



RETAIL OFFICE HOTEL ENTERTAINMENT

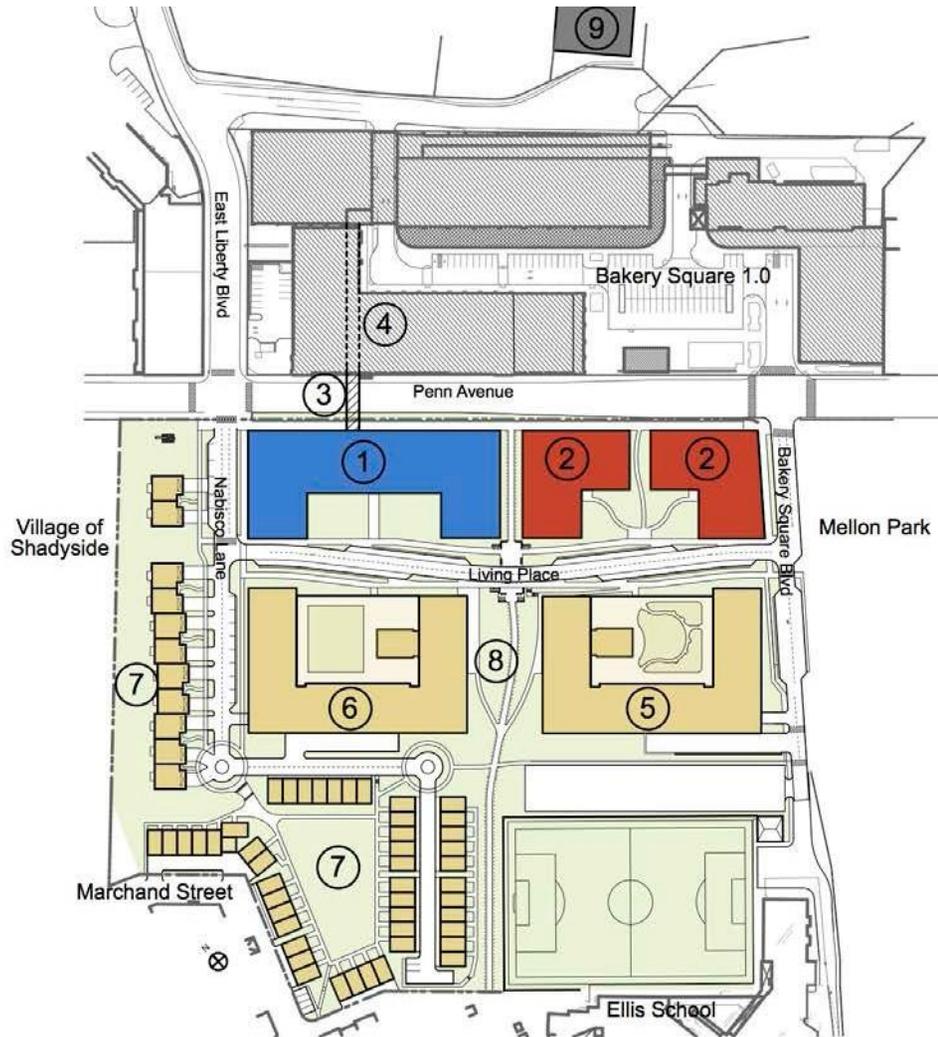
BkSq
BAKERY SQUARE

A DEVELOPMENT OF WALNUT CAPITAL AND RCG LONGVIEW FUND
www.bakery-square.com

2.0

Community Meeting December 11, 2013

Master Plan



KEY PLAN

- ① Proposed Building "A" Site
- ② Future Office Building/Expansion Opportunity
- ③ Skybridge (Connects 4th and 5th Floors of Buildings)
- ④ Access to Parking Garage (through 4th Floor Skybridge/Common Corridor)
- ⑤ Bakery Living Apartments 1.0 (under construction)
- ⑥ Proposed Bakery Living 2.0
- ⑦ Proposed Townhouses
- ⑧ Bike Path
- ⑨ Future Parking Garage Site

