

PDP #16-041



DEPARTMENT OF CITY PLANNING
DEVELOPMENT ADMINISTRATION AND REVIEW (ZONING)

Office of the Zoning Administrator

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

3/10/16

ZONING APPLICATION

The Zoning Application **can be** used for the following:

- New Construction of a 1-Family or 2-Family Dwelling;
- Repairs, Alterations, Additions to, and/or Extensions of either a 3-Family or larger Residential Dwelling or a Non-Residential Structure.

PROPERTY OWNER/APPLICANT INFORMATION

Property Owner Name: WALLEY YASIN		Phone Number: (412) 338-2255	
Address: 409 SMITHFIELD STREET	City: PITTSBURGH	State: PA	Zip Code: 15222
Applicant/Company Name: GRAVES DESIGN GROUP, LLC		Phone Number: (412) 338-1976	
Address: 223 FOURTH AVENUE, SUITE 600	City: PITTSBURGH	State: PA	Zip Code: 15222
Applicant/Contractor ID:(assigned by the City) N/A			

PROJECT INFORMATION

Address where Work will Occur:

Location of Work:

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

Certificate of Occupancy#: _____ Date Issued: _____ Existing Use of Property: MERCANTILE GROUP M

Estimated Construction: Start Date: 5 / 2 / 2016 Occupancy Date: / / N/A Project Cost: \$

- Check the appropriate structure type:
- Residential, 1-Family Dwelling Non-Residential
- Residential, 2-Family Dwelling
- Residential, 3-Family or Larger Dwelling

Select the Type(s) of Work from the following categories:

- | | | |
|--|--|---|
| <input type="checkbox"/> New Construction of: | <input type="checkbox"/> Addition to or <input type="checkbox"/> Extension of: | <input checked="" type="checkbox"/> Alteration or <input type="checkbox"/> Repair Type: |
| <input type="checkbox"/> 1-Family Dwelling Structure | <input type="checkbox"/> Existing Primary Use Structure | <input type="checkbox"/> Structural, Interior <input type="checkbox"/> Structural, Exterior |
| <input type="checkbox"/> 2-Family Dwelling Structure | <input type="checkbox"/> Existing Accessory Structure | <input checked="" type="checkbox"/> Aesthetic, Interior <input checked="" type="checkbox"/> Aesthetic, Exterior |

New Certificate of Occupancy is Needed

Describe the Work: COMPREHENSIVE EXTERIOR FRONT FACADE AND STOREFRONT RENOVATIONS, TO INCLUDE RESTORATION OF 3 STORY CARRARA GLASS PANELS, NEW ALUMINUM CURTAIN WALL, NEW ALUMINUM CANOPY AND SIGNAGE, NEW ENTRY DOOR.

Provide the Square Footage (sq. ft.) of each of the items listed below, even if the answer is zero:

Lot Area: 1,223 GSF	Existing Structure to be Retained: 1,223 GSF
Building Footprint: 1,223 GSF	Retained Space to be Renovated/Altered: 1,068 GSF AREA
Existing Structure to be Razed: N/A	New Structure to be Constructed: N/A

Provide the Structure Height(s):	EXISTING		PROPOSED	
	Stories	Feet	Stories	Feet
Main Structure	(3) THREE	52'-4"	(3) THREE	52'-4"
Proposed Addition/Extension				
Accessory Structure:				
Accessory Structure:				
Accessory Structure:				

On-Site Parking: New Total Number of Spaces After Work is Complete: N/A

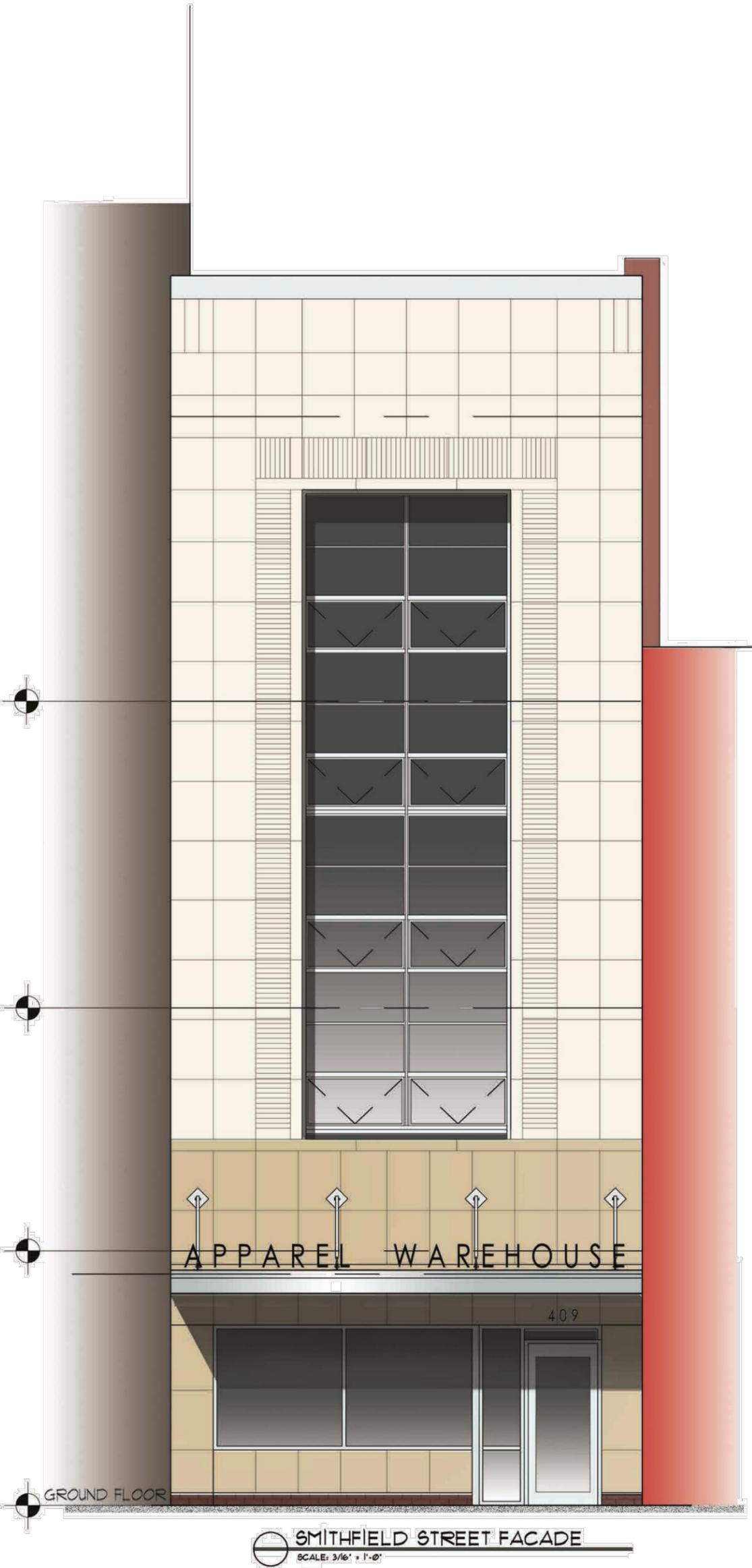
Please check any of the following items that will be part of the proposed work:

- Demolition Electrical Fire Alarm Fire Protection/Sprinklers
- HVAC (Interior) HVAC (Exterior) Commercial Cooking Hood N/A

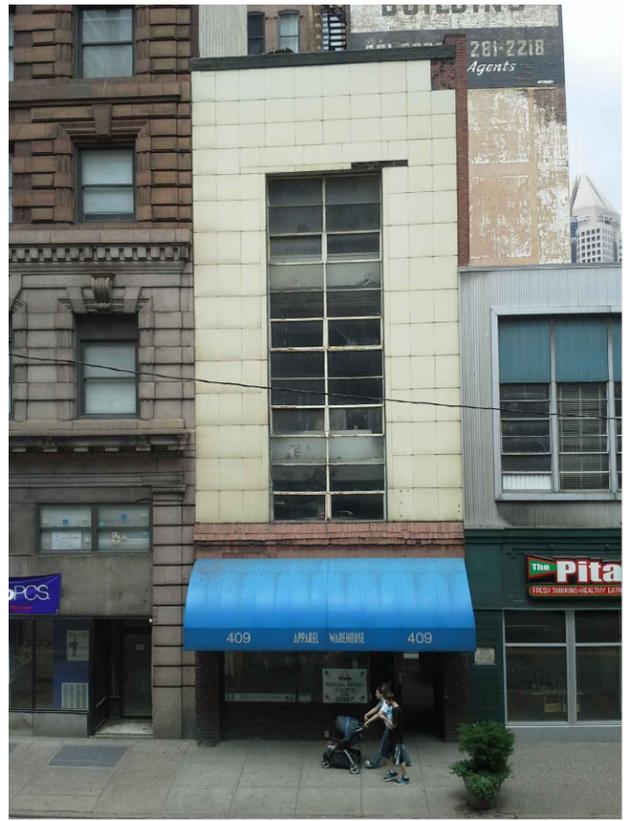
Please check the following items that pertain to any work proposed on private plumbing: (i.e. plumbing between a public sewer or water line and a building, including plumbing inside the building).

- Repair or Replace Existing Plumbing New Construction of Plumbing No plumbing work is proposed

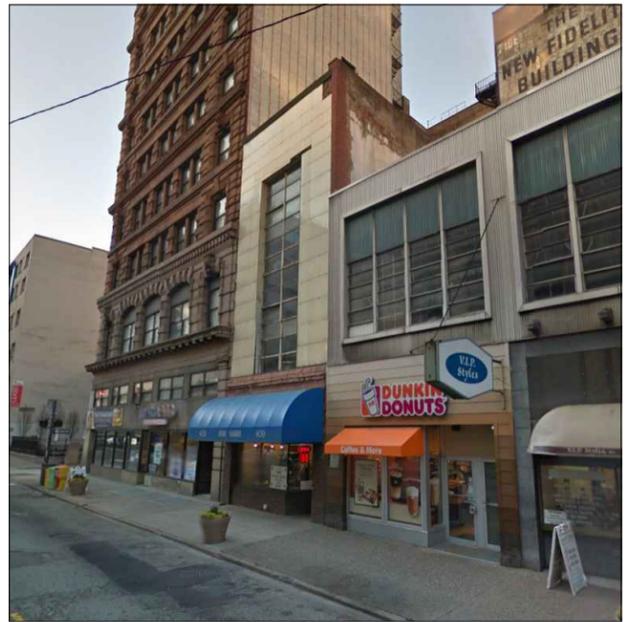
Applicant will be applying for Visitability Tax Credit? Yes No



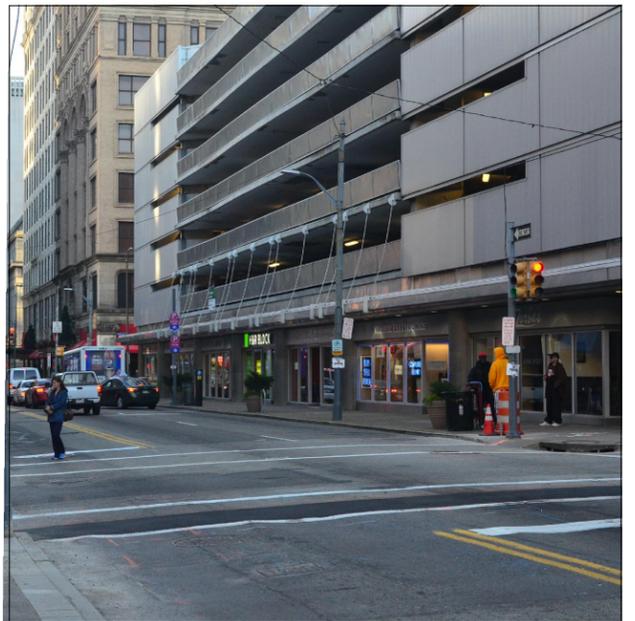
SMITHFIELD STREET FACADE
SCALE: 3/16" = 1'-0"



EXISTING SMITHFIELD STREET FACADE
NOT TO SCALE:



EXISTING SMITHFIELD STREET CONTEXT
NOT TO SCALE:



EXISTING SMITHFIELD STREET CONTEXT
NOT TO SCALE:

SYMBOLS LIST

- \$ 120/277 VOLT, SINGLE POLE AC WALL SWITCH, QUIET STYLE, 20 AMP
- ⊙ SURFACE MOUNTED INCANDESCENT
- ⊠ EXIST SIGN
- ↔ 1 PHASE HOME RUN TO PANEL

ALL ALUM. RETURNS @ WALL TO MATCH NEW CLEAR STORY WINDOW UNITS

SAVE EXISTING RETURN GLASS FOR PATCH WORK

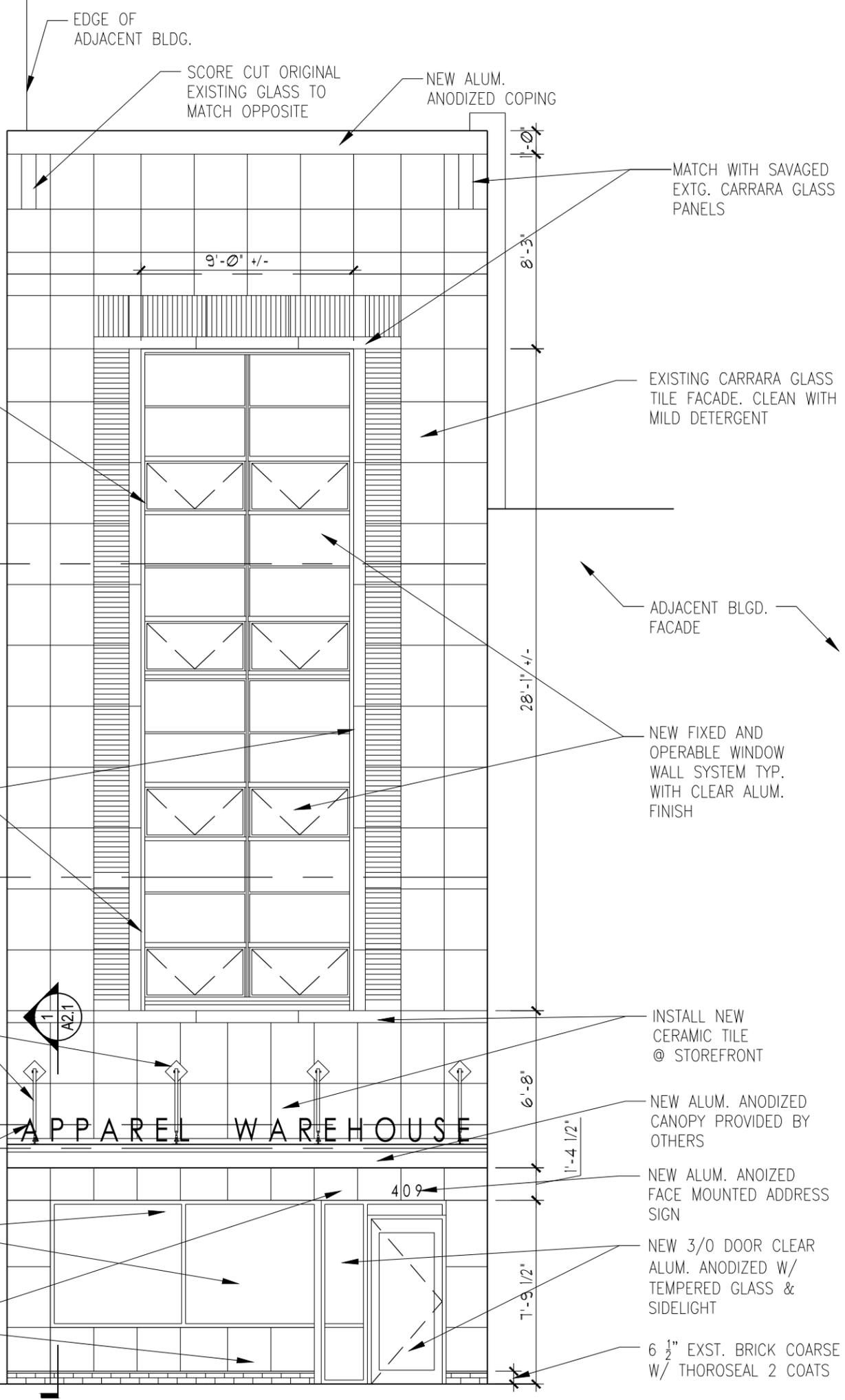
NEW ALUM. ANOIZED CABLE AND PLATE SUPPORT

