



**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>CD/Park7 Pittsburgh Owner, LLC</b>		Phone Number: (212 ) 481-1820	
Address: <b>461 Park Ave S</b> City: <b>New York</b>		State: <b>NY</b>	Zip Code: <b>10016</b>
2. Applicant/Company Name: <b>Park7 Group</b>		Phone Number: (212 ) 481-1820	
Address: <b>461 Park Ave S</b> City: <b>New York</b>		State: <b>NY</b>	Zip Code: <b>10016</b>
Applicant/Contractor ID:(assigned by the City)			
3. Development Name: <b>Empire</b>			
4. Development Location: <b>Corner of Centre Ave from N. Dithridge to N. Craig</b>			
5. Development Address: <b>See attached sheet. New address will be required.</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:			
Present Use of Site: (Select from attached list)			
7. If a Certificate of Occupancy exists, the following is required: <b>All properties are to be demolished</b>			
Certificate of Occupancy#:	<b>N/A</b>	Date Issued:	<b>N/A</b>
		Existing Use of Property: <b>Office, parking and residential</b>	
8. Estimated Construction:	Start Date: <b>6 / 1 / 2016</b>	Occupancy Date: <b>6 / 1 / 2018</b>	Project Cost: <b>\$ 85 million</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): **15, 87, 106**

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: **New 17-story mixed use development. Four levels of structured parking, retail on three levels, 14 levels of residential units**

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       Recreational       Industrial       Institutional

**14. Gross Floor Area:**

Existing to be Razed:	<u>all existing bldgs</u>	sq ft
Existing to be Retained:	<u>0</u>	sq ft
Retained Area to be Renovated:	<u>0</u>	sq ft
To be Constructed:	<u>577,854</u>	sq ft
Building Footprint:	<u>45,590</u>	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	varies	varies	17	169'-10"
Proposed Addition/Extension			n/a	

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

n/a			

**16. Number of Dwelling Units:**  
 Existing to Remain: 0      Proposed: 326

**17. Lot Area:** 52,253 sq ft

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

	<u>Existing</u>	<u>Proposed</u>
Full (8 1/2' x 19')	35	279
Compact (7 1/4' x 16')	0	163
Handicap (13 1/2' x 19')	2	12

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

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

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

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

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



**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:

2-4	New Water Service Connection(s)	T.B.D. -	Termination of Existing Water Service Tap(s)
1	New Sewer Service Connection(s)	several of each	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)



CENTRE AND DITHRIDGE PERSPECTIVE

**THE EMPIRE**  
PARK 7  
HPA. 14157

PITTSBURGH, PA

10.8.2015

**HUMPHREYS & PARTNERS** URBAN ARCHITECTURE, L.P.

DALLAS • NEW YORK • CHICAGO • NEW ORLEANS • ORLANDO • EDMONTON • SAN RAMON  
NEWPORT BEACH • SCOTTSDALE • TORONTO • CHENNAI • DUBAI • HANOI • MONTEVIDEO  
© 2014 by HUMPHREYS & PARTNERS URBAN ARCHITECTURE, LP • 5339 Alpha Road, Suite 300 Dallas, TX 75240 •  
The arrangements depicted herein are the sole property of Humphreys & Partners Urban Architecture, LP and may not be reproduced in any form without its written permission • [www.humphreys.com](http://www.humphreys.com)



CENTRE AND N. CRAIG PERSPECTIVE

**THE EMPIRE**  
PARK 7  
HPA. 14157

PITTSBURGH, PA

10.8.2015

**HUMPHREYS & PARTNERS** URBAN ARCHITECTURE, L.P.

DALLAS • NEW YORK • CHICAGO • NEW ORLEANS • ORLANDO • EDMONTON • SAN RAMON  
NEWPORT BEACH • SCOTTSDALE • TORONTO • CHENNAI • DUBAI • HANOI • MONTEVIDEO  
© 2014 by HUMPHREYS & PARTNERS URBAN ARCHITECTURE, LP • 5339 Alpha Road, Suite 300 Dallas, TX 75240 •  
The arrangements depicted herein are the sole property of Humphreys & Partners Urban Architecture, LP and may not be reproduced in any form without its written permission • [www.humphreys.com](http://www.humphreys.com)



AERIAL PERSPECTIVE

**THE EMPIRE**  
PARK 7  
HPA. 14157

PITTSBURGH, PA

10.8.2015

**HUMPHREYS & PARTNERS** URBAN ARCHITECTURE, L.P.

DALLAS • NEW YORK • CHICAGO • NEW ORLEANS • ORLANDO • EDMONTON • SAN RAMON  
NEWPORT BEACH • SCOTTSDALE • TORONTO • CHENNAI • DUBAI • HANOI • MONTEVIDEO  
© 2014 by HUMPHREYS & PARTNERS URBAN ARCHITECTURE, LP • 5339 Alpha Road, Suite 300 Dallas, TX 75240 •  
The arrangements depicted herein are the sole property of Humphreys & Partners Urban Architecture, LP and may not be reproduced in any form without its written permission • [www.humphreys.com](http://www.humphreys.com)



ENLARGED AERIAL PERSPECTIVE

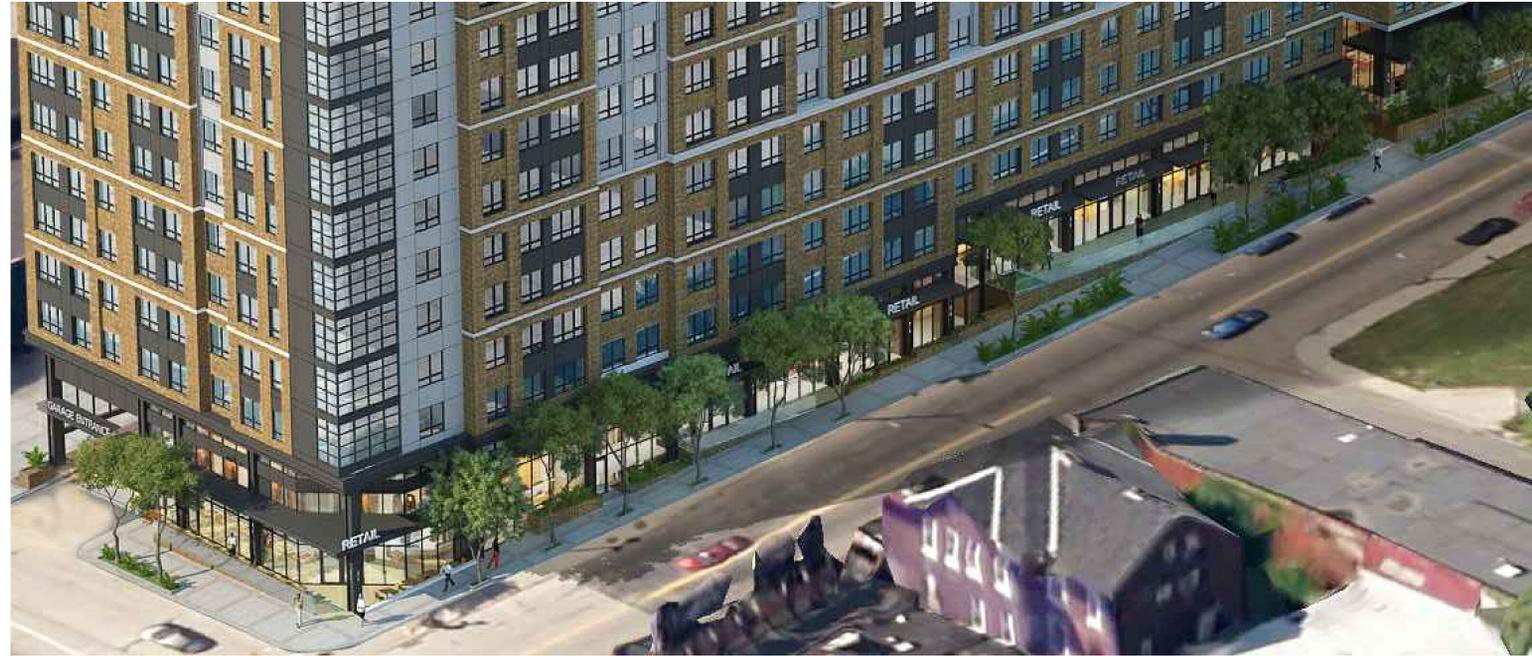
**THE EMPIRE**  
PARK 7  
HPA. 14157

PITTSBURGH, PA

10.8.2015

**HUMPHREYS & PARTNERS** URBAN ARCHITECTURE, L.P.

DALLAS • NEW YORK • CHICAGO • NEW ORLEANS • ORLANDO • EDMONTON • SAN RAMON  
NEWPORT BEACH • SCOTTSDALE • TORONTO • CHENNAI • DUBAI • HANOI • MONTEVIDEO  
© 2014 by HUMPHREYS & PARTNERS URBAN ARCHITECTURE, LP • 5339 Alpha Road, Suite 300 Dallas, TX 75240 •  
The arrangements depicted herein are the sole property of Humphreys & Partners Urban Architecture, LP and may not be reproduced in any form without its written permission • [www.humphreys.com](http://www.humphreys.com)



RETAIL PERSPECTIVE



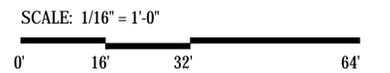
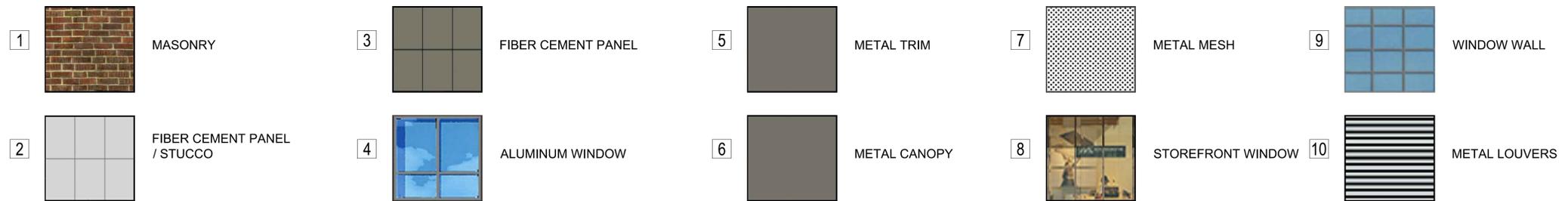
DITHRIDGE PERSPECTIVE



N. CRAIG PERSPECTIVE

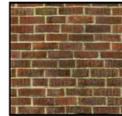
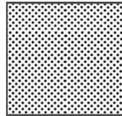
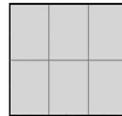
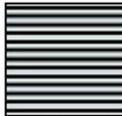


ELEVATION ALONG N CRAIG ST





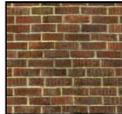
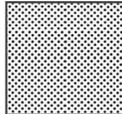
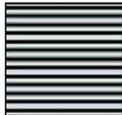
ELEVATION ALONG CENTRE AVE

1		MASONRY	3		FIBER CEMENT PANEL	5		METAL TRIM	7		METAL MESH	9		WINDOW WALL
2		FIBER CEMENT PANEL / STUCCO	4		ALUMINUM WINDOW	6		METAL CANOPY	8		STOREFRONT WINDOW	10		METAL LOUVERS

SCALE: 1/16" = 1'-0"  
 0' 16' 32' 64'



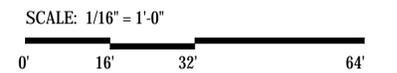
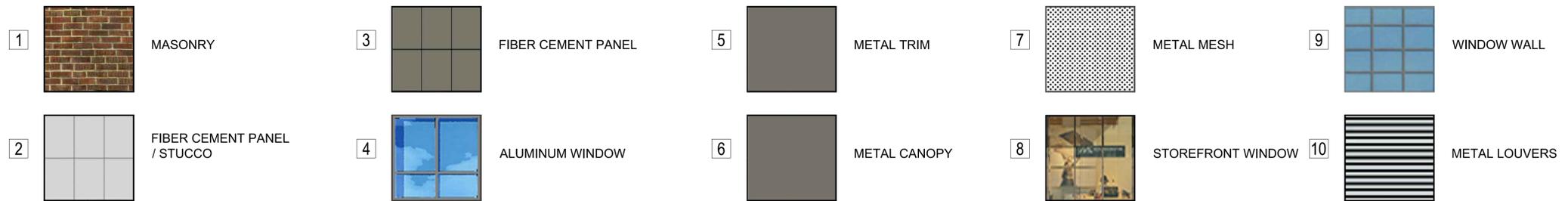
ELEVATION ALONG N DITHRIDGE ST

1		MASONRY	3		FIBER CEMENT PANEL	5		METAL TRIM	7		METAL MESH	9		WINDOW WALL
2		FIBER CEMENT PANEL / STUCCO	4		ALUMINUM WINDOW	6		METAL CANOPY	8		STOREFRONT WINDOW	10		METAL LOUVERS

SCALE: 1/16" = 1'-0"  
 0' 16' 32' 64'



SOUTH ELEVATION





NAME: FAIRFAX APARTMENTS  
STORIES: 10F



NAME: BELLEFIELD PLACE  
STORIES: 11F



NAME: CATHEDRAL OF LEARNING  
STORIES: 42F



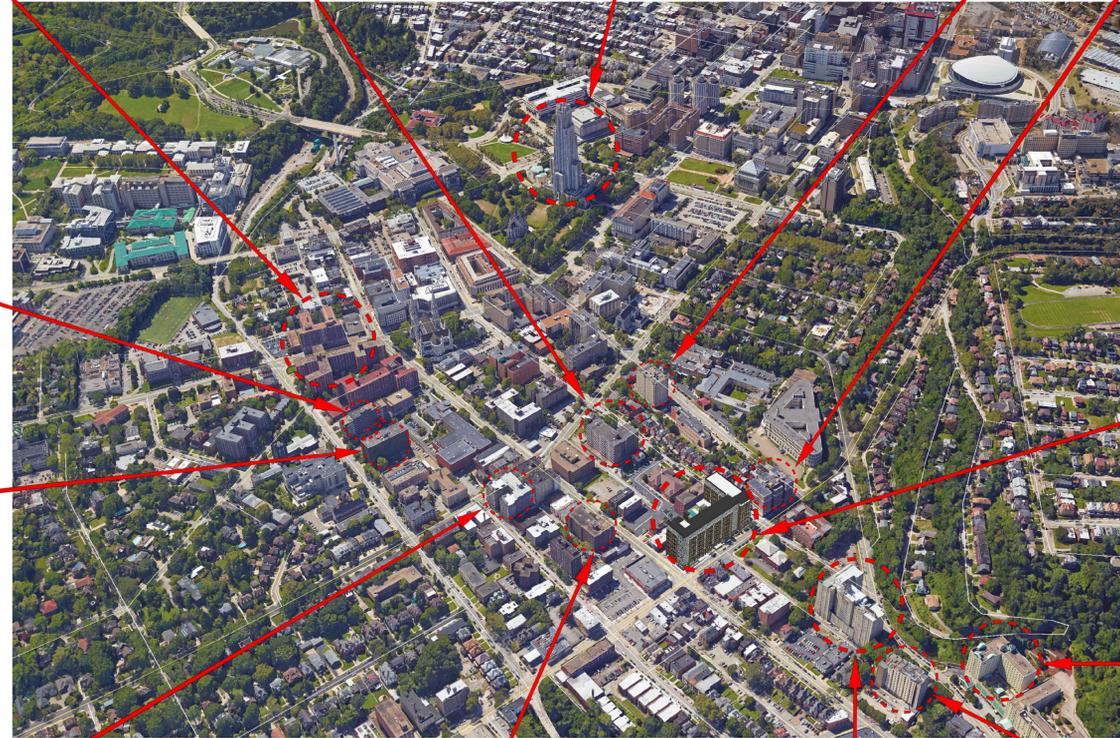
STORIES: 13F



NAME: BELLEFIELD  
STORIES: 9F



NAME: NEVILLE HOUSE  
STORIES: 10F



NAME: PARK 7 PITTSBURGH  
STORIES: 17F



STORIES: 9F



NAME: RESIDENCE  
STORIES: 17F



NAME: KING EDWARD BEAUTY SALON  
STORIES: 9F



STORIES: 9F

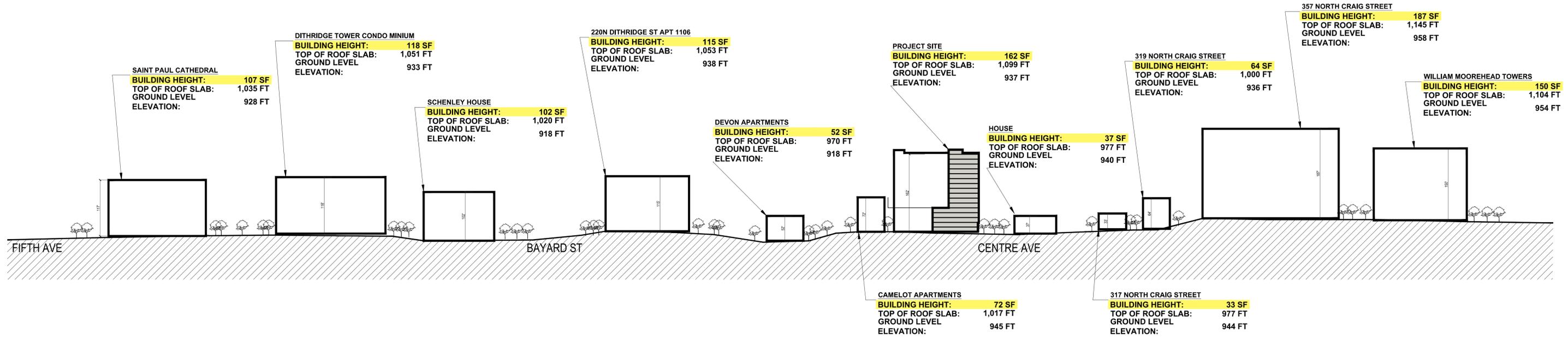


STORIES: 15F

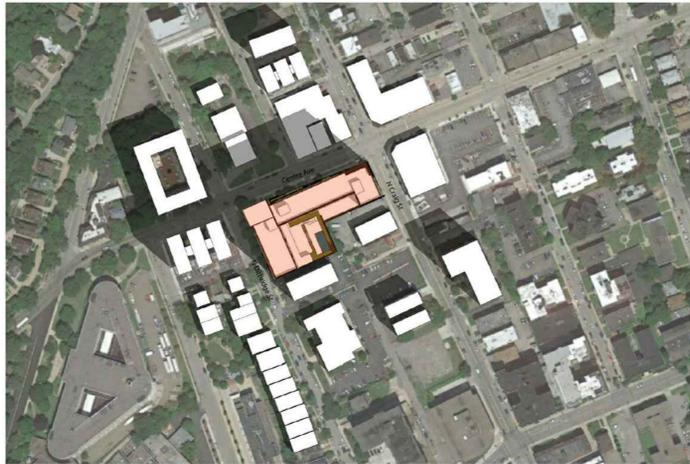


STORIES: 13F

CONTEXT ANALYSIS



CONTEXT SECTION



EQUINOX

MARCH 20 - 10:00 AM



MARCH 20 - 12:00 PM



MARCH 20 - 3:00 PM



SUMMER SOLSTICE

JUNE 21 - 10:00 AM



JUNE 21 - 12:00 PM



JUNE 21 - 3:00 PM



WINTER SOLSTICE

DECEMBER 21 - 10:00 AM



DECEMBER 21 - 12:00 PM



DECEMBER 21 - 3:00 PM

SHADOW STUDY



## Legislation Details (With Text)

**File #:** 2015-2063      **Version:** 1

**Type:** Ordinance      **Status:** In Standing Committee

**File created:** 9/28/2015      **In control:** Commission - Planning Commission

**On agenda:** 9/29/2015      **Final action:**

**Enactment date:**      **Enactment #:**

**Effective date:**

**Title:** Ordinance supplementing the Pittsburgh Code of Ordinances, Title Nine - Zoning, Chapter 922 Development Review Procedures, Sections 922.10.E.2, 922.11.B.3 and 922.11.C.2 with a new subsection, "Affordable Housing Impact Statements."

**Sponsors:** Reverend Ricky V. Burgess, R. Daniel Lavelle

**Indexes:**

**Code sections:**

**Attachments:**

Date	Ver.	Action By	Action	Result
10/7/2015	1	Standing Committee	Referred for Report and Recommendation	
10/7/2015	1	Standing Committee	Referred for Report and Recommendation	Pass
9/29/2015	1	City Council	Read and referred	

Ordinance supplementing the Pittsburgh Code of Ordinances, Title Nine - Zoning, Chapter 922 Development Review Procedures, Sections 922.10.E.2, 922.11.B.3 and 922.11.C.2 with a new subsection, "Affordable Housing Impact Statements."

**WHEREAS,** A City For All Agenda strives to make Pittsburgh a livable and affordable city for all residents; and

**WHEREAS,** A City For All Agenda includes affordable housing for all Pittsburgh families; and

**WHEREAS,** the cost of housing is out of reach for tens of thousands of Pittsburgh families; and

**WHEREAS,** an estimated 8,000-12,000 new housing units are proposed to be built in the City of Pittsburgh, none of which will be affordable for low income families; and

**WHEREAS,** according to the Housing Alliance of Pennsylvania, Pittsburgh needs 21,580 housing units that are both affordable and available for households living on extremely low incomes; and

**WHEREAS,** the failure of the local housing market to meet this demand makes housing in this City increasingly unaffordable for low income families; and

**WHEREAS,** Council desires a mechanism to track the impacts of development upon the creation of or preservation of affordable housing; and

**WHEREAS**, one tool used in other cities is an Affordable Housing Impact Statement; and

**WHEREAS**, cities such as Austin, Texas and San Diego, California have had an Affordable Housing Impact Statement (AHIS) policy for several years; and

**WHEREAS**, those cities have found the policy to be helpful in empowering policymakers with meaningful information, and sometimes incentivizing developers and stakeholders to alter their plans to include more affordable housing; and

**WHEREAS**, Council desires, on a consistent, ongoing basis, to track the impacts of development on the affordable housing stock of the City of Pittsburgh.

**Be it resolved that the Council of the City of Pittsburgh hereby enacts as follows:**

**Section 1.** - The Pittsburgh Code of Ordinances, Title Nine - Zoning, Chapter 922 Development Review Procedures, Sections 922.10.E.2, 922.11.B.3 and 922.11.C.2 are hereby supplemented as follows:

**922.10. - Project Development Plans.**

This section sets out the required review and approval procedures for Project Development Plans, which are required for development in the Golden Triangle (GT), Downtown Riverfront (DR), and Public Realm (PR) zoning districts.

922.10.A Purpose

The Project Development Plan review procedures of this section are intended to provide a vehicle for evaluating individual development proposals within the broader context of development and plans for areas of regional significance, including the Golden Triangle and Downtown Riverfront areas. It is further the intent of these review and approval procedures to afford maximum design flexibility for individual development projects, consistent with planning objectives for the Golden Triangle, Downtown Riverfront, and Public Realm areas.

922.10.B Applicability

In each GT, DR and Public Realm district, every new or changed use of land, and every structure hereafter erected, enlarged demolished or externally altered, except structures involving external alterations not in excess of fifty thousand dollars (\$50,000.00), shall, in addition to conforming to any and all regulations pertaining thereto that are specifically set forth in this Zoning Code, be in accord with a Project Development Plan approved by the Commission.

922.10.C Application

All applicants for Project Development Plan approval shall first file an application with the Zoning Administrator, along with a nonrefundable fee that has been established to defray the cost of processing development applications. No application shall be processed until the Zoning Administrator determines that the application is complete and the required fee has been paid.

## 922.10.D Preliminary Review

### 922.10.D.1 Procedure

As a part of the preliminary review, the Zoning Administrator shall prescribe the required form and content of the final Project Development Plan application, which may be submitted in schematic or preliminary form and which may include a site plan; building elevations; building and site perspective drawings; information on building size, height, proposed uses, traffic generation characteristics and other plans and information sufficient to illustrate the proposed development and its relation to adjacent buildings, streets and open spaces.

### 922.10.D.2 Development on sites of three (3) or more acres

Any development of a building or buildings that require Project Development Plan review on a site of three (3) or more acres is required to submit a Master Development Plan prior to the application for individual building or buildings review.

A complete application for a Master Development Plan shall be submitted to the Zoning Administrator in a form established by the Zoning Administrator. Upon determining that the Master Development Plan application is complete, the Zoning Administrator shall schedule a review by the Planning Commission.

The Planning Commission shall approve a Master Development Plan application only if it finds that the proposal meets all of the following criteria:

- (a) That the proposed development shall create an efficient, functional and attractive urban area which incorporates a high level of amenities;
- (b) That the proposed development shall create a favorable environmental, social and economic impact on the City;
- (c) That the proposed development shall not be injurious to other property in the immediate vicinity, nor substantially diminish or impair property values within adjacent zoning districts;
- (d) That adequate utilities, road, drainage and other necessary facilities have been or shall be provided;
- (e) That adequate measures have been or shall be taken to provide ingress and egress designated so as to minimize traffic congestion in the public streets; and
- (f) That the proposed development complies with plans and policy documents adopted from time to time by the City.

## 922.10.E Final Review

### 922.10.E.1 Action by the Planning Commission

The Zoning Administrator shall schedule a review by the Planning Commission when all the requirements established during the preliminary review have been fulfilled. The Planning Commission shall review the Project Development Plan application and act to approve, approve with conditions, or deny the application. The Planning Commission shall approve a Project Development Plan if it finds that the plan complies with the review criteria of [Sec. 922.10.E.2](#) [<https://www.municode.com/library/>](https://www.municode.com/library/) and if the proposal complies with all applicable Zoning Code

requirements and adopted plans and policy documents, including all applicable standards of the GT, DR and Public Realm zoning districts. The Planning Commission shall deny approval of a Project Development Plan if it finds that the plan is not in conformance with this Zoning Code or with adopted plans and policy documents. In acting upon a Project Development Plan, the Planning Commission shall include a description of specific site improvements and development characteristics upon which its approval is conditioned. Such conditions shall be binding upon the applicant.

(a) Notice Requirement for Gaming Enterprise Developments

(1) Notice, Hearing and Action

Upon determining that a Project Development Plan that is specific to a gaming Enterprise is complete, the Zoning Administrator shall schedule a public hearing before the Planning Commission, notify the applicant of the hearing date and give at least twenty-one (21) days notice of the hearing by posting in accordance with the notice requirements of [Section 922.01.C.2 <https://www.municode.com/library/>](#) and by mail in accordance with the notice requirements of [Section 922.01.C.1 <https://www.municode.com/library/>](#) to all property owners within a one hundred fifty-foot radius of the subject property. The Planning Commission shall hold a public hearing on the Project Development Plan application specific for Gaming Enterprises. After the public hearing, the Commission shall act to approve, approve with conditions or deny the application within forty-five (45) days of the public hearing.

922.10.E.2 Review Criteria

In reviewing applications for Project Development Plan approval, the Planning Commission shall consider the extent to which the Project Development Plan addresses the following criteria. The Planning Commission shall not approve any Project Development Plan that, in the determination of the Planning Commission, does not adequately address one (1) or more of these criteria in accordance with objectives contained in general or site specific policy documents adopted by the Planning Commission.

- (a) The proposed development must include retail facilities, where such facilities would maintain and continue the existing retail patterns;
- (b) The proposed development must address compatibility with any existing residential area, including provision for maintenance of residential uses in existing residential areas;
- (c) The proposed development must make provision for adequate parking, considering available transit alternatives and support services, and make provision for adequate vehicle access and loading areas in relation to street capacity, functional classification, and land use patterns, such that any vehicular access points do not create congestion on public streets or create hazardous conditions for pedestrians;
- (d) The proposed development must adequately address traffic generation characteristics in relation to street capacity, intersection classification, and existing and projected traffic volumes and address reasonable alternatives that would enable increased traffic to be directed away from congested areas;
- (e) The proposed development must adequately address pedestrian traffic generation, proposed pedestrian circulation facilities and patterns, including, but not limited to, provision for adequate

sidewalk capacity on and off site, provision for appropriate pedestrian safety on and off site, and provision for pedestrian circulation patterns which do not substantially alter existing patterns and which enhance desired patterns where possible;

(f) The proposed development must adequately address access to public transportation facilities, including, but not limited to, provision for safe pedestrian access to and from transit stops, and pedestrian circulation patterns which encourage the use of public transit, and the provision of on site facilities for alternative means of transportation such as bicycles or van pools;

(g) The proposed development must adequately address the preservation of historic structures and significant features of existing buildings, including, if applicable, the retention and reuse of structures which are locally or federally designated historic structures; retention and reuse of significant structures, provided that such preservation requirements may be waived if the applicant shows that use of such structure is no longer economically or physically viable; and retention and reuse of structures which contribute to the character of an historically significant area;

(h) The proposed development must adequately address architectural relationships with surrounding buildings, including, but not limited to, provision for appropriate building siting, massing, facade treatment, materials, proportion, and scale;

(i) The proposed development must adequately address microclimate effects of proposed development, including, but not limited to, wind velocities, sun reflectance and sun access to streets, existing buildings, and public and private open space;

(j) The proposed development must adequately address protection of views and view corridors, including, if applicable, important views along major public streets, views from surrounding private properties, and views to and from significant public places, such as parks, open spaces, or riverfronts;

(k) The proposed development must adequately address the location, development and functions of open space, including, but not limited to, provision for additional open space where necessary for light and air to adjacent properties, provision for additional open space where desirable to lessen pedestrian impacts and increase safety, or maintenance of existing open spaces which serve these same purposes;

(l) The proposed development must address the project's compatibility and conformance with any overall master plans or comprehensive plans approved by the City Planning Commission and designated by the Department of City Planning, which address Downtown area development;

(m) If the proposed application includes a building(s) that exceeds fifty thousand (50,000) square feet of building footprint, the proposed development must adequately address large footprint building criteria of Section 922.04.E.6.

**(n) The proposed development must adequately address housing impact of the development on the surrounding community by providing an impact statement or analysis which shall include, but is not limited to, information regarding the types of housing proposed, the targeted market demographics, affordable dwelling units within the development and within the market, and number of dwelling units proposed to be**

**demolished. For proposed developments without a housing component, the applicant shall provide a statement or analysis which shall include, but is not limited to, anticipated housing demand and affordability level of housing needed to serve new demand**

#### 922.10.F Amendments

The procedure for amending an approved Project Development Plan shall be the same as required for a new plan under this section, provided that the Zoning Administrator may approve minor amendments to approved Project Development Plans without the refile of a new application. Nothing shall preclude the Zoning Administrator from approving minor amendments.

#### 922.10.G Occupancy Permits

The Zoning Administrator shall not authorize zoning approval of an application for a Certificate of Occupancy for a development subject to Project Development Plan requirements until the Planning Commission has approved the Project Development Plan.

(Ord. 19-2004, § 1L, eff. 11-8-04; Ord. 42-2005, §§ 32-34, eff. 12-30-05)

- **922.11. - Planned Developments.**

This section sets out the required review and approval procedures for Specially Planned (SP) Developments and Planned Unit Developments (PUDs).

#### 922.11.A Method of Adoption

SP or PUD zoning districts may be established only in accordance with the Zoning Map Amendment procedures of [Sec. 922.05 <https://www.municode.com/library/pa/pittsburgh/codes/code\\_of\\_ordinances?nodeId=PIZO\\_CO\\_TITNINEZOCO\\_ARTVIIREEN\\_CH922DEREPR\\_922.05ZOMATEAM>](https://www.municode.com/library/pa/pittsburgh/codes/code_of_ordinances?nodeId=PIZO_CO_TITNINEZOCO_ARTVIIREEN_CH922DEREPR_922.05ZOMATEAM) and the review and approval procedures of this section, which shall be carried out concurrently with the Zoning Map Amendment process.

#### 922.11.B Preliminary Development Plan

##### 922.11.B.1 Application

A complete application for Preliminary Land Development Plan approval shall be submitted to the Zoning Administrator in a form established by the Zoning Administrator, along with a nonrefundable fee that has been established to defray the cost of processing development applications. No application shall be processed until the Zoning Administrator determines that the application is complete and the required fee has been paid. Application for SP or PUD rezoning shall be submitted at the time of application for a certificate of occupancy.

##### 922.11.B.2 Hearing and Action by the Planning Commission

The Planning Commission shall hold a public hearing on the application for Preliminary Development Plan Approval concurrently with the public hearing on the rezoning application. After the public hearing, the Planning Commission shall recommend approval, approval with conditions, or denial of the application and transmit an accurate written summary of the proceedings to the City Council.

##### 922.11.B.3 Review Criteria

The Planning Commission shall recommend approval of the Preliminary Land Development Plan application only if it finds that the proposal meets all of the following criteria:

- (a) That the proposed district shall create an efficient, functional and attractive urban area which incorporates a high level of amenities;
- (b) That the proposed district shall protect and preserve the natural environment;
- (c) That the proposed district shall create a favorable environmental, social and economic impact on the City;
- (d) That the establishment, maintenance, location and operation of the proposed district shall not be detrimental to or endanger the public health, safety, morals, comfort or general welfare;
- (e) That the proposed district shall not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes permitted, nor substantially diminish or impair property values within adjacent zoning districts;
- (f) That the establishment of the proposed district shall not impede the normal and orderly development and improvement of property for uses permitted in the adjacent districts;
- (g) That adequate utilities, access road, drainage and other necessary facilities have been or shall be provided;
- (h) That adequate measures have been or shall be taken to provide ingress and egress designated so as to minimize traffic congestion in the public streets; and
- (i) That the proposed development complies with plans and policy documents adopted from time to time by the City.

**(i) The proposed development must adequately address housing impact of the development on the surrounding community by providing an impact statement or analysis which shall include, but is not limited to, information regarding the types of housing proposed, the targeted market demographics, affordable dwelling units within the development and within the market, and number of dwelling units proposed to be demolished. For proposed developments without a housing component, the applicant shall provide a statement or analysis which shall include, but is not limited to, anticipated housing demand and affordability level of housing needed to serve new demand**

#### 922.11.B.4 Conditions of Approval

The Planning Commission may recommend approval with conditions if such conditions, when met, would have the effect of bringing the proposal into full compliance with the review criteria of [Sec. 922.11.B.3 <https://www.municode.com/library/>](https://www.municode.com/library/).

