A. PROJECT INFORMATION (REQUIRED FOR ALL PROJECTS)

1. APPLICATION IS:  ☑ New application  ☐ Amendment/Addition to existing application

2. SITE INFORMATION

   Development Address:  5803 Centre Ave, Pittsburgh, PA 15206

   Parcel ID(s)/Lot-and-Block Number(s):  0084-E-00262

   Total Lot Area:  37,500 square feet

   Project Cost:  TBD

   Existing primary use of the site, if known:  Office/Warehouse

   Is the proposed use the same as the existing use?  ☐ Yes  ☑ No

   Describe the proposed development in detail (include changes to use, new construction, renovations, accessory structures and uses, etc.; if development is only in a portion of the building identify which areas):

5803 Centre Ave is a 6-story mixed-use development within the urban neighborhood corridor between the Friendship and Shadyside neighborhoods. It will consist of 170 residential units located above a mixed level of commercial, residential amenity space, and parking at grade. Additional parking is located below grade (P1-P2) for a total of 156 stalls. In addition to the 8,000 square feet of commercial space activating the street, this 216,750 square foot development includes multiple terraces for communal and private residential use, as well as an indoor pool and lounge.

3. ENVIRONMENTAL INFORMATION

   Impervious Surface (SF) Existing:  37,500 SF  Proposed:  33,720 SF

   Total Area of Disturbance (SF):  37,500 SF

   (Disturbance is any activity involving grading, tilling, digging, filling, or stripping of vegetation or any other activity which causes land to be exposed to the danger of erosion.)

   Publicly Funded project:  ☐ Yes  ☑ No

   (Publicly Funded means any development funded in whole or in part by public monies of at least $1,000,000, and that are in the form of any grant, loan that is forgiven or discounted below the market rate over the life of the loan, bond financing, infrastructure improvements related to a project, below-market sale or lease of property, or other form of financial assistance with an aggregate value over the life of all planned phases of development.)

   Steep slopes (25% or greater) disturbance:  ☐ Yes  ☑ No  ☐ Not sure

   Will trees with a diameter of 12” or greater to be removed?  ☐ Yes  ☑ No  ☐ Not sure

   If Yes, what is the total diameter of all removed trees in this category?  

   (Diameter is measured 4’ above grade)
B. ADDITIONAL INFORMATION (REQUIRED AS APPLICABLE)

1. PRIMARY BUILDING INFORMATION

<table>
<thead>
<tr>
<th></th>
<th>Existing</th>
<th>Proposed</th>
</tr>
</thead>
</table>
| Height (stories & feet)          | 2 stories; 34'-0" | 6 stories; 83'-6"
| Residential Units                | 0        | 170 units|
| Non-Residential Space            | +/- 51,560 SF | 14,891 SF |
| Total Building (all floors)      | +/- 51,560 SF | 158,017 SF |

2. ACCESSORY STRUCTURE INFORMATION (if you need more space, use an additional sheet of paper)

<table>
<thead>
<tr>
<th>Type</th>
<th>Existing</th>
<th>Proposed</th>
</tr>
</thead>
<tbody>
<tr>
<td>Stories</td>
<td>Height (FT)</td>
<td>Total SF</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
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<td></td>
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<tr>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

3. PARKING INFORMATION

<table>
<thead>
<tr>
<th>Type</th>
<th>Existing</th>
<th>Proposed</th>
</tr>
</thead>
<tbody>
<tr>
<td>Standard car spaces</td>
<td>26 stalls</td>
<td>94 stalls</td>
</tr>
<tr>
<td>Compact car spaces</td>
<td>0 stalls</td>
<td>62 stalls</td>
</tr>
<tr>
<td>Accessible car spaces</td>
<td>0 stalls</td>
<td>6 stalls</td>
</tr>
<tr>
<td>Bike parking spaces</td>
<td>0 spaces</td>
<td>68 spaces total (60 protected)</td>
</tr>
<tr>
<td>Off-Street Loading</td>
<td>3 spaces</td>
<td>2 full size; 2 standard 10 min. loading</td>
</tr>
</tbody>
</table>

C. CONTACT INFORMATION (REQUIRED FOR ALL PROJECTS)

| Owner Name:                             | Jason Pollack |
| Owner Address:                          | 1225 17th St. Ste. 512 Denver, CO 80202 |
| Owner Contact (phone and email):        | 917-575-1516 jason@charlesstreetpartners.com |
| Is the owner also the applicant?        | ☐ Yes ☐ No |

If No, complete applicant info below:

| Applicant Name:                         | W. Scott Clark - Clark Barnes architecture firm |
| Applicant Address:                      | 1401 W Garfield St. Seattle, WA 98119 |
| Applicant Contact (phone and email):    | 206-782-8208 sclark@clarkbarnes.com |

My signature (below) certifies that all information provided as part of this application is correct and that I am authorized by the legal property owner to make this application.

Applicant or Owner Signature: [Signature] Date: 9.28.2018
5803 Centre Ave is a 6-story mixed-use development within the urban neighborhood corridor between the Friendship and Shadyside neighborhoods. It will consist of 150 residential units located above a mixed level of commercial, residential amenity space, and parking at grade. Additional parking is located below grade (P1-P2) for a total of 144 stalls. In addition to the 10,000 square feet (6,000sf at ground level, 4,000 sf on second floor) of commercial space activating the street, this 214,600 square foot development includes multiple terraces for communal and private residential use, as indoor/outdoor amenity space.

