



INDIVIDUAL PROPERTY HISTORIC NOMINATION FORM

1. HISTORIC NAME OF PROPERTY:

<i>HRC Staff Use Only</i>	
Date Received:	
Parcel No.:	
Ward:	
Zoning Classification:	
Bldg. Inspector:	
Council District:	

Fee Schedule

Please make check payable to *Treasurer, City of Pittsburgh*
 Individual Landmark Nomination: \$100.00
 District Nomination: \$250.00

Evangelische Immanuel's Kirsche

2. CURRENT NAME OF PROPERTY:

Immanuel Church

3. LOCATION

- a. Street: 1000 Madison Avenue
- b. City, State, Zip Code: Pittsburgh, PA 15212
- c. Neighborhood: East Allegheny (Deutschtown)

4. OWNERSHIP

- d. Owner(s): Community Alliance of Spring Garden-East Deutschtown
- e. Street: 810 Tripoli St.
- f. City, State, Zip Code: Pittsburgh PA 15212 Phone: (412) 322-0300
(412) 527-2707

5. CLASSIFICATION AND USE – Check all that apply

<u>Type</u>	<u>Ownership</u>	<u>Current Use:</u>
Structure <input checked="" type="checkbox"/>	Private – home	<u>House of worship until</u>
District	Private – other <input checked="" type="checkbox"/>	<u>December 2013</u>
Site	Public – government	<u>Community meeting space</u>
Object	Public - other	
	Place of religious worship <input checked="" type="checkbox"/>	

6. NOMINATED BY:

- a. Name: Owner - Community Alliance of Spring Garden - E. Deutschtown
b. Street: 810 Tripoli St.
c. City, State, Zip: Pittsburgh PA 15212
d. Phone: (412) 322-0300 Email: ruthandailey@yahoo.com

7. DESCRIPTION

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

If Known:

- a. Year Built: 1889
b. Architectural Style: Teutonic
c. Architect/Builder: Unknown

Narrative: See attached

8. HISTORY

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

Narrative: See attached

9. SIGNIFICANCE

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

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

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

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

Narrative: See attached

10. INTEGRITY

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

Narrative: See attached

11. NOTIFICATION/CONSENT OF PROPERTY OWNER(S)

1.3(a)(2) Community information process.

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

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

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

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

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

12. PHOTO LOGS: *Please Attach*

13. BIBLIOGRAPHY: *Please Attach*

14. NOMINATION FORM PREPARED BY:

- a. Name: Ruth A. Dailey, CASGED President
- b. Street: 810 Tripoli St.
- c. City, State, Zip: Pittsburgh PA 15212
- d. Phone: (412) 322-0300 Email: ruthandailey@yahoo.com
(412) 527-2707
- e. Signature: Ruth A. Dailey



NEW HOPE
UNITED METHODIST CHURCH





EVANGELISCHE IMANUEL'S KIRCHE. ERBAUT 1859 NEU ERBAUT 1889.

1000 East Allegheny 900
Madison Ave

ONE WAY

ONE WAY

NEW HOPE
UNITED METHODIST CHURCH

TO ORDER AN EXPLANATION
PLEASE GO TO OUR OFFICE
ON A SUNDAY MORNING
OR VISIT OUR WEBSITE

SPEED
LIMIT
5





EVANGELISCHE IMMANUEL'S KIRCHE ERBAUT 1859 NEUERBAUT 1889.

141 W. HANCOCK ST.
Madison Ave.



ONE WAY
←



SPEED
LIMIT
25

FOR SALE
324-4810/10

DO NOT
ENTER



FOR SALE
3024380109
www.campbellrealty.com

DO NOT
ENTER

DO NOT
ENTER

ONE WAY

5



EVANGELISCHE IMANUEL'S KIRCHE. ERBAUT 1859 NEU ERBAUT 1889.