NEW ALUM. ANOIZED STANDING SIGNAGE

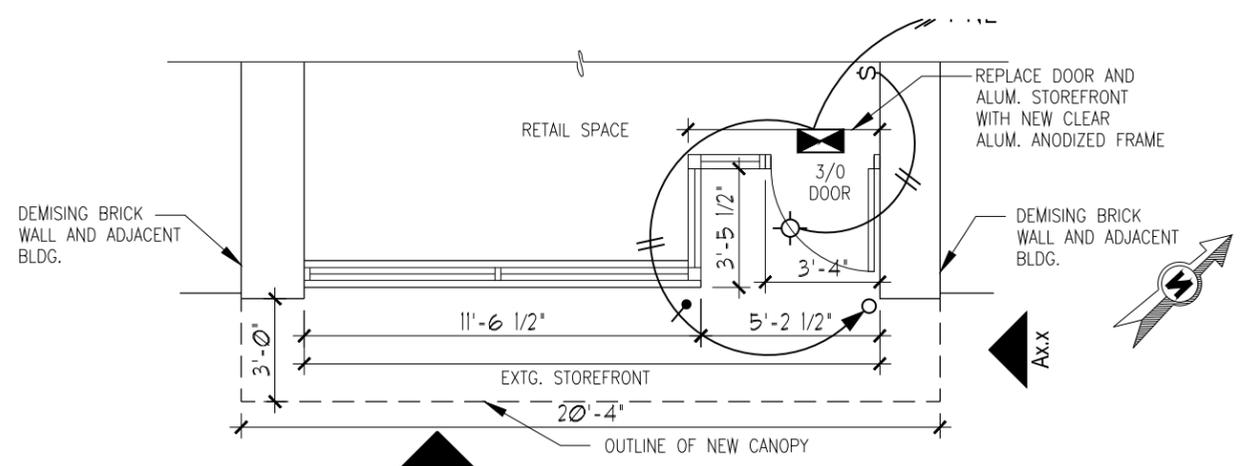
INSTALL NEW LAMINATED STOREFRONT GLASS

INSTALL NEW CERAMIC TILE

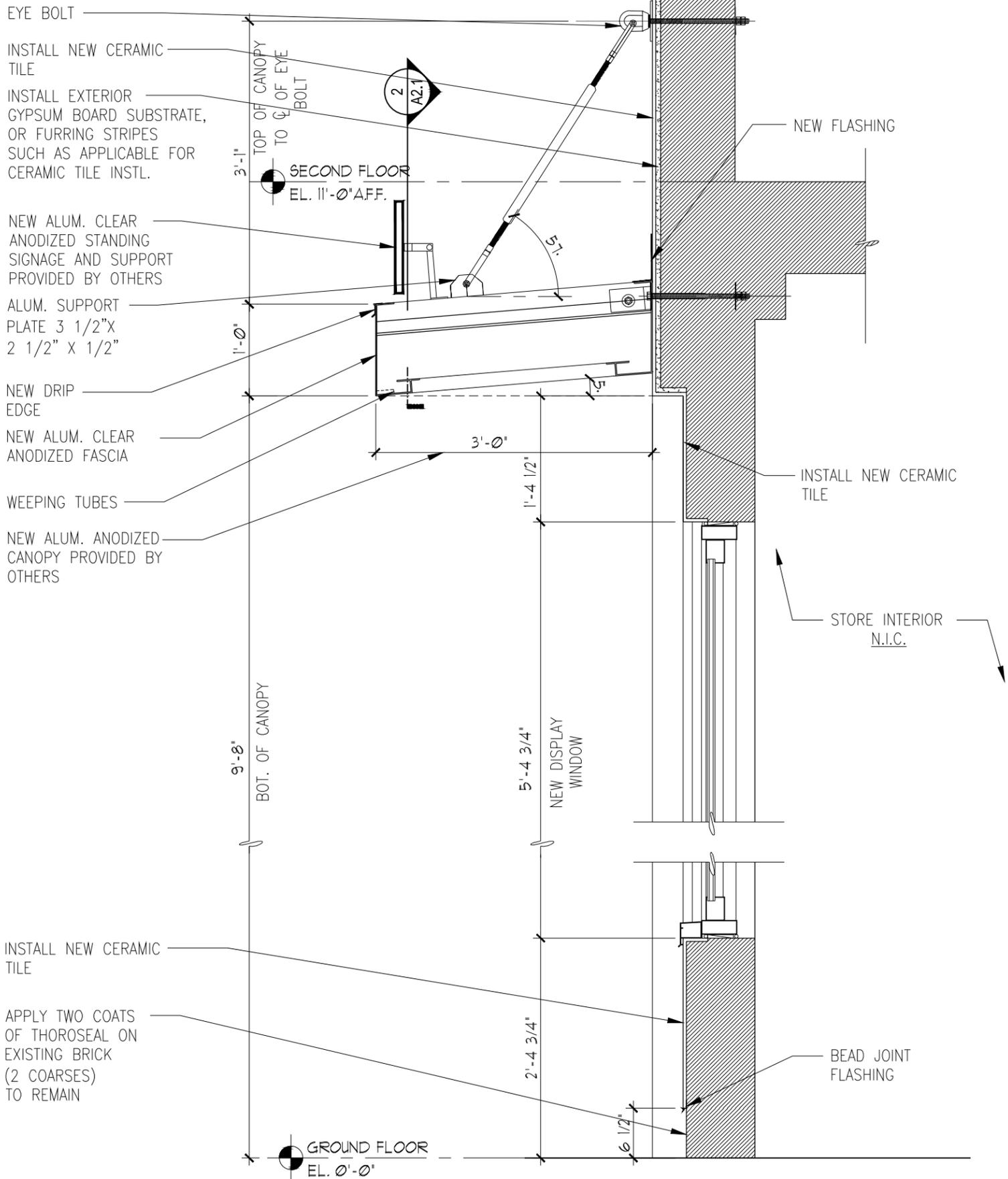
GROUND FLOOR



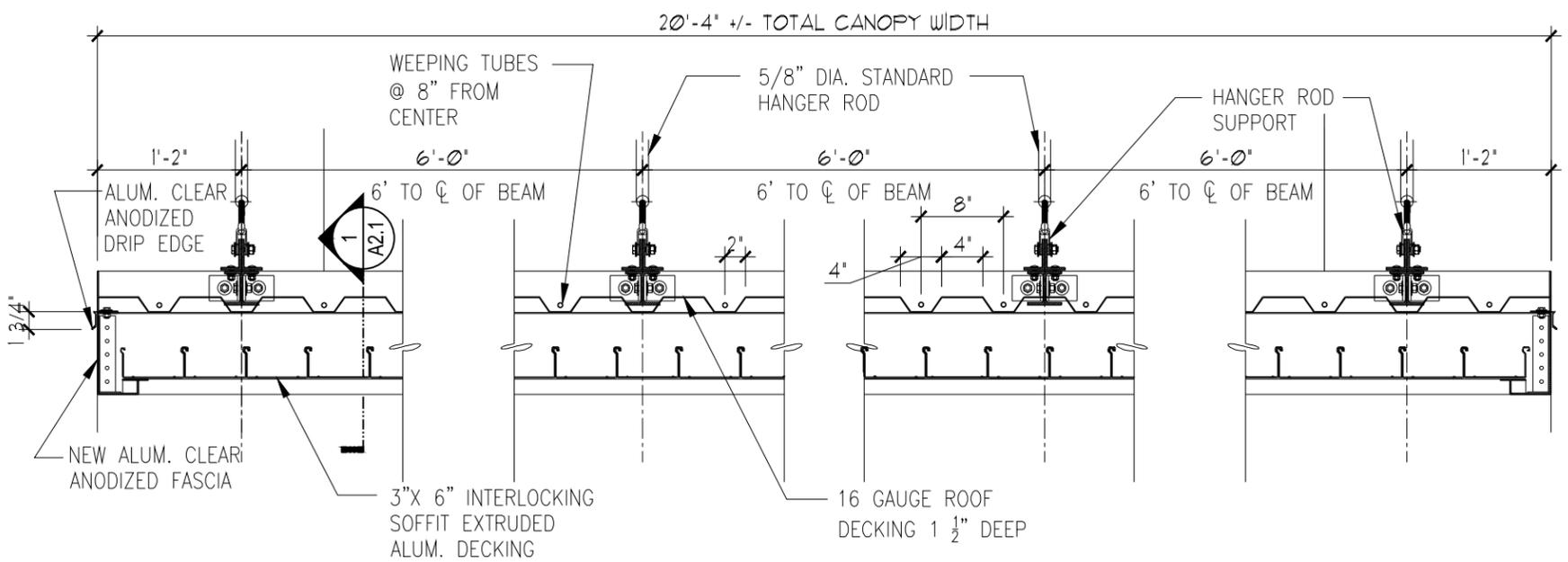
2 SMITHFIELD STREET FACADE
SCALE: 3/16" = 1'-0"



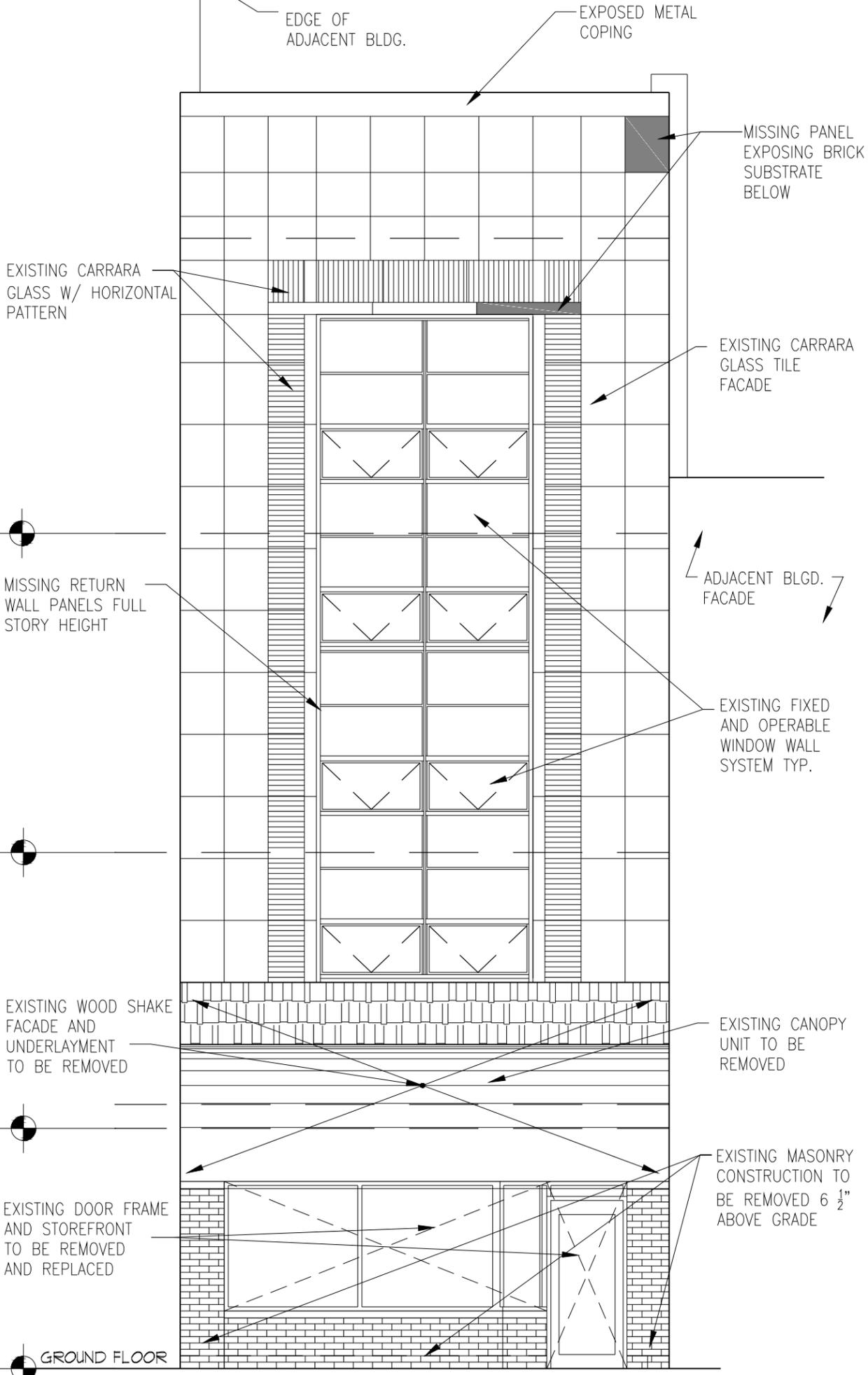
A2.1 PARTIAL FLOOR PLAN
SCALE: 3/16" = 1'-0"



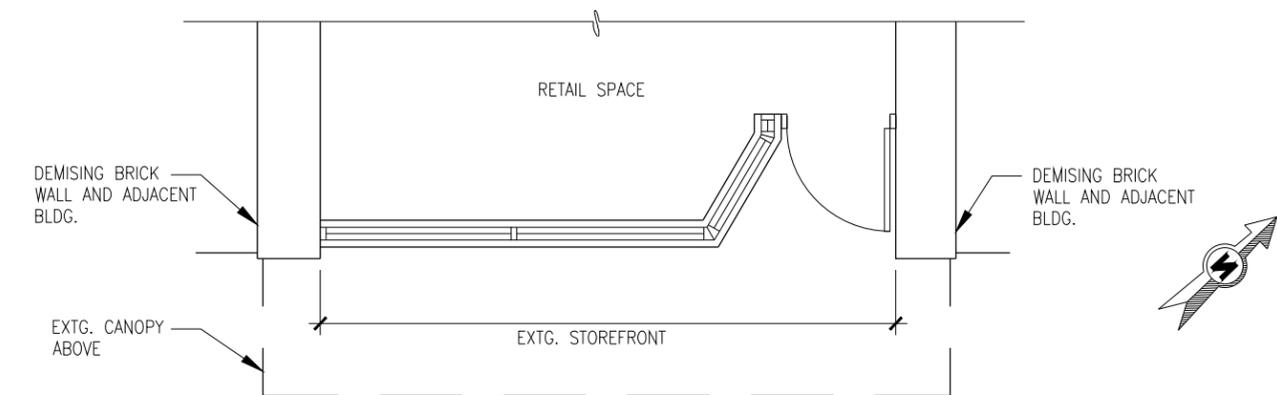
1 CANOPY SECTION- SMITHFIELD STREET FACADE
 A2J SCALE: 3/4" = 1'-0"



2 CANOPY SECTION
 A2J SCALE: 3/4" = 1'-0"



2 SMITHFIELD STREET FACADE
 DII SCALE: 3/16" = 1'-0"



1 PARTIAL FLOOR PLAN
 DII SCALE: 3/16" = 1'-0"



EXISTING CONDITIONS
 NOT TO SCALE:



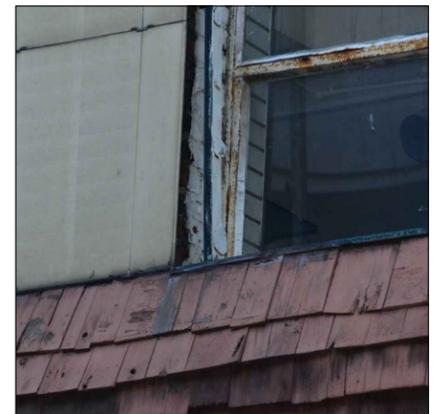
EXISTING CONDITIONS
 NOT TO SCALE:



EXISTING CONDITIONS
 NOT TO SCALE:



EXISTING CONDITIONS
 NOT TO SCALE:



EXISTING CONDITIONS
 NOT TO SCALE:



**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: Stadium Authority of the City of Pittsburgh		Phone Number: (412) 393-0200	
Address: 171 10th St., 2nd Fl.	City: Pittsburgh	State: PA	Zip Code: 15222
2. Applicant/Company Name: Stadium Authority of the City of Pittsburgh		Phone Number: (412) 393-0200	
Address: 171 10th St., 2nd Fl.	City: Pittsburgh	State: PA	Zip Code: 15222
Applicant/Contractor ID: (assigned by the City)			
3. Development Name: Lot 1 Parking Garage Facility			
4. Development Location: North Shore; West General Robinson St. between Art Rooney Blvd. & Tony Dorsett Dr.			
5. Development Address: Not yet assigned.			
6. If applicant is proposing a change to the Zoning District, the following is required: (Attach Zone Change Petition)			
Proposed Zoning District:	DR-B		
Present Use of Site: (Select from attached list)	Parking, Commercial (General)		
7. If a Certificate of Occupancy exists, the following is required:			
Certificate of Occupancy#: 59923, 59924 for 400 North Shore Drive	Date Issued: 3/28/91	Existing Use of Property: Surface Parking	
8. Estimated Construction:	Start Date: 7 / 16 / 16	Occupancy Date: 4 / 1 / 17	Project Cost: \$ 18 Million

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

9. Proposed Use of Site (Select from attached list): Parking Structure (General)

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:

Construction of an approximately 1,000 space, 6-story parking garage on the current Lot 1 site east of Heinz Field. A net gain of approximately 600 parking spaces is anticipated.

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/>)



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DEVELOPMENT REVIEW APPLICATION

LAND AND BUILDING INFORMATION

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

14. Gross Floor Area:

Existing to be Razed:	N/A	sq ft
Existing to be Retained:	N/A	sq ft
Retained Area to be Renovated:	N/A	sq ft
To be Constructed:	331,600	sq ft
Building Footprint:	59,483	sq ft

	Existing		Proposed	
	Stories	Feet	Stories	Feet
Main Structure	N/A	N/A	6	70
Proposed Addition/Extension	N/A	N/A	N/A	N/A

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

N/A				

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

17. Lot Area: 386,000 sq ft

18. On Site Parking: N/A

	Existing	Proposed
Full (8 1/2' x 19')	1,121	590 (net)
Compact (7 1/4' x 16')	0	0
Handicap (13 1/2' x 19')	21	25 (net)

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



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DEVELOPMENT REVIEW APPLICATION

WATER AND SEWER INFORMATION

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

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

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

<p><u> 1 </u> New Water Service Connection(s)</p> <p><u> 1 </u> New Sewer Service Connection(s)</p>	<p><u> 0 </u> Termination of Existing Water Service Tap(s)</p> <p><u> 0 </u> Termination of Existing Sewer Service Tap(s)</p>
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22. Will the proposed work change the current water consumption and sewer discharge of the building or site?