**PROJECT INFORMATION:**

<table>
<thead>
<tr>
<th>ADDRESS</th>
<th>5803 Centre Ave. Pittsburgh PA 15206</th>
</tr>
</thead>
<tbody>
<tr>
<td>ZONE</td>
<td>UNC (Urban Neighborhood Commercial) + Baum Center Overlay</td>
</tr>
</tbody>
</table>
| HEIGHT       | • Special Exception: 85'-0", 6 stories  
• Proposed: 85'-0", 6 stories |
| UNITS        | • 150 Units [ Studio, 1 Bedroom, 2 Bedroom]  
• FAR limit: 4.1  
• FAR proposed: 4.1 |
| PARKING      | • Required: 131 Parking stalls  
• Provided: 144 Parking stalls |
| BIKE PARKING | • Ground floor lobby & leasing office  
• Fitness room |
| RESIDENTIAL AMENITIES | • Indoor/Outdoor lounge  
• Central courtyard  
• Private terraces  
• Rooftop deck  
• Protected bike parking |

**INSPIRATION:**

STEEL BRIDGES + GREENERY

STEPPED SOUTH SIDE SLOPES LIVING

THE INCLINE AMONGST NATURE

STEEL CONNECTIONS
COMMUNITY INVOLVEMENT + REVIEW

**BAUM-CENTER INITIATIVE**
- July 17th, 2018
  - Design Review
- November 20th, 2018
  - Design Review + Traffic study
- January 15th, 2019
  - Design Review
- February 19th, 2019
  - Stormwater Mitigation
  - Review of Design for Planning Commission

**CODA APARTMENTS**
- November 1st, 2018
  - Meeting with Oxford Development to discuss design impacts to neighboring CODA Apartments. All massing and design concepts approved by Oxford Development.

**CITY DESIGN REVIEW**
- September 28th, 2018: Design Staff Review
- November 27th, 2018: CDAP
- November 29th, 2018: ZBA Hearing
- February 14th, 2019: CDAP Update
- February 26th, 2019: Planning Commission Briefing
EXISTING CONTEXT

1. LOOKING NORTH

2. LOOKING NORTH

3. CENTRE AVE + NEGLEY AVE

4. LOOKING SOUTH

5. LOOKING SOUTH

6. LOOKING SOUTH

DRAWING OR IMAGE TITLE

SITE

CENTRE AVE.

CLARK BARNES
| PARKING            | • Required: 131 Parking stalls  
|                   | • Provided: 144 Parking stalls  |
| BIKE PARKING      | • Required: 52 Bike spaces  
|                   | • Provided: 58 Bike spaces  |
| ADA PARKING       | • Required: 8 stalls  
|                   | • Provided: 8 stalls  
|                   | * Includes 2 Van stalls  |
| LOADING           | • Required: 4 stalls  
|                   | • Provided: 2 stalls + 2 ten minute standard parking stalls*  
|                   | * Administrator Exception being requested  |
| TRAFFIC           | • All study intersections will function acceptably or better during peak hours  
|                   | • No significant increase for queuing onto Baum Boulevard  |
ACCESSIBLE ACCESS

- All entries at street level are accessible
- Standard and van accessible parking spaces provided
- Accessible path from ADA parking stalls
- Elevator access to all stories
- All public spaces are accessible
- Code required number of accessible units provided, and designed to ANSI standards
PLANTED PRIVACY DIVIDER  RESIDENTIAL UNITS  PRIVATE TERRACE  RESIDENTIAL UNITS

GROUND FLOOR COURTYARD BELOW

COMMERCIAL SPACE

AMENITY SPACE

RAISED GREEN ROOF PLANTER BOX WITH NATIVE VEGETATION

AMENITY TERRACE W/ CONCRETE PAVERS

2ND FLOOR AMENITY COURTYARD

PRIVATE TERRACE W/ CONCRETE PAVERS

PRIVATE TERRACE W/ CONCRETE PAVERS

PRIVACY PLANTER BOX WITH NATIVE VEGETATION

2ND FLOOR AMENITY COURTYARD BELOW

PRIVATE TERRACE W/ CONCRETE PAVERS

PRIVATE TERRACE W/ CONCRETE PAVERS

RESIDENTIAL ENTRY W/ CANOPY

MAIN ENTRY COURTYARD BELOW

RESIDENTIAL UNITS

AMENITY SPACE

3RD FLOOR PRIVATE TERRACES

LANDSCAPE DESIGN

CLARK BARNES

15
5TH FLOOR, 6TH FLOOR, AND 6TH FLOOR MEZZANINE TERRACE
STORMWATER MANAGEMENT PLAN

Site landscape and stormwater management has been designed to meet necessary quantity and quality treatment:

- Existing site 100% impervious
- Project proposes adding 6,000 SF of pervious landscaping around perimeter and on roofs, courtyards, and terraces
- Roof drain collection system to dedicated storm sewer pipe will service project’s impervious stormwater runoff
- No stormwater rate control measures required

Project disturbed acreage is less than 1 acre, therefore:

- PADEP NPDES permit for SW Discharge during Construction Activities is **not required**
- Meeting PADEP water quality requirements **not required**

City of Pittsburgh water quality to be met one of two ways:

- **16% reduction of impervious area post-development** (6,000 SF of pervious landscaping)
- Install underground detention tank, size range 1000 to 1800 CF

Store sewer pipe design characteristics:

- Minimum pipe size 15” | Maximum pipe size 24”
- Sized to convey 25-year storm event
- Pipe material PVC or HDPE
CITY OF PITTSBURGH
DEPARTMENT OF CITY PLANNING

ZONING & DEVELOPMENT REVIEW
APPLICATION
Accela #

A. PROJECT INFORMATION (REQUIRED FOR ALL PROJECTS)

1. APPLICATION IS:  ❑ New application  ❑ Amendment/Addition to existing application

2. SITE INFORMATION
Development Address: 717 LIBERTY AVENUE
Parcel ID(s)/Lot-and-Block Number(s): 1-D-66
Total Lot Area: 16,181
Project Cost: $420,000 (estimate)
Existing primary use of the site, if known: Multi-family and retail
Is the proposed use the same as the existing use? ❑ Yes  ❑ No

Describe the proposed development in detail (include changes to use, new construction, renovations, accessory structures and uses, etc.; if development is only in a portion of the building identify which areas):
Per approved conditional use for transfer of development rights (see Resolution 45 of 2019, copy attached), create twelve (12) dwelling units on the 4th floor of the subject property.

No exterior changes or renovations are proposed. All work will be interior on the 4th floor of the building; see attached floor plan.

3. ENVIRONMENTAL INFORMATION
Impervious Surface (SF) Existing: 16,181  Proposed: No change
Total Area of Disturbance (SF): N/A

(Disturbance is any activity involving grading, tilling, digging, filling, or stripping of vegetation or any other activity which causes land to be exposed to the danger of erosion.)

Publicly Funded project: ❑ Yes  ❑ No

(Publicly Funded means any development funded in whole or in part by public monies of at least $1,000,000, and that are in the form of any grant, loan that is forgiven or discounted below the market rate over the life of the loan, bond financing, infrastructure improvements related to a project, below-market sale or lease of property, or other form of financial assistance with an aggregate value over the life of all planned phases of development.)

Steep slopes (25% or greater) disturbance: ❑ Yes  ❑ No  ❑ Not sure

Will trees with a diameter of 12” or greater to be removed? ❑ Yes  ❑ No  ❑ Not sure

If Yes, what is the total diameter of all removed trees in this category? (Diameter is measured 4’ above grade)
### 1. PRIMARY BUILDING INFORMATION

<table>
<thead>
<tr>
<th></th>
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<th>Proposed</th>
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</thead>
<tbody>
<tr>
<td>Height (stories &amp; feet)</td>
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<tr>
<td>Residential Units</td>
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<td>240</td>
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<tr>
<td>Non-Residential Space</td>
<td>71,996</td>
<td>15,357</td>
</tr>
<tr>
<td>Total Building (all floors)</td>
<td>340,414</td>
<td>No change</td>
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</table>

### 2. ACCESSORY STRUCTURE INFORMATION (if you need more space, use an additional sheet of paper)

<table>
<thead>
<tr>
<th>Type</th>
<th>Existing Stories</th>
<th>Existing Height (FT)</th>
<th>Total SF</th>
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</table>

### 3. PARKING INFORMATION

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<tr>
<td>Bike parking spaces</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Off-Street Loading</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

### C. CONTACT INFORMATION (REQUIRED FOR ALL PROJECTS)

Owner Name: PMC/717 LBIERTY AVENUE ASSOCIATES, L.P.
Owner Address: 1608 Walnut Street, Suite 1400, Philadelphia, PA 19103
Owner Contact (phone and email): Louise R. Giordano, SVP, 215-241-0200, louiseg@pmcpropertygroup.com

Is the owner also the applicant? □ Yes  □ No

If No, complete applicant info below:

Applicant Name: Kevin F. McKeegan, Esquire (Counsel to Owner)
Applicant Address: Meyer, Unkovic & Scott LLP, 535 Smithfield Street, Suite 1300, Pittsburgh, PA 15222
Applicant Contact (phone and email): 412-456-2838/kfm@muslaw.com

My signature (below) certifies that all information provided as part of this application is correct and that I am authorized by the legal property owner to make this application.

Applicant or Owner Signature: [Signature] Date: 2-1-19

Counsel to Owner
Resolution approving a Conditional Use Application under the Pittsburgh Code, Title 9, Zoning, Article IV, Chapter 910, Section 910.01.D.1 to allow PMC/717 Liberty Associates, the transfer of Development Rights from 908 Penn Avenue (Parcel 9-N-94) to 717 Liberty Ave (Parcel 1-D-66), zoned “GT-C” Golden Triangle Subdistrict C, 2nd Ward, Council District No. 6.

(Public Hearing held 1/8/19)

Whereas the Planning Commission of the City of Pittsburgh has made certain findings with regard to the conditional use application for the transfer of Development Rights involving 12 dwelling units from 908 Penn Avenue (Parcel 9-N-94) to 717 Liberty Ave (Parcel 1-D-66);

Whereas the Planning Commission of the City of Pittsburgh has recommended approval of this application for Conditional Use;

Whereas City Council has reviewed the record of the Planning Commission and herewith adopts the findings and recommendations of the Planning Commission;

Now; therefore, be it resolved by the City Council of the City of Pittsburgh as follows:
Section 1.