1000 East Madison St.
Madison Ave



ONE WAY

SPEED
LIMIT
25



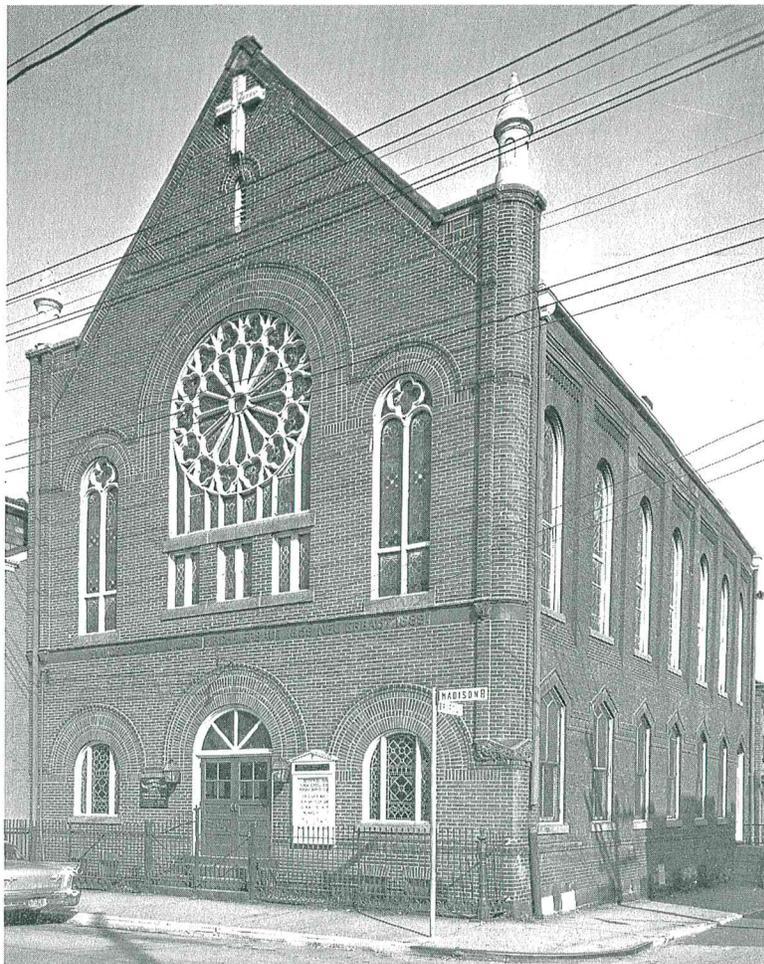
NEW HELP
UNITED METHODIST CHURCH
1000 EAST MADISON STREET
MADISON, MISSOURI 64112
PHONE 432-1111



Immanuel United
Methodist Church

120th
Anniversary

1853-1973





THE REV. & MRS. DAVID ALLCORN
Pastor

A MESSAGE FROM OUR PASTOR

This 120th Anniversary of the life and influence of Immanuel United Methodist Church marks another event as great and significant as its peak in 1953. Shortly after that date, as the members who were then active can well testify, we witnessed the confused and frightened atmosphere which was present throughout the congregation. Then we began to notice strange new signs of life which now seem to be at the point of becoming a dynamic movement of the Holy Spirit in the East North Side community.

Some people may now look askance at Immanuel Church because it seems revolutionary. Others will realize that, often in order to spread the gospel of Christ, each local congregation must first be stimulated into a deep, action-oriented, concern for human problems. Immanuel has experimented with and demonstrated some of the principles which will allow us to break the traditions which bind us and launch us into a movement which will carry out our Lord's desire for all people.

Immanuel has been stirred into such action. We can produce in our times the most sweeping spiritual, social and economic changes in our entire history. Jesus used ordinary men for extraordinary tasks from the very beginning and He is now waiting for us to do the extraordinary.

THE HISTORY OF OUR CHURCH

The work of the Evangelical Association Church began in Pittsburgh on Christmas Day of 1843. The first minister was Rev. Levi Eberhardt who conducted services in a little church on Union Ave. in Allegheny City. It soon became apparent that a more central location was needed and so they moved their services to the old Court House. The work grew so rapidly that a congregation was soon organized with the name Zion Church. They erected a building on Sixth Ave. near Wylie Ave. where the Charlton House now stands. Later, having to relocate, they built the present church at Centre and Graham Street, known as the First Evangelical United Brethren Church.