#### 922.11.B.5 Hearing and Action by City Council

The City Council shall hold a public hearing on the Zoning Map Amendment application. After the public hearing, the City Council shall act to approve, approve with conditions, approve in part, deny, or deny in part the application. The Zoning Map Amendment shall not become effective nor shall it be entered upon the Zoning District Map until the Planning Commission has approved a Final Land

Development Plan and an Improvement subdivision site plan has been duly recorded.

#### 922.11.B.6 Amendments

The procedure for amending an approved Preliminary Land Development Plan shall be the same as required for a new Preliminary Land Development Plan under [Section 922.11.B.2](#) [<https://www.municode.com/library/>](https://www.municode.com/library/).

#### 922.11.B.7 Notice

A public hearing shall be scheduled, and notice shall be required when ten (10) years or more have elapsed from the approval date of the most recently amended Preliminary Land Development Plan for an existing SP or PUD district. The Zoning Administrator shall give at least twenty-one (21) days public notice of the Planning Commission hearing by posting in accordance with the notice requirements of [Chapter 922.01.C.2](#) [<https://www.municode.com/library/>](https://www.municode.com/library/) and by mail in accordance with the notice requirements of [Chapter 922.01.C.1](#) [<https://www.municode.com/library/>](https://www.municode.com/library/) to all property owners within a one hundred fifty (150) foot radius of the subject property.

#### 922.11.C Final Land Development Plans

##### 922.11.C.1 Application

After City Council approval of the Zoning Map Amendment, the applicant shall submit a Final Land Development Plan to the Zoning Administrator who shall forward the application to the Planning Commission for review. At the time of Final Land Development submittal, the applicant shall also submit the Improvement Subdivision Site Plan for the Planning Commission's review. For an SP District, there shall be no minimum acreage required for a Final Land Development Plan application.

##### 922.11.C.2 Review and Action by the Planning Commission

The Planning Commission shall review the Final Land Development Plan and Improvement subdivision site plan and evaluate whether the plans comply with the approved Preliminary Land Development Plan. The Planning Commission shall review the Final Land Development Plan and Improvement subdivision site plan to determine if the application addresses the following criteria. The Planning Commission shall deny approval of a Final Land Development Plan application if it finds that the plan does not comply with the following criteria.

- (a) The proposed development must comply with an approved Preliminary Land Development Plan for the Planned Development;
- (b) The proposed development must include retail facilities, where such facilities would maintain and continue the existing retail patterns;
- (c) The proposed development must address compatibility with any existing residential area, including provision for maintenance of residential uses;
- (d) The proposed development must adequately address parking, considering the demand analysis required in the Preliminary Plan Development Plan, and must make provisions for adequate vehicle access and loading facilities;
- (e) The proposed development must adequately address traffic generation characteristics and address reasonable alternatives that would mitigate increased traffic congestion;

- (f) The proposed development must adequately address pedestrian traffic and patterns, including, but not limited to, sidewalk capacity, pedestrian safety and access to transit;
- (g) The proposed development must adequately address access to public transportation facilities, including, but not limited to access to transit stops, encouragement of transit use and provisions for alternate forms of transportation;
- (h) The proposed development must adequately address architectural relationships with surrounding buildings, including, but not limited to, building siting, massing, facade treatment, materials, proportions and scale;
- (i) The proposed development must adequately address microclimate effects, including, but not limited to, wind velocities, sun reflectance and sun access to existing buildings and streets;
- (j) The proposed development must address the project's compatibility and conformance with the Zoning Code and any plans and policies approved by the Planning Commission;
- (k) If the proposed application includes a building(s) that exceeds 50,000 square feet of building footprint, the proposed development must adequately address large footprint building criteria of Section 922.04.E.6.

**(l) The proposed development must adequately address housing impact of the development on the surrounding community by providing an impact statement or analysis which shall include, but is not limited to, information regarding the types of housing proposed, the targeted market demographics, affordable dwelling units within the development and within the market, and number of dwelling units proposed to be demolished. For proposed developments without a housing component, the applicant shall provide a statement or analysis which shall include, but is not limited to, anticipated housing demand and affordability level of housing needed to serve new demand**

#### 922.11.C.3 Effect of Final Land Development Approval

After a Final Land Development Plan has been approved by the Planning Commission and the Improvement subdivision site plan has been recorded, the applicant may submit a Certificate of Occupancy application and construction drawings for a project development to the Zoning Administrator. If the development is determined by the Zoning Administrator to be in substantial compliance with the Final Land Development Plan, the Zoning Administrator shall approve the Certificate of Occupancy application and building permit application. No Certificate of Occupancy application or building permit application shall be approved if the project is determined not to be in substantial compliance with the approved Final Land Development Plan. If the project development is determined not to be in substantial compliance with the Final Land Development Plan, the applicant may request approval of Land Development Plan amendment, in accordance with [Sec. 922.11.C.4 <<https://www.municode.com/library/>>](#).

#### 922.11.C.4 Amendments

The procedure for amending an approved Final Land Development Plan shall be the same as required for approval of the original Final Land Development Plan, except that the Zoning Administrator may approve an occupancy permit application for a project in an SP or PUD District if the Planning Director determines that the proposed project represents only a minor amendment to an approved

Final Land Development Plan. A minor amendment, for the purpose of this provision, shall be one (1) that meets all of the following conditions:

- (a) Involves no change in use;
- (b) Increases development intensity or residential density by no more than ten (10) percent;
- (c) Increases the height of any structure by no more than ten (10) percent; and
- (d) Places no structure closer to the perimeter of the planned development site than shown on the approved Final Land Development Plan.

#### 922.11.C.5 Lapse of Approval

If an applicant submits an application to the Zoning Administrator for approval of a Certificate of Occupancy application more than seven (7) years after the date of approval of the Final Land Development Plan, the Planning Commission may require that the planning studies conducted for the land development plan be updated, and that additional planning studies be conducted to determine the current impact of the proposed development on the remainder of the planned development and on the City. The Planning Commission shall evaluate the development's impacts in terms of the review criteria of [Sec. 922.11.B.3](#)

[https://www.municode.com/library/pa/pittsburgh/codes/code\\_of\\_ordinances?](https://www.municode.com/library/pa/pittsburgh/codes/code_of_ordinances?)

and may require the applicant to submit a Land Development Plan amendment, in accordance with [Sec. 922.11.C.4](#) [https://www.municode.com/library/pa/pittsburgh/codes/code\\_of\\_ordinances?nodeId=PIZOCA\\_TITNINEZOCO\\_ARTVIIREEN\\_CH922DEREPR\\_922.11PLDE\\_922.11](https://www.municode.com/library/pa/pittsburgh/codes/code_of_ordinances?nodeId=PIZOCA_TITNINEZOCO_ARTVIIREEN_CH922DEREPR_922.11PLDE_922.11).

#### 922.11.C.6 Notice Requirement for Gaming Enterprise Developments

##### (a) Notice, Hearing and Action

Upon determining that a Final Land Development Plan that is specific to a gaming Enterprise is complete, the Zoning Administrator shall schedule a public hearing before the Planning Commission, notify the applicant of the hearing date and give at least twenty-one (21) days notice of the hearing by posting in accordance with the notice requirements of [Section 922.01.C.2](#)

<https://www.municode.com/library/> and by mail in accordance with the notice requirements of [Section 922.01.C.1](#) [https://www.municode.com/library/pa/pittsburgh/codes/code\\_of\\_ordinances?nodeId=PIZOCA\\_TITNINEZOCO\\_ARTVIIREEN\\_CH922DEREPR\\_922.01GEREALPR\\_922.01](https://www.municode.com/library/pa/pittsburgh/codes/code_of_ordinances?nodeId=PIZOCA_TITNINEZOCO_ARTVIIREEN_CH922DEREPR_922.01GEREALPR_922.01).

to all property owners within a one hundred fifty-foot radius of the subject property. The Planning Commission shall hold a public hearing on the Final Land Development Plan application specific for Gaming Enterprises. After the public hearing, the Commission shall act to approve, approve with conditions or deny the application within forty-five (45) days of the public hearing.

#### 922.11.D Land Development Reports for SP Districts

For SP Districts, every two (2) years, beginning from the date of approval of the first Final Land Development Plan, the applicant shall submit to the Planning Commission a Land Development Report. The Planning Commission may approve the Land Development Report, approve the report with amendments, or, in the event that a Land Development Report is not submitted, the Planning Commission may approve a report prepared by the Zoning Administrator. The approval of a land development report shall amend the land development plan to the extent specified in the land development report.

(Ord. 42-2005, §§ 35-38, eff. 12-30-05; Ord. No. 33-2009, § 1, eff. 12-11-09; Ord. No. 1-2015, § 1.G., eff. 2-10

-15)



**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> Concord Sierra 1100 Hotel Partners, LP		Phone Number: ( 919 ) 278-1574	
Address: 11410 Common Oaks Dr. Suite 600	City: Raleigh	State: NC	Zip Code: 27614
<b>2. Applicant/Company Name:</b> Carl Hren/Concord Sierra 1100 Hotel Partners, LP		Phone Number: ( 919 ) 278-1574	
Address: 11410 Common Oaks Dr. Suite 600	City: Raleigh	State: NC	Zip Code: 27614
Applicant/Contractor ID:(assigned by the City)			
<b>3. Development Name:</b> AC Hotel Smallman			
<b>4. Development Location:</b> Strip District			
<b>5. Development Address:</b> 1100 Smallman Street, Pittsburgh, PA 15222			
<b>6. If applicant is proposing a change to the Zoning District, the following is required:</b> (Attach Zone Change Petition)			
Proposed Zoning District:	No Change		
Present Use of Site: (Select from attached list)	81, 106		
<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: 08 / 01 / 2016	Occupancy Date: 11 / 30 / 2017	Project Cost: \$ N/A

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):** 68 - Hotel, 105 - Retail (limited)

**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:** 7-story 133 room hotel with parking below. The hotel will include a mix of king, queen, and accessible guestrooms with various amenities including a fitness center, multiple meeting rooms and dining area with adjacent bar/lounge.

**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:	<u>10,550</u>	sq ft
Existing to be Retained:	<u>0</u>	sq ft
Retained Area to be Renovated:	<u>0</u>	sq ft
To be Constructed:	<u>97,156</u>	sq ft
Building Footprint:	<u>18,021</u>	sq ft

	<u>Existing</u>		<u>Proposed</u>	
	<u>Stories</u>	<u>Feet</u>	<u>Stories</u>	<u>Feet</u>
Main Structure	2	34'-6"	7	90
Proposed Addition/Extension	-	-	-	-

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


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

**17. Lot Area:** 19,998.6 sq ft

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

	<u>Existing</u>	<u>Proposed</u>
Full (8 1/2' x 19')	40	27
Compact (7 1/4' x 16')		
Handicap (13 1/2' x 19')		4

Off-Street Loading Spaces:  N/A

Actual:	<u>1</u>
Required:	<u>1</u>

**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:

<p><u>  1  </u> New Water Service Connection(s)</p> <p><u>  2  </u> New Sewer Service Connection(s) (1) storm, (1) sanitary</p>	<p><u>  1  </u> Termination of Existing Water Service Tap(s)</p> <p><u>  1  </u> Termination of Existing Sewer Service Tap(s)</p>
---	---

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

YES                       NO

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

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

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

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

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

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

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

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

Applicant Signature: VP of Construction & Capital Assets -as agent for owner  
Concord Sierra 1100 Hotel Partners LP



**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)



## smallman street

pittsburgh, pennsylvania

planning commission briefing

november 17, 2015



## contents

aerial view

existing building

context

images

drawings/data

existing/proposed site coverage

concept site plan

stormwater management plan

parking requirement summary

transportation impact study

ground level plan

second floor plan

typical third through sixth floor plan

seventh floor plan

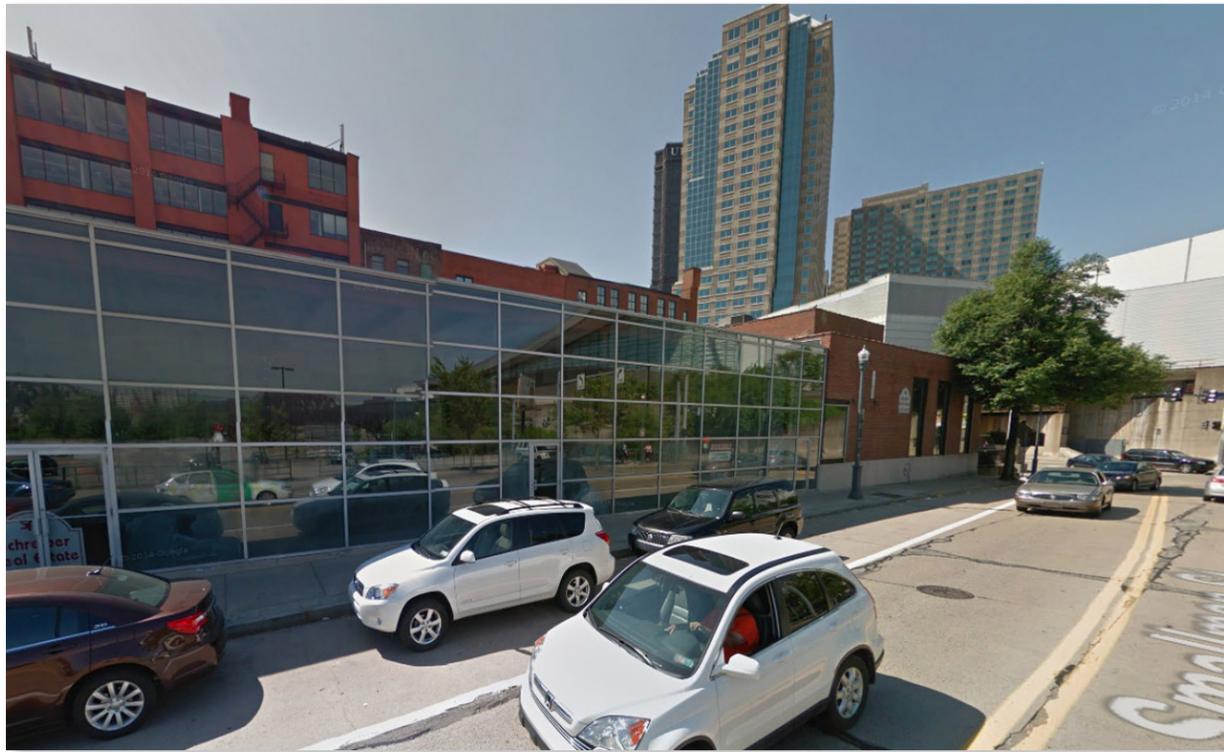
exterior elevations

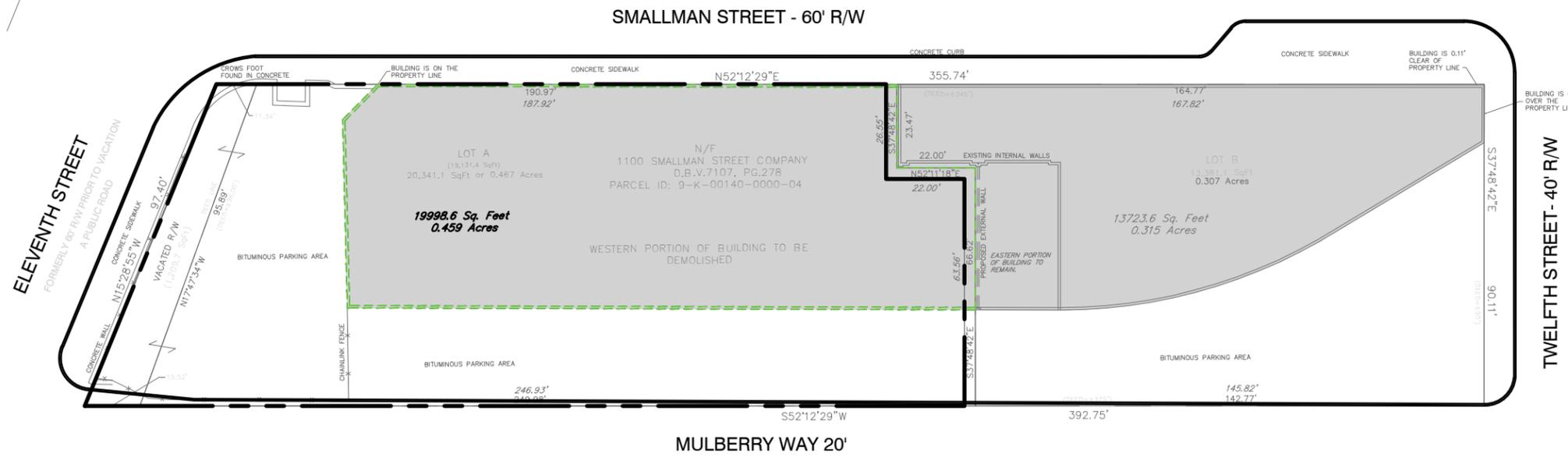
exterior finishes

material selections

3D rendering

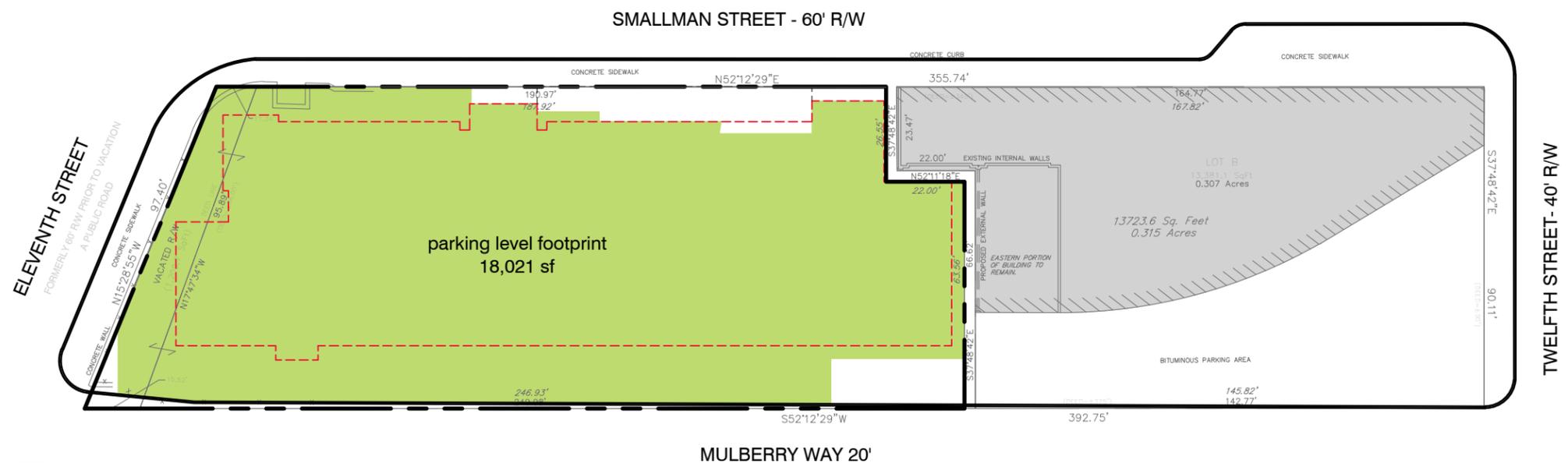






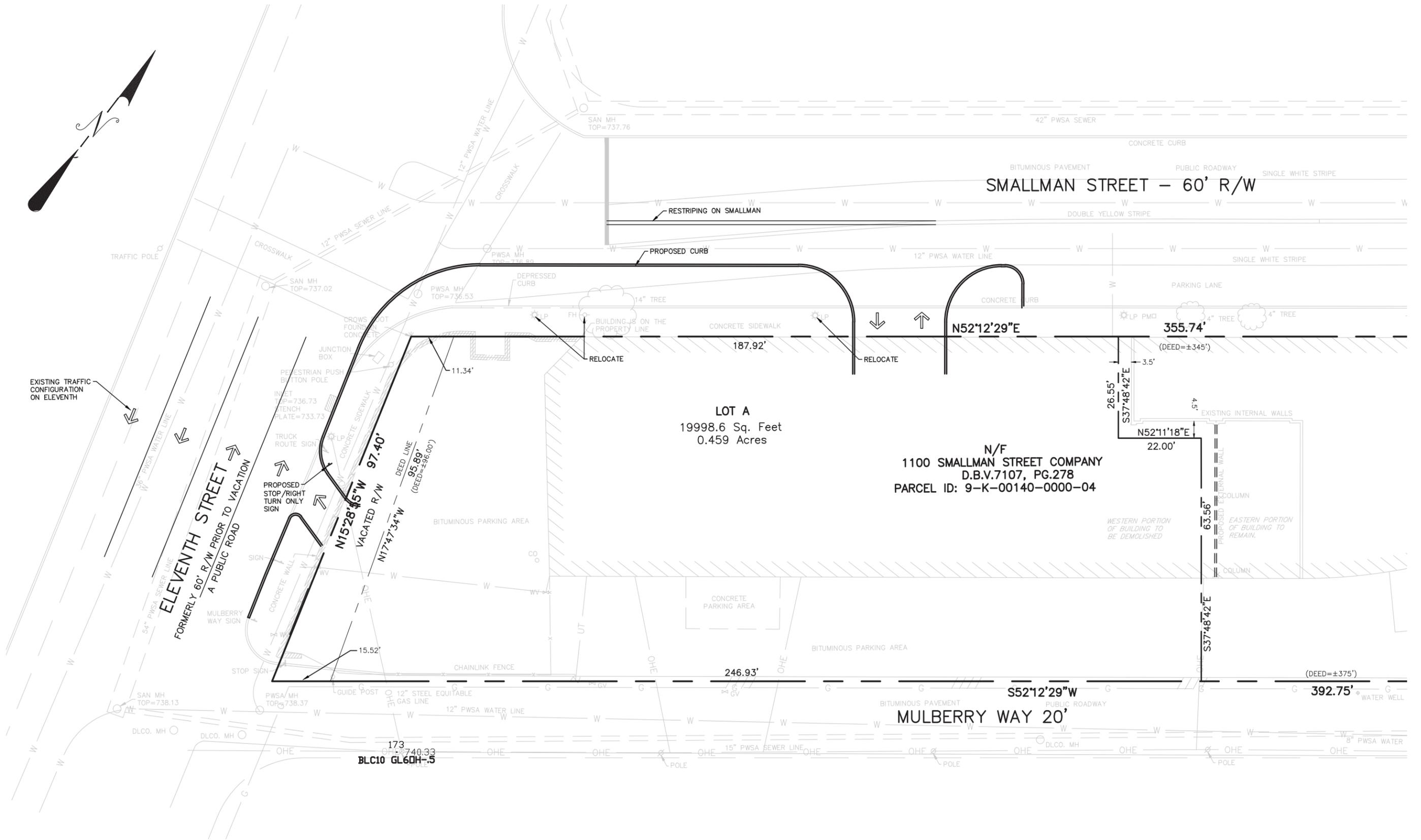
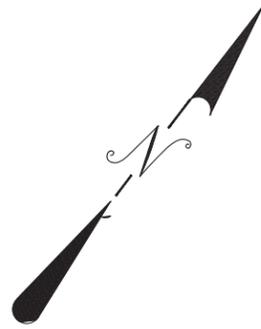
- legend**
- existing building
  - demolition (proposed)

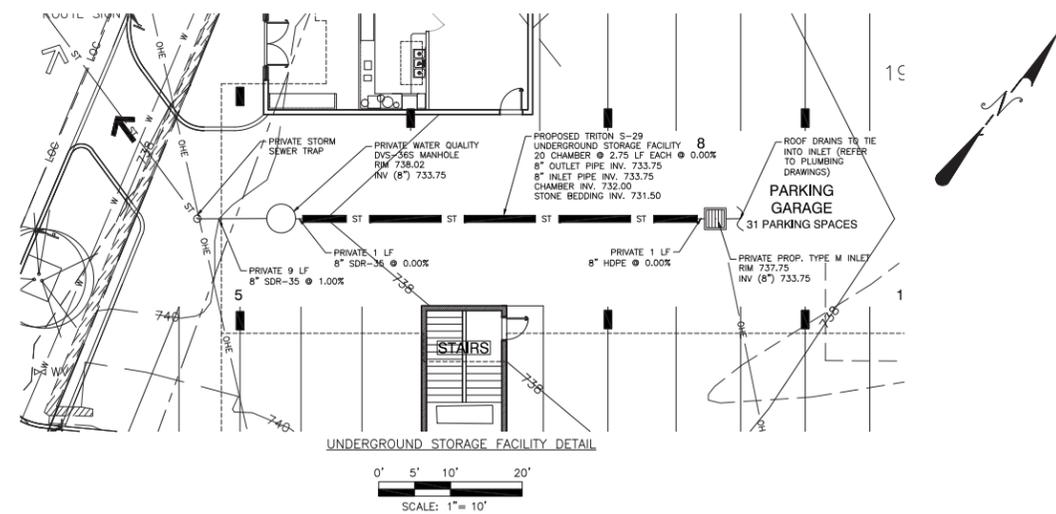
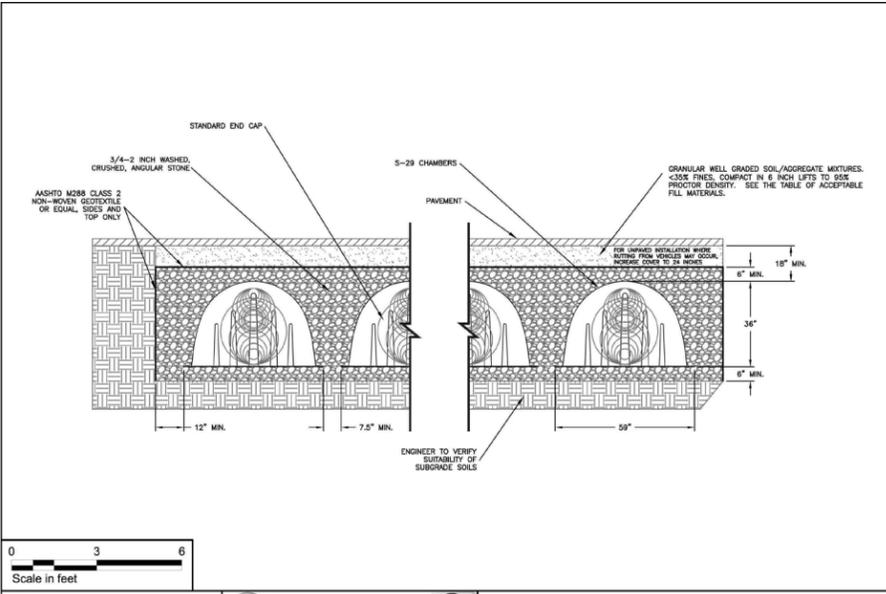
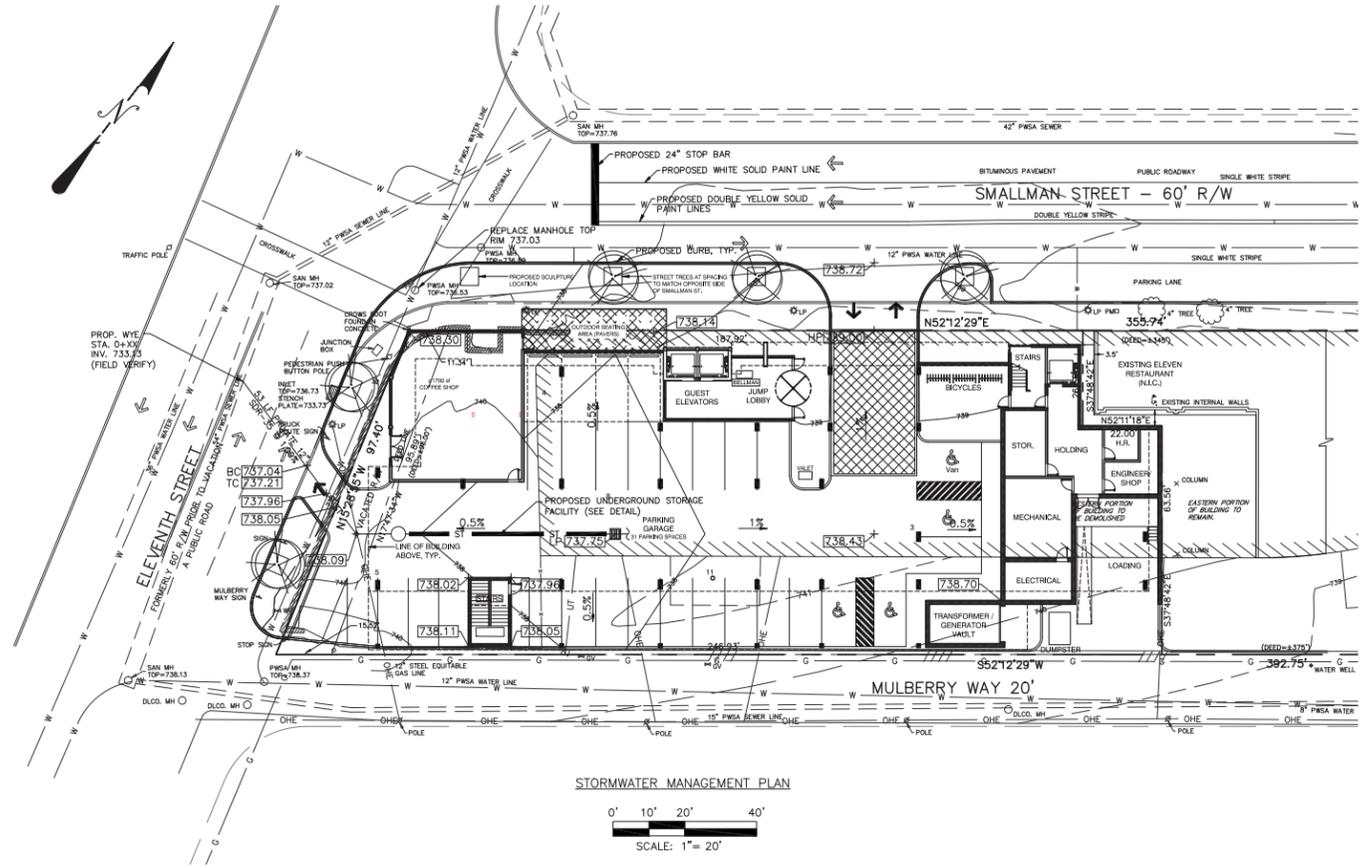
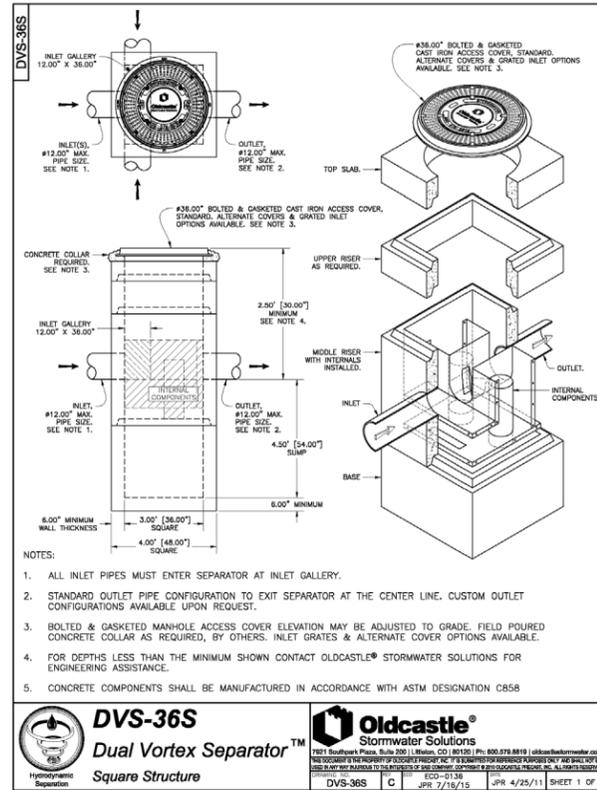
existing site plan



- legend**
- existing building to remain
  - proposed new building (ground floor parking)
  - line of new building above (second floor above)

proposed site plan





**LEGEND**

SAN - SANITARY	— G — GAS LINE
ST - STORM	— W — WATER LINE
MH - MANHOLE	— T — SUBSURFACE TELEPHONE LINE
TOP - TOP OF CASTING	— E — SUBSURFACE ELECTRIC LINE
INV - INVERT / FLOW LINE	— OH — OVERHEAD WIRES
WV - WATER VALVE	— — — EXISTING CONTOURS
GV - GAS VALVE	— — — EXISTING INLET
GM - GAS METER	— — — EXISTING MANHOLE
EM - ELECTRIC METER	— — — EXISTING SEWER
S.R. - STATE ROUTE	— X — FENCE
T.E.L. - TELEPHONE	
RCP - REINFORCED CONCRETE PIPE	
CPP - CORRUGATED PLASTIC PIPE	

THE ENGINEER ASSUMES NO RESPONSIBILITY FOR ANY CHANGES IN DESIGN PLANS UNLESS WRITTEN CONSENT IS GIVEN BY THE ENGINEER. THE CONTRACTOR AND/OR THE OWNER WILL BE HELD RESPONSIBLE FOR ANY FIELD MODIFICATIONS MADE WITHOUT THE WRITTEN CONSENT OF THE ENGINEER AND NECESSARY APPROVALS BY PERMITTING AGENCIES.

THE LOCATION OF EXISTING UTILITIES WERE TAKEN FROM RECORDS AND MARKING PROVIDED BY OTHERS AND OBSERVED EVIDENCE. THE LOCATIONS SHOWN MAY BE APPROXIMATE. THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE EXACT LOCATIONS, SIZES AND DEPTH OF ALL UTILITIES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL EXERCISE CARE TO AVOID DAMAGE TO ALL EXISTING UTILITIES.

MORRIS KNOWLES & ASSOCIATES, INC.  
EXPRESSLY RESERVES ITS COMMON LAW COPYRIGHT AND OTHER RIGHTS IN THESE PLANS. THESE PLANS ARE NOT TO BE REPRODUCED, CHANGED OR MANIPULATED IN ANY FORM OR MANNER WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO ANY THIRD PARTY WITHOUT PERMISSION AND CONSENT OF MORRIS KNOWLES & ASSOCIATES, INC.