Upon a review of the record of the record as provided by the Planning Commission of the City of Pittsburgh, it is herewith affirmed that the proposed conditional use has properly met the standards as provided in the Pittsburgh Code Section 922.06.E.1 and that the following criteria was considered:

a) That the development will not create detrimental visual impacts, such that the size and visual bulk of the proposed development is determined to create an incompatible relationship with the surrounding built environment, public streets, open spaces and land use patterns;

b) That the development will not create detrimental transportation impacts, such that the proposed development is determined to adversely affect the safety and convenience of residential neighborhoods or of vehicular and pedestrian circulation in the vicinity of the subject tract, including traffic reasonably expected to be generated by the proposed use and other uses in the area given the existing zoning, land uses and proposed land use in the area;

c) That the development will not create detrimental transportation impacts, such that the proposed development will result in traffic volumes or circulation patterns that exceed the capacity of streets and intersections likely to be used by traffic to and from the proposed development;

d) That the development will not create detrimental operational impacts, including potential impacts of hours of operation, management of traffic, servicing and loading operations, and any on-site operations associated with the ongoing functions of the use of the site, in consideration of adjacent and surrounding land uses which may have differing sensitivities to such operational impacts;

e) That the development will not create detrimental health and safety impacts, including but not limited to potential impacts of noise, emissions, or vibrations from the proposed development or functions within the proposed site which would otherwise affect the health or safety of other as a direct result of the operation of the proposed use;

f) That the development will not create detrimental impacts on the future and potential development of parcels in the vicinity of the proposed site of the development;

g) That the development will not create detrimental impacts on property values.

Section 2.

Under the provisions of 910.01.D.1 of the Pittsburgh Code, approval is hereby granted to PMC/717 Liberty Associates, property owner, the transfer of Development Rights involving 12 dwelling units from 908 Penn Avenue (Parcel 9-N-94) to 717 Liberty Ave (Parcel 1-D-66), zoned “GT-C” Golden Triangle Subdistrict C, 2nd Ward, Council District No. 6, City of Pittsburgh, in accordance with Conditional Use Application No. 18-CU-00003 and accompanying site plan and drawings filed by PMC/717 Liberty Associates, which are on file in the Office of the Zoning Administrator, Department of City Planning.
Development of Twelve Dwelling Units at 717 Liberty Avenue (Clark Building)
717 Liberty Ave
717 Liberty Ave Parcel Information
(from Allegheny County Assessment Page)

<table>
<thead>
<tr>
<th>School District:</th>
<th>Pittsburgh</th>
<th>Neighborhood Code:</th>
<th>51C01</th>
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<tbody>
<tr>
<td>Tax Code:</td>
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<td>Owner Code:</td>
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<td>Class:</td>
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<td>3/8/2013</td>
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<tr>
<td>Use Code:</td>
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<tr>
<td>Clean And Green</td>
<td>No</td>
<td>Deed Page:</td>
<td>202</td>
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<tr>
<td>Other Abatement:</td>
<td>Yes</td>
<td>Lot Area:</td>
<td>16,181 SQFT</td>
</tr>
</tbody>
</table>
717 Liberty Floor Plans

1-Bedroom Sample

2-Bedroom Sample
717 Liberty Apartments
Population Growth

**Greater Downtown Population**

<table>
<thead>
<tr>
<th>Year</th>
<th>Golden Triangle</th>
<th>Neighboring Areas</th>
</tr>
</thead>
<tbody>
<tr>
<td>2000</td>
<td>2,576</td>
<td>8,046</td>
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<tr>
<td>2010</td>
<td>3,629</td>
<td>8,471</td>
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<tr>
<td>2017</td>
<td>5,201</td>
<td>9,859</td>
</tr>
<tr>
<td></td>
<td>10,622</td>
<td>12,100</td>
</tr>
<tr>
<td></td>
<td>15,060</td>
<td></td>
</tr>
</tbody>
</table>
TRANSFER OF DEVELOPMENT RIGHTS AGREEMENT

This TRANSFER OF DEVELOPMENT RIGHTS AGREEMENT ("Agreement") is made as January 15, 2019 (the "Effective Date") by and between PNC/908 PENN AVENUE ASSOCIATES, L.P., a Pennsylvania limited partnership ("908 Penn"), PNC/717 LIBERTY AVENUE ASSOCIATES, L.P., a Pennsylvania limited partnership ("717 Liberty").

RECITALS

A. 908 Penn is the owner of land and the building erected thereon located at 908 Penn Avenue in the Second Ward, Council District 6, City of Pittsburgh, Allegheny County, Pennsylvania, which is designated for real estate tax purposes as 9-N-04 (the "Penn Avenue Property").

B. 717 Liberty is the owner of land and the building erected thereon located at 703-717 Liberty Avenue in the Second Ward, Council District 5, City of Pittsburgh, Allegheny County, Pennsylvania, which is designated for real estate tax purposes as 1-D-66 (the "Liberty Avenue Property").

C. The Liberty Avenue Property is also commonly called the "Clark Building."

D. The Penn Avenue Property has a surveyed lot size of 5,365 square feet.

E. Pursuant to the applicable provisions of the Pittsburgh Zoning Code (the "Code"), the Penn Avenue Property could potentially contain up to forty-nine (49) dwelling units.