YES NO

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

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

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

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

WORK IN AND AROUND THE CITY RIGHTS-OF-WAY

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

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

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

Applicant Signature: _____



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

Residential Uses

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

Non-Residential Uses

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

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

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



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DEVELOPMENT REVIEW APPLICATION – CONTACT INFORMATION

Department of City Planning

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

**Department of City Planning
Zoning Office Counter**

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

City Zoning Code

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

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

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

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

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

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

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

Pittsburgh Water and Sewer Authority (PWSA)

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

Allegheny County Health Department (ACHD)

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

Allegheny County Health Department (ACHD)

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

Allegheny County Health Department (ACHD)

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



LOT 1 PARKING FACILITY PLANNING COMMISSION – HEARING

Stadium Authority of the City of Pittsburgh

April 5, 2016

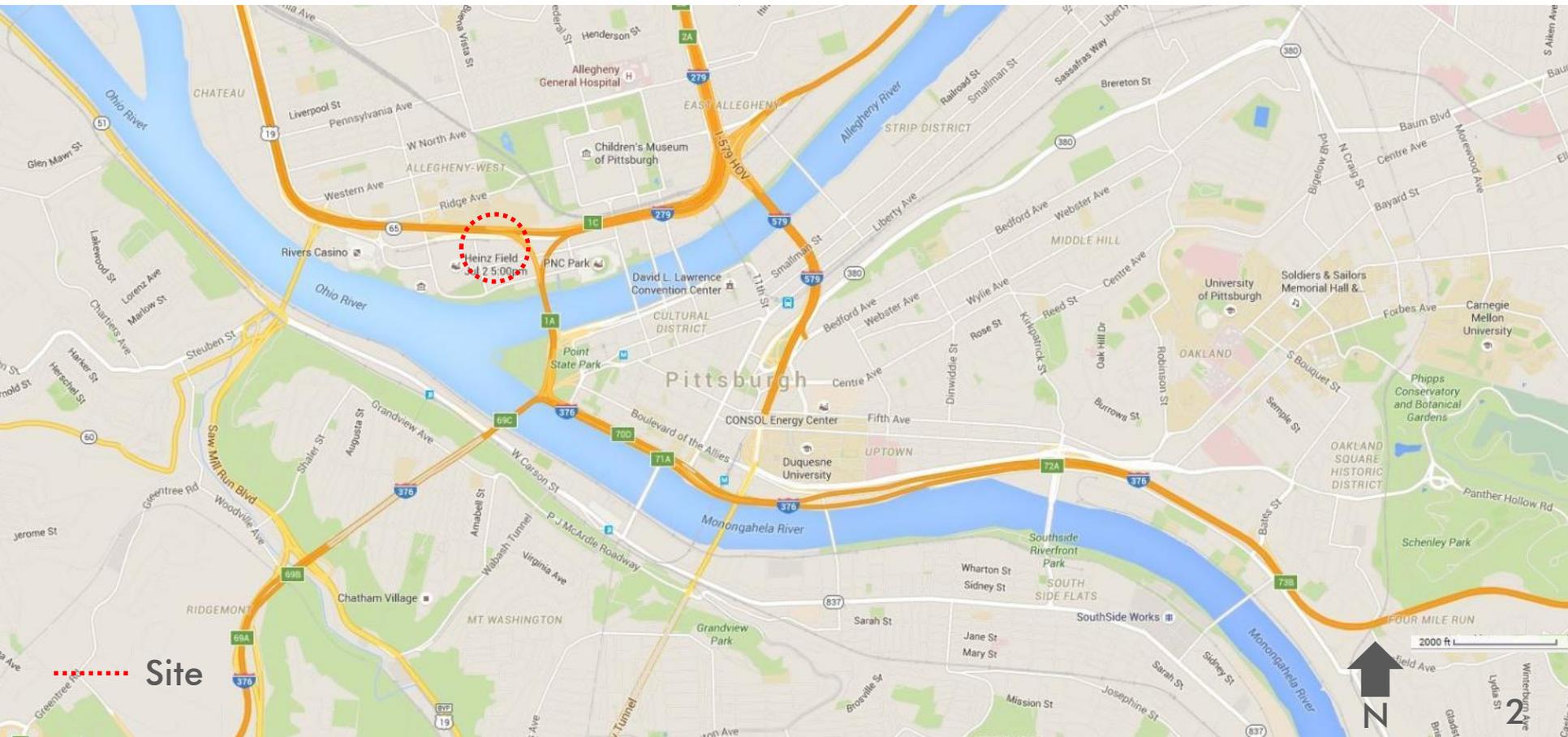
 WTW ARCHITECTS

Project Introduction

- Address:
 - Chuck Noll Way & West General Robinson Street
- Zoning District
 - Riverfront - IPOD-5 (Interim Planning Overlay District)
- Project Description
 - A new structured parking facility located within surface parking Lot 1
 - Approximately 331,600 GSF with 1,000 spaces
 - Protected bicycle parking for a minimum of 100 bicycles
 - Situated near LRT Stations, Bus Stops, Pittsburgh Bike Share Station & Heritage Trail
 - Green Garage Certification Goal – Gold Award Level



Location Map



North Shore Master Plan Addendum



Updated 2016 North Shore Plan - provided by Pittsburgh City Planning

NORTH SHORE MASTER PLAN PROGRESS

Implementation of the North Shore Master Plan, amended in 2009, has primarily taken place on the north side of North Shore Drive. The Hyatt Place Hotel and Stage AE were complete in 2009.

North Shore Place I and North Shore Place II were developed opposite the Del Monte Center. The separation between these buildings extends the north-south pedestrian esplanade that connects back to the Allegheny River. The frontage of this block on the street now known as Chuck Noll Way has not yet been fully developed as is represented in the Master Plan.

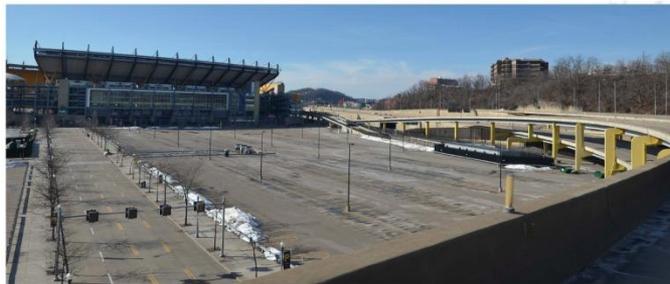
Proposed sites that have not yet been developed include the three building sites on the west side of Mazeroski Way and the site west of the Equitable Center. Neither of the parking structures proposed for the south side of General Robinson Street have been developed.

A Residence Inn was constructed in Red Lot 6 on the corner of General Robinson Street and Mazeroski Way, a site not identified in the 2009 North Shore Master Plan.

North Shore Master Plan Addendum



2009 North Shore Master Plan



View of Lot 1 from Heinz Field

NORTH SHORE MASTER PLAN ADDENDUM

All modifications to the 2009 North Shore Master Plan take place within the boundaries of Gold Lot. All existing rights-of-way, sidewalks, and curb cuts will remain unchanged.

In the 2009 North Shore Master Plan, the Lot 1 was identified as surface parking for the entirety of the planning horizon. A survey of the Lot 1 shows a capacity of 1,155 surface parking spaces.

The proposed parking structure will increase the total capacity of the Lot 1 to 1,765 spaces with approximately 1,000 spaces in the new structure and approximately 761 surface parking spaces. The proposed site development will also include parking for approximately 100 bicycles.

No other changes are proposed within this addendum.

NORTH SHORE MASTER PLAN
ADDENDUM | WTW ARCHITECTS | MARCH 2016

North Shore Master Plan Addendum



Site Plan of proposed Lot 1 surface and structured parking



Rendering of proposed Lot 1 surface and structured parking

LOT 1 PARKING MODIFICATIONS

The most recent study initiated by the Stadium Authority of the City of Pittsburgh and completed by Walker Parking Consultants (September 2015) concluded that the proposed development site is the optimal location for a new structured parking facility when considering multiple means of ingress and egress this site provides over other North Shore sites.

In addition, given the development's adjacency to bus stops, LRT stations, Pittsburgh Ride Share stations, water taxi docks and a protected bicycle parking area, the facility is uniquely situated to become a transportation hub and establish itself as the preferred location where daily, weekend and event commuters will be able to park their vehicles and have easy access to a variety of public transit and environmentally friendly transportation options.

The proposed facility bifurcates existing Lot 1 in such a way as to create dedicated access to three designated surface parking lots in addition to the parking facility. The facility has been oriented to maximize the percentage of open area available, yet still provide segregated ingress and egress from the parking facility and the surrounding surface lots. New planted areas have been created to increase pervious area and help distinguish the surface lots from adjacent ingress and egress routes while providing the lot operator(s) maximum flexibility with respect to traffic control.

NORTH SHORE MASTER PLAN
ADDENDUM WTW ARCHITECTS MARCH 2016

North Shore Master Plan Addendum



View from General Robinson Street



View from Point State Park

ADDITIONAL RENDERINGS



View from Heinz Field



View from Route 65 Entrance Ramp

NORTH SHORE MASTER PLAN
ADDENDUM WTW ARCHITECTS MARCH 2016

Landscaping Plan



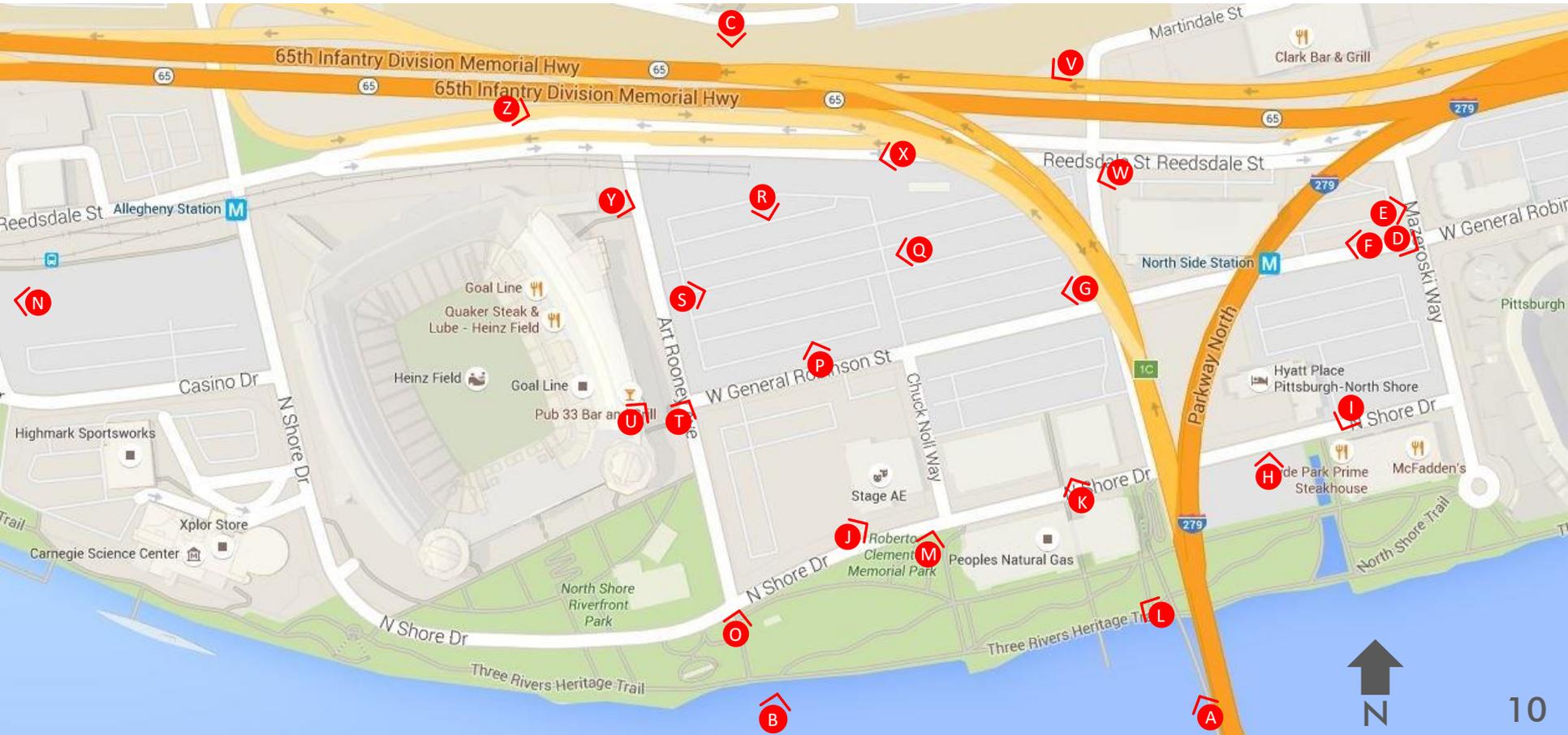
Note: All Dimensions Approximate

Proposed Plant & Landscape Materials

- Increase Pervious Surface
- Low Maintenance, Native & Indigenous
- Biodiversity
- Appropriate Mature Size
- Groundcover, Perennials, Shade Trees
- Consistent Fencing & Bollards



