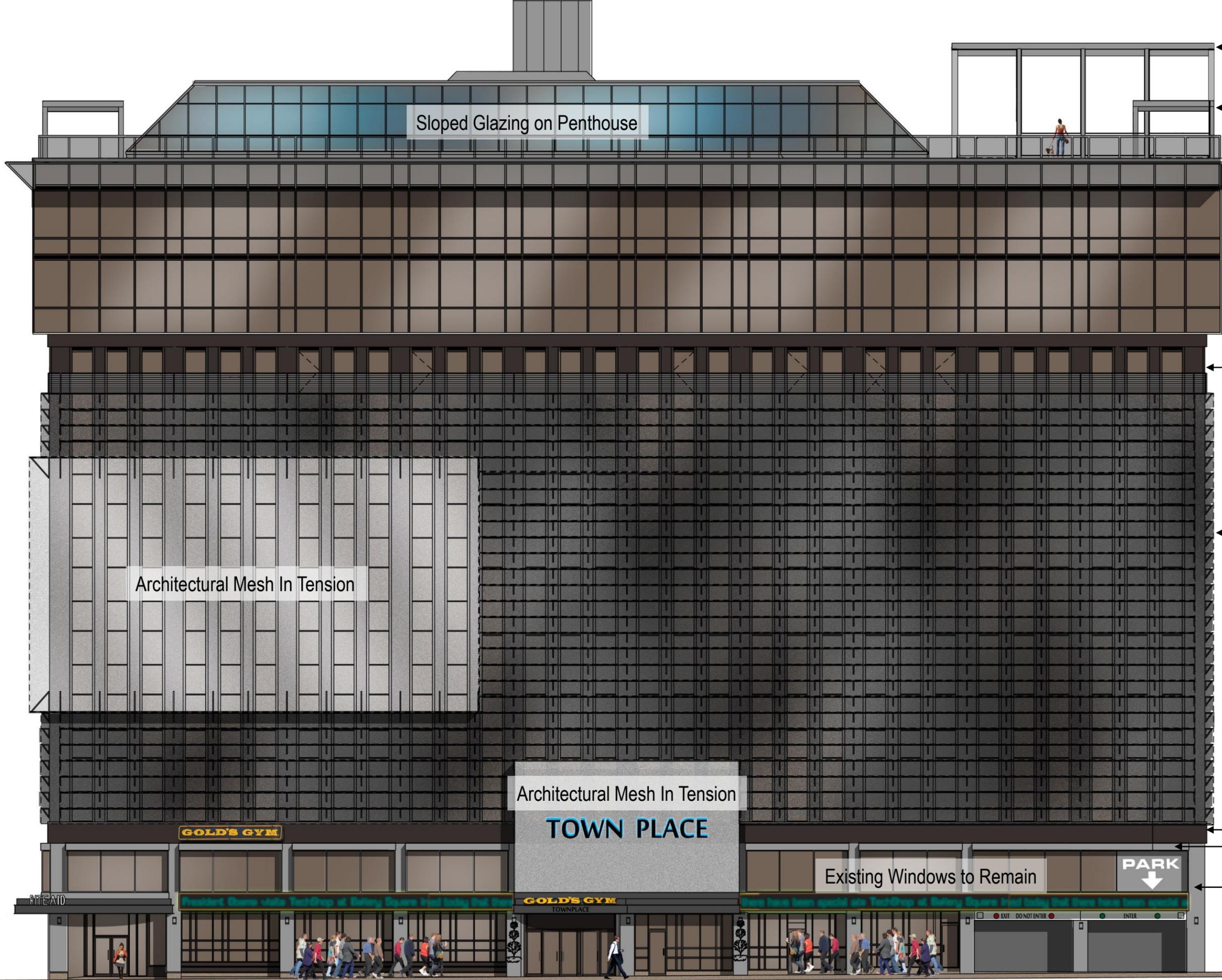


STANWIX STREET



Town Place  
 Penthouse –  
 Residential Private Apartment,  
 Corporate Apartments  
 and Landscape Plan

**KOSSMAN DEVELOPMENT COMPANY**  
 ELEVEN PARKWAY CENTER  
 SUITE 300  
 PITTSBURGH, PA 15220  
 PHONE NO. (412)921-6100  
 FAX NO. (412)921-4978



Sloped Glazing on Penthouse

Architectural Mesh In Tension

Architectural Mesh In Tension

TOWN PLACE

Existing Windows to Remain

PARK

- ← Athletic Court Enclosure
- ← Retractable Awning
- ← Wire Mesh Guard Rail
- ← Architectural Mesh Cornice In Tension
- ← New Curtain Wall At 11<sup>th</sup> and 12<sup>th</sup> Stories

← Break Metal With Storefront Punched Openings

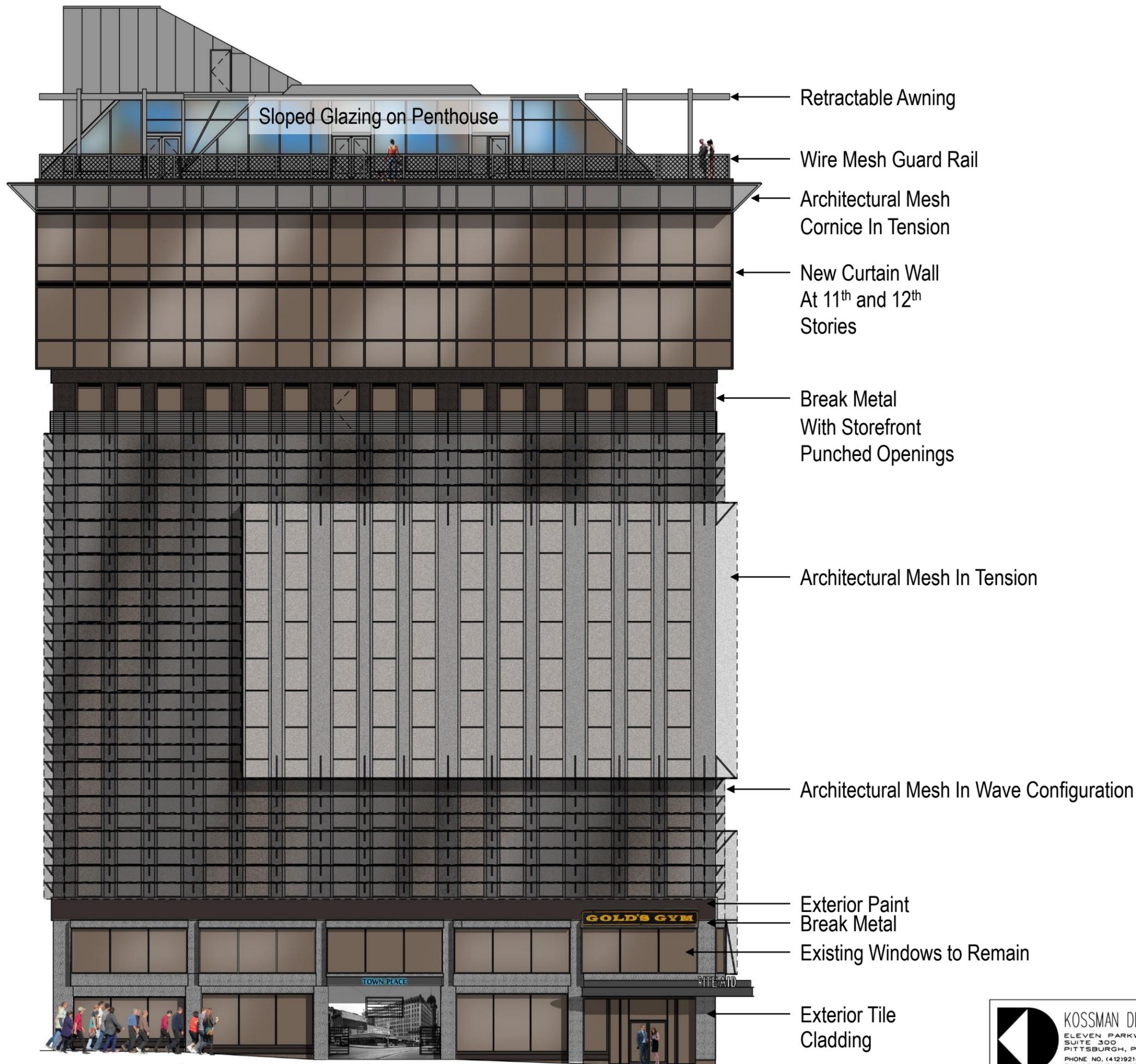
← Architectural Mesh In Wave Configuration

Town Place Elevation – Stanwix St.

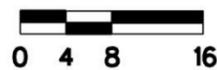
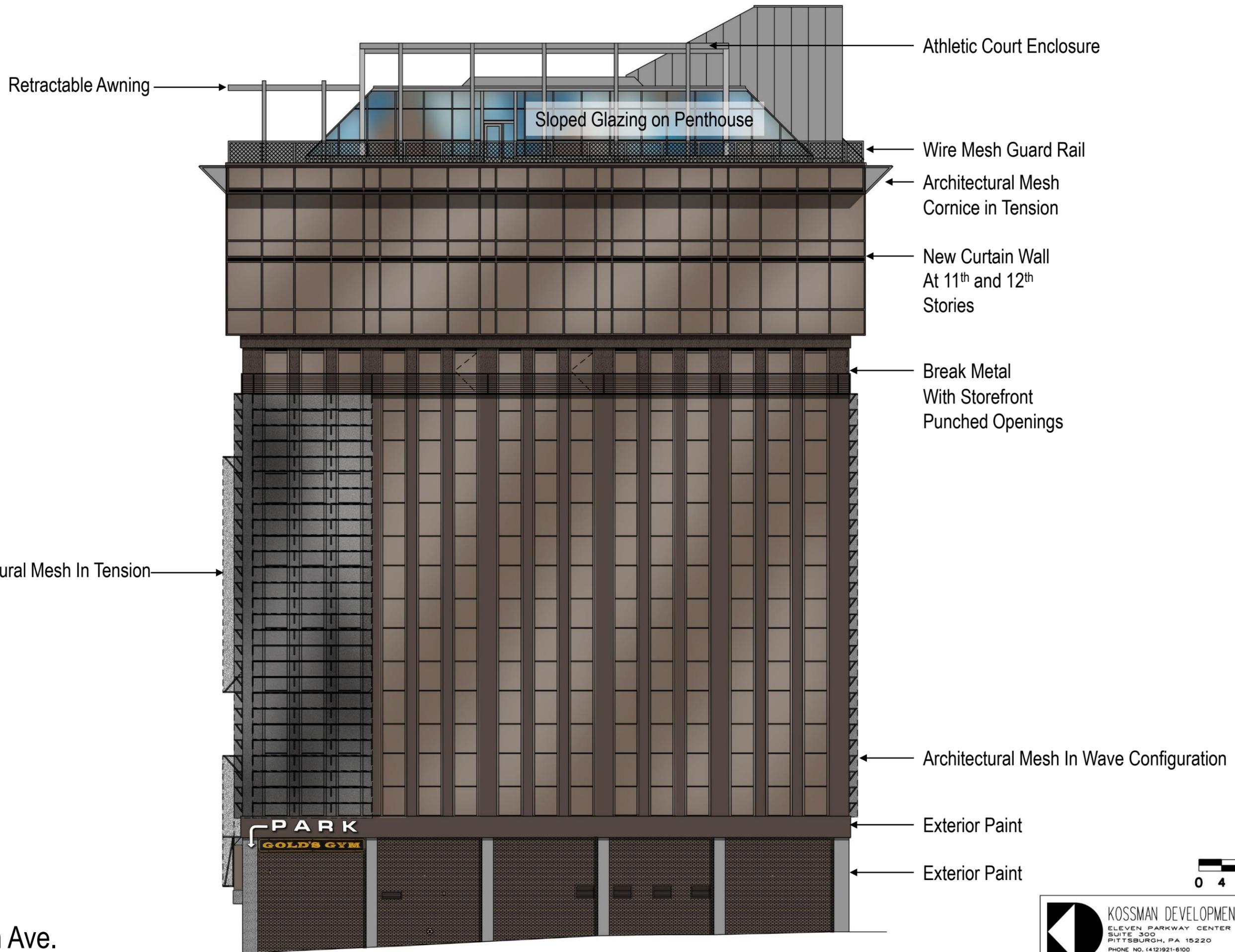
← Exterior Paint Break Metal

← Exterior Tile Cladding

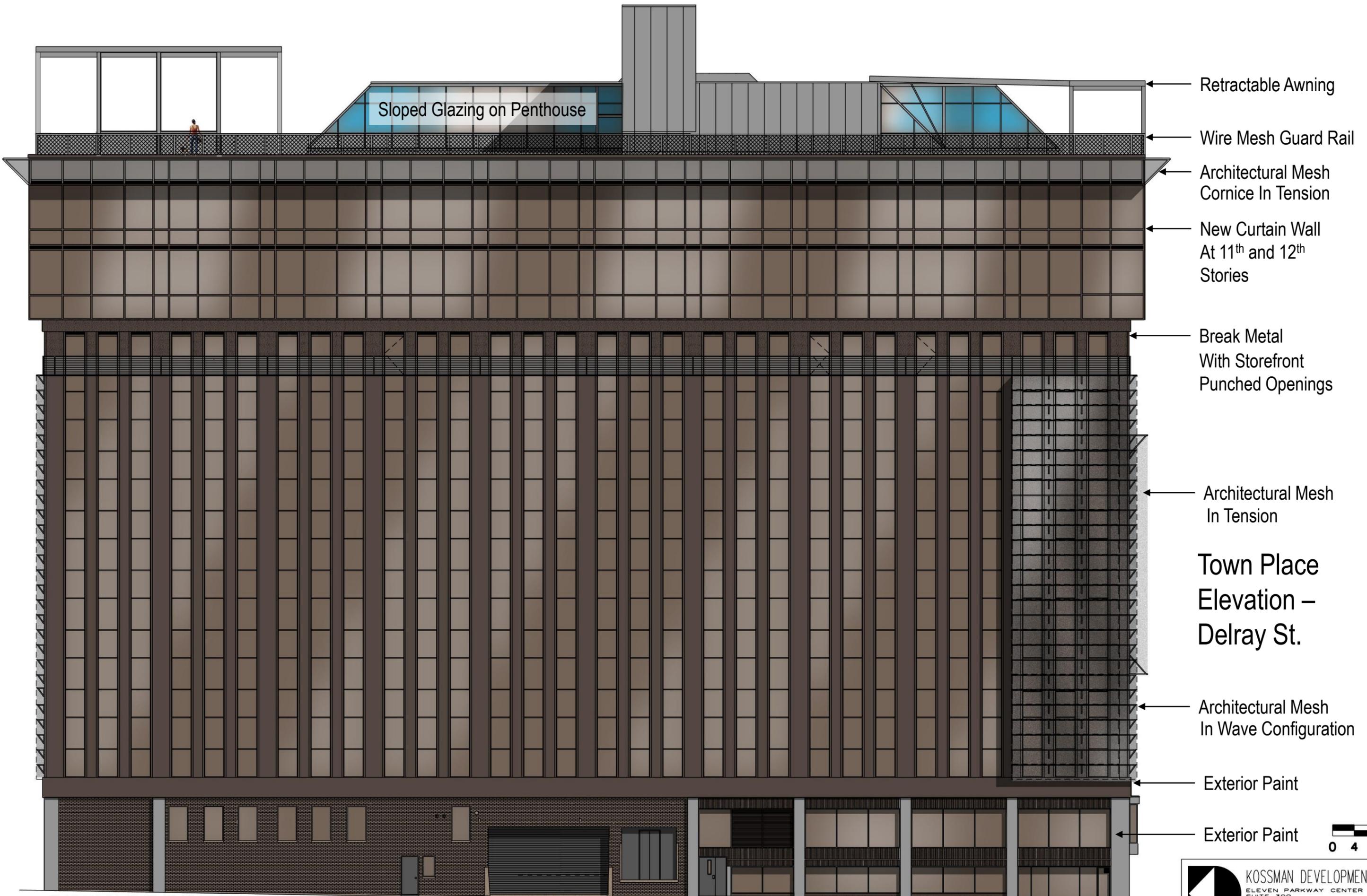




Town Place  
Elevation – Forbes Ave.



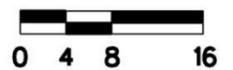
Town Place  
Elevation – Fourth Ave.



Sloped Glazing on Penthouse

- Retractable Awning
- Wire Mesh Guard Rail
- Architectural Mesh Cornice In Tension
- New Curtain Wall At 11<sup>th</sup> and 12<sup>th</sup> Stories
- Break Metal With Storefront Punched Openings
- Architectural Mesh In Tension
- Architectural Mesh In Wave Configuration
- Exterior Paint
- Exterior Paint

Town Place  
Elevation –  
Delray St.







ld's  
McDonald's



GOLD'S GYM

GOLD'S GYM

RITE AID  
PHARMACY

TOWNPLACE

Manwix St

Liberty Ave

NO TURN ON RED

EXCEPT BUSES

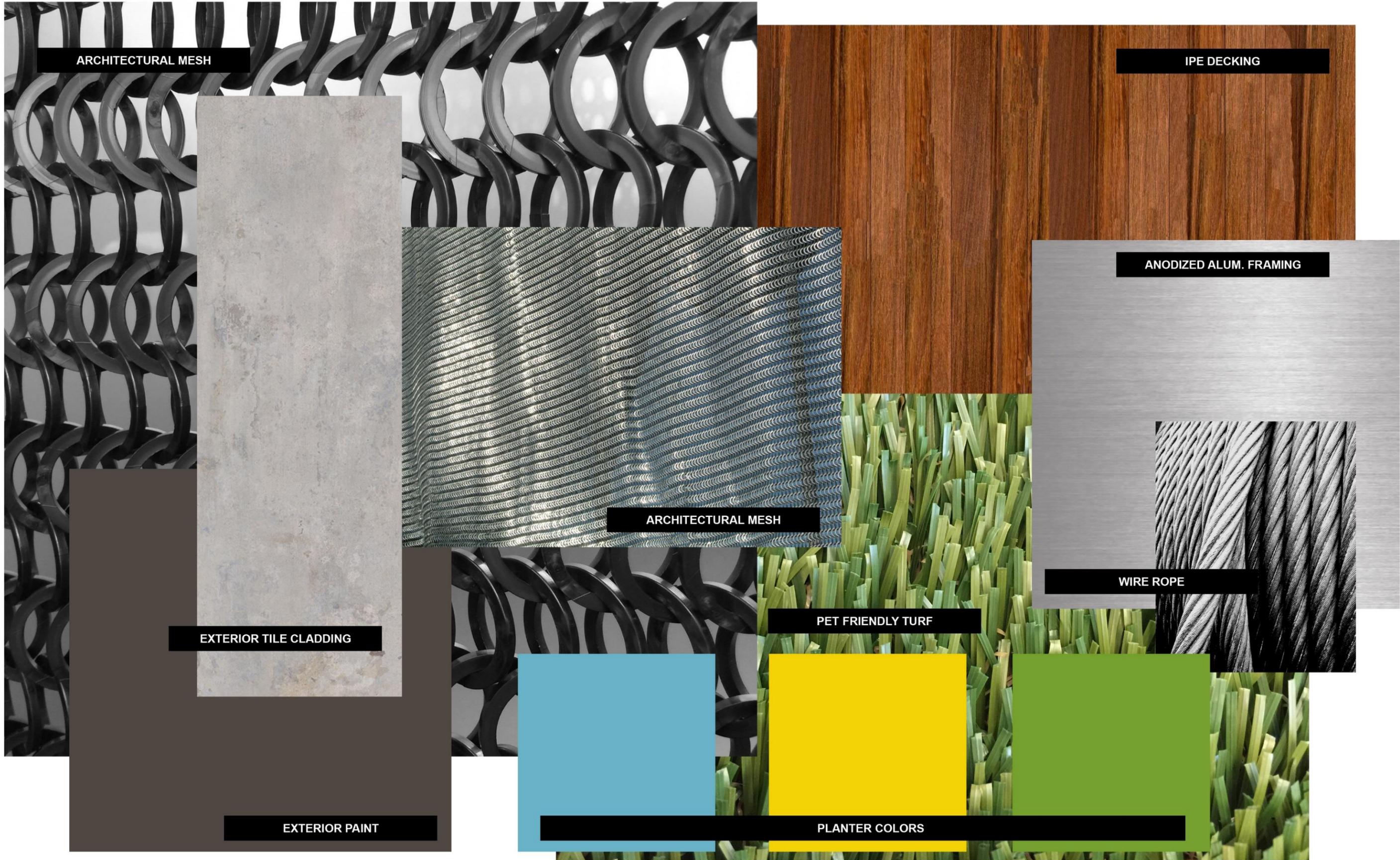
MUST TURN RIGHT







Town Place View from Market Square



ARCHITECTURAL MESH

IPE DECKING

EXTERIOR TILE CLADDING

ARCHITECTURAL MESH

ANODIZED ALUM. FRAMING

WIRE ROPE

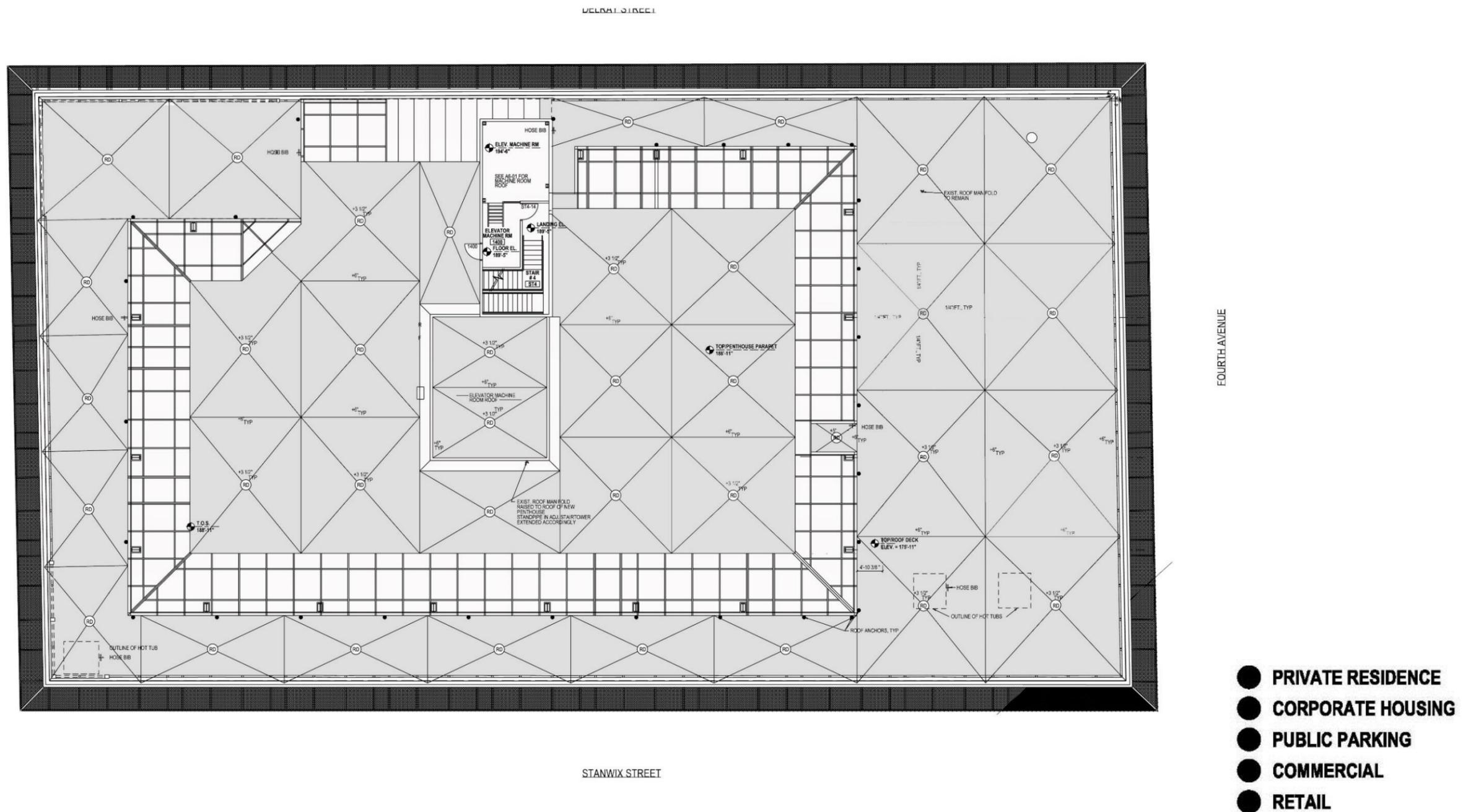
EXTERIOR PAINT

PET FRIENDLY TURF

PLANTER COLORS

# Sustainability and Stormwater Management

- Repurposing of an existing, prominent building in the Center of the City
- Roof drainage system complying with the current Building Code and allowing for diverse uses at the roof deck
- Installation of a geothermal heating/cooling system incorporating the City's underground aquifers
- Utilization of LED lighting

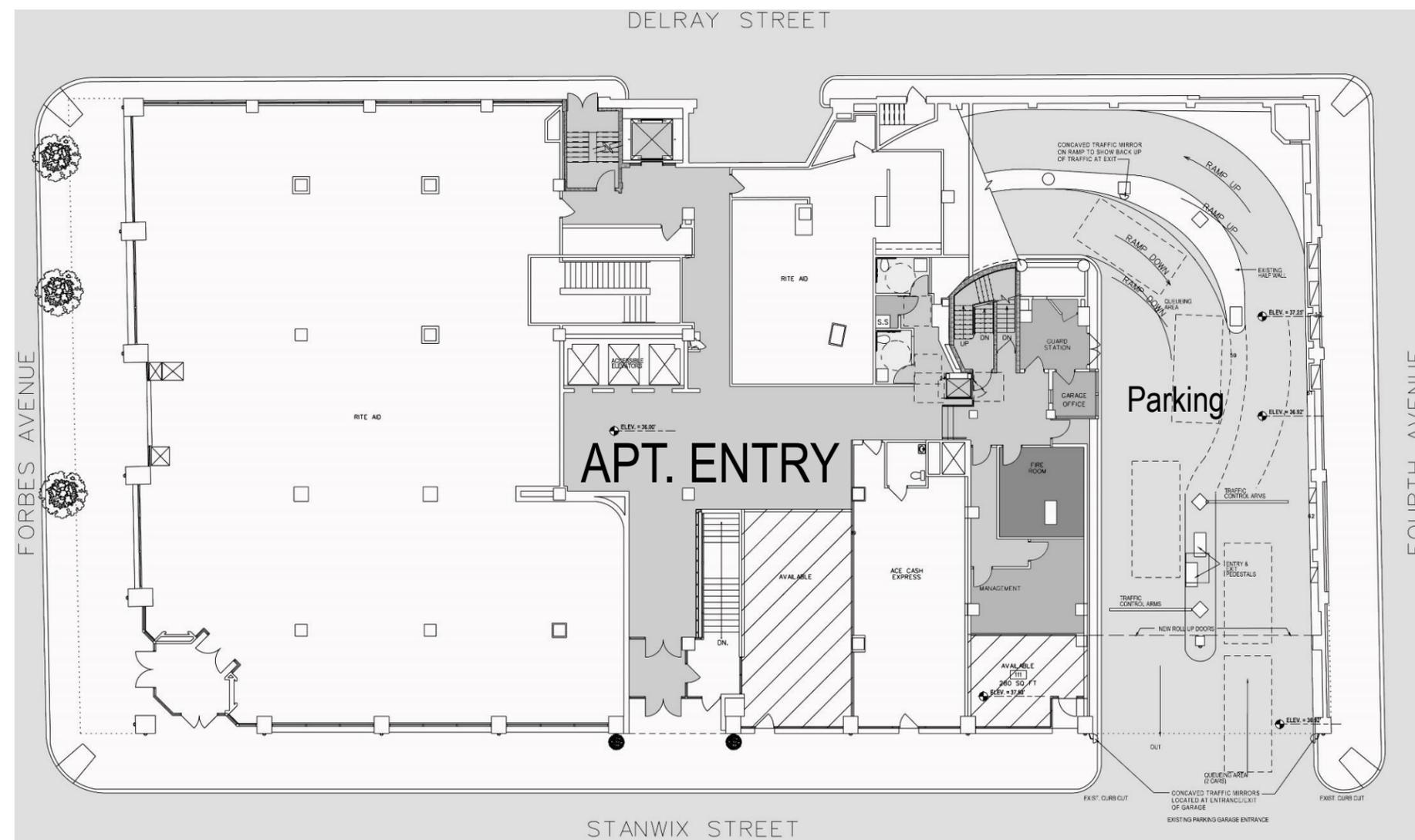


- PRIVATE RESIDENCE
- CORPORATE HOUSING
- PUBLIC PARKING
- COMMERCIAL
- RETAIL

Town Place  
Roof Plan Showing Roof Drains

## Accessibility & Universal Design Summary

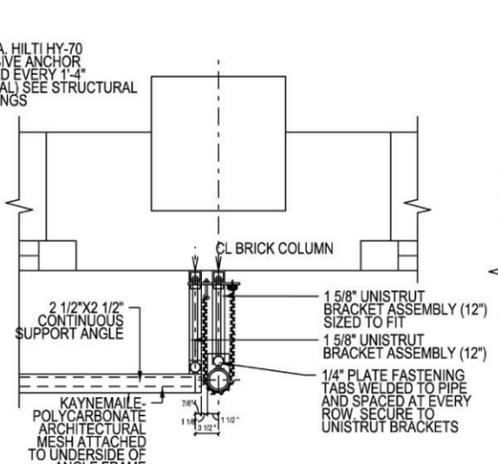
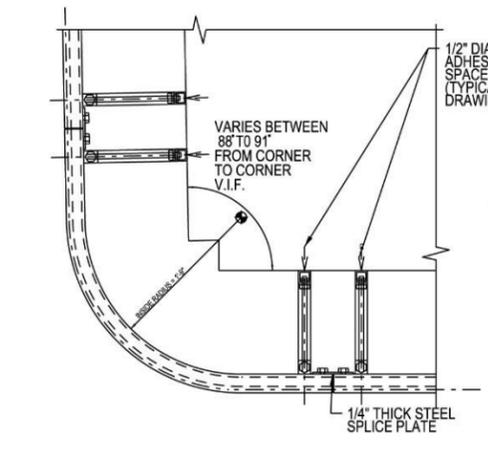
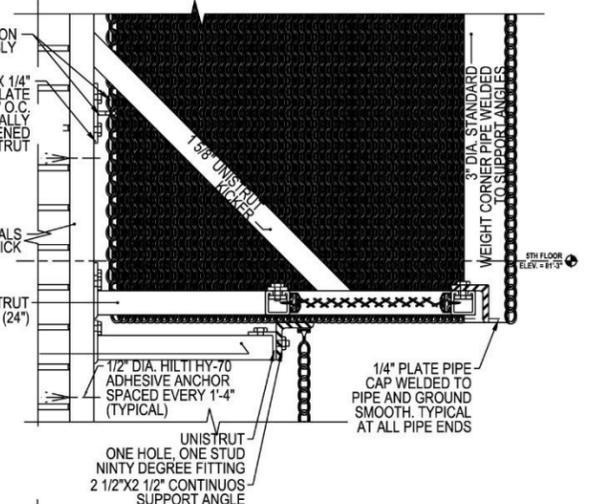
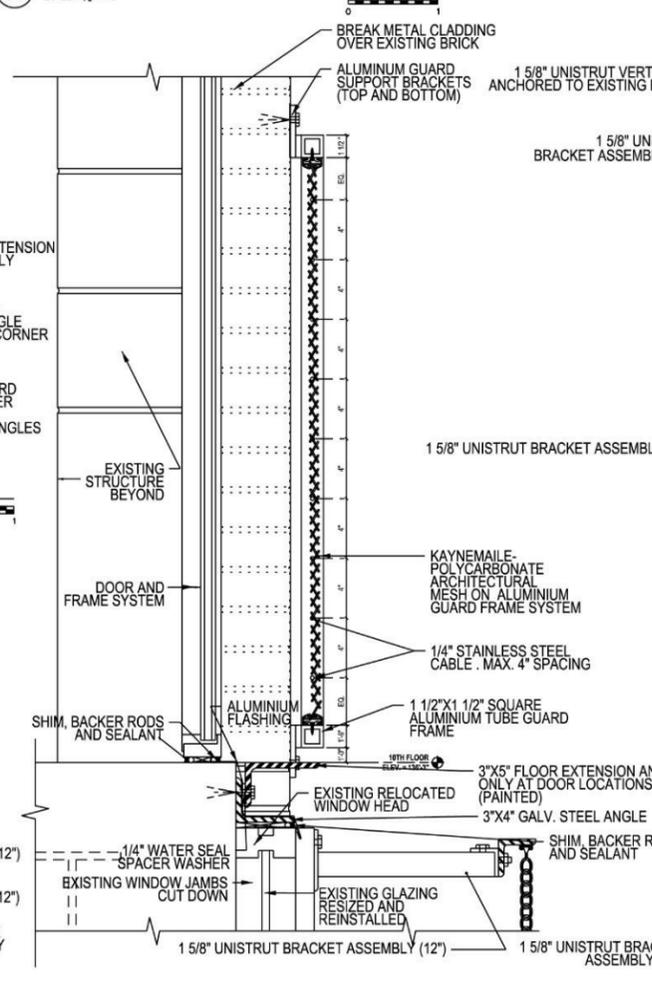
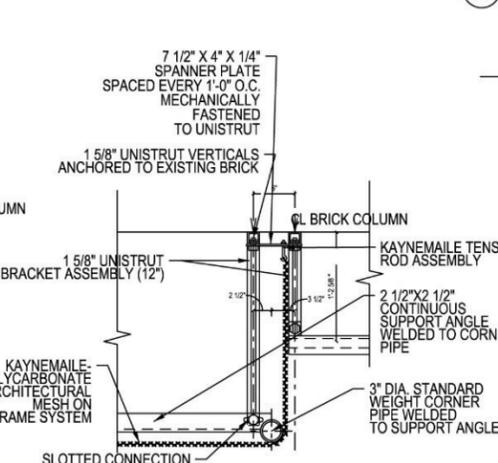
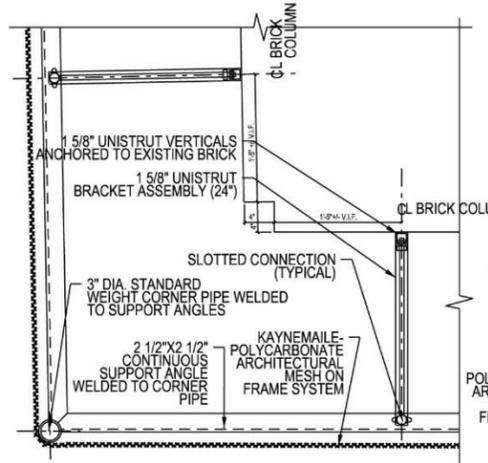
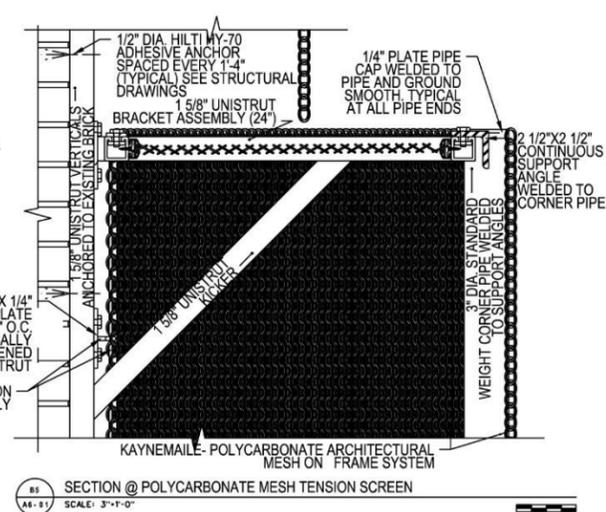
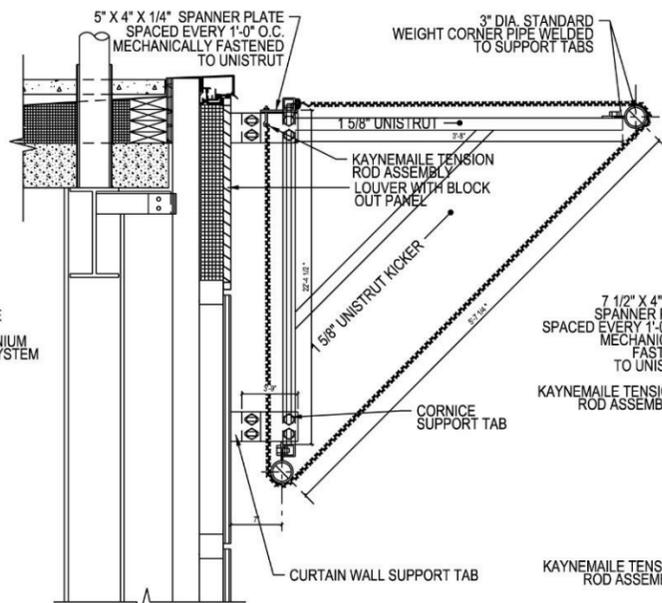
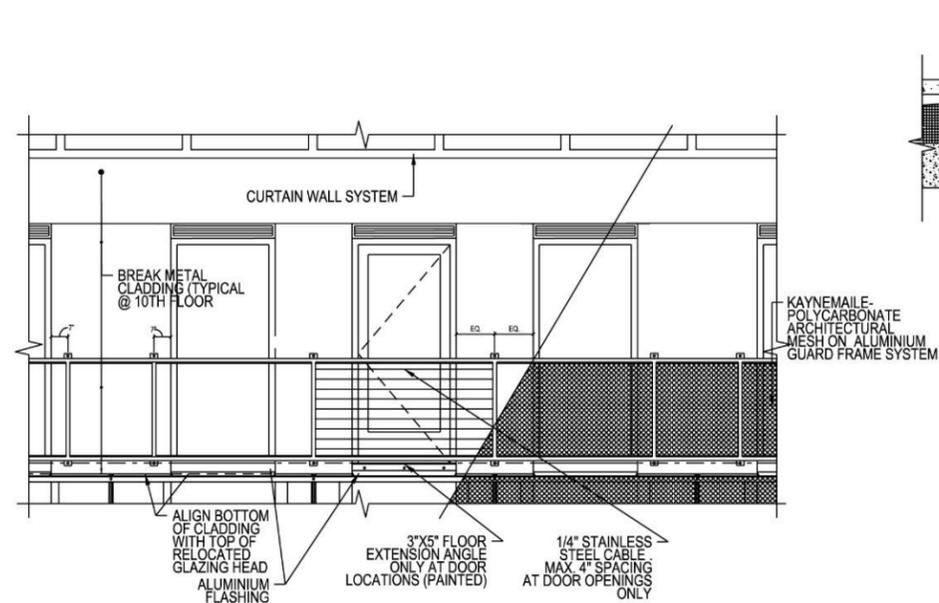
- Extensive renovation of a prominent, existing building in the City providing increased accessibility on each floor
- New accessible toilet rooms on the first floor
- New chair lift on the first floor to accommodate an existing change of elevation in the floor
- Accessible elevators and new signage compliant with the American Disabilities Act
- Updated fire alarm system with strobes
- Six accessible apartments provided with the new residential occupancies on Floors 10-12
- Eight accessible parking spaces (as required) and thirty bicycle spaces provided in garage