REVISION BY: DATE: DESCRIPTION:  
 REVISION BY: DATE: DESCRIPTION:  
 REVISION BY: DATE: DESCRIPTION:  
 REVISION BY: DATE: DESCRIPTION:  
 REVISION BY: DATE: DESCRIPTION:

DESIGNED BY: BSM  
 REVIEWED BY: MMZ  
 DRAWN BY: R/L  
 DATE: NOVEMBER 2015  
 PROJ. NO.: 1849.01  
 DRAWING NO.: 26337

SCALE: AS NOTED

**MMA** Morris Knowles & Associates, Inc.  
 Consulting Engineers and Land Surveyors  
 1800 North 15th Street, Suite 100  
 Harrisburg, PA 17106  
 Telephone: (717) 468-8840

AC HOTEL  
 prepared for  
 CONCORD SIERRA 1100 HOTEL PARTNERS, LP  
 a Hammontree Company  
 CITY OF PITTSBURGH, ALLEGHENY COUNTY, PENNSYLVANIA  
**STORMWATER MANAGEMENT PLAN**

DRAWING NO. D-26337  
 SHEET NO. SWM-1

**TABLE 1**  
**PARKING REQUIREMENT SUMMARY**  
**Smallman Street AC Hotel Development Traffic and Parking Study**  
**City of Pittsburgh, Allegheny County, Pennsylvania**

Development Components	Size	Automobile Parking Demand: City of Pittsburgh Zoning Code <sup>(1)</sup>			Bicycle Parking Demand: City of Pittsburgh Zoning Code <sup>(1)</sup>				Total Number of Automobile Parking Spaces Required with Maximum Bicycle Reductions <sup>(6)</sup>	Total Number of Bicycle Parking Spaces Required with Maximum Bicycle Reductions
		Minimum Requirements without Bicycle Reductions			Required Minimum Bicycle Parking <sup>(2)</sup>		Maximum Reduction of Automobile Parking Spaces Due to Implementation of Bicycle Spaces <sup>(3)</sup>			
		Off-Street Automobile Parking Rate	Required Number of Automobile Spaces	Required Number of Reserved Spaces for Persons with Disabilities <sup>(4)</sup>	Bicycle Parking Rate	Required Number of Bicycle Spaces	Maximum Bicycle Parking Reduction Rate	Maximum Reduction <sup>(5)</sup>		
Hotel	133 Rooms	0.62 Spaces per Room	82	4	2 bicycle spaces for 21 to 80 employees	2	30% of required number automobile spaces, not including spaces reserved for persons with disabilities	24	58	24
Coffee Shop	1,700 SF	1 Space per 125 SF above first 2,400 SF	0	0	0 bicycle spaces required between 0 and 6,000 SF	0		0	0	0
<b>TOTAL</b>			<b>82</b>	<b>4</b>		<b>2</b>		<b>24</b>	<b>58</b>	<b>24</b>

(1) Based on the City of Pittsburgh Urban Zoning Code, Chapter 914: Parking Loading and Access. Parking spaces determined based on results of the parking requirement study.  
(2) Bicycle parking requirements are detailed in Section 914.05D of the City of Pittsburgh Urban Zoning Code.  
(3) Section 914.05E of the City of Pittsburgh Urban Zoning Code indicates that the reduction in the number of automobile parking spaces shall be reduced by no more than one (1) space for each Bicycle Parking Space (minimum reduction), but by no more than thirty (30) percent of the total required spaces (maximum reduction), not including spaces reserved for persons with disabilities.  
(4) Parking spaces reserved for persons with disabilities shall be counted toward fulfilling overall off-street parking standards. The number of spaces reserved for persons with disabilities is detailed in Section 914.06.A of the City of Pittsburgh Urban Zoning Code. At least one (1) of these spaces must be van accessible.  
(5) Maximum bicycle reduction = [(82 spaces - 4 handicapped spaces) x 0.30] = 24 spaces  
(6) Total number of automobile spaces required with maximum bicycle reductions for the proposed development = (82 total spaces - 24 bicycle spaces) = 58 spaces. It should be noted that of the 58 spaces, 4 spaces must be reserved for persons with disabilities.

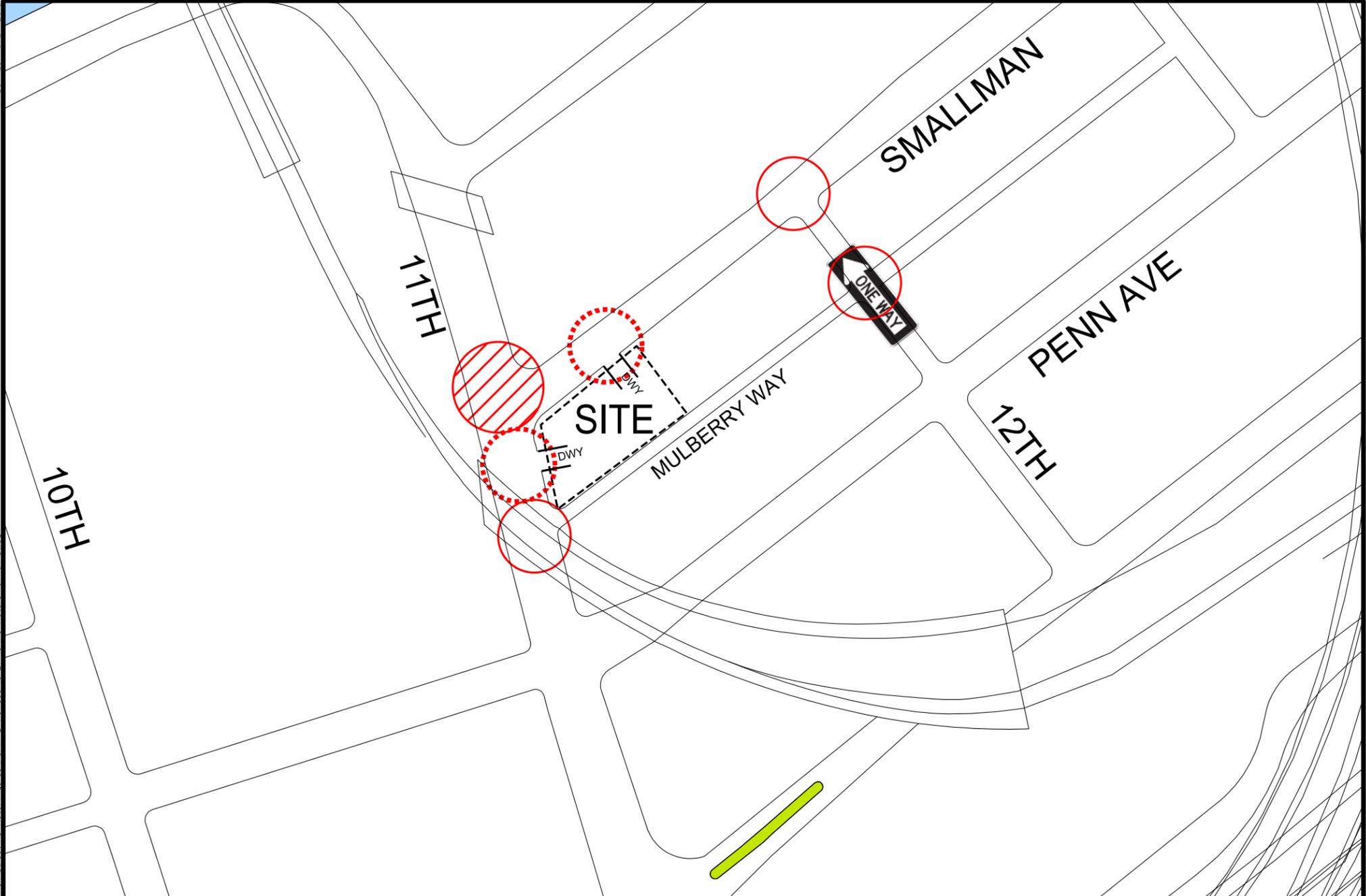
Source: Analysis by Trans Associates.

File - sierr00/15165/Parking Requirement Table for PC Briefing 11-17-2015



PLOTTED: 10/27/2015

FILE NAME: P:\SIERRA00\15165 - Smallman Street AC Hotel\Figures\Firm\_B\_Revised\_10-27-15\AC\_Hotel\_Smallman\_St.dgn



- Legend:
-  - Signalized Study Intersection
  -  - Unsignalized Study Intersection
  -  - Proposed Study Intersection

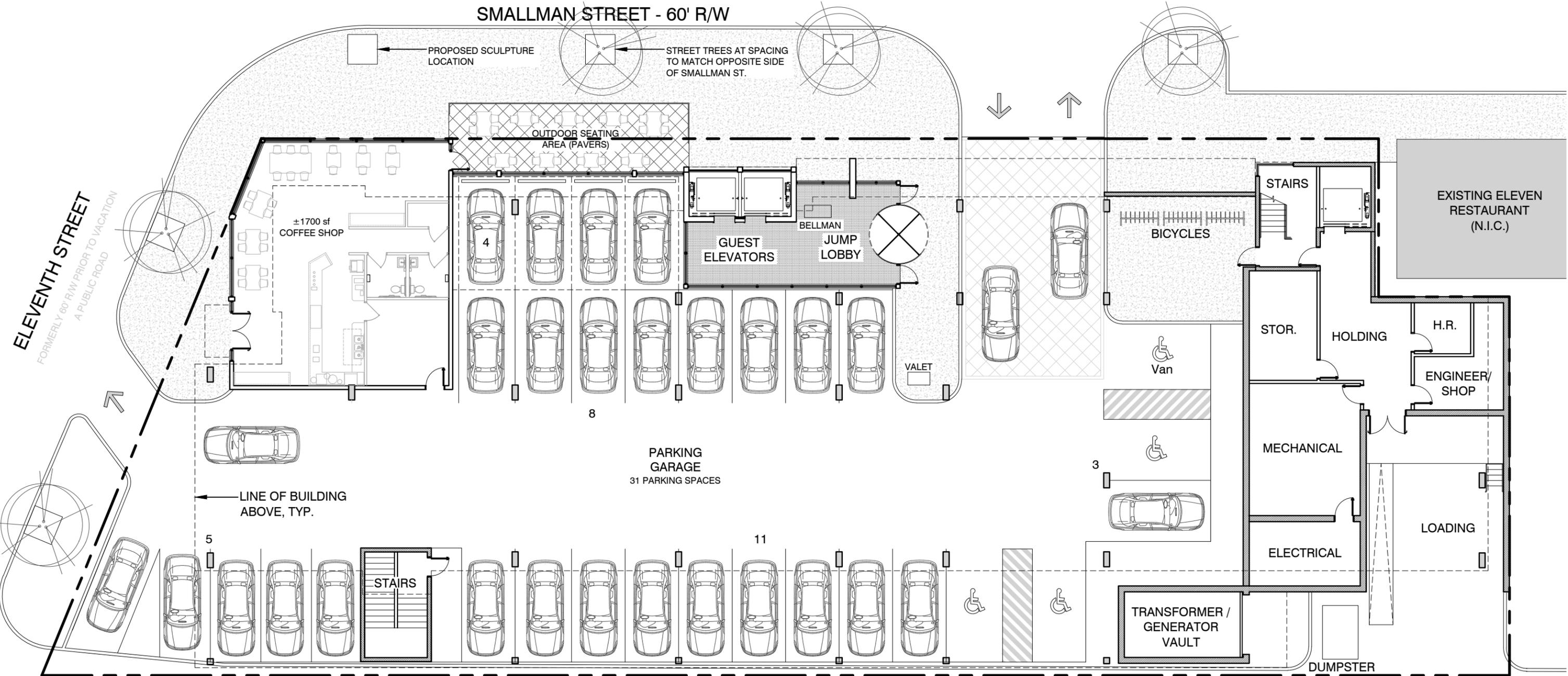
  
SCALE: N.T.S.

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

PROJECT NO.	sierr00-15165
PROJECT:	Smallman Street AC Hotel Transportation Impact Study
TITLE:	Site Location and Study Intersections

FIGURE	2
D.B.	CAD
C.B.	CAJ
REV.	





GUESTROOM UNIT MATRIX						
GEN 1 - AC HOTELS by MARRIOTT (132 ROOMS)						
GUESTROOM TYPE	KINGS		D/D	ACCESSIBLE		TOTAL
	KING STANDARD	KING ALTERNATE	DB/D STANDARD	KING ACCESSIBLE	DB/D ACCESSIBLE	
GARAGE	-	-	-	-	-	0
SECOND	11	1	12	1	-	25
THIRD	12	1	13	1	-	27
FOURTH	12	1	13	1	-	27
FIFTH	12	1	13	1	-	27
SIXTH	12	1	13	1	-	27
SEVENTH (LOBBY)	-	-	-	-	-	0
TOTAL	59	5	64	5	0	133
RATIO	44.4%	3.8%	48%	3.8%	0%	

**project data**

**description** 7 story hotel with parking garage below

**zoning** Golden Triangle; GT-B District

**lot size** 19,998 s.f. (0.46 acres)

**building height** 90'-0" (74'-0" To 7th Floor)

**floors** 7 floors

**off street parking** 31 Spaces, Valet

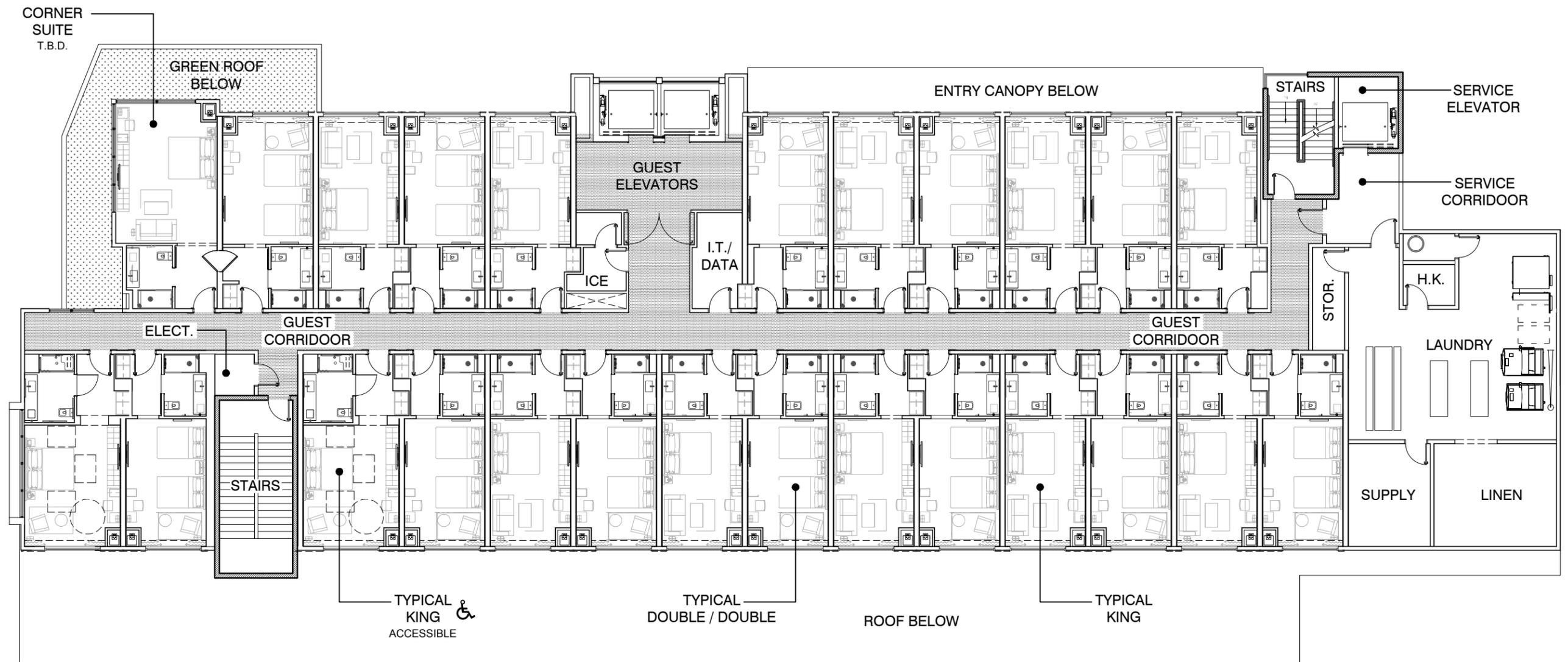
**bicycle parking** 25 Spaces (Covered)

square footages	s.f.	floor to floor
garage	17,900	14'-0"
second floor	13,369	10'-0"
third floor	13,205	10'-0"
fourth floor	13,205	10'-0"
fifth floor	13,205	10'-0"
sixth floor	13,205	10'-0"
seventh floor	13,067	10'-0"
<b>total s.f.</b>	<b>97,156</b>	



meyers+associates  
ARCHITECTURE



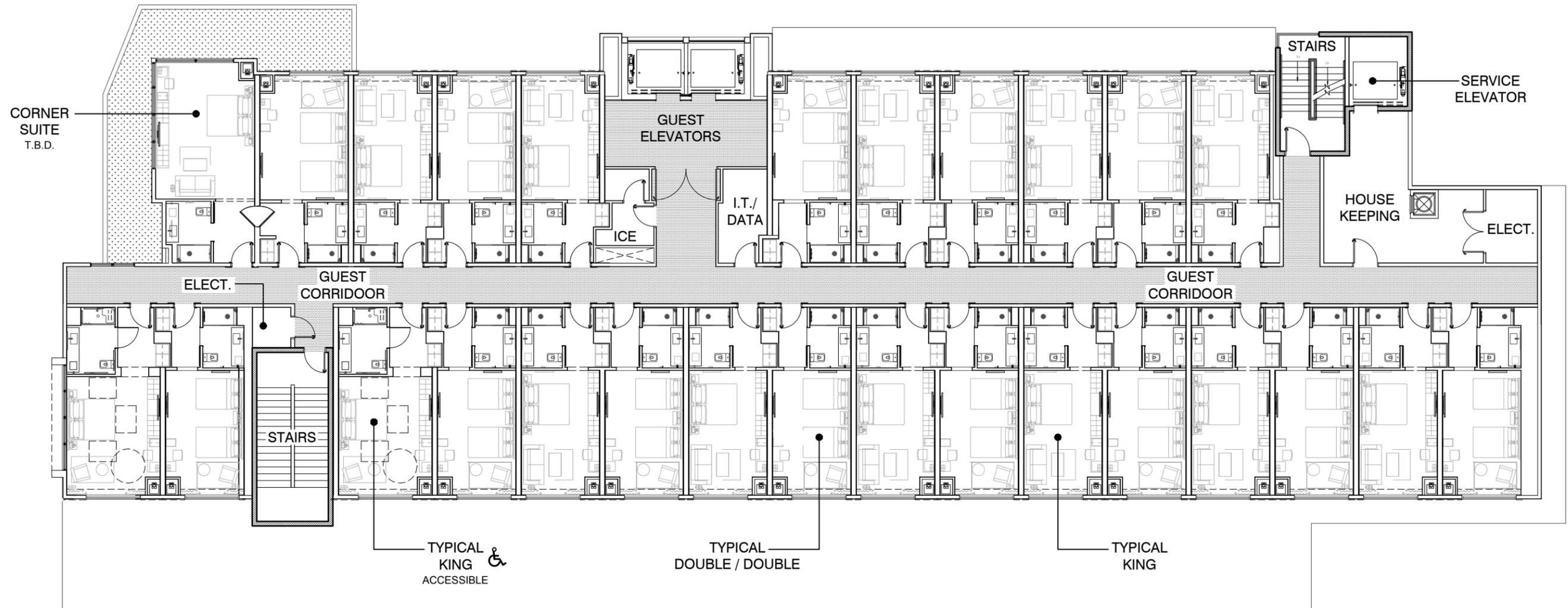


GUESTROOM UNIT MATRIX						
GEN 1 - AC HOTELS by MARRIOTT (132 ROOMS)						
GUESTROOM TYPE	KINGS		D/D	ACCESSIBLE		TOTAL
	KING STANDARD	KING ALTERNATE	DB/DB STANDARD	KING ACCESSIBLE	DB/DB ACCESSIBLE	
GARAGE	-	-	-	-	-	0
SECOND	11	1	12	1	-	25
THIRD	12	1	13	1	-	27
FOURTH	12	1	13	1	-	27
FIFTH	12	1	13	1	-	27
SIXTH	12	1	13	1	-	27
SEVENTH (LOBBY)	-	-	-	-	-	0
TOTAL	59	5	64	5	0	133
RATIO	44.4%	3.8%	48%	3.8%	0%	

**project data**

- description** 7 story hotel with parking garage below
- zoning** Golden Triangle; GT-B District
- lot size** 19,998 s.f. (0.46 acres)
- building height** 90'-0" (74'-0" To 7th Floor)
- floors** 7 floors
- off street parking** 31 Spaces, Valet
- bicycle parking** 25 Spaces (Covered)

square footages	s.f.	floor to floor
garage	17,900	14'-0"
second floor	13,369	10'-0"
third floor	13,205	10'-0"
fourth floor	13,205	10'-0"
fifth floor	13,205	10'-0"
sixth floor	13,205	10'-0"
seventh floor	13,067	10'-0"
<b>total s.f.</b>	<b>97,156</b>	

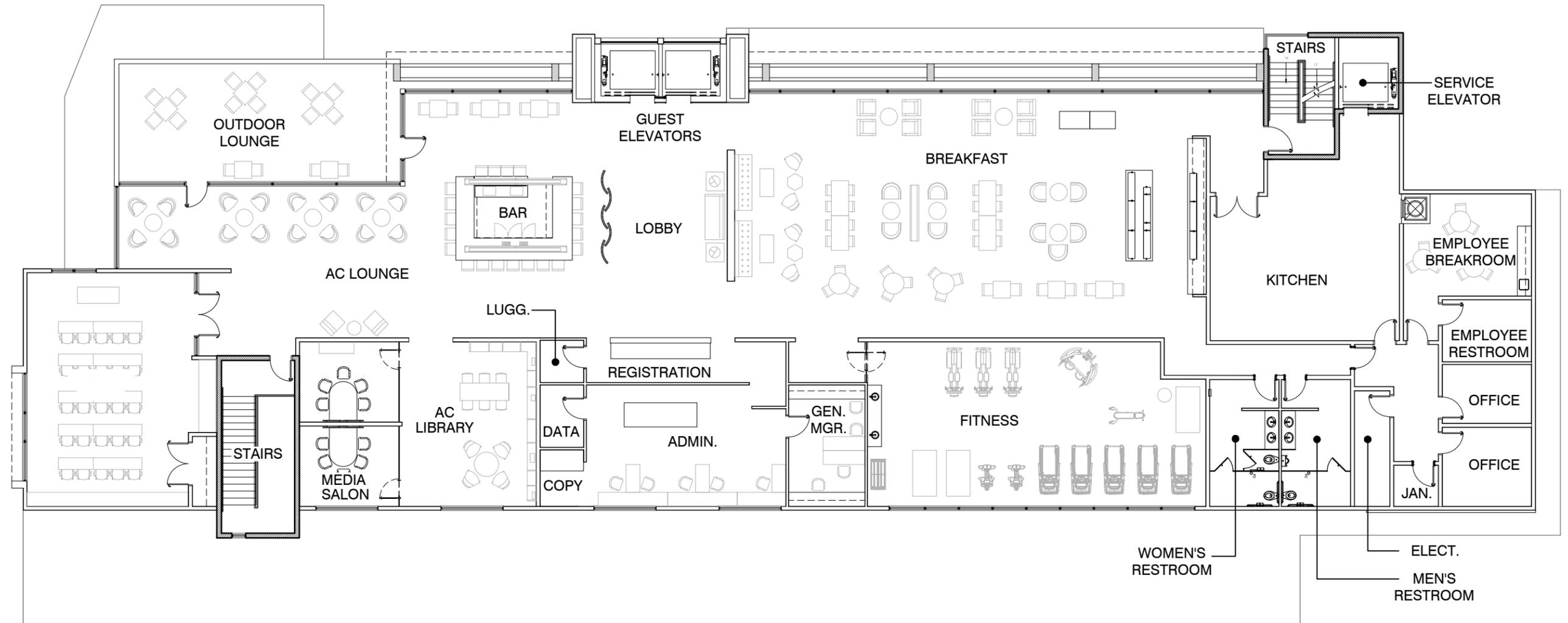


GUESTROOM UNIT MATRIX						
GEN 1 - AC HOTELS by MARRIOTT (132 ROOMS)						
GUESTROOM TYPE	KINGS		D/D	ACCESSIBLE		TOTAL
	KING STANDARD	KING ALTERNATE	DB/DB STANDARD	KING ACCESSIBLE	DB/DB ACCESSIBLE	
GARAGE	-	-	-	-	-	0
SECOND	11	1	12	1	-	25
THIRD	12	1	13	1	-	27
FOURTH	12	1	13	1	-	27
FIFTH	12	1	13	1	-	27
SIXTH	12	1	13	1	-	27
SEVENTH (LOBBY)	-	-	-	-	-	0
TOTAL	59	5	64	5	0	133
RATIO	44.4%	3.8%	48%	3.8%	0%	

**project data**

- description** 7 story hotel with parking garage below
- zoning** Golden Triangle; GT-B District
- lot size** 19,998 s.f. (0.46 acres)
- building height** 90'-0" (74'-0" To 7th Floor)
- floors** 7 floors
- off street parking** 31 Spaces, Valet
- bicycle parking** 25 Spaces (Covered)

square footages	s.f.	floor to floor
garage	17,900	14'-0"
second floor	13,369	10'-0"
third floor	13,205	10'-0"
fourth floor	13,205	10'-0"
fifth floor	13,205	10'-0"
sixth floor	13,205	10'-0"
seventh floor	13,067	10'-0"
<b>total s.f.</b>	<b>97,156</b>	



GUESTROOM UNIT MATRIX						
GEN 1 - AC HOTELS by MARRIOTT (132 ROOMS)						
GUESTROOM TYPE	KINGS		D/D	ACCESSIBLE		TOTAL
	KING STANDARD	KING ALTERNATE	DB/DB STANDARD	KING ACCESSIBLE	DB/DB ACCESSIBLE	
GARAGE	-	-	-	-	-	0
SECOND	11	1	12	1	-	25
THIRD	12	1	13	1	-	27
FOURTH	12	1	13	1	-	27
FIFTH	12	1	13	1	-	27
SIXTH	12	1	13	1	-	27
SEVENTH (LOBBY)	-	-	-	-	-	0
<b>TOTAL</b>	<b>59</b>	<b>5</b>	<b>64</b>	<b>5</b>	<b>0</b>	<b>133</b>
<b>RATIO</b>	<b>44.4%</b>	<b>3.8%</b>	<b>48%</b>	<b>3.8%</b>	<b>0%</b>	

**project data**

- description** 7 story hotel with parking garage below
- zoning** Golden Triangle; GT-B District
- lot size** 19,998 s.f. (0.46 acres)
- building height** 90'-0" (74'-0" To 7th Floor)
- floors** 7 floors
- off street parking** 31 Spaces, Valet
- bicycle parking** 25 Spaces (Covered)

square footages	s.f.	floor to floor
garage	17,900	14'-0"
second floor	13,369	10'-0"
third floor	13,205	10'-0"
fourth floor	13,205	10'-0"
fifth floor	13,205	10'-0"
sixth floor	13,205	10'-0"
seventh floor	13,067	10'-0"
<b>total s.f.</b>	<b>97,156</b>	

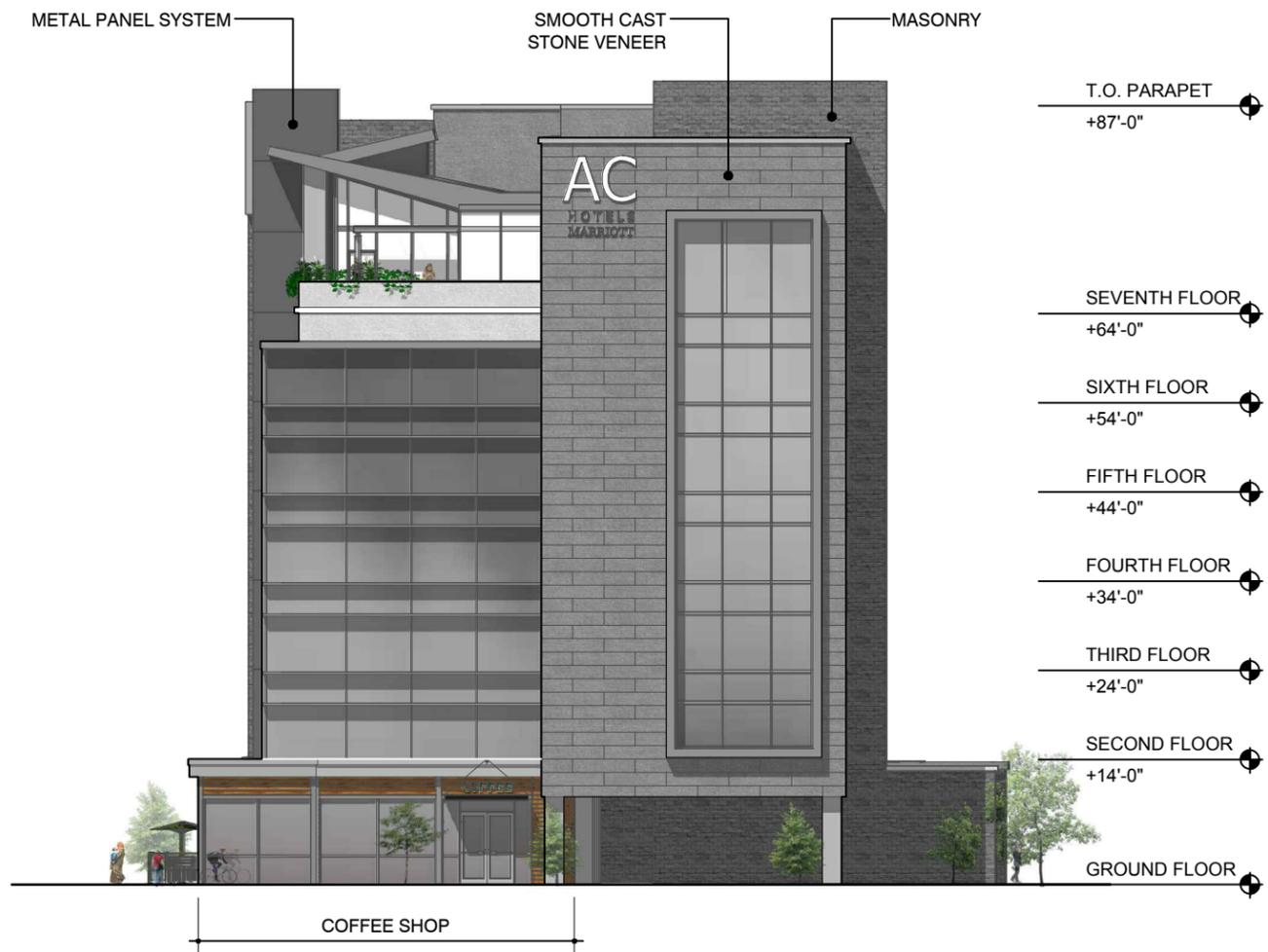




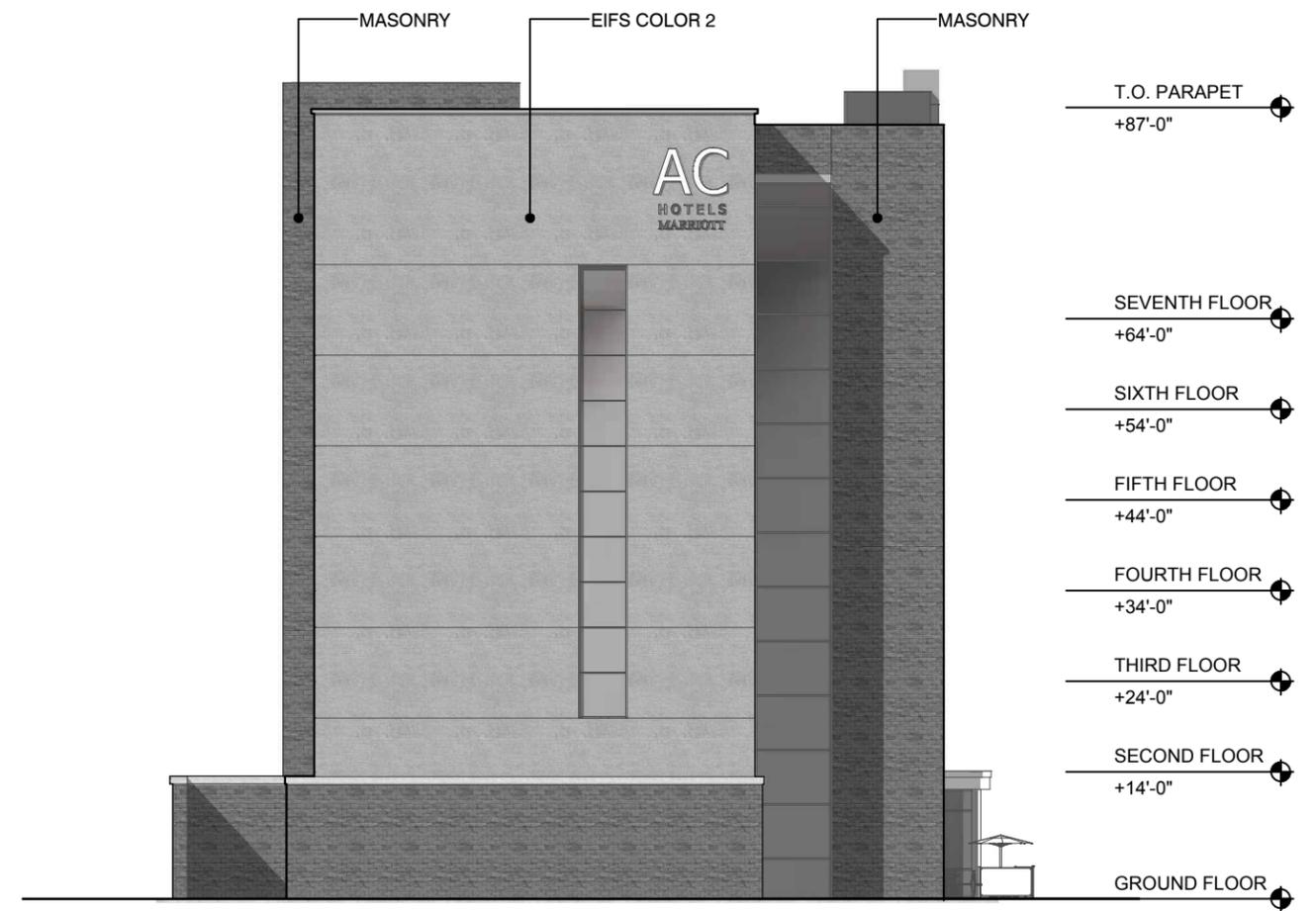
west elevation - smallman street



east elevation - mulberry way



south elevation - eleventh street



north elevation



smooth cast stone veneer



smooth cast stone veneer



EIFS



EIFS color #1



EIFS color #2



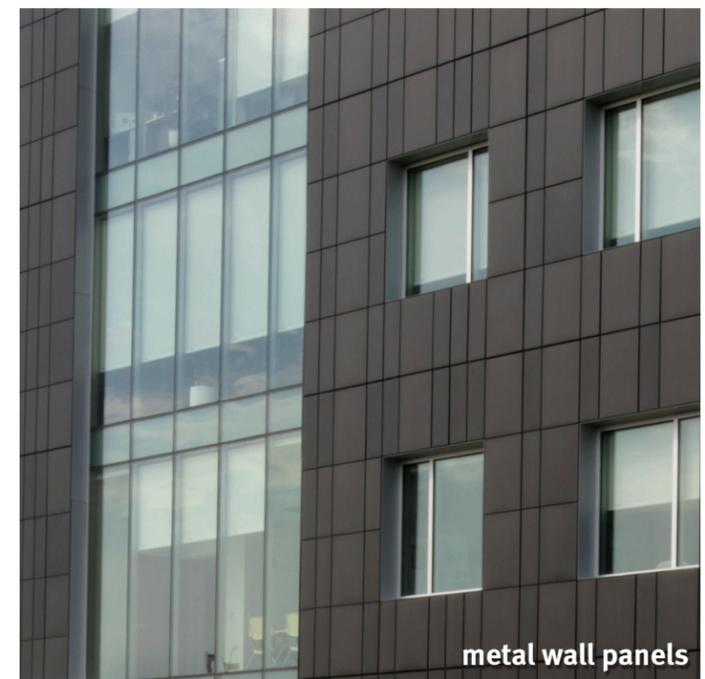
"wood look" fiber cement panels



aluminum storefront color



metal wall panel color



metal wall panels





# INDIVIDUAL PROPERTY HISTORIC NOMINATION FORM

**HRC Staff Use Only**

Date Received: .....