Special Planning District – Design Guidelines

- Blend with the historic character of the Nabisco Building and Shadyside but meet contemporary needs.
- Create a dense, walkable mixed use development.
- Maintain consistent street wall along Penn Ave.
- Emphasize three dimensionality of the façade.
- Massing to encourage natural light in interior spaces
- Step down massing as move away from Penn Ave.
- Prominent and highly visible street level entries
- Transparency at street level
- Use internal circulation as connective elements where appropriate.
- Design to LEED Silver standards

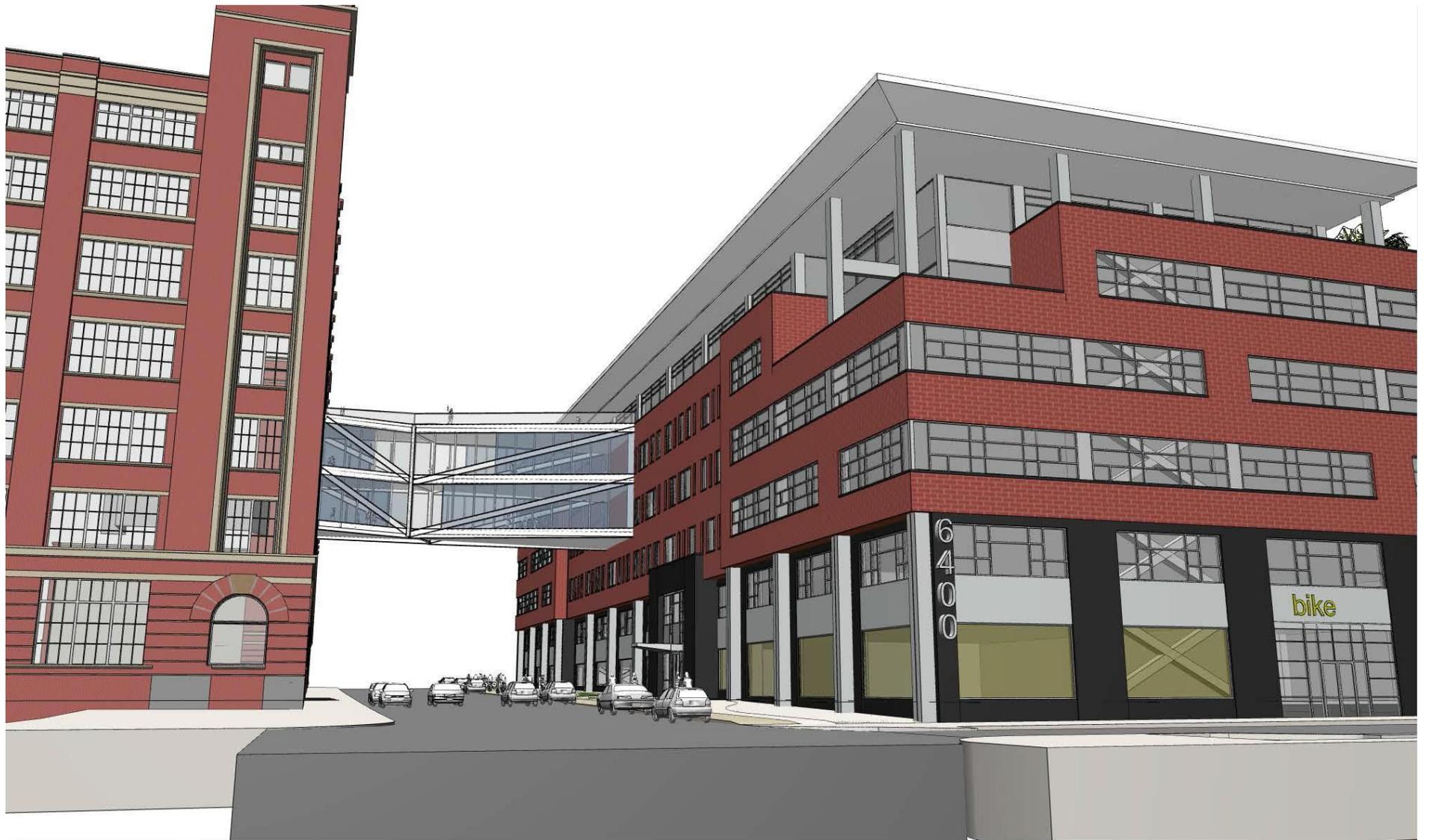
Design objectives:

1. Create a strong building **Identity**
2. Make memorable **Connections**
3. Encourage a **Dialogue** between the “Old” & the “New”



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Building Identity – Old meets New



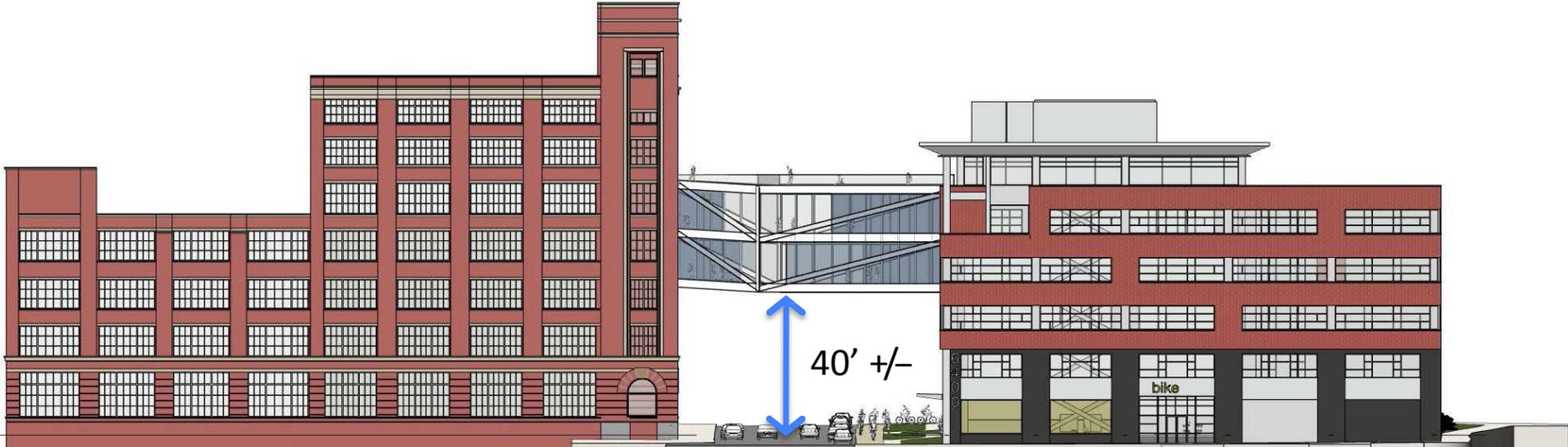
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Penn Avenue (North) Elevation



- Lower sill of windows is 1'-8" above grade on average.
- Window height varies from 6' to 8'-8" along Penn Avenue
- Transparency at ground floor is approximately 60%