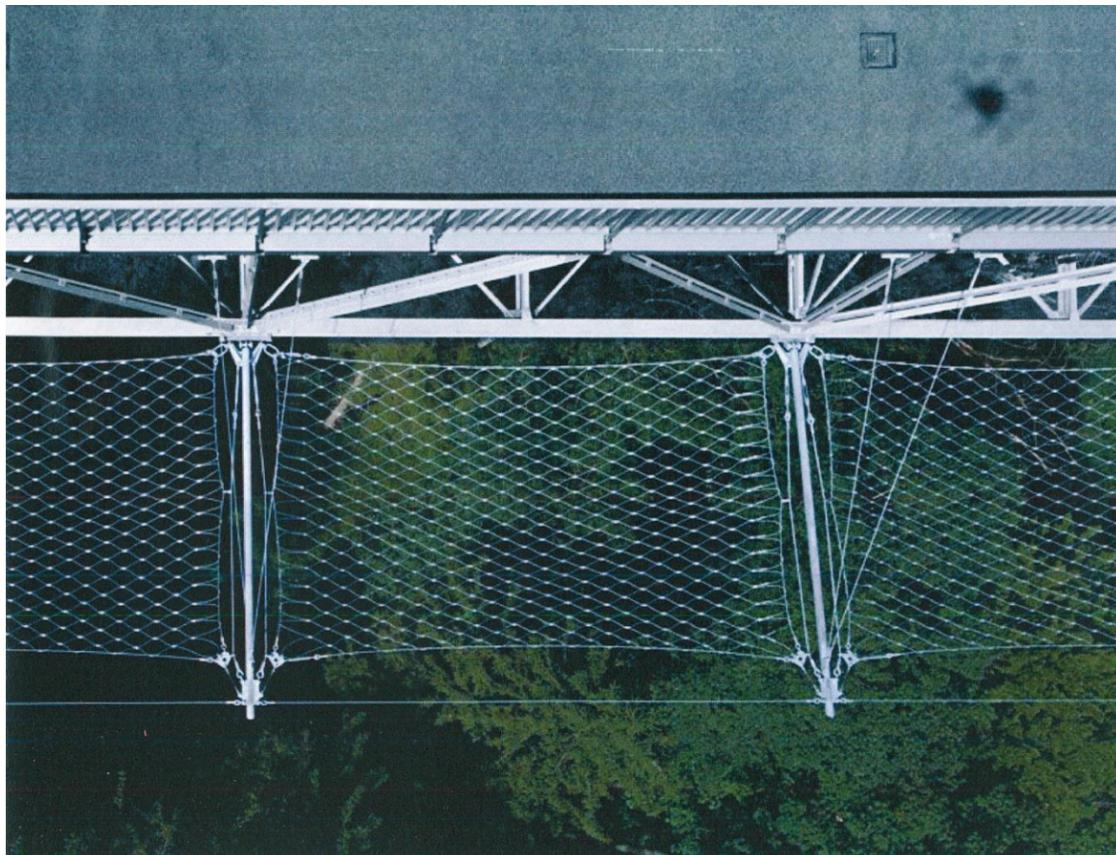


- PRIVATE RESIDENCE
- CORPORATE HOUSING
- PUBLIC PARKING
- COMMERCIAL
- RETAIL



Town Place  
1<sup>st</sup> Floor – Retail, Entry, Parking Garage, and Streetscape





- PRIVATE RESIDENCE
- CORPORATE HOUSING
- PUBLIC PARKING
- COMMERCIAL
- RETAIL

Examples of Use for Wire Mesh



Kossman  
Development  
Company

THANK YOU

Ordinance amending the Pittsburgh Code, Title Nine, Zoning Code, Article IV, Chapter 916, Residential Compatibility Standards, Section 916.05, Operating Hours, 916.06, Noise, Chapter 917, Operational Performance Standards, and Article IX, Chapter 926, Definitions, to provide current and more enforceable construction and noise standards for the City of Pittsburgh.

**Be it resolved by the Council of the City of Pittsburgh as follows:**

**Section 1.** The Pittsburgh Code, Title Nine, Zoning Code, Article IV, Chapter 916, Residential Compatibility Standards, Section 916.05, Operating Hours, is hereby amended as follows:

**916.05. - Operating Hours.**

The following operating hour restrictions shall apply to all development that is subject to Residential Compatibility Standards:

**916.05.A Collection of Garbage and Recyclables**

No use subject to Residential Compatibility Standards shall be served by garbage or recyclables collection services between the hours of 10:00 p.m. and 6:00 a.m.

**916.05.B Loading Operations**

No use subject to Residential Compatibility Standards shall conduct loading or unloading operations between the hours of 10:00 p.m. and 6:00 a.m.

**916.05.C ~~Construction Operations~~ [Reserved]**

~~No use subject to the Residential Compatibility Standards shall conduct construction activities including, but not limited to, demolition, excavation and erection, unless within a fully enclosed structure, between the hours of 10:00 p.m. and 6:00 a.m.~~

**Section 2.** The Pittsburgh Code, Title Nine, Zoning Code, Article IV, Chapter 916, Residential Compatibility Standards, Section 916.06, Noise, is hereby amended as follows:

**916.06. - Noise.**

No use that is subject to Residential Compatibility Standards shall generate noise in excess of ~~forty five (45)~~ fifty-five (55) dB(A), or three (3) dB(A) above Background Sound Level, whichever is greater, between the hours of 10:00 p.m. and 6:00 a.m. or in excess of ~~fifty five (55)~~ sixty-five (65) dB(A), or three (3) dB(A) above Background Sound Level, whichever is greater, at all other times, as measured at the lot line of any lot zoned R1D, R1A, R2, R3, RM, or H.

**Section 3.** The Pittsburgh Code, Title Nine, Zoning Code, Article IV, Chapter 917, Operational Performance Standards, is hereby amended as follows:

**CHAPTER 917: - OPERATIONAL PERFORMANCE STANDARDS**

**917.01. - General.**

**917.01.A Purpose**

The operational performance standards included in this Chapter are intended to protect the health, safety, and welfare of the citizens of Pittsburgh by regulating potential nuisance features associated with certain land uses.

**917.01.B Applicability**

The standards of this Chapter are standards of performance that apply to uses after they have been established. They are intended to provide quantifiable rules of operation that can be used to ensure that uses do not become nuisances. They are not intended to be conditions for development approval. Buildings, structures or tracts of land that are established, developed or constructed shall comply with all applicable performance standards of this Chapter, except that the following activities shall ~~be exempt~~ only be subject to Section 917.04, Air Quality/Emissions, and Section 917.06, Construction Operations:

1. Temporary construction, excavation, and grading; and
2. Demolition activities that are necessary and incidental to the development of facilities on the same lot, on another of several lots being developed at the same time, or on the public right-of-way or easement.

### 917.01.C Conflict with Other Zoning Provisions

In the case of any conflict between the performance standards of this Chapter and the other regulations of this Code, the more restrictive shall control.

### 917.01.D Conflict with Local, State or Federal Regulations

In case of conflict between the performance standards set forth in this Chapter and any rules or regulations adopted by any other governmental agencies, the more restrictive shall apply.

### 917.02. - Noise.

These standards apply to noise from any machinery or equipment that is part of or operated within any development, including continuous and intermittent noise, noise emitted by speaker boxes, pick-up and delivery trucks, and any other commercial or industrial activities that are under the control of the occupant of a building site.

#### 917.02.A Method of Measurement

Noise shall be measured with a sound level meter that meets the standards of the American National Standards Institute (ANSI Section 51.4-1979, Type 1 or Type 2.) Noise levels shall be measured using an A-weighted sound pressure level scale. Impact noises, produced when two (2) or more objects strike each other, shall be measured using the fast response of the sound level meter, and other noises using the slow response. Impact noises shall be considered to be those noises whose peak values are more than three (3) decibels higher than the values indicated on the sound level meter.

#### 917.02.B Maximum Permitted Sound Levels

The maximum permitted sound pressure levels in decibels across lot lines and district boundaries shall be in accordance with following table. This table shall be used to determine the maximum noise level, measured in A-weighted decibels, that shall be permitted at the property line of the closest use in each of the following categories. Background Sound Level shall mean the measured sound level in the area, exclusive of extraneous sounds and the sound contribution of the specific source in question.

Receiving Land Use (not the Zoning District)	Sound Level Limit (dBA)	
	7:00 a.m.—10:00 p.m.	10:00 p.m.—7:00 a.m.
<del>Residential</del>	<del>65</del>	<del>55</del>
<del>Public or Institutional</del>	<del>65</del>	<del>55</del>
Commercial	65	60

Industrial & Manufacturing	<u>75 or 5 above background sound level, whichever is greater.</u>	<u>75 or 5 above background sound level, whichever is greater.</u>
All Other Uses	<u>65 or 5 above background sound level, whichever is greater.</u>	<u>60 or 5 above background sound level, whichever is greater.</u>

**917.03. - Vibration.**

No use shall be operated in manner that causes earthborne vibrations in excess of the displacement values set forth below on or beyond the property line of the closest use in each of the following categories.

Receiving Land Use	Peak Particle Velocity (inches per second)	
	7:00 a.m.—10:00 p.m.	10:00 p.m.—7:00 a.m.
Residential	0.03	0.01
Public or Institutional	0.06	0.06

**917.04. - Air Quality/Emissions.**

Any land use or activity that is a source of the emission of smoke, particulate matter or other air pollutants shall comply with all applicable state and federal standards and regulations governing air quality and emissions. Any such land use or other activity shall obtain and maintain all necessary licenses and permits from the appropriate county, state, and federal Agencies.

**917.05. - Hazardous Materials.**

Any land use or activity that involves the use of toxic, hazardous, or radioactive materials shall comply with all applicable state and federal regulations governing the use, storage, transportation, emission, and disposal of such materials. Any such land use or other activity shall also obtain and maintain all necessary licenses from the appropriate state and federal Agencies, such as the United States Environmental Protection Agency.

## **917.06. – Construction Operations**

Construction operations for projects that have current and valid permits are permitted during the hours of 7:00 AM and 8:00 PM, and subject to the following standards:

- A. Impact construction or demolition operations such as pile drivers, jackhammers, concrete saws, etc., shall be limited to between the hours of 8:00 AM and 6:00 PM, Monday through Friday.
- B. Exceptions to the construction operations standards of this section may be granted as part of a Construction Management Plan, which is subject to review and approval by the Zoning Administrator and the Director of Permits, Licenses and Inspections, who may require conditions of approval including but not limited to noise mitigation and additional time constraints.
- C. Construction efforts necessary for emergency and critical public works operations are exempted from the standards of this section.

## **917.0607. - Waiver of Operational Performance Standards.**

The Zoning Board of Adjustment may approve a Special Exception, according to the provisions of Sec. 922.07, to waive one (1) or more of the Operational Performance Standards imposed by this chapter, subject to the following standards:

- A. The Board shall determine that the waiver will not create detrimental impacts on the surrounding properties, taking into consideration the physical relationship of the proposed use and structure to surrounding uses and structures, the probable hours of operation, and the emission of odors, fumes, dust, noise, vibration or glaring light;
- B. The waiver does not cause the proposed project to violate any Federal, State or other local laws which may apply; and
- C. The Board shall impose alternative methods which will cause the development to comply with the stated purpose and intent of the Operational Performance Standards.

**Section 4.** The Pittsburgh Code, Title Nine, Zoning Code, Article IX, Chapter 926, Definitions, is hereby amended as follows:

**56.1 Construction Management Plan**

Means a plan that identifies the scope and details of a construction operation, including but not limited to transportation routing, street closures and obstructions, debris/dumpster maintenance, work crew parking, site maintenance, etc.; A Construction Management Plan shall include measures that will be taken during construction operations to mitigate environmental impacts to the greatest extent possible.



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

Date Filed:

**Office of the Zoning Administrator**

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

*(Zoning Use Only)*

**DEVELOPMENT REVIEW APPLICATION**

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

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

**GENERAL INFORMATION**

1. Property Owner Name: <b>WALNUT CAPITAL</b>		Phone Number: <b>(412) 889-3810</b>	
Address: <b>5500 WALNUT ST.</b>	City: <b>PITTSBURGH</b>	State: <b>PA</b>	Zip Code: <b>15232</b>
2. Applicant/Company Name: <b>STRADA LLC</b>		Phone Number: <b>(412) 263-3800</b>	
Address: <b>425 SWTH AVE</b>	City: <b>PITTSBURGH</b>	State: <b>PA</b>	Zip Code: <b>15219</b>
Applicant/Contractor ID:(assigned by the City)			
3. Development Name: <b>THE MILL</b>			
4. Development Location: <b>PITTSBURGH TECHNOLOGY CENTER LOT 28-N-315</b>			
5. Development Address: <b>PENDING</b>			
6. If applicant is proposing a change to the Zoning District, the following is required: (Attach Zone Change Petition)			<b>N/A</b>
Proposed Zoning District:	<b>N/A</b>		
Present Use of Site: (Select from attached list)	<b>N/A</b>		
7. If a Certificate of Occupancy exists, the following is required: <b>N/A</b>			
Certificate of Occupancy#:	<b>N/A</b>	Date Issued:	<b>N/A</b>
		Existing Use of Property:	<b>N/A</b>
8. Estimated Construction:	Start Date: <b>2/01/2016</b>	Occupancy Date: <b>6/01/2017</b>	Project Cost: \$ <b>PENDING</b>

Use the attached Worksheet to continue answering the questions. For additional reference in answering Items 9-12 go to [pittsburghpa.gov/dcp/zoning/](http://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): **MULTI-UNIT RESIDENTIAL W/ POTENTIAL**

10. Select the Type of Work:

New Construction, New       Renovation, Interior      **RESTAURANT, LIQUOR LICENSE (GEN)**

New Construction,       Renovation, Exterior

Change in Use Only       Renovation, Change in Use

11. Describe the Development: **APARTMENT COMPLEX BUILT OVER PARKING GARAGE WITH POTENTIAL RESTAURANT**

12. Is a Land Operations Permit needed?       YES       NO

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



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

Office of the Zoning Administrator

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

**DEVELOPMENT REVIEW APPLICATION**

**LAND AND BUILDING INFORMATION**

**13. Proposed Number of New Structures or Building Additions:**  N/A  
 Residential (1)     Commercial (1)     Recreational (1)     Industrial     Institutional

**14. Gross Floor Area:**

Existing to be Razed:	<u>      N/A      </u>	sq ft	
Existing to be Retained:	<u>      N/A      </u>	sq ft	
Retained Area to be Renovated:	<u>      N/A      </u>	sq ft	
To be Constructed:	<u>      510,700      </u>	sq ft	= ( GARAGE
Building Footprint: <u>APARTMENT + COMMONS BUILDING</u>	<u>      80,000      </u>	sq ft	+ APARTMENTS 31,500 sq ft + 374,200 sq ft

	<u>Existing</u>		<u>Proposed</u>	
	<u>Stories</u>	<u>Feet</u>	<u>Stories</u>	<u>Feet</u>
Main Structure			6	70
Proposed Addition/Extension				

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

	<u>Existing</u>	<u>Proposed</u>
<u>COMMON AMENITY BLDG.</u>		2
<u>RESTAURANT</u>		1
		56
		24

**16. Number of Dwelling Units:**  
 Existing to Remain:       N/A            Proposed:       368      

**17. Lot Area:**       176,617       sq ft

**18. On Site Parking:**  N/A

	<u>Existing</u>	<u>Proposed</u>
Full (8 1/2' x 19')		240
Compact (7 1/4' x 16')		97
Handicap (13 1/2' x 19')		8

**Off-Street Loading Spaces:**  N/A  
 Actual:       4        
 Required:       4      

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

<input type="checkbox"/> Demolition	<input checked="" type="checkbox"/> HVAC (Interior)	<input checked="" type="checkbox"/> HVAC (Exterior)	<input checked="" type="checkbox"/> Electrical	<input checked="" type="checkbox"/> Fire Alarm
<input checked="" type="checkbox"/> Fire Protection/Sprinklers	<input checked="" type="checkbox"/> Deck Construction	<input checked="" type="checkbox"/> Commercial Cooking Hood	<input checked="" type="checkbox"/> Sign	

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

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



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DEVELOPMENT 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](http://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)

**(TO BE PROVIDED, IN PROGRESS W/ CIVIL ENGINEER)**

**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:

**(TBD)**

- 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: **MARK HENSLER**



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

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

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

**Residential Uses**

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

**Non-Residential Uses**

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

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

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



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

**Office of the Zoning Administrator**

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

**DEVELOPMENT REVIEW APPLICATION – CONTACT INFORMATION**

**Department of City Planning**

200 Ross Street, Fourth Floor  
Pittsburgh, PA 15219  
(412) 255-2200  
[pittsburghpa.gov/dcp/](http://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/](http://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/](http://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](http://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](http://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](http://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](http://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](http://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](http://www.achd.net/housing/commenvironstart.html)



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# THE MILL

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ON SECOND AVENUE

**Address:** 575 Technology Drive, Pittsburgh, PA 15219

**Zoning District:** Pittsburgh Technology Center, Specially Planned District 1 (SP-1)

**Project Description:** Development of market rate apartments with associated parking and social amenities. The project will be constructed in two phases.

**Community Process:** Conducted two meetings with the PTC Association

# Location Map



## A site with an interesting past



Dense industrial steel mills, cross-river connectivity, the crucible of Pittsburgh's historic economy

# Presently a technology park

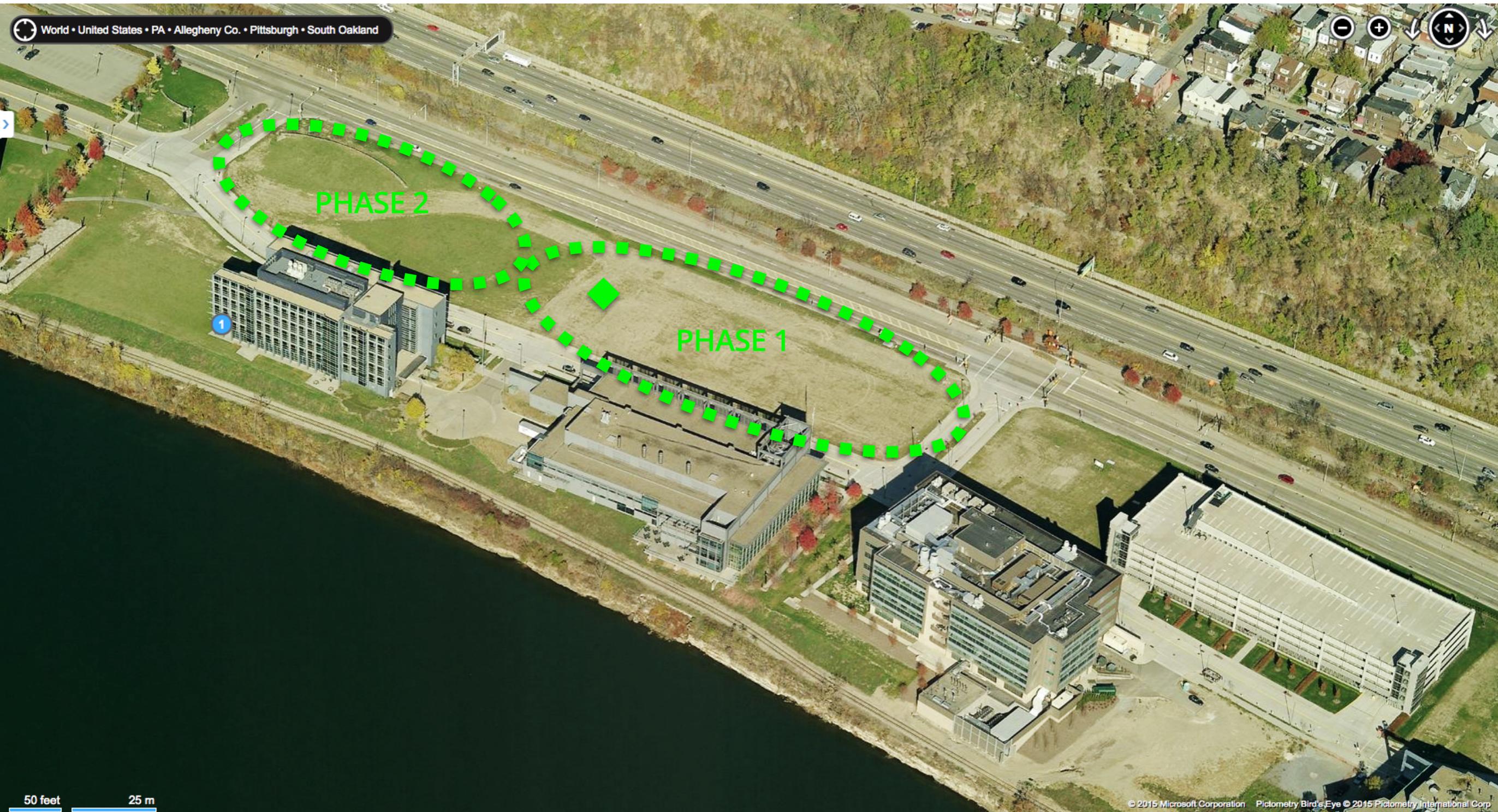


Tech, Eds, & Meds - research + development

# Infusing LIFE & color into a “closed” door environment



# An Opportunity to create an “exclusive” living community



The nature of the site sustains abundant access, views, opportunity, and “start-up style” creativity

Making Connections - to the river, existing development, and downtown



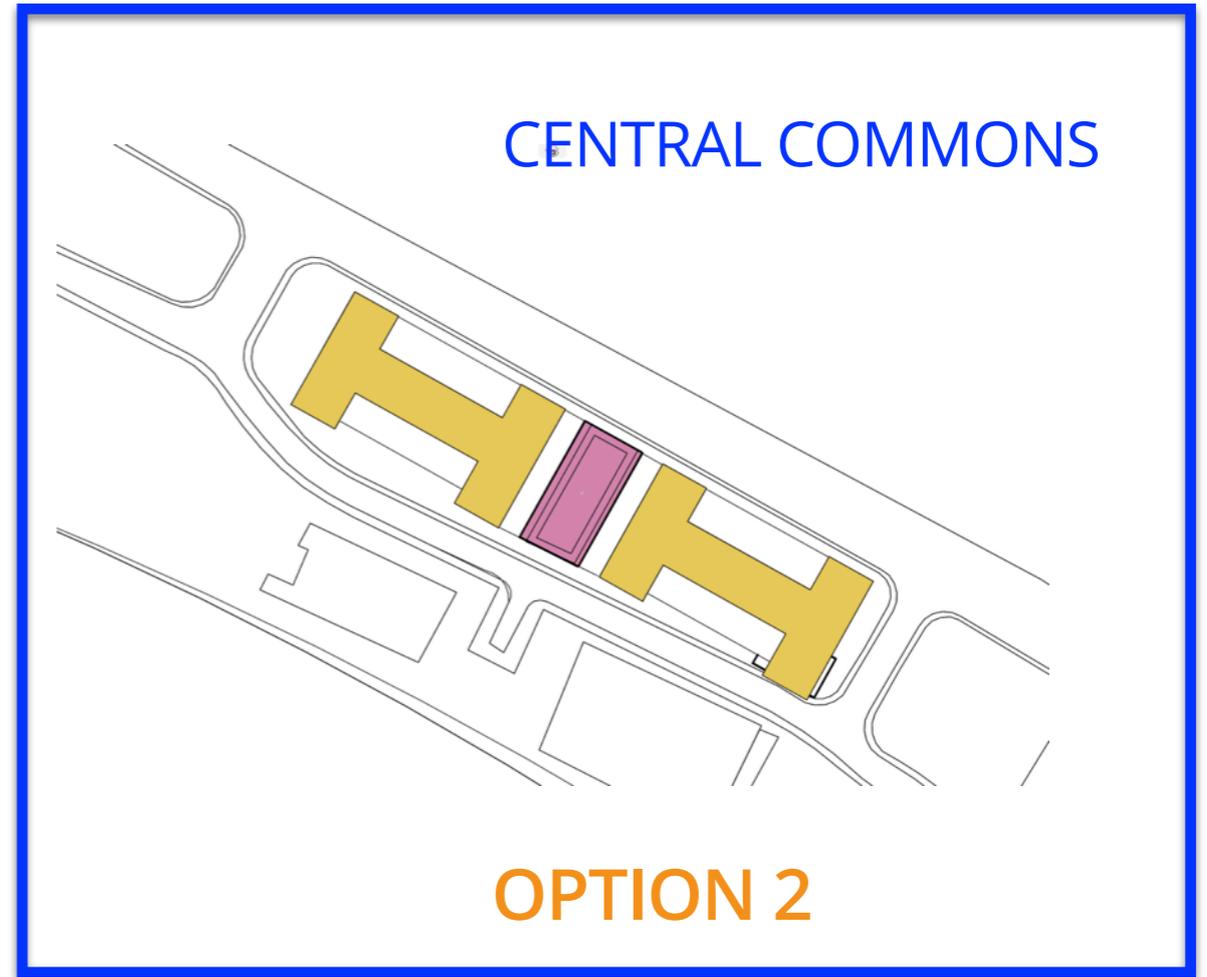
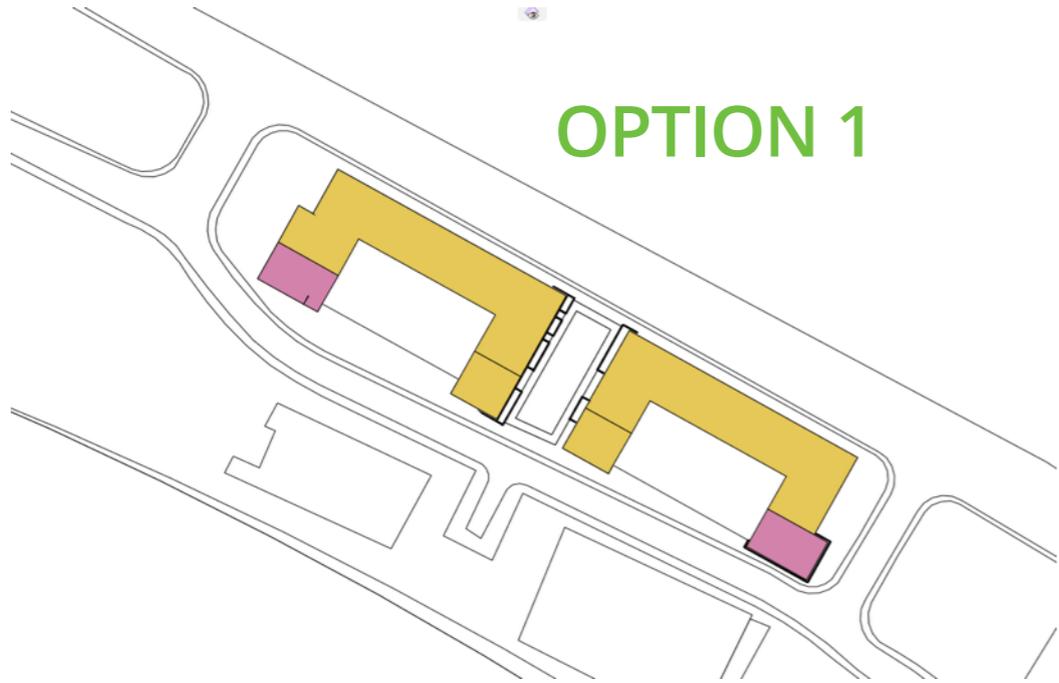
# Reinforcing the existing PLDP