Parcel No.: .....

Ward: .....

Zoning Classification: .....

Bldg. Inspector: .....

Council District: .....

**Fee Schedule**

Please make check payable to *Treasurer, City of Pittsburgh*

Individual Landmark Nomination: \$100.00

District Nomination: \$250.00

**1. HISTORIC NAME OF PROPERTY:**

Card Estate Carriage House

**2. CURRENT NAME OF PROPERTY:**

Card Lane Carriage House

**3. LOCATION**

a. Street: 7122-7128 Card Lane

b. City, State, Zip Code: Pittsburgh, Pennsylvania 15208

c. Neighborhood: Point Breeze

**4. OWNERSHIP**

d. Owner(s): David and Aliza Kashi

e. Street: 1500 Valmont Street

f. City, State, Zip Code: Pittsburgh, Pennsylvania 15217 Phone: ( ) -

**5. CLASSIFICATION AND USE – Check all that apply**

<u>Type</u>	<u>Ownership</u>	<u>Current Use:</u>
<input checked="" type="checkbox"/> Structure	<input type="checkbox"/> Private – home	<u>The property is a four-unit apartment building</u>
<input type="checkbox"/> District	<input checked="" type="checkbox"/> Private – other	_____
<input type="checkbox"/> Site	<input type="checkbox"/> Public – government	_____
<input type="checkbox"/> Object	<input type="checkbox"/> Public - other	_____
	<input type="checkbox"/> Place of religious worship	_____

---

6. NOMINATED BY:

- a. Name: Marie King, Peter Kaplan and others (please see attached list)
- b. Street: 7119 Card Lane, 125 S. Lang Avenue
- c. City, State, Zip: Pittsburgh, Pennsylvania 15208
- d. Phone: (412) 848-0070 Email: marie.king@gmail.com

7. DESCRIPTION

Provide a narrative description of the structure, district, site, or object. If it has been altered over time, indicate the date(s) and nature of the alteration(s). (Attach additional pages as needed)

*If Known:*

- a. Year Built: 1893
- b. Architectural Style: Elements of Romanesque Revival and Bungalow styles
- c. Architect/Builder: Henry Shenk, supervising builder

Narrative: Please see attached.

8. HISTORY

Provide a history of the structure, district, site, or object. Include a bibliography of sources consulted. (Attach additional pages as needed.) Include copies of relevant source materials with the nomination form (see Number 11).

Narrative: Please see attached.

9. SIGNIFICANCE

The *Pittsburgh Code of Ordinances, Title 11, Historic Preservation, Chapter 1: Historic Structures, Districts, Sites and Objects* lists ten criteria, at least one of which must be met for Historic Designation. Describe how the structure, district, site, or object meets one or more of these criteria and complete a narrative discussing in detail each area of significance. (Attach additional pages as needed)

The structure, building, site, district, object is significant because of (check all that apply):

- 1.  Its location as a site of a significant historic or prehistoric event or activity;
- 2.  Its identification with a person or persons who significantly contributed to the cultural, historic, architectural, archaeological, or related aspects of the development of the City of Pittsburgh, State of Pennsylvania, Mid-Atlantic region, or the United States;
- 3.  Its exemplification of an architectural type, style or design distinguished by innovation, rarity, uniqueness, or overall quality of design, detail, materials, or craftsmanship;
- 4.  Its identification as the work of an architect, designer, engineer, or builder whose individual work is significant in the history or development of the City of Pittsburgh, the State of Pennsylvania, the Mid-Atlantic region, or the United States;
- 5.  Its exemplification of important planning and urban design techniques distinguished by innovation, rarity, uniqueness, or overall quality of design or detail;

- 
6.  Its location as a site of an important archaeological resource;
  7.  Its association with important cultural or social aspects or events in the history of the City of Pittsburgh, the State of Pennsylvania, the Mid-Atlantic region, or the United States;
  8.  Its exemplification of a pattern of neighborhood development or settlement significant to the cultural history or traditions of the City, whose components may lack individual distinction;
  9.  Its representation of a cultural, historic, architectural, archaeological, or related theme expressed through distinctive areas, properties, sites, structures, or objects that may or may not be contiguous; or
  10.  Its unique location and distinctive physical appearance or presence representing an established and familiar visual feature of a neighborhood, community, or the City of Pittsburgh.

Narrative: Please see attached.

---

#### 10. INTEGRITY

In addition, the ordinance specifies that “Any area, property, site, structure or object that meets any one or more of the criteria listed above shall also have sufficient integrity of location, design, materials, and workmanship to make it worthy of preservation or restoration”. (Attach additional pages as needed)

Narrative: \_\_\_\_\_

---

#### 11. NOTIFICATION/CONSENT OF PROPERTY OWNER(S)

##### *1.3(a)(2) Community information process.*

*Preceding submission of a nomination form for a District, the Historic Review Commission shall conduct at least one (1) public information meeting within or near the boundaries of the proposed district, which shall include at least one (1) member of the Department of City Planning and one (1) Commission member, to discuss the possible effects of designation. Notice shall be given to the owners of property in the proposed district in accordance with Section 1.3(b) below. The final public information meeting shall be held no more than six months before the nomination form is submitted.*

##### *1.3(a)(1)(a) Subsection F.*

*In the case of a nomination as a Historic District, by community-based organizations or by any individual, but in either event the nomination shall be accompanied by a petition signed by the owners of record of twenty-five (25) percent of the properties within the boundaries of the proposed District.*

- Please attach documentation of your efforts to gain property owner’s consent.-

\*\* The nomination of any religious property shall be accompanied by a signed letter of consent from the property’s owner.

---

12. PHOTO LOGS: *Please Attach*

13. BIBLIOGRAPHY: *Please Attach*

14. NOMINATION FORM PREPARED BY:

a. Name: Marie King and Peter Kaplan

b. Street: 7119 Card Lane, 125 S. Lang Avenue

c. City, State, Zip: Pittsburgh, Pennsylvania 15208

d. Phone: (412) 8480070 Email: marie.king@gmail.com, pghpeter@verizon.net

e. Signature: \_\_\_\_\_



## **HISTORIC NOMINATION – INSTRUCTIONS**

### **INSTRUCTIONS FOR FILLING OUT THE NOMINATION FORM**

1. Indicate the original name of the property if it is currently known by a different name; e.g. Union Station.
2. Indicate the current name of the property
3. Indicate the street address for the property. For districts, attach a separate sheet listing the street address of each property included in the nomination and a clear street map of the area showing the boundaries of the proposed district.
4. Indicate the owner of the property and his or her mailing address. For districts, attach a separate sheet listing the owner of each property and his or her mailing address.
5. Check the classification as indicated.
  - a. **“Historic Structure”** means anything constructed or erected, the use of which requires directly or indirectly, a permanent location on the land, including walks, fences, signs, steps and sidewalks at which events that made a significant contribution to national, state or local history occurred or which involved a close association with the lives of people of nations, state or local significance; or an outstanding example of a period, style, architectural movement, or method of construction; or one of the last surviving works of a pioneer architect, builder or designer; or one of the last survivors of a particular style or period of construction.
  - b. **“Historic District”** means a defined territorial division of land which shall include more than one (1) contiguous or related parcels of property, specifically identified by separate resolution, at which events occurred that made a significant contribution to national, state, or local history, or which contains more than one historic structure or historic landmarks, or which contains groups, rows or sets of structures or landmarks, or which contains an aggregate example of a period, style, architectural movements or method of construction, providing distinguishing characteristics of the architectural type or architectural period it represents.
  - c. **“Historic Site”** means the location of a significant event, a prehistoric or historic occupation or activity, or a building or structure whether standing, ruined or vanished, where the location itself maintains historical or archaeological value regardless of the value of any existing structures.
  - d. **“Historic Object”** means a material thing of historic significance for functional, aesthetic cultural or scientific reasons that may be, by nature or design, moveable yet related to a specific setting or environment.
6. Indicate the person(s) responsible for the nomination. Please note: According to the Historic Preservation Ordinance:

---

*“Nomination of an area, property, site, or object for consideration and designation as a Historic Structure, Historic District, Historic Site, or Historic Object may be submitted to the Historic Review Commission by any of the following:*

- a. The Mayor of the City of Pittsburgh
  - b. A Member of the Historic Review Commission
  - c. A Member of the City Planning Commission
  - d. A Member of the Pittsburgh City Council
  - e. The Owner of Record or any person residing in the City of Pittsburgh for at least one year (for the nomination of a Historic Structure, Site or Object)
  - f. A signed petition of 25% of the owners of record (for the nomination of a Historic District)
7. Write a physical description of the nominated property or district. Include the following information as applicable:
- architectural style(s)
  - arrangement of architectural elements
  - building materials
  - method(s) of construction
  - visual character
  - street pattern
  - density
  - type and arrangement of buildings
  - topography
  - history of the development of the area
8. Provide a narrative history of the structure, district, site, or object. Include the following information when available:
- History of the development of the area;
  - Circumstances which brought the structure, district, site, or object into being;
  - Biographical information on architects, builders, developers, artisans, planners, or others who created or contributed to the structure, district, site, or object;
  - Contextual background on building type(s) and/or style(s);
  - Importance of the structure, district, site, or object in the larger community over the course of its existence.
  - Include a bibliography of all sources consulted at the end. Where historical information is uncertain or disputed, reference sources in the text.
9. Listed below are the categories and criteria for historic designation as set forth in the Pittsburgh Historic Preservation Ordinance. Describe in detail how the structure, district, site, or object meets one or more of the criteria. According to that legislation in Section 1.4 of the Pittsburgh Historic Preservation Ordinance, *Criteria for Designation*, a building must meet at least one of the following criteria in order to be designated:
1. Its location as a site of a significant historic or prehistoric event or activity;
  2. Its identification with a person or persons who significantly contributed to the cultural, historic, architectural, archaeological, or related aspects of the development of the City of Pittsburgh, State of Pennsylvania, Mid-Atlantic region, or the United States;
  3. Its exemplification of an architectural type, style or design distinguished by innovation, rarity, uniqueness, or overall quality of design, detail, materials, or craftsmanship;
  4. Its identification as the work of an architect, designer, engineer, or builder whose individual work is significant in the history or development of the City of Pittsburgh, the State of Pennsylvania, the Mid-Atlantic region, or the United States;

- 
5. Its exemplification of important planning and urban design techniques distinguished by innovation, rarity, uniqueness, or overall quality of design or detail;
  6. Its location as a site of an important archaeological resource;
  7. Its association with important cultural or social aspects or events in the history of the City of Pittsburgh, the State of Pennsylvania, the Mid-Atlantic region, or the United States;
  8. Its exemplification of a pattern of neighborhood development or settlement significant to the cultural history or traditions of the City, whose components may lack individual distinction;
  9. Its representation of a cultural, historic, architectural, archaeological, or related theme expressed through distinctive areas, properties, sites, structures, or objects that may or may not be contiguous; or
  10. Its unique location and distinctive physical appearance or presence representing an established and familiar visual feature of a neighborhood, community, or the City of Pittsburgh.
- 10.** In addition, the ordinance specifies that “Any area, property, site, structure or object that meets any one or more of the criteria listed above shall also have sufficient integrity of location, design, materials, and workmanship to make it worthy of preservation or restoration.”
- 11.** The nomination must be accompanied by evidence that the nominator has made a good-faith effort to communicate his or her interest in the historic designation of this landmark or district to the owner(s) of these properties. Describe how this was done, and attach evidence that the owner(s) of the nominated landmark or of the properties within the nominated district have been informed of the nomination. This may include a copy of a notification letter with a mailing list, a letter confirming phone calls, or a petition signed by affected property owners.
- 12.** Clear photographs of the nominated buildings or districts should accompany the nomination form. The applicant shall include photographs of all elevations of an individual building and its setting, or the front elevation of each building in a district. In the case of closely spaced buildings or rowhouses, several buildings may be included in one photograph. Each photograph must be labeled with the street address of the building(s) and the month and year the photograph was taken.
- 13.** Copies of major supporting documents should accompany the nomination form. Such documents may include, but are not limited to:
- historic photographs;
  - historic and contemporary maps;
  - historic or contemporary texts describing the subject property or district;
  - historic or contemporary texts describing people, places, or events that comprise the historic context of the subject property or district.
  - Oversized materials (such as architectural drawings) and materials too fragile to copy may be accepted.

**PLEASE NOTE:** It is the responsibility of the nominator to provide the Historic Review Commission and its Staff with information sufficient to fairly evaluate the nomination. **Incomplete nomination forms will not be accepted. Fee must be included. Nominations must be submitted in both electronic and hard-copy format.**

---

**CHECKLIST:** *Card Lane Carriage House*

---

- #1-6 Nomination Form:** Address, Ownership, Classification, Nominator Info.
  - #7: Description
  - #8: History
  - #9: Significance
- #10 Integrity**
- #11 Consent of Property Owners**
- #12 Photographs of Property:** numbered and labeled
- #13 List of Supporting Documents**
  
- Fee**
- Hard-Copy nomination**
- Electronic nomination (Word Format for text).**

## Section 6. Nominators

Ken Bailey and Lisa Colautti  
7114 Card Lane  
Pittsburgh, PA 15208

Susan Barclay  
7135 Card Lane  
Pittsburgh, PA 15208

Brendan Benson  
7118 Card Lane  
Pittsburgh, PA 15208

Maureen Girty and Werner Schaefer  
7130 Card Lane  
Pittsburgh, PA 15208

Peter and Leslie Kaplan  
125 South Lang Avenue  
Pittsburgh, PA 15208

Marie King  
7119 Card Lane  
Pittsburgh, PA 15208

Sheila and Keith Morris  
7131 Card Lane  
Pittsburgh, PA 15208

Diana Roebuck  
7134 Card Lane  
Pittsburgh, PA 15208

Carly and Chris Thornlow  
7127 Card Lane  
Pittsburgh, PA 15208

## Section 7. Description

The Card Lane Carriage House, erected in 1893, has served two purposes during its 122 year life. A historical account, an 1893 Sanborn Fire Insurance Map<sup>1</sup>, and the stable's stonework all suggest that it was originally built as a stable for the substantial stone-clad residence of William Warren Card (1831-1903) in 1893.<sup>2</sup> Card's residence was one of the later additions to the Penn Avenue millionaire's row, which experienced its flowering in the late nineteenth century and evolved into a pleasant but less exalted in-city suburb after the automobile made it possible for Pittsburgh's elite to live in outlying communities such as Fox Chapel and Sewickley. As the properties of the former millionaires' row were subdivided for new development in the 1920s, the stable was converted into four apartments. The building has remained in multi-family use since its conversion, but its architectural kinship to the Card mansion, which still stands at 7110-7116 Penn Avenue, remains perceptible. Despite recent unsympathetic but reversible changes, the structure also retains the character of its 1920s conversion.

Unfortunately, no photographs could be found of the Carriage House prior to its conversion. However, the diagrams of the building on the 1893 and 1906 Sanborn Maps show that the property has kept its original footprint and form.<sup>3</sup> The 1893 Sanborn Map shows a diagram of the building, identified as a two-story stable, as a frame building with a "stone first" floor and a basement. Significantly, the diagram also shows that the western side of the first floor front is open and engaged under the second floor as it is today. The 1906 Sanborn Map shows no change in the building, but adds the notation that the western section of the first floor front is "open".<sup>4</sup>

The Sanborn Maps from 1893 and 1906 show the Carriage House located behind the Card Mansion with a setback from Tuscarora Street, which at that time existed only on paper. Plat maps from 1898, 1904, and 1910 show a driveway connecting the Carriage House with the Card Mansion, and show a forecourt occupying the front of the Carriage House between it and the Tuscarora Street right-of-way.<sup>5</sup>

While the Sanborn and plat maps show the spatial and legal relationships of the Carriage House to the Card Mansion, the stonework of the Carriage House provides its architectural link to the larger building. The first floor stonework of the Carriage House echoes the stone facing that covers the entire Card Mansion. The architectural relationship is especially evident in the stone pillars and capitals that support the front porch, which strongly resemble similar porch pillars of the Card Mansion (photos 12A and 12B).

The present exterior appearance of the Card Lane Carriage House derives primarily from its 1920s conversion to apartments. The building faces Card Lane to the North

---

<sup>1</sup> See Supporting Documents.

<sup>2</sup> Meyer, Basil. *The William Warren Card Mansion*. Pittsburgh: The Unity Center, 1977. Print.

<sup>3</sup> See Supporting Documents.

<sup>4</sup> See Supporting Documents.

<sup>5</sup> See Supporting Documents.

and is set back roughly 25 feet from the street (photo 1). Although there is no documentary evidence to support this, the height of the front porch suggests that the creation of Card Lane caused the level of the land in front of the building to be raised so that the first floor provided less clearance than it had when it was used as a carriage house.

The main roofline is a broad side gable with the ridge running east-west or parallel to Card Lane. At the eastern (left) end of the main roofline, a perpendicular front facing gable sits atop the easternmost bay of the façade. The western bays of the second floor are sheltered by a shed roof with a slope roughly parallel to the main gable end. Shallow ornamental pent roofs shelter the attic windows at each of the gable ends.

The entire first floor and exposed basement level of the Carriage House are clad in alternating broad and narrow bands of stone, which Sanborn maps indicate were part of the original structure (photo 2). The second floor and attic were covered with weathered wooden clapboards. At this writing (June, 2015) the owner is in the process of covering the clapboards with vinyl siding. The clapboards remain intact under the vinyl siding. As of this writing, no siding has been applied to the western side of the building, but its application is likely imminent. A wooden frieze, consisting of flat and convex sections with a dental course in between, separate the first floor stone from the second story clapboards on all four sides of the structure (photo 3).

The most distinctive feature of the Carriage House is its front porch, which is engaged under the second floor and occupies the western (right) bays of the first floor. The porch is upheld by stone columns and capitals which echo the Romanesque Revival style of the Card Mansion. At the porch's western end, there is a low stone wall with the same alternating bands of broad and narrow stone seen on the rest of the first floor (photos 4A, 4B, 4C, and 4D).

The Carriage House has asymmetrical door and window openings on each of its four sides. Most, but not all, of these openings reflect the changes made during the 1920s apartment conversion. The first floor façade has three large wooden casement windows, the largest one in the eastern gable (photo 5) front and two others under the engaged porch (photo 4A). The windows extend from roughly knee nearly to the ceiling. The four apartments are accessed by three doors sheltered by the front porch and clustered near its eastern (left) side. A door on the porch's eastern wall provides access to the first floor unit under the front gable (photo 5). A second door near the eastern corner of the porch gives way to a stair leading to the two second floor apartments, and a third door to the right of the center door is the entrance to the western first floor apartment (photo 4A). Each door has two rectangular panels and an eight-light upper window.

All of the windows of the second floor façade had six-over-one sash until recently. The two windows in the front gable retain this pattern, but the paired windows over the porch have been altered with cheap vinyl replacements with different sash patterns (photo 1).

At the attic level, the gable front has three small windows which together created a faintly Palladian pattern and appear to date from the time of the 1920s conversion (photo 1).

The eastern and western elevations of the Carriage House retain somewhat more integrity than the front and rear elevations of the building. At the center of each side elevation there is a door sheltered by a bracketed pent roof (photo 6). The doors on each of these entrance are the same as the front entrance doors. Above each of the entrance doors is a small second story balcony sheltered with a similar bracketed pent roof (photo 7). The balusters on each balcony have been replaced with simple wood posts. Adjoining the side entrance and the balcony on the eastern elevation are large casement windows similar to those on the front elevation (photo 8). Both the first and second floors each have six-over-one sash windows. At the attic level, there are three small multi-pane windows under the pent roofs on each gable end (photo 9). The eastern elevation also has a chimney with similar stonework to the first floor (photo 7). The eastern elevation has now been covered with vinyl siding, but the wooden clapboards of the gable end remain exposed and intact.

The western elevation has similar fenestration to eastern side of the building, but has a shorter length and fewer windows due to the porch and because it is further above ground due to the east to west slope of the site. The western elevation shares with the other side of the building its centrally located entrance, which sits on a porch, and the small second story balcony. It also has the three windows under the pent roofs at the attic level. All of the windows on the western elevation retain their six-over-one sash. As of this writing, this elevation has no vinyl siding but its application is imminent (photo 10).

The rear elevation retains all eight of its six-over-one sash windows, but several small windows, which appear to be for bathrooms, have been replaced with vinyl windows and reduced in size. The second floor is covered with vinyl siding (photos 11A and 11B).

Although the Card Lane Carriage House has undergone some unfortunate recent changes, it retains its original form and materials from 1893 and its character from its conversion to an apartment building in the 1920s. The recent changes, while regrettable, can be reversed. The wooden clapboards remain intact under the recently applied vinyl siding. The building is a rare surviving outbuilding from the period in which Penn Avenue was one of Pittsburgh's most prestigious addresses, and it also reflects the transition of Penn Avenue and its surroundings from an area of large estates to an in-city suburb for middle class families.

## Section 8. History

The Card Lane Carriage House was built in 1893 by William Warren Card. Mr. Card began his career in the railroad industry. As Superintendent of the Steubenville division of the Panhandle Railroad, he gave George Westinghouse the opportunity to test the Westinghouse Air Brake on one of his trains and became one of the first investors in the Westinghouse Air Brake company. W. W. Card was later promoted through the company, eventually becoming the Secretary and then the Second Vice President of Westinghouse Air Brake.<sup>6</sup> By 1892, he had amassed enough fortune to join his colleagues along "Millionaire Row" on Penn Avenue. He purchased a section of land between South Lang Avenue and Osage Lane from Colonel J. M. Schoonmaker in 1892.<sup>7</sup> Construction began simultaneously on the mansion and combination stable and carriage house, located at the back of the property in 1893. The same stone was used on both buildings.<sup>8</sup> Under supervision of the builder Henry Shenk,<sup>9</sup> whose company was simultaneously in charge of building the superstructure of the Main Carnegie Library and Museum in Oakland,<sup>10</sup> construction was completed in 1894<sup>11</sup> and Mr. Card moved into the estate at 7110 Penn Avenue with his second wife Maria Llewellyn Card.

Returning home from the Westinghouse offices in Wilmerding, Mr. Card was fatally struck by a street car in front of his home in April 1903.<sup>12</sup> The estate on Penn Avenue including the Carriage house were left to his widow.<sup>13</sup> By 1921, the upkeep of the estate was too costly for Mrs. Card,<sup>14</sup> and she sold the property to the developer Martin M. Burke.<sup>15</sup> Mr. Burke held the property for less than a year before passing it on to other developers, including John E. Born.<sup>16</sup> By 1923, the plat map shows that a new street, Card Lane, had been opened where the Tuscarora Street had been platted, and that lots on the street had been subdivided and purchased by multiple owners, although no houses had yet been built.<sup>17</sup> The plat map shows that the Carriage House remained as a stable, but was now owned by C.T. Dunn. Dunn retained ownership of the Carriage House according to the next available plat map of 1939.<sup>18</sup> This map shows that the building is no longer marked as a stable, so the building's conversion to an apartment took place between 1923 and 1939.

---

<sup>6</sup> National Iron and Steel Publishing Company, *Steel and Iron*, Vol. 72, 1903, 422. Google Book.

<sup>7</sup> Deed Book 773, page 450

<sup>8</sup> Meyer, Basil.

<sup>9</sup> Building permit 1892

<sup>10</sup> Presentation of the Carnegie Library to the People of Pittsburgh, with a Description of the Dedicatory Exercises, November 5, 1895. *Printed by order of the Corporation of the City of Pittsburgh*. Available: <http://www.carnegielibrary.org/research/pittsburgh/Carnegie/mrac1.html>

<sup>11</sup> Meyer, Basil.

<sup>12</sup> Engineers' Society of Western Pennsylvania, *Proceedings of the Engineers' Society of Western Pennsylvania*, Vol. 19, 1903, p. 331-3. Google Book.

<sup>13</sup> Card Left a Large Estate. *The Pittsburgh Press*, 21 April 1903: 1. Available online:

<https://news.google.com/newspapers?id=FRQbAAAAIBAJ&sjid=oEgEAAAAIBAJ&pg=5990%2C153806>

<sup>14</sup> Meyer, Basil.

<sup>15</sup> Deed book 2065, page 520

<sup>16</sup> Various deed transfers.

<sup>17</sup> See Supporting Documents.

<sup>18</sup> See Supporting Documents.

Although the exact date of the conversion within this 16-year period could not be determined, it is almost certain that the conversion of the Carriage House took place in the mid-to-late 1920s. The 1923 map shows Card Lane opened and with lots in individual ownership, suggesting that development was imminent. The houses of Card Lane, particularly those on the south side of the street adjoining the Carriage House, were built in the Foursquare and Bungalow styles popular in the 1920s. The opening of the street, the elimination of horse transportation, and the separation of the building from the Card Mansion rendered it useless for its original use as a stable by the mid-1920s. Most conclusively, City Directories show people living at the addresses of the Carriage House as early as 1929.<sup>19</sup>

## **Section 9. Statement of Significance**

### **Association with William Warren Card**

The Card Lane Carriage House is significant for its association with William Warren Card (1831-1903), who played a prominent role with George Westinghouse in the development and universal adoption of the railroad air brake, which remains the primary method for braking trains today.<sup>20</sup> The development of the air brake was the first major product of the Westinghouse Corporation, which grew to become one of Pittsburgh's largest and most recognized companies for over a century. William Warren Card built the Carriage House as an outbuilding for his Penn Avenue residence at the time the house was constructed in 1893.

George Westinghouse invented the air brake in 1869<sup>21</sup>. The air brake's most significant advantage was to enable an engineer to stop all the cars of a train with a single application of the brakes from the engine cab. Up to that point, trains required a brakeman on each car to apply that car's brakes. Despite this obvious advantage, Westinghouse was at first unable to convince railroad owners to adopt the new technology. At that time, William Warren Card was a superintendent on the Panhandle Railway (later absorbed into the Pennsylvania Railroad). Card saw the clear advantages of the air brake and arranged the first test of air brake, which demonstrated to a skeptical industry the advantages of the Westinghouse invention. After this trial stimulated adoption of the air brake, first by the Pennsylvania Railroad and later by all other railroads, Westinghouse hired Card as his general sales agent, and promoted him to Secretary of Westinghouse Airbrake Company in 1881.<sup>22</sup> Card was appointed Vice

---

<sup>19</sup> R.L. Polk and Company, *City Directory of Pittsburgh, 1929*. Pittsburgh: R.L. Polk and Company, 1929, p. 2516.

<sup>20</sup> Railway Technical Web Pages, "Air Brakes", Railway-Technical.com

<sup>21</sup> Westinghouse received patent 88929 for the air brake on April 13, 1869. The company later received many additional patents for refinements and improvements. "George Westinghouse Air Brake: Patents and Inventions" Patent-Invent.com, updated December 2014.

<sup>22</sup> A.S., "William Warren Card", *Railway and Locomotive Engineering*, May, 1903, p. 232.

President of the firm in 1902.<sup>23</sup> The air brake was a major step forward in the development of railroads. It improved safety and made longer freight and passenger trains possible. In 1893, Congress made use of air brakes mandatory on all trains in the United States.<sup>24</sup>

In 1887, growing American and international demand induced Westinghouse to relocate the Air Brake Company from its second location on the North Side to a 500-acre site in the Turtle Creek Valley, approximately 10 miles east of Pittsburgh.<sup>25</sup> Here Westinghouse erected a new plant and created a new town, Wilmerding, for his workers. One of the streets in the new community was named Card Avenue in honor of W.W. Card.<sup>26</sup>

### **Association with a Rare Extant Building Type**

The Carriage House is also significant as one of only two known carriage/stable buildings in Point Breeze that survive from the late nineteenth century, when Penn Avenue was the domain of large estates owned by Pittsburgh's most prominent businessmen. Sanborn Maps from the late nineteenth and early twentieth century show that the Point Breeze neighborhood had a number of carriage house and stable buildings during that period.<sup>27</sup> Nearly all of these outbuildings were demolished as automobiles replaced horse-drawn vehicles, and the estates were sold and divided for suburban development, a process which began in earnest during the 1920s. The other remaining carriage/stable structure is the nearby H.J. Heinz Garage/Carriage House, located at 7033-35 Meade Place. Like the Card Lane Carriage House, the Heinz building was long ago converted into apartments.

### **Association with 20<sup>th</sup> Century Suburban Development of Point Breeze**

The Card Lane Carriage House is a significant reflection of the Point Breeze neighborhood's evolution from the home of Pittsburgh's elite to a middle class in-city suburb. The conversion of the building into apartments in the mid-to-late 1920s reflected the subdivision of large properties into smaller lots for the construction of single family houses and some apartment properties. As the Carriage House was converted to apartments in the mid-to-late 1920s, Card Lane was opened on land formerly owned by W.W. Card and houses were constructed on the newly created street.

---

<sup>23</sup> Meyer, Basil. Page 3.

<sup>24</sup> Wilmerding World Wide, *Wilmerding and the Westinghouse Air Brake Company*. Charleston, S.C.: Arcadia Publishing Company, 2002, p 5.

<sup>25</sup> Wilmerding World Wide, *Wilmerding and the Westinghouse Air Brake Company*. Charleston, S.C.: Arcadia Publishing Company, 2002, pp. 6-8.

<sup>26</sup> Wilmerding World Wide, *Wilmerding and the Westinghouse Air Brake Company*. Charleston, S.C.: Arcadia Publishing Company, 2002, pp. 90-91.

<sup>27</sup> See Supporting Documents.

## **Section 10. Integrity**

As explained in detail in Section 7, the Card Lane Carriage House retains the basic form and materials from its original construction as a stable/carriage house for the Penn Avenue mansion of William Warren Card. The Carriage House also retains nearly all of the exterior features and character from its conversion from a stable to an apartment building in the 1920s. Although the Card Lane Carriage House has undergone an unfortunate application of vinyl siding and replacement of some windows with cheap and inappropriate replacements, these regrettable changes can be reversed. We are seeking historic designation of the Card Lane Carriage House to encourage the reversal of these changes and to prevent further adverse changes in the future.

## **Section 11. Communication with Property Owner**

June 21, 2015 Brendan Benson, resident of Card Lane, informed David Kashi that a group of neighbors was working on nominating his property as a historic property with the Historic Review Commission.

June 23, 2015 The attached letter was sent to David and Aliza Kashi via first class mail and certified mail to both known addresses found on the Allegheny County website.

June 26, 2015 The letter was received at the Kashi residence on Valmont Street. See attached receipt.

7119 Card Lane  
Pittsburgh, Pennsylvania 15208

June 23, 2015

By hand-delivery, first class mail and certified mail to both addresses.

David and Aliza Kashi  
1500 Valmont Street  
Pittsburgh, Pennsylvania 15217

Alternate address  
2363 Tilbury Avenue  
Pittsburgh, Pennsylvania 15217-2455

Dear Mr. and Mrs. Kashi,

I am writing on behalf of a group of interested Card Lane neighbors to inform you that after significant (and exciting) research into the history of your property on Card Lane, we will be nominating it as a historic landmark with the Historic Review Commission!

Here is a brief summary of the history that we uncovered:

- The Carriage House on Card Lane was built by William Warren Card in 1893 along with his mansion on Penn Avenue as a combination stable and carriage house. Both buildings were constructed from the same stone.
- William Warren Card was a prominent member of the Westinghouse Air Brake company, beginning as one of its first investors and then rising to be Second Vice President before his death in 1903.
- In the mid-1920's, Mr. Card's estate was sold to developers and divided into individual lots. The Carriage House remained, eventually being converted into the multi-family building that it is today sometime between 1925 and 1929.
- The Carriage House on Card Lane is one of only two known surviving stables/carriage houses from the 19th century in Point Breeze.

