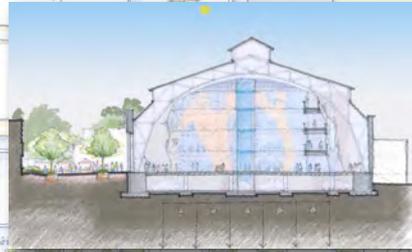


The Hunt Armory

Steve Mosites
Gabe Perlow
Bill Rudolph
Charles Perlow
Mark Minnerly
Rob Pfaffmann



Community Interview November 2, 2015



THE MOSITES COMPANY
Morgan PFAFFMANN + ASSOCIATES

The Hunt Armory: Our Vision

Pittsburgh's Hidden Jewel

Our goal is to collaborate with our neighbors to transform the Armory into a vibrant, innovative place for work and recreation with respect for our community... past, present and future. To achieve this vision we will:

- Grow an innovative workplace
- Preserve the Armory's architectural integrity
- Create a neighborhood focused amenity
- Honor the Armory's military & civic history
- Contribute to a more sustainable city

Community Engagement & Access

Zoning Review (Parking & Operations)
Emerson Street Design Workshop (Green Infrastructure)
Armory Preservation Review (PHMC/HRC)



Developer Interviews

URA/State Approval

Community Workshops

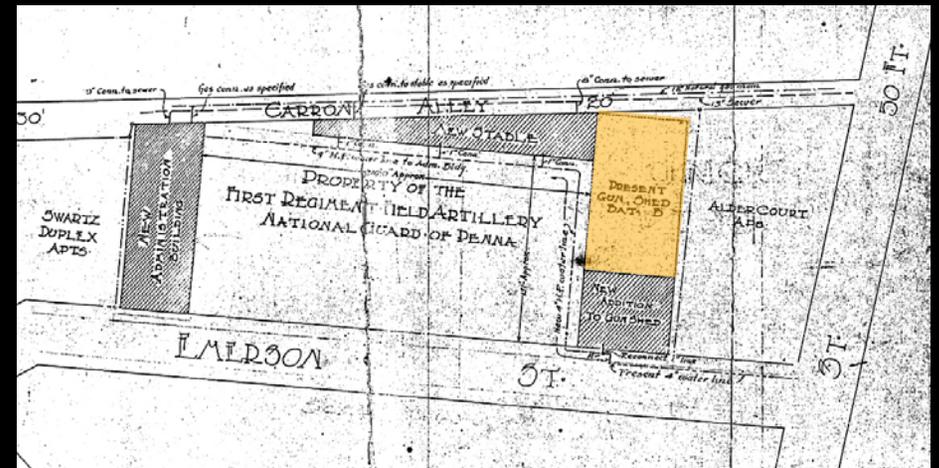
Zoning & Preservation Approvals

Construction Mgmt Plan

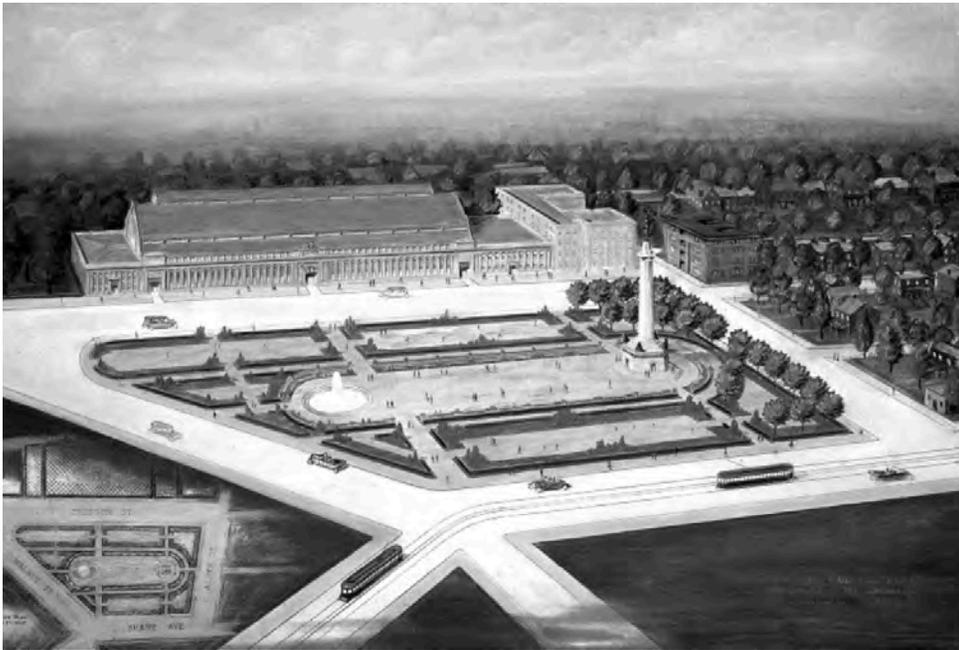
Final Design & Construction

We will use weblog, social media and face to face meetings & workshops

Hunt Armory



Evolved from a "Gunshed"