Site Context Vantage Points



Context – W. General Robinson Street

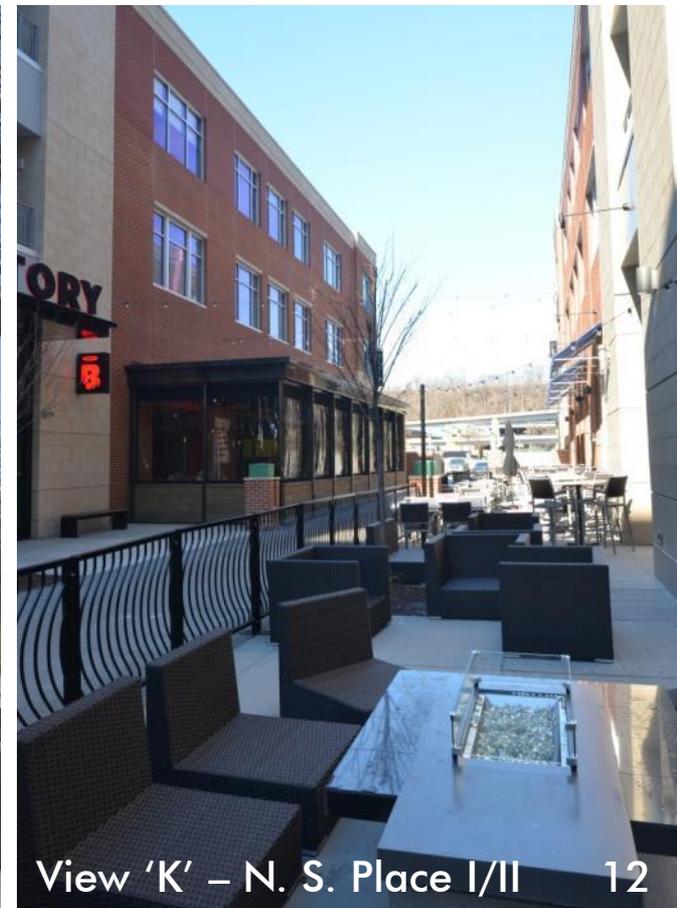


View 'F' – West General Robinson Street Garage

Context – North Shore Drive



View 'J' – Stage AE



View 'K' – N. S. Place I/II 12

Context – Three Rivers Heritage Trail



View 'L' – Big Heart Pet Brands Building

Context – Chuck Noll Way



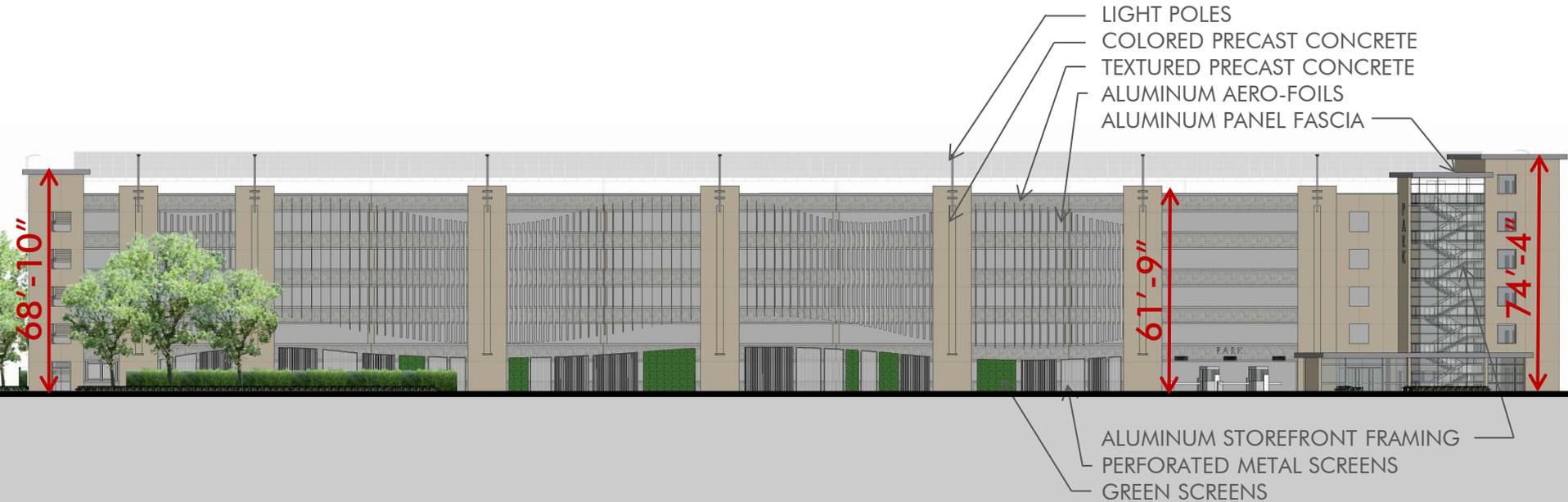
View 'M' – North Shore Place I

Context – Heinz Field

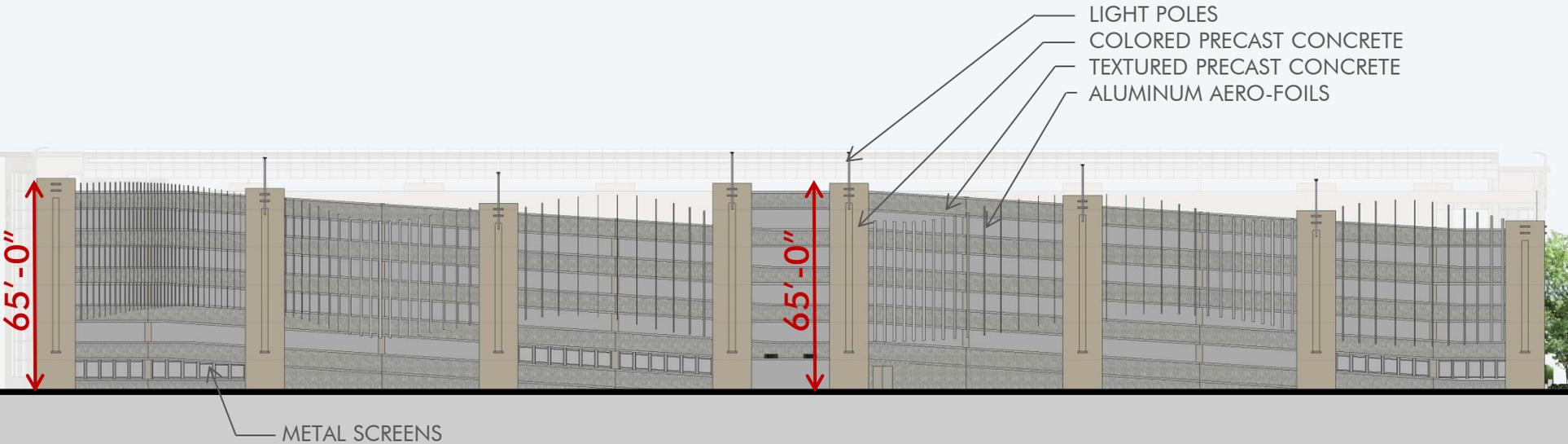


View 'U' – Looking Northeast

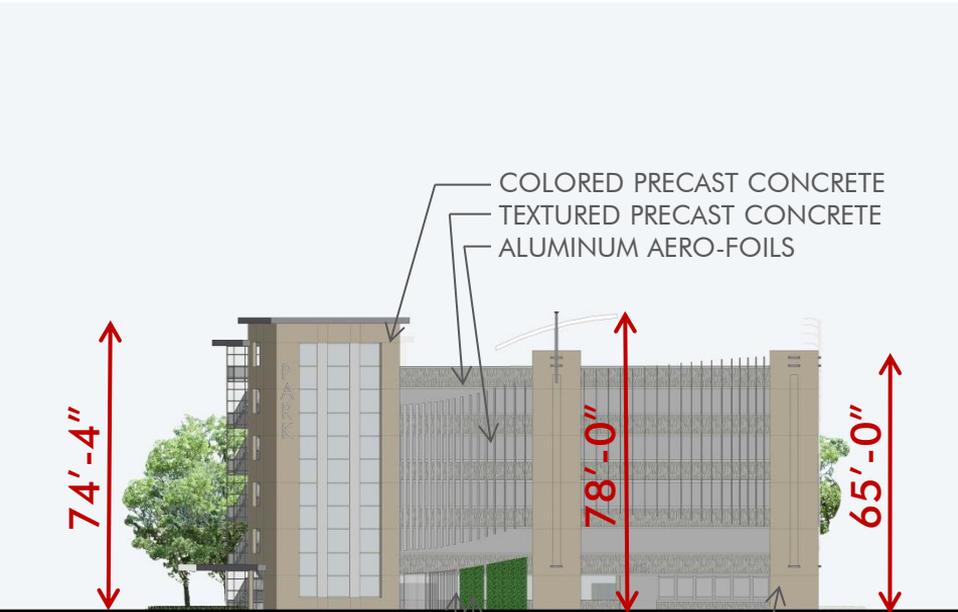
Building Elevations



Building Elevations



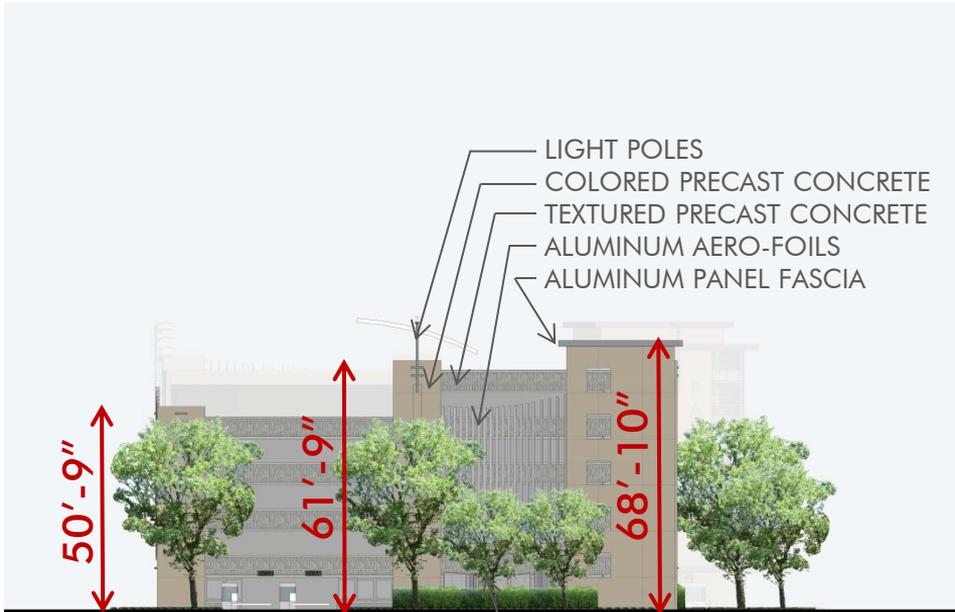
Building Elevations



- COLORED PRECAST CONCRETE
- TEXTURED PRECAST CONCRETE
- ALUMINUM AERO-FOILS

- PERFORATED METAL GRILLES
- GREEN SCREENS
- METAL SCREENS

East Elevation



- LIGHT POLES
- COLORED PRECAST CONCRETE
- TEXTURED PRECAST CONCRETE
- ALUMINUM AERO-FOILS
- ALUMINUM PANEL FASCIA

- PERFORATED METAL GRILLES

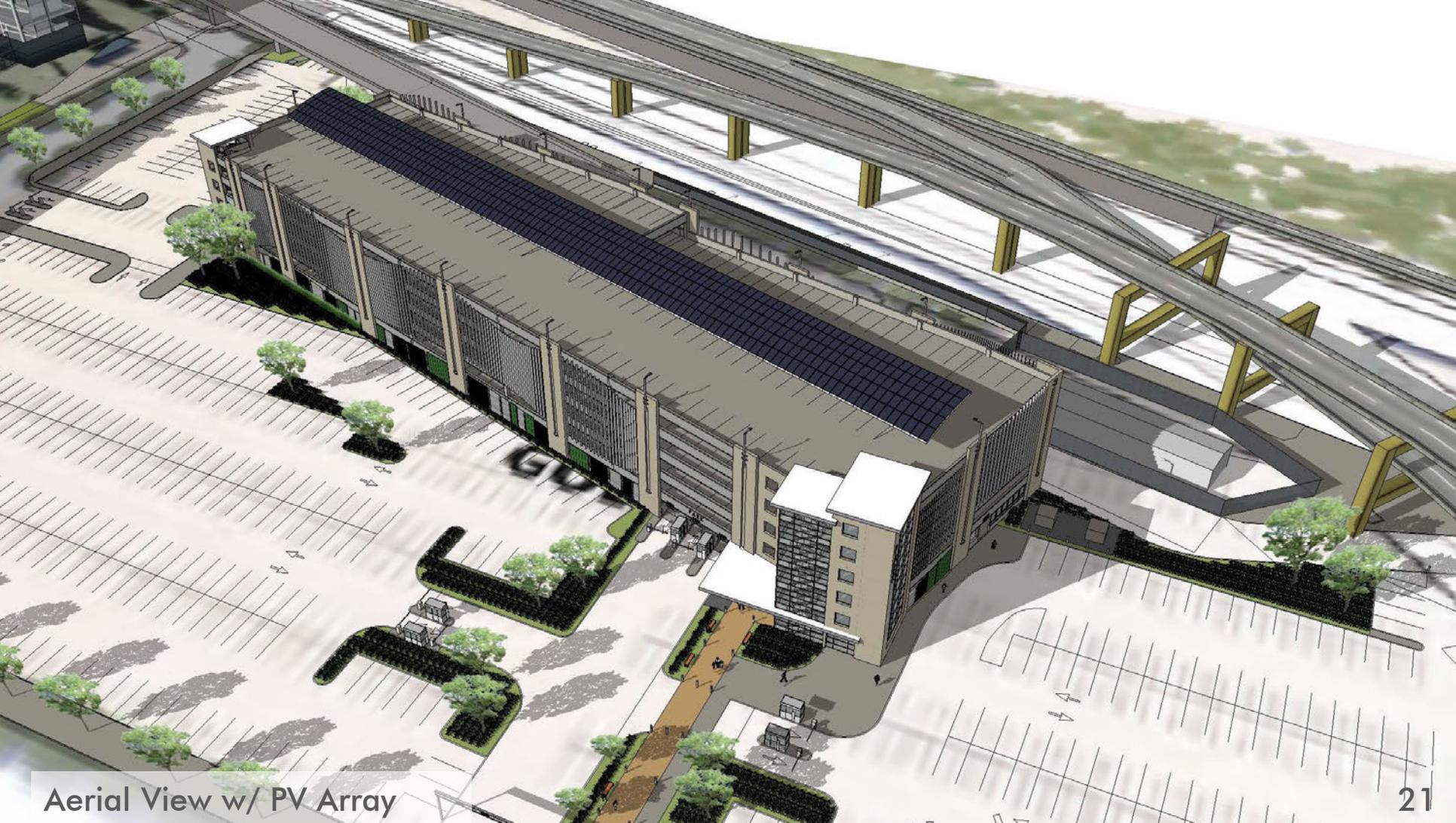
West Elevation

Perspective Views



Aerial Context View





Aerial View w/ PV Array



Elevated View



Elevated View w/ PV Array



Chuck Noll Way – Looking North



West General Robinson – Looking West



Tony Dorsett & Reedsdale Street – Looking West



Reedsdale Street – Looking West



Route 65 – Looking Southeast



Fort Duquesne Bridge – Looking Northwest



Heinz Field – Looking East



West General Robinson – Looking North



Garage Facade – Landscaping Removed



Garage Facade – Looking East

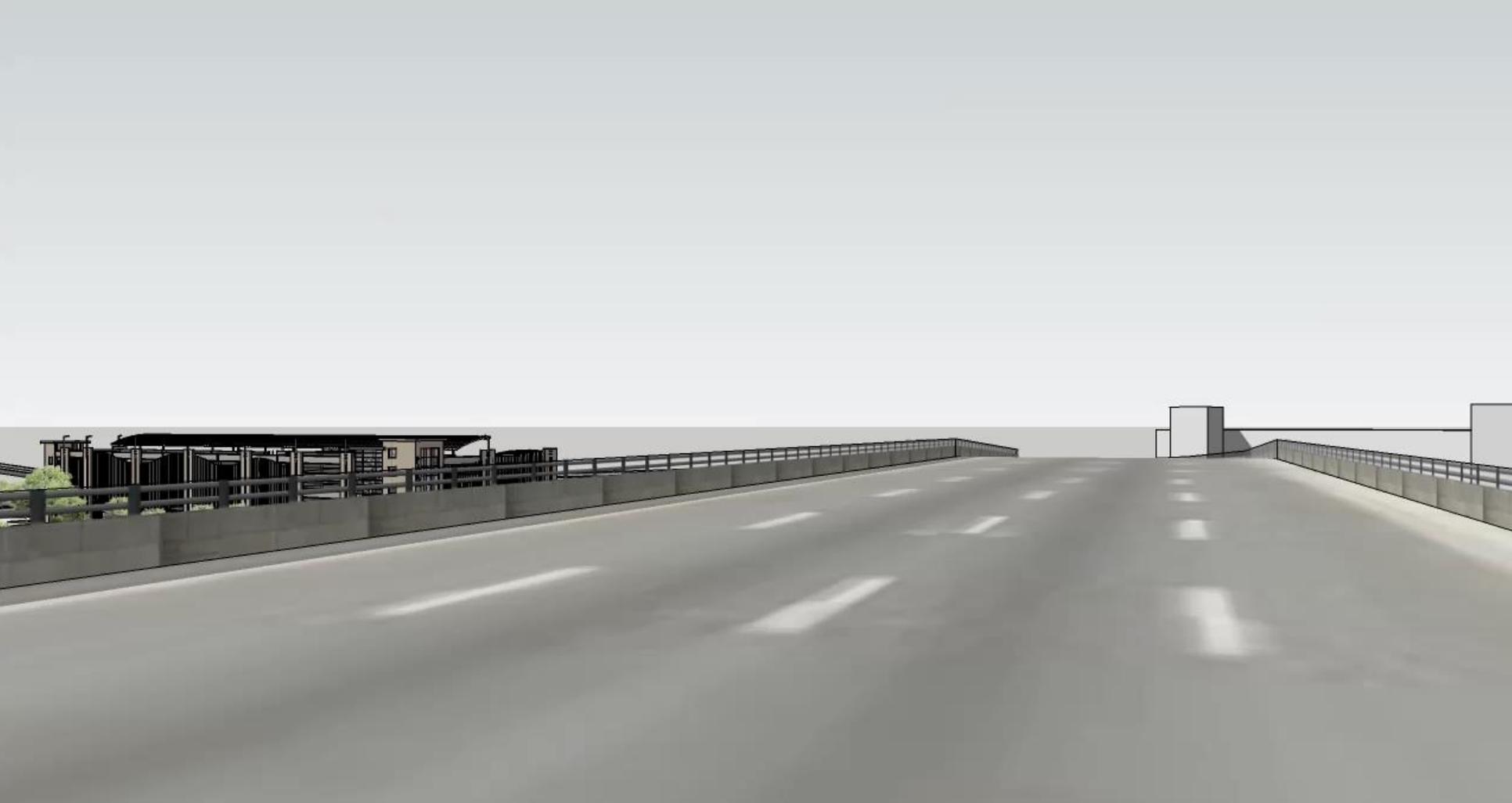


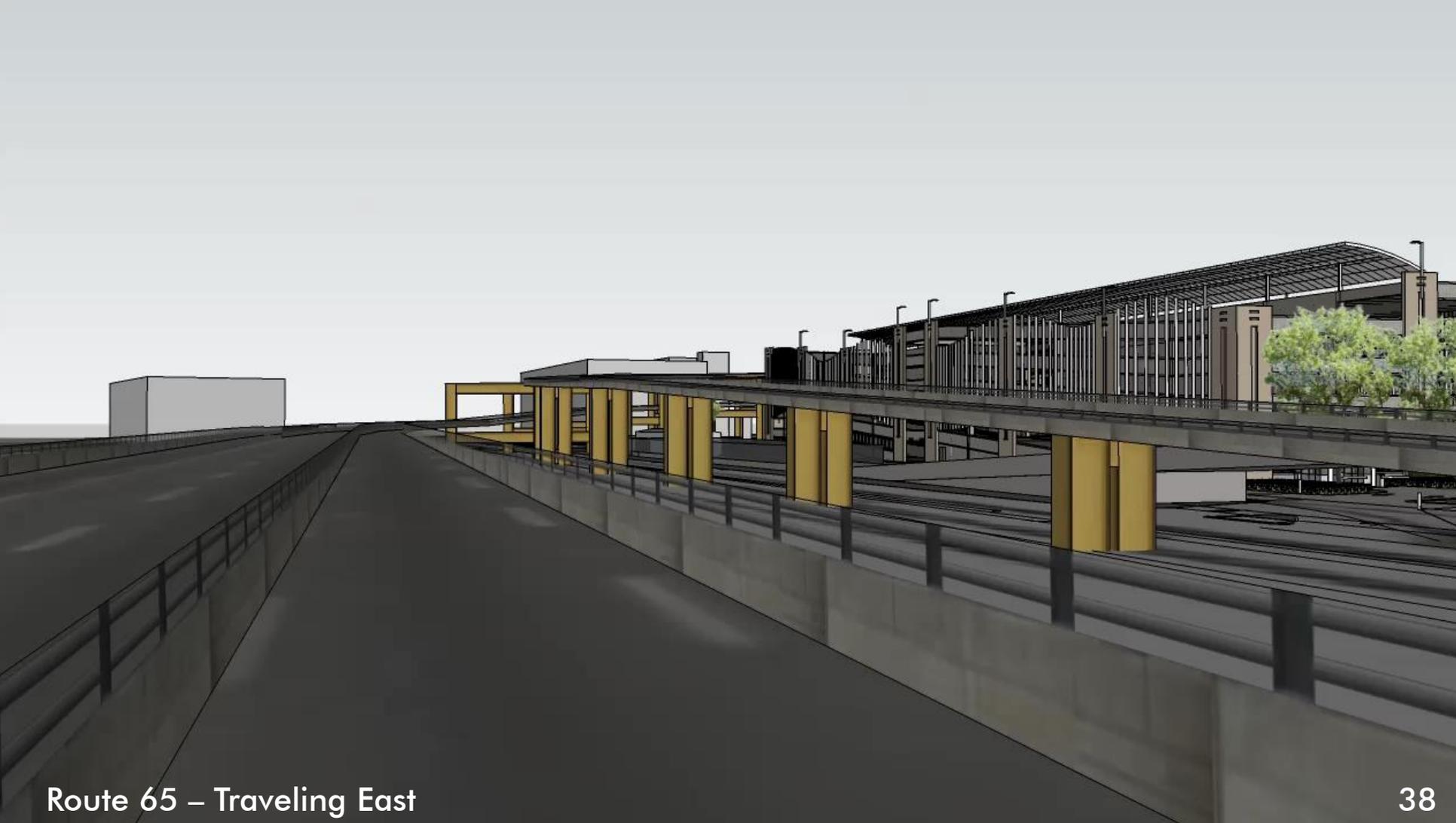
Garage Facade – Looking West



Art Rooney Avenue – Looking West

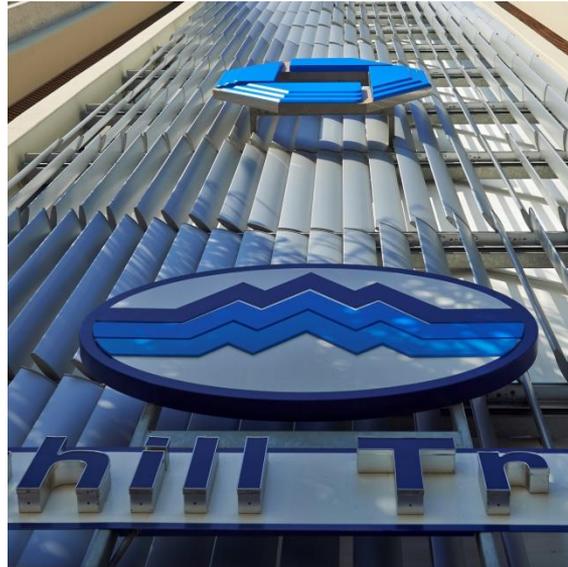






Building Materials

- Concrete: Natural & Textured
- Aluminum Louvers & Storefront Framing
- Glass
- Green Screens
- Exposed Steel
- Perforated & Wire Screens



Sustainability & Stormwater Management

- Green Parking Council
 - Increased Energy Efficiency and Performance
 - Reduced Environmental Impact
 - Efficient Parking Space Management
 - Integrated Sustainable Mobility Services and Technologies
 - Diversity of Sustainable Transportation Options
 - Stronger Community Relationships
 - Goal: Gold Green Garage Award Level

- Stormwater Management

- Increasing Pervious Surface Area
- Stormceptor
- Bio Swales (Planted & River Rock)
- Ground Cover
- Plant Diversity



Accessibility & Universal Design

- Accessible Car & Van Parking
- Elevators Serving all Levels
- Speed Plateau & Material Change at Main Pedestrian Crossing
- Dedicated Bike Path