F. The Penn Avenue Property currently contains twenty-five (25) dwelling units, so up to twenty-four (24) additional dwelling units might potentially be developed at the Penn Avenue Property.

G. The Penn Avenue Property and the Liberty Avenue Property are each located in the "GT-C, Golden Triangle Subdistrict C" zoning district as described and defined in Chapter 910.01 of the Code.

H. Pursuant to the Section 910.01.D.1 of the Code, 717 Liberty applied to the City of Pittsburgh for a conditional use to transfer Development Rights (as that term is used in the Code) involving twelve (12) dwelling units from the Penn Avenue Property to the Liberty Avenue Property.

I. By Resolution 45 of 2019, Effective January 15, 2019, a copy of which is attached hereto as Exhibit "A", Pittsburgh City Council approved a conditional use request permitting the Development Rights for twelve (12) dwelling units to be transferred from the Penn Avenue Property to the Liberty Avenue Property.

J. The Code requires that 908 Penn confirm in writing that the Development Rights for twelve (12) dwelling units at the Penn Avenue Property arc
transferred to the Liberty Avenue Property and that unless the Code is subsequently amended, no more than thirty-seven (37) dwelling units may be developed at the Penn Avenue Property.

K. 908 Penn is duly authorized the transfer of the Development Rights to the Liberty Avenue Property.

AGREEMENT

NOW, THEREFORE, for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, and with the intent to be legally bound hereby, the parties agree as follows:

1. Recitals. The recitals set forth above are incorporated herein as if set forth at length.

2. Transfer of Development Rights. 908 Penn hereby transfers, assigns and sets over Development Rights for twelve (12) dwelling units from the Penn Avenue Property to 717 Liberty to be used for twelve (12) new dwelling units at the Liberty Avenue Property. 908 Penn covenants and agrees that by virtue of the transfer of those Development Rights, unless the Code is later amended or changed or it is otherwise approved pursuant to and under the applicable provisions and procedures of the Code, no more than thirty-seven (37) dwelling units may ever be developed at the Penn Avenue Property.

3. Use of Development Rights. 717 Liberty covenants and agrees that that the Development Rights transferred from the Penn Avenue Property to the Liberty Avenue Property shall be used to create and develop twelve (12) new dwelling units at the Liberty Avenue Property and those development rights shall not be further transferred or assigned. 717 Liberty further agrees that with the transfer of development rights set forth herein, unless the Code is later amended or changed or it is otherwise approved pursuant to and under the applicable provisions and procedures of the Code, no more than two hundred and forty (240) dwelling units may be developed at the Liberty Avenue Property.

4. Successors and Assigns. This Agreement is binding upon the parties hereto and their respective successors and assigns, shall inure to the benefit of the Liberty Avenue Property and shall enumber and bind the Penn Avenue Property.

5. Applicable Law. This Agreement and all of the terms and provisions hereof shall be governed by and construed in accordance with the laws of the Commonwealth of Pennsylvania.

6. Filing. This Agreement shall be filed with the City of Pittsburgh Department of City Planning and the City of Pittsburgh Department of Permits, Licenses and Inspections and shall be part of the official records of those Departments.

[SIGNATURES ON THE FOLLOWING PAGE]
SIGNATURE PAGE TO
DEVELOPMENT RIGHTS AGREEMENT

This Agreement has been duly executed as of the Effective Date.

FMC/908 PENN AVENUE ASSOCIATES, L.P.,
a Pennsylvania limited partnership

By: FMC/908 PENN GP, LLC, a Pennsylvania limited liability company, its general partner

By:

FMC/717 LIBERTY AVENUE ASSOCIATES, L.P., a Pennsylvania limited partnership

By: FMC/717 LIBERTY AVENUE SPE GP, LLC, a Pennsylvania limited liability company, its general partner

By:
EXHIBIT "A"

City Council Resolution
(see attached)
Resolution approving a Conditional Use Application under the Pittsburgh Code, Title 9, Zoning, Article IV, Chapter 910, Section 910.01.D.1 to allow PMC/717 Liberty Associates the transfer of Development Rights from 908 Penn Avenue (Parcel 9-N-94) to 717 Liberty Ave (Parcel 1-D-56), zoned "GT-C" Golden Triangle Subdistrict C, 2nd Ward, Council District No. 6. (Public Hearing held 1/8/19)

Whereas the Planning Commission of the City of Pittsburgh has made certain findings with regard to the conditional use application for the transfer of Development Rights involving 12 dwelling units from 908 Penn Avenue (Parcel 9-N-94) to 717 Liberty Ave (Parcel 1-D-56); 

Whereas the Planning Commission of the City of Pittsburgh has recommended approval of this application for Conditional Use; 

Whereas City Council has reviewed the record of the Planning Commission and herewith adopts the findings and recommendations of the Planning Commission; 