# Site Energy



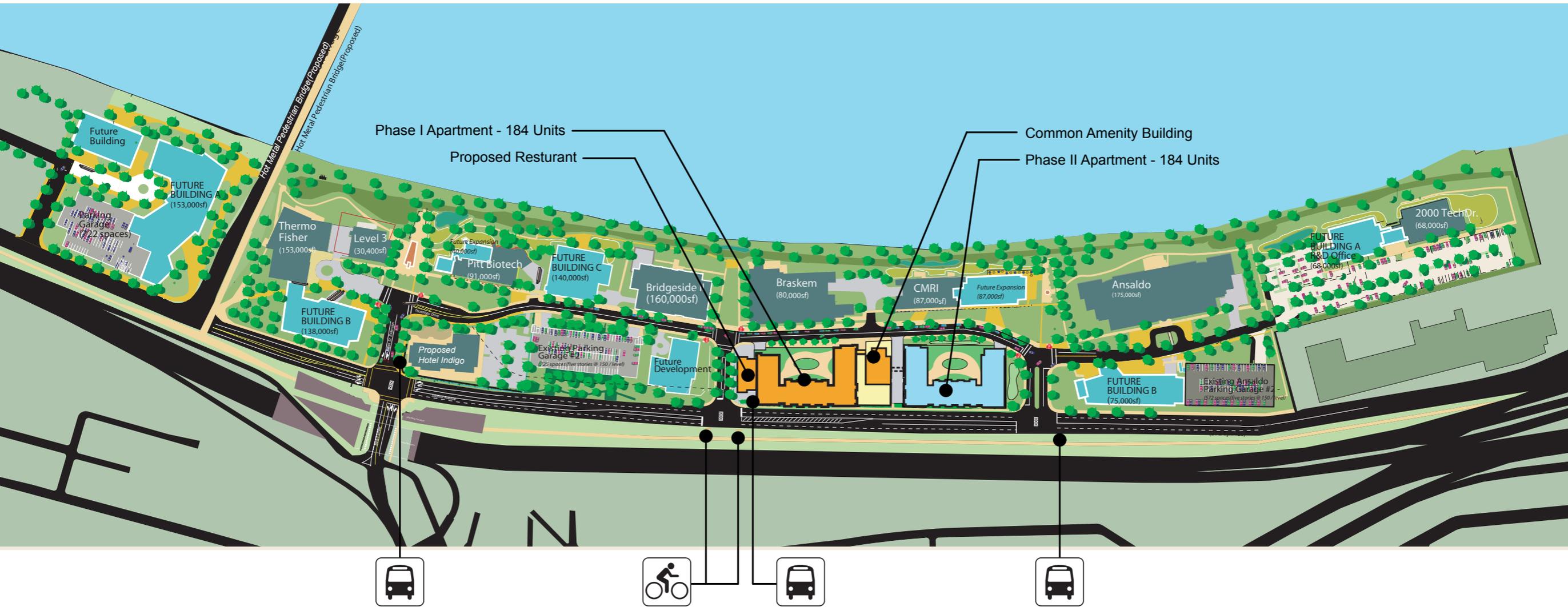
# Site Massing Strategies



# Massing in Context



# Technology Center PLDP Overview

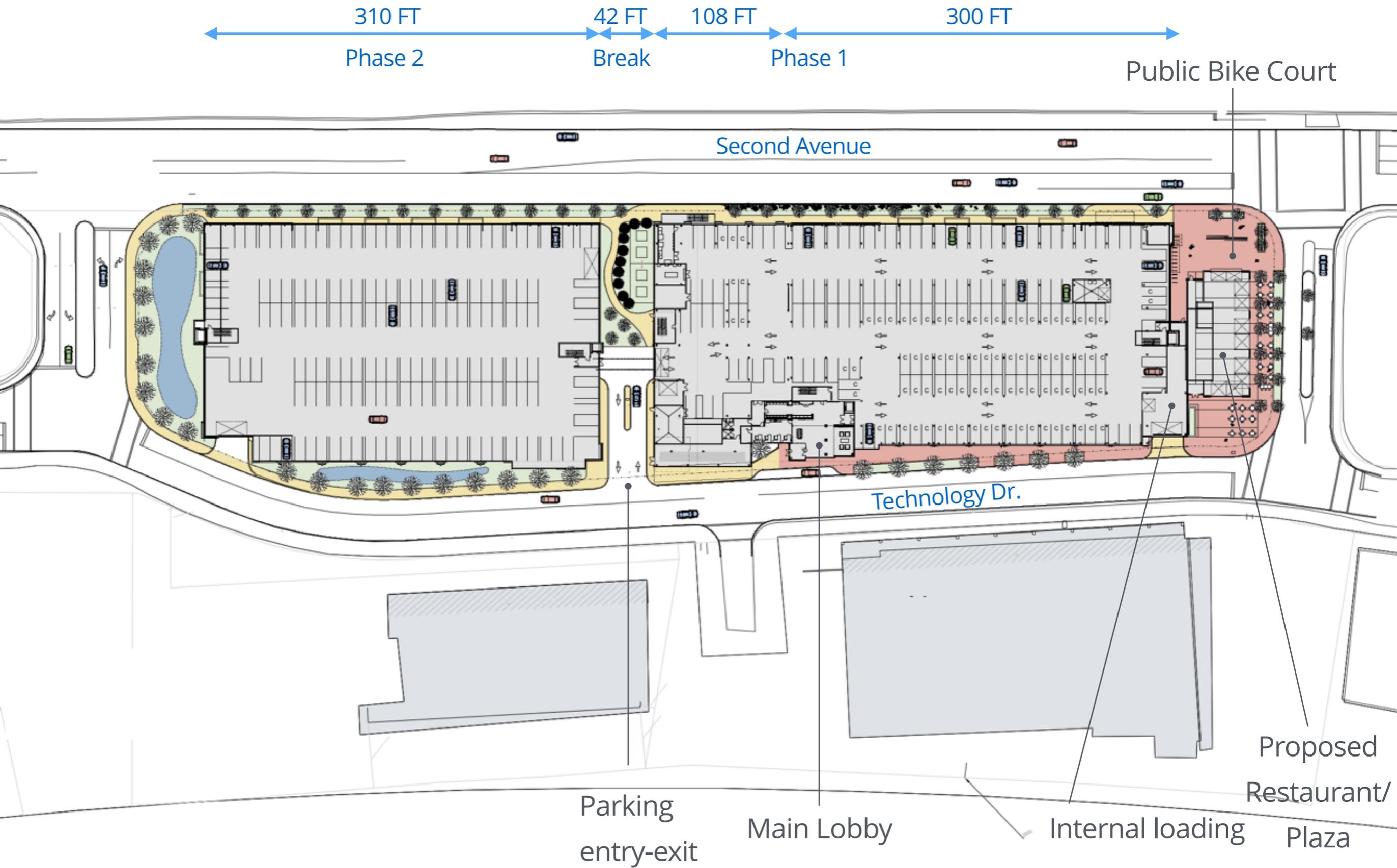


Illustrative Plan Update for PLDP

Phase I Parking: 185 Spaces  
 Phase II Parking: 160 Spaces  
 Total: 345 Spaces



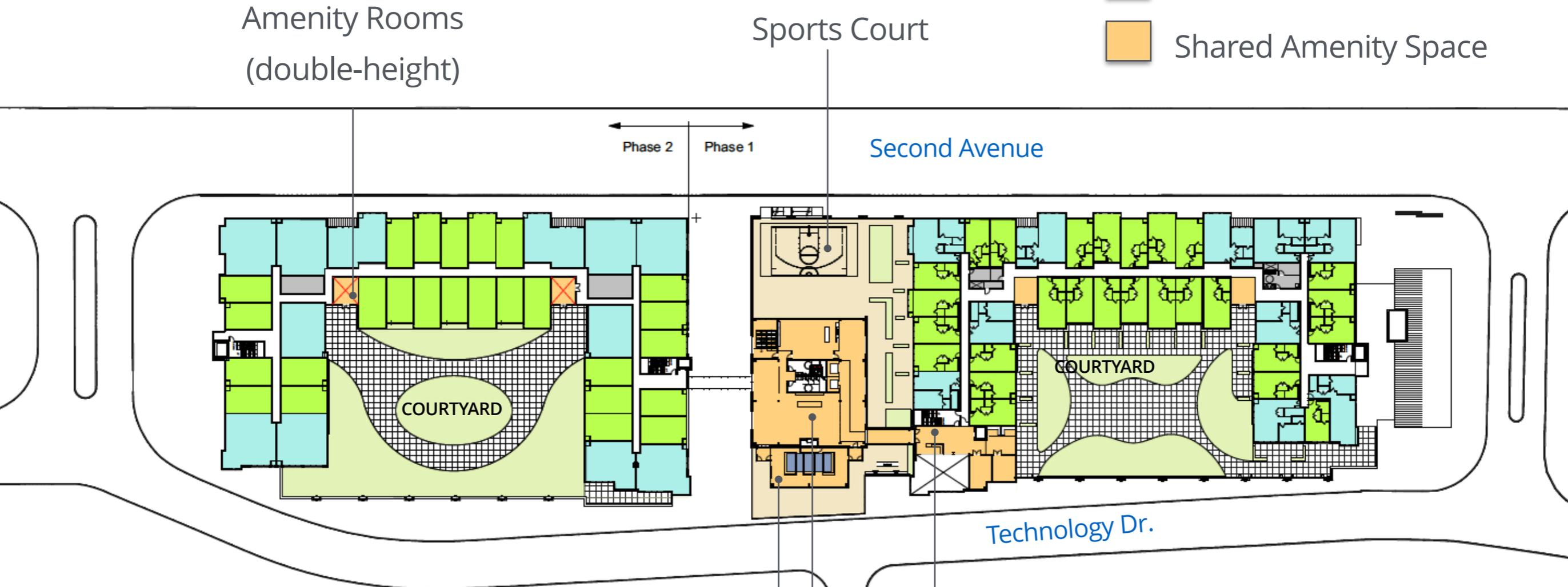
# 1st Floor Street Level Master Plan



# 2nd Floor Master Plan

Building A & Building B = 368 UNITS

- Micro Unit
- 1 Bedroom
- 2 Bedroom
- Shared Amenity Space



**Phase 2 Unit Mix:**  
[126] Micros (68%)  
[55] 1-Bedrooms (30%)  
[3] 2-Bedrooms (2%)  
**[184] Units**

Pool Pavilion & Sun Deck

Grand Stair

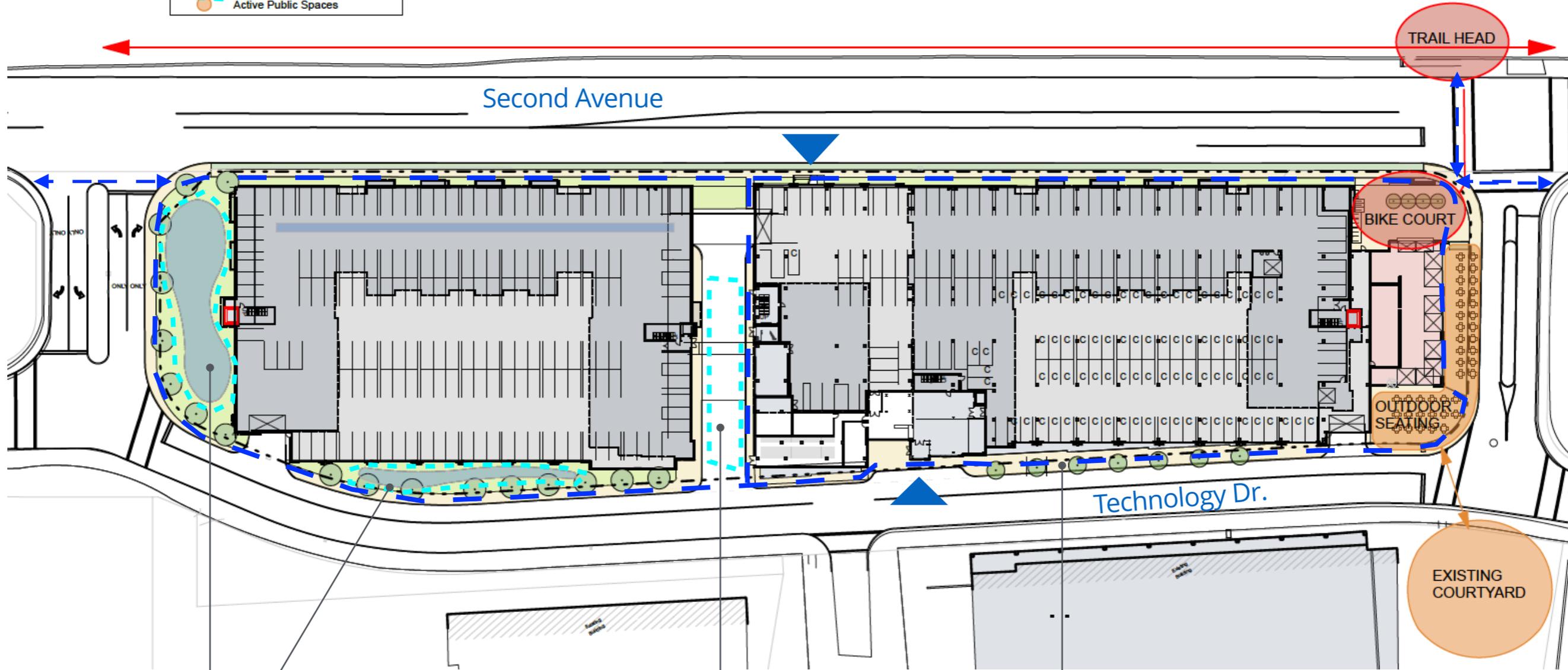
Central Commons

**Phase 1 Unit Mix:**  
[126] Micros (68%)  
[55] 1-Bedrooms (30%)  
[3] 2-Bedrooms (2%)  
**[184] Units**



# Accessibility, Sustainability, & Stormwater Management

LEGEND	
	Pedestrian Circulation & Nodes
	Bike Circulation & Nodes
	Water Retention Areas
	Active Public Spaces



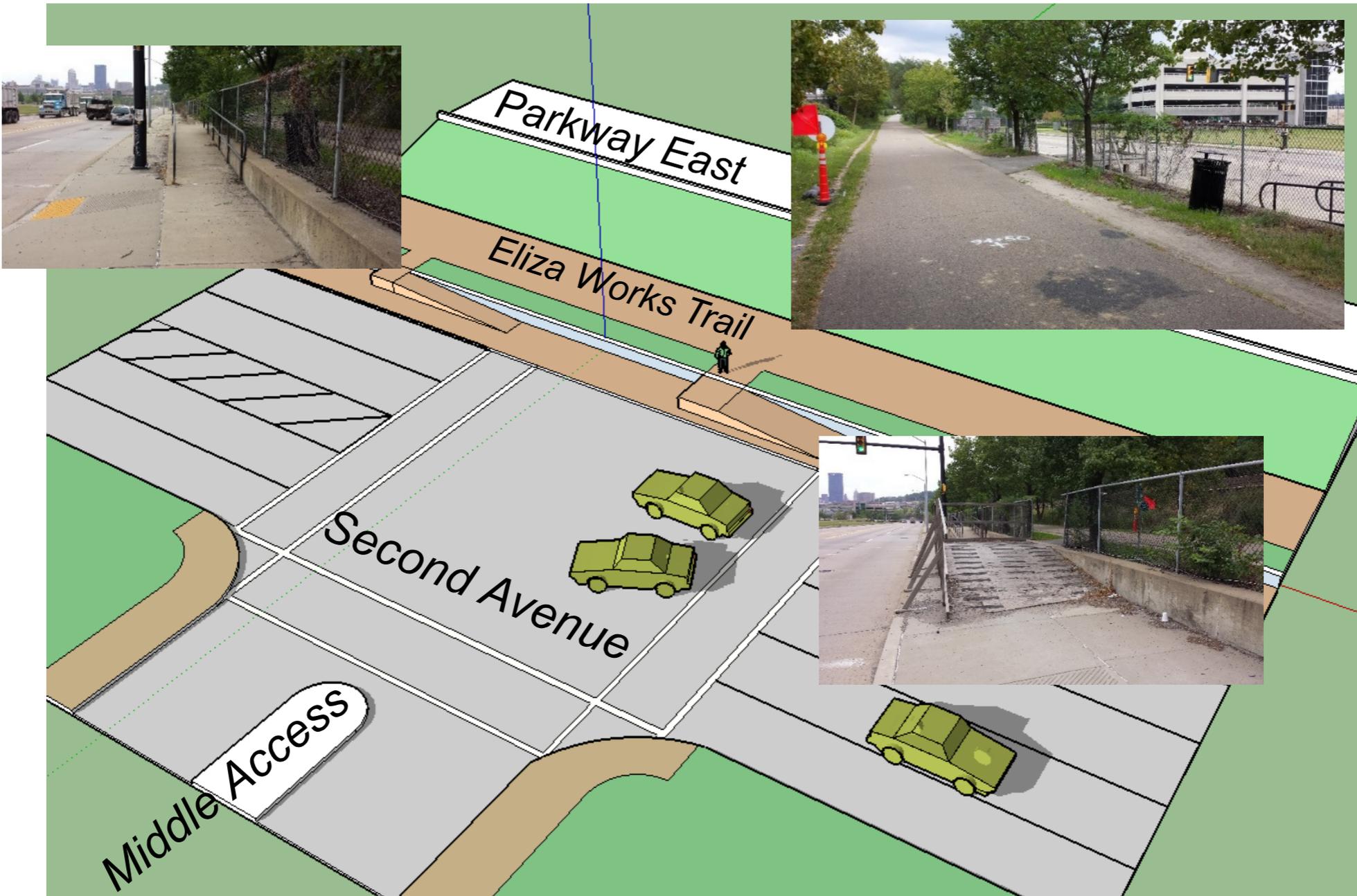
Raingardens/Bioswales

Underground infiltration/  
detention tank

Permeable pavers

# Buses & Bikes - Existing Conditions

Eliza Works Trail Crossing Concepts @ Middle Access Drive  
Pittsburgh Technology Center  
Pittsburgh, PA 15219



# Buses & Bikes - Improvement Opportunity

Eliza Works Trail Crossing Concepts @ Middle Access Drive  
Pittsburgh Technology Center  
Pittsburgh, PA 15219



# Improvements: Public Bike Court

Possible eye-catching  
metal sculpture

Bike Court

Proposed 6,000 SF  
Restaurant



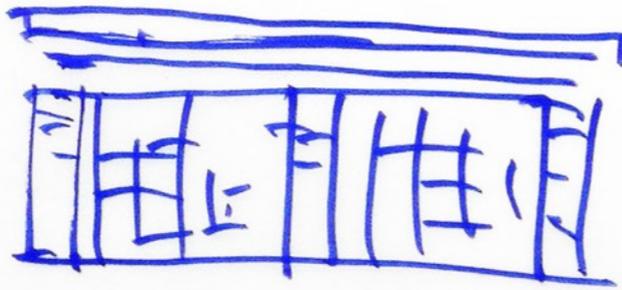
# Architectural & Industrial Inspiration

Simply detailed warehouse buildings adapted to urban lifestyles

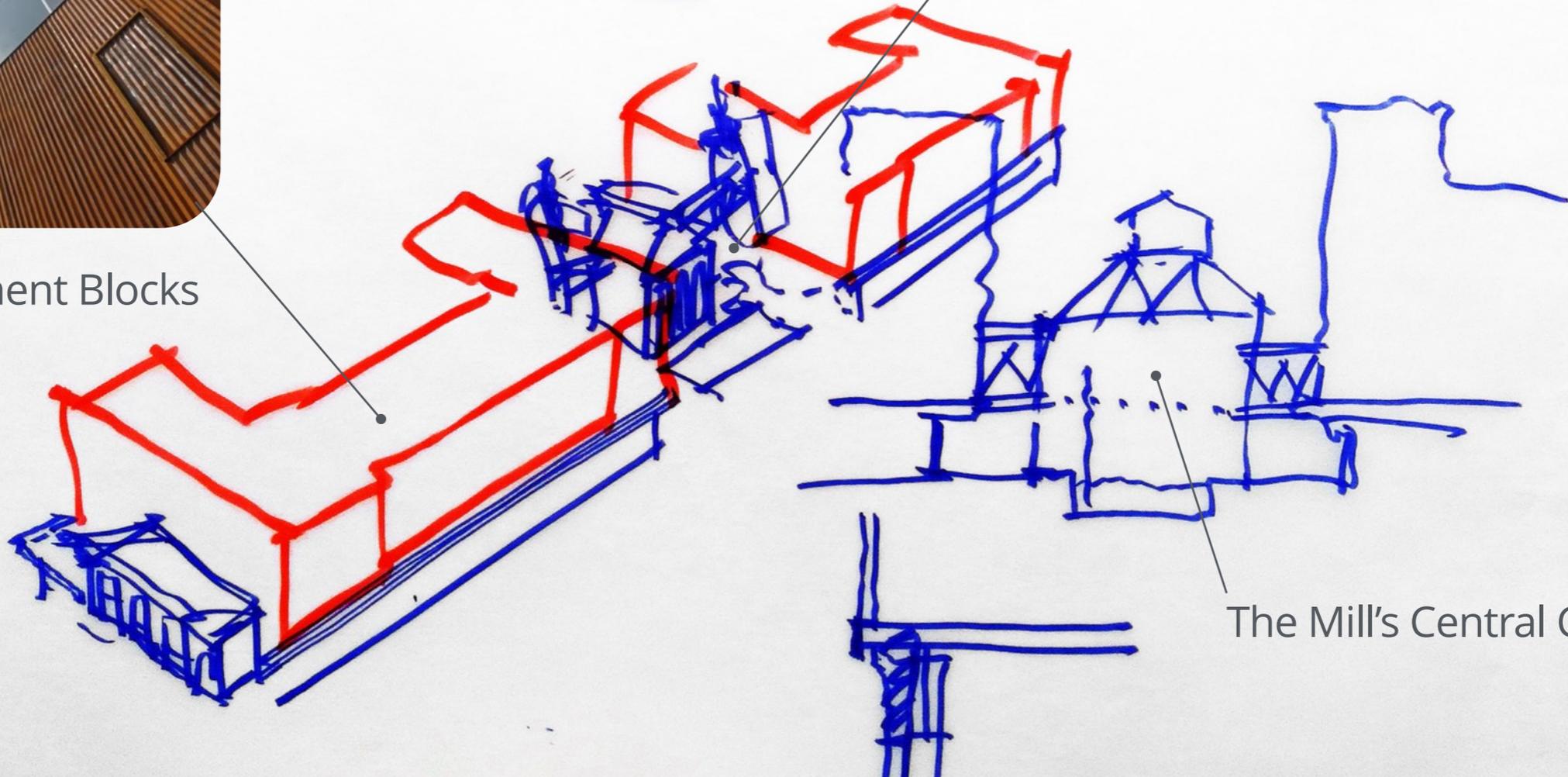
Blended with an Industrial “machine” aesthetic



# Exterior Look & Feel Concepts

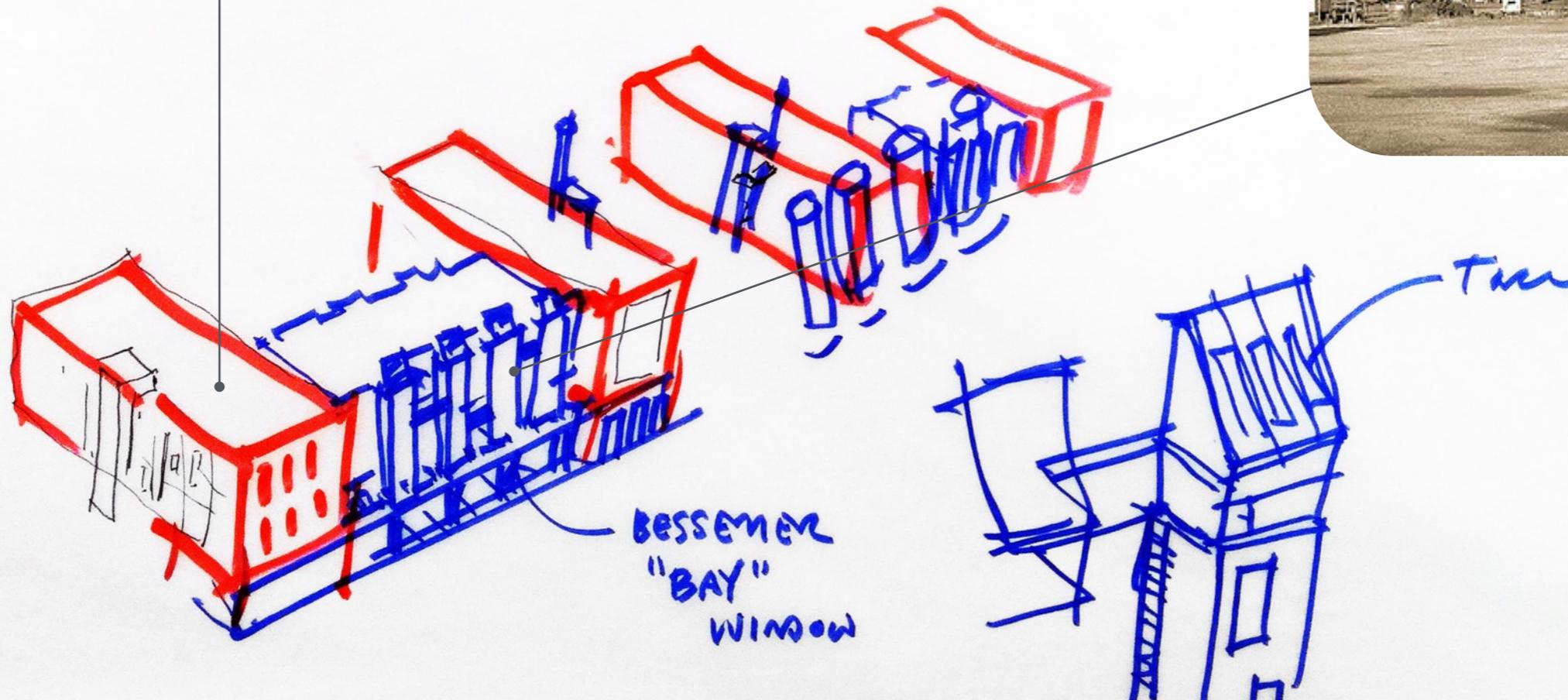
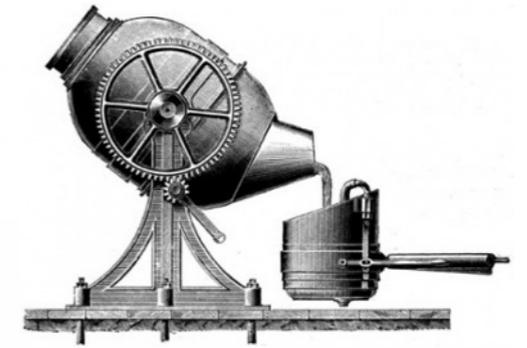
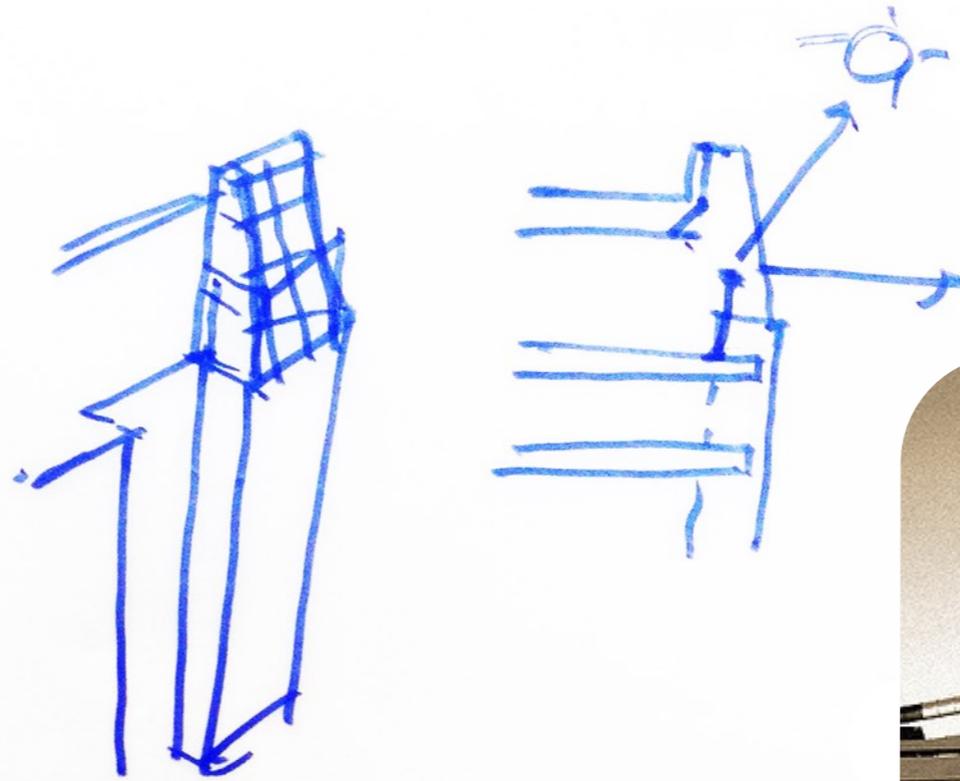


Apartment Blocks



The Mill's Central Commons

# Composition: Bookends and Bessemer "Bay" Windows



# Massing & Building Articulation



# Birdseye Perspective from Second Avenue with Proposed Restaurant



Phase 1

The Mill's Central  
Commons

Phase 2

Proposed 6,000 SF  
Restaurant & Outdoor Seating

Resident only access  
stair to podium  
Sport Court

Public Bike Court

# Birdseye Perspective from Second Avenue without Proposed Restaurant



Phase 1

The Mill's Central  
Commons

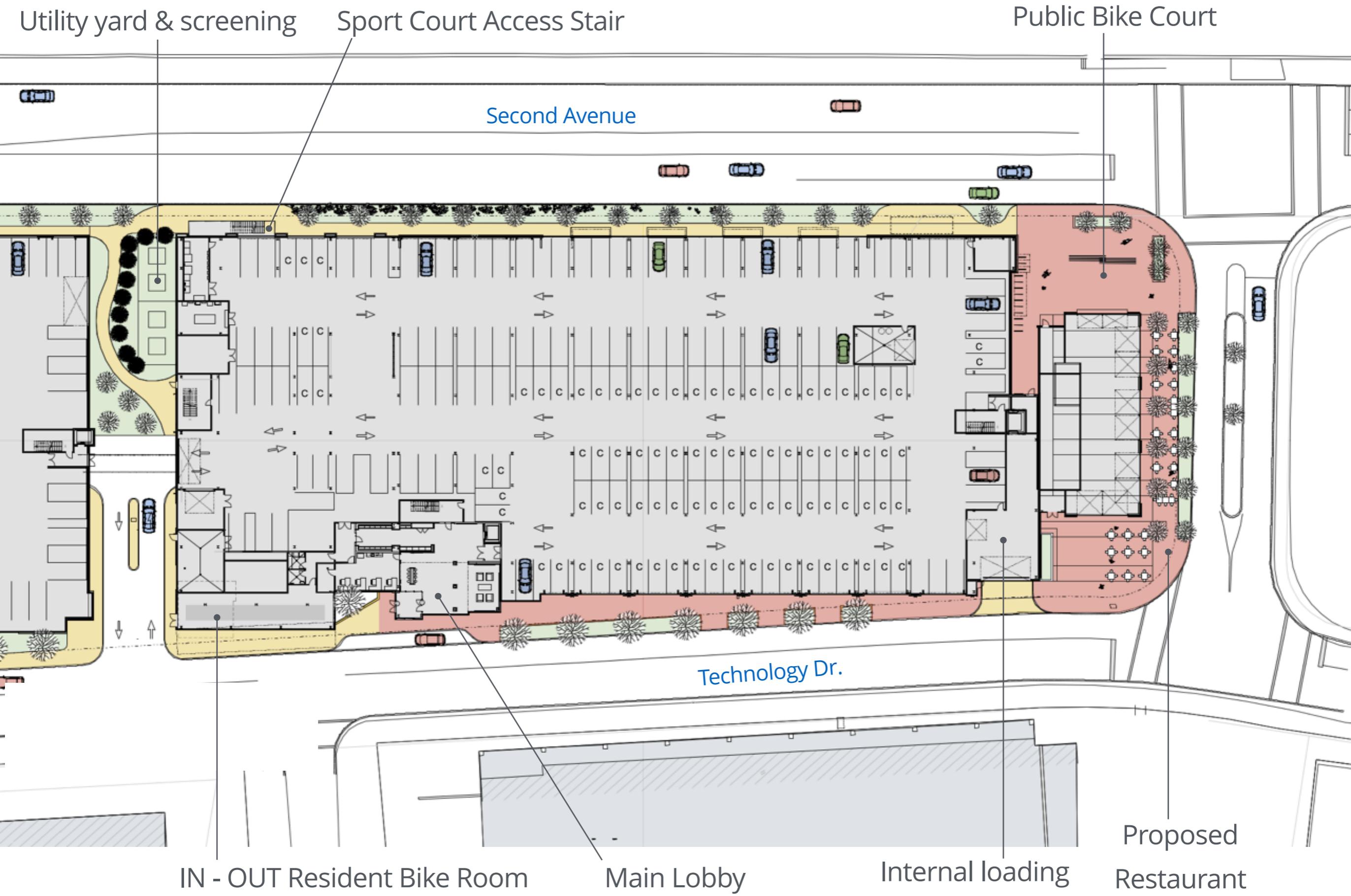
Phase 2

Proposed Park-Plaza

Resident only access  
stair to podium  
Sport Court

Public Bike Court

# PHASE I - 1st Floor Street Level Master Plan with Restaurant



Utility yard & screening

Sport Court Access Stair

Public Bike Court

Second Avenue

Technology Dr.