We would like to invite you to join us in co-nominating the property. More information on the process and what a historic landmark designation could mean for the property is available on the Historic Review Commission's website: <http://pittsburghpa.gov/dcp/boards/historic-review-commission>. Please let us know if you are interested in co-signing the form before Monday June 29th.

Sincerely,

Marie King

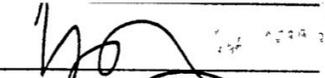


Date: June 26, 2015

Marie King:

The following is in response to your June 26, 2015 request for delivery information on your Certified Mail™ item number 70150640000067407081. The delivery record shows that this item was delivered on June 25, 2015 at 12:27 pm in PITTSBURGH, PA 15217. The scanned image of the recipient information is provided below.

Signature of Recipient : 

Signature	X	
Printed Name		KASHI

Address of Recipient : 

Delivery Address	1500 VAlmOSt
------------------	--------------

Thank you for selecting the Postal Service for your mailing needs.

If you require additional assistance, please contact your local Post Office or postal representative.

Sincerely,  
United States Postal Service

## Section 12. Photographs

**Note:** The following photos were taken over a period in May and June, 2015 when the Card Lane Carriage House was receiving an overlay of vinyl siding and a partial exterior repainting. These transitional photos are intended to show the impact of these inappropriate, but reversible changes to the building.

Photo 1 – Card Lane elevation



Photo 2 – Detail of first floor stonework



Photo 3 – Detail of Frieze



Photo 4A – Porch showing two of three doors and casement windows



Photo 4B – Front porch showing stone balustrade



Photo 4C – Porch detail showing Romanesque style porch pillars and capitals.



4D – Apartment entrances on east side of porch.



Photo 5 - Gable front casement window



Photo 6 – Entrance with pent roof, east elevation.



Photo 7 – Eastern elevation showing second floor balcony, second floor casement window, attic pent, and stone chimney.



Photo 8 – Casement window on first floor of eastern elevation.



Photo 9 – Detail of gable end, east elevation showing pent and windows.



Photo 10 – West elevation



Photo 11 – Rear elevation – overall view



Photo 11B – Rear elevation at southeast corner of building



Photo 12A – Overall front view of the Card Mansion, 7110 Penn Avenue



Photo 12B – Rear porch of Card Mansion



### Section 13. Bibliography

Card Left a Large Estate. *The Pittsburgh Press*, 21 April 1903: 1. Available online: <https://news.google.com/newspapers?id=FRQbAAAAIBAJ&sjid=oEgEAAAAIBAJ&pg=5990%2C153806>

Engineers' Society of Western Pennsylvania, *Proceedings of the Engineers' Society of Western Pennsylvania*, Vol. 19, 1903, p. 331-3. Google Book.

"George Westinghouse Air Brake: Patents and Inventions" Patent-Invent.com, updated December 2014.

Meyer, Basil. *The William Warren Card Mansion*. Pittsburgh: The Unity Center, 1977. Print.

National Iron and Steel Publishing Company, *Steel and Iron*, Vol. 72, 1903, 422. Google Book.

Presentation of the Carnegie Library to the People of Pittsburgh, with a Description of the Dedicatory Exercises, November 5, 1895. *Printed by order of the Corporation of the City of Pittsburgh*.

Available: <http://www.carnegielibrary.org/research/pittsburgh/Carnegie/mrac1.html>

Railway Technical Web Pages, "Air Brakes", Railway-Technical.com

R.L. Polk and Company, *City Directory of Pittsburgh, 1929*. Pittsburgh: R.L. Polk and Company, 1929, p. 2516.

A.S., "William Warren Card", *Railway and Locomotive Engineering*, May, 1903, p. 232.

Wilmerding World Wide, *Wilmerding and the Westinghouse Air Brake Company*. Charleston, S.C.: Arcadia Publishing Company, 2002.

## Supporting Documents

Plat Map 1890

Building Permit, 1892

Insurance Map 1893

Plat Map 1898

Plat Map 1904

Insurance Map 1906

Plat Map 1910

Plat Map 1923

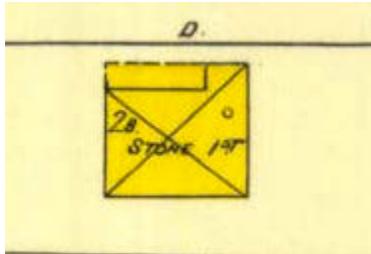
Plat Map 1939

Meyer, Basil. *The William Warren Card Mansion*. Pittsburgh: The Unity Center, 1977. Print.



## Insurance Map 1893

Sanborn-Perris Map Co. Insurance Maps of Pittsburg, Pennsylvania. New York: Sanborn-Perris Map Co., 1893. Volume 3, Sheet 90.

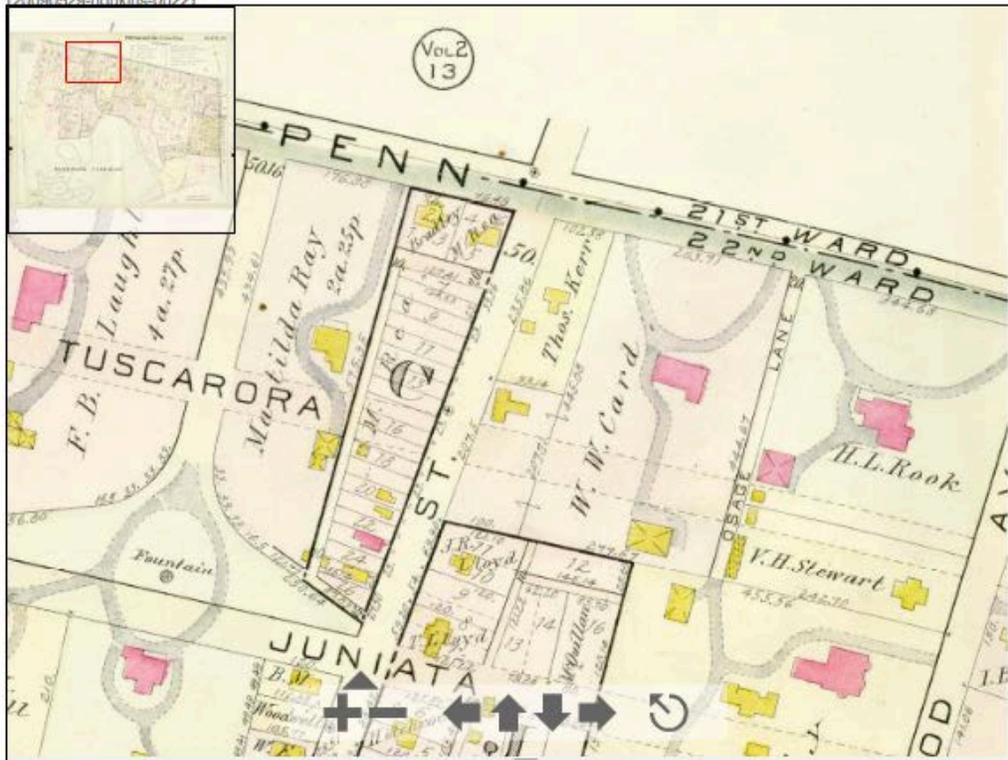


## Plat Map 1898

G.M. Hopkins and Company. Real estate plat-book of the city of Pittsburgh, East End: from official records, private plans and actual surveys. Philadelphia: G.M. Hopkins, 1898. Volume 1, Plate 20.

### Plate 20

Tip: drag edges of image to resize  
(20090529-hopkins-0022)



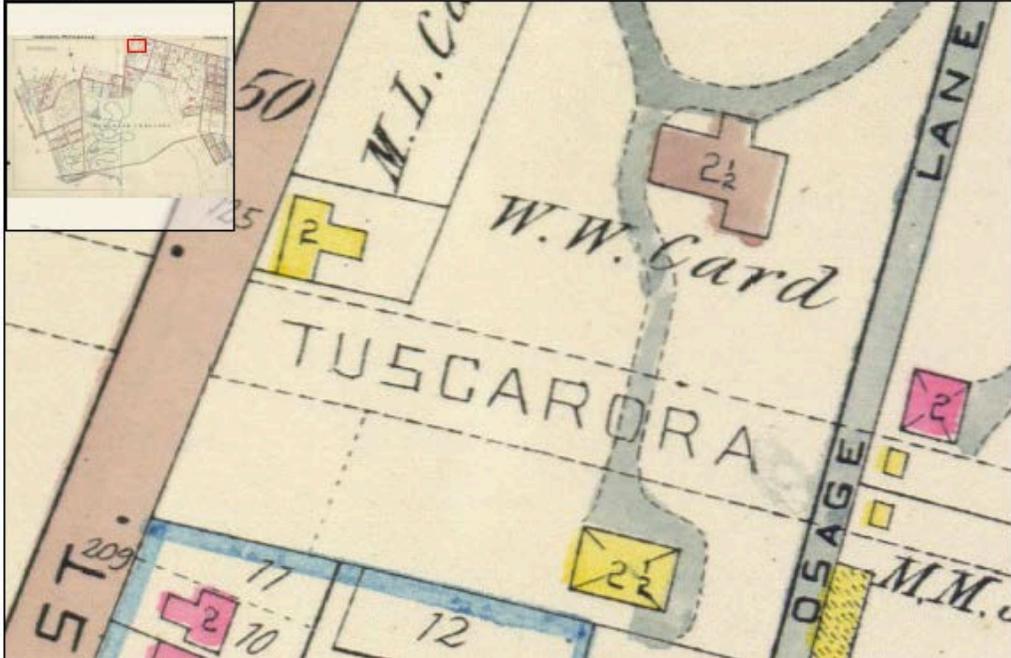


## Plat Map 1910

G.M. Hopkins and Company. Atlas of Greater Pittsburgh, Pennsylvania: from official records, private plans and actual surveys. Philadelphia: G.M. Hopkins, 1910. Plate 18.

### Plate 18

Tip: drag edges of image to resize  
(20090323-hopkins-0020)

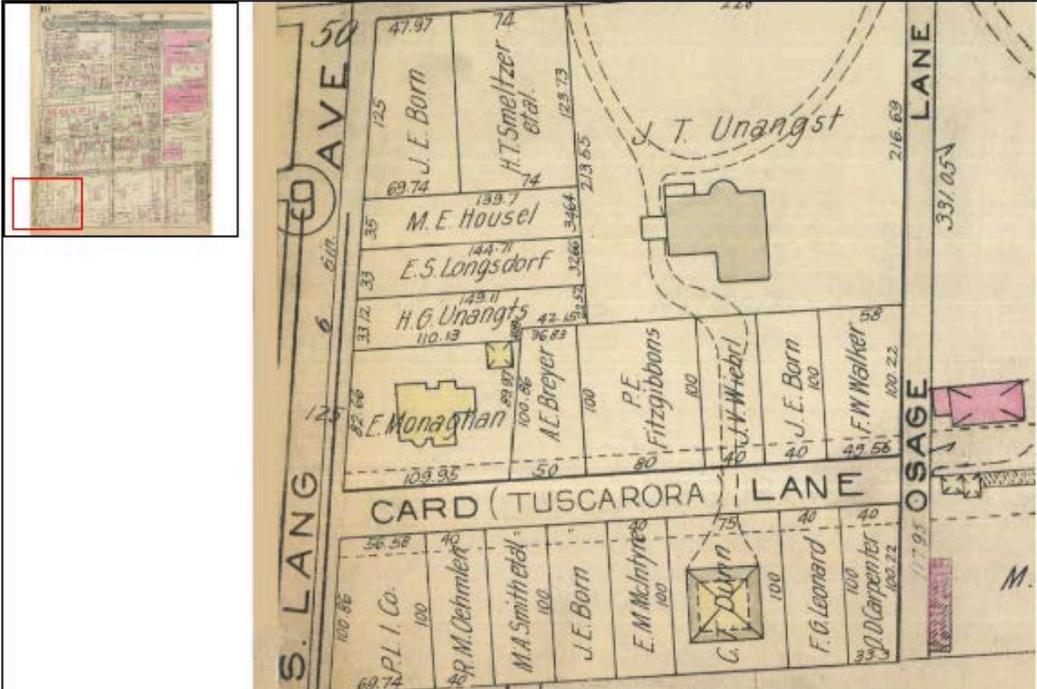


# Plat Map, 1923

G.M. Hopkins and Company. Real estate plat-book of the city of Pittsburgh: from official records, private plans and actual surveys. Philadelphia: G.M. Hopkins, 1923. Volume 2, Plate 10A.

## Plate 10 A

Tip: drag edges of image to resize  
(23v0210a)

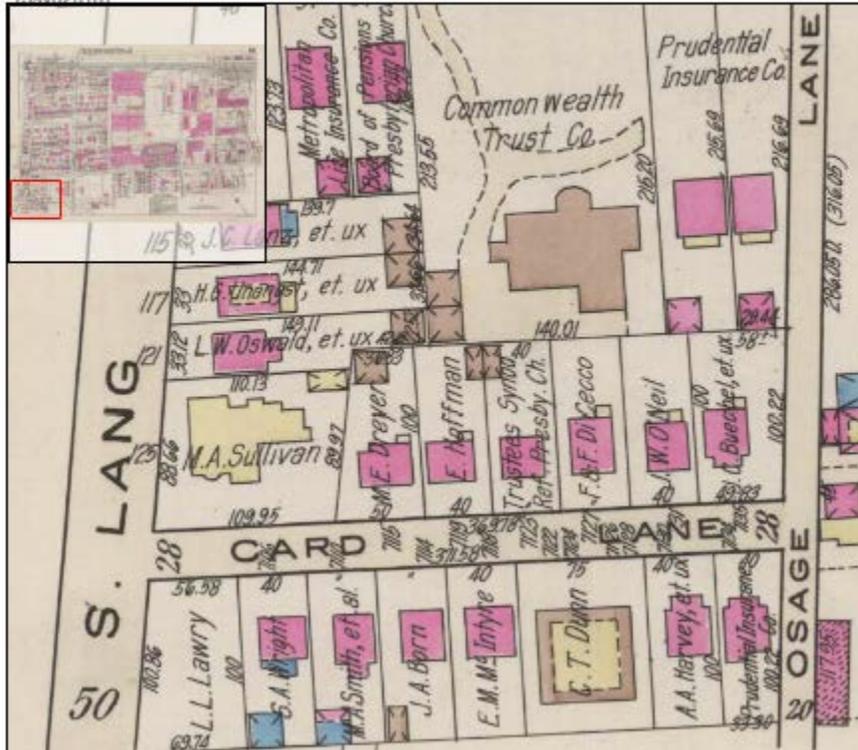


# Plat Map, 1939

G.M. Hopkins and Company. Real estate plat-book of the city of Pittsburgh: from official records, private plans and actual surveys. Philadelphia: G.M. Hopkins, 1939. Volume 2, Plate 10.

## Plate 10

Tip: drag edges of image to resize  
(39v02n10)



THE WILLIAM WARREN CARD MANSION

7110-7116 Penn Avenue  
Pittsburgh, Pa., 15208

1893 to 1977

"If you would seek to understand  
the personality of our mansion,  
study the nature of the man who  
built it and died in it, since its  
character is an extension of  
himself."

-- Basil Meyer

1979

On April 4, 1903, Mr. William Warren Card was returning from Wilmerding where he had been performing his duties as vice-president of Westinghouse Air Brake Company. After alighting from the westbound street car which had stopped in front of his mansion at 7110 Penn Avenue, now owned by Unity Center of Pittsburgh, Inc., he stepped directly into the path of an eastbound street car and was dragged twenty feet before the car could be stopped. Mr. Card was recognized and carried into his home. A number of physicians were in attendance almost immediately. They found that the base of his skull was fractured, along with other injuries, which proved fatal. His wife and daughter were at home when the accident occurred. He died the same day at 1 p.m. having reached the age of 72 years. Funeral services were held at 3 p.m. the following Monday, April 6, 1903 in his home and he was buried in Homewood Cemetery.

Thus ended the brilliant career of one of our great men, so instrumental in the growth and progress of the City of Pittsburgh and the entire United States.

Mr. Card was not a native Pittsburgher but was born in Nelson, Madison County, New York, on September 6, 1831. By the time he was twenty years of age, he decided on a railroad career and took a job in the engineering department of the Panhandle Railway Company, he received a degree in Civil Engineering and after ten years with the "Panhandle", he left to assist with the planning and construction of the Cleveland, Lorraine & Wheeling Railroad (which later became a part of the Baltimore & Ohio Railroad in 1903).

In the year 1859, he returned to the "Panhandle" and became superintendent of the Steubenville Division, which we understand came into Pittsburgh on the South Side along the Ohio and Monongahela Rivers but did not cross the rivers into the triangle.

Mr. George Westinghouse, who was perfecting his unheard of idea of an air brake that could apply the brakes, simultaneously, to every wheel of all the cars and locomotive of a train, was getting nowhere with his experiment because the management of all the railroad companies he had contacted had the same answer for this nebulous idea--"If all the wheels of a train were stopped at one time, the result would be that this would tear up the railroad tracks beyond further usage until repairs were made".

Mr. Westinghouse met Mr. Card and, after explaining his theory of the air brake, Mr. Card arranged to set aside two miles of track along with cars and a locomotive, to further this dream. To continue this adventure, Mr. Card also provided financial assistance.

Needless to say, the experiment was a huge success and the railroads throughout the country beat a path to the door of George Westinghouse. Westinghouse Air Brake Company was formed and Mr. Card was one of the first stockholders.

An interesting sidelight came out because of Williams Card's life-long interest in railroading. In Pittsburgh, the Pennsylvania Railroad ended at the Pennsylvania Station but this area had a large number of small railroads, independently owned. The Pittsburgh & Steubenville Railroad - incorporated in 1854 - was seven miles long. This railroad, along with the Holiday Cove Railroad, the Panhandle and the Steubenville & Indiana Railroad, were corporations in which the

Pennsylvania Railroad had a financial interest of over five million dollars. In bankruptcy proceedings, the Pennsylvania Railroad bought controlling interest in these and other small lines, which became known as the "Panhandle", running one hundred ninety three miles from Pittsburgh to Columbus, Ohio. This railroad was extended in 1868 to St. Louis and became known as the "Pittsburgh, Cincinnati & St. Louis Railroad", but is still referred to by railroad men as the "Panhandle". In 1863, the Pennsylvania Railroad planned a tunnel from the Pennsylvania Station on Eleventh Street to Fourth Avenue, thence across the Monongahela River to connect with its newly acquired "Steubenville Extension" Railroad. The mayor of the City of Pittsburgh objected to this tunnel and brought suit for an injunction which the courts granted. Eventually, the case was heard by the Supreme Court and the Pennsylvania Railroad lost. The basis for the decision was that the railroad was planning to tunnel under an area over which a "place of worship" had its sanctuary. Through a lot of negotiations and the passage of new laws, the tunnel was finally completed and is still in use.

In 1870, William Card was induced to leave the railroading business and accept a position with the Westinghouse Air Brake Company as its sales agent. In 1880, he was elected corporate Secretary and remained in that position until October, 1902, when he was elected vice-president.

He was elected president of Pittsburgh Screw & Bolt Company and was a heavy stockholder in a number of other Westinghouse operations.

William Card married Hattie Dinsmore in Columbus, Ohio, in 1862. They had three children, William Dinsmore Card, Henry Stone Card, and Nellie Card, wife of Daniel Agnew Moore. Mr. and Mrs. Daniel Moore continued to reside in Pittsburgh for many years. Hattie Dinsmore Card, William's first wife, died in 1879.

In 1890, Mr. Card married again. His second wife was Maria Llewellyn of Washington, D.C. One child, a daughter, Ruth, was born in this marriage.

By this time, William Card had amassed a fortune and had promised his new wife that he would build her a mansion in a location and of a size, befitting all the other socially prominent and wealthy families of Pittsburgh.

On March 9, 1892, he purchased property at 7110-7116 Penn Avenue from John M. Shoemaker, an area of approximately 117,035 square feet (263' by 445' - 2.69 acres) at a cost of \$40,000.00. The Card family added to this acreage until, in 1904, they owned all the land bounded by S. Lang Avenue, Penn Avenue (formerly the "Greensburg and Pittsburgh Turnpike") and Osage Lane, to a depth of over 445 feet opposite Penn Avenue. The addition to this property cost another \$20,000.00. This cost of \$60,000.00 did not include the stone mansion, the stone stables and carriage house, but did include a large frame dwelling which stood on the location where the mansion was to be built. To make room for the mansion, Mr. Card had a new foundation prepared and this frame building moved to its present location at 125 S. Lang Avenue.

Mr. Howard Unangst and his twin sister, Helen, the only children of John T. Unangst, who owned the property from 1925 until 1933, still reside there.

In 1893, after the architects had presented drawings for the approval of Mr. and Mrs. Card, construction was started on the stone mansion and suprisingly, at the same time construction was started on the combination stable and carriage house, which contained matching stone materials. By the end of the year, about one-third of both buildings were completed and final construction continued into 1894. Much of the beautiful wood interior was imported from Australia and South America.

It was estimated that Mr. Card had invested more than one hundred fifty thousand dollars in the original construction and Mr. John T. Unangst added an additional one hundred thousand dollars in 1926 and 1927 by constructing a stairwell, four garages and had the stone building sandblasted.

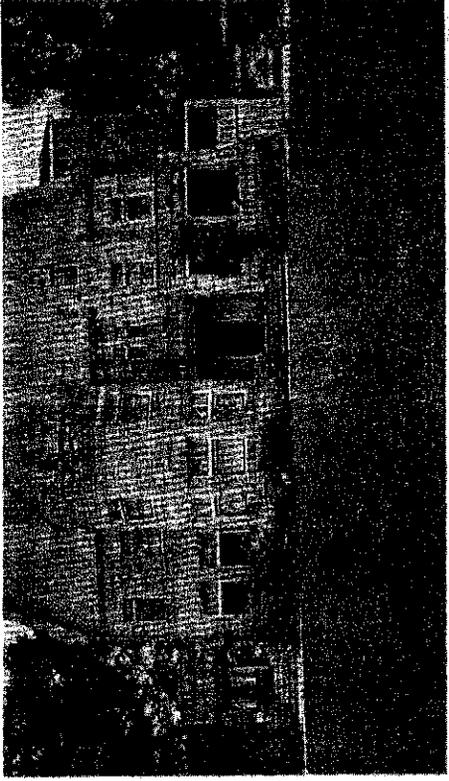
Mr. Card's estate, at the time of his death, exceeded five million dollars.

William Card had expressed to his wife his intention of purchasing the adjoining "Thomas Kerr" property, should it ever be put up for sale. Less than a year and a half after Mr. Card was killed, Mrs. Card bought the section from Mr. Kerr in a deed, dated August 23, 1904, adding the real estate at the corner of S. Lang and Penn Avenues.

William Card and his wife, Maria were both philanthropists, they contributed to numerous charities but his favorite was the "Free Kinder-



Original Estate before additions. 1926



Apartments added & sandblasted. 1931



Original Estate before additions. 1926



House at time of purchase by Unity. 1975

4

garten Association of Pittsburgh", to which he provided substantial sums for their support. The first sale from this large plot of real estate was also philanthropic.

On February 27, 1920, Mrs. Maria Card sold a lot out of the section bordering Lang Avenue-- approximately 110 ft by 85 ft. -- to her companion, Julia C. Harmount, at a price of \$150.00. It is not known whether Julia Harmount was a relative, friend or employee of Mrs. Card but, based on the price Mrs. Card paid for this parcel of property in 1904, the value would have been over \$7,200.00, not injecting a figure for inflation covering the prior sixteen years. We have assumed that Mrs. Card was providing for a close companion who wanted to continue living in Pittsburgh because we find that in 1921, Mrs. Card's address is Cincinnati, Ohio, where she probably moved to be near her daughter, Ruth Card Briggs (Mrs. Templeton Briggs), who resided in Cincinnati at the time.

The mansion at 7110-7116 Penn Avenue remained in the Card family for twenty-nine years. Land speculation, high taxes and cost of maintaining a staff of domestic personnel became too great for even the medium rich. Mrs. Card and her daughter sold it to Mr. Martin M. Burke on December 20, 1921.

After owning the mansion for less than a year, Mr. Burke sold it to James S. Wilson, under a deed, dated May 23, 1922.

Mr. Wilson held the property intact until May 7, 1925, at which time he sold it to Mr. John E. Born for a profit.

Mr. Born was, apparently, quite a speculator. He had land development companies operating in

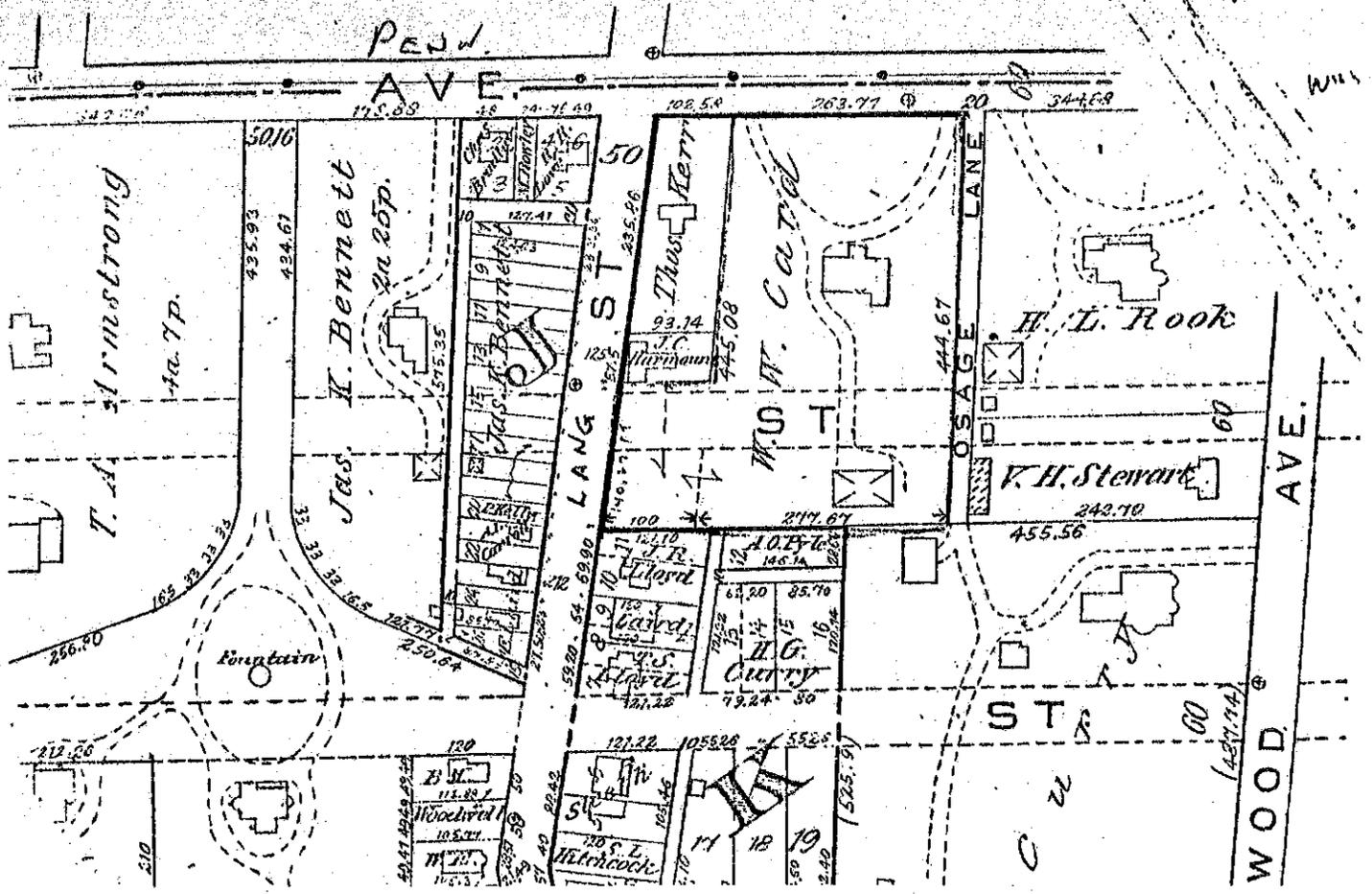
Pittsburgh, Wilkinsburg, West View, Overbook and other areas. He built houses on much of the land formerly own by James Wilson, reducing the size of the mansion property from 152,221 square feet to 47,204 square feet, or by 69%. It was just about this time that liens of more than one hundred thousand dollars were placed against the Card property.

On September 8, 1925, Mr. Born sold the mansion and the remainder of the land to John T. Unangst. It was shortly thereafter that a "dress-up" job was made on the carriage house, converting it into a four-family apartment building. It was also during the next five year period that Mr. Unangst rejuvenated the old buildings and built the new garages.

Mr. Unangst had planned to provide a street-size entrance from Penn Avenue to the mansion and to construct dwellings on each side of the new street but, when presented with these plans, the City of Pittsburgh refused to authorize this development.

The burden of the liens, plus other investments in the property, on top of the refusal of the City to permit additional dwelling expansion, became impossible to carry and, on June 5, 1933, Frank I. Gollmar, Sheriff of Allegheny County, foreclosed. On June 10, 1933, the sheriff sold the mansion and remaining real estate to Commonwealth Trust Company of Pittsburgh.

On December 28, 1944, the property was deeded to Alice J. Gerberding, who almost immediately deeded it to J. Earl Gerberding in a deed, dated January 2, 1945.



Unity Center of Pittsburgh purchased the property for ninety-two thousand dollars and became the new owners on October 6, 1975.

This mansion, with over ninety years of history, has reached its highs as the proud residence of a wealthy family to the other extreme, when it was sold by the sheriff for the payment of debts.

"...and with each ending there is a new beginning. That is the Universal Law at work, for things will not remain static. Divine Mind, which sees the entire scheme, knows when we have outgrown a situation. When it inwardly urges us to move forward, we should do so without fear in any area of life. If we calmly accept Divine Guidance, we may know that every closing door points the way to one that is opening into a new area of growth for us."

\* \* \* \* \*

Unity Center of Pittsburgh expresses its gratitude to Basil Meyer for his love and effort in researching the history of our property at 7110 Penn Avenue.



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

Office of the Zoning Administrator

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

PDP 15-150  
Date Filed:

9/18/15

*(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: RLJ Lodging Trust		Phone Number: ( 301 )280-7777	
Address: 3 Bethesda Metro CIR., Ste. 1000	City: Bethesda	State: MD	Zip Code: 20814
2. Applicant/Company Name: Shamrock Bldg. Services		Phone Number: ( 412 )279-2800	
Address: 535 Forest Ave.	City: Carnegie	State: PA	Zip Code: 15106
Applicant/Contractor ID:(assigned by the City) SN 00460			
3. Development Name: Renaissance			
4. Development Location: corner of 6th Street and Ft. Duquesne Blvd.			
5. Development Address: 107 6th Street			
6. If applicant is proposing a change to the Zoning District, the following is required: (Attach Zone Change Petition)			
Proposed Zoning District:	GT-C2		
Present Use of Site: (Select from attached list)	68 Hotel		
7. If a Certificate of Occupancy exists, the following is required:			
Certificate of Occupancy#:	Date Issued:	Existing Use of Property: Hotel	
8. Estimated Construction:	Start Date: 10 / / 15	Occupancy Date: 12 / / 15	Project Cost: \$56,000.00

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): 68

10. Select the Type of Work:

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

11. Describe the Development: Install 1 - set of 4' high channel letters above 40' reading Renaissance

12. Is a Land Operations Permit needed?  YES  NO

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



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

Office of the Zoning Administrator

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

**DEVELOPMENT REVIEW APPLICATION**

**LAND AND BUILDING INFORMATION**

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

**14. Gross Floor Area:**

Existing to be Razed: \_\_\_\_\_ sq ft

Existing to be Retained: \_\_\_\_\_ sq ft

Retained Area to be Renovated: \_\_\_\_\_ sq ft

To be Constructed: \_\_\_\_\_ sq ft

Building Footprint: 277,200 sq ft

15. Height of Structures:	Existing		Proposed	
	Stories	Feet	Stories	Feet
Main Structure	14	140		
Proposed Addition/Extension				

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


**16. Number of Dwelling Units:**

Existing to Remain: 0      Proposed: 0

**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:

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

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

YES       NO

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

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

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

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

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

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

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

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

Applicant Signature:

# RENAISSANCE

**Renaissance Hotel**  
**107 6th Street**  
**Pittsburgh, PA 15222**

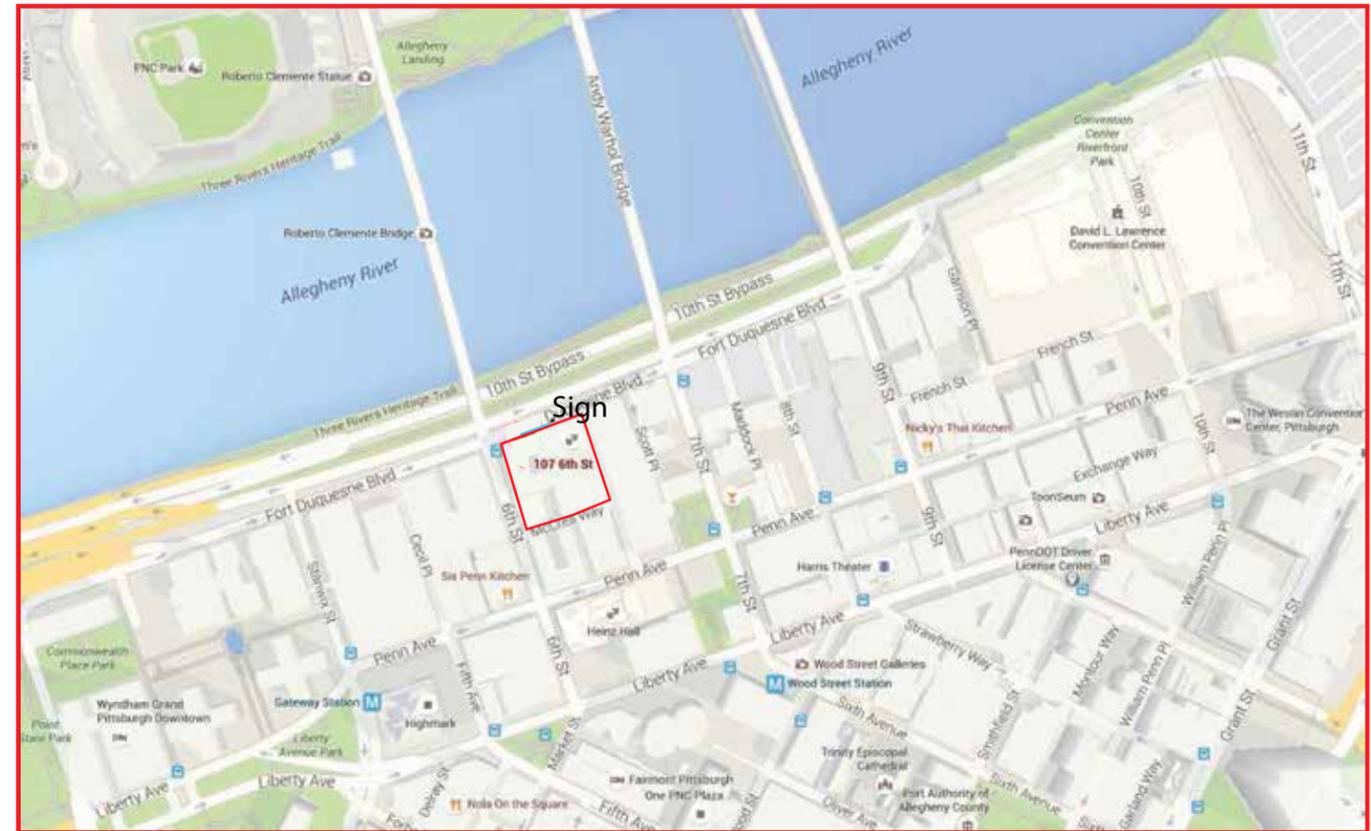
September 17, 2015  
October 15, 2015\_Revision 2  
November 4, 2015\_Revision 3  
November 10, 2015\_Revision 4



919.03.M - Business Signs and Identification Signs  
 919.03.M.7 - GT and DR Zoning Districts

In the GT and DR Zoning District

(c) Only the name of the building or business shall be mounted higher than (40) feet above the grade and may face in all directions but shall not be roof mounted nor project above the roof peek or parapet wall, shall not exceed in face area **forty (40) square feet or two (2) percent of exposed facade area whichever is larger**, shall be limited to four (4) per building, shall include no motion or animation, shall not exceed a luminance of two thousand five hundred (2,500) nits during daylight hours between sunrise and sunset, shall not exceed a luminance of two hundred fifty (250) nits at all other times, shall permit electronic illumination with no motion or animation, and shall be subject to design and review and approval by the City Planning Commission. All applications shall include certification that the sign will comply with luminance level standards at the time of application and must certify again that the sign is operating in compliance with the standards prior to issuance on an occupancy permit.