West Elevation



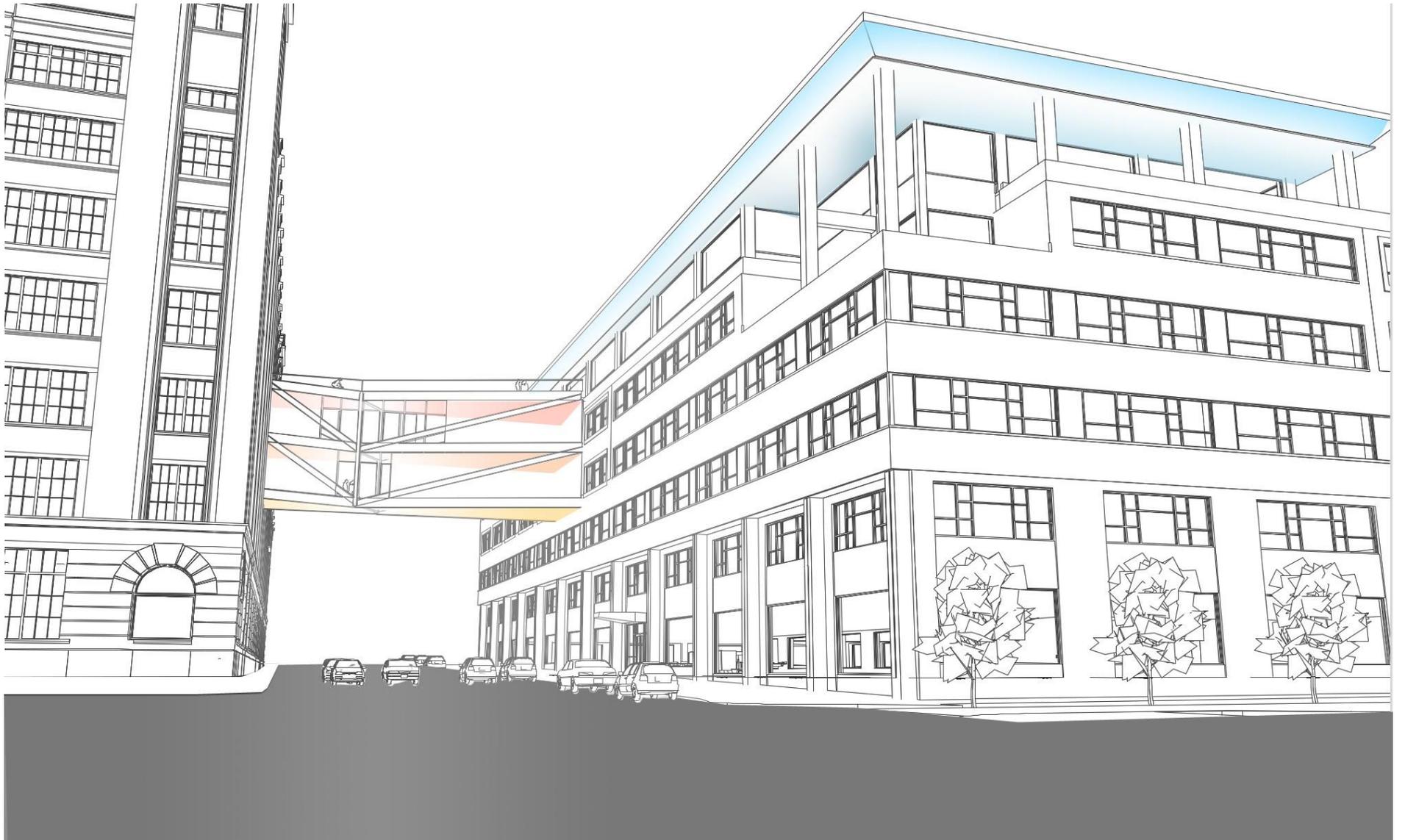
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Building in Context – Penn Ave. looking east



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Night-lighting Opportunities



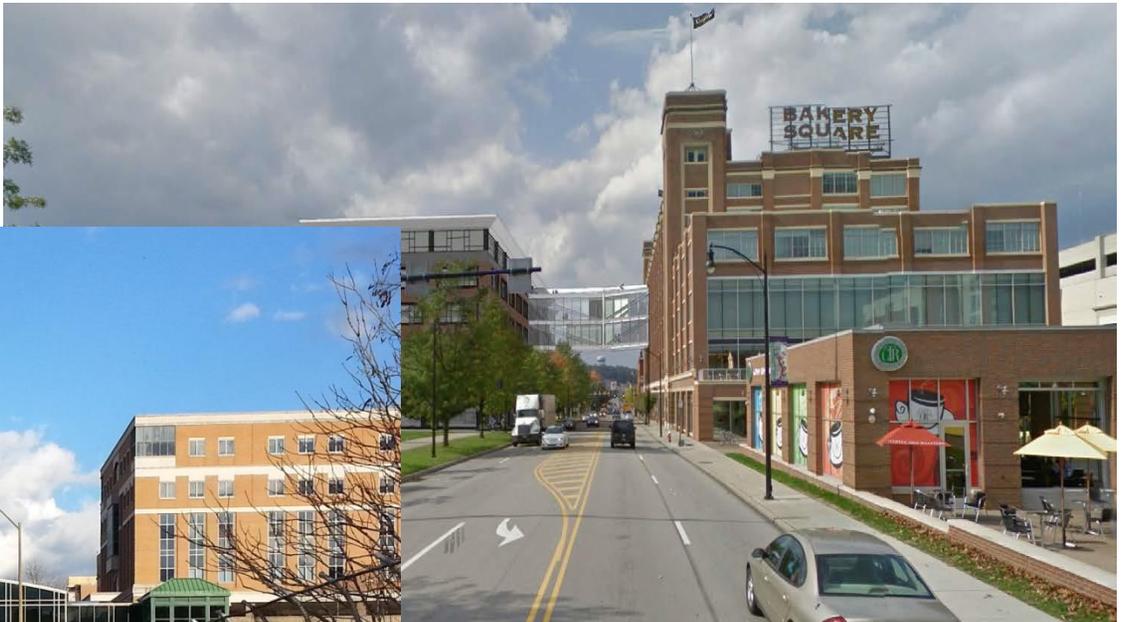
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Building in Context – Penn Ave. looking west