In 1922, the Evangelical Association Denomination merged with the United Evangelical Church adopting the name Evangelical Church. In 1950, the Evangelical Church and the United Brethren merged to form the Evangelical United Brethren Denomination.

Prompted by the missionary zeal of the First Church in 1853, a group of eight-six of the members living in Allegheny City (now the North Side of Pittsburgh) organized Immanuel Church at the corner of Madison Avenue and O'Harra Street.

In 1872, a second group from the West End of Pittsburgh organized the Immanuel Church (Lorenz Avenue).

A third group was urged by the parent church in 1886 to start their own congregation. This is now known as the Staton Heights Church. In 1888, a group from the South Hills organized the Arlington Avenue Church.

The property of our Immanuel congregation was purchased in October of 1853 from a Mrs. Elizabeth O'Harra and consisted of a lot on the corner of Madison Avenue and O'Harra St. (now Spring Garden Avenue.) They worshiped here until 1859 when, needing a larger building, they purchased a lot at the corner of Madison Avenue and Tripoli Street upon which they erected a brick building 26 feet by 38 feet. It was dedicated the same year by Bishop Joseph Long. That year they also built a house at 810 Tripoli Street the first floor of which was occupied by the minister, Rev. G. W. Pfeufer, and the second floor by the custodian.

The work of our congregation so prospered that in 1881 we were able to encourage 38 of our members, under the leadership of Rev. William Stattlander, to organize the Franklin Street Salem Church.

Soon, a still larger building was necessary. And so in 1889, under the leadership of Rev. J. J. Lang, the old building was replaced with the present edifice. It was dedicated in the same year by Bishop R. Dubbs.

The German language was used exclusively in our service. In 1906, Rev. John Hoffman started conducting the evening services in English, for the benefit of the young people. From that time use of the German Language gradually diminished until it was completely eliminated in the year 1923.

Until the year 1915, most of our members lived within a radius of one mile of the church. After World War I the picture changed with our people moving out and being replaced in the community with folks from Southern Europe--mainly Roman and Greek Catholics. Many believed we should relocate. Rev. William Bade, the minister during this period, moved from the parsonage at 810 Tripoli St. to a house on Franklin Road near the Perry High School.

Later, in 1921, during the time of Rev. E. W. Yaecker a new parsonage was purchased on Reseca Place at a cost of \$7,500. Subsequently this was sold during the pastorate of Rev. Peffer for \$8,500 and the minister again lived in rented property until the present parsonage at 530 McClintock Avenue was purchased in 1945 at a cost of \$5,500. On the surface of things this would appear as a very profitable transaction. However, rather than hold the \$8,500 received for the sale of the Reseca Place parsonage, this money was used for various purposes during the years of the depression. Our congregation borrowed the total amount from the conference repaying this in five years. Since the house could only be purchased for cash, and six months had to elapse before the Denomination Extension Fund could make the money available, Rev. Charles Faulk borrowed the total of \$5,500 from Mr. Charles R. Rall of our First Church, for this period of time without interest.

In spite of unfavorable conditions, under the leadership of Mr. E. J. Gratz, trustee and teacher of the Men's Bible Class, an organ fund was started and these earnest men were able to contribute \$2,200 towards this effort.

This resulted in the eventual purchase of an organ for \$6,000, the old organ being donated to our Arlington Avenue Church.

The years 1926 to 1931 were especially trying years for our congregation. It was at this time that most of the money from the sale of the parsonage on Reseca Place had to be used to cover operating expenses, including salaries and rent.

Recognizing this situation, the Official Board appointed Mr. E. G. J. Gratz as special representative to Conference, instructing him to request that Rev. C. M. Faulk, then pastor of our Arlington Avenue Church, be

sent to Madison Avenue. The efforts of Mr. Gratz were successful and Rev. Faulk was sent by Conference to our church in the year 1932. Under his leadership the church set itself to regain lost ground.