**Sign Color**

White acrylic  
 Silver Returns

**Sign Illumination**

Night time illumination is 232.74 nits  
 Not illuminated during daytime

**North Facade**

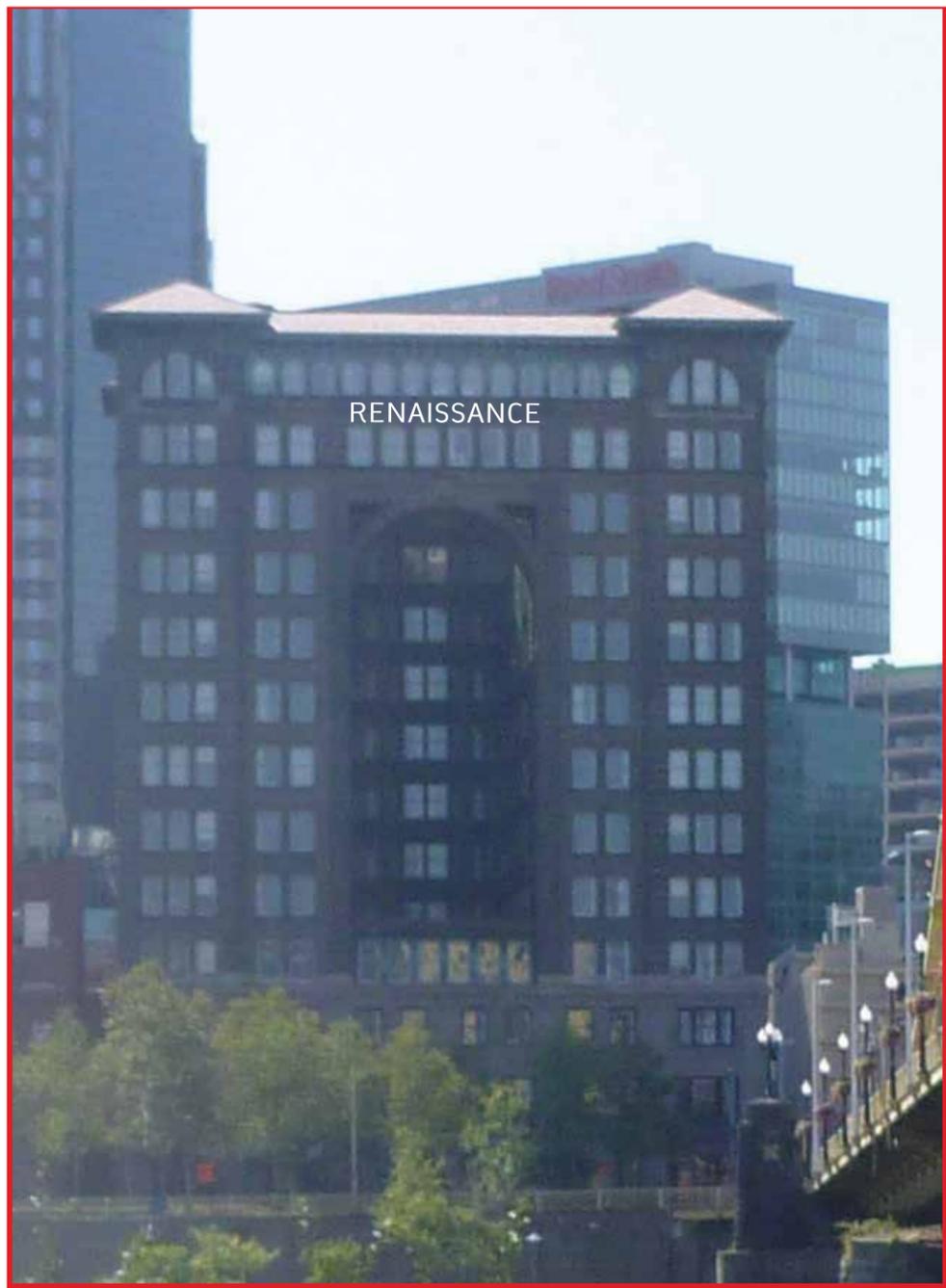
24,684 sf  
 2% of facade = 493.68sf  
 Sign - 149.125 sf



THESE PLANS ARE THE EXCLUSIVE PROPERTY OF SHAMROCK BUILDING SERVICES INCORPORATED AND ARE THE RESULT OF THE ORIGINAL WORK OF ITS EMPLOYEES. DISTRIBUTION OR EXHIBITION OF THESE PLANS TO ANYONE OTHER THAN EMPLOYEES OF YOUR COMPANY OR USE OF THESE PLANS TO CONSTRUCT A SIGN SIMILAR TO THE SIGN EMBODIED HEREIN IS NOT PERMITTED WITHOUT THE EXPRESS WRITTEN CONSENT OF SHAMROCK BUILDING SERVICES INCORPORATED. IN THE EVENT SUCH PERMISSION IS GIVEN THE USER AGREES TO COMPENSATE SHAMROCK BUILDING SERVICES INCORPORATED A REASONABLE FEE FOR TIME AND EFFORT SPENT CREATING THESE PLANS.

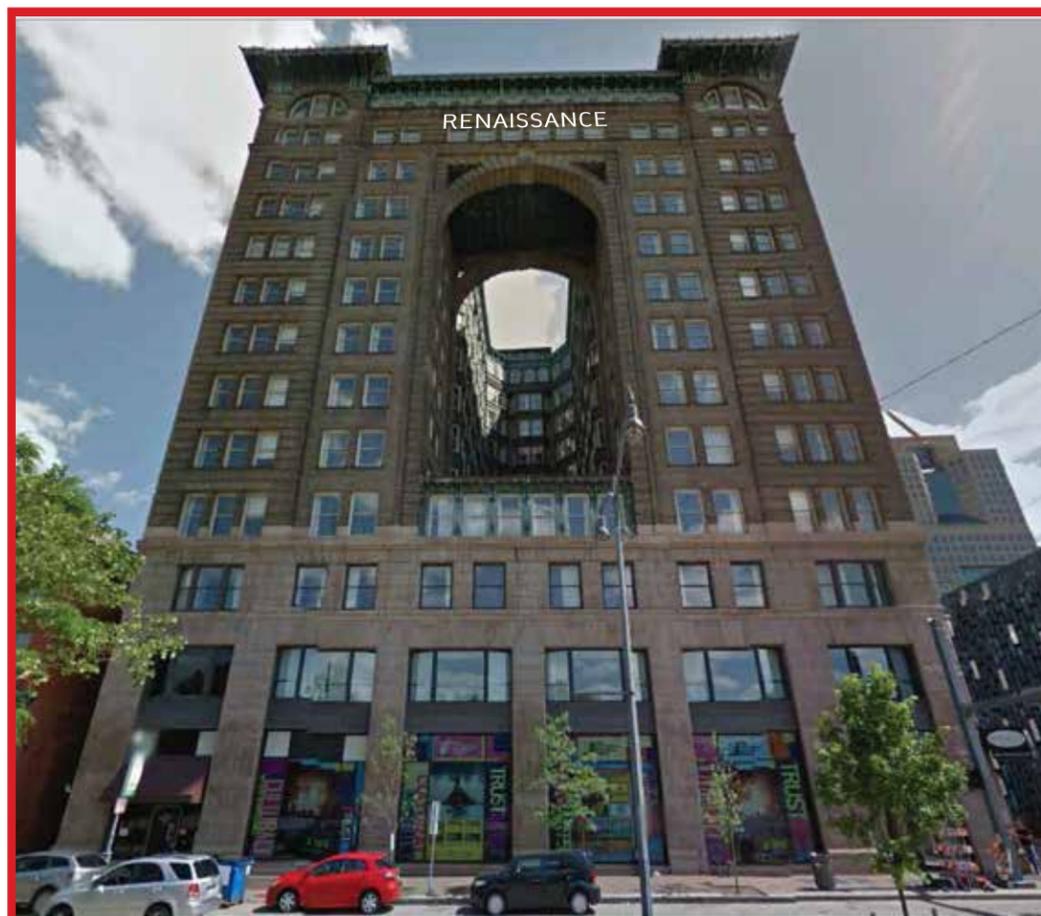






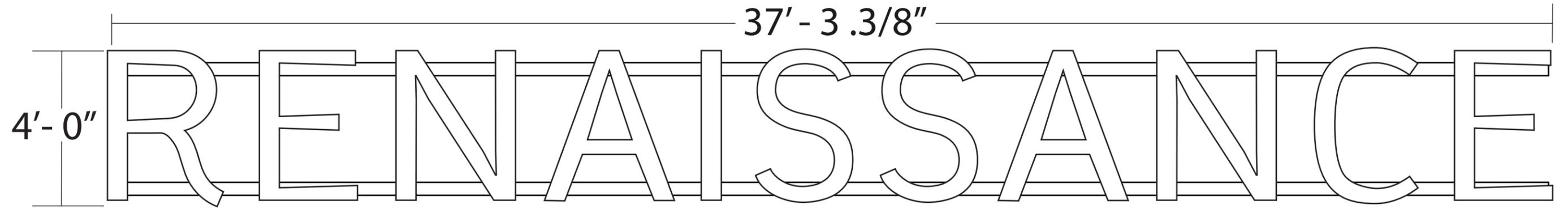
4'-0" 37' - 3.3/8"

# RENAISSANCE



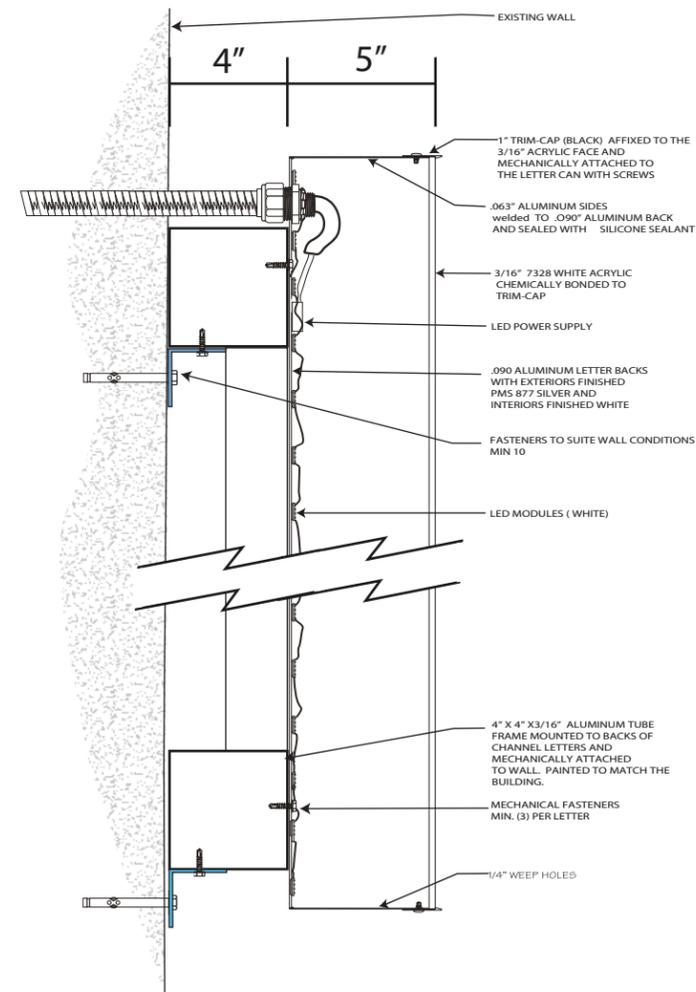
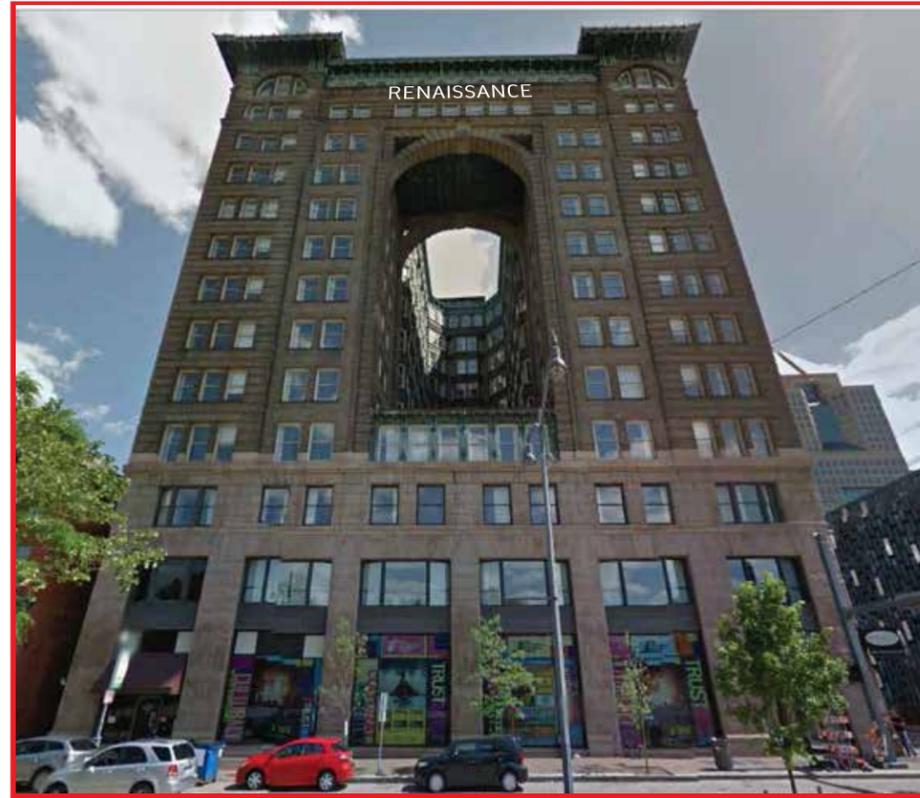
THESE PLANS ARE THE EXCLUSIVE PROPERTY OF SHAMROCK BUILDING SERVICES INCORPORATED AND ARE THE RESULT OF THE ORIGINAL WORK OF ITS EMPLOYEES. DISTRIBUTION OR EXHIBITION OF THESE PLANS TO ANYONE OTHER THAN EMPLOYEES OF YOUR COMPANY OR USE OF THESE PLANS TO CONSTRUCT A SIGN SIMILAR TO THE SIGN EMBODIED HEREIN IS NOT PERMITTED WITHOUT THE EXPRESS WRITTEN CONSENT OF SHAMROCK BUILDING SERVICES INCORPORATED. IN THE EVENT SUCH PERMISSION IS GIVEN THE USER AGREES TO COMPENSATE SHAMROCK BUILDING SERVICES INCORPORATED A REASONABLE FEE FOR TIME AND EFFORT SPENT CREATING THESE PLANS.





SCALE 3/8" = 1.0'

FACE: 3/16" WHITE ACRYLIC (7328)  
 RETURN COLOR & TRIM CAP: PMS 877 SILVER  
 ILLUMINATION: WHITE LED



PRIMARY ELECTRIC TO SIGN WITHIN 10 BY OTHERS

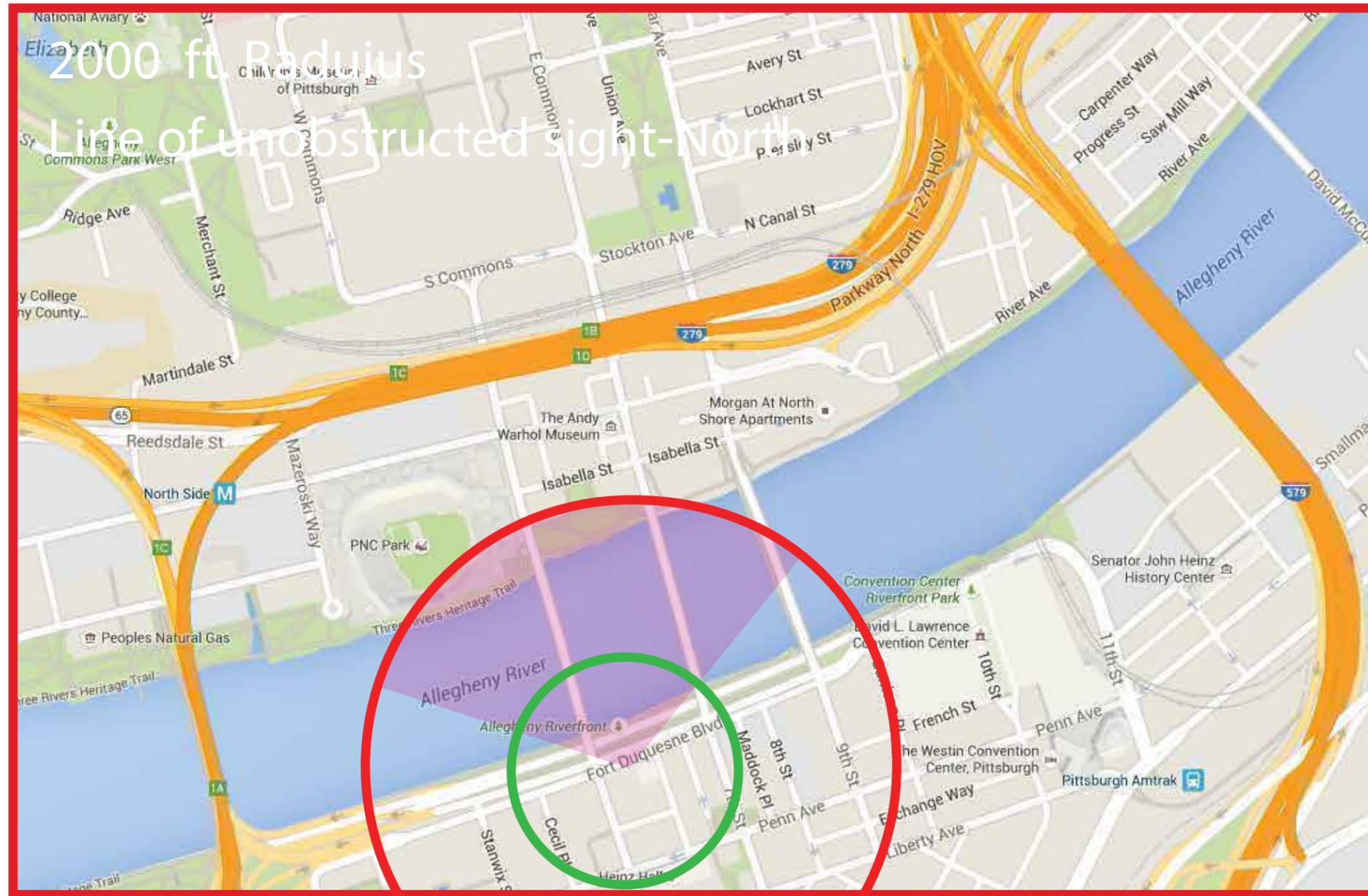
**CIRCUITS REQUIRED**  
 ONE (1) 20 AMP, 120 VOLT  
 DEDICATED CIRCUIT

SIGN INSTALLATION TO BE IN COMPLIANCE WITH  
 ARTICLE 600 OF THE NATIONAL ELECTRIC CODE

THESE PLANS ARE THE EXCLUSIVE PROPERTY OF SHAMROCK BUILDING SERVICES INCORPORATED AND ARE THE RESULT OF THE ORIGINAL WORK OF ITS EMPLOYEES. DISTRIBUTION OR EXHIBITION OF THESE PLANS TO ANYONE OTHER THAN EMPLOYEES OF YOUR COMPANY OR USE OF THESE PLANS TO CONSTRUCT A SIGN SIMILAR TO THE SIGN EMBODIED HEREIN IS NOT PERMITTED WITHOUT THE EXPRESS WRITTEN CONSENT OF SHAMROCK BUILDING SERVICES INCORPORATED. IN THE EVENT SUCH PERMISSION IS GIVEN THE USER AGREES TO COMPENSATE SHAMROCK BUILDING SERVICES INCORPORATED A REASONABLE FEE FOR TIME AND EFFORT SPENT CREATING THESE PLANS.



# Line of Unobstructed Sight From North Elevation

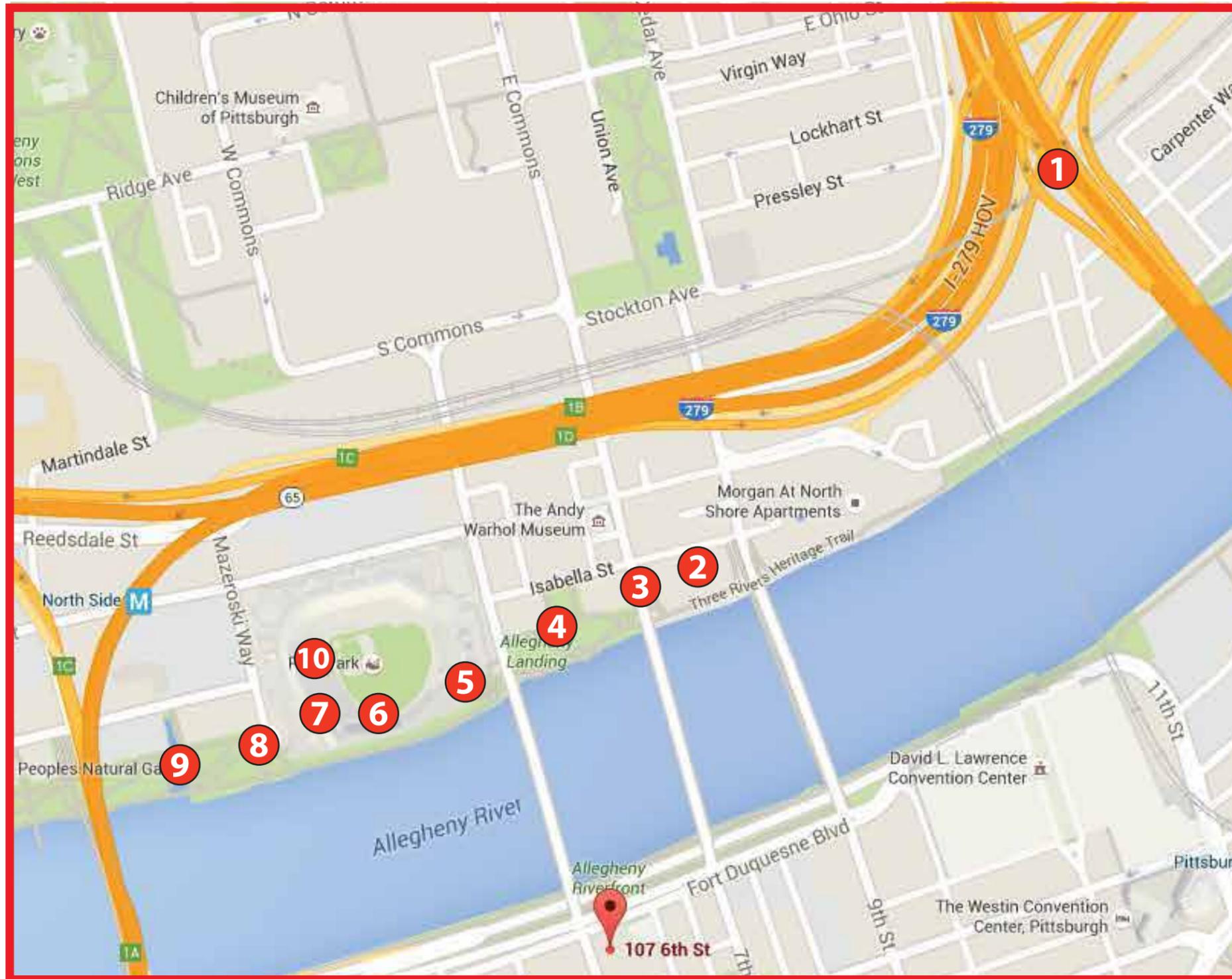


Line of unobstructed sight areas for "RENAISSANCE"  
The dark shaded areas indicate where the signs cannot be seen.  
4' letter height readable to 2000'.  
NOTE: All distances and areas are approximate.

- Unobstructed line of sight from the North
- Readable distance for logo @ 2000 ft.
- Maximum Impact for logo @ 400 ft.

THESE PLANS ARE THE EXCLUSIVE PROPERTY OF SHAMROCK BUILDING SERVICES INCORPORATED AND ARE THE RESULT OF THE ORIGINAL WORK OF ITS EMPLOYEES. DISTRIBUTION OR EXHIBITION OF THESE PLANS TO ANYONE OTHER THAN EMPLOYEES OF YOUR COMPANY OR USE OF THESE PLANS TO CONSTRUCT A SIGN SIMILAR TO THE SIGN EMBODIED HEREIN IS NOT PERMITTED WITHOUT THE EXPRESS WRITTEN CONSENT OF SHAMROCK BUILDING SERVICES INCORPORATED. IN THE EVENT SUCH PERMISSION IS GIVEN THE USER AGREES TO COMPENSATE SHAMROCK BUILDING SERVICES INCORPORATED A REASONABLE FEE FOR TIME AND EFFORT SPENT CREATING THESE PLANS.

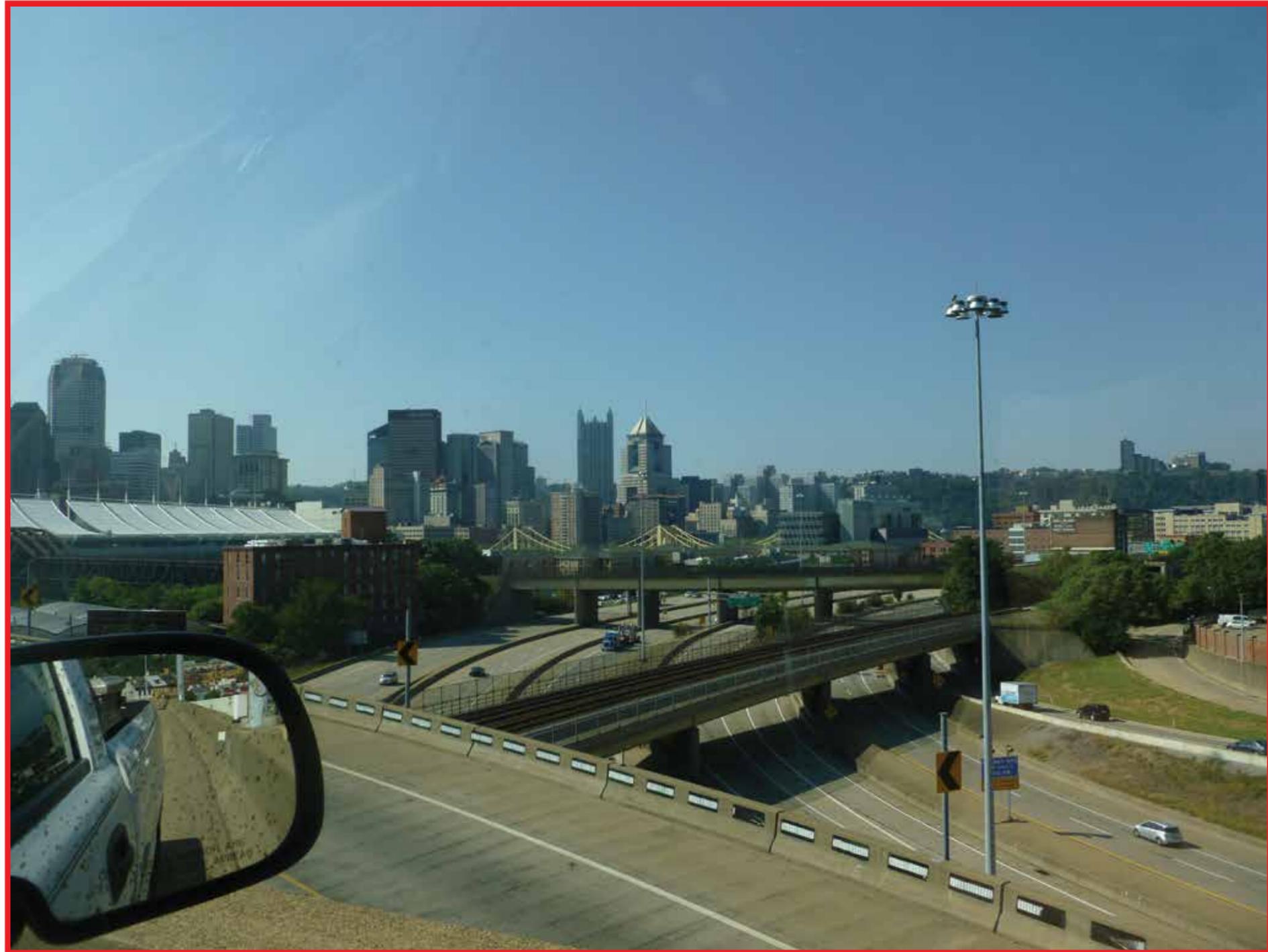




THESE PLANS ARE THE EXCLUSIVE PROPERTY OF SHAMROCK BUILDING SERVICES INCORPORATED AND ARE THE RESULT OF THE ORIGINAL WORK OF ITS EMPLOYEES. DISTRIBUTION OR EXHIBITION OF THESE PLANS TO ANYONE OTHER THAN EMPLOYEES OF YOUR COMPANY OR USE OF THESE PLANS TO CONSTRUCT A SIGN SIMILAR TO THE SIGN EMBODIED HEREIN IS NOT PERMITTED WITHOUT THE EXPRESS WRITTEN CONSENT OF SHAMROCK BUILDING SERVICES INCORPORATED. IN THE EVENT SUCH PERMISSION IS GIVEN THE USER AGREES TO COMPENSATE SHAMROCK BUILDING SERVICES INCORPORATED A REASONABLE FEE FOR TIME AND EFFORT SPENT CREATING THESE PLANS.