Rendering Memorial Park (unbuilt-Former Bayard Estate)



Largest Hall in the City



The Hunt Armory

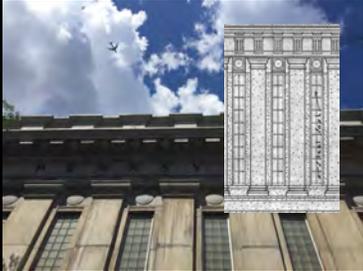
Proposed Emerson Walk



Key "Character Defining Features"



- ✓ Volumetric Sense of Space (height/spans/ volume)
- ✓ Mass & scale and footprint of new construction
- ✓ New Construction compatible but expressed "of its time"



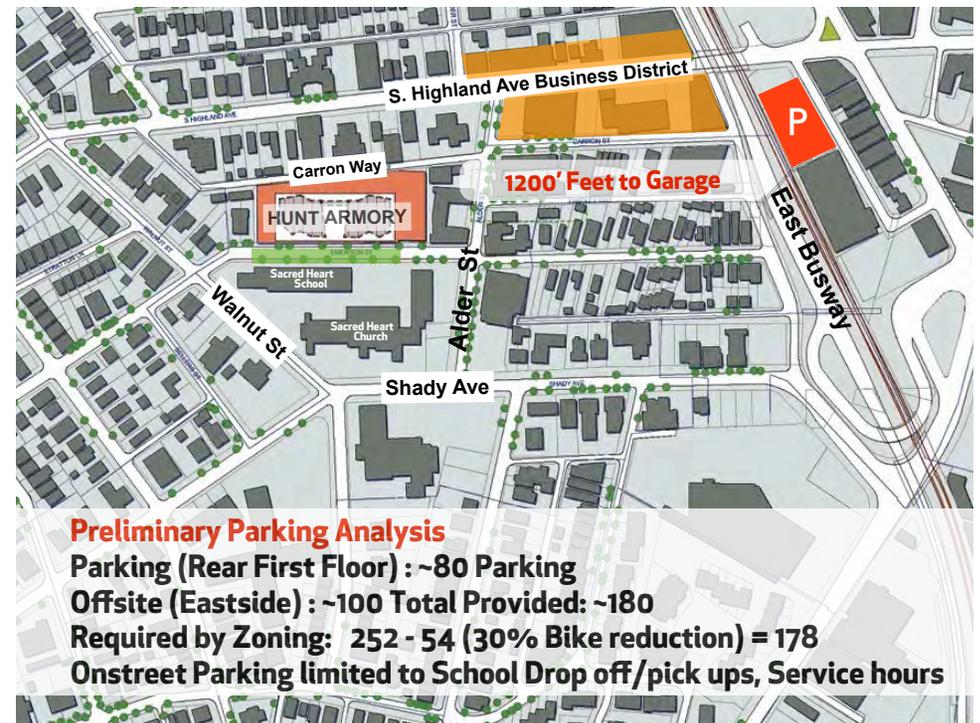
- ✓ Maintaining Roof, with clerestories to allow natural light; Exposed interior structural system (open trusses)
- ✓ Classical Revival stone front facade
- ✓ Administrative Classroom & Gym spaces

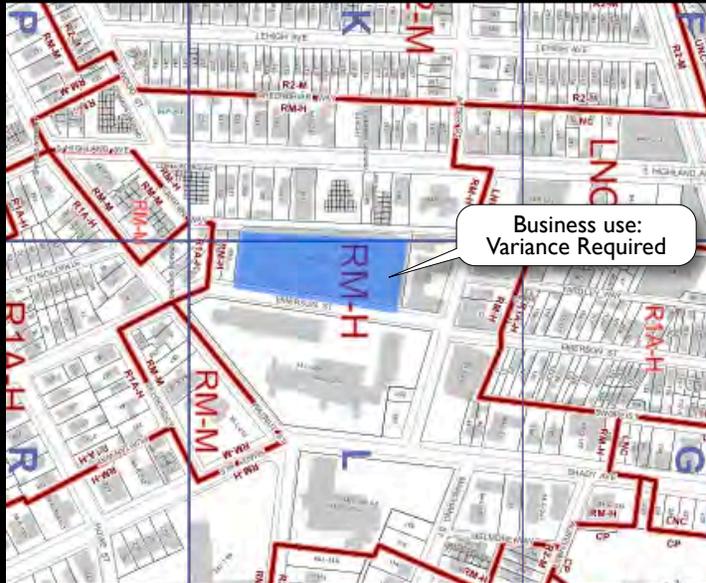
The Hunt Armory



The Hunt Armory

Hunt Court: Interpretive Area





Hunt Armory

Zoning: RMH Residential Multifamily High Density

Hunt Armory RFP Review Committee
McKnight-Mosites Interview

Historic Preservation

- Federal Rehabilitation Tax Credits (and possibly state) are critical to our project.
- The project will need to meet the Secretary of the Interior's Standards for Rehabilitation as interpreted by Federal and State Reviews (**State Historic Preservation Officer**)
- The Project will need to go before the **Pittsburgh Historic Review Commission** before it can be permitted.