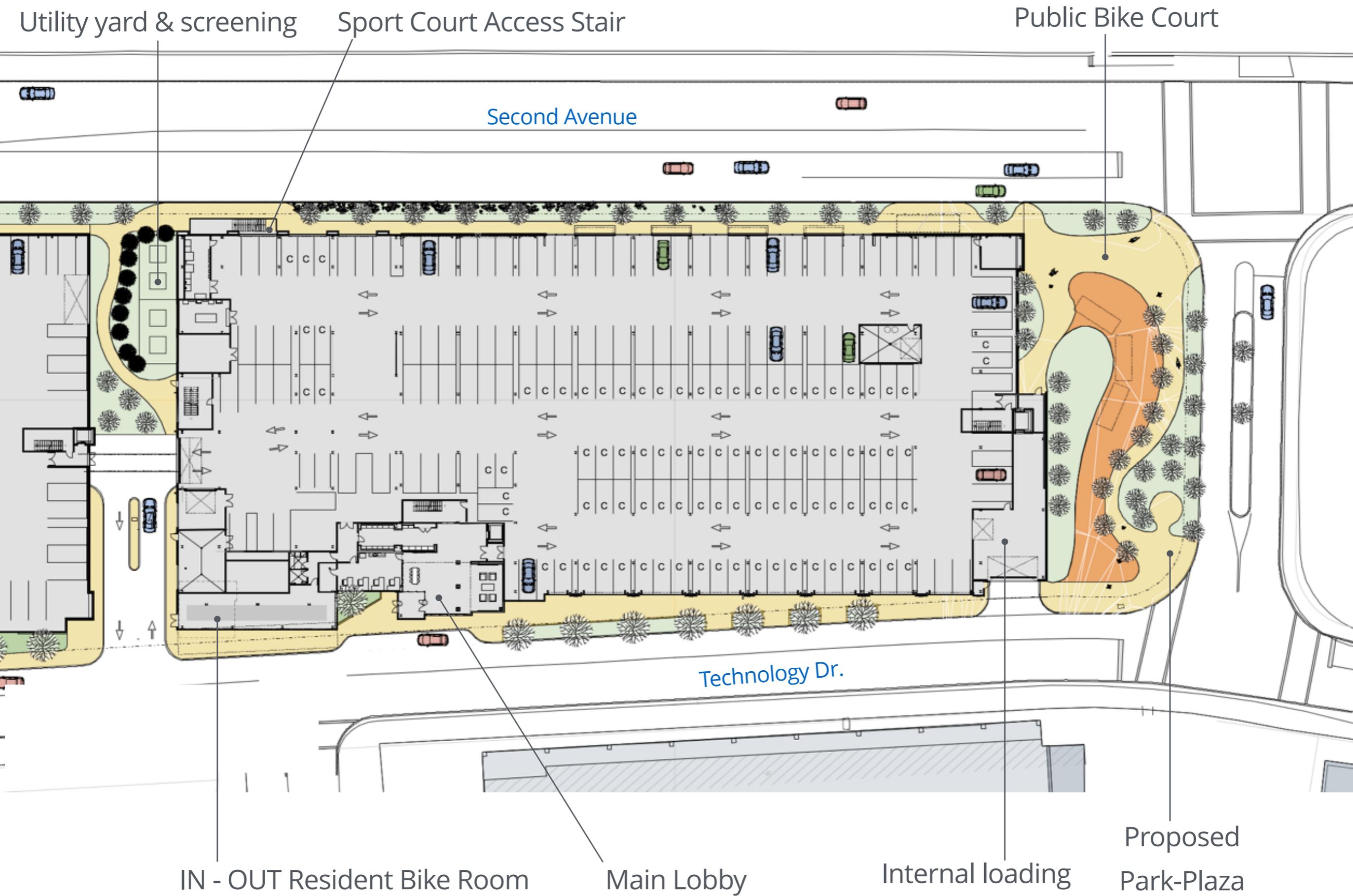
IN - OUT Resident Bike Room

Main Lobby

Internal loading

Proposed Restaurant

# PHASE I - 1st Floor Street Level Master Plan without Restaurant



# Potential Restaurant Experience

Abundant Outdoor Cafe Seating

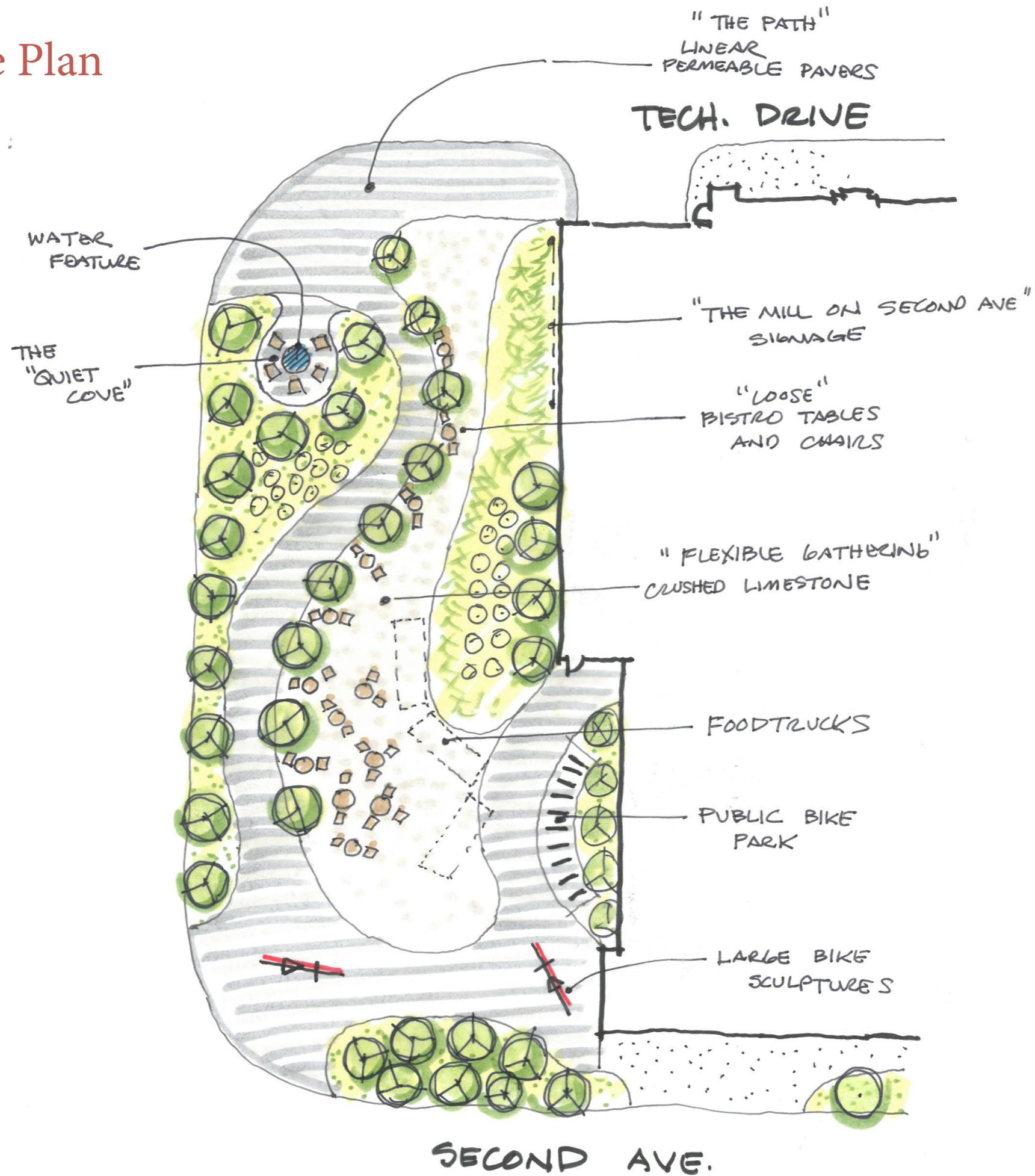
Operable facade



# Alternative Design (without restaurant) = Park-Plaza



# Park-Plaza Site Plan



# Exterior Building Material's



Copper-bronze  
corrugated metal panel

Smooth-Black metal  
panels

Ironspot Charcoal  
Brick

Silver lap-seam  
metal panels

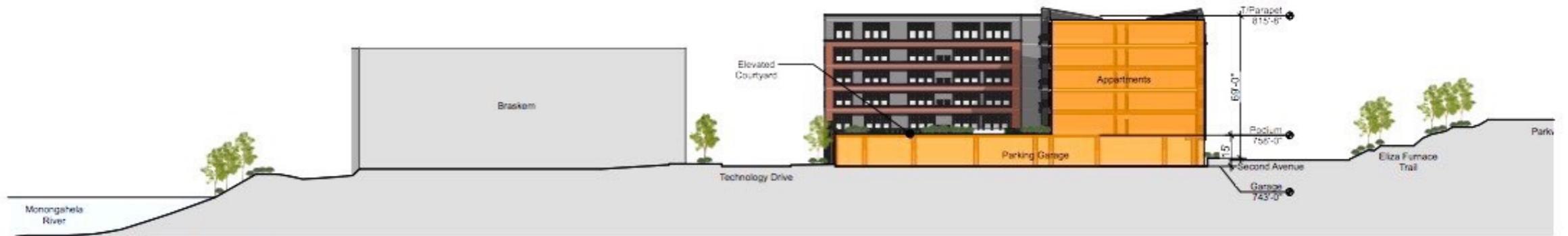
Red blend utility  
size brick

# Elevations & Sections

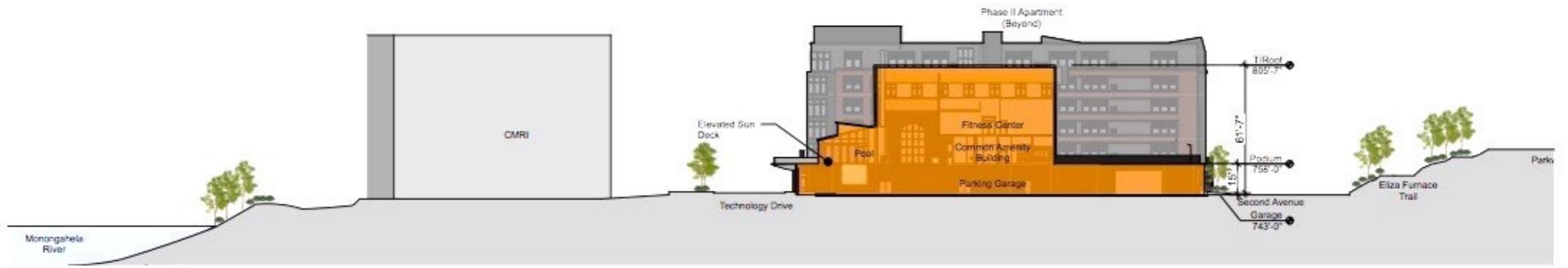
Phase 1 | Phase 2



**A** North Elevation Second Avenue  
SCALE: 1:646.59

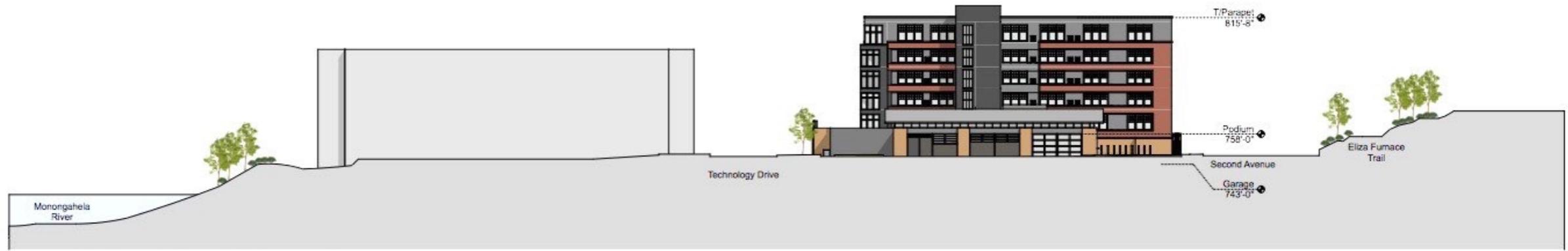


**B** Site Section  
SCALE: 1:646.59



**C** Site Section  
SCALE: 1:646.59

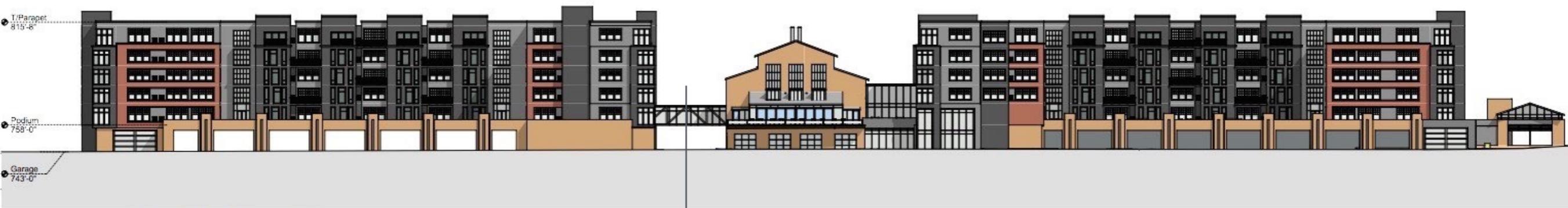
# Elevations



1 East Elevation  
SCALE: 1:645



2 West Elevation  
SCALE: 1" = 40'



3 South Elevation Technology Drive  
SCALE: 1:645

Phase 2 | Phase 1

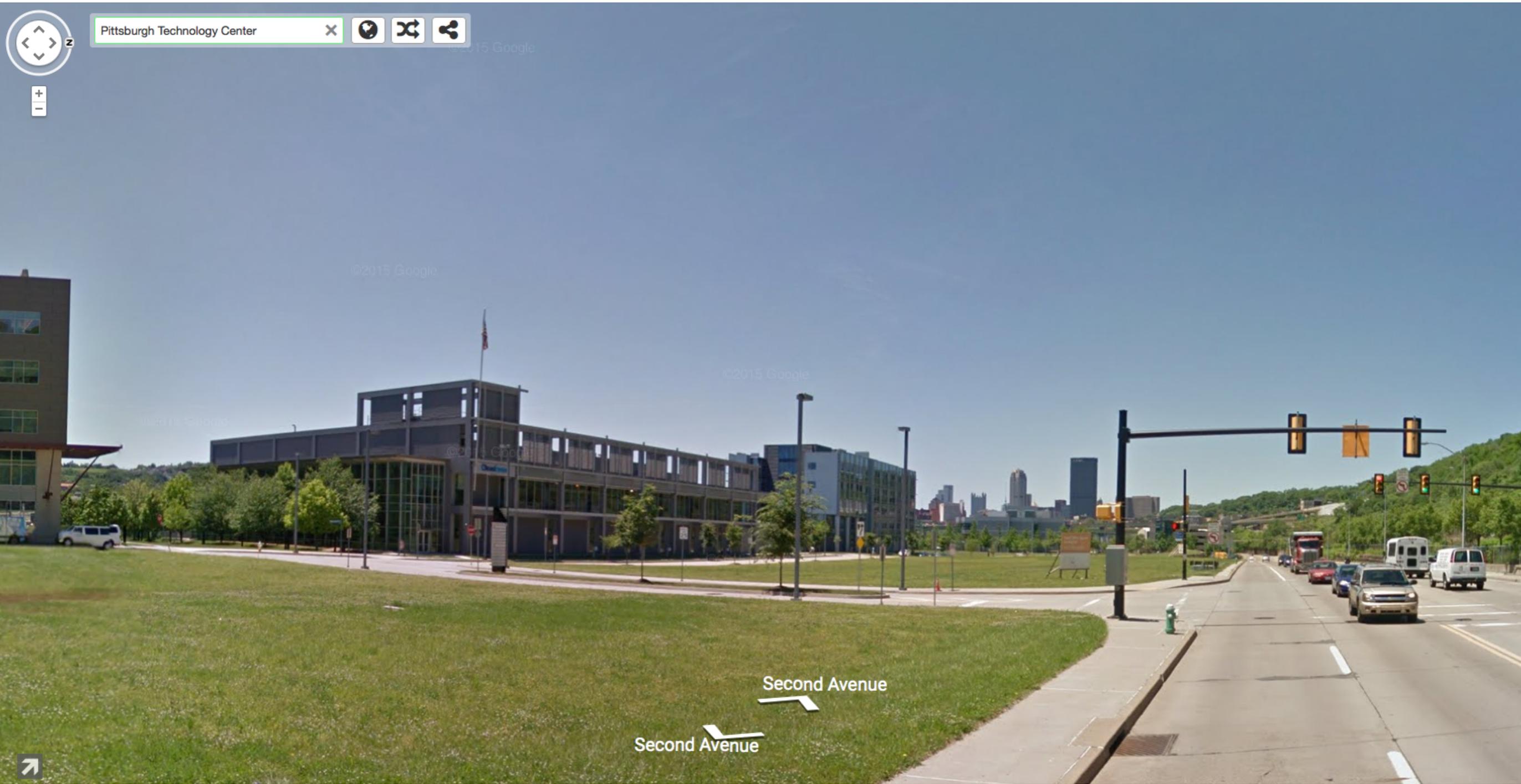
# Visual Impact - view from I-376 - making a statement



# Rendering - view from I-376 - making a statement



# Attraction - view looking west along Second Avenue



# Rendering - view looking west along Second Avenue



# Streetlevel View from Second Ave & Middle Access Drive

Proposed 6,000 SF  
Restaurant

"Book-ends"

"Bessemer Bay-  
Windows"

The Mill's Central  
Commons



# Streetlevel View along Second Avenue

Red Twig Dogwood - summer & winter



Resident only access stair  
to podium Sport Court

10-12 ft

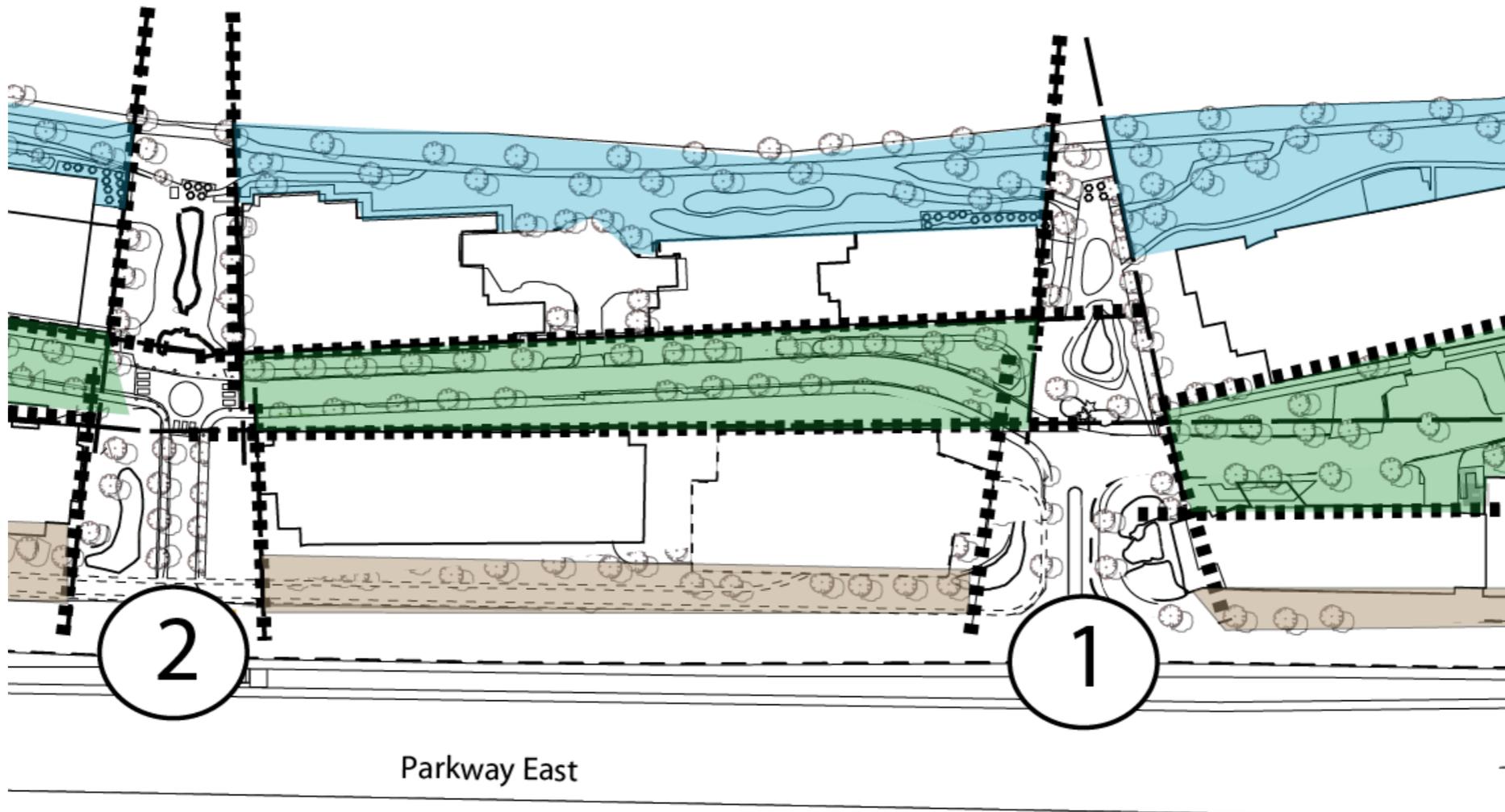
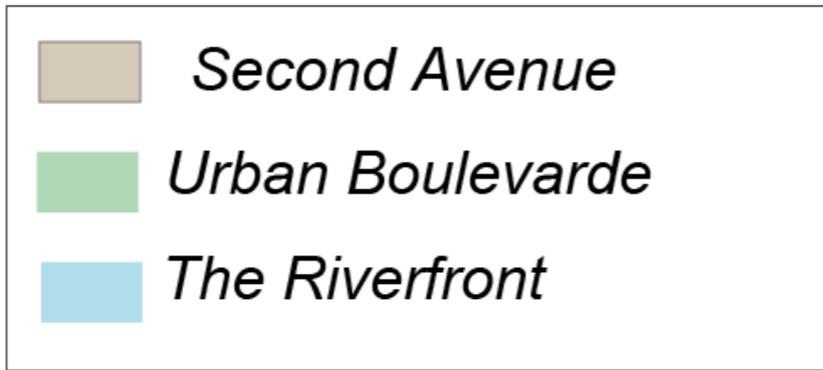
6 ft

9 ft

Sidewalk

Landscaped Buffer Strip

# PLDP - View Corridor Diagram





# Rendering - view looking down Middle Access View Corridor



# Birdseye Perspective from Technology Drive & Sustainable Streetscapes

Rain  
Gardens



Phase 2

The Mill's Central  
Commons

Phase 1



# Context - view looking west along Technology drive



# Rendering - view looking west along Technology drive



# Context - view looking east along Technology drive



# Streetlevel Experience and Materiality - View along Technology Drive



# Birdseye Perspective from Technology Drive

The Mill's Central  
Commons

Sport Court & Outdoor  
exercise area



Phase 2 enclosed  
skybridge

Pool Pavilion & Sun  
Deck

Street Level "Jump  
Lobby" Main Entrance

# View of raised courtyard



# Streetlevel View from Technology Drive

Pool Pavilion



Ride IN - Ride OUT  
Resident Bike Room

Street Level "Jump  
Lobby" Main Entrance

That's It For Now! Thanks.



---

THE MILL

---

ON SECOND AVENUE



Strada



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

Date Filed:

**Office of the Zoning Administrator**

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

*(Zoning Use Only)*

**DEVELOPMENT REVIEW APPLICATION**

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

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

**GENERAL INFORMATION**

<b>1. Property Owner Name:</b> Landmarks Development Corporation		Phone Number: ( 412 ) 471-5808	
Address: 100 W Station Square Dr #450	City: Pittsburgh	State: PA	Zip Code: 15219
<b>2. Applicant/Company Name:</b> Milton Ogot, Architect		Phone Number: ( 412 ) 519-2897	
Address: 320 Anthon Dr.	City: Pittsburgh	State: PA	Zip Code: 15235
Applicant/Contractor ID:(assigned by the City) N/A			
<b>3. Development Name:</b>			
<b>4. Development Location:</b> Downtown Pittsburgh (Golden Triangle)			
<b>5. Development Address:</b> 413 and 417 Wood Street, Pittsburgh PA 15219			
<b>6. If applicant is proposing a change to the Zoning District, the following is required:</b> (Attach Zone Change Petition)			
Proposed Zoning District:			
Present Use of Site: (Select from attached list)			
<b>7. If a Certificate of Occupancy exists, the following is required:</b>			
Certificate of Occupancy#:	Date Issued:	Existing Use of Property:	
<b>8. Estimated Construction:</b>	Start Date: 10 /15 /2015	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/](http://pittsburghpa.gov/dcp/zoning/) and select the link for the City Zoning Code maintained at the Municode.com website.

<b>9. Proposed Use of Site (Select from attached list):</b>	1st Floor - Retail Sales and Services (General) 2nd - 4th Floors - Office (General)
<b>10. Select the Type of Work:</b>	
<input type="checkbox"/> New Construction, New	<input type="checkbox"/> Renovation, Interior
<input type="checkbox"/> New Construction,	<input checked="" type="checkbox"/> Renovation, Exterior
<input type="checkbox"/> Change in Use Only	<input type="checkbox"/> Renovation, Change in Use
<b>11. Describe the Development:</b>	
413 Wood Street - Existing 4-story, 10,168 sf, Masonry and Wood Frame Building	
417 Wood Street - Existing 3-story, 4,261 sf, Masonry and Wood Frame Building	
<b>12. Is a Land Operations Permit needed?</b> <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	
(See the Bureau of Building Inspection (BBI) website for activities requiring a Land Operations Permit, <a href="http://www.city.pittsburgh.pa.us/bbi/">http://www.city.pittsburgh.pa.us/bbi/</a> )	



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

**Office of the Zoning Administrator**

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

**DEVELOPMENT REVIEW APPLICATION**

**LAND AND BUILDING INFORMATION**

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

**14. Gross Floor Area:**

Existing to be Razed:	_____	sq ft
Existing to be Retained:	413 Wood Street - 10,168 417 Wood Street - 4,261	sq ft
Retained Area to be Renovated:	_____	sq ft
To be Constructed:	_____	sq ft
Building Footprint:	413 Wood Street - 2,026 417 Wood Street - 825	sq ft

15. Height of Structures:	<u>Existing</u>		<u>Proposed</u>	
	<u>Stories</u>	<u>Feet</u>	<u>Stories</u>	<u>Feet</u>
Main Structure	413 Wood Street - 4 417 Wood Street - 3	413 Wood Street - +/- 62 417 Wood Street - +/- 63		
Proposed Addition/Extension				

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


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

**17. Lot Area:** 413 Wood Street - 2,256  
417 Wood Street - 1,212 sq ft

**18. On Site Parking:**  N/A

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

**Off-Street Loading Spaces:**  N/A  
 Actual: \_\_\_\_\_  
 Required: \_\_\_\_\_

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

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

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

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



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

**Office of the Zoning Administrator**

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

**DEVELOPMENT REVIEW APPLICATION**

**WATER AND SEWER INFORMATION**

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

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

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

<input type="text" value="0"/> New Water Service Connection(s)	<input type="text" value="0"/> Termination of Existing Water Service Tap(s)
<input type="text" value="0"/> New Sewer Service Connection(s)	<input type="text" value="0"/> Termination of Existing Sewer Service Tap(s)

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

YES                       NO

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

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

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

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

**WORK IN AND AROUND THE CITY RIGHTS-OF-WAY**

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

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

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

Applicant Signature: \_\_\_\_\_



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

**Office of the Zoning Administrator**

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

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

**Residential Uses**

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

**Non-Residential Uses**

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

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

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



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

**Office of the Zoning Administrator**

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

**DEVELOPMENT REVIEW APPLICATION – CONTACT INFORMATION**

**Department of City Planning**

200 Ross Street, Fourth Floor  
Pittsburgh, PA 15219  
(412) 255-2200  
[pittsburghpa.gov/dcp/](http://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/](http://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/](http://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](http://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](http://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](http://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](http://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](http://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](http://www.achd.net/housing/commenvironstart.html)

# 413 and 417 Wood Street

Pittsburgh, PA 15219

## Zoning District:

Golden Triangle A  
(Downtown)

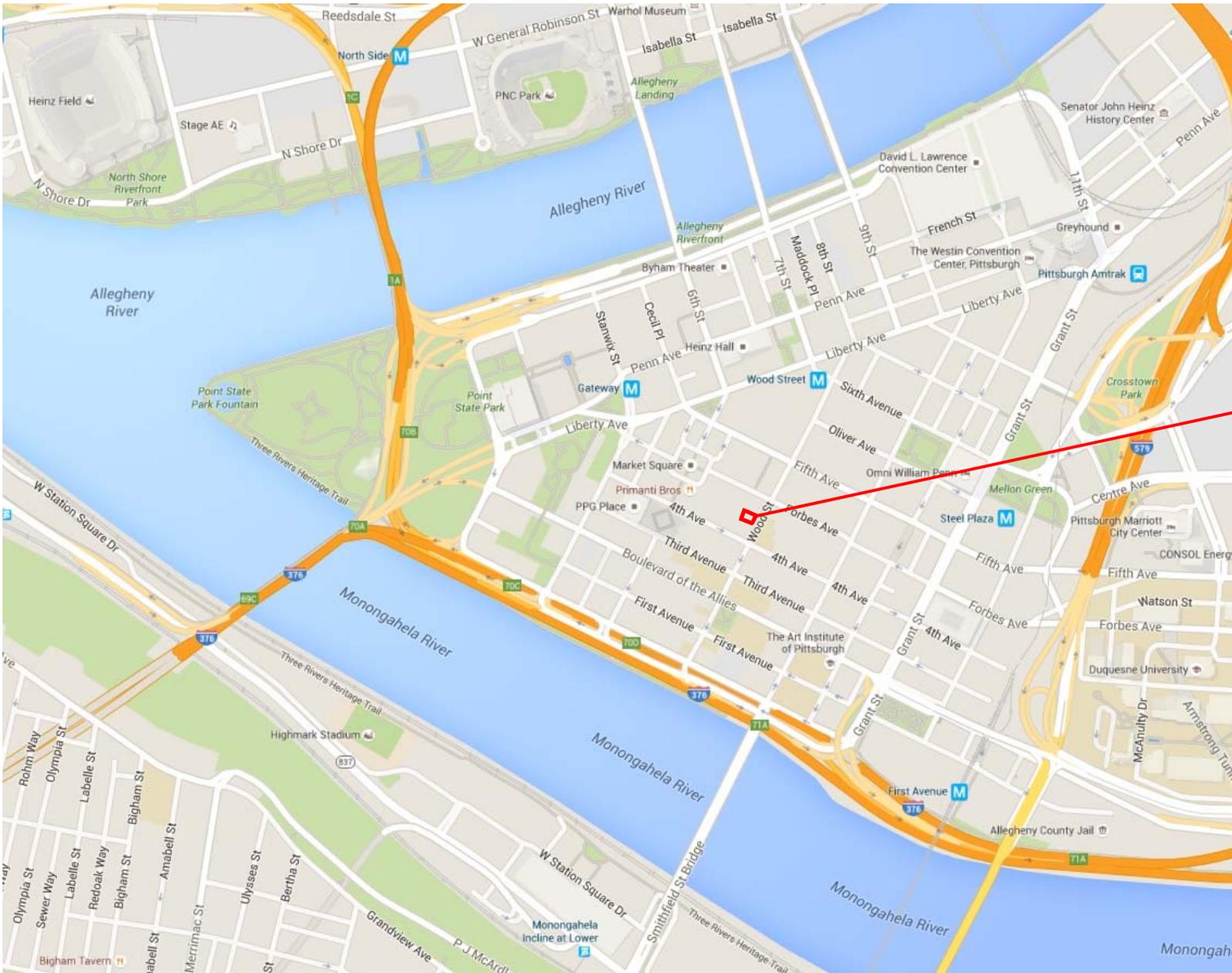
## Façade Restoration

Including  
Demolition  
Masonry Restoration  
New Windows  
New Storefront

**Landmarks Development Corporation**

**Milton Ogot**

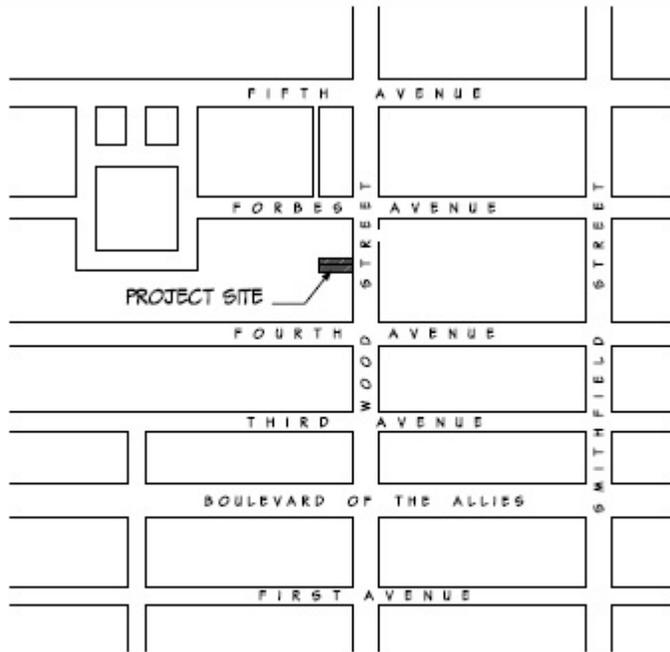
**ARCHITECT**



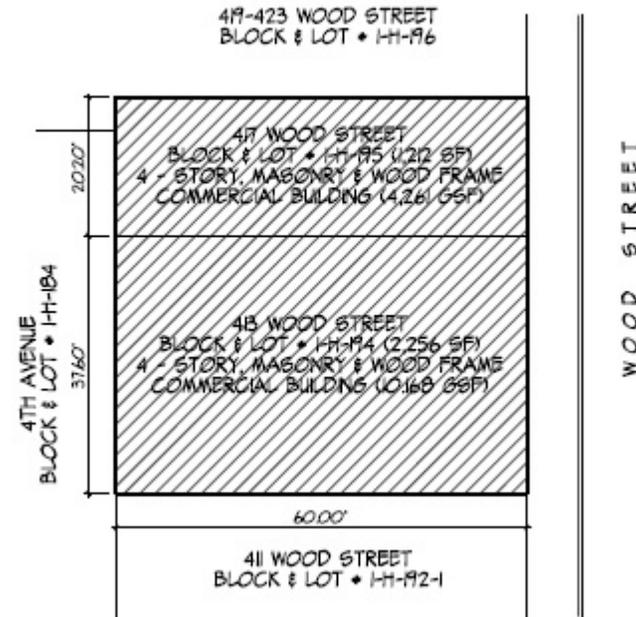
413 and 417  
Wood Street  
Pittsburgh  
PA 15219