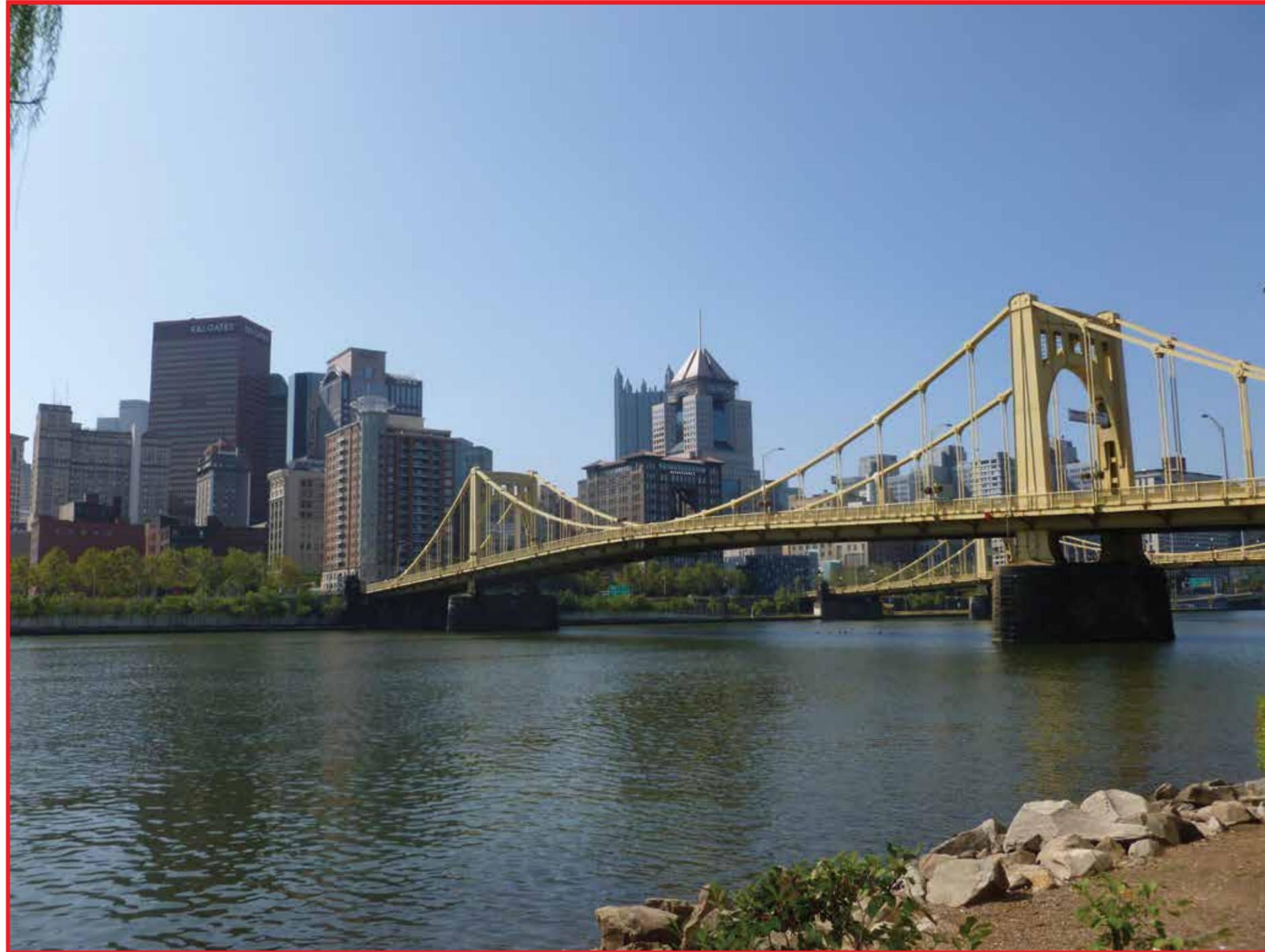
1



THESE PLANS ARE THE EXCLUSIVE PROPERTY OF SHAMROCK BUILDING SERVICES INCORPORATED AND ARE THE RESULT OF THE ORIGINAL WORK OF ITS EMPLOYEES. DISTRIBUTION OR EXHIBITION OF THESE PLANS TO ANYONE OTHER THAN EMPLOYEES OF YOUR COMPANY OR USE OF THESE PLANS TO CONSTRUCT A SIGN SIMILAR TO THE SIGN EMBODIED HEREIN IS NOT PERMITTED WITHOUT THE EXPRESS WRITTEN CONSENT OF SHAMROCK BUILDING SERVICES INCORPORATED. IN THE EVENT SUCH PERMISSION IS GIVEN THE USER AGREES TO COMPENSATE SHAMROCK BUILDING SERVICES INCORPORATED A REASONABLE FEE FOR TIME AND EFFORT SPENT CREATING THESE PLANS.



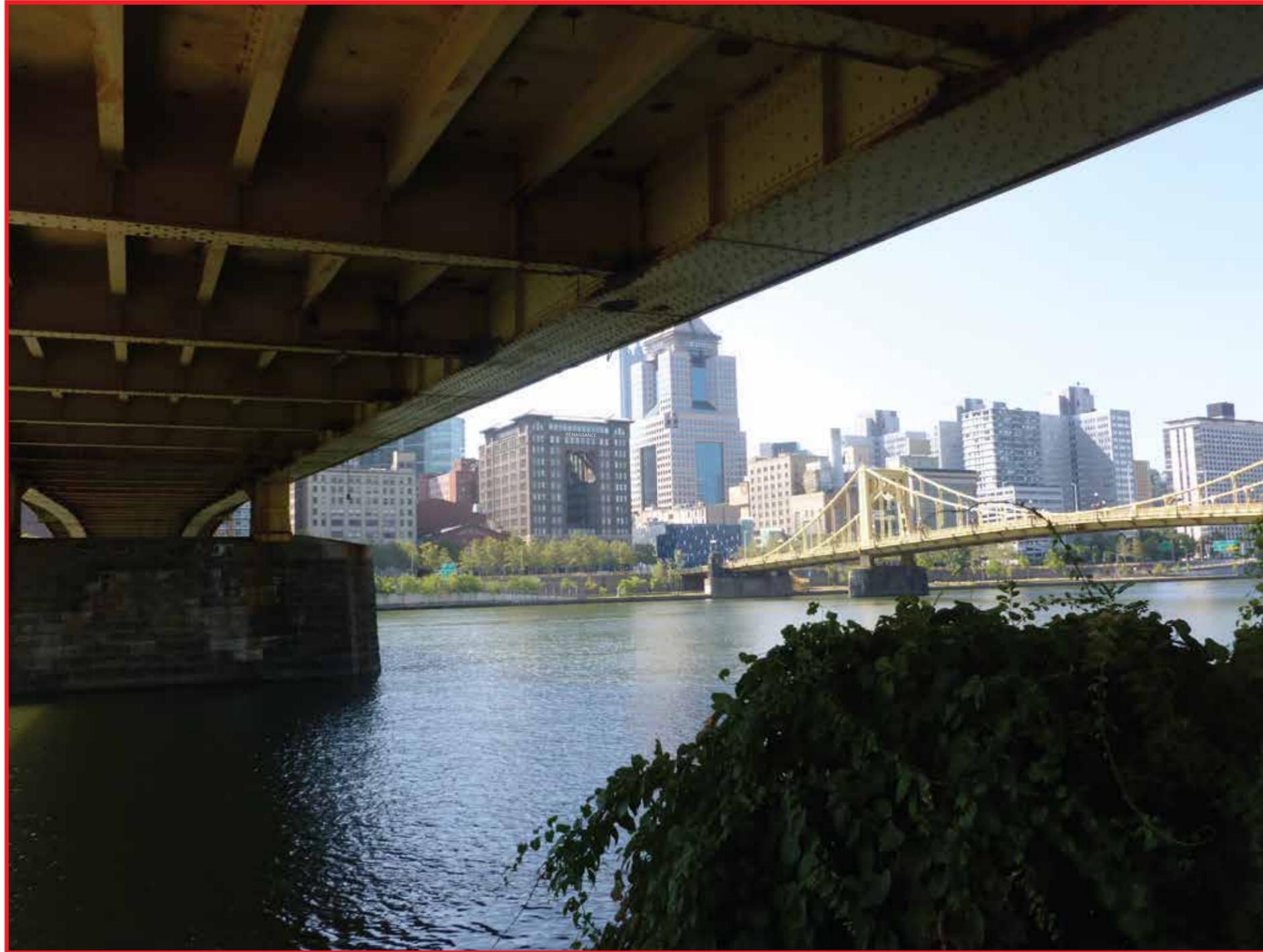
2



THESE PLANS ARE THE EXCLUSIVE PROPERTY OF SHAMROCK BUILDING SERVICES INCORPORATED AND ARE THE RESULT OF THE ORIGINAL WORK OF ITS EMPLOYEES. DISTRIBUTION OR EXHIBITION OF THESE PLANS TO ANYONE OTHER THAN EMPLOYEES OF YOUR COMPANY OR USE OF THESE PLANS TO CONSTRUCT A SIGN SIMILAR TO THE SIGN EMBODIED HEREIN IS NOT PERMITTED WITHOUT THE EXPRESS WRITTEN CONSENT OF SHAMROCK BUILDING SERVICES INCORPORATED. IN THE EVENT SUCH PERMISSION IS GIVEN THE USER AGREES TO COMPENSATE SHAMROCK BUILDING SERVICES INCORPORATED A REASONABLE FEE FOR TIME AND EFFORT SPENT CREATING THESE PLANS.



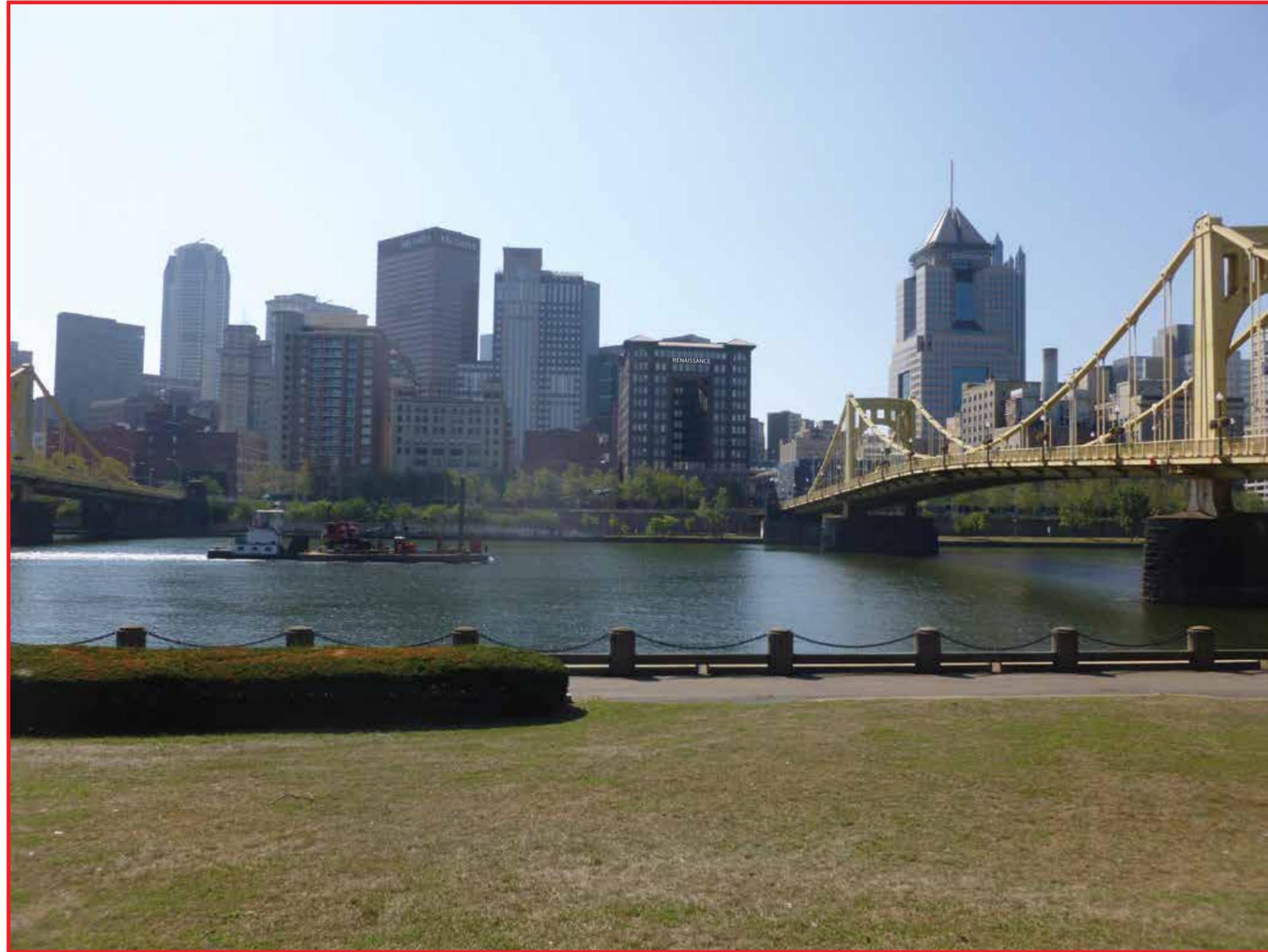
3



THESE PLANS ARE THE EXCLUSIVE PROPERTY OF SHAMROCK BUILDING SERVICES INCORPORATED AND ARE THE RESULT OF THE ORIGINAL WORK OF ITS EMPLOYEES. DISTRIBUTION OR EXHIBITION OF THESE PLANS TO ANYONE OTHER THAN EMPLOYEES OF YOUR COMPANY OR USE OF THESE PLANS TO CONSTRUCT A SIGN SIMILAR TO THE SIGN EMBODIED HEREIN IS NOT PERMITTED WITHOUT THE EXPRESS WRITTEN CONSENT OF SHAMROCK BUILDING SERVICES INCORPORATED. IN THE EVENT SUCH PERMISSION IS GIVEN THE USER AGREES TO COMPENSATE SHAMROCK BUILDING SERVICES INCORPORATED A REASONABLE FEE FOR TIME AND EFFORT SPENT CREATING THESE PLANS.



**4**  
DAY



THESE PLANS ARE THE EXCLUSIVE PROPERTY OF SHAMROCK BUILDING SERVICES INCORPORATED AND ARE THE RESULT OF THE ORIGINAL WORK OF ITS EMPLOYEES. DISTRIBUTION OR EXHIBITION OF THESE PLANS TO ANYONE OTHER THAN EMPLOYEES OF YOUR COMPANY OR USE OF THESE PLANS TO CONSTRUCT A SIGN SIMILAR TO THE SIGN EMBODIED HEREIN IS NOT PERMITTED WITHOUT THE EXPRESS WRITTEN CONSENT OF SHAMROCK BUILDING SERVICES INCORPORATED. IN THE EVENT SUCH PERMISSION IS GIVEN THE USER AGREES TO COMPENSATE SHAMROCK BUILDING SERVICES INCORPORATED A REASONABLE FEE FOR TIME AND EFFORT SPENT CREATING THESE PLANS.



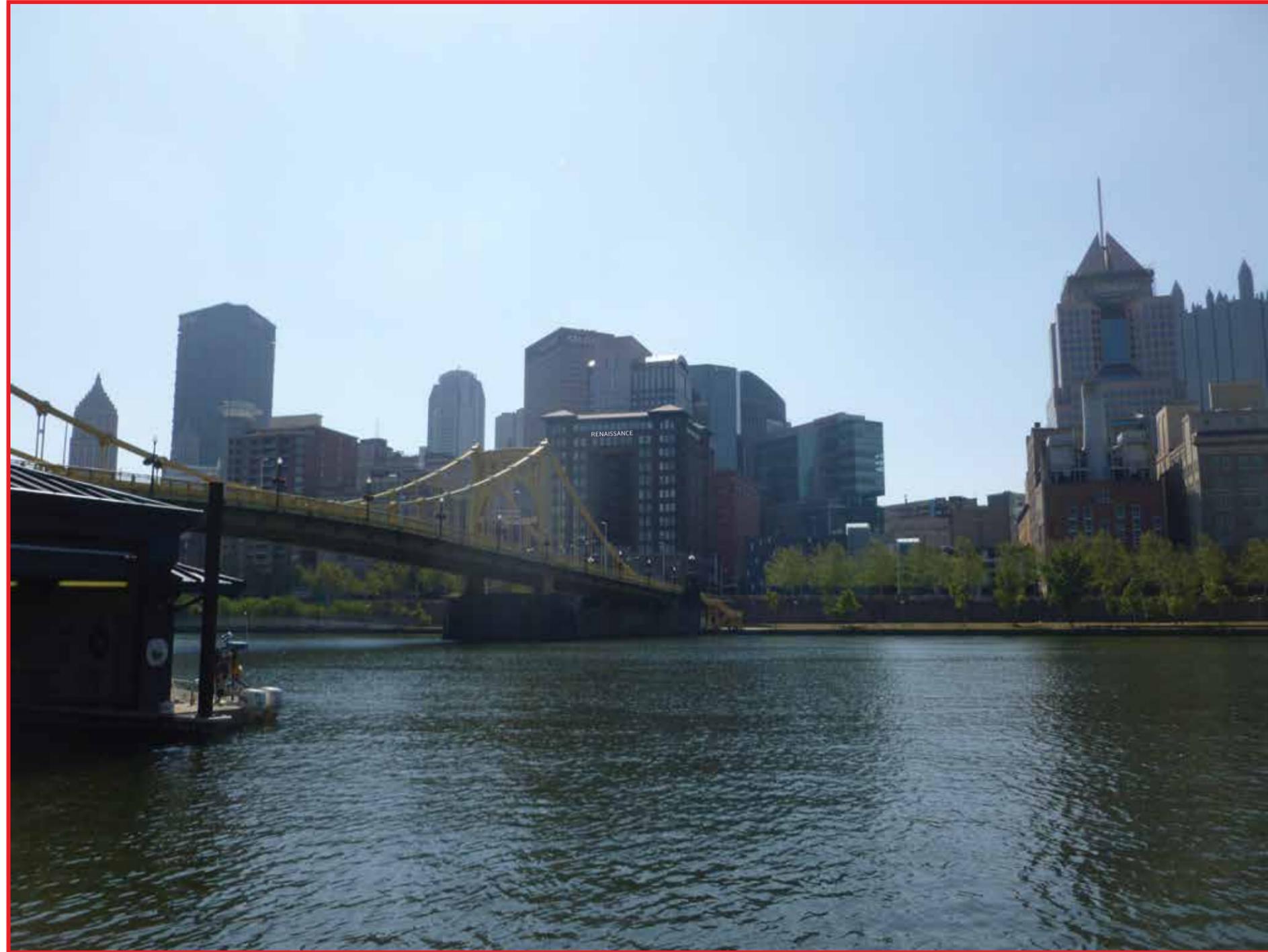
**4**  
DUSK



THESE PLANS ARE THE EXCLUSIVE PROPERTY OF SHAMROCK BUILDING SERVICES INCORPORATED AND ARE THE RESULT OF THE ORIGINAL WORK OF ITS EMPLOYEES. DISTRIBUTION OR EXHIBITION OF THESE PLANS TO ANYONE OTHER THAN EMPLOYEES OF YOUR COMPANY OR USE OF THESE PLANS TO CONSTRUCT A SIGN SIMILAR TO THE SIGN EMBODIED HEREIN IS NOT PERMITTED WITHOUT THE EXPRESS WRITTEN CONSENT OF SHAMROCK BUILDING SERVICES INCORPORATED. IN THE EVENT SUCH PERMISSION IS GIVEN THE USER AGREES TO COMPENSATE SHAMROCK BUILDING SERVICES INCORPORATED A REASONABLE FEE FOR TIME AND EFFORT SPENT CREATING THESE PLANS.



**5**  
DAY



THESE PLANS ARE THE EXCLUSIVE PROPERTY OF SHAMROCK BUILDING SERVICES INCORPORATED AND ARE THE RESULT OF THE ORIGINAL WORK OF ITS EMPLOYEES. DISTRIBUTION OR EXHIBITION OF THESE PLANS TO ANYONE OTHER THAN EMPLOYEES OF YOUR COMPANY OR USE OF THESE PLANS TO CONSTRUCT A SIGN SIMILAR TO THE SIGN EMBODIED HEREIN IS NOT PERMITTED WITHOUT THE EXPRESS WRITTEN CONSENT OF SHAMROCK BUILDING SERVICES INCORPORATED. IN THE EVENT SUCH PERMISSION IS GIVEN THE USER AGREES TO COMPENSATE SHAMROCK BUILDING SERVICES INCORPORATED A REASONABLE FEE FOR TIME AND EFFORT SPENT CREATING THESE PLANS.



**5**  
DUSK



THESE PLANS ARE THE EXCLUSIVE PROPERTY OF SHAMROCK BUILDING SERVICES INCORPORATED AND ARE THE RESULT OF THE ORIGINAL WORK OF ITS EMPLOYEES. DISTRIBUTION OR EXHIBITION OF THESE PLANS TO ANYONE OTHER THAN EMPLOYEES OF YOUR COMPANY OR USE OF THESE PLANS TO CONSTRUCT A SIGN SIMILAR TO THE SIGN EMBODIED HEREIN IS NOT PERMITTED WITHOUT THE EXPRESS WRITTEN CONSENT OF SHAMROCK BUILDING SERVICES INCORPORATED. IN THE EVENT SUCH PERMISSION IS GIVEN THE USER AGREES TO COMPENSATE SHAMROCK BUILDING SERVICES INCORPORATED A REASONABLE FEE FOR TIME AND EFFORT SPENT CREATING THESE PLANS.

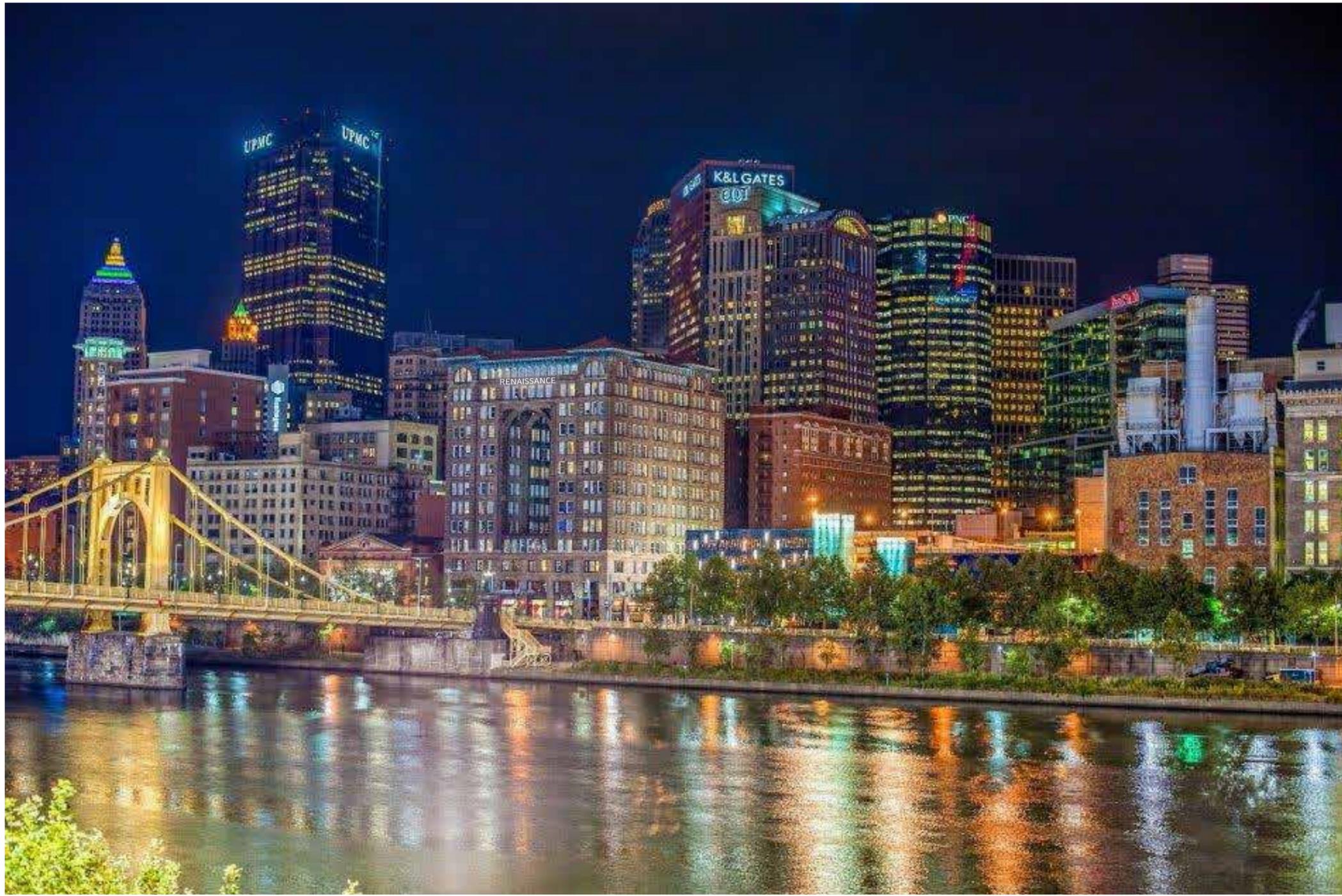




**6**  
**DAY**

THESE PLANS ARE THE EXCLUSIVE PROPERTY OF SHAMROCK BUILDING SERVICES INCORPORATED AND ARE THE RESULT OF THE ORIGINAL WORK OF ITS EMPLOYEES. DISTRIBUTION OR EXHIBITION OF THESE PLANS TO ANYONE OTHER THAN EMPLOYEES OF YOUR COMPANY OR USE OF THESE PLANS TO CONSTRUCT A SIGN SIMILAR TO THE SIGN EMBODIED HEREIN IS NOT PERMITTED WITHOUT THE EXPRESS WRITTEN CONSENT OF SHAMROCK BUILDING SERVICES INCORPORATED. IN THE EVENT SUCH PERMISSION IS GIVEN THE USER AGREES TO COMPENSATE SHAMROCK BUILDING SERVICES INCORPORATED A REASONABLE FEE FOR TIME AND EFFORT SPENT CREATING THESE PLANS.



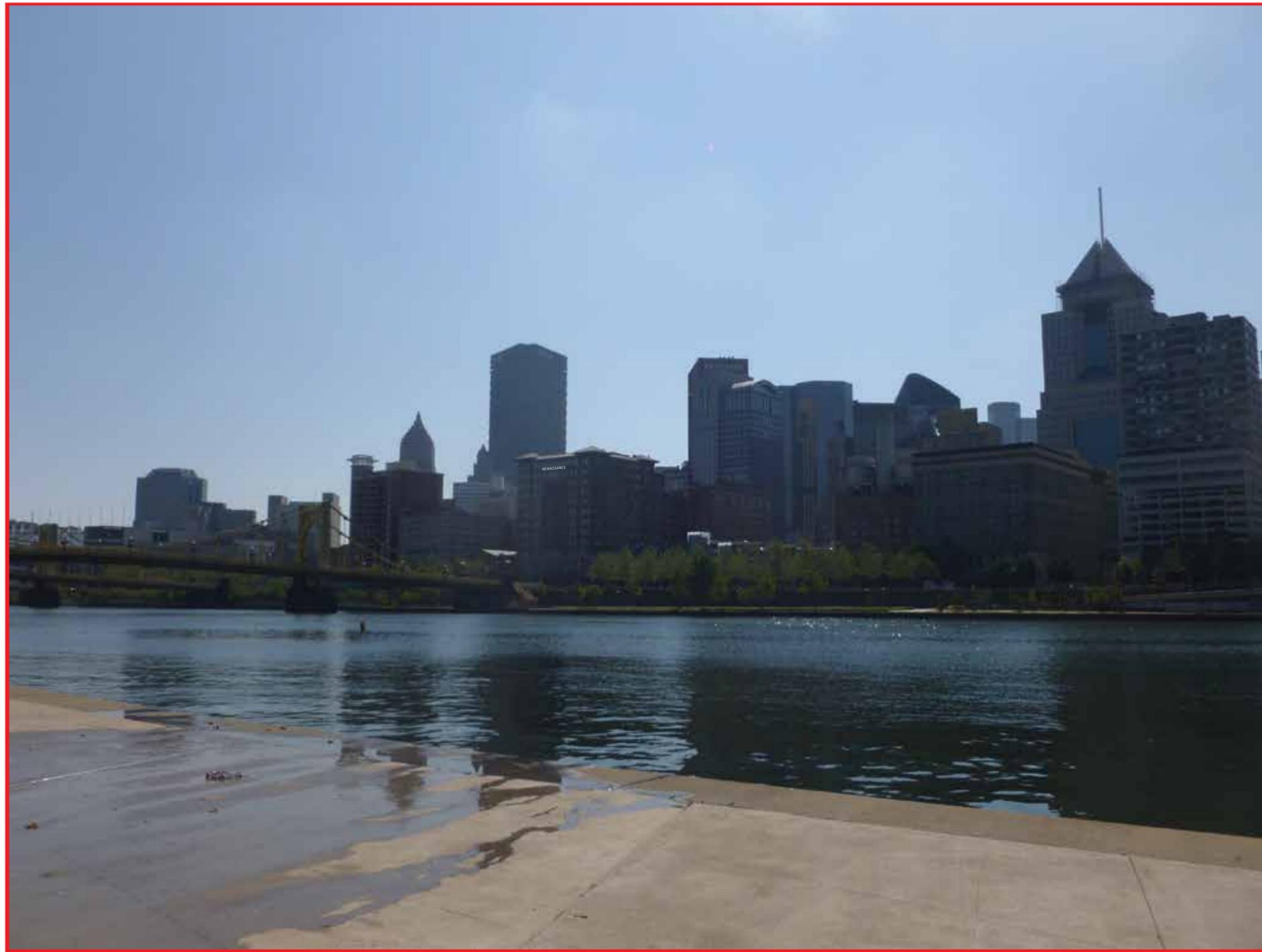


**6**  
**NIGHT**

THESE PLANS ARE THE EXCLUSIVE PROPERTY OF SHAMROCK BUILDING SERVICES INCORPORATED AND ARE THE RESULT OF THE ORIGINAL WORK OF ITS EMPLOYEES. DISTRIBUTION OR EXHIBITION OF THESE PLANS TO ANYONE OTHER THAN EMPLOYEES OF YOUR COMPANY OR USE OF THESE PLANS TO CONSTRUCT A SIGN SIMILAR TO THE SIGN EMBODIED HEREIN IS NOT PERMITTED WITHOUT THE EXPRESS WRITTEN CONSENT OF SHAMROCK BUILDING SERVICES INCORPORATED. IN THE EVENT SUCH PERMISSION IS GIVEN THE USER AGREES TO COMPENSATE SHAMROCK BUILDING SERVICES INCORPORATED A REASONABLE FEE FOR TIME AND EFFORT SPENT CREATING THESE PLANS.



7



THESE PLANS ARE THE EXCLUSIVE PROPERTY OF SHAMROCK BUILDING SERVICES INCORPORATED AND ARE THE RESULT OF THE ORIGINAL WORK OF ITS EMPLOYEES. DISTRIBUTION OR EXHIBITION OF THESE PLANS TO ANYONE OTHER THAN EMPLOYEES OF YOUR COMPANY OR USE OF THESE PLANS TO CONSTRUCT A SIGN SIMILAR TO THE SIGN EMBODIED HEREIN IS NOT PERMITTED WITHOUT THE EXPRESS WRITTEN CONSENT OF SHAMROCK BUILDING SERVICES INCORPORATED. IN THE EVENT SUCH PERMISSION IS GIVEN THE USER AGREES TO COMPENSATE SHAMROCK BUILDING SERVICES INCORPORATED A REASONABLE FEE FOR TIME AND EFFORT SPENT CREATING THESE PLANS.



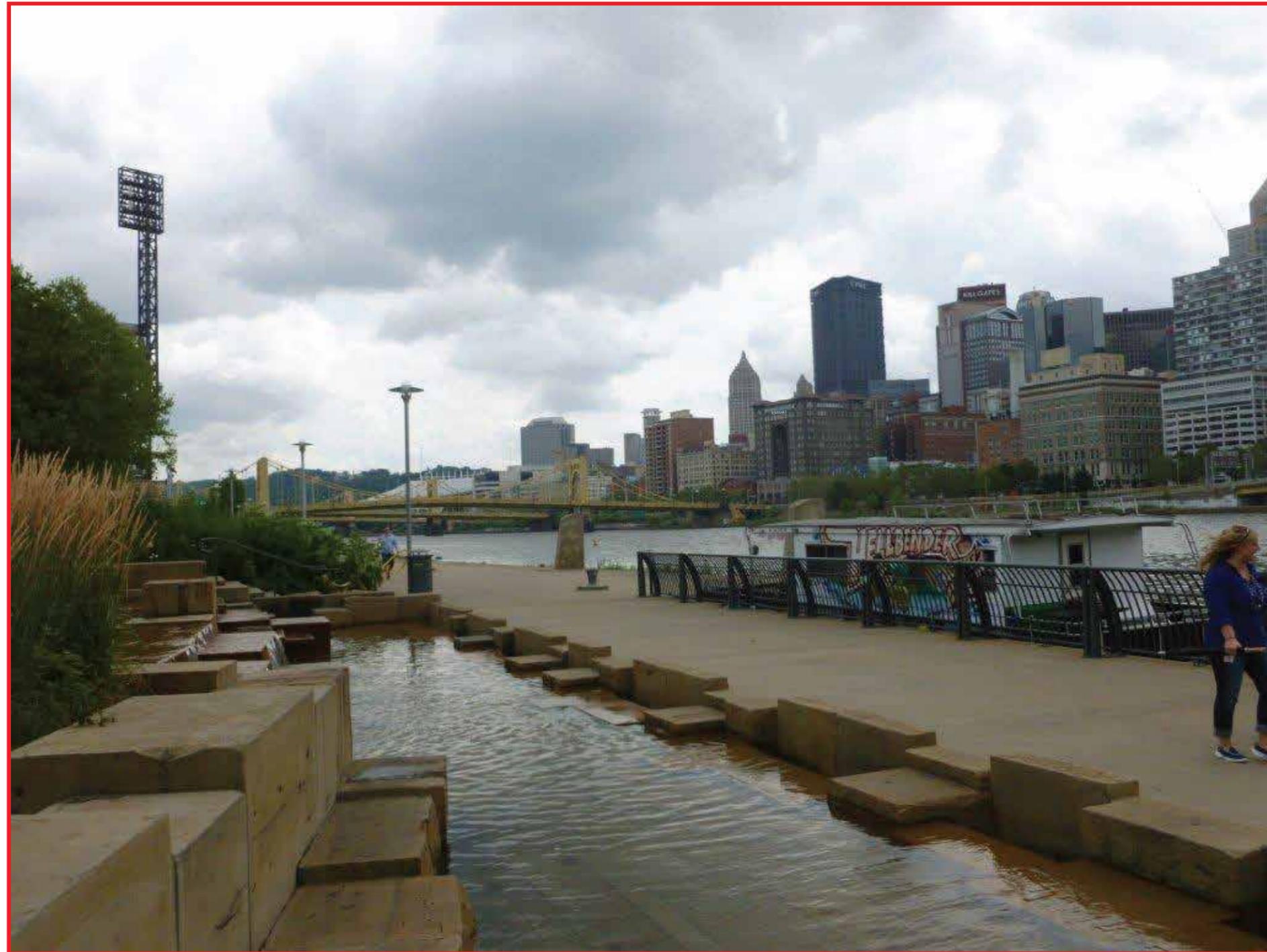
8



THESE PLANS ARE THE EXCLUSIVE PROPERTY OF SHAMROCK BUILDING SERVICES INCORPORATED AND ARE THE RESULT OF THE ORIGINAL WORK OF ITS EMPLOYEES. DISTRIBUTION OR EXHIBITION OF THESE PLANS TO ANYONE OTHER THAN EMPLOYEES OF YOUR COMPANY OR USE OF THESE PLANS TO CONSTRUCT A SIGN SIMILAR TO THE SIGN EMBODIED HEREIN IS NOT PERMITTED WITHOUT THE EXPRESS WRITTEN CONSENT OF SHAMROCK BUILDING SERVICES INCORPORATED. IN THE EVENT SUCH PERMISSION IS GIVEN THE USER AGREES TO COMPENSATE SHAMROCK BUILDING SERVICES INCORPORATED A REASONABLE FEE FOR TIME AND EFFORT SPENT CREATING THESE PLANS.