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Hillman Cancer Center Bridge – Centre Ave



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East Elevation



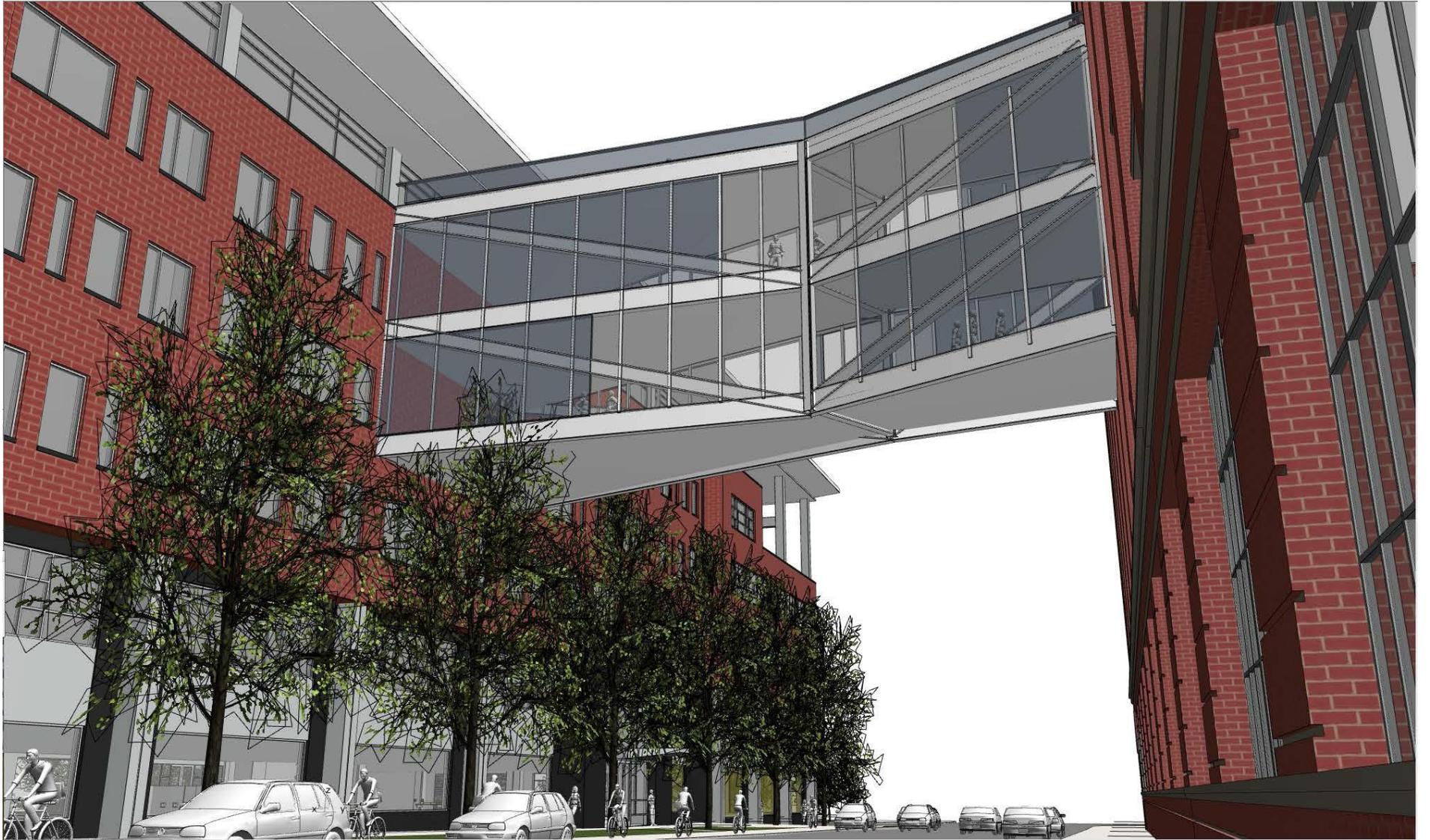
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The SkyBridge