Hunt Armory RFP
McKnight-Mosites Community Interview
Project Program



“Armory WorkPlace”
Coworking and Incubator Office
~80,500 sf

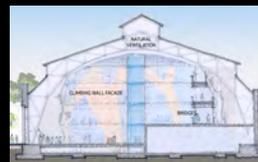


Climbing/Fitness Facility
Other Tenants
~40,500 sf

Hunt Armory RFP
McKnight-Mosites Community Interview
Design of Public Open Space



“**Emerson Walk**”: Our proposal with design input from neighbors can improve the Sacred Heart Catholic Church’s use of Emerson Street as its playground and expand the idea of pedestrian focused street for the neighborhood, while allowing flexibility for drop off and and service uses.



“**Hunt Court**”: The Hunt Court proposal is designed to capture the historic character of the space while providing properly scaled and schedule space for events (educational, social, civic, recreational).



The Hunt Armory

Galvanize, WeWork



The Hunt Armory

Brooklyn Boulders, Somerville, MA and Momentum, Boulder, CO.



The Hunt Armory

Brooklyn Boulders, Galvanize, WeWork



The Hunt Armory

Powerplant Benchmark HRTC Projects



The Hunt Armory

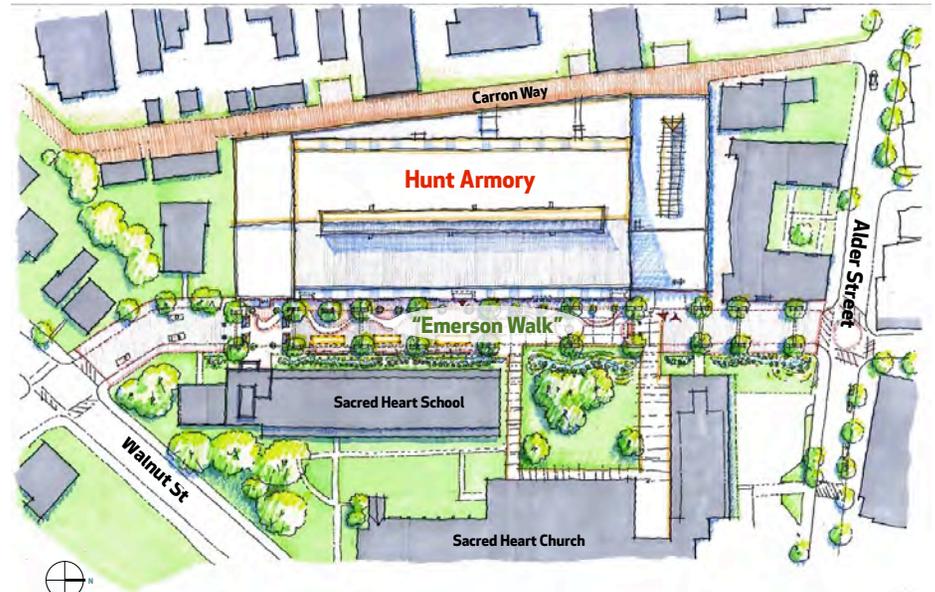
Walltopia



View South Existing Conditions

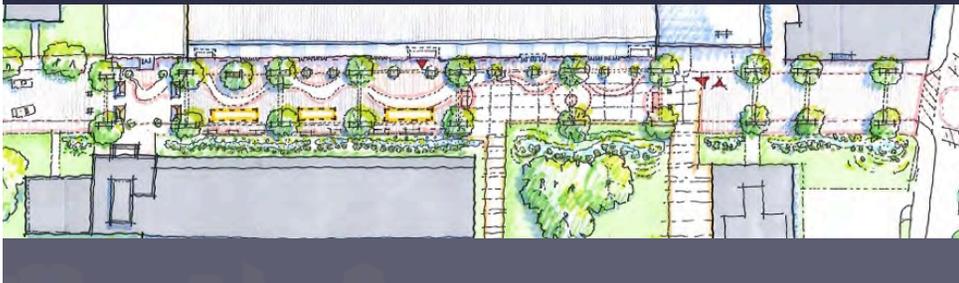


Proposed Emerson Walk



The Hunt Armory

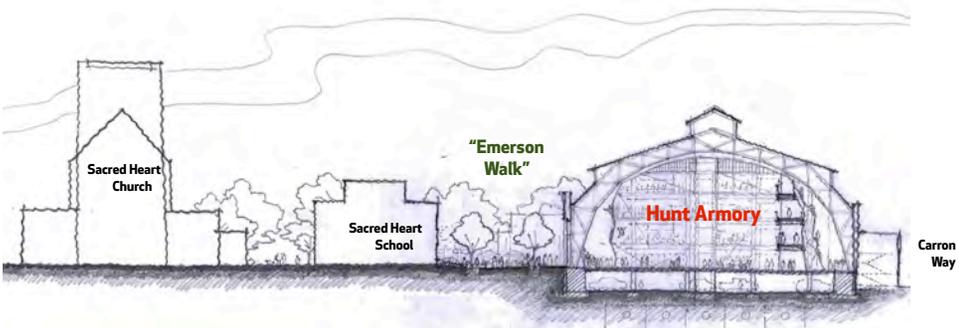
Site Plan



Emerson Walk Concept

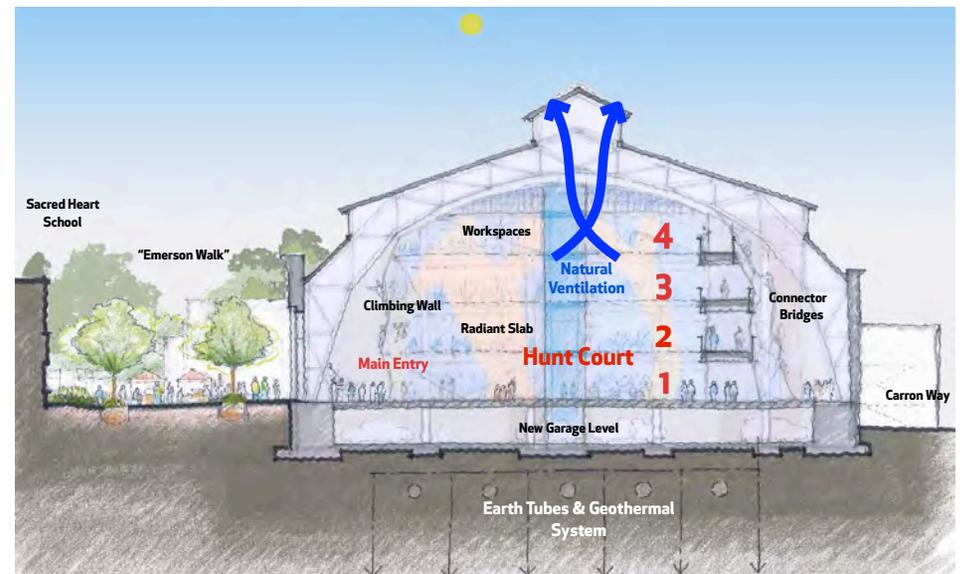
Using urban street design techniques can provide benefits in terms of traffic calming, economic development, stormwater management, parking, heat island effect, and aesthetics.