9



THESE PLANS ARE THE EXCLUSIVE PROPERTY OF SHAMROCK BUILDING SERVICES INCORPORATED AND ARE THE RESULT OF THE ORIGINAL WORK OF ITS EMPLOYEES. DISTRIBUTION OR EXHIBITION OF THESE PLANS TO ANYONE OTHER THAN EMPLOYEES OF YOUR COMPANY OR USE OF THESE PLANS TO CONSTRUCT A SIGN SIMILAR TO THE SIGN EMBODIED HEREIN IS NOT PERMITTED WITHOUT THE EXPRESS WRITTEN CONSENT OF SHAMROCK BUILDING SERVICES INCORPORATED. IN THE EVENT SUCH PERMISSION IS GIVEN THE USER AGREES TO COMPENSATE SHAMROCK BUILDING SERVICES INCORPORATED A REASONABLE FEE FOR TIME AND EFFORT SPENT CREATING THESE PLANS.



**10**  
NIGHT



THESE PLANS ARE THE EXCLUSIVE PROPERTY OF SHAMROCK BUILDING SERVICES INCORPORATED AND ARE THE RESULT OF THE ORIGINAL WORK OF ITS EMPLOYEES. DISTRIBUTION OR EXHIBITION OF THESE PLANS TO ANYONE OTHER THAN EMPLOYEES OF YOUR COMPANY OR USE OF THESE PLANS TO CONSTRUCT A SIGN SIMILAR TO THE SIGN EMBODIED HEREIN IS NOT PERMITTED WITHOUT THE EXPRESS WRITTEN CONSENT OF SHAMROCK BUILDING SERVICES INCORPORATED. IN THE EVENT SUCH PERMISSION IS GIVEN THE USER AGREES TO COMPENSATE SHAMROCK BUILDING SERVICES INCORPORATED A REASONABLE FEE FOR TIME AND EFFORT SPENT CREATING THESE PLANS.



# Forbes Avenue Apartments



DESMONE ARCHITECTS

**Planning Commission Hearing**

3407 Forbes Avenue  
Campus Advantage

Zoning Overview – OPR-C (Oakland Public Realm District C)

Code Provisions	Required	Prior Approved Plan	Amended Plan
Number of units	No code limit	137	102 (35 unit reduction)
Parking (Sections 914.02 and 914.05.E)	72	97 Parking Spaces	72
ADA Parking (Section 914.06)	5	5	5 (no change)
Bicycle Parking (Section 914.05)	34	46	34
Loading Spaces (Section 914.10)	2	1	1* (no change)
Height (Section 915.04.D – LEED)**	102' Max	140'  (with variance)	102'
FAR (Section 915.04.D-LEED)**	7.2:1	7.5:1  (with special exception)	6.1:1
Maximum Lot Coverage (Section 908.03.D.3(c))	90%	90%	90% (no change)
Building Footprint	None	150,230	150,230 (no change)

\* Administrative relief will be requested per Section 914.11.B.1

\*\* Following Planning Commission approval the applicant will formally request LEED Bonuses.





DESMONE ARCHITECTS

**Site Context – Macro**  
Forbes Avenue Apartments  
November 13, 2015



DESMONE ARCHITECTS

## Site Context – Nearby Buildings

Forbes Avenue Apartments

November 13, 2015

# Prior Approved Plan



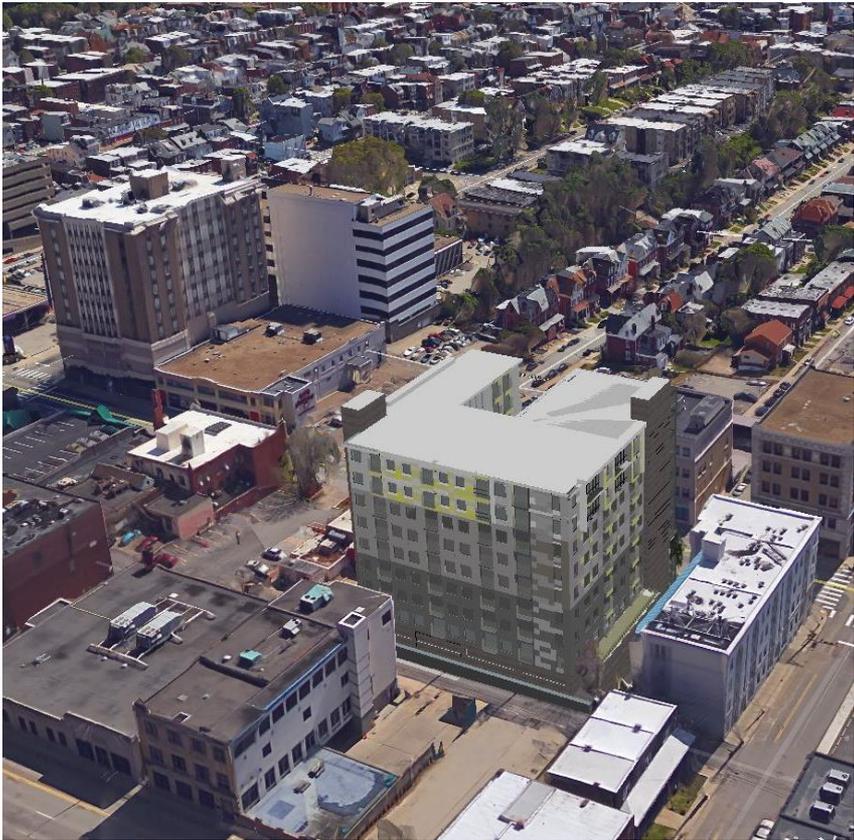
# Amended Plan



# Prior Approved Plan



# Amended Plan



## Prior Approved Plan



## Amended Plan



DESMONE ARCHITECTS

**Site Context – View from South**

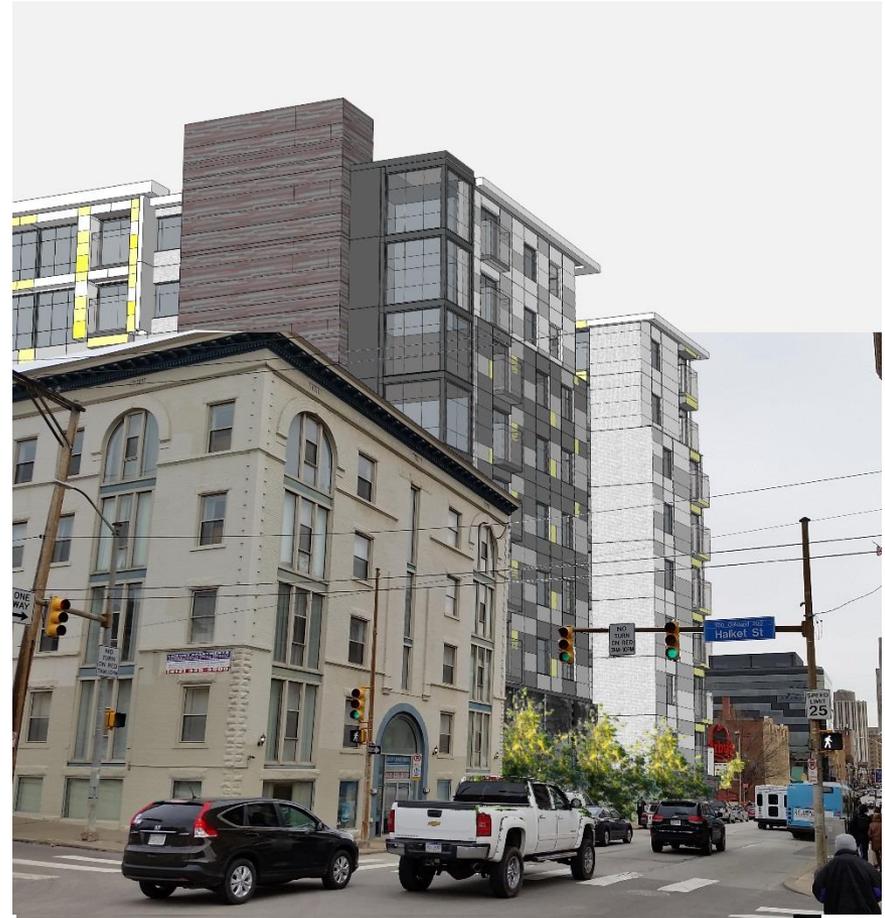
Forbes Avenue Apartments

November 13, 2015

# Prior Approved Plan



# Amended Plan



**Site Context – Street View To East**

Forbes Avenue Apartments

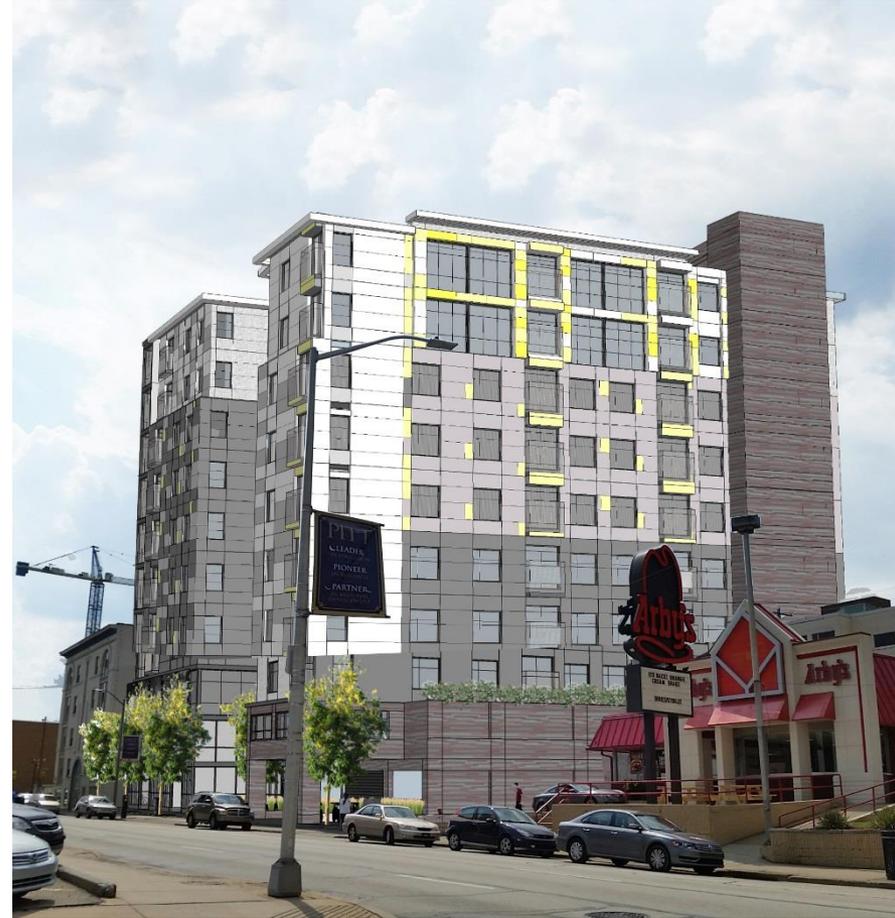
November 13, 2015



# Prior Approved Plan



# Amended Plan



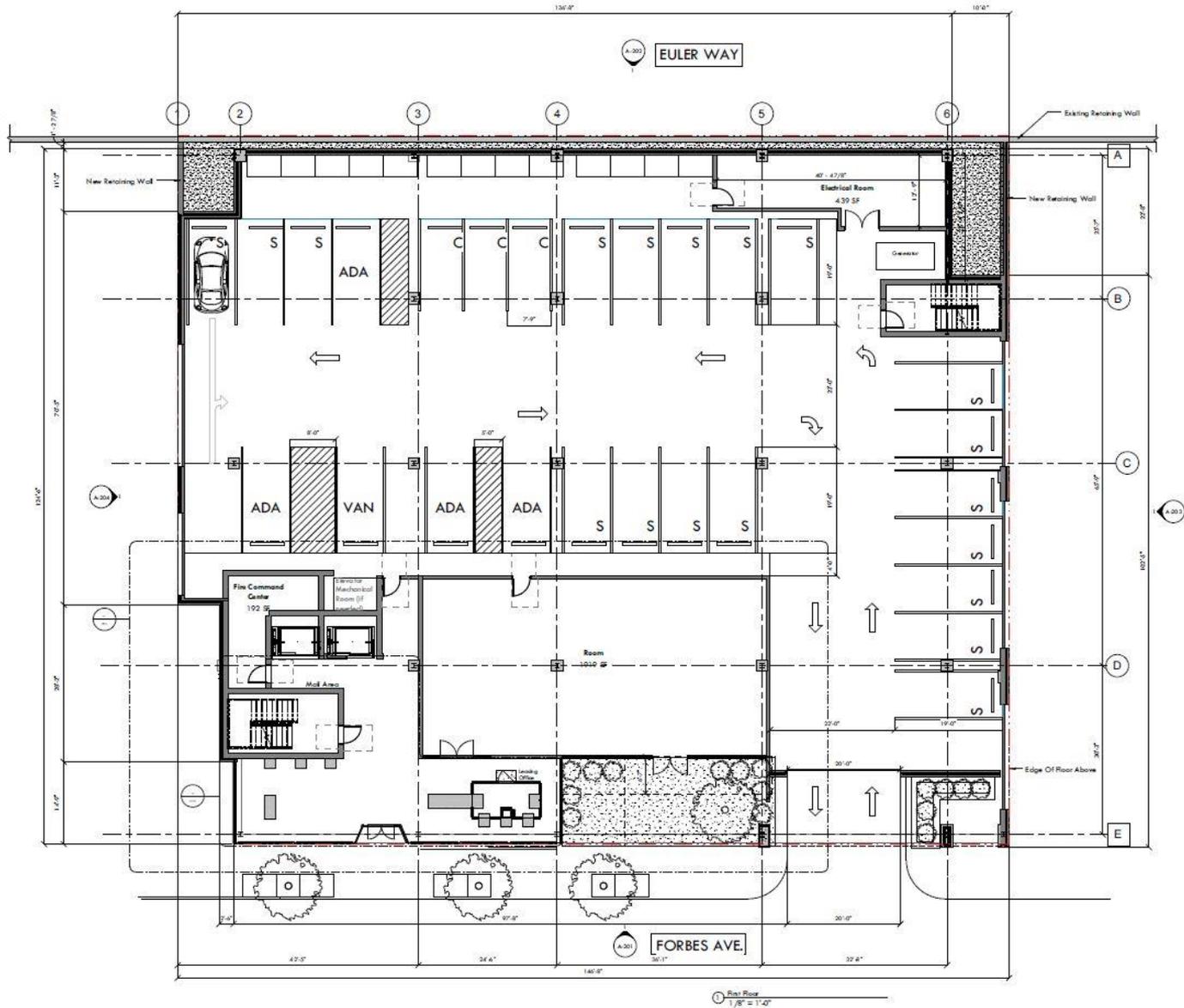
**Street View to West**  
Forbes Avenue Apartments  
November 13, 2015

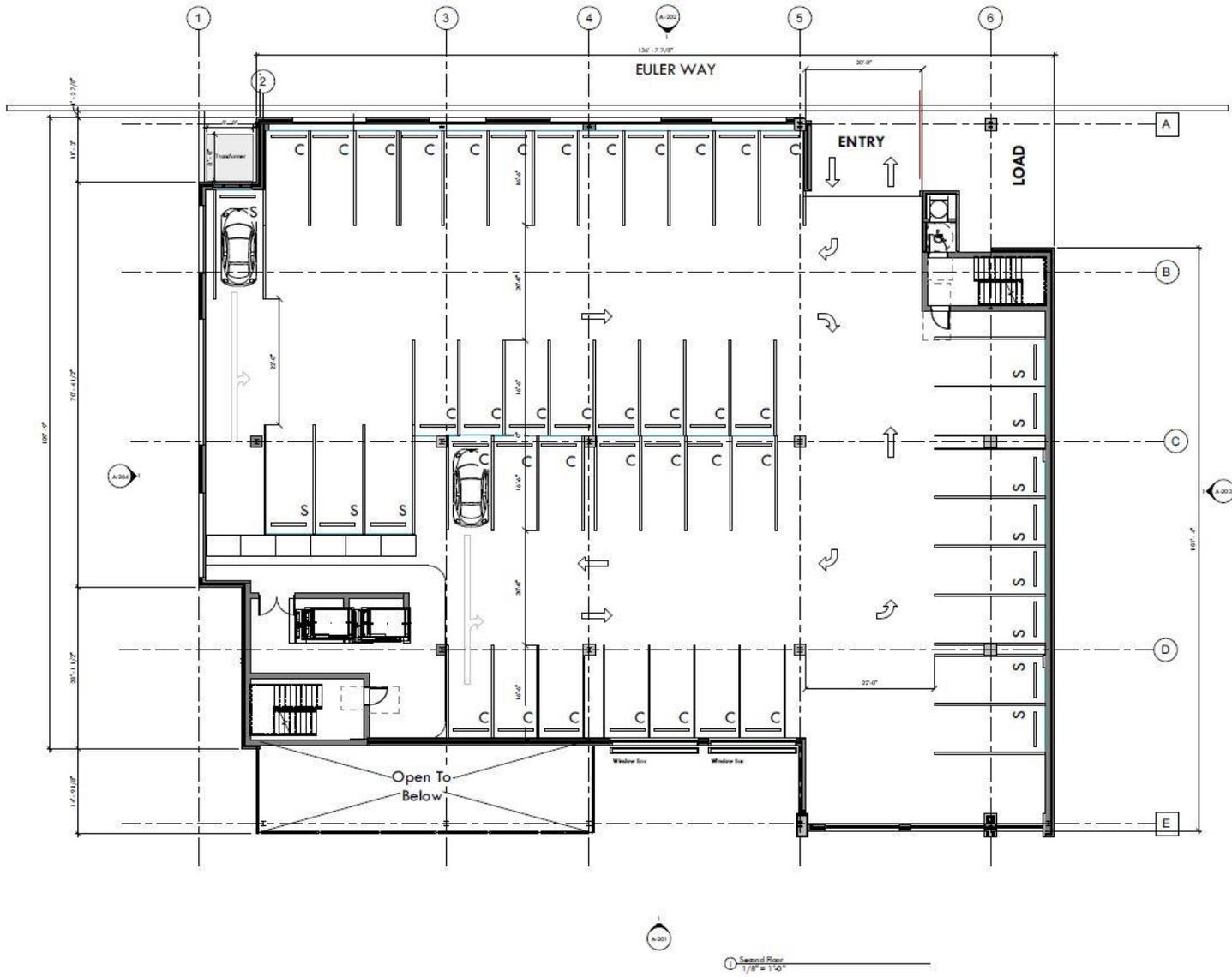


**1<sup>st</sup> FLR**  
**PARKING:**  
 19 STANDARD  
 3 COMPACT  
 5 ADA  
 27 TOTAL

**2<sup>ND</sup> FLR**  
**PARKING:**  
 12 STANDARD  
 33 COMPACT  
 45 TOTAL

**TOTAL**  
**PARKING:**  
 36 STANDARD  
 36 COMPACT  
 72 TOTAL





**Second Floor Plan**  
 Forbes Avenue Apartments  
 November 13, 2015

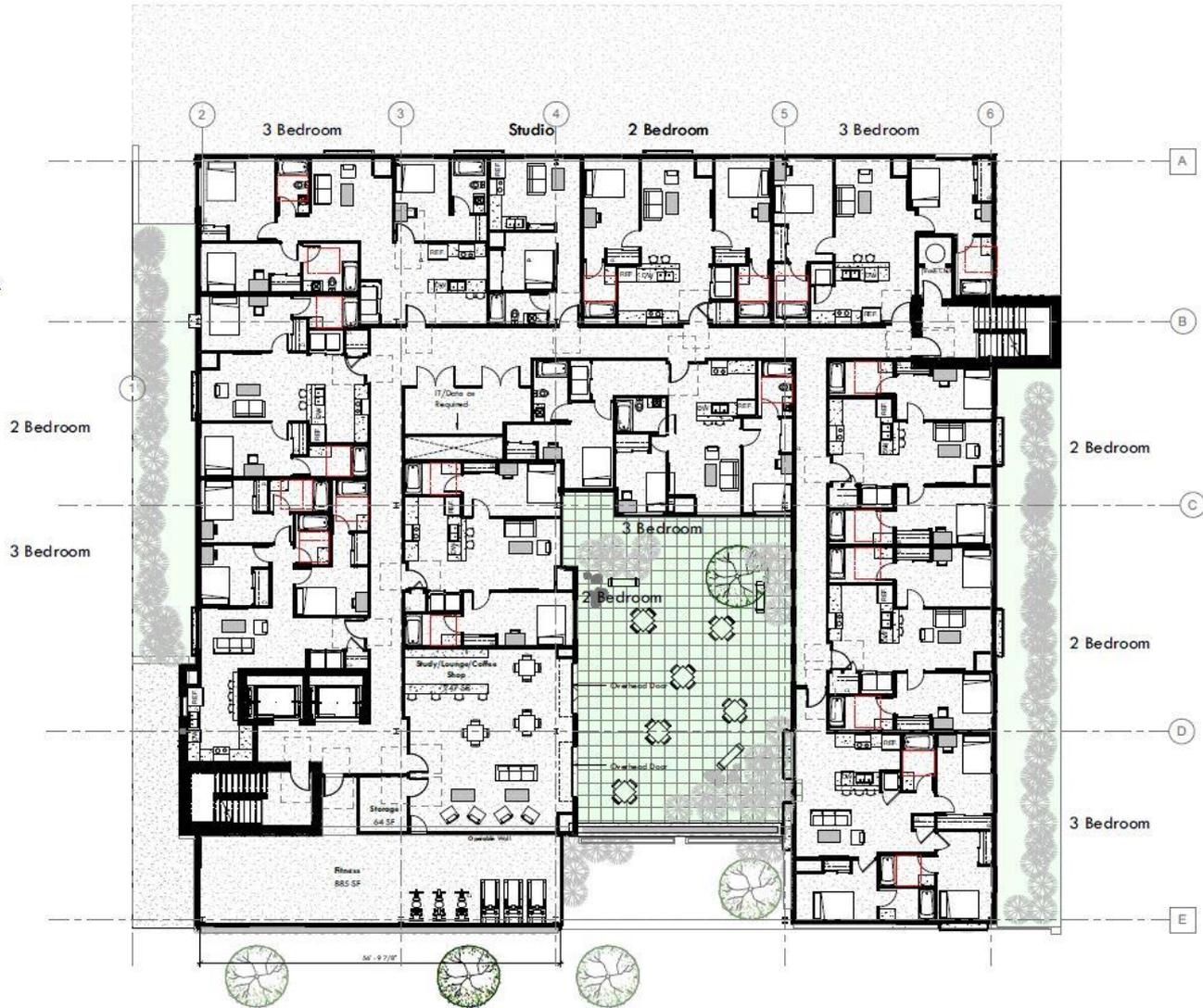
**3rd Floor**

Studio: 1  
2 Bed: 5  
3 Bed: 5  
Total: 11

**4th - 10th Floors**

Studio: 7 (1)  
2 Bed: 42 (6)  
3 Bed: 42 (6)  
Total: 91

**TOTAL**  
102 Units



**Third Floor Plan**  
Forbes Avenue Apartments  
November 13, 2015



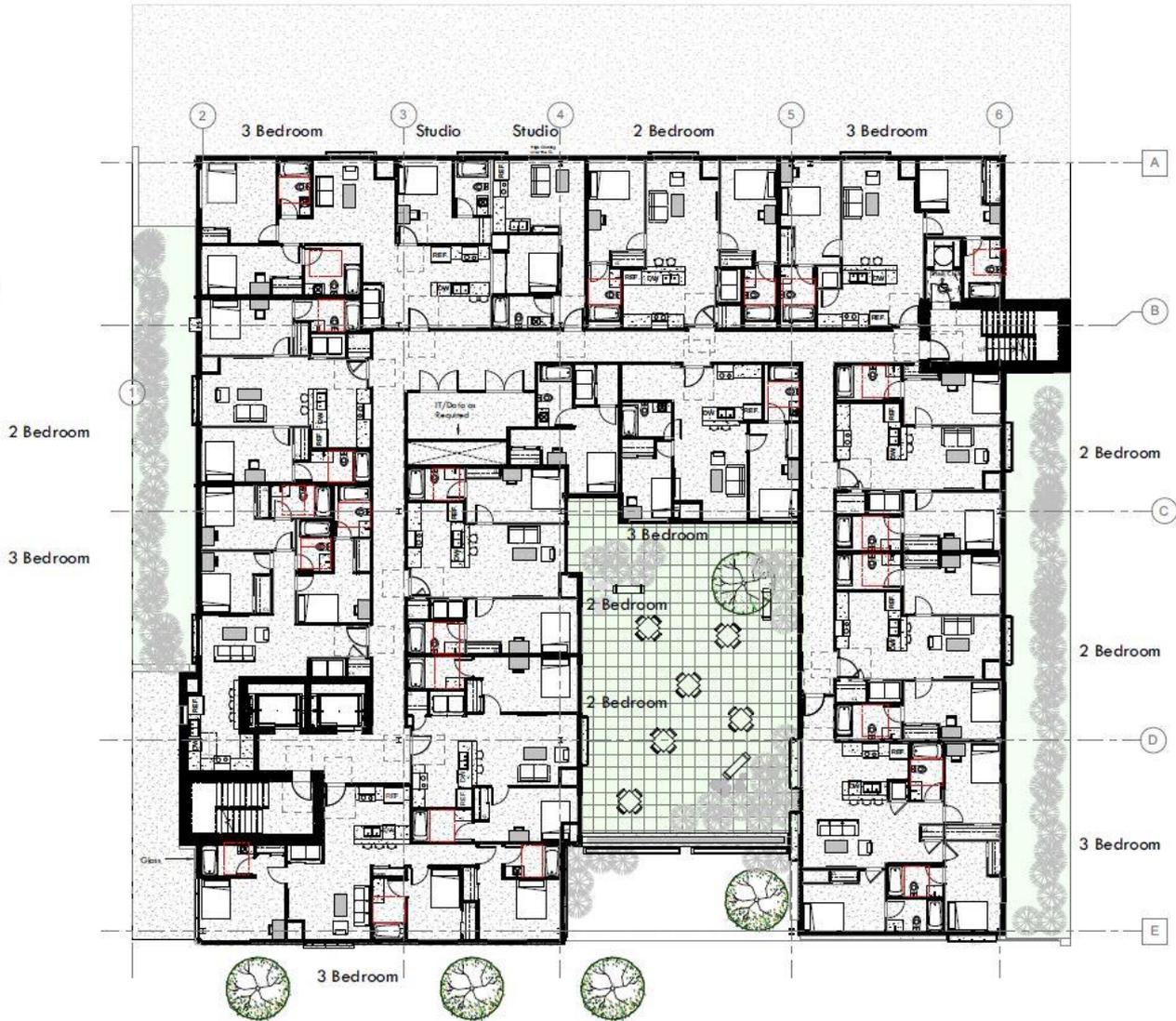
**3rd Floor**

Studio: 1  
2 Bed: 5  
3 Bed: 5  
Total: 11

**4th - 10th Floors**

Studio: 7 (1)  
2 Bed: 42 (6)  
3 Bed: 42 (6)  
Total: 91

**TOTAL**  
102 Units



# Prior Approved Plan



# Amended Plan



# Prior Approved Plan



# Amended Plan



# Prior Approved Plan



# Amended Plan



# Prior Approved Plan



# Amended Plan



**East Elevation**  
Forbes Avenue Apartments  
November 13, 2015



# Prior Approved Plan



# Amended Plan



**Proposed Building Height**

Forbes Avenue Apartments

November 13, 2015



**TABLE 1**  
**PARKING REQUIREMENT SUMMARY**  
**3407 Forbes Avenue Apartments Traffic and Parking Study**  
**City of Pittsburgh, Allegheny County, Pennsylvania**

Development Components	Size	Automobile Parking Demand: City of Pittsburgh Zoning Code <sup>(1)</sup>			Bicycle Parking Demand: City of Pittsburgh Zoning Code <sup>(1)</sup>				Total Number of Automobile Parking Spaces Required with Maximum Bicycle Reductions <sup>(6)</sup>	Total Number of Bicycle Parking Spaces Required with Maximum Bicycle Reductions
		Minimum Requirements without Bicycle Reductions			Required Minimum Bicycle Parking <sup>(2)</sup>		Maximum Reduction of Automobile Parking Spaces Due to Implementation of Bicycle Spaces <sup>(3)</sup>			
		Off-Street Automobile Parking Rate	Required Number of Automobile Spaces	Required Number of Reserved Spaces for Persons with Disabilities <sup>(4)</sup>	Bicycle Parking Rate	Required Number of Bicycle Spaces	Maximum Bicycle Parking Reduction Rate	Maximum Reduction <sup>(5)</sup>		
Apartments	102 units	1 space per unit	102	5	1 bicycle space per every 3 dwelling units	34	30% of required number automobile spaces, not including spaces reserved for persons with disabilities	30	72	34
Retail	2,350 SF	1 per 500 SF above first 2,400 SF	0	0	0 bicycle spaces between 0 to 6,000 SF	0		0	0	0
<b>TOTAL, 3407 FORBES AVENUE</b>			102	5	--	34	--	30	72	34

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

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

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

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

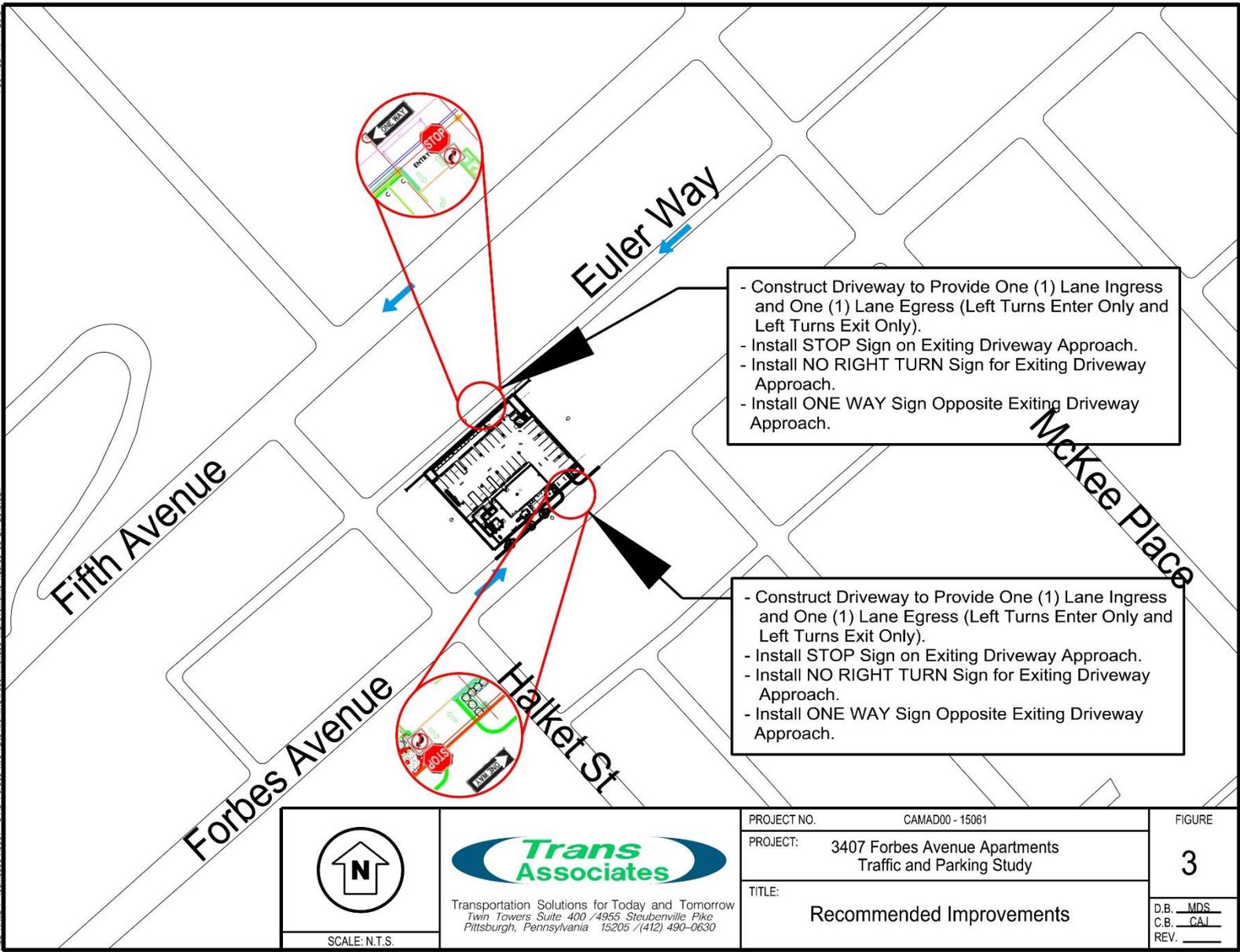
(5) Maximum bicycle reduction =  $[(102 \text{ spaces} - 5 \text{ handicapped spaces}) \times 0.30] = 30 \text{ spaces}$

(6) Total number of automobile spaces required with maximum bicycle reductions =  $(102 \text{ total spaces} - 30 \text{ bicycle spaces}) = 72 \text{ spaces}$ . It should be noted that of the 72 spaces, 5 spaces must be reserved for persons with disabilities.

Source: Analysis by Trans Associates.







 SCALE: N.T.S.	 Transportation Solutions for Today and Tomorrow Twin Towers Suite 400 / 4955 Steubenville Pike Pittsburgh, Pennsylvania 15205 / (412) 490-0630	PROJECT NO. CAMAD00 - 15061	FIGURE
		PROJECT: 3407 Forbes Avenue Apartments Traffic and Parking Study	<b>3</b>
TITLE: Recommended Improvements		D.B. <u>MDS</u>	C.B. <u>CAJ</u>
		REV. _____	