**Landmarks Development Corporation**

**Milton Ogot**  
**ARCHITECT**



Location Plan



Site Plan



Wood Street Photograph - 2014

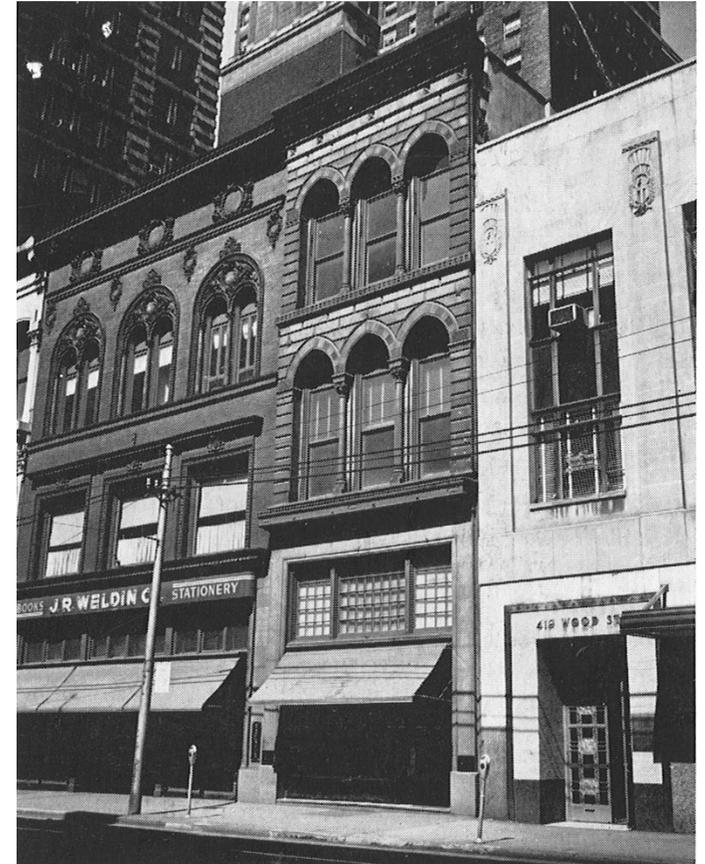
**Landmarks Development Corporation**

**Milton Ogot**

**ARCHITECT**



Wood Street Photograph - 1931



Wood Street Photograph - 1965

**Landmarks Development Corporation**

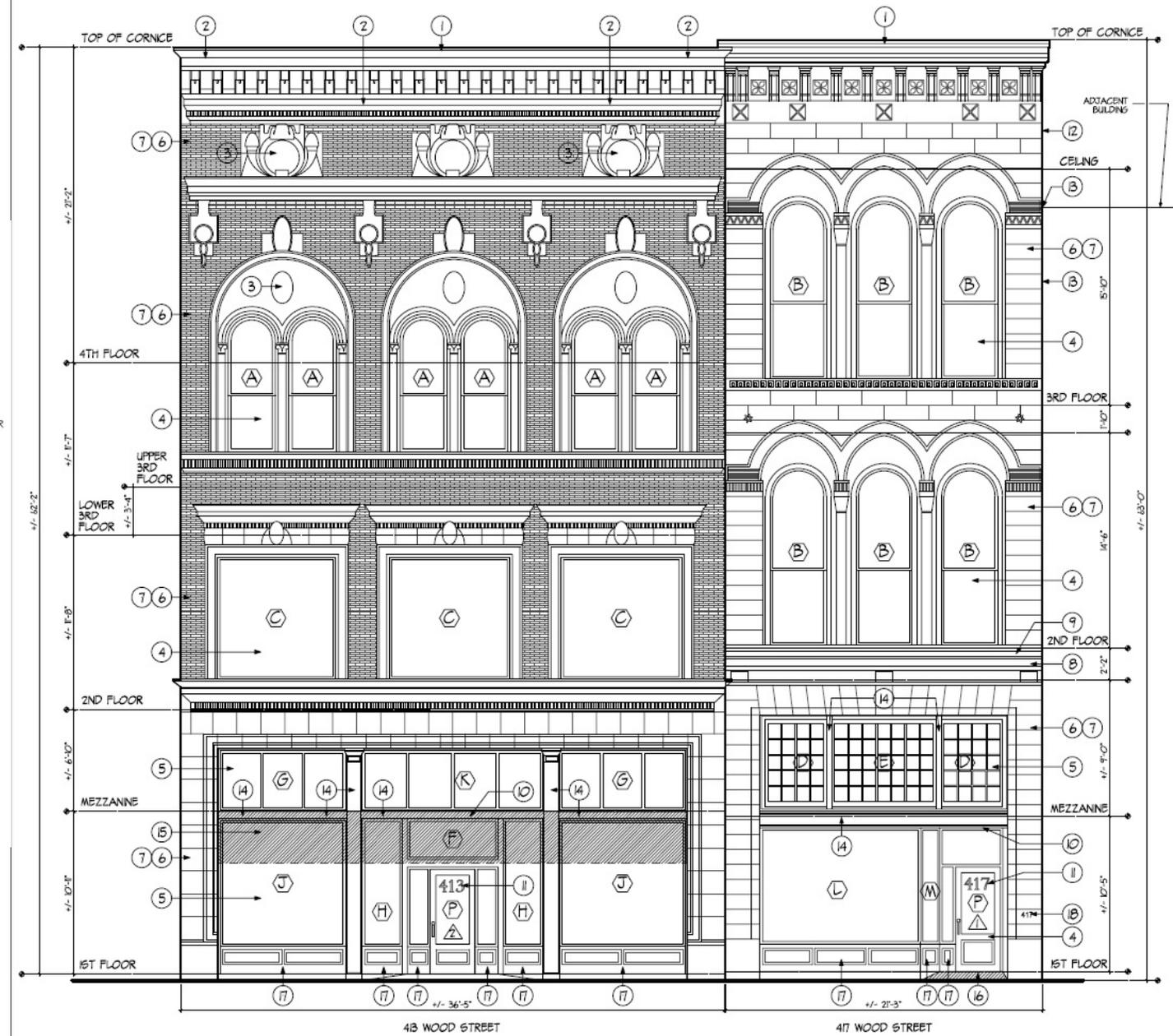
**Milton Ogot**

**ARCHITECT**

# Wood Street Building Elevations

## NUMBERED NOTES:

- ① PEEL BACK EXISTING ROOFING AS REQUIRED TO INSTALL METAL FLASHING. ADHERE AND SEAL ROOFING OVER FLASHING.
- ② REPLICA REPLACEMENT FIBERGLASS CORNICE, TO MATCH EXISTING, TYPICAL.
- ③ REPLACEMENT MEDALLIONS, TYPICAL.
- ④ ALUMINUM AND GLASS WINDOW, SEE WINDOW/STOREFRONT SCHEDULE FOR DETAILS, TYPICAL.
- ⑤ ALUMINUM AND GLASS STOREFRONT, SEE WINDOW/STOREFRONT SCHEDULE FOR DETAILS, TYPICAL.
- ⑥ CLEAN AND REPOINT EXISTING MASONRY, TYPICAL.
- ⑦ PATCH AND REPAIR EXISTING MASONRY, FILL HOLES, CRACKS, ETC TYPICAL.
- ⑧ PAINTED WOOD FASCIA.
- ⑨ METAL FLASHING.
- ⑩ PATCH, REPAIR AND REFINISH EXISTING SOFFIT. REPLACE EXISTING LIGHT FIXTURE, TYPICAL.
- ⑪ 24" Ø9 PLASTIC LETTERS, ADHERED TO INSIDE OF TRANSOM, TYPICAL.
- ⑫ PATCH, REPAIR AND REPOINT EXISTING MASONRY SIDE WALL.
- ⑬ INSTALL ROOF/PARAPET FLASHING, OVER GAP BETWEEN BUILDINGS.
- ⑭ PATCH, REPAIR, REFINISH AND PAINT EXISTING PIERS AND HEADERS, TYPICAL.
- ⑮ INSTALL WOVEN ACRYLIC FABRIC OVER REINSTALLED AWNING FRAME.
- ⑯ REINSTALL MARBLE AND STONE PAVERS ON NEW ACCESSIBLE ENTRY RAMP.
- ⑰ FIBERGLASS REINFORCED PANEL ON WOOD FRAME KNEEWALL, TYPICAL.
- ⑱ CLEAN, REFINISH AND REINSTALL BUILDING ADDRESS NUMBERS.





Architectural Rendering

**Landmarks Development Corporation**

**Milton Ogot**

**ARCHITECT**



DEPARTMENT OF CITY PLANNING  
DEVELOPMENT ADMINISTRATION AND REVIEW (ZONING)

Office of the Zoning Administrator

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

Date Filed:

9-2-15

(Zoning Use Only)

PDP 15-193 PAID

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: CONTINENTAL TRAIL ESTATE COMPANIES Phone Number: (412) 476-3009

Address: 345 E. WATERGATE DRIVE, STE 300 City: HUMESTRAD State: PA Zip Code: 15120

2. Applicant/Company Name: BARVER/NESTOR, INC. Phone Number: (847) 763-1692

Address: 60 W. CEDAR SUITE #2A City: CHICAGO State: IL Zip Code: 60616

Applicant/Contractor ID:(assigned by the City)

3. Development Name: BARVER RESTAURANT & BAR

4. Development Location: NORTH SHORE RIVERFRONT PARK

5. Development Address: 300 NORTH SHORE DRIVE, BLDG. 1B

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) 104

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: 10 / 1 / 15 Occupancy Date: 3 / 1 / 16 Project Cost: \$ 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/](http://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): 113

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:  
PROPOSED OUTDOOR SEATING AREA w/ NEW DAILINGS, FIREPLACE, LIGHTING, NEW OVERHEAD DOOR -> EXIST. WALL OPENINGS, & NEW SIGNAGE/AWNING (BY OTHERS)

12. Is a Land Operations Permit needed?     YES     NO

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



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

Office of the Zoning Administrator

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

**DEVELOPMENT REVIEW APPLICATION**

**LAND AND BUILDING INFORMATION**

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

14. Gross Floor Area:  
 Existing to be Razed: N/A sq ft  
 Existing to be Retained: ~ 7050 sq ft  
 Retained Area to be Renovated: ~ 2050 sq ft  
 To be Constructed: N/A sq ft  
 Building Footprint: 14,500 sq ft (NO CHANGE)

15. Height of Structures:	Existing		Proposed	
	Stories	Feet	Stories	Feet
Main Structure	3	± 50	N/A	N/A
Proposed Addition/Extension			N/A	N/A

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

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

17. Lot Area: ± 14,500 sq ft

18. On Site Parking:  N/A

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

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

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

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



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

Office of the Zoning Administrator

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

**DEVELOPMENT REVIEW APPLICATION**

**WATER AND SEWER INFORMATION**

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

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

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

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

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

YES       NO

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

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

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

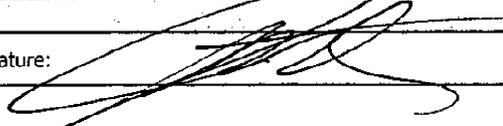
- Public Property, Existing City Street       Private Property       Not Applicable
- Public Property, New City Street to be constructed as part of the development/project

**WORK IN AND AROUND THE CITY RIGHTS-OF-WAY**

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

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

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

Applicant Signature:  **JONATHAN J. J. (KACPER/NESTOR WIG.)**

PROJECT TITLE:

Proposed Exterior Modifications for:

# Restaurant & Bar

North Shore Riverfront Park  
300 North Shore Drive  
Building 1B  
Pittsburgh, PA 15212

ARCHITECT:

## Barker Nestor, Inc.

600 W Cermak Rd. #2A  
Chicago, IL 60616

### PROJECT CONTACTS

TENANT ARCHITECT REPRESENTATIVE: JEFF FILIPIAK  
BARKER NESTOR, INC.  
600 W CERMAK RD. #2A, CHICAGO IL 60616  
TEL: (847) 763-1692 FAX: (847) 763-1697  
JFILIPIAK@BARKERNESTOR.COM

LANDLORD / PROPERTY OWNER REPRESENTATIVE: MICHAEL P. HUDEC  
CONTINENTAL REAL ESTATE COMPANIES  
395 EAST WATERFRONT DR., STD. 300  
HOMESTEAD, PA 15120  
TEL: (412) 476-3009  
MHUDEC@CONTINENTAL-REALESTATE.COM

### DRAWING INDEX

TS	PROJECT INFORMATION, VICINITY MAP
A1	SITE PLAN & EXISTING PHOTOS
A2	EXTERIOR FACADE ELEVATIONS
A3	EXAMPLE PATIO PHOTOS
A4	FURNITURE SPECIFICATIONS

PROJECT NUMBER:	N15140
DRAWING NAME:	TS.dwg
ISSUE DATE:	08 OCT 15
DRAWN BY:	DD

+ b a r k e r / n e s t o r  
A R C H I T E C T U R E + D E S I G N  
600 WEST CERMAK RD. CHICAGO, IL 60616 USA  
TEL: 847-763-1692 FAX: 847-763-1697



### VICINITY MAP

NOT TO SCALE

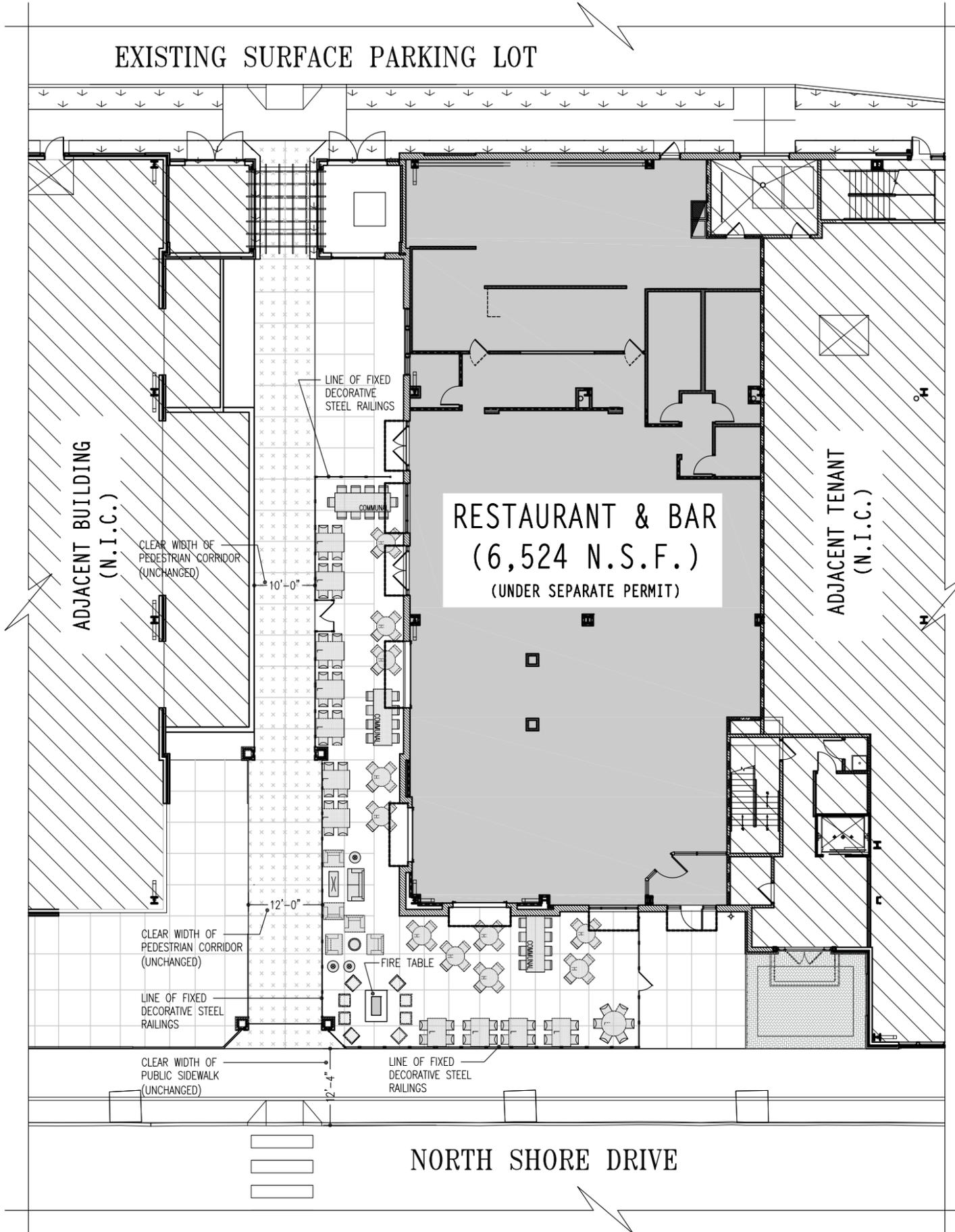
PROPOSED EXTERIOR MODIFICATIONS FOR:

## RESTAURANT & BAR

NORTH SHORE RIVERFRONT PARK  
330 NORTH SHORE DRIVE, BUILDING 1B  
PITTSBURGH, PA 15212

SHEET NUMBER:

# TS



 **A101 PARTIAL SITE PLAN**  
NOT TO SCALE



EXISTING PEDESTRIAN CORRIDOR



BUILDING 1B SOUTHWEST CORNER

PROJECT NUMBER:	N15140
DRAWING NAME:	A1.dwg
ISSUE DATE:	08 OCT 15
DRAWN BY:	DD

+ b a r k e r / n e s t o r +

A R C H I T E C T U R E + D E S I G N  
600 WEST CERMAK RD. CHICAGO, IL 60616 USA  
TEL: 847-763-1692 FAX: 847-763-1697

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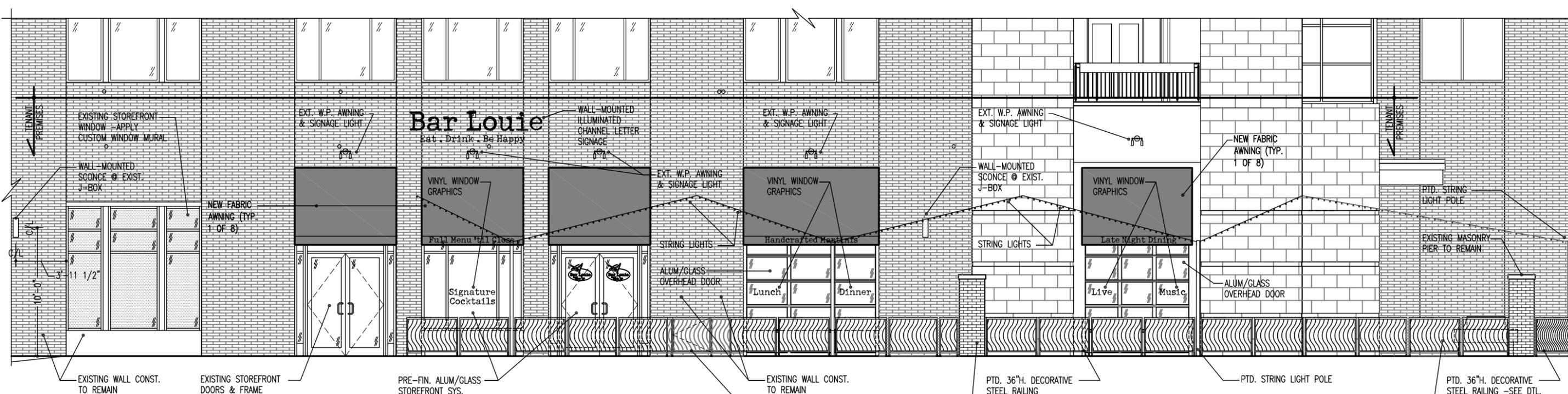
PROPOSED EXTERIOR MODIFICATIONS FOR:

## RESTAURANT & BAR

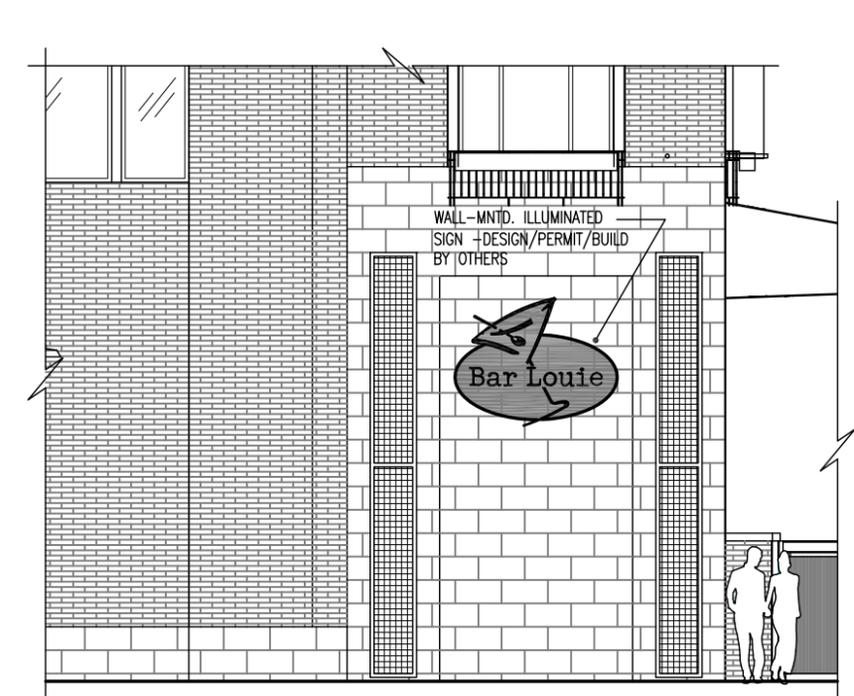
NORTH SHORE RIVERFRONT PARK  
330 NORTH SHORE DRIVE, BUILDING 1B  
PITTSBURGH, PA 15212

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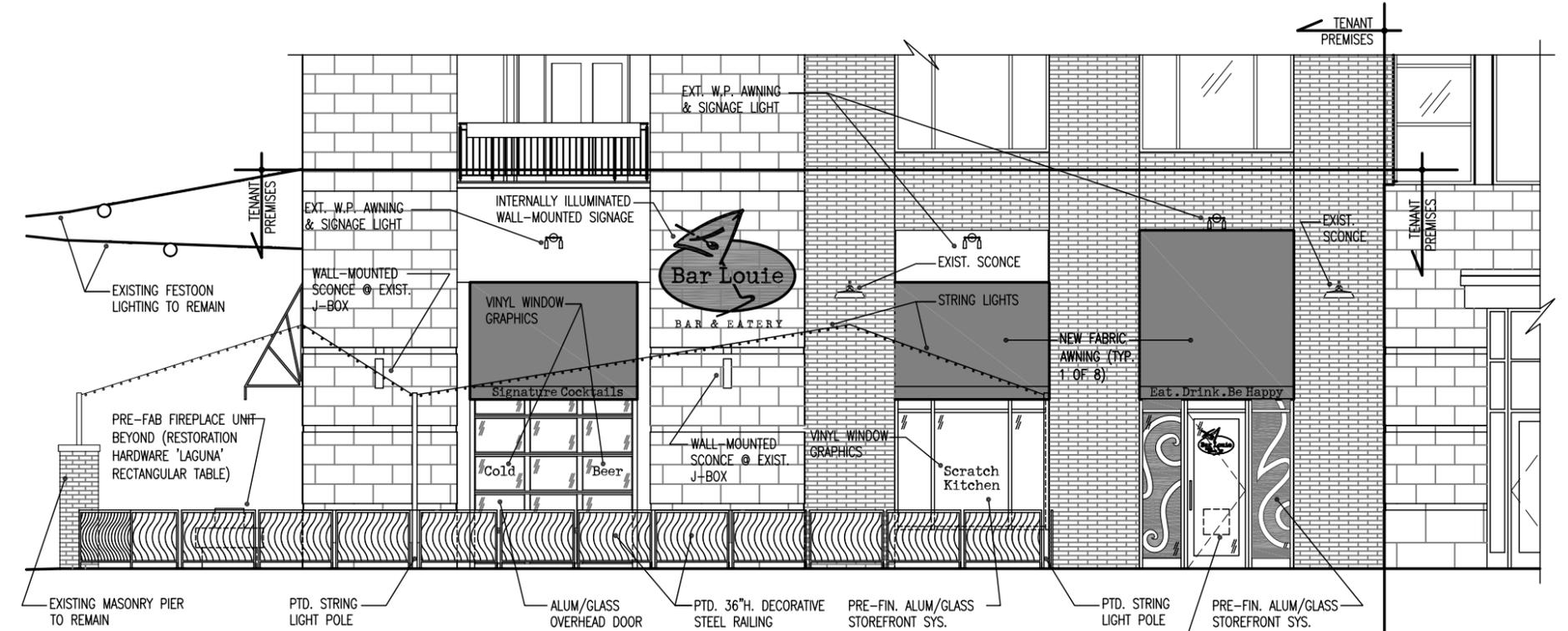
SHEET NUMBER:  
**A1**



**A203 EXTERIOR WEST ELEVATION**  
 SCALE: 1/8"=1'-0"  
 0 4 8



**A202 EXT. SOUTH ELEV.**  
 SCALE: 1/8"=1'-0"  
 0 4 8



**A201 EXTERIOR SOUTH ELEVATION**  
 SCALE: 1/8"=1'-0"  
 0 4 8

PROJECT NUMBER:	N15140
DRAWING NAME:	A2.dwg
ISSUE DATE:	08 OCT 15
DRAWN BY:	DD

+  
 b a r k e r / n e s t o r +  
 A R C H I T E C T U R E + D E S I G N  
 CHICAGO, IL 60616 USA TEL: 847+763+1692 FAX: 847+763+1697  
 600 WEST CERMAK RD. PITTSBURGH, PA 15212

PROPOSED EXTERIOR MODIFICATIONS FOR:  
**RESTAURANT & BAR**  
 NORTH SHORE RIVERFRONT PARK  
 330 NORTH SHORE DRIVE, BUILDING 1B  
 PITTSBURGH, PA 15212

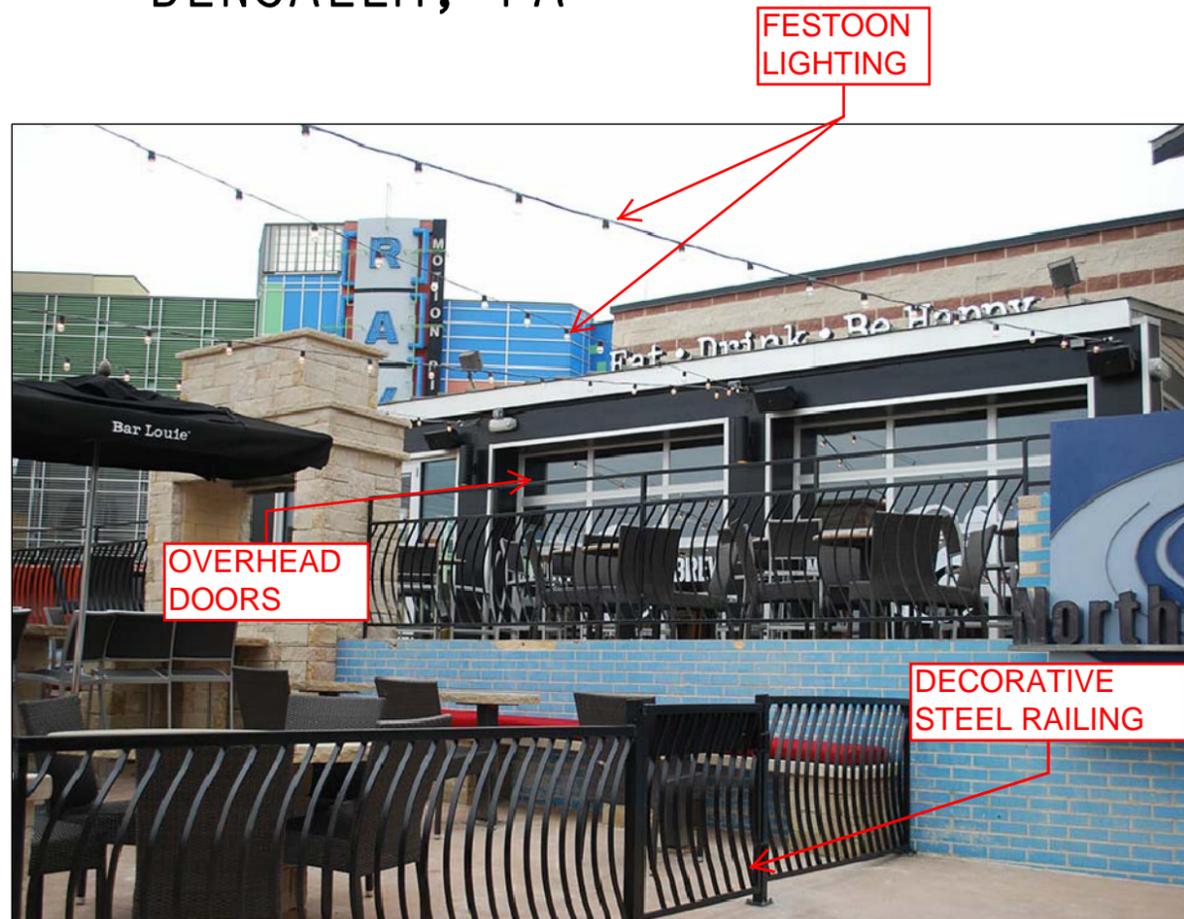
SHEET NUMBER:  
**A2**



BENSALEM, PA



W. DES MOINES, IA



HURST, TX



TOLEDO, OH

PROJECT NUMBER:	N15140
DRAWING NAME:	
ISSUE DATE:	
DRAWN BY:	DD

+ b a r k e r / n e s t o r +  
 A R C H I T E C T U R E + D E S I G N  
 CHICAGO, IL 60616 USA TEL: 847-763-1692 FAX: 847-763-1697  
 600 WEST CERMAK RD.

PROPOSED EXTERIOR MODIFICATIONS FOR:  
**RESTAURANT & BAR**  
 NORTH SHORE RIVERFRONT PARK  
 330 NORTH SHORE DRIVE, BUILDING 1B  
 PITTSBURGH, PA 15212

SHEET NUMBER:	<b>A3</b>
---------------	-----------

MANUF: RESTORATION HARDWARE  
 MODEL: LAGUNA CONCRETE, NATURAL GAS  
 60"W x 42"D x 25"H



FIRE TABLE EXAMPLE



HIGH TABLE EXAMPLE

MANUF: MISSOURI TABLE & CHAIR  
 MODEL: CUSTOM GRANITE TABLES  
 LOW RECTANGULAR SPEC: 30"Wx60"Lx36"H  
 HIGH ROUND SPEC (ITEM: C): 36"Øx54"H  
 GRANITE COLOR: GIALLO GOLD  
 BASE COLOR: BLACK  
 NOTE: CONSTRUCTED FOR OUTDOOR USE



MANUF: DURLING DESIGN OUTLET  
 COLLECTION: SANTA BARBARA  
 FABRIC: SUNBRELLA

SOFT SEATING EXAMPLE



LOW TABLE EXAMPLE



CHAIR EXAMPLE

PROJECT NUMBER:	N15140
DRAWING NAME:	A4.DWG
ISSUE DATE:	08 OCT 15
DRAWN BY:	DD

+ b a r k e r / n e s t o r +

A R C H I T E C T U R E + D E S I G N  
 600 WEST CERMAK RD. CHICAGO, IL 60616 USA TEL: 847+763+1692 FAX: 847+763+1697

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PROPOSED EXTERIOR MODIFICATIONS FOR:

**RESTAURANT & BAR**  
 NORTH SHORE RIVERFRONT PARK  
 330 NORTH SHORE DRIVE, BUILDING 1B  
 PITTSBURGH, PA. 15212

---

SHEET NUMBER:  
**A4**

City of Pittsburgh

DEPARTMENT OF CITY PLANNING  
DEVELOPMENT ADMINISTRATION AND REVIEW (ZONING)

Date Filed:

[Empty box for Date Filed]

Office of the Zoning Administrator

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

(Zoning Use Only)

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: <b>FAMILY LINKS</b>		Phone Number: (412) 343-7166	
Address: <b>2644 Banksville Road</b> City: <b>Pittsburgh</b>		State: <b>Pennsylvania</b>	Zip Code: <b>15216</b>
2. Applicant/Company Name: <b>Brenenberg Brown Group, Architects</b>		Phone Number: (412) 683-0202	
Address: <b>4018 Penn Ave.</b> City: <b>Pittsburgh</b>		State: <b>Pennsylvania</b>	Zip Code: <b>15224</b>
Applicant/Contractor ID: (assigned by the City)			
3. Development Name: <b>New Administrative Offices</b>			
4. Development Location: <b>East Liberty Ave at Rippey Street (Parking)</b>			
5. Development Address: <b>401 E. Liberty Avenue, Pgh &amp; 423 Selma St., Pgh.</b>			
6. If applicant is proposing a change to the Zoning District, the following is required: (Attach Zone Change Petition) <b>15206</b>			
Proposed Zoning District:	<b>Commercial Parking</b>	<b>Office Building - Existing</b>	
Present Use of Site: (Select from attached list)	<b>Residential - Empty Lot</b>	<b>Commercial Offices</b>	
7. If a Certificate of Occupancy exists, the following is required:			
Certificate of Occupancy#: <b>87041</b>	Date Issued: <b>07-23-2004</b>	Existing Use of Property: <b>- Empty Was used for school, More recently for offices</b>	
8. Estimated Construction:	Exterior Work Start Date: <b>As soon as possible</b>	Occupancy Date: <b>4/30/2016</b>	Project Cost: <b>\$2,000,000</b>

Use the attached Worksheet to continue answering the questions. For additional reference in answering Items 9-12 go to [pittsburghpa.gov/dcp/zoning/](http://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): **Administrative Offices # 82**

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: **1. Removal of Asbestos (Under Way) 2. Exterior cleaning & repair of stone, replacement of some roofing & flashing, site improvements 3. Replacement of windows. 4. Complete interior renovation including Mechanical & Electrical Elements.**

12. Is a Land Operations Permit needed?         YES         NO

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

DEPARTMENT OF CITY PLANNING  
DEVELOPMENT ADMINISTRATION AND REVIEW (ZONING)

Office of the Zoning Administrator

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

**DEVELOPMENT REVIEW APPLICATION**

**LAND AND BUILDING INFORMATION**

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

14. Gross Floor Area:  
 Existing to be Razed: \_\_\_\_\_ sq ft  
 Existing to be Retained: 20,532 sq ft *gross*  
 Retained Area to be Renovated: 20,532 sq ft  
 To be Constructed: \_\_\_\_\_ sq ft  
 Building Footprint: 7,526 sq ft

	Existing		Proposed	
	Stories	Feet	Stories	Feet
Main Structure	3	52'	3	52'
Proposed Addition/Extension				

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

Type	Existing	Existing Height	Proposed	Proposed Height
<u>BOILER STRUCTURE</u>	1	10'	1	10'

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

17. Lot Area: 20,388 sq ft

18. On Site Parking:  N/A

	Existing	Proposed
Full (8 1/2' x 19')	-0-	13
Compact (7 1/4' x 16')	-0-	10
Handicap (13 1/2' x 19')	-0-	1

Off-Street Loading Spaces:  N/A  
 Actual: 1  
 Required: 1

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

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



DEPARTMENT OF CITY PLANNING  
DEVELOPMENT ADMINISTRATION AND REVIEW (ZONING)

Office of the Zoning Administrator

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

DEVELOPMENT REVIEW APPLICATION

WATER AND SEWER INFORMATION

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

For reference in answering Items 21-24, please refer to the Pittsburgh Water and Sewer Authority's Procedures Manual for Developers (available at [www.pgh2o.com](http://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.
- 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: Charles A. Brown

# **FAMILYLINKS ADMINISTRATIVE OFFICES**

## **AT HIGHLAND AVENUE**

### **EAST LIBERTY, PITTSBURGH**

#### **ZONE UNC with OVERLAY**

#### **EXTENSION RENOVATIONS AS FOLLOWS:**

- **Cleaning of Exterior Stone & Brick**
- **Repair of Masonry and Joints**
- **Replacement or Repair of Roofing and Flashings**
- **Selective Replacement and Pointing of Facade Trim**
- **Replacement of Windows**
- **New Steps, Ramps, Handrails and Walks**
- **New Flower Bed Planter at Main Entry**
- **Fences at Side Yards**
- **Lawns and Landscaping**