Barcelona's Las Ramblas



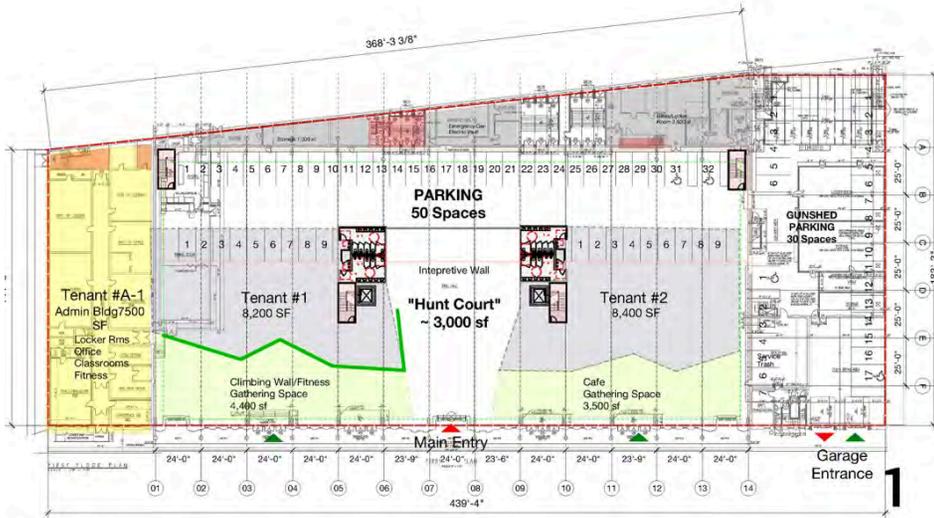
Hunt Armory

Site Context Section



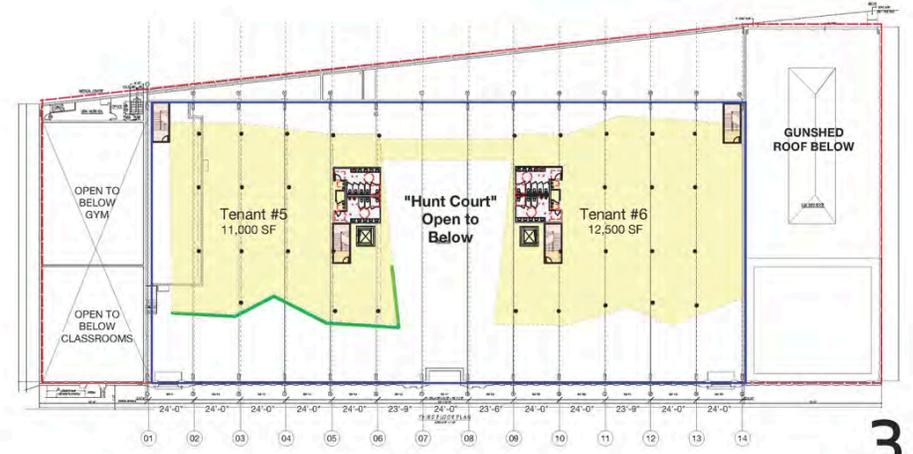
Hunt Armory

Building Section



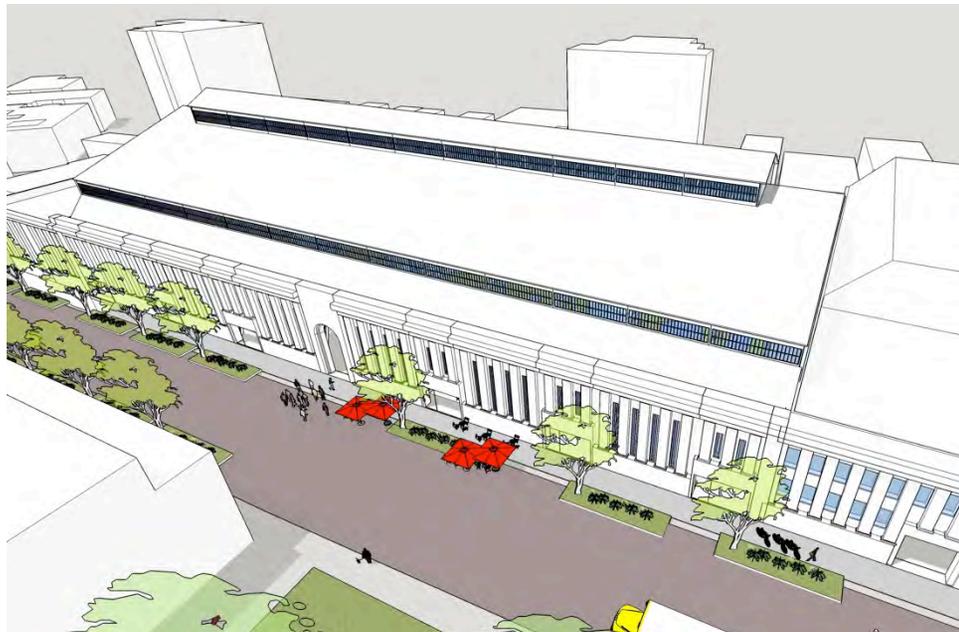
MOSITES COMPANY
 T ARMORY FIRST FLOOR
 tober 2015