Now, therefore, be it resolved by the City Council of the City of Pittsburgh as follows:
Section 1.
Upon a review of the record as provided by the Planning Commission of the City of Pittsburgh, it is herewith affirmed that the proposed conditional use has properly met the standards as provided for in the Pittsburgh Code Section 923.06.E.1 and that the following criteria was considered:

a) That the development will not create detrimental visual impacts, such that the size and visual bulk of the proposed development is determined to create an incompatible relationship with the surrounding built environment, public streets, open spaces and land use patterns;

b) That the development will not create detrimental transportation impacts, such that the proposed development is determined to adversely affect the safety and convenience of residential neighborhoods or vehicular and pedestrian circulation in the vicinity of the subject tract, including traffic reasonably expected to be generated by the proposed use and other uses in the area given the existing zoning, land uses and proposed land use in the area;

c) That the development will not create detrimental transportation impacts, such that the proposed development will result in traffic volumes or circulation patterns that exceed the capacity of streets and intersections likely to be used by traffic to and from the proposed development;

d) That the development will not create detrimental operational impacts, including potential impacts of hours of operation; management of traffic, servicing and loading operations, and any on-site operations associated with the ongoing functions of the use of the site, in consideration of adjacent and surrounding land uses which may have differing sensitivities to such operational impacts;

e) That the development will not create detrimental health and safety impacts, including but not limited to potential impacts of noise, emissions, or vibrations from the proposed development or functions within the proposed site which would otherwise affect the health or safety of others as a direct result of the operation of the proposed use;

f) That the development will not create detrimental impacts on the future and potential development of parcels in the vicinity of the proposed site of the development;

g) That the development will not create detrimental impacts on property values.

Section 2.
Under the provisions of 910.01.D.1 of the Pittsburgh Code, approval is hereby granted to FMC/717 Liberty Associates, property owner, the transfer of Development Rights involving 12 dwelling units from 908 Penn Avenue (Parcel 9-N-94) to 717 Liberty Ave (Parcel 1-D-56), zoned “GT-C” Golden Triangle Subdistrict C, 2nd Ward, Council District No. 6, City of Pittsburgh, in accordance with Conditional Use Application No. 18-CU-00003 and accompanying site plan and drawings filed by FMC/717 Liberty Associates, which are on file in the Office of the Zoning Administrator, Department of City Planning.
September 5, 2018

Re: Transfer of Development Rights - 908 Penn Avenue to 717 Liberty Avenue/ Clark Building

717 Liberty Avenue
Block and Lot 1-D-66

Dear Ms. Giordano,

We have reviewed your transfer of development rights plans to convert the fourth floor of 717 Liberty Avenue into 12 apartment units. We also reviewed your conditional use application for the transfer of development rights for 12 dwelling units from 908 Penn Avenue to 717 Liberty Avenue. We give our full support for the application. The addition of these dwelling units will be of great benefit to those working in Downtown Pittsburgh.

The Pittsburgh Downtown Partnership recognizes that a thriving central business district is dependent upon a vibrant housing market. The addition of quality residential units located in the heart of the Cultural District helps to create a Downtown area that will continue to be the envy of other cities across the country.

Please do not hesitate to contact me at 412-325-0150 if you have any questions.

Best,

[Signature]

Jeremy Waldrep
President & CEO
Christine Mondor  
Chairwoman  
Pittsburgh Planning Commission  
c/o Kate Fokas  
Department of City Planning  
200 Ross Street, Suite 309  
Pittsburgh, PA 15219  

RE: PMC Property Group, Inc. ("PMC"); Transfer of Development Rights to Add Dwelling Units to the Clark Building

Dear Chairwoman Mondor,

On behalf of the Pittsburgh Downtown Community Development Corporation ("PDCDC"), I am writing to show the PDCDC’s support of the transfer of development rights from 908 Penn Avenue to the Clark Building located at 717 Liberty Avenue. The PDCDC is a community-based organization serving Downtown Pittsburgh. Through innovative programs and events that support residential development, we strive to make the Golden Triangle a better place to live, work and play. One of the PDCDC’s primary missions is to stimulate community development by facilitating residential growth in Downtown Pittsburgh.

PMC has engaged with the PDCDC and explained PMC’s plans to transfer the development rights for 12 dwelling units from the 908 Penn Avenue Building to the Clark Building and the reasons for the transfer. The PDCDC believes that allowing the transfer of these dwelling units will support the PDCDC’s goal of increasing residential development in Downtown Pittsburgh. As such, the PDCDC fully supports PMC’s transfer of development rights for 12 dwelling units to the Clark Building and requests that the Planning Commission approve the transfer.

Sincerely,

John Valentine,  
President and Executive Director  
Pittsburgh Downtown Community Development Corporation
A. PROJECT INFORMATION (REQUIRED FOR ALL PROJECTS)

1. APPLICATION IS: ☐ New application ☐ Amendment/Addition to existing application

2. SITE INFORMATION

Development Address: West Liberty Elementary School, 785 Dunster St., Pittsburgh, PA 15226

Parcel ID(s)/Lot-and-Block Number(s): 61-B-182

Total Lot Area: 899,786 SF, or 20.66 acres.

Project Cost: $7,062,000

Existing primary use of the site, if known: K-12 Public Education, Pittsburgh Public Schools

Is the proposed use the same as the existing use? ☐ Yes ☐ No

Describe the proposed development in detail (include changes to use, new construction, renovations, accessory structures and uses, etc.; if development is only in a portion of the building identify which areas):

Addition and Renovations. Renovation work includes Boiler Replacement, Fire Sprinkler System, Air Conditioning, and Interior Finishes Replacement. Addition (rear) is a proposed 2 story (3,500 SF per floor). Expanded Cafeteria, Art Room, Music Room, STEM Lab, and Science Classroom. Additional classrooms are not for student or staff increases, but to right size a badly crowded building. Music is currently being taught in the basement, and lunch periods start too early and end too late. New construction work also includes a front entrance exterior canopy oriented to face the campus and drop off circle.