In 1934, a new steam heating system was installed and after some excavation a dining room was constructed in the basement with kitchen and facilities for serving over 150 people.

When we organized in 1853 our membership was only	86
By the year 1885 this had increased to	259
After 38 members left in 1881 to organize Salem	221
In 1896	225
In 1900	186
In 1920	213
In 1932	216
In 1940	300
In 1950	332
In 1953	360

The Rev. Wilbur J. Watson was our pastor from 1953 to 1958. In the summer of 1958 Rev. David Allcorn moved his family (4 children then) from Orbisonia to Pittsburgh (Penn Hills) and began working as a chemist for National Biscuit Co. Rev. Allcorn began conducting Sunday services at Immanuel in October of 1958 at the request of our Conference Superintendent.

In a brief sketch, the next 14 years will bring us up to the present 1973.

- 1959 (January) Officially appointed as pastor of Immanuel by Superintendent Harry Fisher but continued working at National Biscuit.
- 1961 First major remodeling of Immanuel Church including removal of one front stairwell, refinished basement floor, painting of all the interior, two restrooms in basement, office on first floor, nursery on second floor, new storage room in basement, fireproofing of furnace room, complete new kitchen in basement, rebuilding of pipe organ, and purchase of folding tables and chairs. Total \$18,000.
- 1962 Pastor officially resigns from National Biscuit Co. and becomes full-time pastor of Salem (in Manchester) and Immanuel.
- 1964 Pastor spends a summer at Evangelical School of Theology in Naperville, Ill., and the Urban Training Center in Chicago.
- 1965 Complete new roof on Immanuel Church and 810 Tripoli plus a new furnace in the parsonage at 530 McClintock. Total \$5,000.
- 1965 Rev. David Allcorn ordained as an elder and received full status in the itinerancy.
- 1965 (Spring) Immanuel Church officially began a community ministry with the Clothes Cupboard and the coffee house which later became known as the Iron Gate.
- 1966 Immanuel Church helped organize and became vital part of Northside Christian Ministry (NCM) an ecumenical venture by six judicatories and twelve churches.

- 1966 Immanuel's Community program further expanded by the addition of the Food Cupboard and Sewing and Cooking Classes directed by Mrs. Nel Greybeck of the Garden City Church. From this point on the programs expanded and increased at a rapid rate.
- 1967 Zeta Miller, a director of Christian Education at Garden City Church, was permitted to spend part-time helping develop Immanuel's neighborhood program.
- 1967 Purchased a 14' by 8' movable office wall, steel clothing storage units and other steel cupboards. Total \$2,500.
- 1968 (January) Zeta Miller became a full-time staff member at Immanuel due to a salary grant from National Board of Missions.
- 1968 Immanuel Church begins "talks" with other East North Side churches regarding the formation of a "federation".
- 1969 Northside Christian Ministry (NCM) officially disbanded.
- 1969 Salem Church (Manchester) disbanded and property donated to the Urban Redevelopment Authority.
- 1969 An airport limousine (1966 GMC) seating 15 to 20 passengers purchased from Yellow Cab Co. in Cleveland.
- 1969 Second major remodeling program on Immanuel's basement, the kitchen and bathroom at 530 McClintock Ave., and the kitchen at 810 Tripoli. Total \$13,000.
- 1970 Torginol surface on basement floor. Cost \$1,400.
- 1970 (April) A full-time (5 days a week) Day Nursery program begun under Mr. Charles Lock with a \$6,000 grant from National Board of Missions.
- 1971 (Spring) Day Nursery program discontinued.
- 1971 (Spring) Purchase of properties at 1004 Madison Ave. and 1005 Turtle Way. Both remodeled at a total cost of \$27,000 with \$5,000 grant from National Board of Missions and \$15,000 grant from the Conference Board of Missions. The remodeled 1005 Madison Ave. property then became Immanuel House counseling center.
- 1971 (Summer) Second attempt at a Day Nursery program directed by Zeta Miller and using the facilities of St. Peter's United Church of Christ.
- 1971 (Fall) "Project Hole-In-The-Wall" at a cost of \$400.
- 1971 (Fall) Airport limousine fully repaired, newly painted and completely operational.
- 1971 Immanuel congregation votes in favor of "federating" with four other congregations: St. Paul's, St. Peter's and Spring Hill United Churches of Christ, and First United Presbyterian of Allegheny.
- 1971 Mrs. Nell Greybeck moves out of the area and Mrs. Jean Stehle directs the Sewing Classes with Mrs. Margaret Abston directing the Senior Citizens Programs. Mrs. Abston from McKnight United Methodist and Mrs. Stehle from Immanuel.
- 1972 Harrison Harbaugh, one of Immanuel's Lay Leaders, elected chairman of the administrative board of the United North Side Ministry (the name chosen for the "federation").
- 1972 Many new programs, plus the original programs begun in 1965, are growing rapidly: Day Nursery, Food Co-op, Immanuel House, Council House Rehabilitation, Clothes Cupboard, Sewing Classes, Senior Citizens, etc. Purchase of new tables, chairs and cots. Cost \$600.
- 1973 Richard Remy, another Lay Leader from Immanuel, succeeds Mr. Harbaugh as chairman of United North Side Ministry.
- 1973 Another remodeling program at 1004 Madison and 810 Tripoli. Estimated cost \$15,000.