SPACE CAPACITY ANALYSIS
 PFAFFMANN + ASSOCIATES



MOSITES COMPANY
 T ARMORY • THIRD FLOOR
 tober 2015

SPACE CAPACITY ANALYSIS
 PFAFFMANN + ASSOCIATES



The Hunt Armory

Exterior Historic Enclosure
 Exterior Model Views



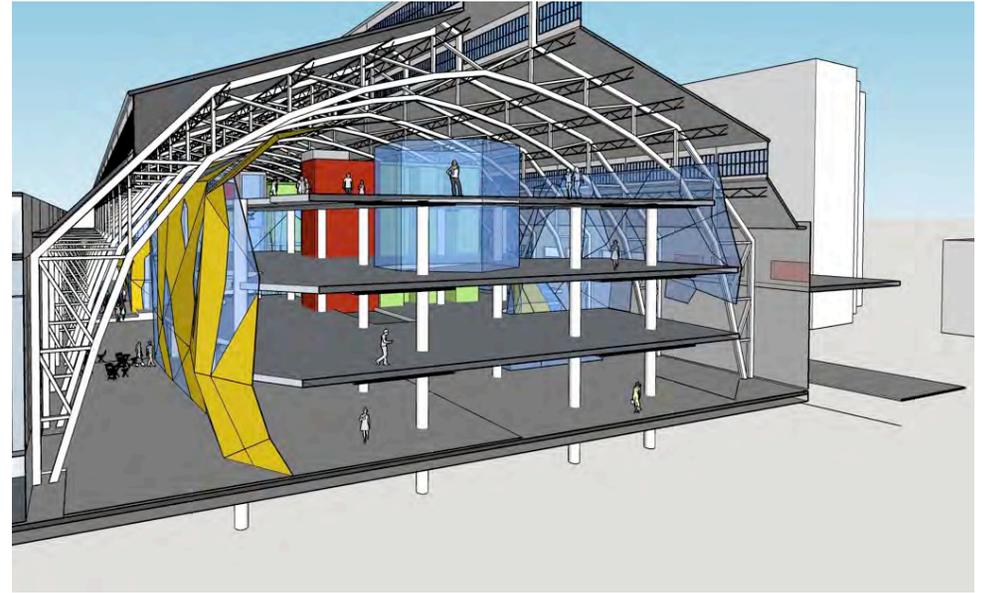
The Hunt Armory

Structure
 Exterior Model Views



The Hunt Armory

New Construction