3. ENVIRONMENTAL INFORMATION

Impervious Surface (SF) Existing: 112,070 SF Proposed: None

Total Area of Disturbance (SF): 10,724 SF

(Disturbance is any activity involving grading, tilling, digging, filling, or stripping of vegetation or any other activity which causes land to be exposed to the danger of erosion.)

Publicly Funded project: ☐ Yes ☐ No

(Publicly Funded means any development funded in whole or in part by public monies of at least $1,000,000, and that are in the form of any grant, loan that is forgiven or discounted below the market rate over the life of the loan, bond financing, infrastructure improvements related to a project, below-market sale or lease of property, or other form of financial assistance with an aggregate value over the life of all planned phases of development.)

Steep slopes (25% or greater) disturbance: ☐ Yes ☒ No ☐ Not sure

Will trees with a diameter of 12” or greater to be removed? ☐ Yes ☒ No ☐ Not sure

If Yes, what is the total diameter of all removed trees in this category? ________________

(Diameter is measured 4’ above grade)
### B. ADDITIONAL INFORMATION (REQUIRED AS APPLICABLE)

#### 1. PRIMARY BUILDING INFORMATION

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<thead>
<tr>
<th></th>
<th>Existing</th>
<th>Proposed</th>
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</thead>
<tbody>
<tr>
<td>Height (stories &amp; feet)</td>
<td>2 Stories, 32'-9&quot;</td>
<td>2 Stories, 35'-3&quot;</td>
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<tr>
<td>Residential Units</td>
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<td>N/A</td>
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<tr>
<td>Non-Residential Space (SF)</td>
<td>45,040</td>
<td>7,000</td>
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<tr>
<td>Total Building (all floors)</td>
<td>45,040</td>
<td>52,040 Total SF</td>
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#### 2. ACCESSORY STRUCTURE INFORMATION (if you need more space, use an additional sheet of paper)

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<thead>
<tr>
<th>Type</th>
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<tbody>
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<td></td>
</tr>
<tr>
<td>Trash Enclosure</td>
<td></td>
<td></td>
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<table>
<thead>
<tr>
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</thead>
<tbody>
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<tr>
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<tr>
<td></td>
<td>19'</td>
<td>8'</td>
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<tr>
<td></td>
<td>1,600 SF</td>
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#### 3. PARKING INFORMATION

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<td>Compact car spaces</td>
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<td>Accessible car spaces</td>
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<tr>
<td>Bike parking spaces</td>
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<td>None</td>
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<tr>
<td>Off-Stree Loading</td>
<td>1</td>
<td>No Change</td>
</tr>
</tbody>
</table>

### C. CONTACT INFORMATION (REQUIRED FOR ALL PROJECTS)

Owner Name: Pittsburgh Public Schools
Owner Address: Facilities Division, 1305 Muriel St., Pittsburgh, PA 15203
Owner Contact (phone and email): Stephen Connell  sconnell1@pghschools.org    412-488-4318

Is the owner also the applicant? ☐ Yes ☒ No

If No, complete applicant info below:

Applicant Name: IKM Incorporated
Applicant Address: 11 Stanwix St. Suite 2200, Pittsburgh, PA, 15222
Applicant Contact (phone and email): Joel Bernard  jbernard@ikminc.com  412-281-1337

My signature (below) certifies that all information provided as part of this application is correct and that I am authorized by the legal property owner to make this application.

Applicant or Owner Signature: Joel R. Bernard, AIA  Date: Jan 10, 2019
Additions and Renovations
West Liberty Elementary School
785 Dunster St.
Pittsburgh, PA, 15226
Lot and Block 61-B-182
Zoning - R1D-M Conditional Use
Adjacent Neighborhood R1D-H

Renovation work includes Boiler Replacement, Fire Sprinkler System, Air Conditioning, and Interior Finishes Replacement. New Addition (rear) is a proposed 2 story (3,500 SF per floor) Expanded Cafeteria, Art Room, Music Room, STEM Lab, and Science Classroom. Additional classrooms are not for student or staff increases, but to right size a badly crowded building. Music is currently being taught in the basement, and lunch periods start too early and end too late. New construction work also includes a front entrance exterior canopy oriented to face the other two schools on campus (Pioneer Education Center and Southbrook Middle School) and the two central drop-off circles.
Bird’s Eye View of Existing Site
Lot Boundary Plan

North Setback – 170 feet
South Setback – 30 feet
West Setback – 235 feet
Existing Parking

Addition

Relocated Main Entry w/ ADA Ramp

Existing School

Milling and Paving

Site Plan
Milling and Paving

East Façade – Current Loading and Trash – to be New Front Entry

West Façade – Proposed Addition Location
New Front Entrance and Canopy
View North from edge of Lamoine St. at drop off circle.
View North from intersection of Dunster and Lamoine Sts.
View looking East from back parking lot.
View looking East from edge of Crysler St.
Milling and Paving

View East from Chrysler St. 100 feet +/- from parking lot entrance.
Construction Management Plan
Summer 2019 work will include front canopy, interior renovations, underground fuel tank remediation and removal, Sprinkler and HVAC rough-in work. Fall 2019 into Summer of 2020 will include the rear addition construction and new high efficiency boiler installation. Summer 2020 work will include remainder of interior renovations and milling and re-topping of existed paved areas.