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SkyBridge – view from below



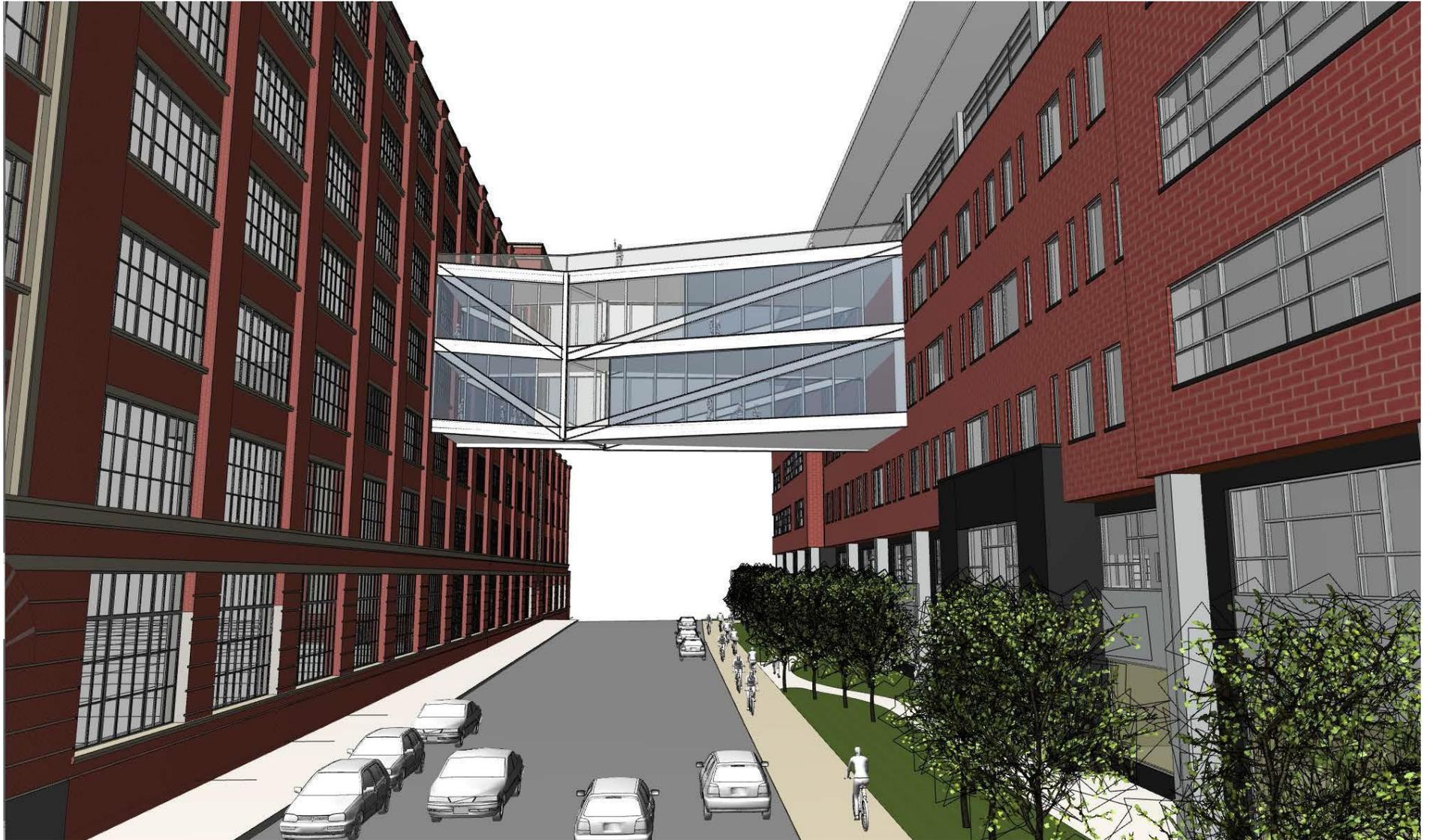
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SkyBridge – view from above