Exterior Model Views



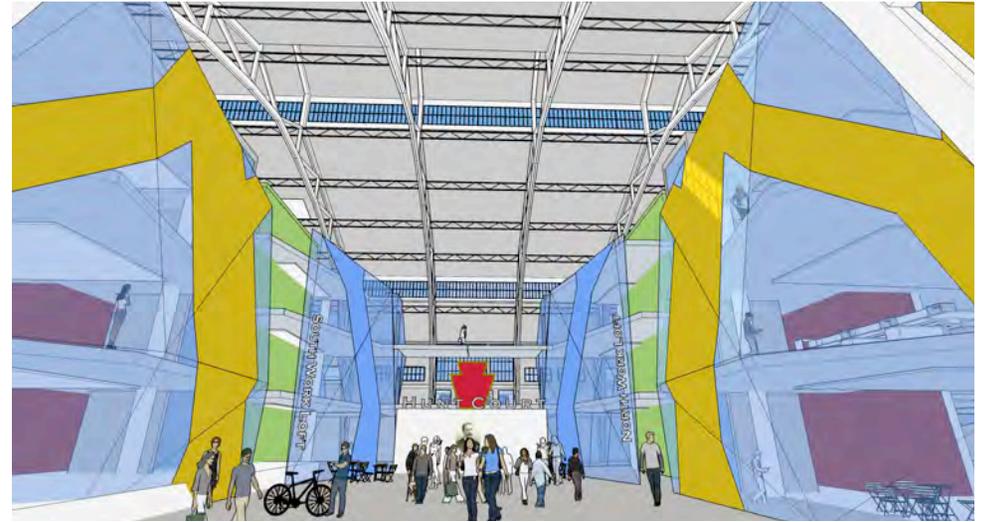
Hunt Armory

Section



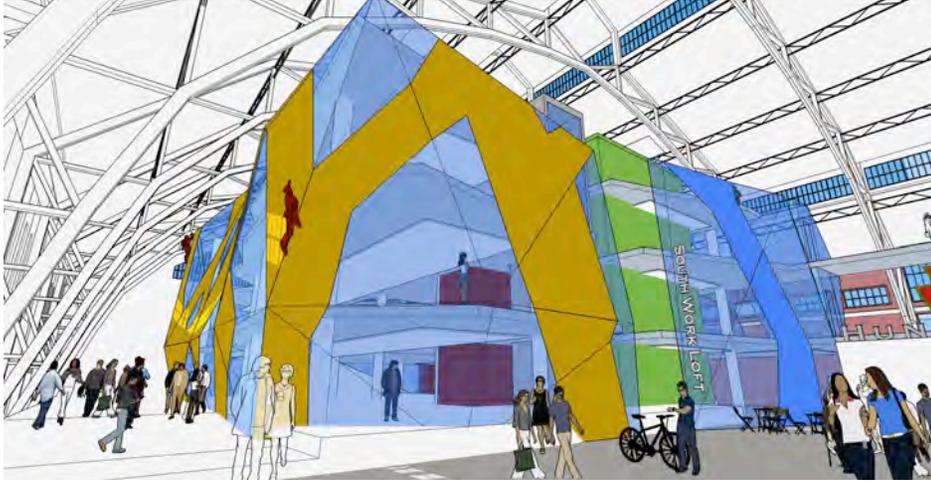
The Hunt Armory

New Construction
Exterior Model Views



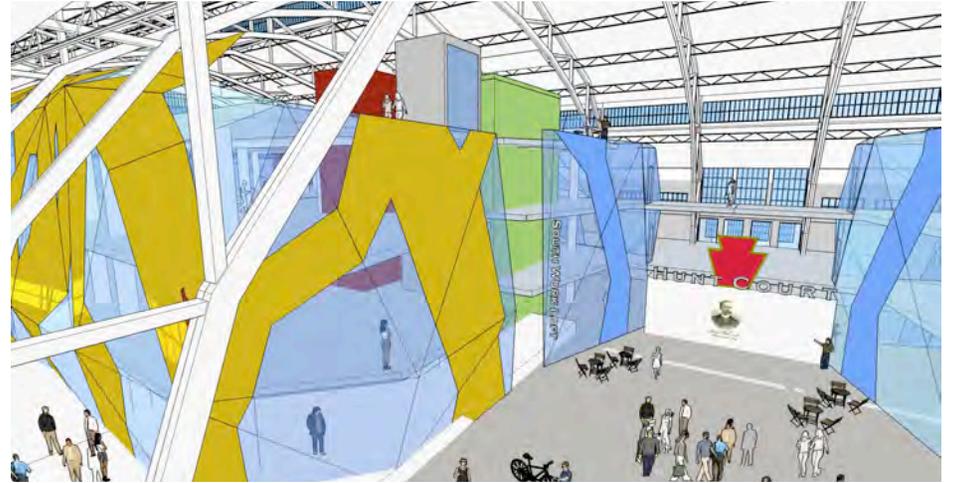
The Hunt Armory

New Construction
Exterior Model Views



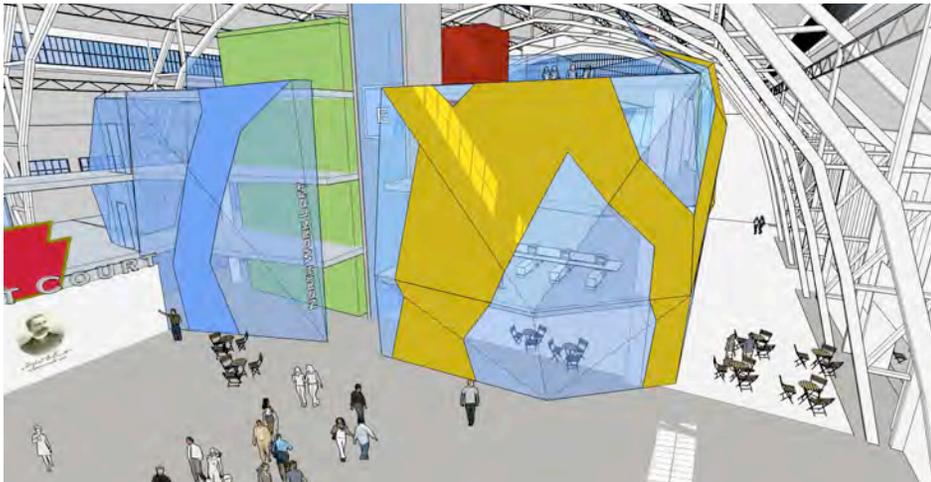
The Hunt Armory