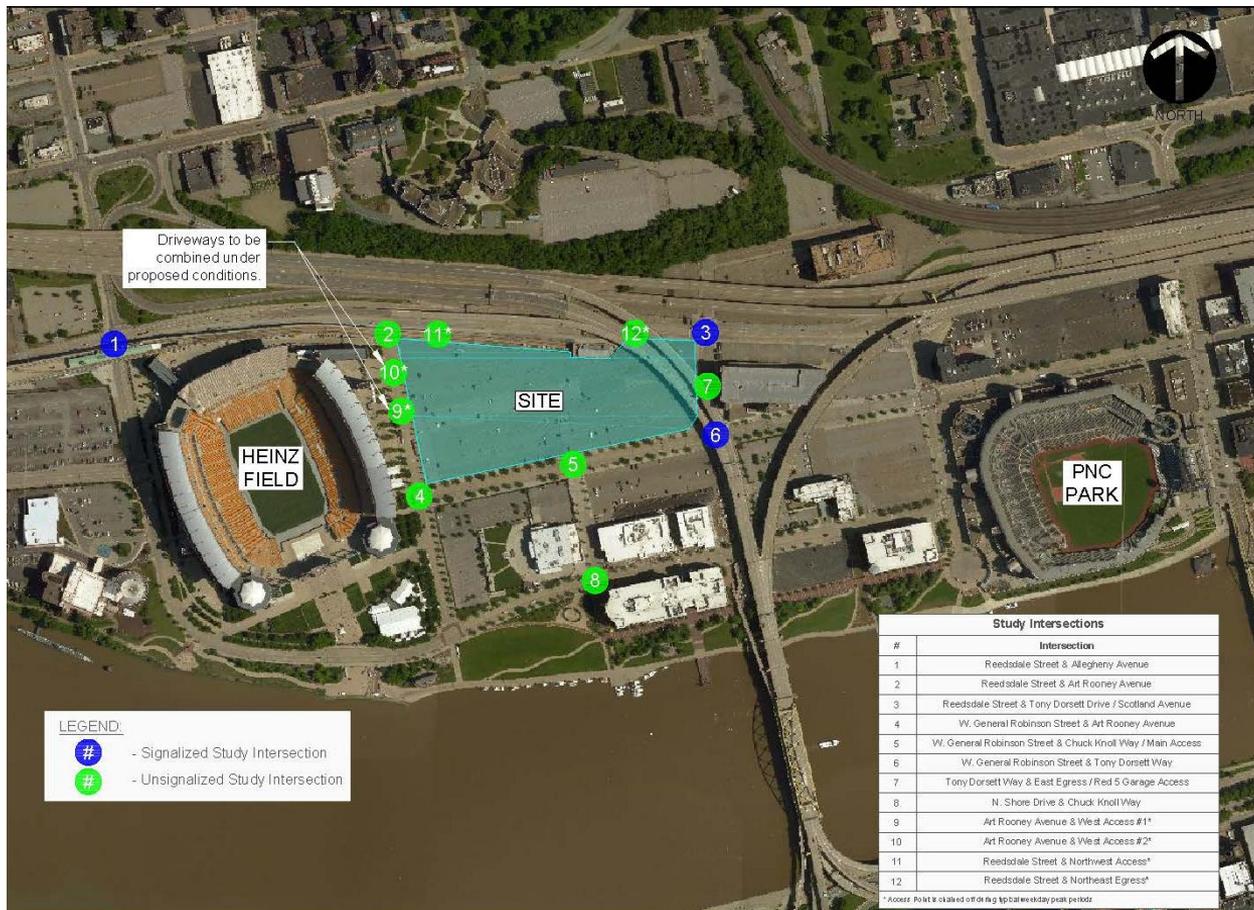
Community Process

- Ongoing Meetings:
 - ALCO Parking
 - Continental Real Estate
 - Green Building Alliance
 - North Side Leadership Conference
 - Allegheny City Central Association
 - Allegheny West
 - East Allegheny Community Council
 - Manchester Citizens Council
 - North Shore Stakeholder Group
 - Pittsburgh Bike Share
 - Pittsburgh Downtown Partnership
 - Pittsburgh Pirates
 - Pittsburgh Steelers
 - Port Authority of Allegheny County
 - Public Stadium Authority Board Meeting
- Planned Meetings:
 - Bike Pittsburgh
 - Riverlife



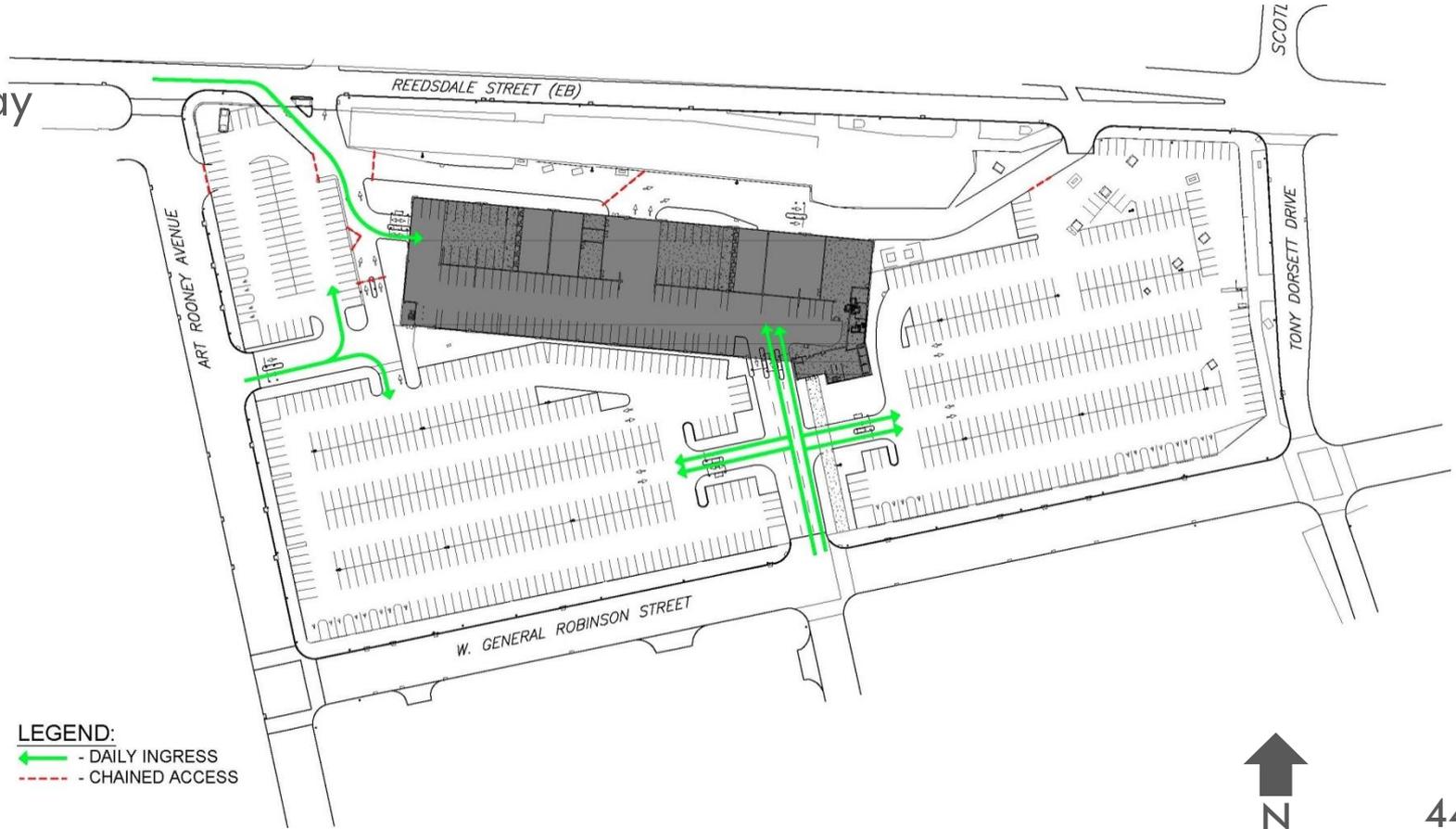
Transportation Study - Scope

- 12 Intersections Analyzed
 - Daily
 - Weekday Event
 - Weekend Event
- Coordinated w/ City Planning



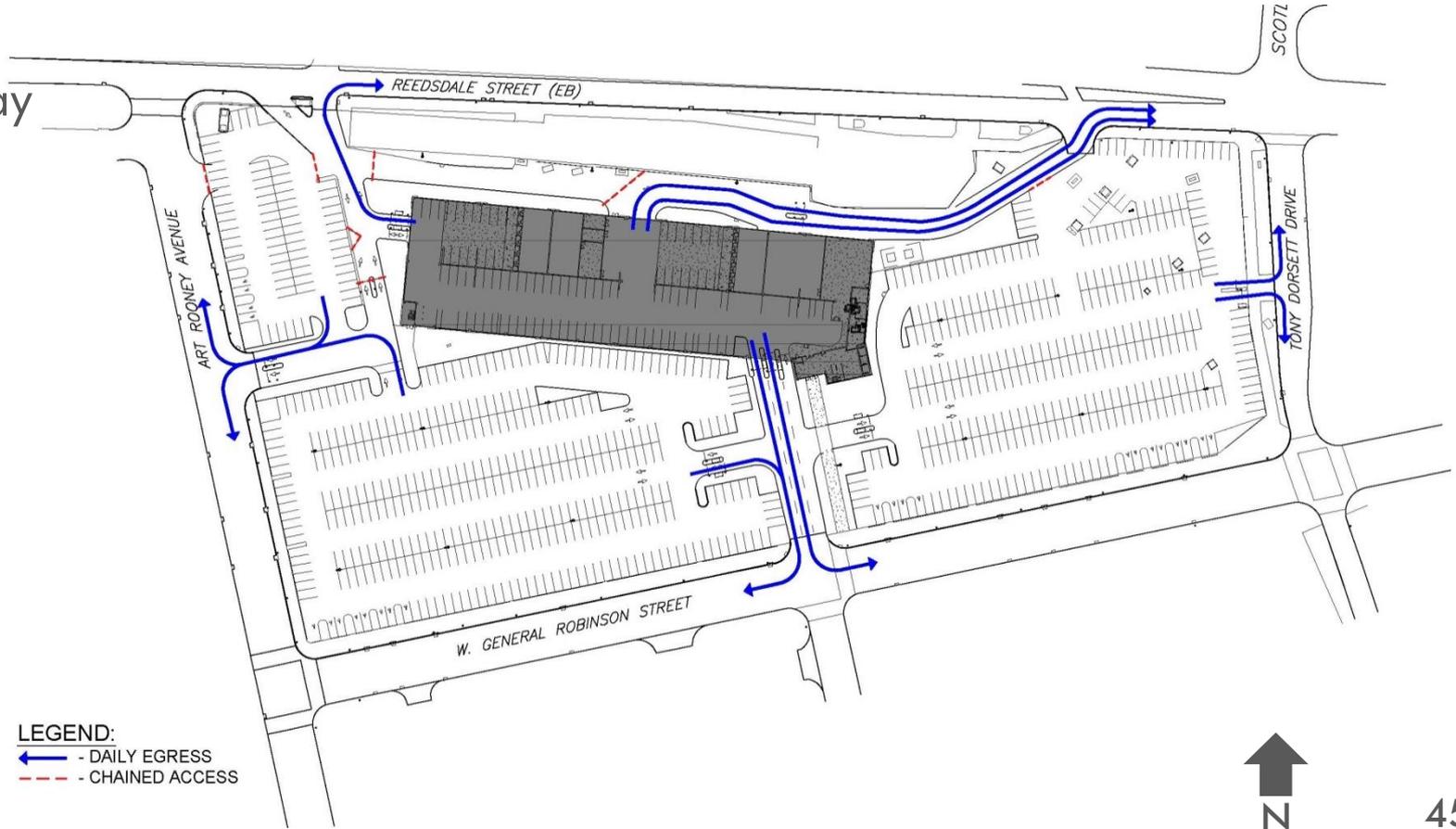
Circulation – Weekday Ingress

- Typical Weekday



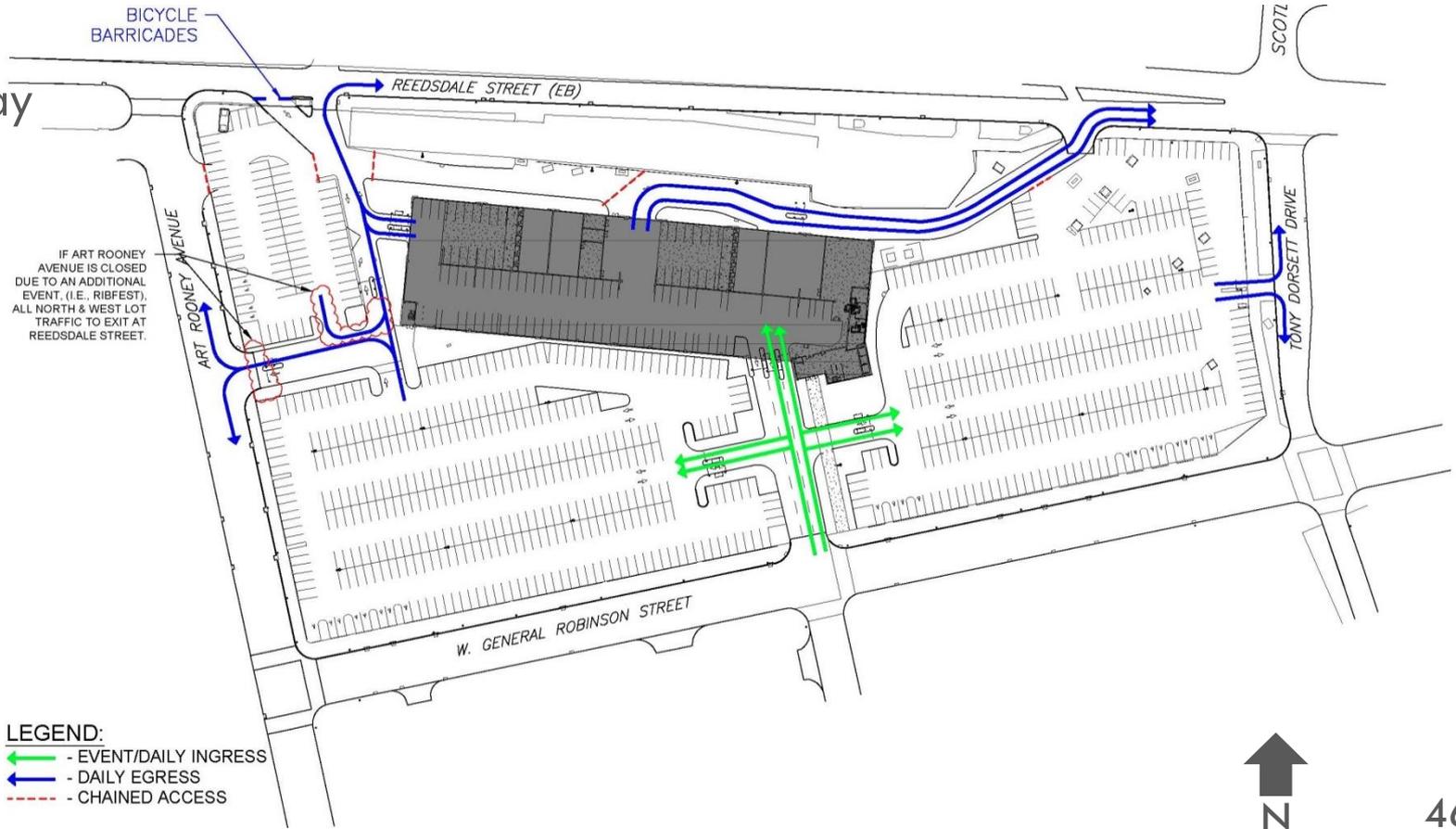
Circulation – Weekday Egress

- Typical Weekday



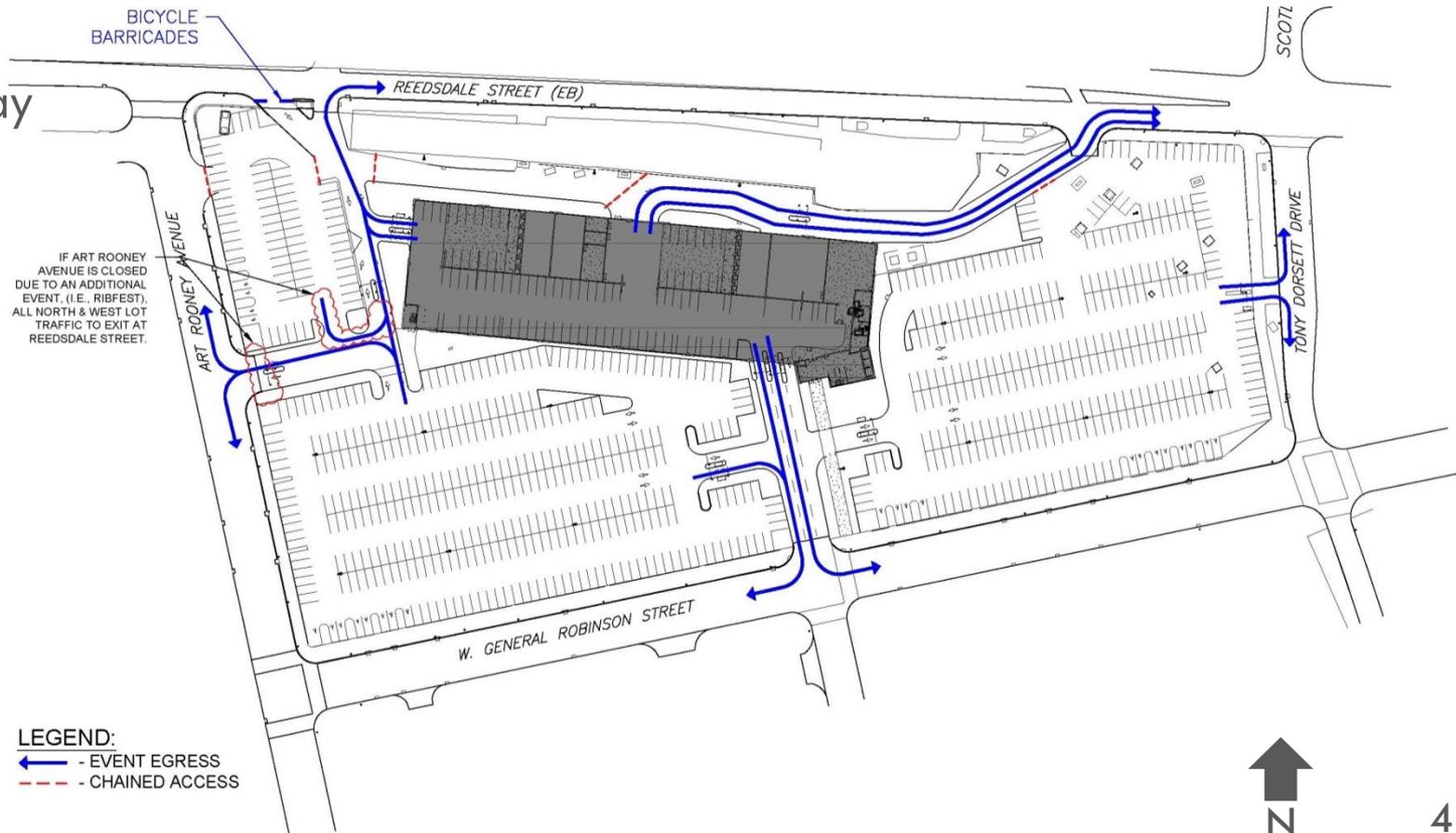
Circulation – Pirates Ingress/Daily Egress