**NEIGHBORHOOD  
FAMILYLINKS  
PARKING**



**SITE AREA**

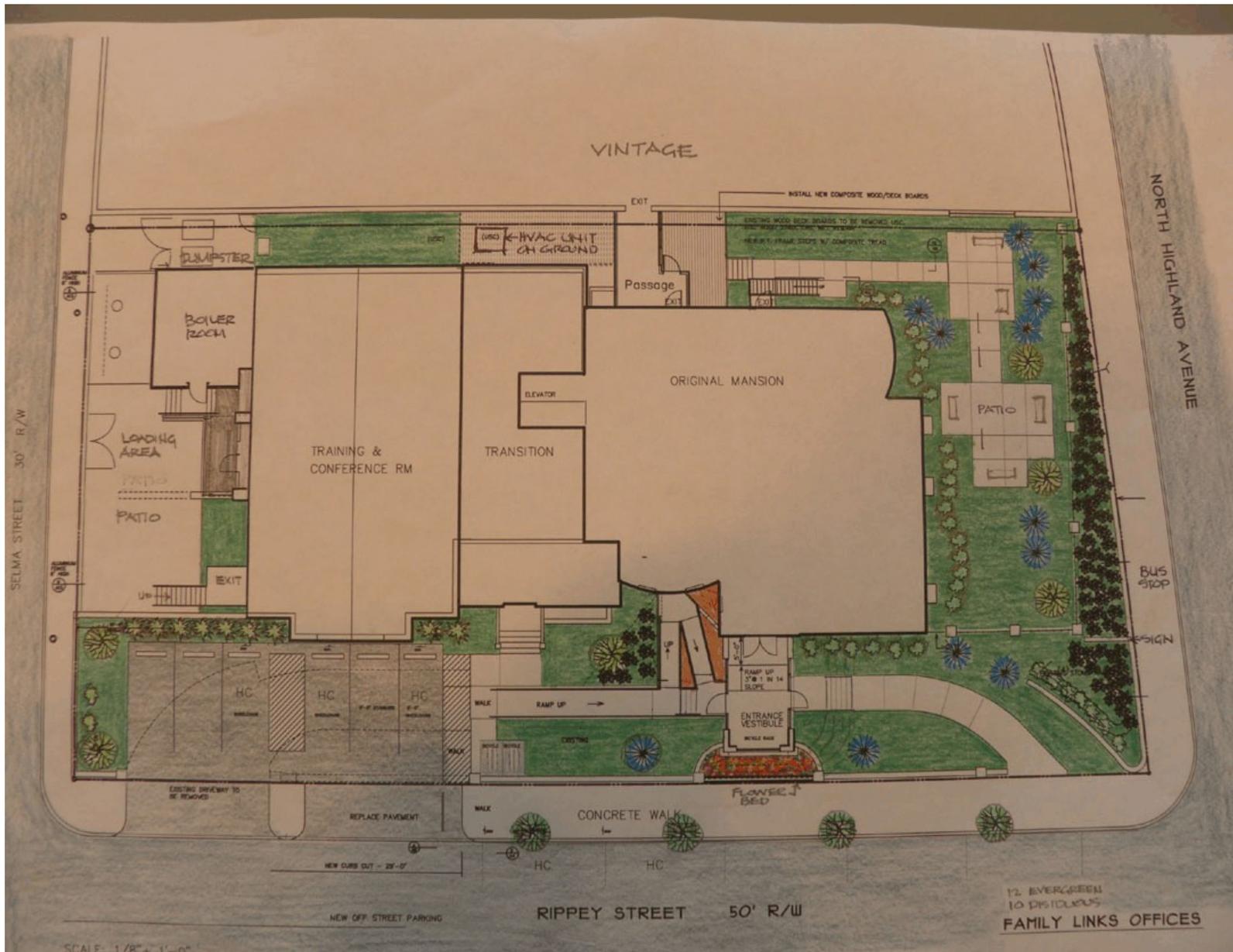


Google earth

feet  
meters



**SITE AREA- EXISTING**



**SITE PLAN-  
PROPOSED**



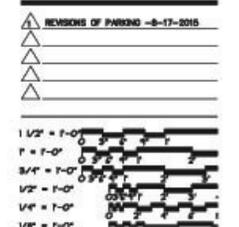
Architects • Pl  
Interior Dec

4018 Penn A  
Pittsburgh, PA  
412/683-  
f fax 412/683

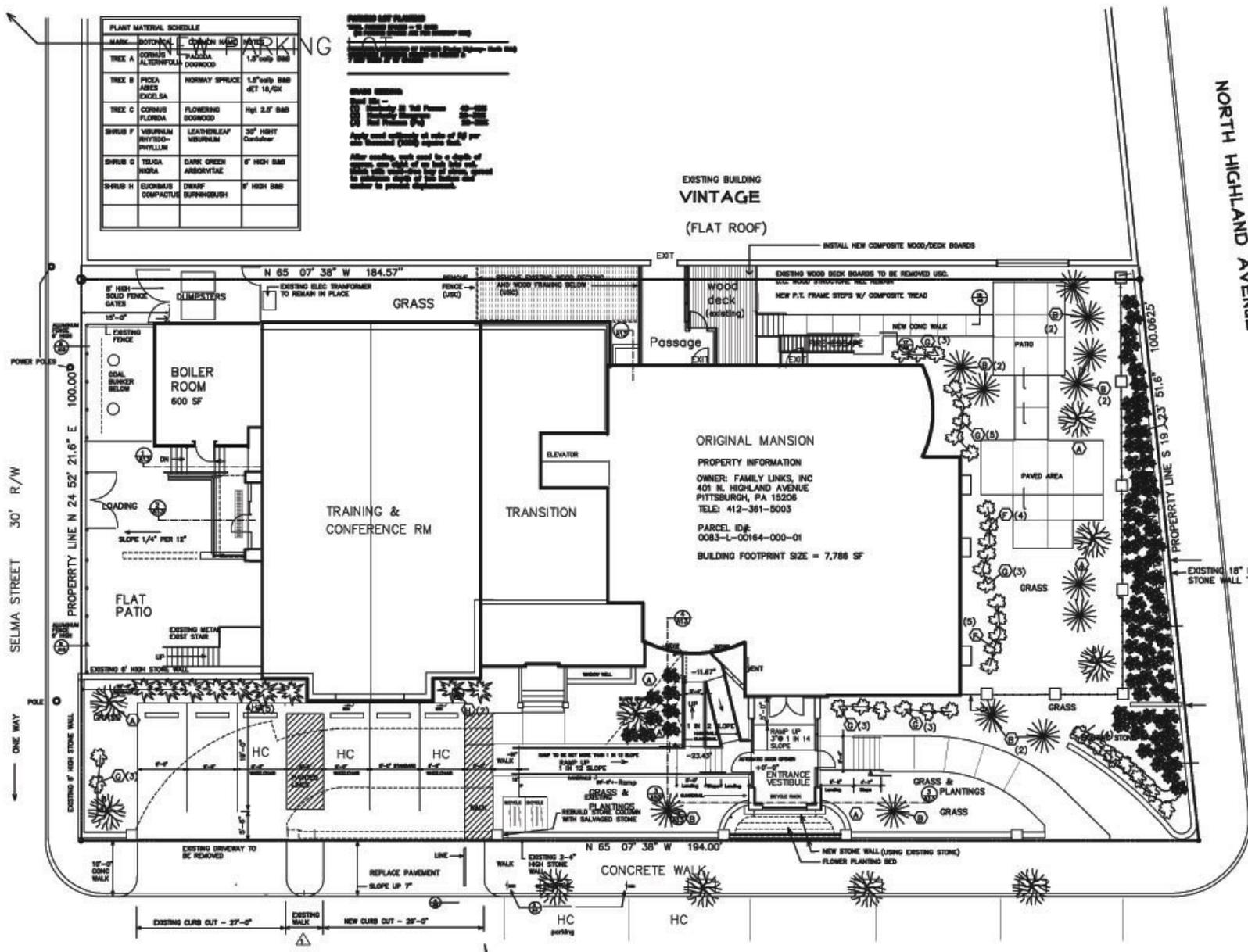
NEW ADMINISTRATIVE  
OFFICES FOR  
FAMILY LINKS  
AT

401 N. HIGHLAND AVENUE  
(EAST LIBERTY)  
Pittsburgh, PA 15206

PHASE TWO  
INTERIOR IMPROVEMENT



NORTH HIGHLAND AVENUE



MARK	SYMBOL	COMMON NAME	PLANTING	HEIGHT
TREE A	CORNUS ALTERNIFOLIA	PALMADA DOGWOOD	1.5' only 8/8	
TREE B	PICEA ABIES EXCELSA	NORWAY SPRUCE	1.5' only 8/8 dCT 14/2K	
TREE C	CORNUS FLORIDA	FLOWERING DOGWOOD	Hgt 2.5' 8/8	
SHRUB F	VERBURNUM MYRTIFO-LIUM	LEATHERLEAF VERBURNUM	30" HIGHT Cautelbar	
SHRUB G	TILIA HOIA	DARK GREEN ARBORVITAE	6' HGT 8/8	
SHRUB H	EUONIAS COMPACTUS	DWARF BURNINGBUSH	4' HGT 8/8	

**PARKING LOT**

GRASS SEEDS

100% Kentucky 31 Seed Blend 20-20-20  
100% Kentucky 31 Seed Blend 20-20-20  
100% Kentucky 31 Seed Blend 20-20-20

After seeding, top soil to a depth of 2" per 1000 sq ft. (1000 sq ft. = 1000 sq ft.)

After seeding, top soil to a depth of 2" per 1000 sq ft. (1000 sq ft. = 1000 sq ft.)

EXISTING BUILDING  
**VINTAGE**  
(FLAT ROOF)

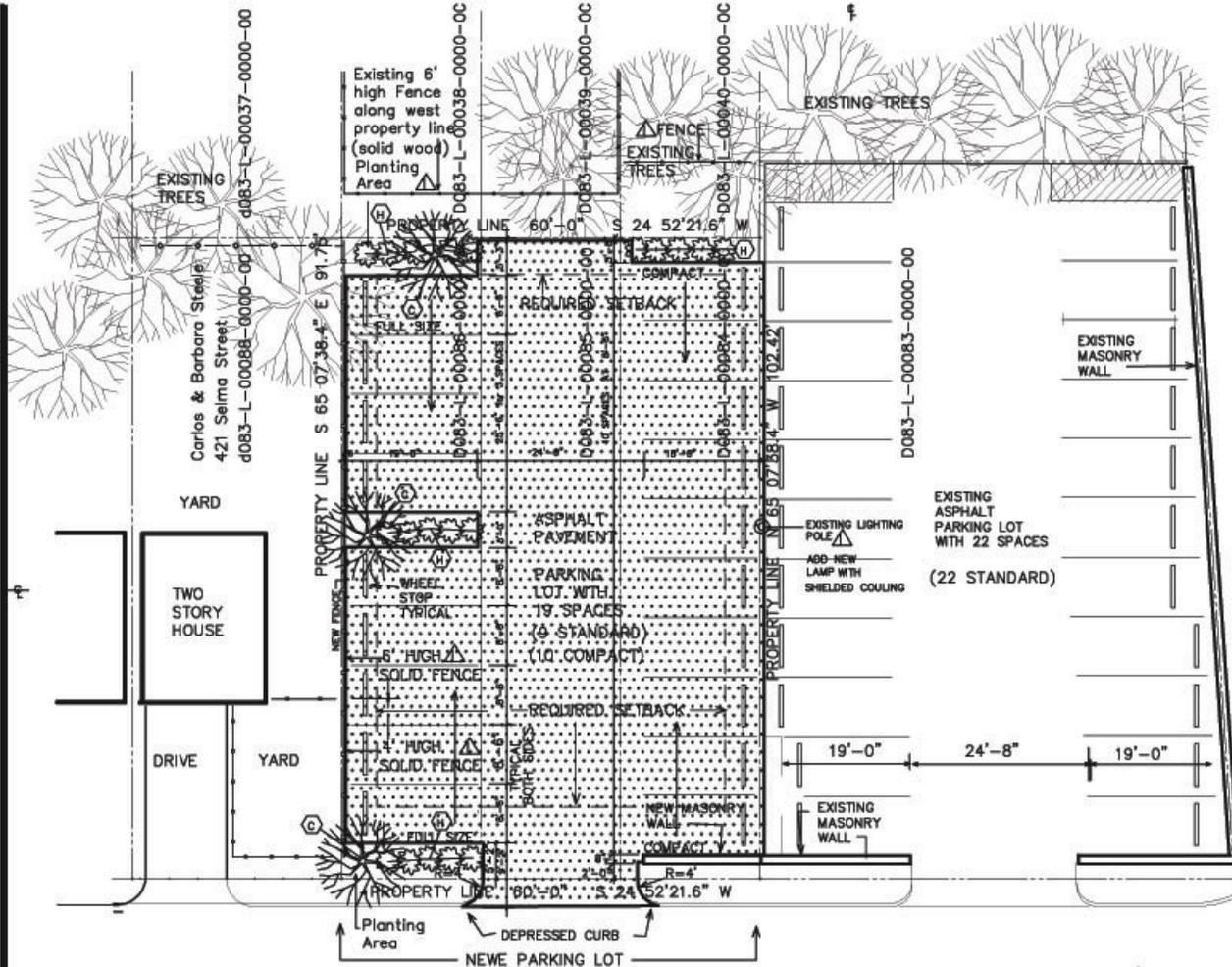
ORIGINAL MANSION

PROPERTY INFORMATION

OWNER: FAMILY LINKS, INC  
401 N. HIGHLAND AVENUE  
PITTSBURGH, PA 15206  
TELE: 412-361-5003

PARCEL ID#: 0083-L-00164-000-01  
BUILDING FOOTPRINT SIZE = 7,766 SF

**NEW SITE PLAN**



SELMA STREET 30' R/W

**SITE PLAN - NEW PARKING LOT FOR FAMILY LINKS**  
 LOCATED AT 423 SELMA STREET, PITTSBURGH, PENNSYLVANIA

**PARKING LOT PLANTING**  
 TOTAL PARKING SPACES = 29 CAR  
 (MINIMUM PARKING IS IN FRONT OF AN INLAND OR OFF-STREET)

PLANT MATERIAL SCHEDULE			
MARK	BOTANICAL	COMMON NAME	NOTES
TREE C	CORNUS FLORIDA	FLOWERING DOGWOOD	Hgt 2.5' BAR
SHRUB H	ELIORNUS COMPACTUS	DWARF BURNINGBUSH	1' HIGH BAR



**Brenenberg Brown Group**  
 Architects • Planners  
 Interior Designers  
 4018 Penn Avenue  
 Pittsburgh, PA, 15224  
 412/683-0202  
 (fax) 412/683-9441

**PROVIDING:**  
 9 FULL SIZE VEHICLE SPACES  
 10 COMPACT SIZE VEHICLE SPACES  
 (NOTE THAT HANDICAP SPACES ARE NEAR THE ENTRANCE TO BUILDING)  
 SCALE: 1" = 16'-0"

PROPERTY OF FAMILY LINKS/ VINTAGE  
 14TH WARD, CITY OF PITTSBURGH  
 ALLEGHENY COUNTY, PA  
 LOT AND BLOCK 083-L-085  
 MARCH 23, 2015 REVISED JULY 28, 2015

NEW ADMINISTRATIVE  
 OFFICES FOR  
 FAMILY LINKS  
 AT

401 N. HIGHLAND AVENUE  
 (EAST LIBERTY)  
 Pittsburgh, PA 15206

PHASE ONE  
 EXTERIOR IMPROVEMENTS

REVISIONS

**PARKING LOT**



Google earth

feet  
meters



# NEIGHBORHOOD CONTEXT- TO NORTH



Google earth



# IMMEDIATE CONTEXT



2009/01/02 08:54

**SELMA STREET TO WEST**



**SOUTHWEST CORNER OF BUILDING**



**RIPPEY ST. SIDE OF TRAINING ROOM**



**RIPPEY ST. ENTRY**



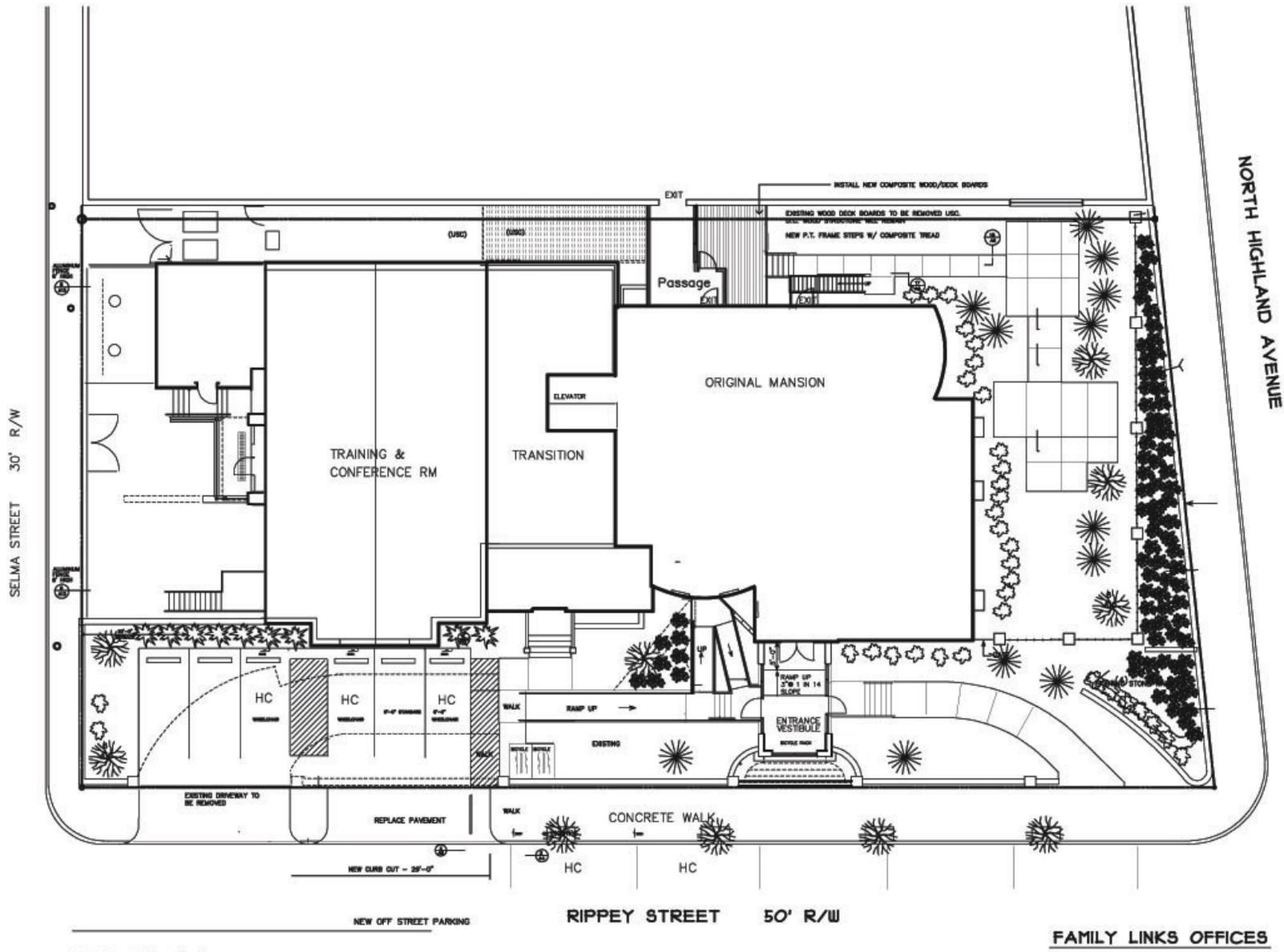
**HIGHLAND AVE. FACADE**



**ENTRANCE APPROACH**



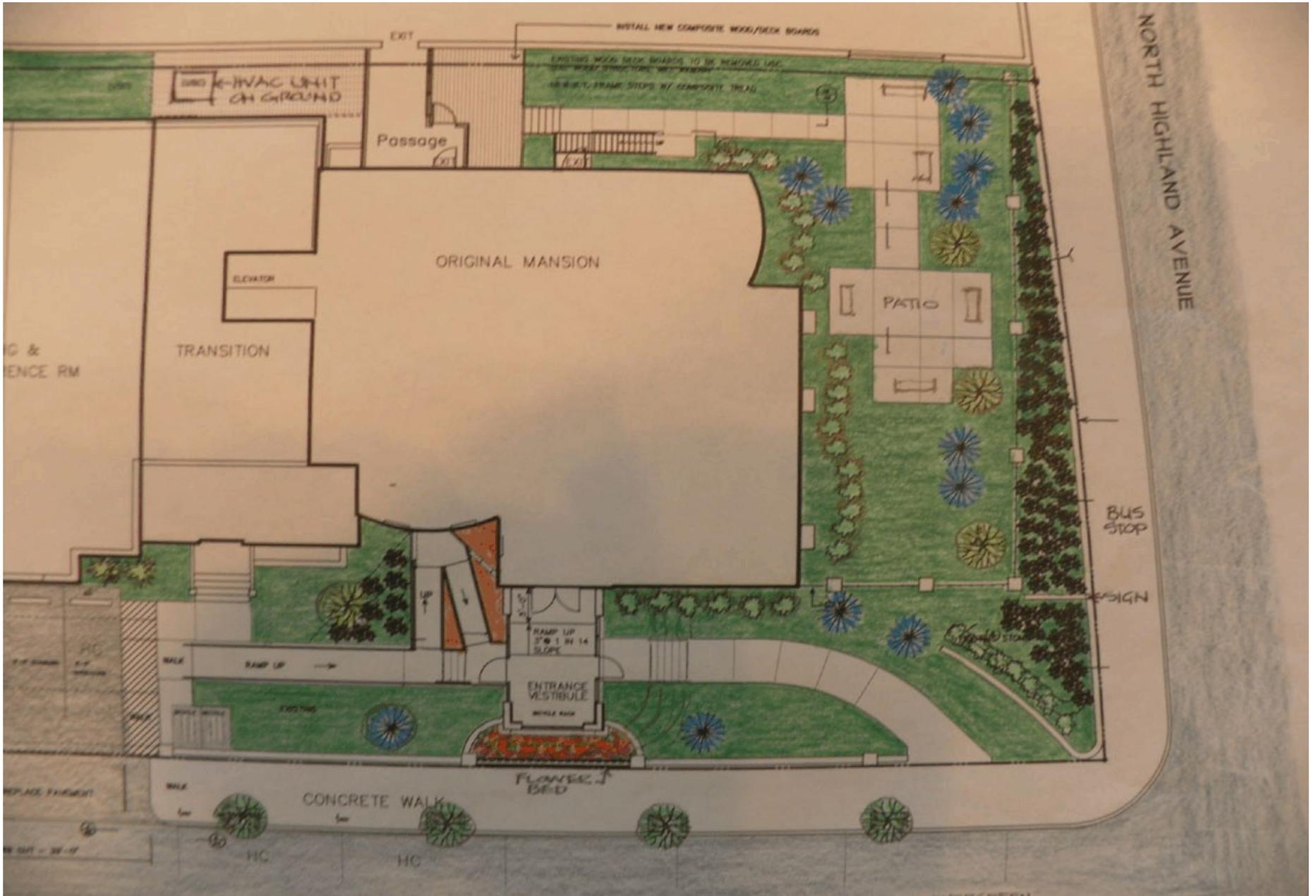
**VIEW FROM RIPPEY ST. AT HIGHLAND**



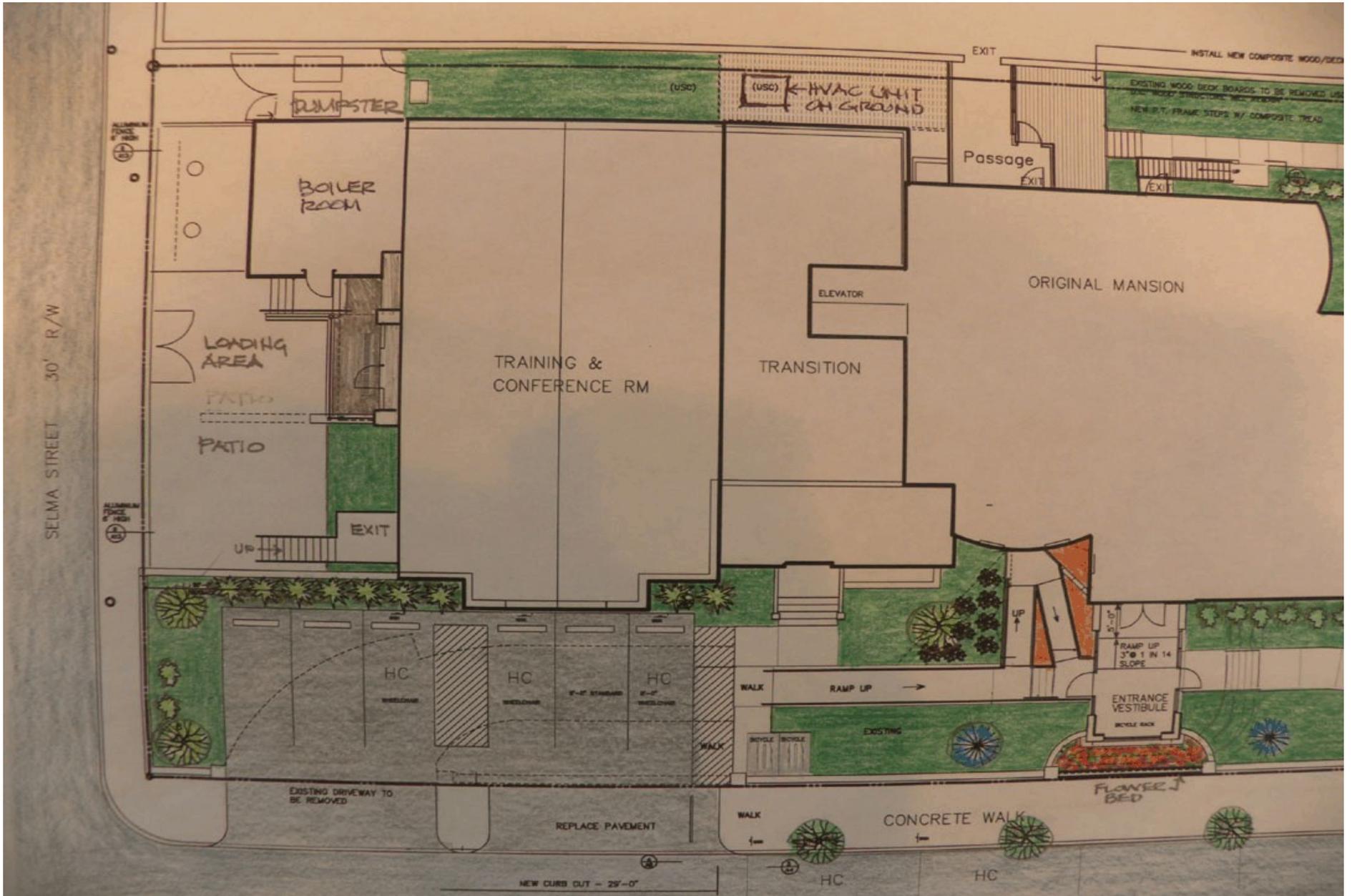
SCALE: 1/8" = 1'-0"

FAMILY LINKS OFFICES

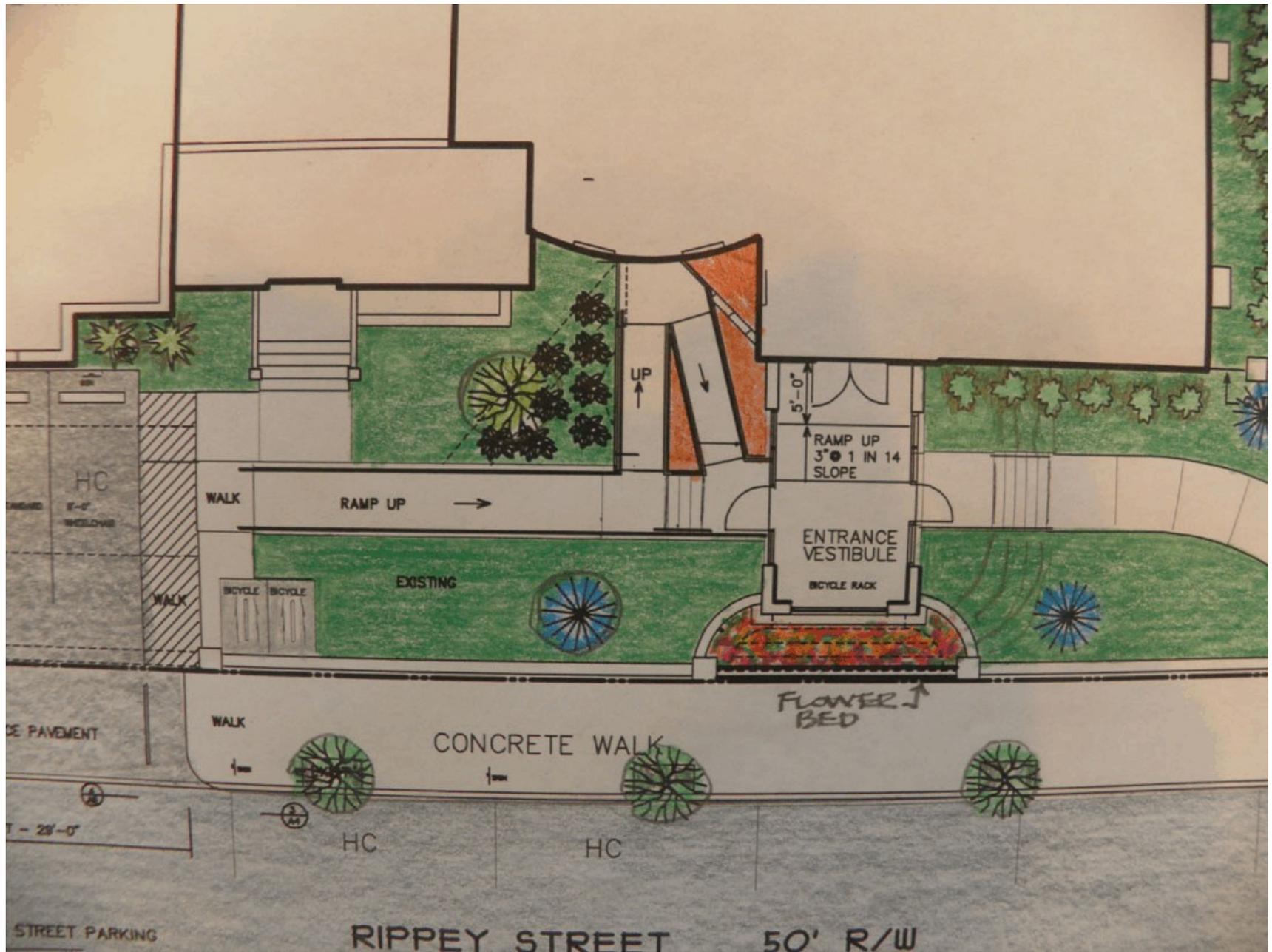
# LANDSCAPE PLAN



**HIGHLAND AVE. END**



**SELMA ST. END**



**NEW WORK AT ENTRY AREA**



PHOTO

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

Date Filed:

Office of the Zoning Administrator

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

(Zoning Use Only)

**DEVELOPMENT REVIEW APPLICATION**

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

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

**GENERAL INFORMATION**

1. Property Owner Name: Brothers Property Mgmt Phone Number: ( )

Address: Two Alhambra Plaza Ste 1280 City: Coral Gables State: FL Zip Code: 33134

2. Applicant/Company Name: Barber and Hoffman, Inc. Phone Number: (724) 741-0848

Address: 215 Executive Dr Suite 202 City: Cranberry Twnshp State: PA Zip Code: 16066

Applicant/Contractor ID: (assigned by the City)

3. Development Name: The Pennsylvanian

4. Development Location: Pittsburgh, PA

5. Development Address: 1100 Liberty Ave

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

Proposed Zoning District: Golden Triangle District B (GT-B) Downtown

Present Use of Site: 114  
(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: 9/30/2015 Occupancy Date: 11/15/2015 Project Cost: \$ 87403<sup>55</sup>

Use the attached Worksheet to continue answering the questions. For additional reference in answering Items 9-12 go to [pittsburghpa.gov/dcp/zoning/](http://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): 114

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: scope of work \*slab repairs, steel beam + column repair, curb + handrail repairs, architectural repairs, electric, plumbing, etc per the direction of Barber + Hoffman Inc.

12. Is a Land Operations Permit needed?     YES     NO

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

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

Office of the Zoning Administrator

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

**DEVELOPMENT REVIEW APPLICATION**

**LAND AND BUILDING INFORMATION**

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

14. Gross Floor Area:

Existing to be Razed:	0	sq ft
Existing to be Retained:	0	sq ft
Retained Area to be Renovated:	400	sq ft
To be Constructed:	0	sq ft
Building Footprint:	0	sq ft

15. Height of Structures:	Existing		Proposed	
	Stories	Feet	Stories	Feet
Main Structure	1	20	1	20
Proposed Addition/Extension				

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


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

17. Lot Area: N/A sq ft

18. On Site Parking:  N/A

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

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

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

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

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

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

DEPARTMENT OF CITY PLANNING  
DEVELOPMENT ADMINISTRATION AND REVIEW (ZONING)

Office of the Zoning Administrator

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

DEVELOPMENT REVIEW APPLICATION

WATER AND SEWER INFORMATION

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

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

*Ronald M. Czaplinski*  
RONALD M. CZAPLICKI, P.E.  
VICE PRESIDENT  
BARBER & HOFFMAN, INC.