Church membership from 1953 to 1958 declined.

In 1963

164

In 1973

240

Our hearts should be united in adoration and praise for those who have laid well the foundations of this church.



BOARD OF TRUSTEES



ADMINISTRATIVE BOARD



NURTURE COMMISSION



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CHOIR



WSCS



KINGS DAUGHTER



S. O. L. E. CIRCLE



**CONFIRMATION CLASS
1973**



BOYS & GIRLS FELLOWSHIP



NURSERY



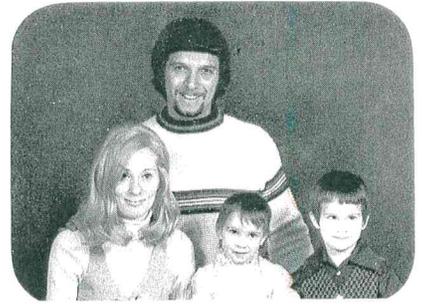
REV. DAVID ALLCORN FAMILY



*MR. RONALD ALLCORN



MRS. STELLA BALTZER



VICTOR BANAL FAMILY



ROBERT BELL FAMILY



CHERYL BODE &
HELEN MARTONI



BAKER, BOWER & WEISSER
FAMILIES



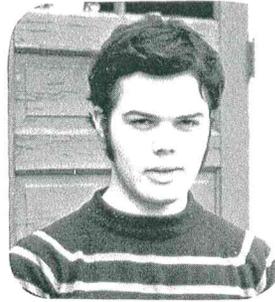
MRS. LOVINA BROWN



*MISS TWILA BRUNO



*MRS. RUTH BRUNO



*MR. ANTHONY BRUNO



PATRICK BUTLER
FAMILY



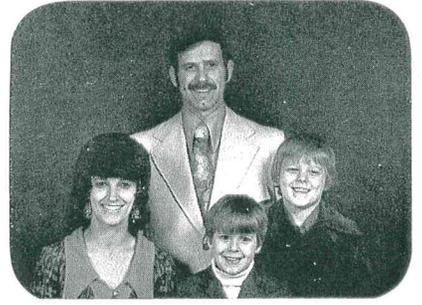
GRACE & WILBUR CAMPBELL



MISS ANNA LOU
CRAME



SOPHIA CROOKS
FAMILY



GEORGE CUMMINS FAMILY



*MRS. EMMA SCHNAUFFER



ADELE & DeeDee



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MR. & MRS. EUGENE



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MRS. FLORA HATCH



MRS. ISABELLA GITTINGS



MRS. VIOLET GETZ FAMILY
& TRUDY MILLER & JULIA



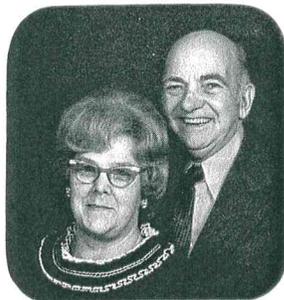
MR. & MRS. CLEM GODDARD & FAMILY



MRS. EILLEN GRADY & FAMILY



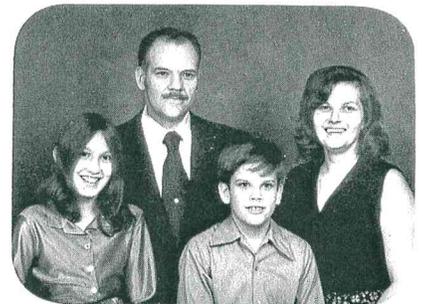
*MR. & MRS. FRED HARBAUGH