Sustainability and Stormwater Management
Minimal Site disturbance will occur for this project. The existing impervious paving for the portion of the site dedicated to the West Liberty Elementary School is 112,070 square feet. The portion of the site being disturbed is less than 10% - 10,724 square feet. Paving will be added at the relocated (and screened) trash enclosure. Paving will be removed with the demolition of the former entrance ramp, and replaced with plantings. The goal is to have no additional impervious paving on site.

Accessibility and Universal Design Summary
West Liberty Elementary is fully accessible today. This proposed project will include additional accessible toilet rooms and accessible Art Room, Music Room, STEM Lab, and Science Classrooms. Parking, Drop-Off and Entry Sequence are currently accessible and will be improved by pulling the accessible entry to the campus side of the building. This entrance will be the main entrance to West Liberty.
Parking and Traffic

Pittsburgh Public Schools is implementing this project to correct both curriculum needs and provide physical plant improvements.

The added space in the addition is to provide much needed teaching space for the existing student population.

With no additional staff or student enrollment numbers, the existing traffic and parking loads are not being effected. School bus routing and staff parking will remain as they are in the pre-construction condition.

Community Process

On January 28th a public meeting was held at West Liberty Elementary School to review the project scope and design. Neighborhood residents had been invited ahead of time and were given the opportunity to review the project and ask questions. The project was well received and no objections were voiced at the meeting. Attendees were informed of the public review schedule and the upcoming Planning Commission hearing.
PITTSBURGH PLANNING COMMISSION

DUFF’S BUILDING DEMOLITION

FEBRUARY 12, 2019
Former Duff’s Institute

Acquired by the Pittsburgh Cultural Trust in 2000.
1.2 | site aerial & project site
PROPOSED SCHEDULE:

• Receive demolition permit in early March 2019
• Complete demolition by the fall of 2019
WHY NOW?

1. With the garage demolition scheduled for the spring 2019 as well, we reduce the disruption to city streets (i.e. Penn Avenue) to no more than 6 months.

2. Prepare for and provide staging space for future development including the Pittsburgh Parking Authority’s proposed new 9th Street Garage.

3. 9th Street Bridge/Rachel Carson Closure.
Rachel Carson Bridge Closed through August 2020
Upon demolition completion, the Pittsburgh Cultural Trust will:

- Offer the property as staging for upcoming 9th and Penn Garage replacement project & Rachel Carson (9th Street) Bridge repair.

- Potentially activate site with temporary public art pieces pending future approval and commencement of a project in furtherance of the Trust’s master plan.
Close coordination with:

- City of Pittsburgh – Department of Public Works
- Pittsburgh Creative and Performing Arts (CAPA) School
- All other neighbors in the Cultural District
A. PROJECT INFORMATION (REQUIRED FOR ALL PROJECTS)

1. APPLICATION IS:  ☑ New application  ☐ Amendment/Addition to existing application

2. SITE INFORMATION
Development Address:  110 9th Street, Pittsburgh, PA 15222
Parcel ID(s)/Lot-and-Block Number(s):  9-N-196
Total Lot Area:  0.61 acres (26,237 sf)
Project Cost:  $1,200,000
Existing primary use of the site, if known:  Storage
Is the proposed use the same as the existing use?  ☐ Yes  ☑ No

Describe the proposed development in detail (include changes to use, new construction, renovations, accessory structures and uses, etc.; if development is only in a portion of the building identify which areas):
The Project contemplates the remediation and demolition of the former Duff’s Institute trade school building to provide land for new riverfront residential development. Once demolished (hopefully by the end of 2017), the land can be used for staging for the 2018 commencement of the Pittsburgh Parking Authority/Cultural Trust 9th and Penn Garage Redevelopment. By mid-2018, the Cultural Trust would seek a developer to start a residential high rise on the site.

With the closing of the 9th Street Bridge in 2018, and the demolition of the existing 9th and Penn Garage in 2018, the Trust is hopeful to get a head start in 2017 in order to minimize the disruption to the site and adjoining vehicle circulation. Further, with students across the street at the Pittsburgh CAPA school, we could better manage the safety of all pedestrians in the area.

3. ENVIRONMENTAL INFORMATION
Impervious Surface (SF) Existing:  Proposed:  26,237 SF (temporary)
Total Area of Disturbance (SF):
(Disturbance is any activity involving grading, tilling, digging, filling, or stripping of vegetation or any other activity which causes land to be exposed to the danger of erosion.)

Publicly Funded project:  ☑ Yes  ☐ No

(Publicly Funded means any development funded in whole or in part by public monies of at least $1,000,000, and that are in the form of any grant, loan that is forgiven or discounted below the market rate over the life of the loan, bond financing, infrastructure improvements related to a project, below-market sale or lease of property, or other form of financial assistance with an aggregate value over the life of all planned phases of development.)

Steep slopes (25% or greater) disturbance:  ☑ Yes  ☑ No  ☐ Not sure

Will trees with a diameter of 12” or greater to be removed?  ☑ Yes  ☑ No  ☐ Not sure
If Yes, what is the total diameter of all removed trees in this category?  
(Diameter is measured 4’ above grade)