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

Office of the Zoning Administrator

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

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

**Residential Uses**

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

**Non-Residential Uses**

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

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

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

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

Office of the Zoning Administrator

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

**DEVELOPMENT REVIEW APPLICATION – CONTACT INFORMATION**

**Department of City Planning**

200 Ross Street, Fourth Floor  
Pittsburgh, PA 15219  
(412) 255-2200  
[pittsburghpa.gov/dcp/](http://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/](http://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/](http://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](http://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](http://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](http://www.pgh2o.com)  
*Refer to the PWSA Procedures Manual for Developers.*

**Allegheny County Health Department (ACHD)**

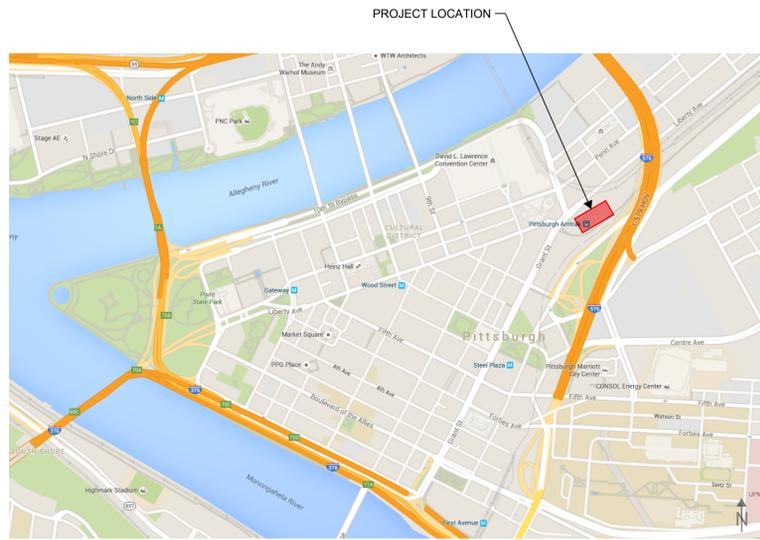
Plumbing Division  
3901 Penn Avenue, Building #5  
Pittsburgh, PA 15224  
(412) 578-8036  
[www.achd.net/plumbing/index.html](http://www.achd.net/plumbing/index.html)

**Allegheny County Health Department (ACHD)**

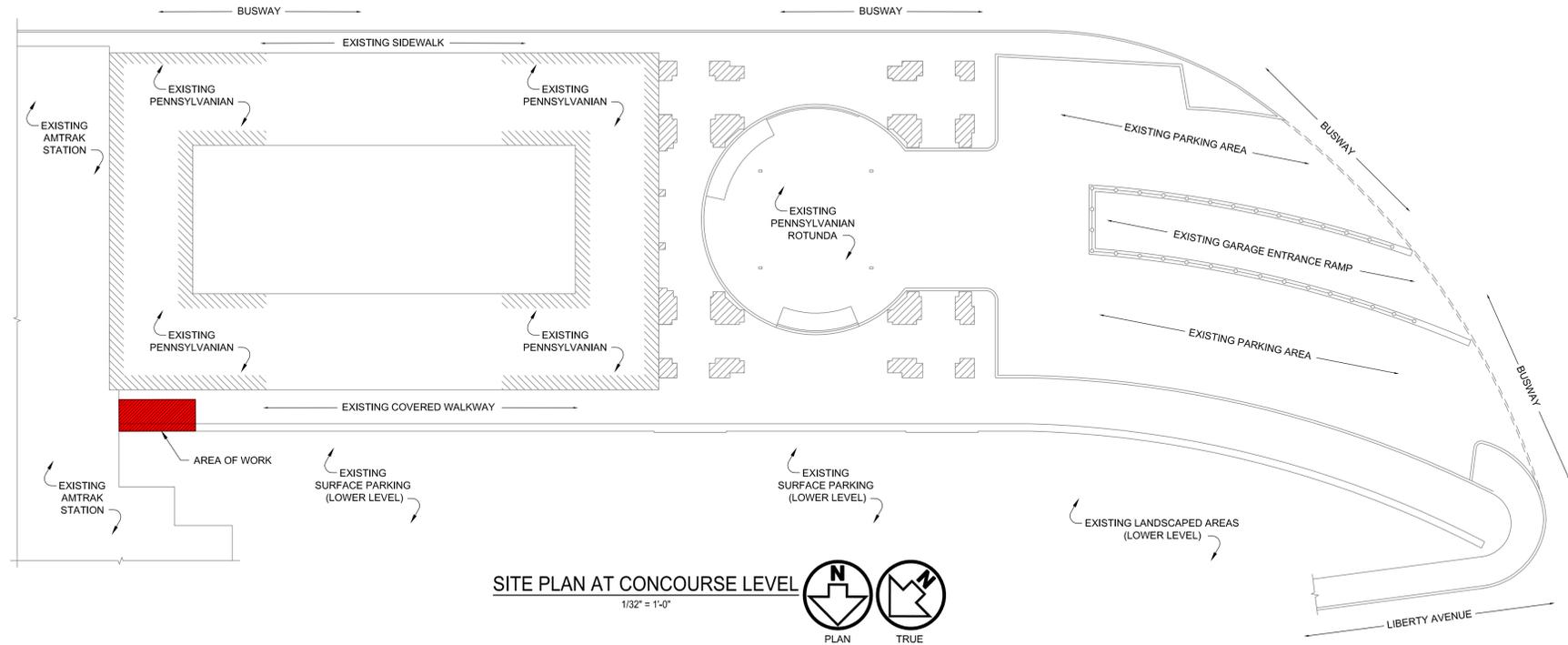
Food Safety Program  
3901 Penn Avenue, Building #1  
Pittsburgh, PA 15224  
(412) 578-8044  
[www.achd.net/food/foodstart.html](http://www.achd.net/food/foodstart.html)

**Allegheny County Health Department (ACHD)**

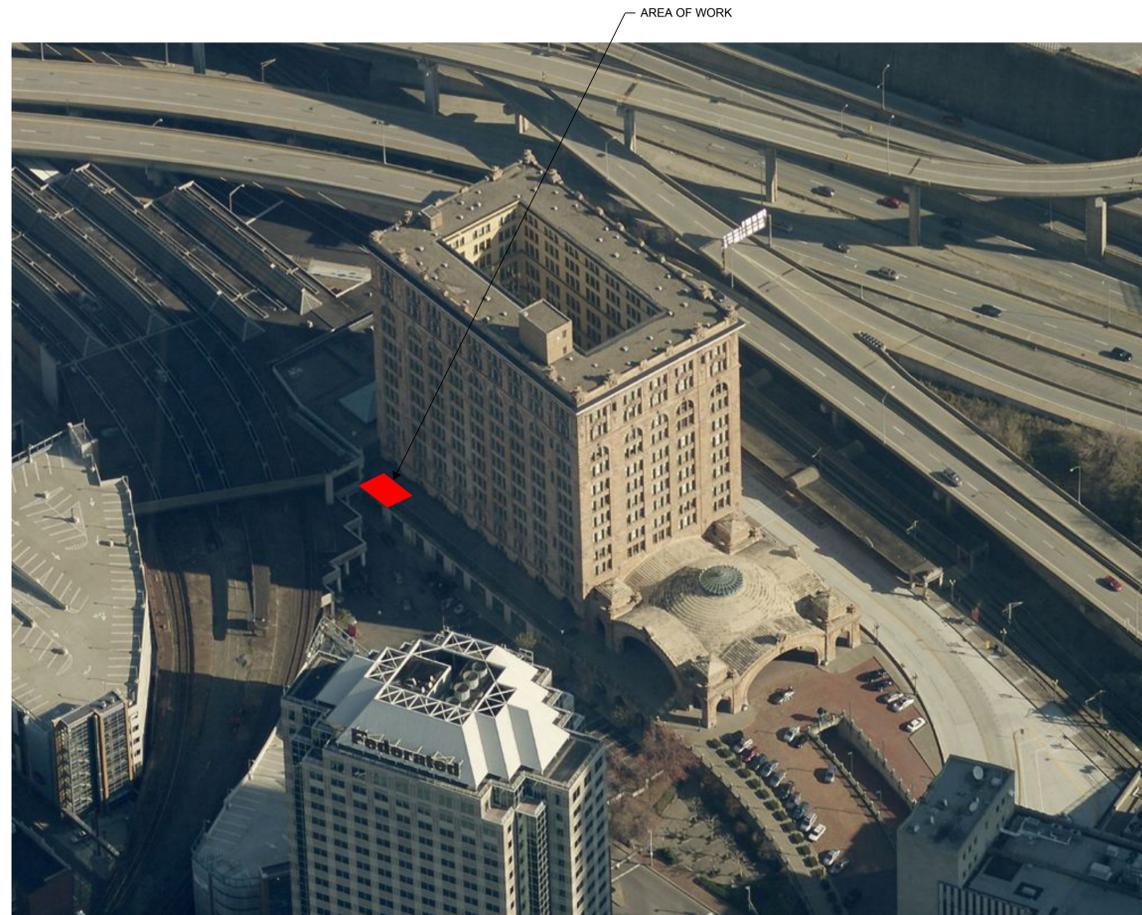
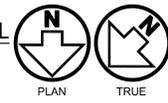
Housing and Community Environment  
3190 Sassafras Way  
Pittsburgh, PA 15201  
(412) 350-4046  
[www.achd.net/housing/commenvironstart.html](http://www.achd.net/housing/commenvironstart.html)



LOCATION MAP  
N.T.S.



SITE PLAN AT CONCOURSE LEVEL  
1/32" = 1'-0"



AERIAL VIEW LOOKING SOUTH-EAST



PHOTO OF WORK AREA LOOKING EAST

SEAL



**BARBER & HOFFMAN, INC.**  
Consulting Engineers  
Cleveland, OH  
Columbus, OH  
Cranberry Township, PA  
215 Executive Drive, Suite 202  
Cranberry Twp., PA 16066-6409  
724-741-0848 / (F) 724-741-0849  
barberhoffman.com

PROJECT NAME  
**THE PENNSYLVANIAN:  
AMTRAK ENTRANCE  
2015 REPAIRS**

PROJECT ADDRESS  
**THE PENNSYLVANIAN  
1100 LIBERTY AVENUE  
PITTSBURGH, PA 15222**

NO.	DATE	DESCRIPTION

DRAWN BY	BKL
CHECKED BY	RMC
DRAWING SCALE	AS NOTED
PROJECT NUMBER	14P001

DRAWING TITLE  
**AMTRAK ENTRANCE  
REPAIR  
-SITE PLAN**

DATE AUGUST 31, 2015

DRAWING NUMBER

**S100**



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

Date Filed:

**Office of the Zoning Administrator**

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

*(Zoning Use Only)*

**DEVELOPMENT REVIEW APPLICATION**

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

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

**GENERAL INFORMATION**

1. Property Owner Name: <u>Bakery Sq. 2 Holdings Parcel</u> <u>c/o. LP</u>		Phone Number: <u>(412) 683-3810</u>	
Address: <u>5500 Walnut</u> City: <u>Pittsburgh</u>		State: <u>PA</u>	Zip Code: <u>15232</u>
2. Applicant/Company Name: <u>Todd Reidbord</u>		Phone Number: <u>(412) 683-3810</u>	
Address: <u>5500 Walnut</u> City: <u>Pittsburgh</u>		State: <u>PA</u>	Zip Code: <u>15232</u>
Applicant/Contractor ID: (assigned by the City)			
3. Development Name: <u>Bakery Village Townhomes</u>			
4. Development Location: <u>Intersection of East Liberty Blvd. &amp; Penn Ave.</u>			
5. Development Address: <u>TBD</u>			
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: <u>NA</u>			
Certificate of Occupancy#:		Date Issued:	Existing Use of Property:
8. Estimated Construction:	Start Date: <u>10/ /2015</u>	Occupancy Date: <u>06/ /2016 (Phase I)</u>	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/](http://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       Renovation, Interior

New Construction,       Renovation, Exterior

Change in Use Only       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 viz 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/>)



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

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**DEVELOPMENT REVIEW APPLICATION**

**LAND AND BUILDING INFORMATION**

**13. Proposed Number of New Structures or Building Additions:** 15  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: 191,000 sq ft  
 Building Footprint: 55,000 sq ft

**15. Height of Structures:**

	Existing		Proposed	
	Stories	Feet	Stories	Feet
Main Structure	<u>/</u>	<u>/</u>	<u>4</u>	<u>37'-0"</u>
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 1/2' x 19')	<u>∅</u>	<u>142</u>
Compact (7 1/4' x 16')	<u>∅</u>	<u>∅</u>
Handicap (13 1/2' x 19')	<u>∅</u>	<u>∅</u>

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

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

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



DEPARTMENT OF CITY PLANNING  
DEVELOPMENT ADMINISTRATION AND REVIEW (ZONING)

Office of the Zoning Administrator

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

**DEVELOPMENT REVIEW APPLICATION**

**WATER AND SEWER INFORMATION**

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

<u>52</u> New Water Service Connection(s)	<u>  /  </u> Termination of Existing Water Service Tap(s)
<u>57</u> New Sewer Service Connection(s)	<u>  /  </u> Termination of Existing Sewer Service Tap(s)

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

YES       NO

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

Applicant requests PWSA to accept ownership of the sewer mains and/or water lines

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

Not Applicable (Development does not include construction of sewer mains and/or water lines)

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

Public Property, Existing City Street       Private Property       Not Applicable

Public Property, New City Street to be constructed as part of the development/project

**WORK IN AND AROUND THE CITY RIGHTS-OF-WAY**

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

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

The proposed work includes a private structure (e.g. deck, porch, awning, sign, etc.) encroaching on a City dedicated right-of-way.

Modification or reconstruction of City curbs.

Design and construction of a new street where the Applicant will request the City to accept ownership of the street.

Applicant requests the City to vacate an existing City street/sidewalk so the Applicant can use the property for private development.

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

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

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

The proposed work includes the addition, deletion and/or relocation of City street lights in a City right-of-way.

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

Applicant Signature:

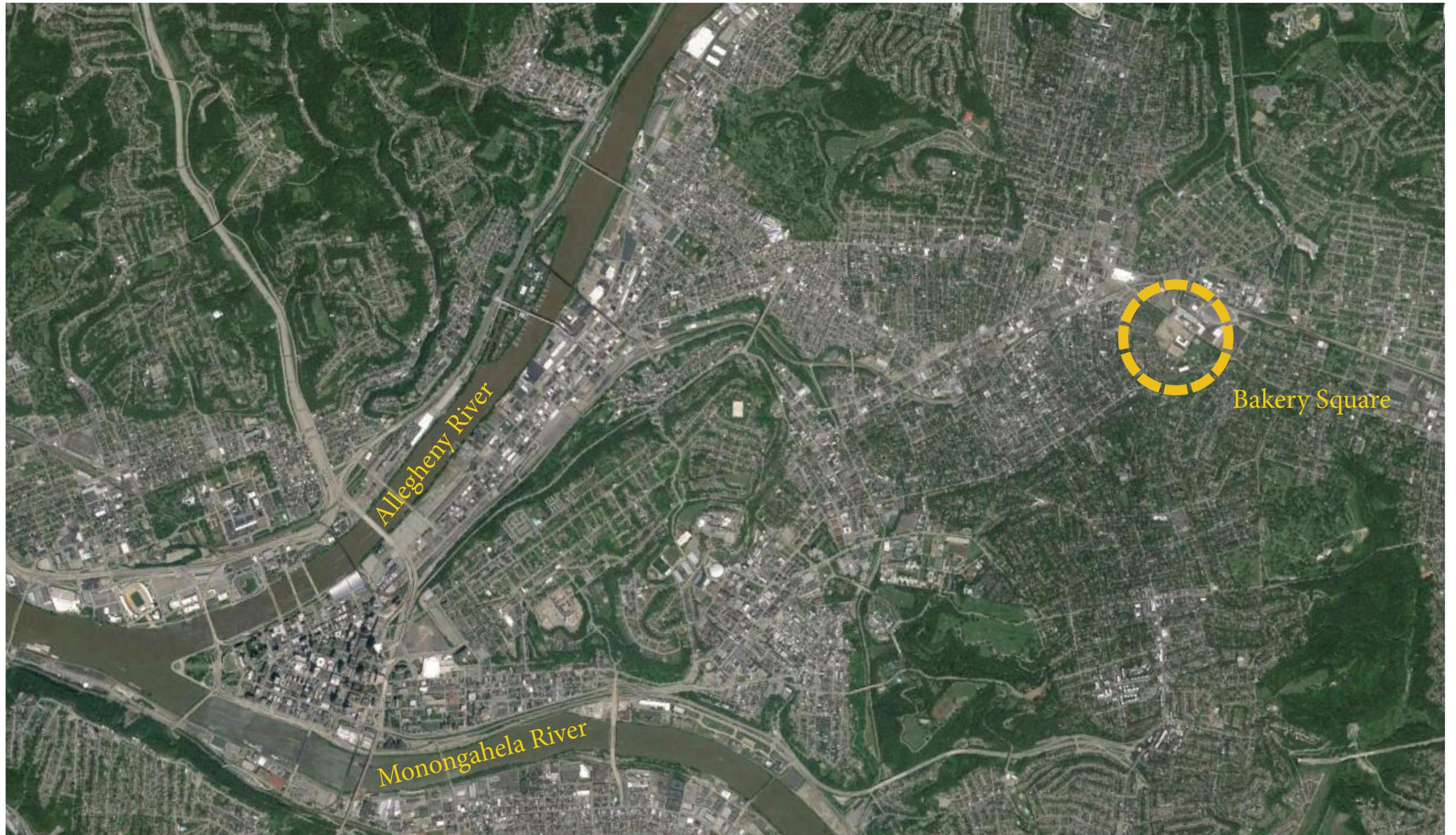
 Todd E. Reidbard, President of C&D



**Bakery Village Townhomes**  
Planning Commission Briefing  
September 1, 2015

**A Joint Venture of**  
Walnut Capital & Laurel Development

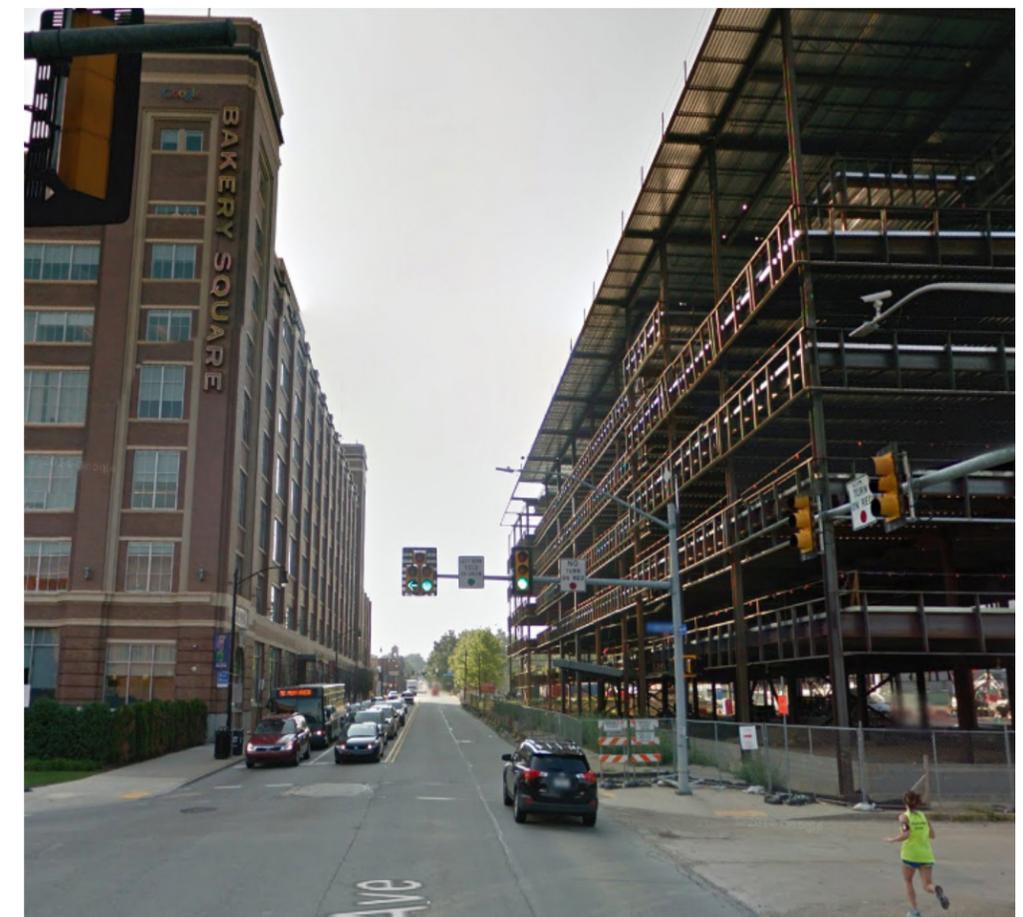
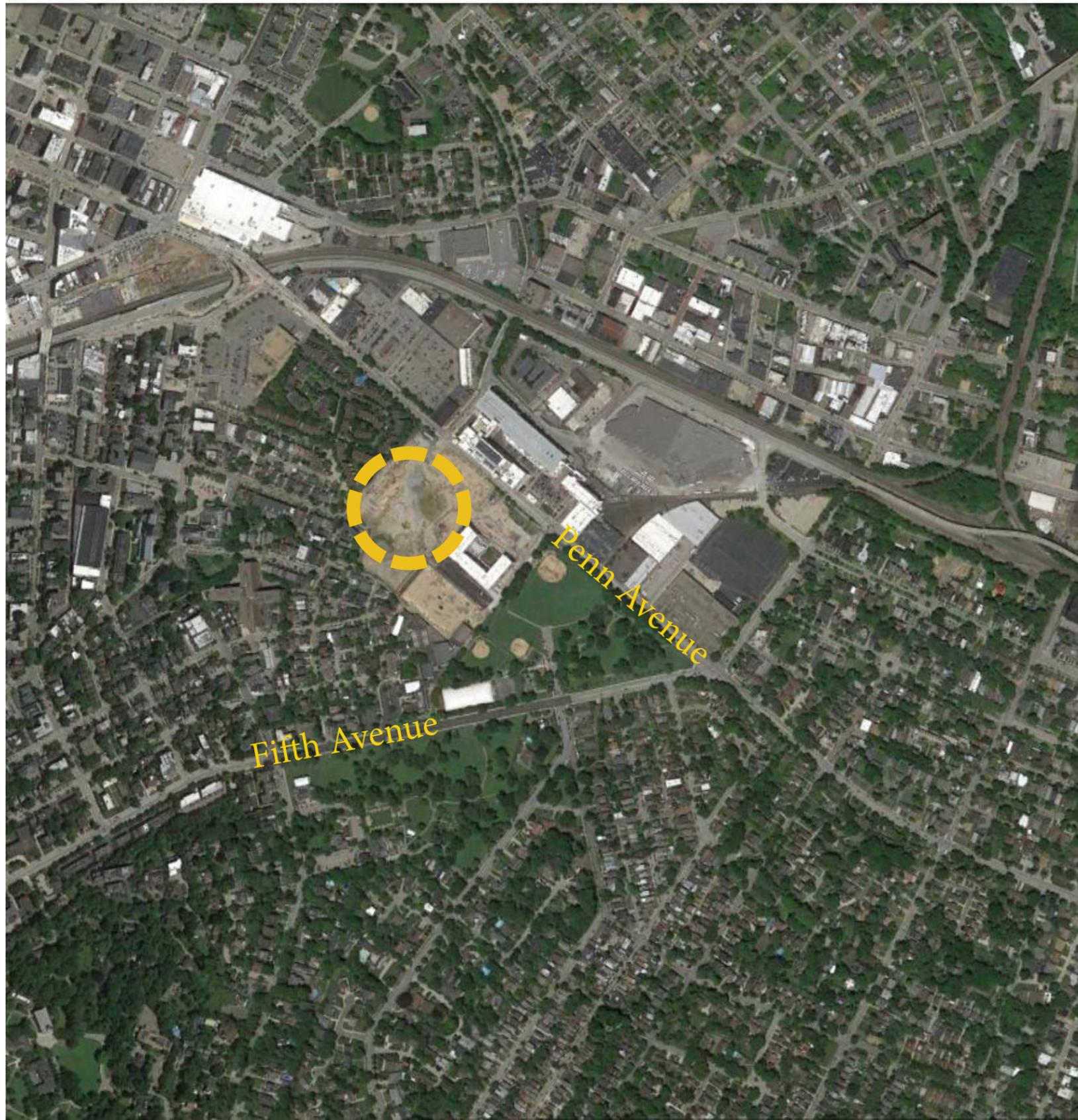
**Architecture:** PVE Scheffler  
**Civil Engineering:** Hampton Technical Associates  
**Landscape Architecture:** LaQuatra Bonci Associates



**Bakery Village Townhomes:**

2 Planning Commission Briefing - September 1, 2015

City Context



**Bakery Village Townhomes:**  
3 Planning Commission Briefing - September 1, 2015

Local Context





**Bakery Village Townhomes:**  
5 Planning Commission Briefing - September 1, 2015

Current Site Condition & Soil Stockpile



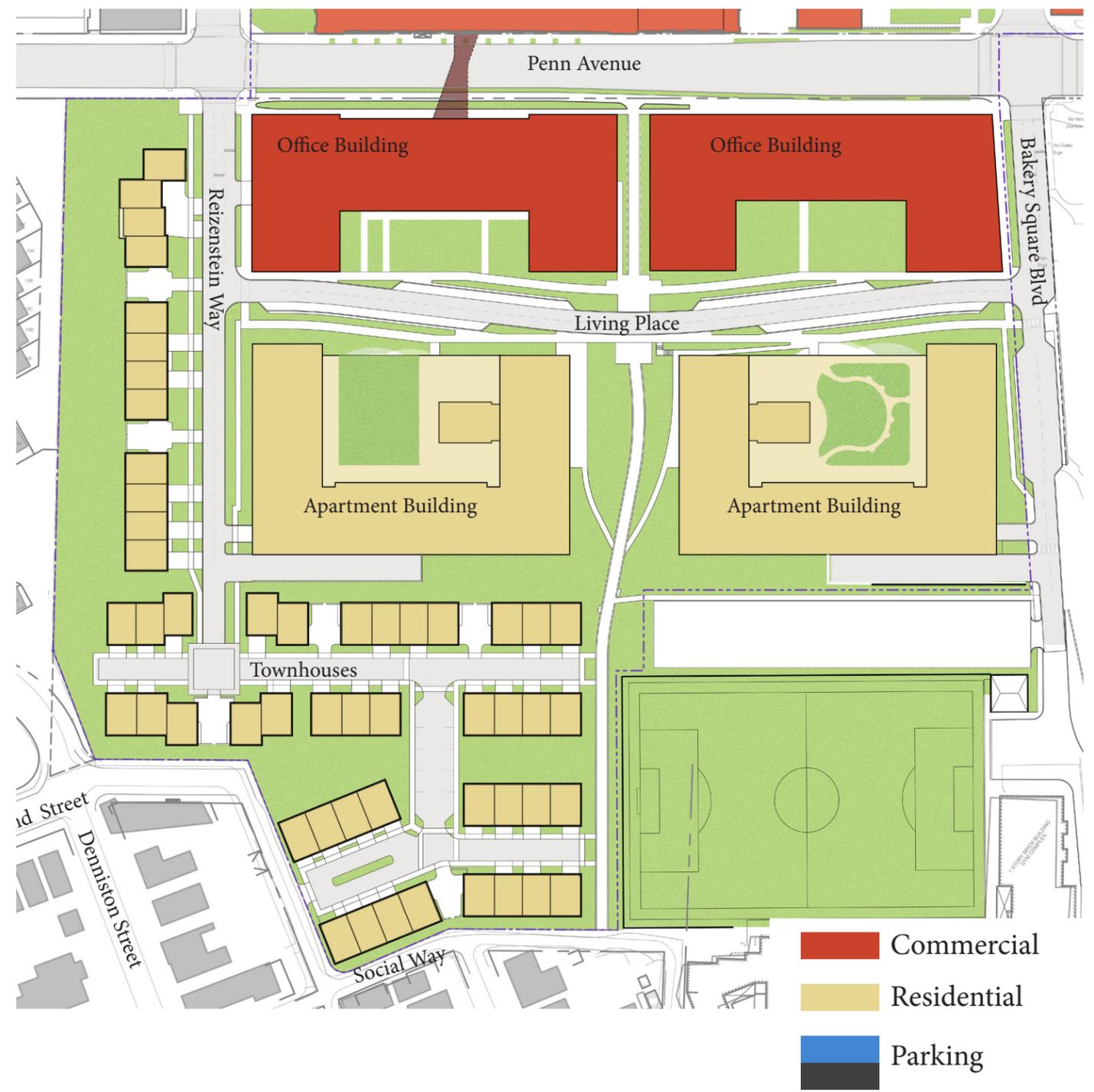
**Bakery Village Townhomes:**  
6 Planning Commission Briefing - September 1, 2015

Neighborhood Context Photos

### Old Plan



### New Plan



### Bakery Village Townhomes:

7 Planning Commission Briefing - September 1, 2015

### Bakery Square PLDP Submission (by Strada)



**Bakery Village Townhomes:**

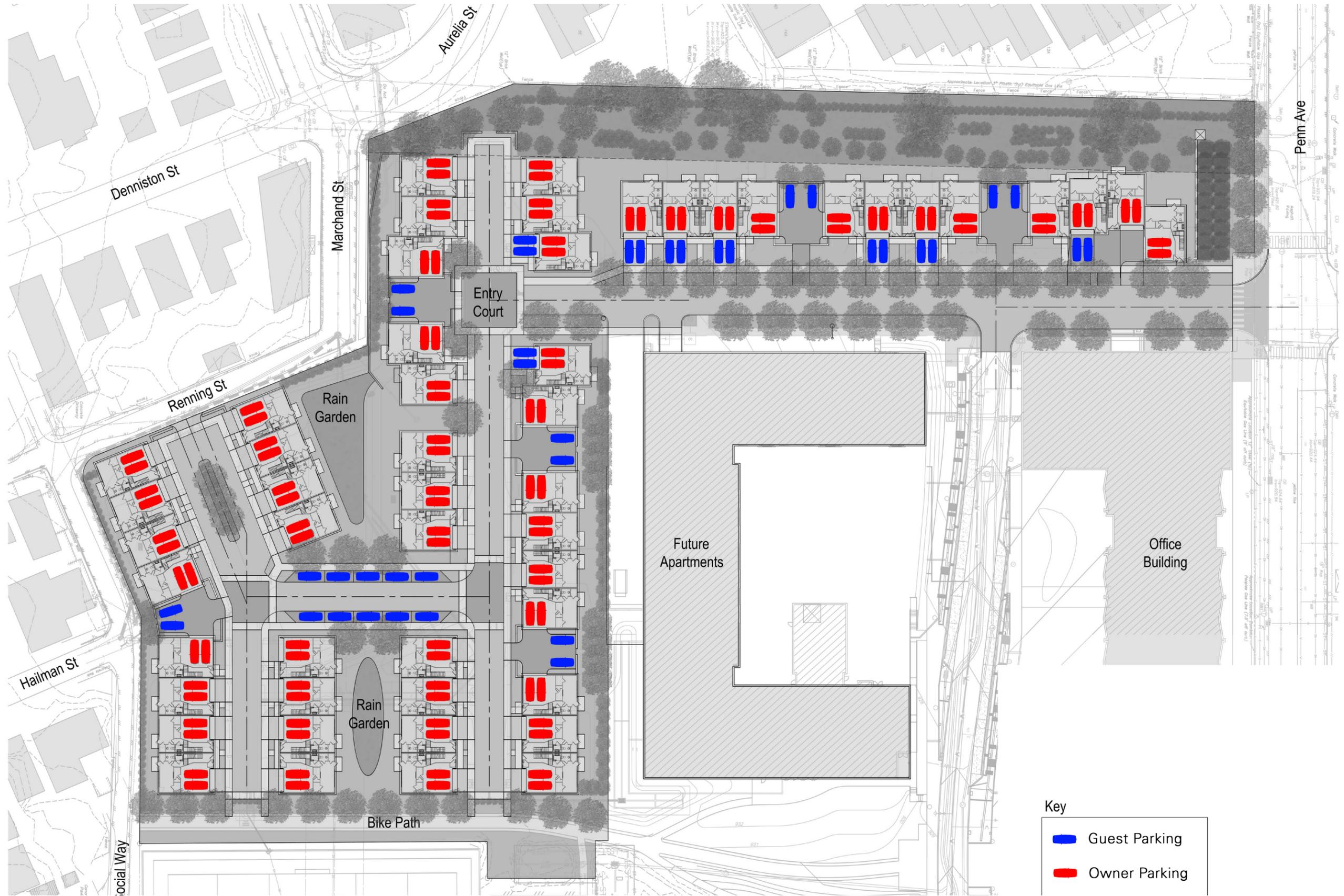
8 Planning Commission Briefing - September 1, 2015

Total Public Open Space: 18%  
 Public Open Space, Subdistrict A: 16%  
 Bakery Square PLDP Submission (by Strada)



9 Bakery Village Townhomes:  
Planning Commission Briefing - September 1, 2015

Community Process



Key

	Guest Parking
	Owner Parking

**Bakery Village Townhomes:**  
 10 Planning Commission Briefing - September 1, 2015

Parking



Front Elevation



Front Elevation









Rear Elevation



Brick



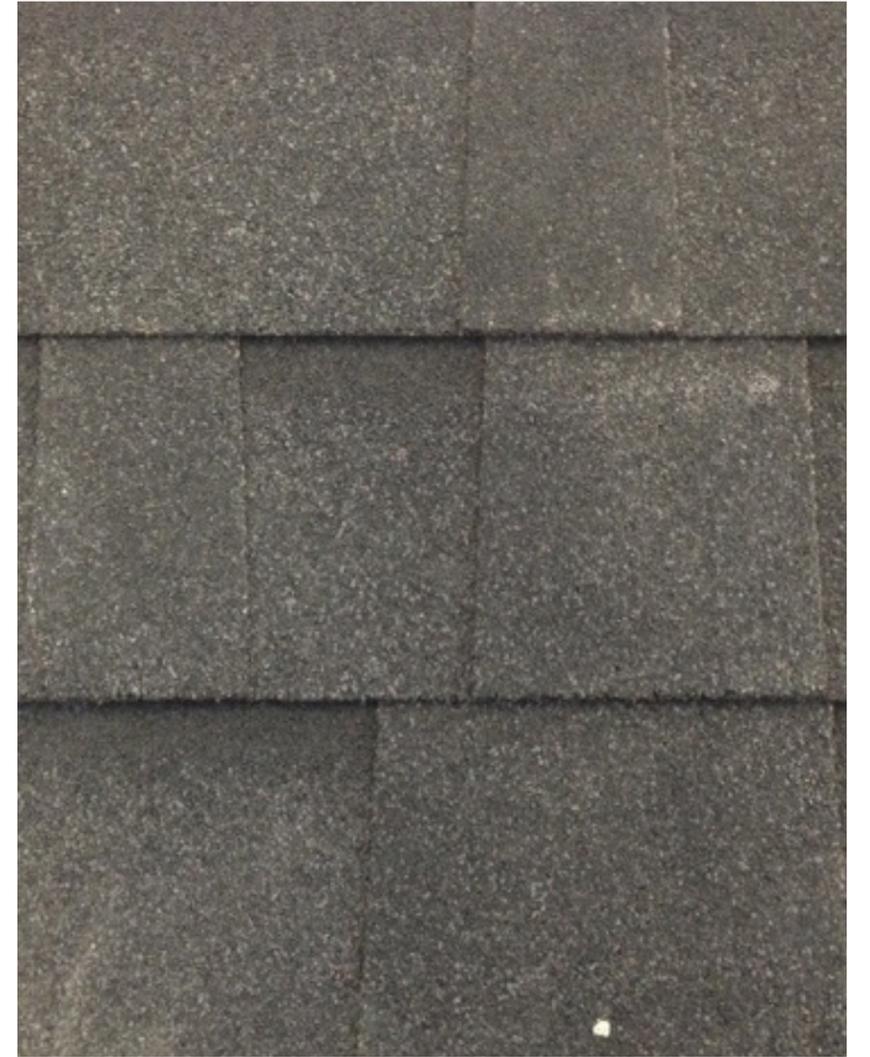
Anderson Windows/Doors | Dark Bronze



Bronze Metal Roofing



HardiePlank Lap Siding



Owens Corning TruDefinition Duration Shingles



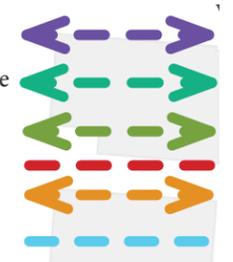
**Bakery Village Townhomes:**  
 18 Planning Commission Briefing - September 1, 2015

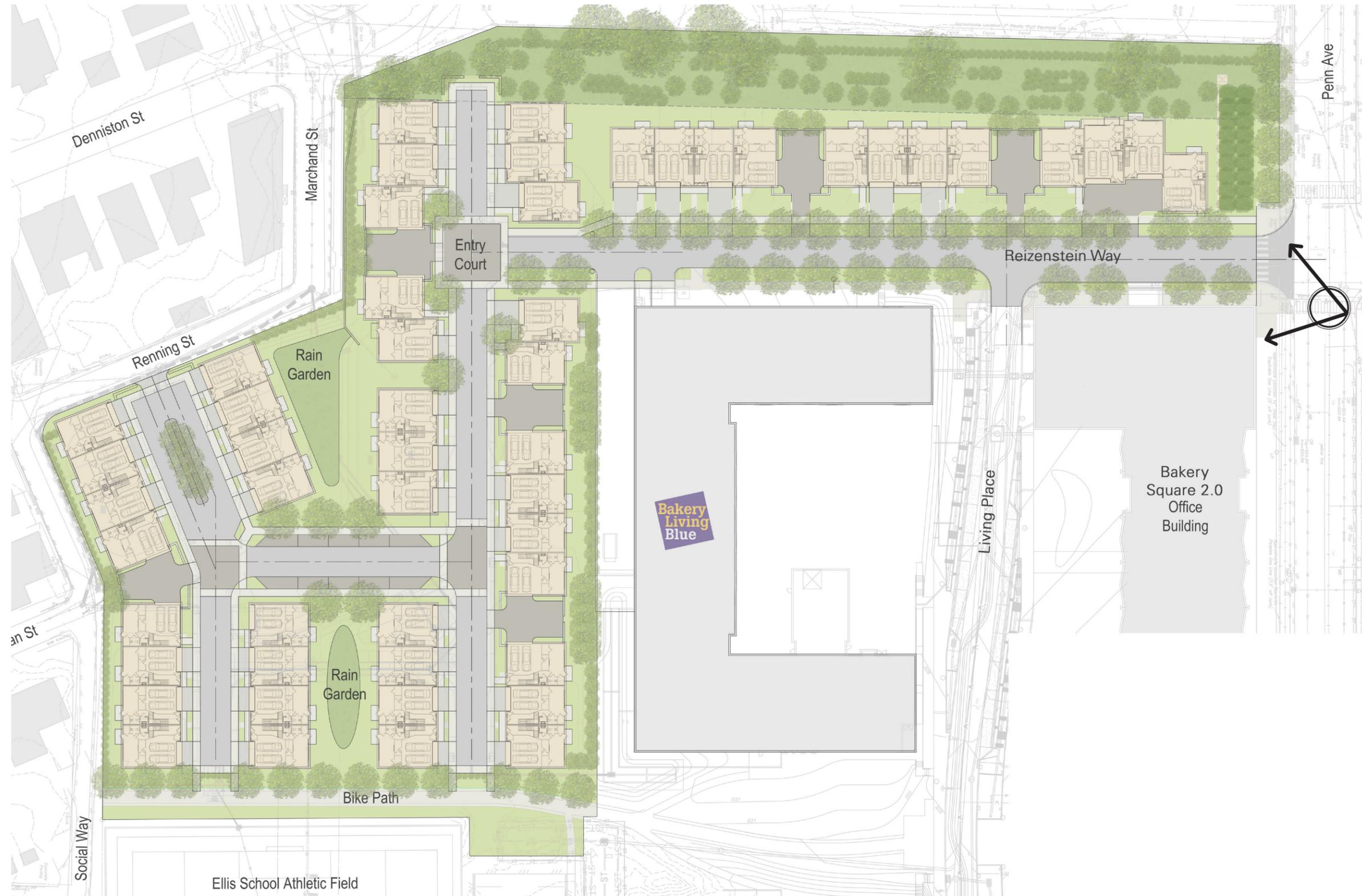
Phase II Site Plan



All pedestrian sidewalks, driveways and parking courts within the town home development will be accessible. All units may be made accessible at the discretion of the homeowner.