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SkyBridge – Personality Day & Night

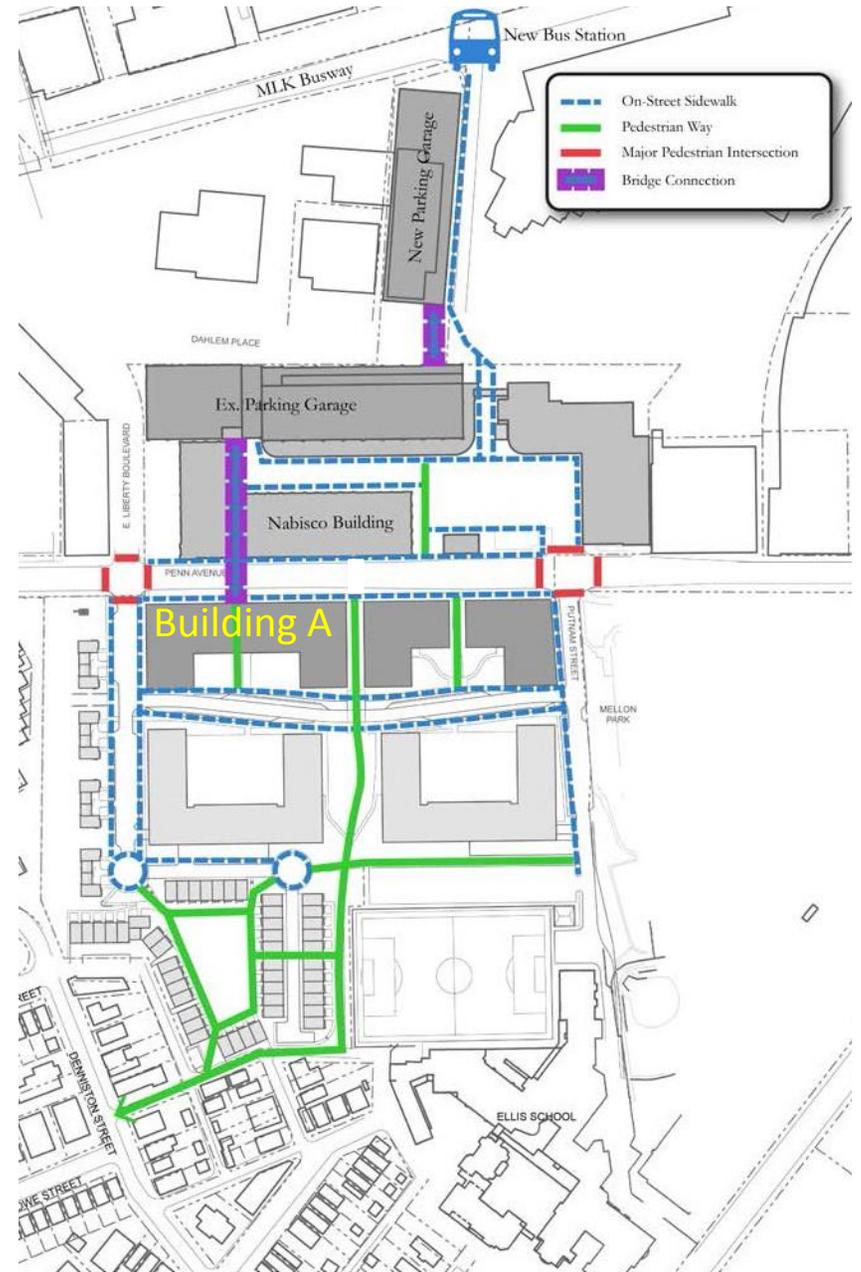
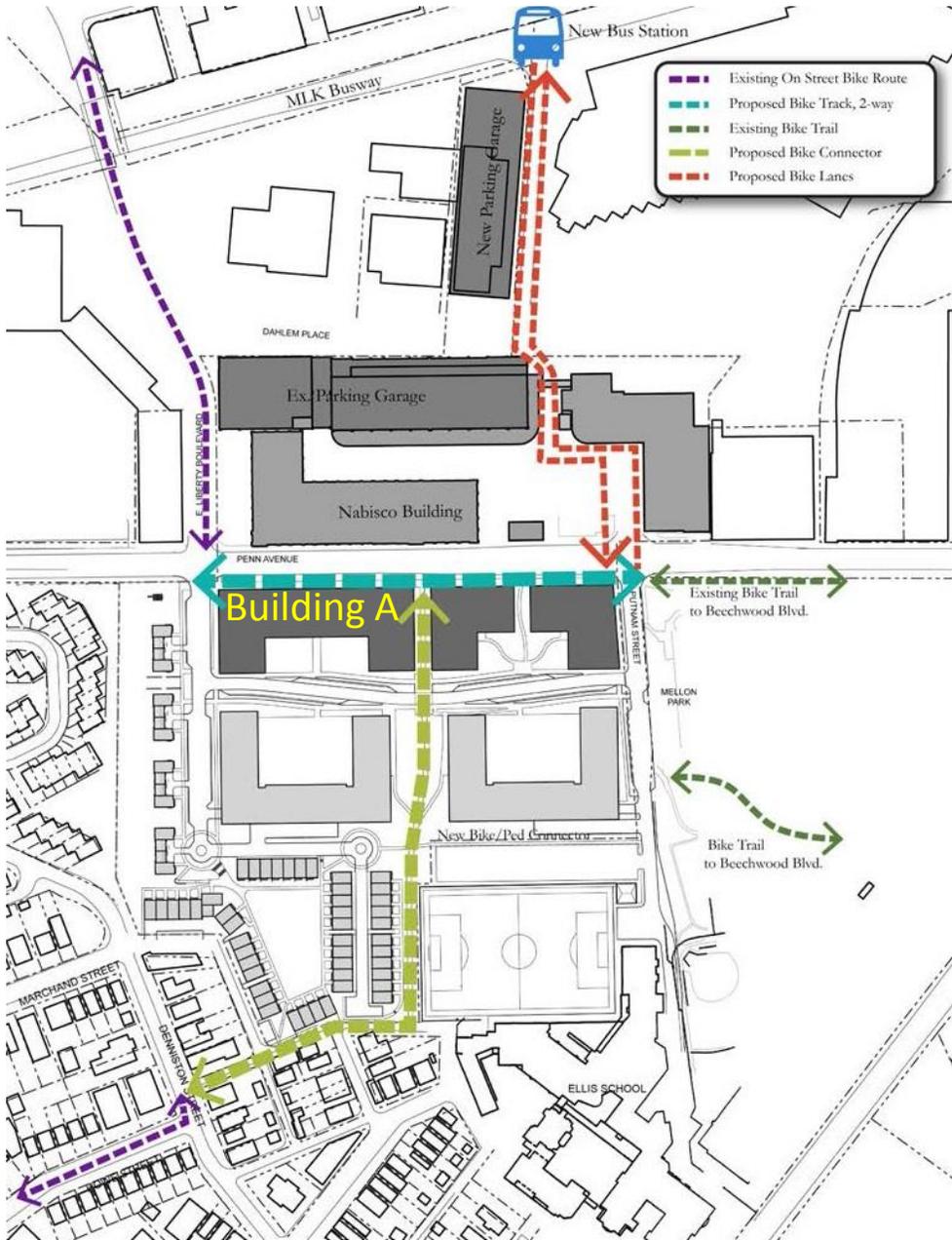


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SkyBridge – Artistic Lighting opportunities



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Strada Master Plan - Bike and Pedestrian Networks

Bike and Pedestrian Connections



Bike and Pedestrian Path Plan

Streetscape – Birdseye



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Bike Path - Precedents



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Streetscape – Eye Level Perspective



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Green Infrastructure



- EVENT LAWN BIORETENTION
- BIOSWALES AND RAINGARDENS
- GREEN ALLEYS
- POROUS PAVING
- GREEN ROOF



Southeast birdseye



South Elevation



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The Courtyard Experience



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TIMELINE – OPENING MARCH 2016