■ Typical Weekday



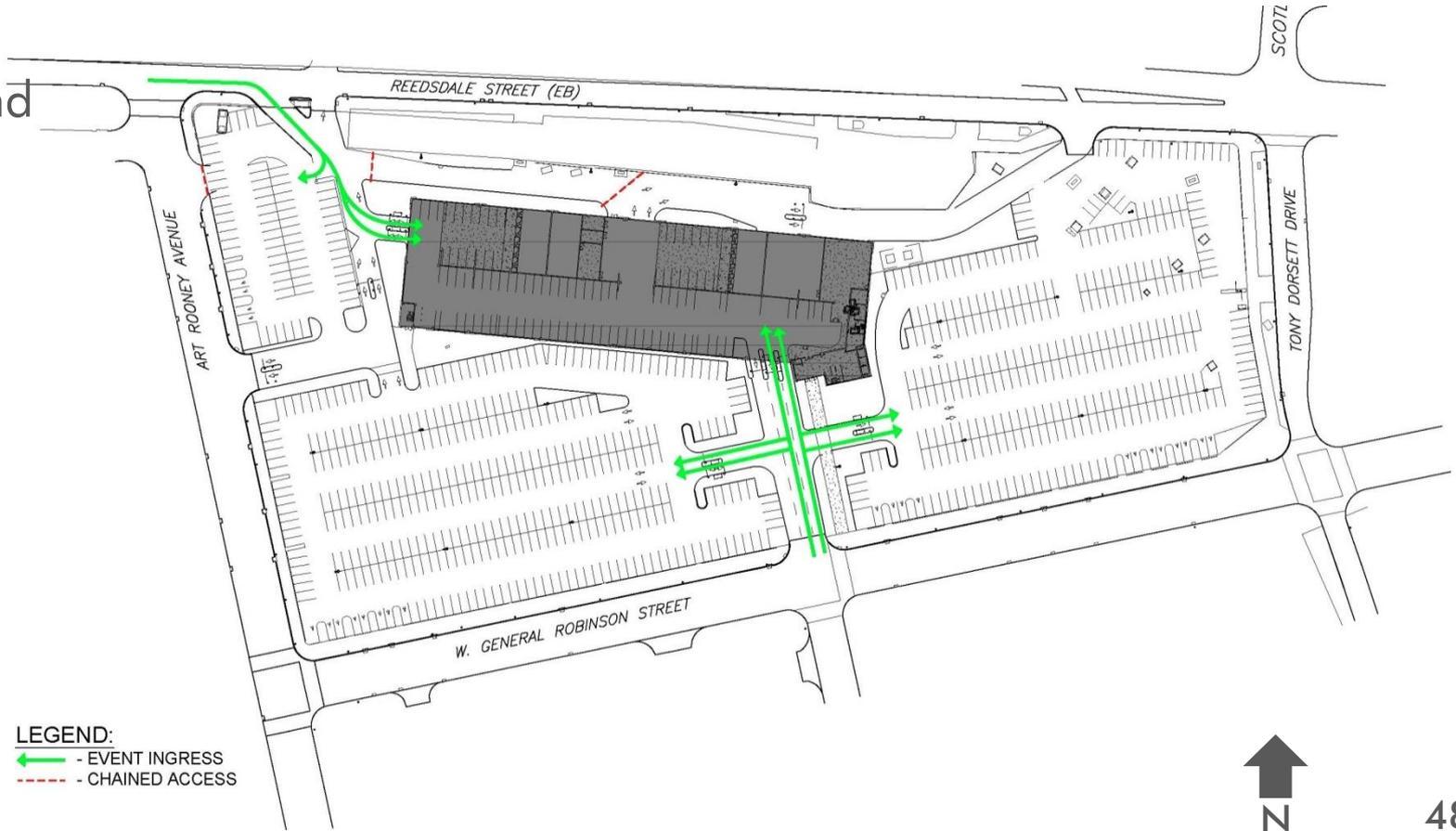
Circulation – Pirates Egress

■ Typical Weekday



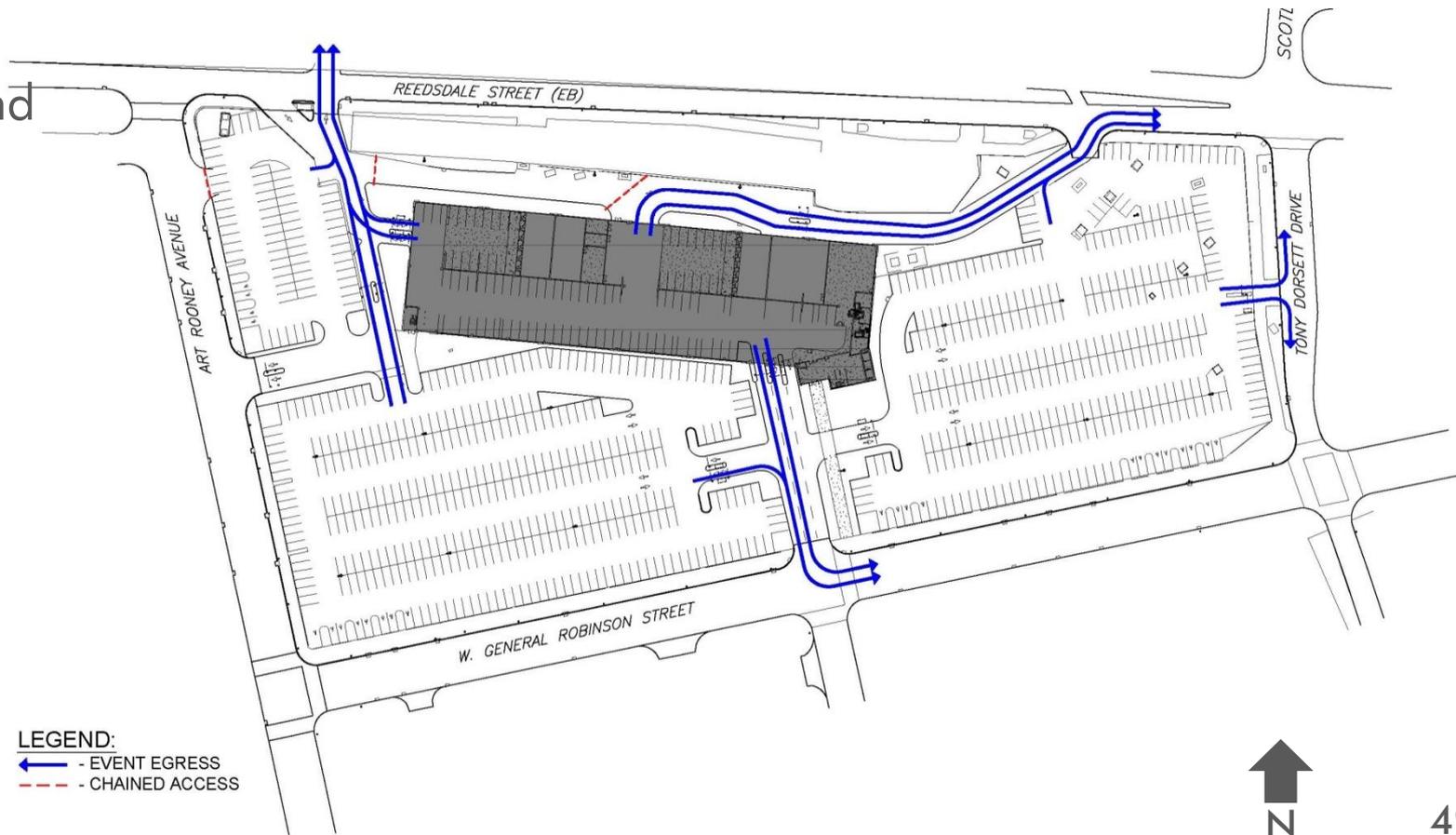
Circulation – Pirates Ingress

- Typical Weekend



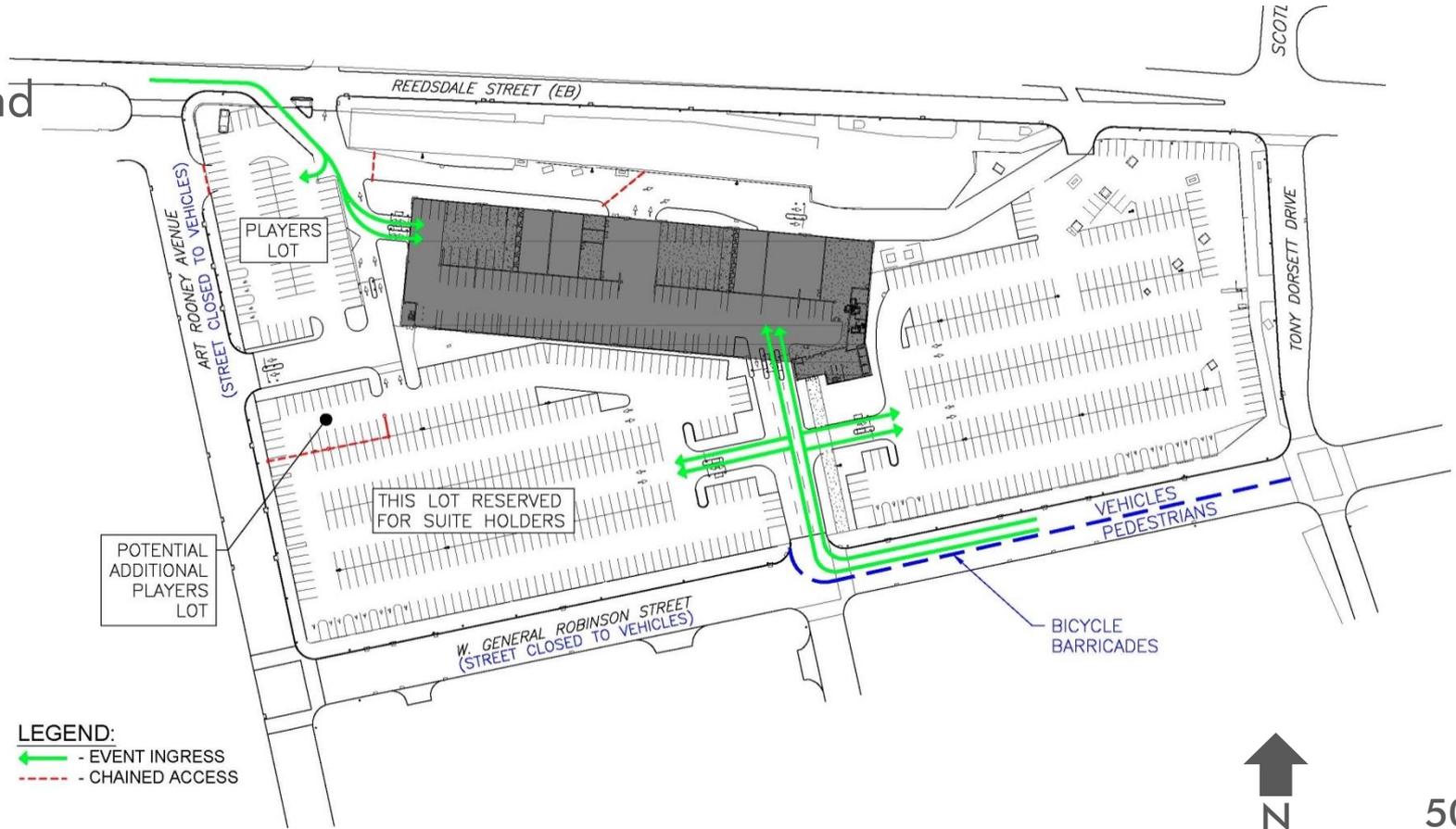
Circulation – Pirates Egress

- Typical Weekend



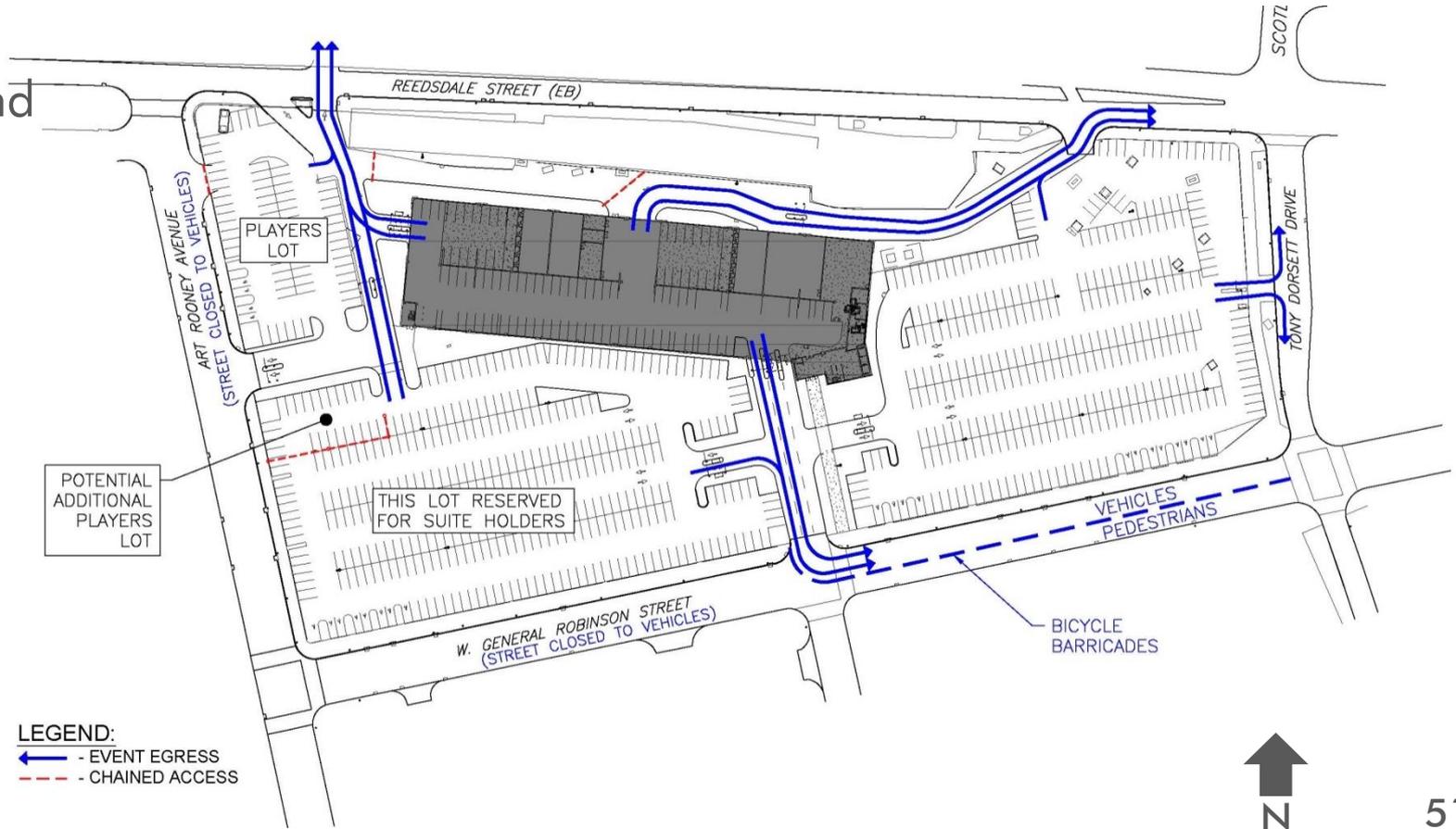
Circulation – Steelers Ingress

- Typical Weekend



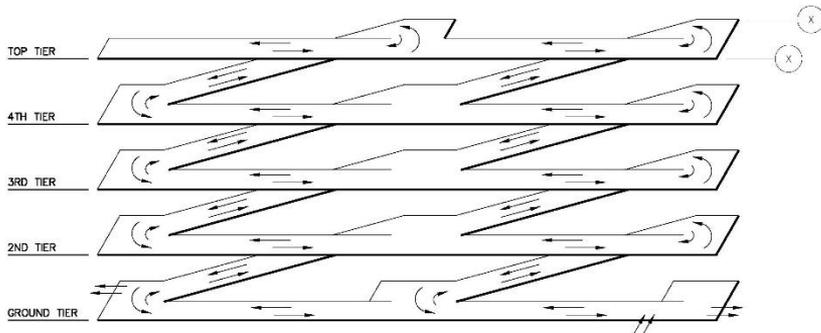
Circulation – Steelers Egress

- Typical Weekend

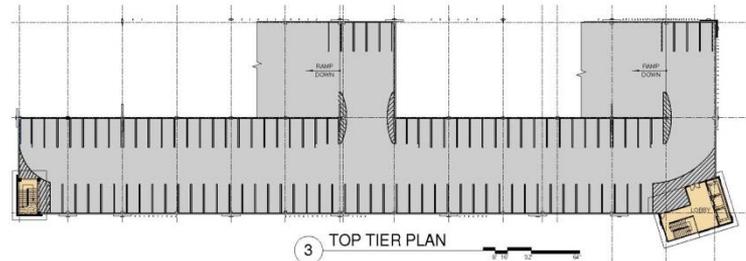
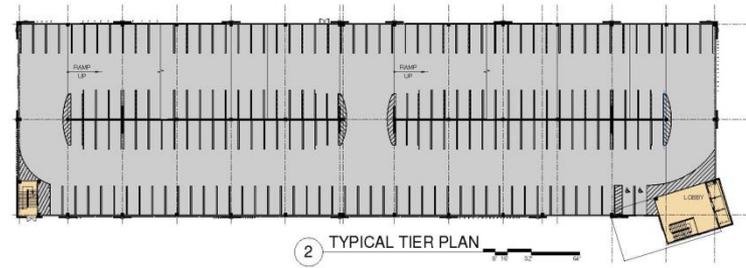
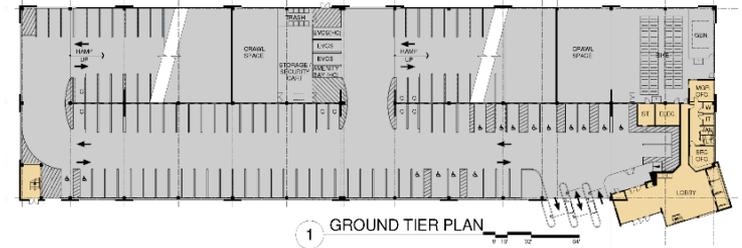


Design – Parking Statistics

- Two-way Level Floor Plates (West, East & South) w/Cascading Ramps (North)
- 90° Parking Layout
- 1,000 New Garage Spaces, Approx. 608 Net Gain in Lot 1
- Total of Approx. 1,758 Spaces