HAP & VIRGINIA HARBAUGH



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MISS SHERRY HESHLER



MISS MARIE HICKEY



MR. & MRS. HARRY



MRS. AMELIA



JUNE, BRIAN &



MR. CHARLES KAUFFMAN



MR. & MRS. AL KAUFFMAN & ROBIN



MR. & MRS. EDWARD KAUFFMAN
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MR. ROBERT & WILLIAM LOWE



MR. & MRS. AL LUKASIK & FAMILY



MR. & MRS. WILLIAM



MR. & MRS. CHESTER



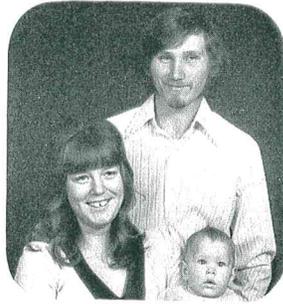
MRS. DOROTHY MURRAY



MR. & MRS. RICHARD MURPHY



*MR.** & MRS. ALBERT MURSCH



MR. & MRS. ANTHONY PAGONE & TINA



MR. GEORGE PECK



MRS. JACKIE PRETTYMAN & FAMILY



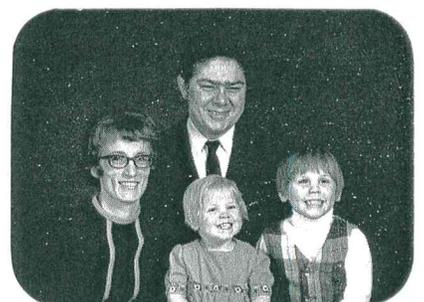
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MR. & MRS. RICHARD REMY & FAMILY



MRS. STELLA SCHAFFER



MR. & MRS. RICHARD SCHULTEIS & FAMILY



MR. & MRS. NORMAN SCHLICK & CINDY



REV. & MRS. DOUGLAS SCHAFFER



MR. & MRS. THOMAS SCHULTZ & FAMILY



MRS. JOANNE SLOMIANY & FRIEND



MR. & MRS. RALPH STEHLE & FAMILY



MR. & MRS. PATRICK TACEY & FAMILY



MR. & MRS. ROBERT TACEY & FAMILY



MRS. ZETA THOMAS



MR. & MRS. ROBERT TAYLOR



MRS. DONALD TULLIS



MR. & MRS. ALFRED TAYLOR



MR. & MRS. ALFRED ULRICH, JR.
& FAMILY



*MR. WILLIAM VAUPEL,
JR.



MR. & MRS. WM.
VAUPEL & MRS. NETTIE
VAUPEL



MISS MARTHA VIRANT



MRS. EDWARD VOGEL



MRS. CAROLYN VOGEL & FAMILY



MR. & MRS. RICHARD
WEBSTER & RICHARD,
JR.