Hunt Hall Entry View



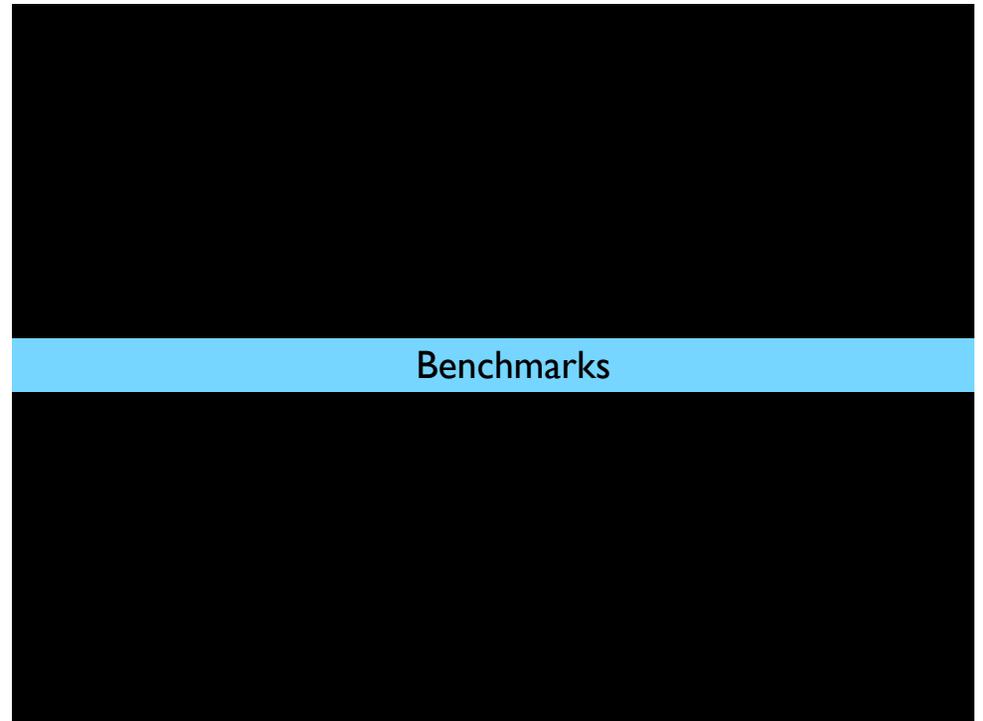
The Hunt Armory

Hunt Hall Entry View



The Hunt Armory

Hunt Hall Entry View



Benchmarks



Hunt Armory

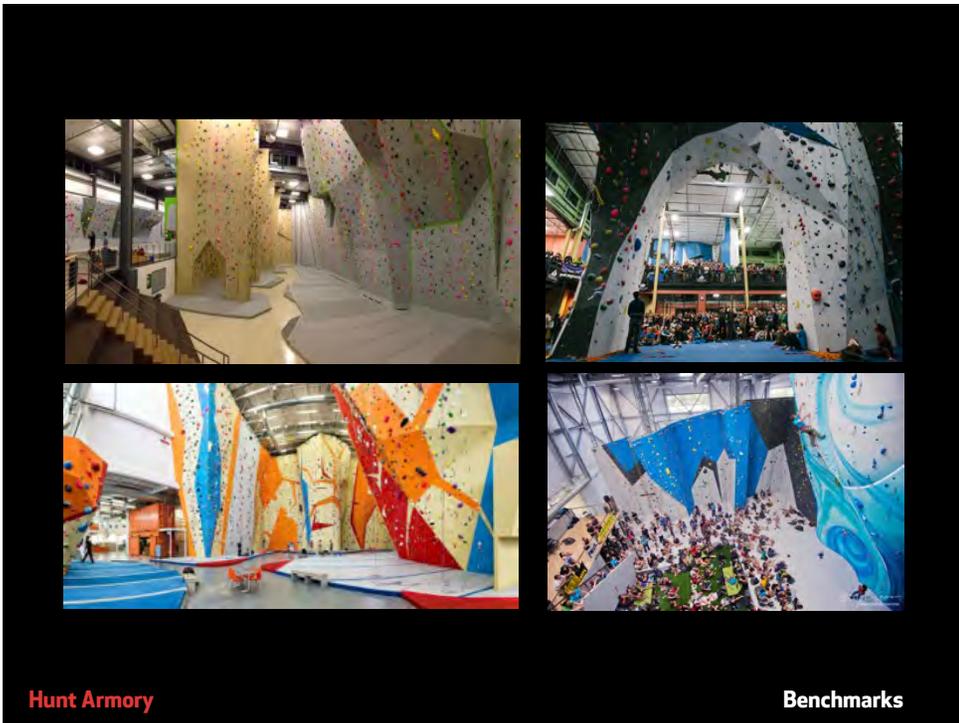
Highpoint

Benchmarks



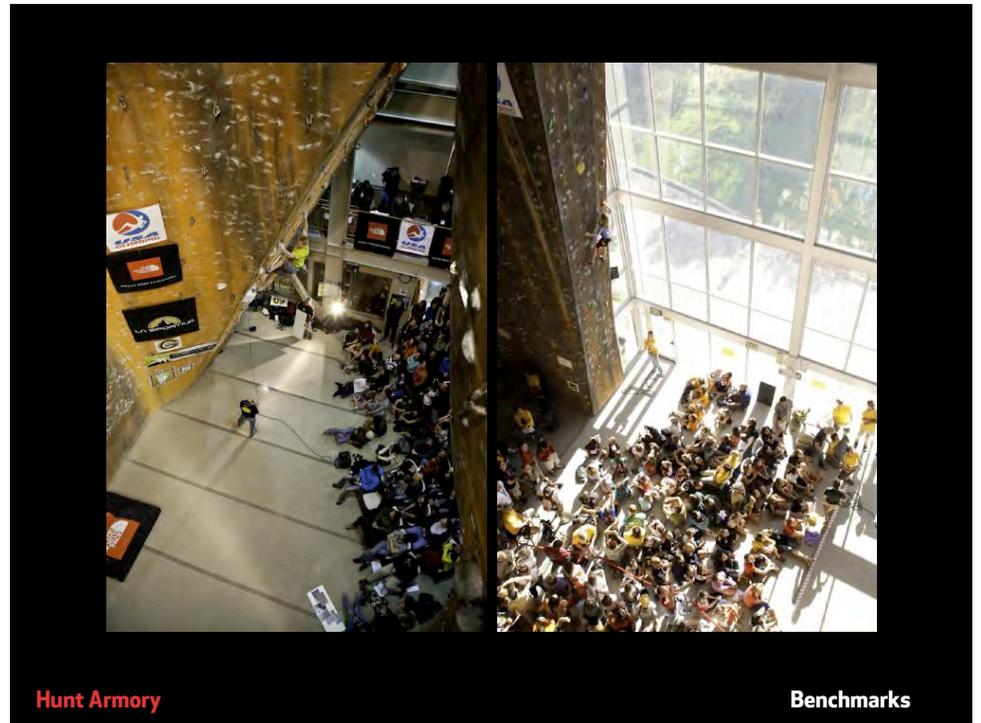
Hunt Armory

Benchmarks



Hunt Armory

Benchmarks



Hunt Armory

Benchmarks