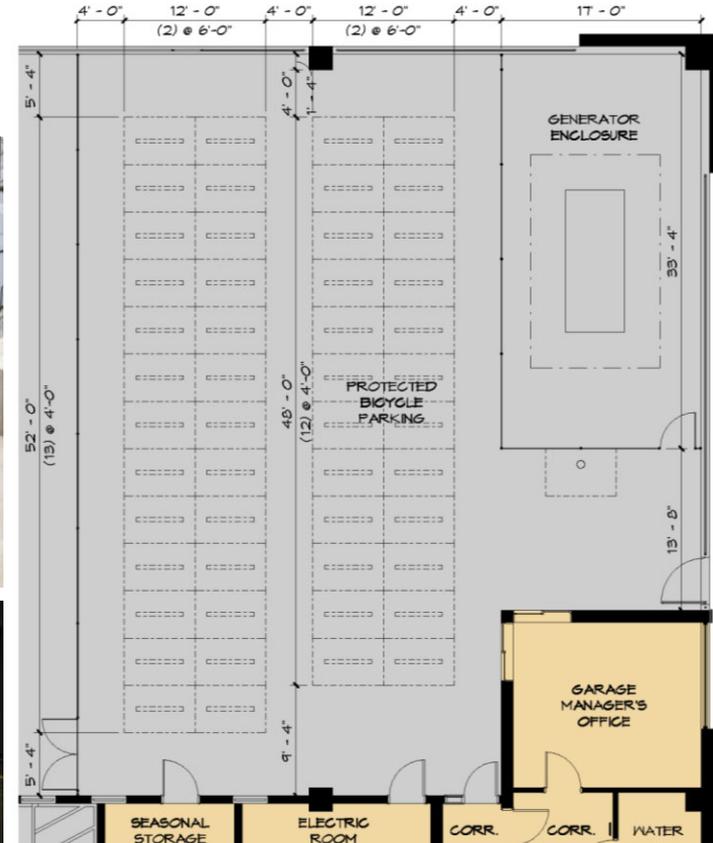


ISOMETRIC



Design – Bicycle Parking

- Protected Bicycle Parking for a Minimum of 100 Bikes
- Bike Maintenance Station
- Adjacent to Manager's Office
- Security Cameras
- Dedicated Entrance





**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: M&J Wilkow		Phone Number: (312)279-5962	
Address: 20 S. Clark St. Suite 3000	City: Chicago	State: IL	Zip Code: 60603
2. Applicant/Company Name: Dina Snider / Strada		Phone Number: (412) 263-3800	
Address: 611 William Penn Place Suite 700	City: Pittsburgh	State: PA	Zip Code: 15219
Applicant/Contractor ID: (assigned by the City)			
3. Development Name: 20 Stanwix Street - Plaza Upgrades			
4. Development Location: Downtown			
5. Development Address: 20 Stanwix Street			
6. If applicant is proposing a change to the Zoning District, the following is required: (Attach Zone Change Petition)			
Proposed Zoning District:	GT-C		
Present Use of Site: (Select from attached list)	Office/ First Floor Retail		
7. If a Certificate of Occupancy exists, the following is required:			
Certificate of Occupancy#:	Date Issued:	Existing Use of Property: Office/Retail	
8. Estimated Construction:	Start Date: 04/15/16	Occupancy Date: 07/15/16	Project Cost: \$ 340,000

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

9. Proposed Use of Site (Select from attached list): Existing occupied office building

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: Upgrades to the existing front and rear plazas of the building. Includes the addition of landscaped areas.

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: 409,000 sq ft
 Retained Area to be Renovated: _____ sq ft **Exterior Site Renovation**
 To be Constructed: _____ sq ft
 Building Footprint: 17,505 sq ft

	<u>Existing</u>		<u>Proposed</u>	
	<u>Stories</u>	<u>Feet</u>	<u>Stories</u>	<u>Feet</u>
Main Structure	22	240'		
Proposed Addition/Extension				

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

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

17. Lot Area: 29,806 sq ft

18. On Site Parking: N/A

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

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

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

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



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

Office of the Zoning Administrator

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

DEVELOPMENT REVIEW APPLICATION

WATER AND SEWER INFORMATION

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

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

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

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

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

YES NO

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

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

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

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

WORK IN AND AROUND THE CITY RIGHTS-OF-WAY

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

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

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

Applicant Signature:



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

Office of the Zoning Administrator

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

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

Residential Uses

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

Non-Residential Uses

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

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

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



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

Office of the Zoning Administrator

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

DEVELOPMENT REVIEW APPLICATION – CONTACT INFORMATION

Department of City Planning

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

**Department of City Planning
Zoning Office Counter**

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

City Zoning Code

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

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

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

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

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

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

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

Pittsburgh Water and Sewer Authority (PWSA)

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

Allegheny County Health Department (ACHD)

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

Allegheny County Health Department (ACHD)

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

Allegheny County Health Department (ACHD)

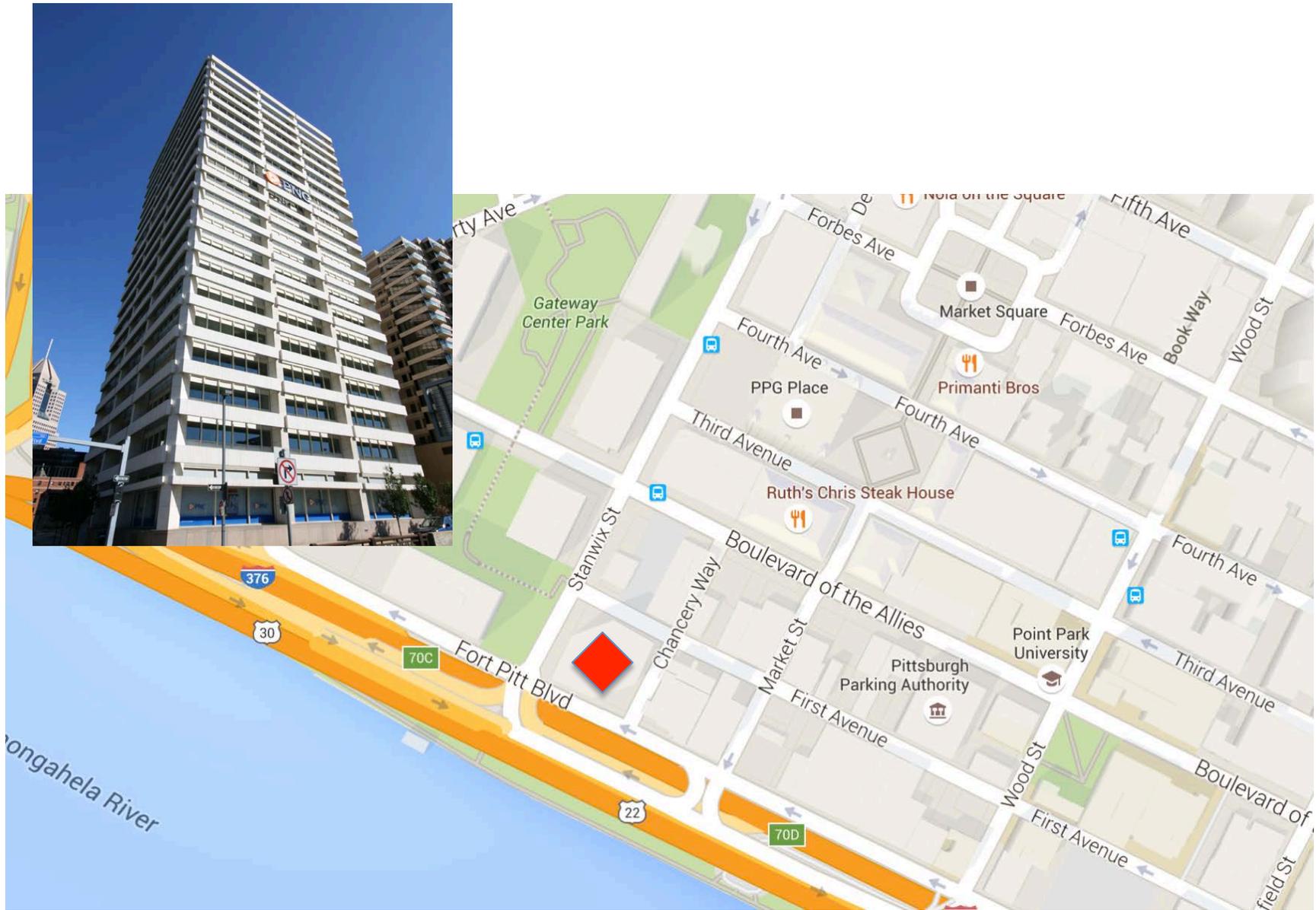
Housing and Community Environment
3190 Sassafras Way
Pittsburgh, PA 15201
(412) 350-4046
www.achd.net/housing/commenvironstart.html

20 Stanwix Street, Pittsburgh PA

Plaza Upgrades

March 14, 2016

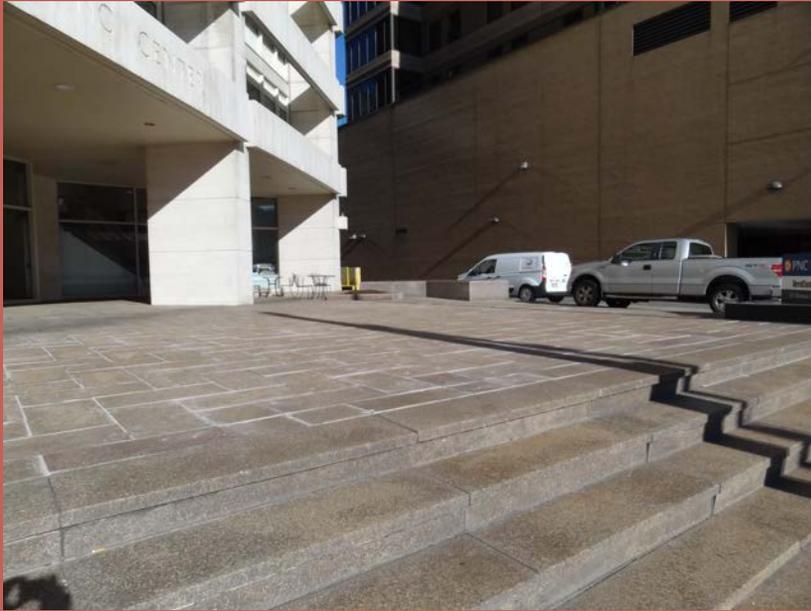
Strada



Location Map – 20 Stanwix Street



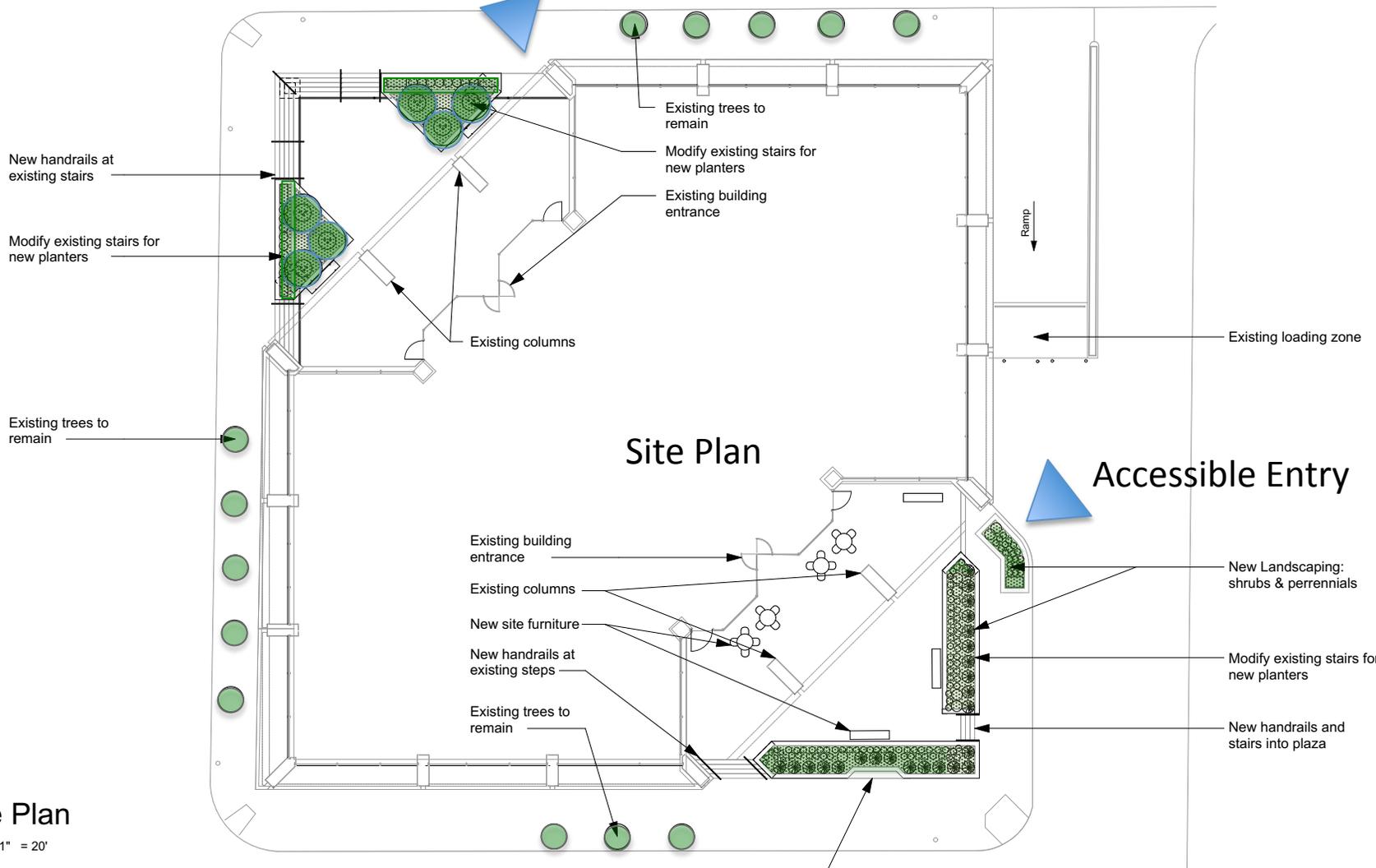
Existing Conditions – Stanwix Street Plaza



Existing Conditions – Fort Pitt Boulevard Plaza

Increased Roof Garden Area from 2% to 23% of Plaza

Accessible Entry



Site Plan

SCALE: 1" = 20'

Site Plan



20 Stanwix Street
Plaza Image 1
February 12, 2016

PITTSBURGH PA / M&J WILKOW

Strada www.stradallc.com
Pittsburgh | Philadelphia
©2014 Strada Architecture LLC



20 Stanwix Street
Plaza Image 2
February 12, 2016

PITTSBURGH PA / M&J WILKOW

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20 Stanwix Street
Plaza Image 4
February 12, 2016

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

ZONE CHANGE PETITION

Address

5600 Forward Avenue, Pittsburgh PA 15217

Owner:

The Buncher Company

Address:

1300 Penn Avenue, Pittsburgh PA 15222

Phone:

412-422-9900, Ext. 264

Applicant / Agent:

Same

Address:

Phone:

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

Owner's Name	Property

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

Block & Lot: 87-K-45, 87-K-50, 87-K-210 & 87-K-230-0-1 Ward: 14th & 15th Wards
 Sq. ft. of site: 45,437.82 or, number of acres:
 Existing Zoning: Local Neighborhood Proposed Zoning: Local Neighborhood
Commercial/Two Unit Residential/Parks Commercial
 Present use of site:

Former Office; currently vacant

Proposed use & improvements: (attach map of proposed zone change area)

The property currently is comprised of Local Neighborhood Commercial, Two Unit Residential and Parks. The Buncher Company proposes to consolidate the four parcels and secure (see Attachment : (if additional space is required, attach a separate sheet)

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

The zone change will enhance the neighborhood, in that the property will be able to be leased to a business that will benefit the residents of the City.

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

NOTICE TO ANYONE WHO JOINS THIS PETITION:

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

STATEMENT OF TRUTH

COMMONWEALTH OF PENNSYLVANIA, COUNTY OF ALLEGHENY

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

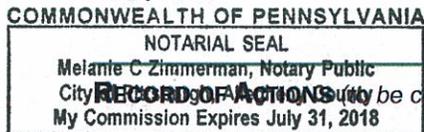
- Owner of record of the property for which this application is made, and that all the statements and data furnished with this application is true and correct.
- Authorized agent for the owner of record of the property for which this application is made and as such has express authority to bind such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

Sworn to and subscribed before me this 18th day of February 2016.