MRS. JEAN WOJIE
& ROBERT



*MR. JAMES WOJIE

IN MEMORIAM



*MRS. JANE GINDELE



*MR. HARRY GINDELE



*MRS. ANNA MOLL



Not Pictured:
Mr. & Mrs. John Drechsel
Mr. & Mrs. Neilson Miller

NAMES PRECEDED BY AN * ARE PORTRAITS NOT FURNISHED BY PICTORIAL CHURCH DIRECTORIES OF AMERICA.

**INDICATES DECEASED

IMMANUEL UNITED METHODIST CHURCH
MADISON AVENUE AND TRIPOLI STREET
PITTSBURGH, PENNSYLVANIA
ALL MEMBERS RESIDE IN
PITTSBURGH, PENNSYLVANIA,
EXCEPT WHERE LOCATION IS
INCLUDED WITH ADDRESS.

A

ALLCORN, The Rev. & Mrs. David
(Shirley)
Ruth, Billy,
Becky, Gloria
530 McClintock Avenue
15214 321-7701
ANDERSON, Mrs. Esther
Debbie
23 Kenwood Avenue
15214 322-3341

B

BAKER, Mr. & Mrs. Fred
(Rosetta)
824 Jane Street
15209 821-6043
BALTZER, Mrs. Stella
1121 Voskamp Street
15212 231-2621

BANAL, Mr. & Mrs.
(Virginia)
No. 4 Fountain
15205 921-6342

BANAL, Mr. & Mrs. Victor
(Sarah)
821 Middle Street
15212 231-3655

BELL, Mrs. Catherine
320 Dunlap Street
15214 321-0686

BELL, Mr. & Mrs. Robert
(RoseMarie)
320 Dunlap Street
15214 321-0686

BOWER, Mr. & Mrs. Richard
(Rosetta)
John, James, Danny
604 Judith Drive
15236 563-5668

BRISLIN, Mr. Neil
1009 Galveston Avenue
15233 322-7163

BRISLIN, Mrs. Ruth
914 Madison Avenue
15212 321-0418

BROWN, Mr. & Mrs. Albert
(Ruth)
147 Second Avenue
Laurel Gardens
15229 364-3857

BROWN, Mrs. Genevieve
1347 Diana Street
15212 231-0795

BROWN, Mrs. Levina
806 Geyer Road
15212 821-4782

BRUNO, Mr. & Mrs. Anthony
(Ruth)
Twila, Anthony
930 McKinley Terrace
15202 761-9916

BUTLER, Mr. & Mrs. Patrick
(Susan)
920 Madison Avenue
15212 231-1529

BYRNES, Mr. & Mrs. James
(Betty)
2318 East Street
15212 231-8520

C

CAMPBELL, Grace & Wilbur
844 Concord Street
15212 231-1529

CAREY, Mr. & Mrs. William
(Donna)
1603 Hatteras Street
15212 322-5497

COOL, Mr. & Mrs. Henry R.
(Florence)
857 Crucible Street
15220 922-4055

CRAME, Mrs. Cora
Anna Lou, Douglas,
Conrad
1206 Itin Street
15212 322-6841

CROOKS, Mrs. Elizabeth
Raymond
846 Levitt Way
15212 322-0286

CROOKS, Mr. & Mrs. Richard
(Veronica)
Jeffery, Brian
128 South Euclid Street
15202 761-7211

CROOKS, Mrs. Sophia
Mike, Charles
820 Peralta Street
15212 321-8662

CUMMINS, Mr. & Mrs. George
(Geraldine)
Gary, Craig
1159 Itin Street
15212 321-6944

CUNNINGHAM, Mr. & Mrs. Philip
827 Vista Street
15212 231-2936

D

DANIELS, Mrs. Rowene
58 South Freemont Avenue
15202 766-7510

DAVIS, Mr. & Mrs. Herbert
(Adelle)
Adella Rose
1505 Myler Street
15212 322-3460

DEVERTS, Mrs. Elsie
234 Jamaica Avenue
15229 931-3931

DROGOWSKI, Mr. & Mrs. Stanley
(Rose Marie)
Stanley, Jr., Stacey,
Steven, Sheryl
2625 Center Street
15205 321-2365