- Existing on street bike route
- Separated, dedicated off-street cycle lane
- Existing bike and pedestrian trails
- Pedestrian sidewalk
- New bike and pedestrian connection
- Major pedestrian intersection

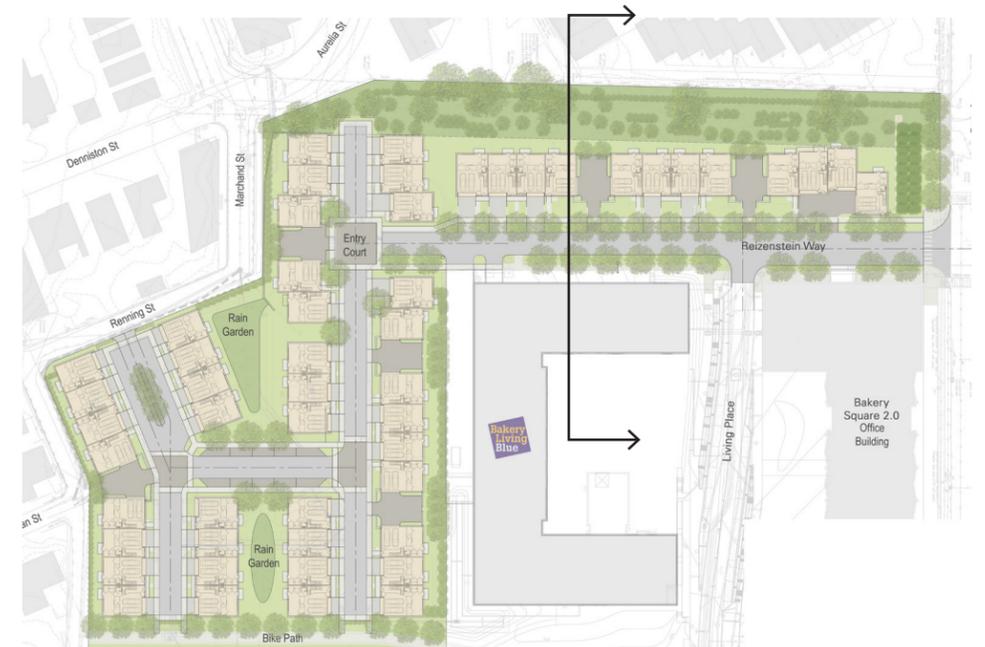




**Bakery Village Townhomes:**  
 20 Planning Commission Briefing - September 1, 2015

Perspective View 1

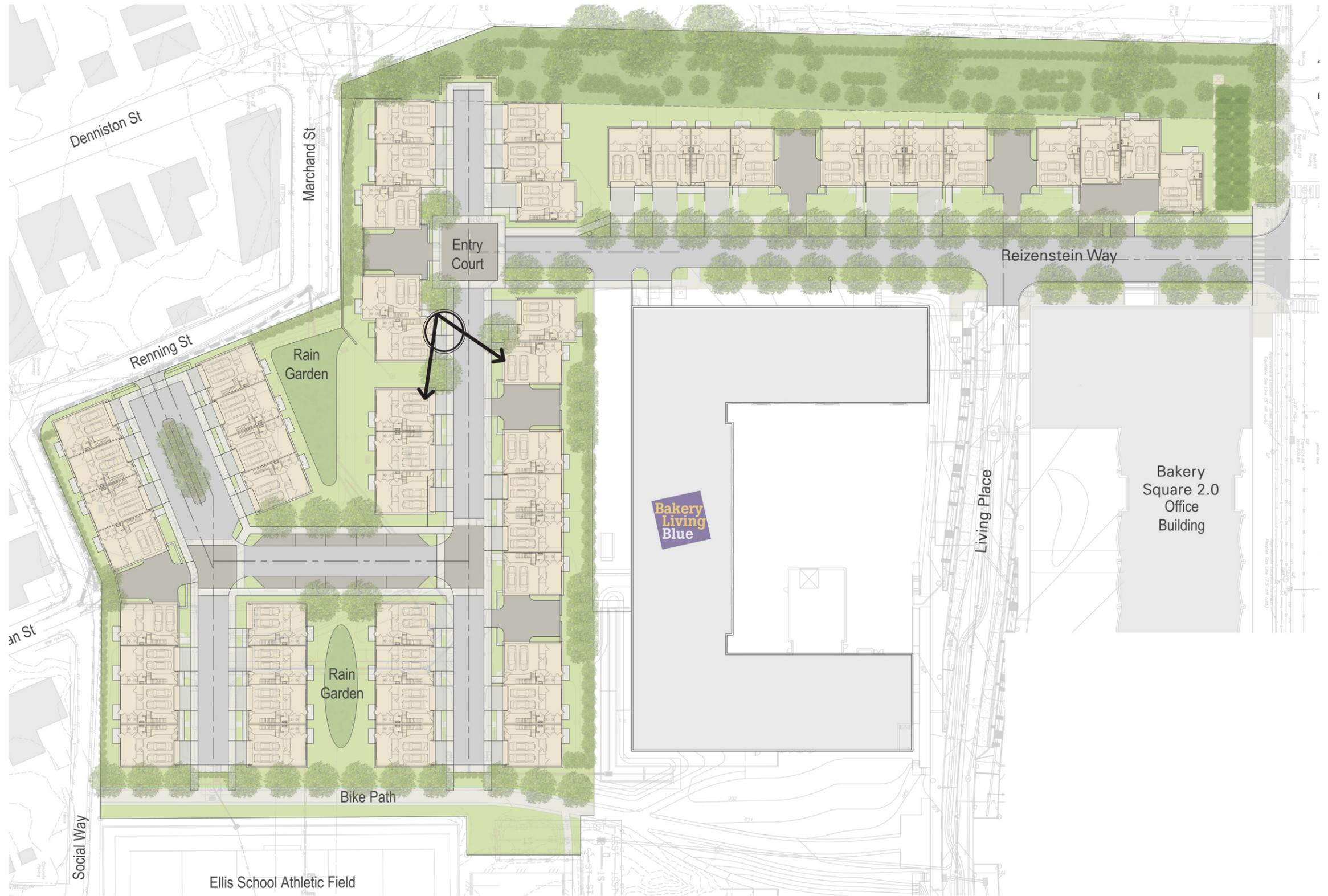




**Bakery Village Townhomes:**  
 22 Planning Commission Briefing - September 1, 2015

Phase II Section/Elevation (A)



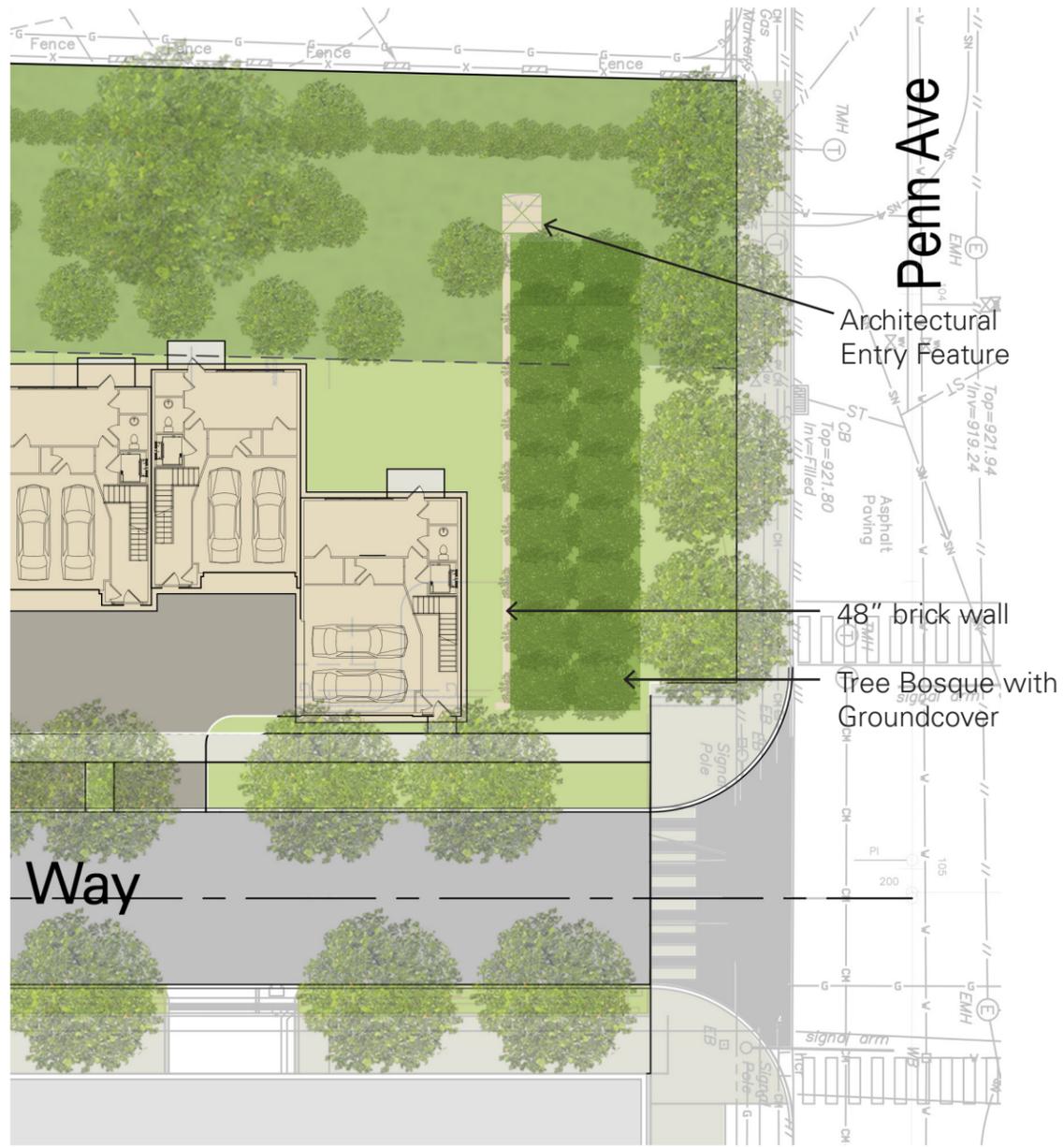












Retaining Wall, fence on top and planting

Parking Court with Specialty Paving



Exposed Aggregate Concrete

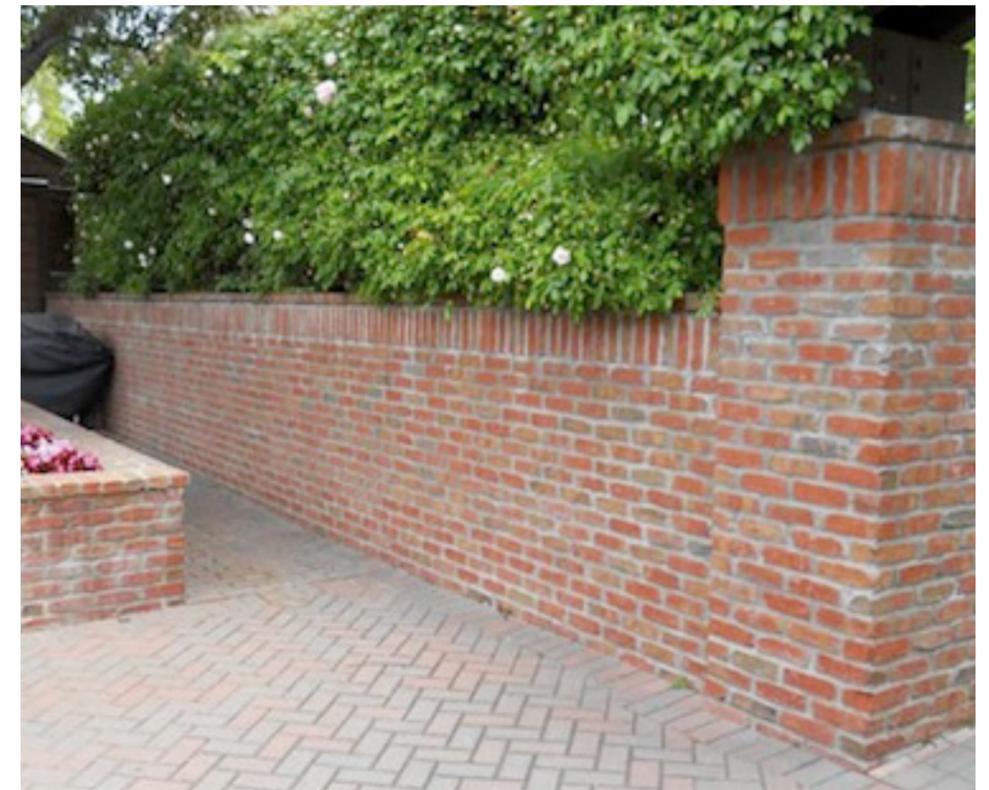
Rolled Concrete Curbs

Cobble Pavers

Asphalt Paving



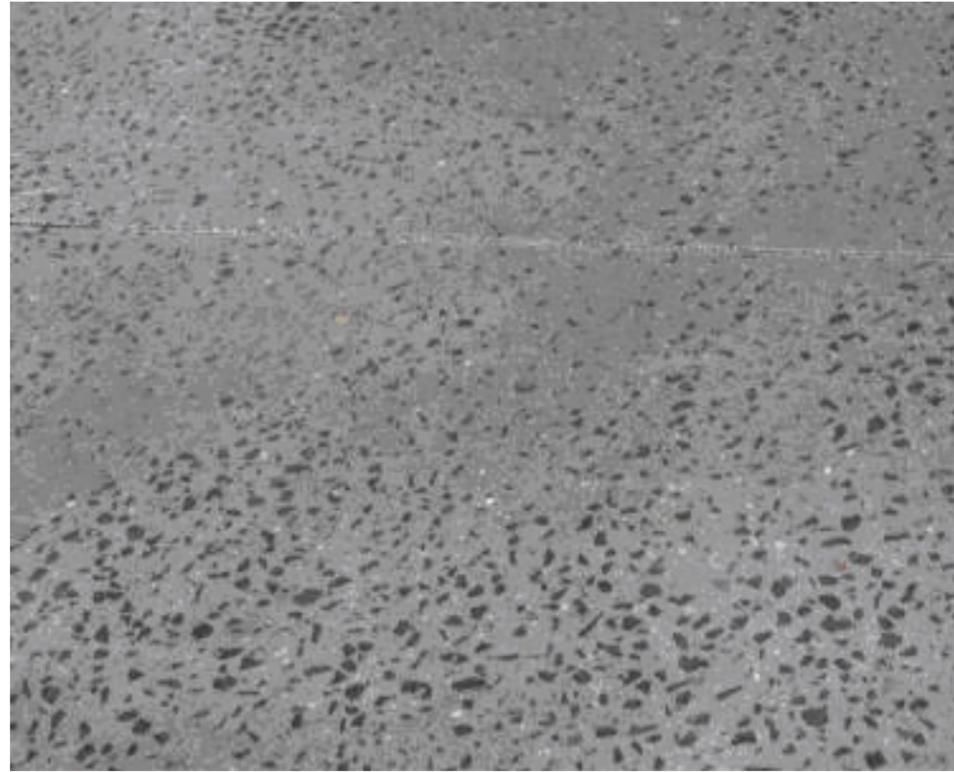
Fence for privacy and safety atop retaining wall. 4' Universal Fence with Lattice Topper



Brick Veneered Walls and Retaining Walls - to match architecture



Parking Court Specialty Paving



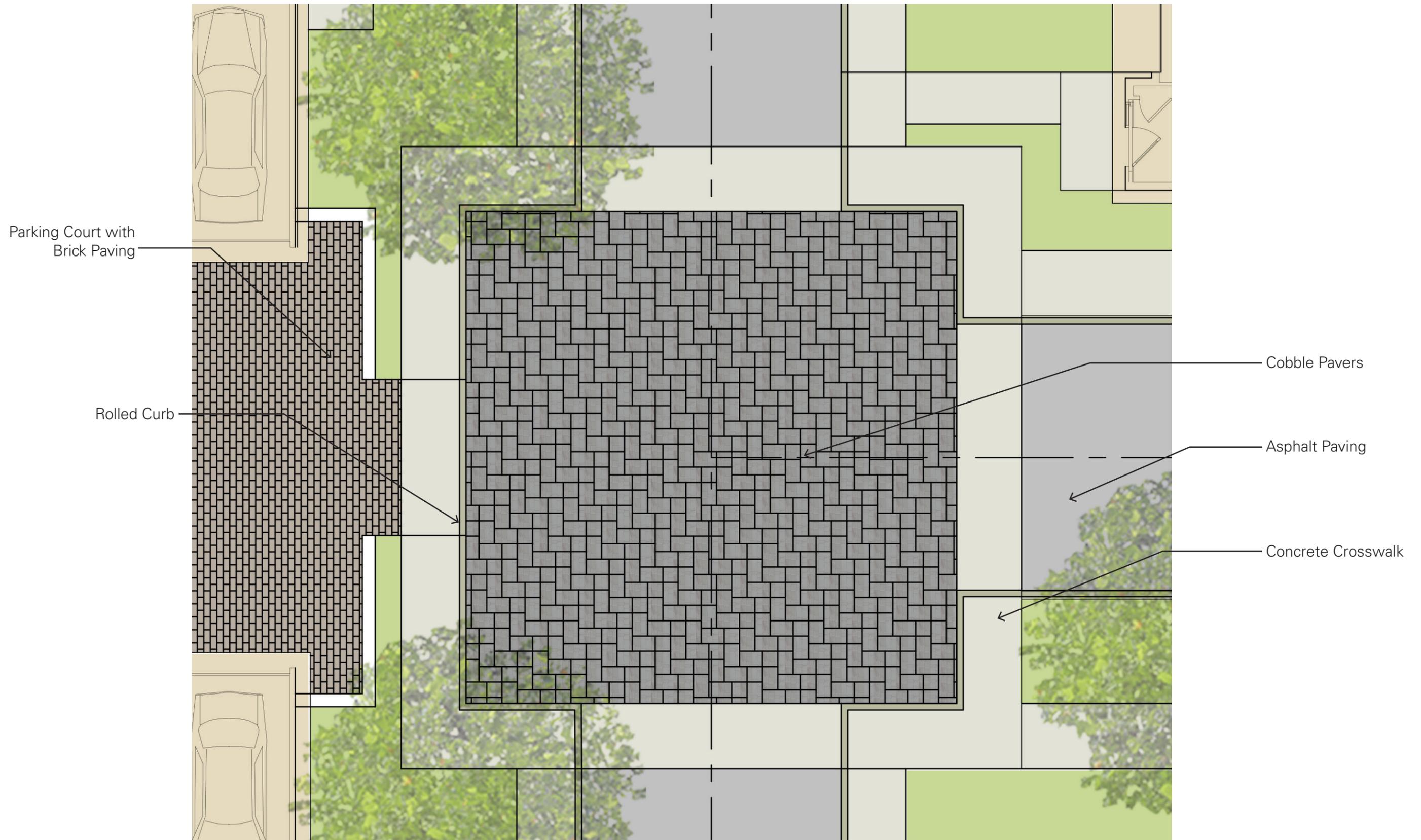
Exposed Aggregate Paving

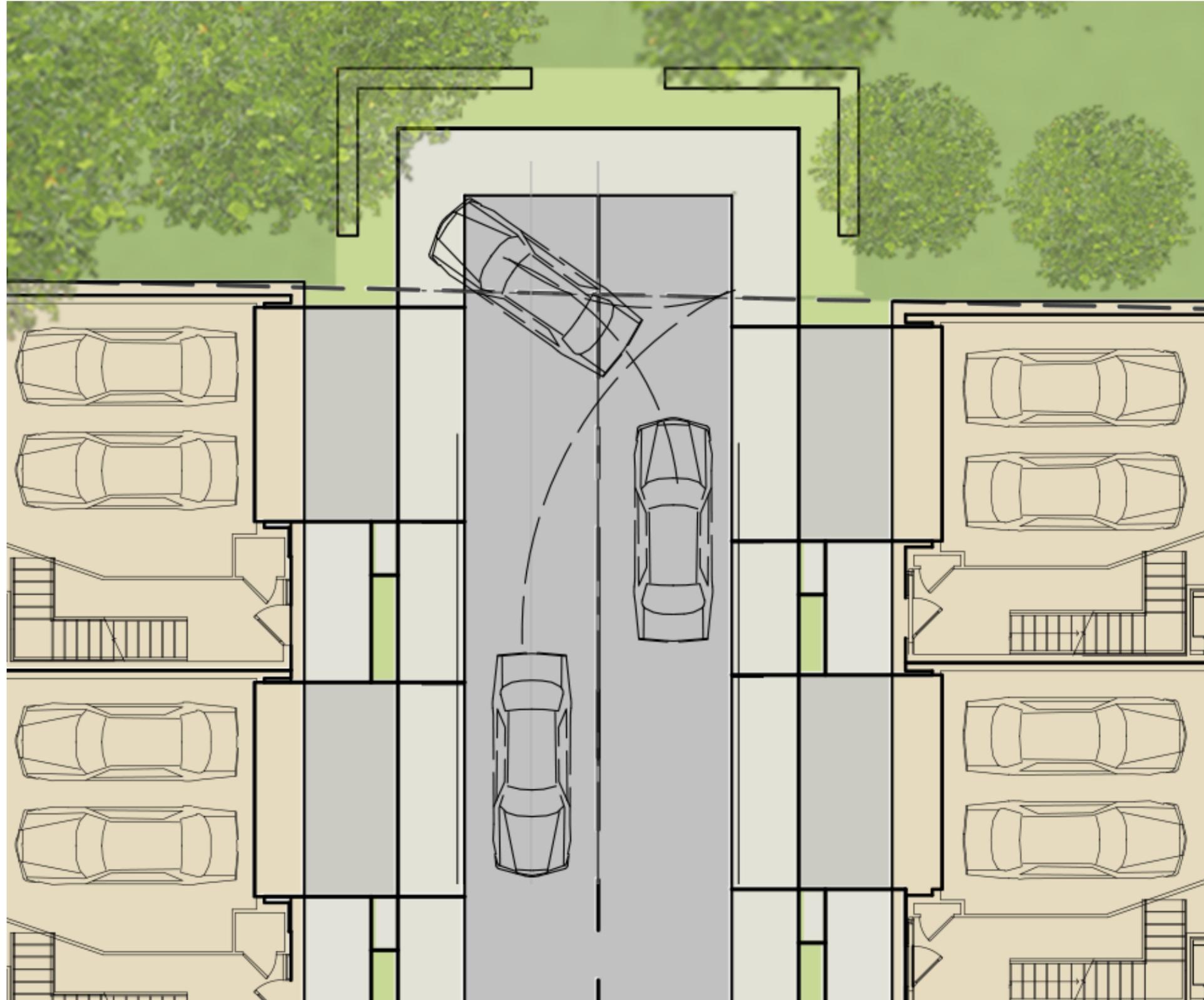


Typical Post Light -  
Residential Area



Type 1 Streetlight  
- Acorn, Black  
Access Street







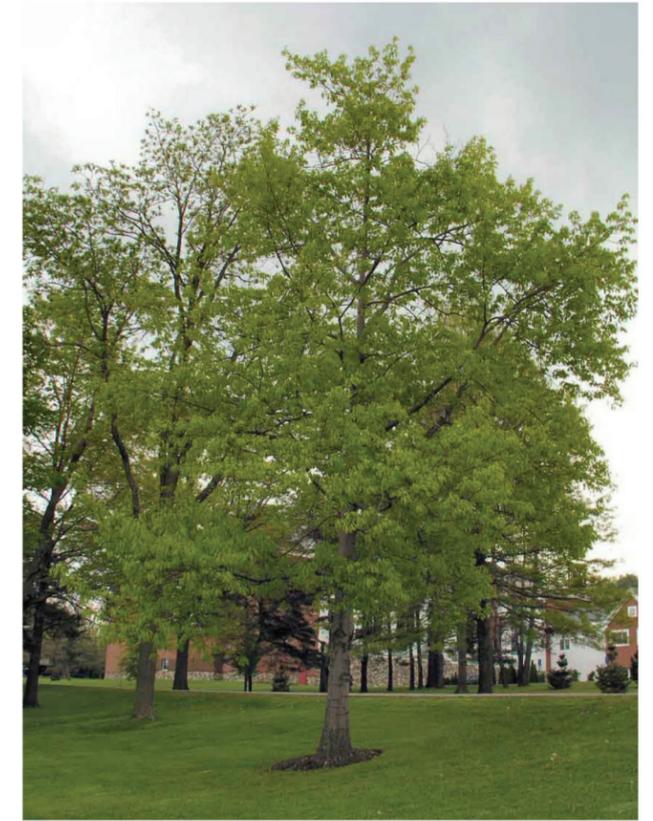
Red Sunset Maple



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



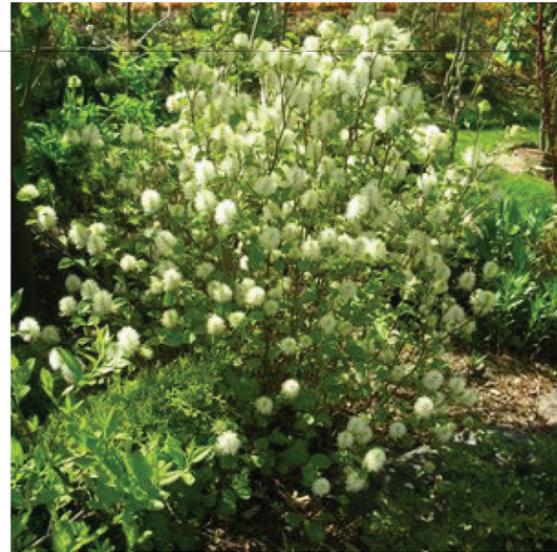
Juniper Blue Pacific



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



Chardonnay Pearls Deutzia



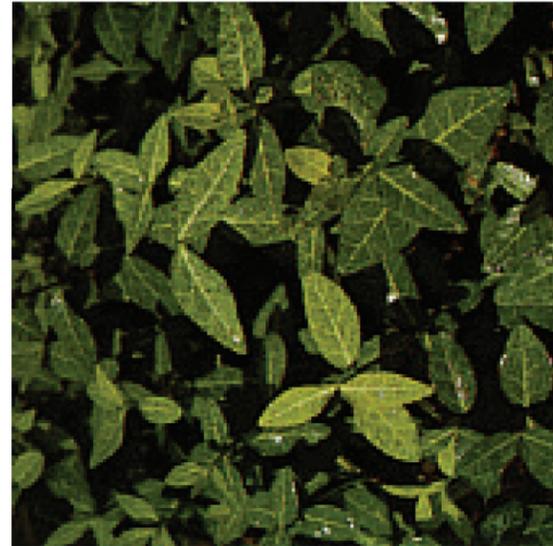
Black Eyed Susan



Red Sentinel Astilbe



Cut as Can Be Daylily



Wintercreeper



Pachysandra



Spring Bulbs



Snow Cap Shasta Daisy



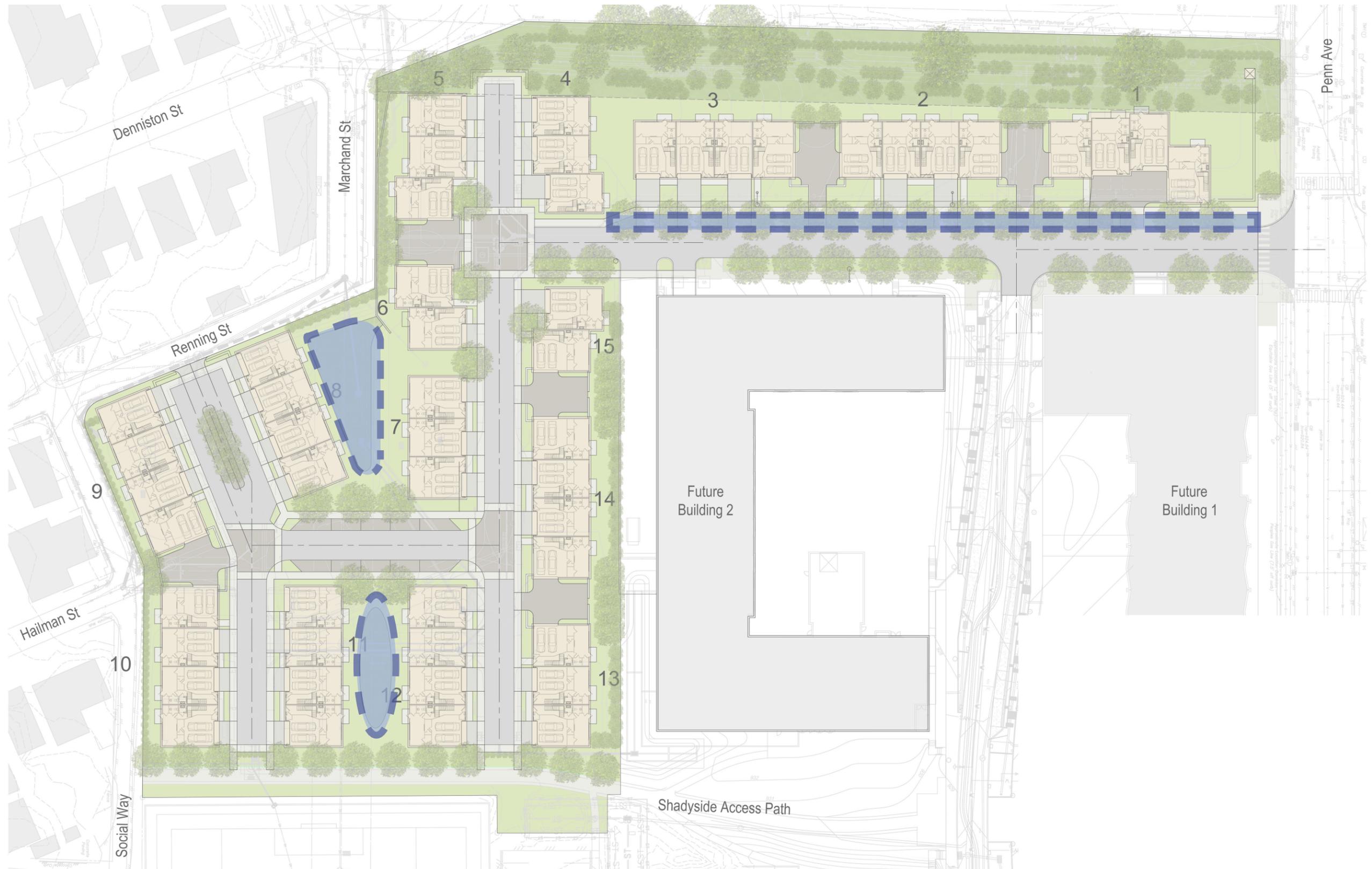
Big Blue Lily Turf



Dwarf Fountain Grass



Red Switch Grass



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