Melanie C Zimmerman
Notary Public

Joseph M. Jackovic
Applicant (signature)

Joseph M. Jackovic
Applicant (printed)



Record of Actions to be completed by City Planning

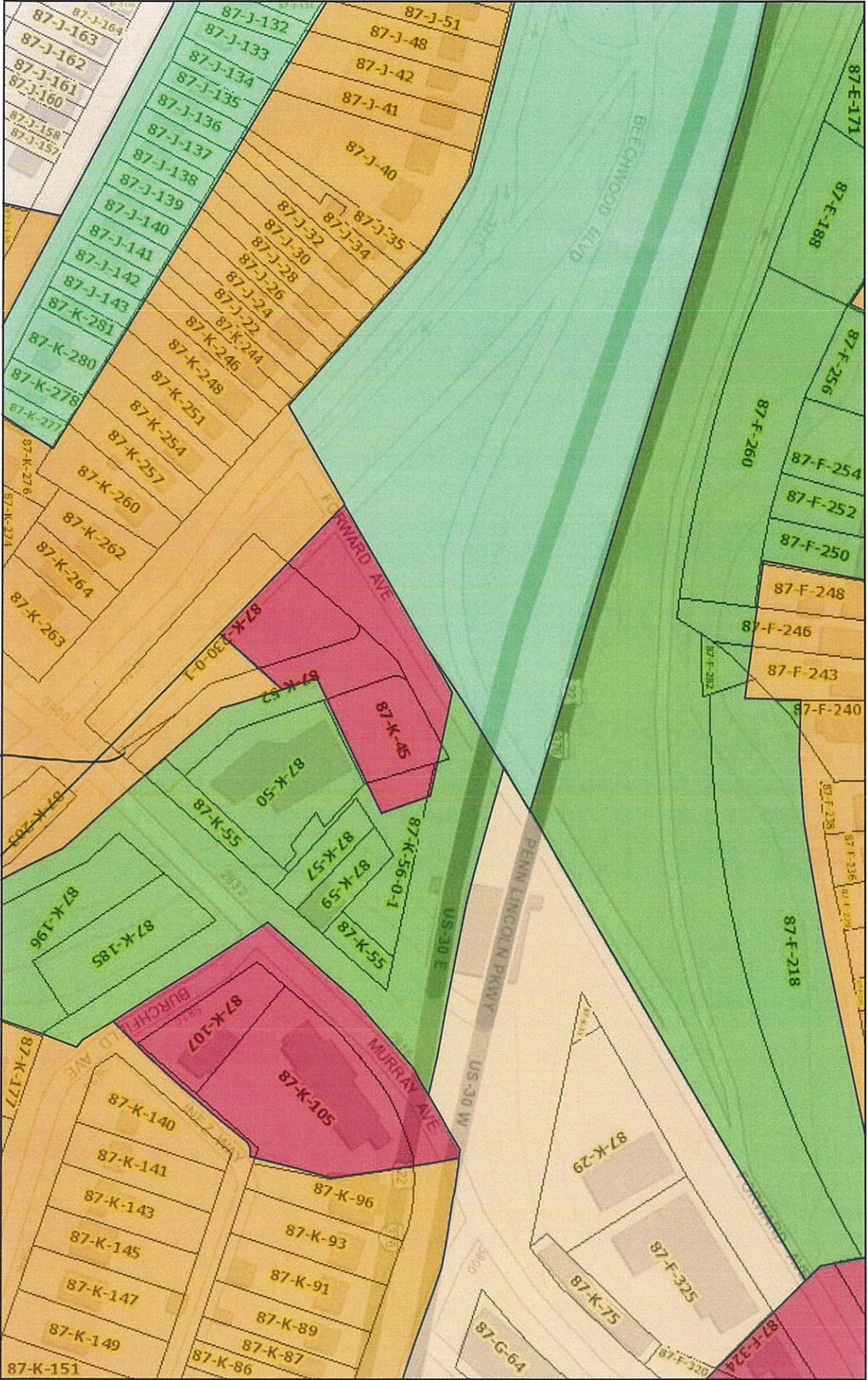
Address	<input type="text"/>	Check #	<input type="text"/>	PAID \$	<input type="text"/>
Date Filed	<input type="text"/>	Land Use #	<input type="text"/>		
Zoning District	<input type="text"/>	Zone Change #	<input type="text"/>		
Proposed Zoning	<input type="text"/>				
Planning Commission recommendation					
<input type="checkbox"/> Approved	<input type="checkbox"/> Denied	DATE OF ACTION	<input type="text"/>		
City Council action					
<input type="checkbox"/> Approved	<input type="checkbox"/> Denied	DATE OF ACTION	<input type="text"/>		

ZONING CHANGE PETITION FOR THE BUNCHER COMPANY
ATTACHMENT 1

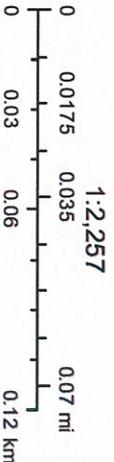
Local Neighborhood Commercial zoning for the consolidated area. Thereafter, the property will be usable and can be leased to a business. A copy of the current zoning map is attached.

February 18, 2016

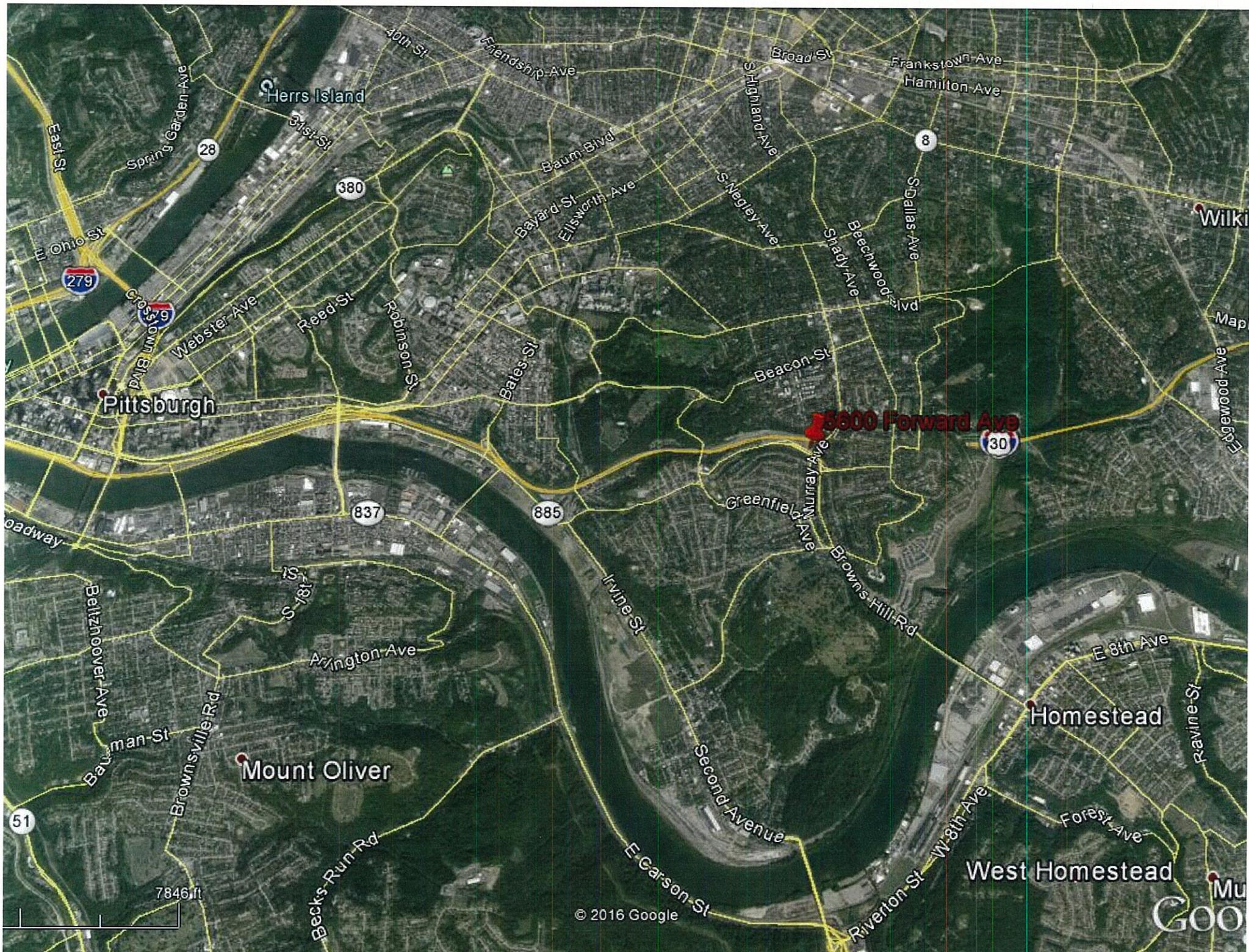
- Zoning Districts
- Local Neighborhood Commercial
- Parcels
- Single-Unit Detached Residential
- Lot Lines
- Zoning Districts
- Parks
- Hillside
- Two-Unit Residential
- Multi-Unit Residential

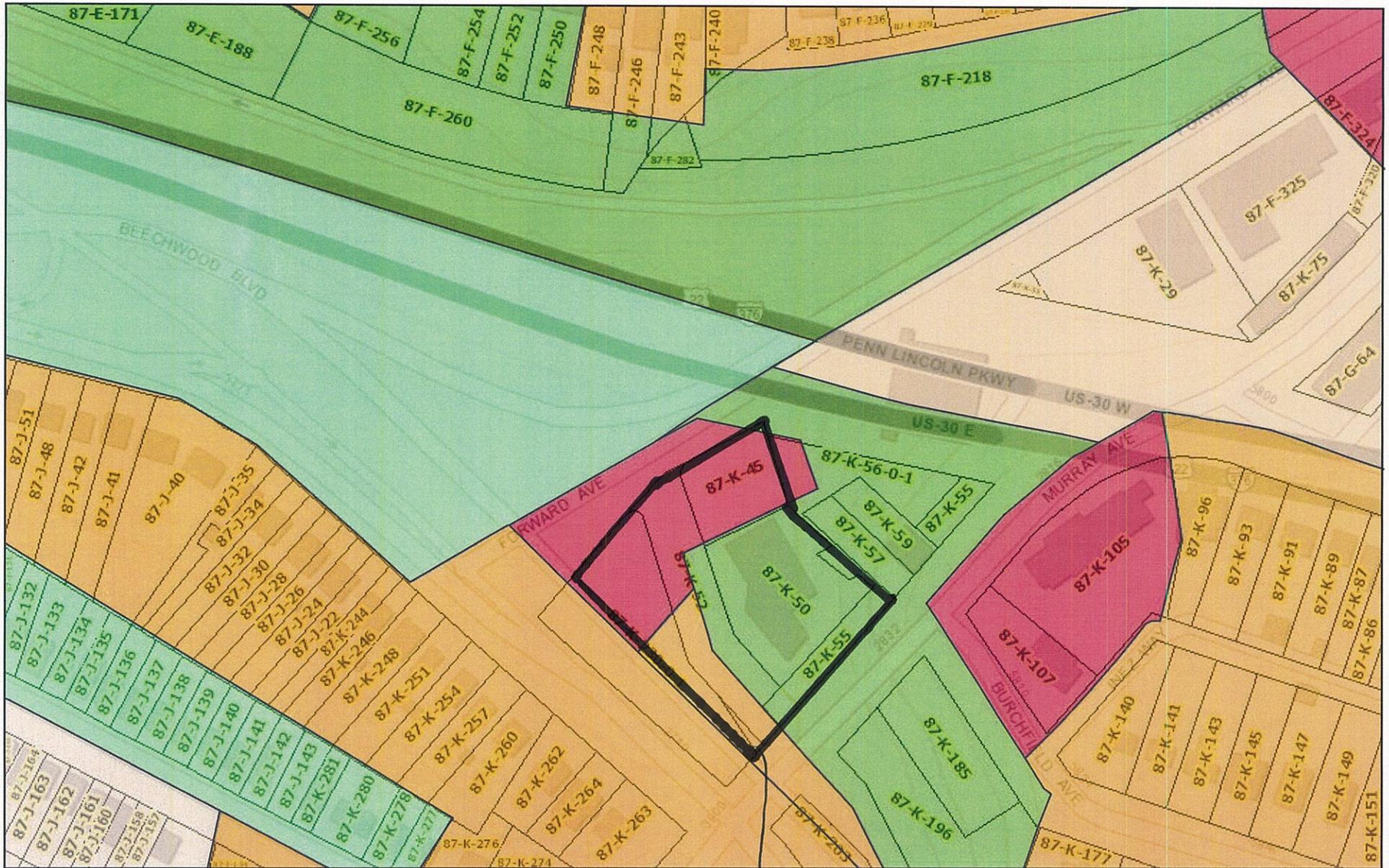


87-K-210



Alegheny County 2012, 2010 Imagery
Sources: Esri, HERE, DeLorme, Intermap, increment P Corp., GEBCO.

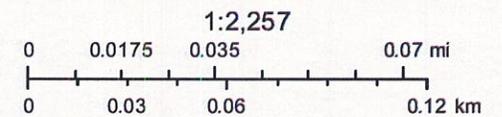




February 18, 2016



87-K-210



Allegheny County 2012; 2010 Imagery
Sources: Esri, HERE, DeLorme, Intermap, increment P Corp., GEBCO,



© 2016 Google

Google earth

feet
meters





6 ft

5600 Forward Avenue, City of Pittsburgh

March 15, 2016

Possible Site Uses / Community Process

Currently, the site consists of approximately one acre with a one story, 7,300 square foot building. The building is vacant, was originally constructed as a warehouse, was converted to office space in the 1960's and is at or near dock height.

The site is made up of five lots and three different zoning classifications (Parks, LNC & R2). Under these conditions, the site cannot be marketed or reused. The building rests in the Parks zoning classification. Utilizing the LNC classification for the entire site rather than a portion will make it possible to reactivate the consolidated site for uses permissible under LNC, including office and retail.

At this time, conversations have taken place with the City Councilman regarding the site. Councilman O'Connor is anxious to see the site reactivated. Currently, there is no project being contemplated for community review or input.

THE BUNCHER COMPANY

ALL SIGNATURES MUST BE MADE WITH A PERMANENT NAVY BLUE INK OR NAVY BLUE FELT-TIPPED PEN

By a resolution approved on the _____ day of _____, 20____, the Board of Directors of the The Buncher Company, incorporated in the Commonwealth of Pennsylvania, owner of the land shown on the The Buncher Company Lot Consolidation Plan adopted this plan as its plan of lots. This adoption shall be binding upon the corporation and upon its successors and assigns.

(Seal) _____
 The Buncher Company
 Signature/Title of officer witnessing _____
 Thomas J. Balestrieri, President

Date _____
 Before me, the undersigned Notary Public in and for the Commonwealth of Pennsylvania and County of Allegheny, personally appeared Thomas J. Balestrieri, President, of The Buncher Company, who stated that he is authorized to execute the above lot consolidation plan on behalf of the company and was present at the meeting at which the action of the company was taken to adopt the plan.

Witness my hand and notarial seal this _____ day of _____, 20____.
 My commission expires the _____ day of _____, 20____.
 (Seal) _____
 Notary Public

I, Evan D. Baker, Jr., a Registered Professional Surveyor of the Commonwealth of Pennsylvania, do hereby certify that this plan correctly represents the lots, lands, streets, ways, and highways, as surveyed and plotted by me for the owners or agents.
 Date _____
 Evan D. Baker, Jr.,
 P.L.S., Reg. No. 32018-E

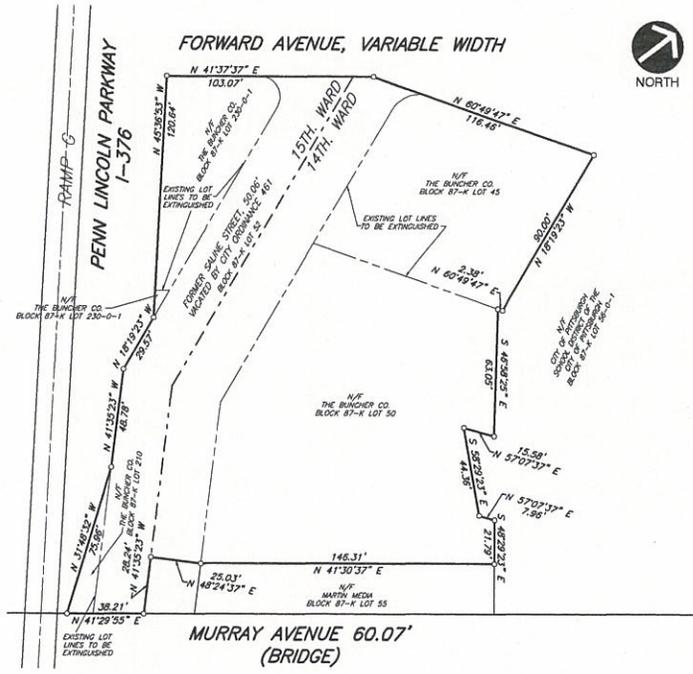
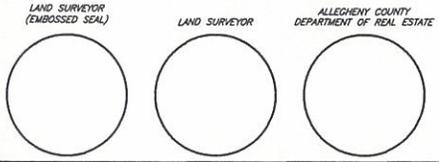
COMMONWEALTH OF PENNSYLVANIA)
 COUNTY OF ALLEGHENY)
 Recorded in the Department of Real Estate for the recording of deeds, plans, etc., in said County in Plan Book Volume _____ Page _____.
 Given under my hand and seal this _____ day of _____, 20____.

 Manager

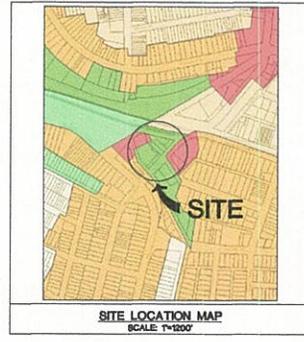
The Buncher Company, owner of The Buncher Company Lot Consolidation Plan shown hereon, does hereby certify there is no mortgage, lien, or encumbrance against the property, and that the title of this property is in the name of The Buncher Company, pursuant to the following deeds recorded in the Allegheny County Department of Real Estate:

Thomas J. Balestrieri, President

- BEING A CONSOLIDATION OF THE FOLLOWING LOTS:
- BLOCK 87-K, LOT 230-0-1 D.B.V. 5401, PG. 59
 - BLOCK 87-K, LOT 45 D.B.V. 5280, PG. 25
 - BLOCK 87-K, LOT 50 D.B.V. 5438, PG. 293
 - BLOCK 87-K, LOT 210 D.B.V. 5781, PG. 740
 - FORMER SALINE STREET (BLOCK 87-K, LOT 52) D.B.V. 16312, PG. 296



REVISION RECORD		
NO.	DATE	DESCRIPTION
1	1/21/2016	REVISION FOR COMMENTS
2	2/10/2016	REVISED TAX PARCELS
3	2/10/2016	ADDED BLOCK 87-K STREET INFORMATION



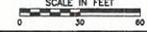
LEGEND
 ——— PROPERTY LINE
 ——— RIGHT OF WAY LINE
 - - - ADJACENT PROPERTY LINE
 - - - PROPERTY LINE TO BE REMOVED

CITY OF PITTSBURGH
 DEPARTMENT OF CITY PLANNING
 APPROVED DATE: _____
 CITY PLANNING COMMISSION

 CHAIRMAN
 ATTEST: _____
 SECRETARY

OWNER: THE BUNCHER COMPANY
 1300 PENN AVENUE
 SUITE 300
 PITTSBURGH, PA 15222-4211

TOTAL PLAN AREA
 45,437.32 SQ. FT.
 1.043 ACRES



CEC
Civil & Environmental Consultants, Inc.
 333 Baldwin Road • Pittsburgh, PA 15205
 Ph: 412.429.2324 • 800.365.2324 Fax: 412.429.2114
 www.cecinc.com

THE BUNCHER COMPANY
 LOT CONSOLIDATION PLAN
 Situate in
 14TH AND 15TH WARDS, CITY OF PITTSBURGH
 ALLEGHENY COUNTY, PENNSYLVANIA
 Made For
 THE BUNCHER COMPANY

DATE: 1/21/2016 SCALE: 1"=30' DRAWING NO.:
 DRAWN BY: MST CHECKED BY: JRB CON-1
 PROJECT NO: 164-270 APPROVED BY: EDB SHEET 1 OF 1

C:\Users\jrb\OneDrive\Documents\164-270\164-270.dwg - 1/21/2016 11:42 AM