DUMRAUF, Mr. & Mrs. Thomas
(Betty Jean)
1347 Diana Street
15212 321-2365

E

EASTMAN, Mr. & Mrs. Eugene
(Doris), Jennifer
20 Norman Street
15214 323-0948

EISENBERG, Mr. & Mrs. John
(Phyllis)
946 Itin Street
15212 321-2365

EVANS, Mr. & Mrs. Robert
(Darlene)
Robert, Cindy,
Bonnie, Lori
1255 Westfield Street
15216 561-6021

EVANS, Mrs. Thresa
Kenneth, Leroy
306 Marsonia Street
15212 323-1441

F

FELGER, Mr. & Mrs. William
(Peggy)
617 Suffolk Street
15214 321-7504

FISCHER, Mrs. Esther
Richard, Deborah,
Ernest
108 Crest Lane
15116 486-8019

FUGENT, Mrs. Lavina
839 Spring Garden Avenue
15212 322-1676

G

GALLO, Mr. & Mrs. Guy
(Dorothy)
5733 Keefe Street
15207 461-9972

GAJEWSKI, Mr. & Mrs. Wallace
Michele, Patrick
62 Overbeck Street
15212 322-1340

GETZ, Mr. & Mrs. Charles
(Violet), Jennie
826 Blossom Way
15212 321-2065

GINDELE, Mr. & Mrs. Howard
(Darlene)
9444 Katherine Drive
15101 364-9532

GITTINGS, Mrs. Isabella
1235 Island Avenue
15212 231-6497

GODDARD, Mr. & Mrs. Clem
(Mary)
Dorothy, Shirley, Ronald,
Richard, Linda and
nephew Robert Ball
9 Radner Street
15212 322-7991

GONANO, Mrs. Betty
(Betty)
1513 Compromise Street
15212 321-5839

GRADY, Mr. & Mrs.
(Eillen)
Lorraine, Nancy, Joyce,
Janet, Bernard
817 Tripoli Street
15212 321-2936

H

HAAS, Mrs. Ruth
Kathy
130 Lee Avenue
15237 364-2197

HAGAN, Mr. & Mrs. Patrick
(Virginia)
1134 Hope Hollow Road
Carnegie, Pa.
15106 279-7561

HAMMOND, Mrs. Eleanor
829 Gucket Way
15212 321-0686

HARBAUGH, Mr. & Mrs. Frank
(Madelaine), Connie
1538 Hyde Street
15220 922-6590

HARBAUGH, Mr. & Mrs. Fred
(Cathy)
4039 Burkburnett Road
Village Apts. No. 9
Michita Falls, Texas 76306

HARBAUGH, Mr. & Mrs. Harrison
(Virginia)
9 Fleck Court
15106 279-1588

HARBAUGH, Mr. & Mrs. Harry
(Marjorie), Todd
6215 Saltsburg Road
15668 327-7224

HARBAUGH, Mr. & Mrs. Robert
(Beverly)
Kim Ann, Robert, Jr.
1330 Preston Street
15205 922-1254

HATCH, Mrs. Flora
108 Crest Lane
15116 486-8019

HEMPE, Miss Lois
623 Ridgmont Drive
15205 921-8424

HESHLER, Mr. & Mrs. Charles
(Verena)
4013 Vinceton Street
15214 931-4733

HESHLER, Mr. & Mrs. William
(Janice), Alberta
221 Bonvue Street
15214 321-4175

HESHLER, Miss Sherry
221 Bonvue Street
15214 321-4175

HICKEY, Miss Marie
89 Balph Avenue
15202 761-2028

HICKEY, Mrs. Eva
804 Peralta Street
15212 321-8662

HILTON, Mrs. Edith
Kathy, Shannon
4045 Vinton Street
15214 931-2373

HINDERLITER, Mr. & Mrs. Harry
(Olive)
911 Middle Street
15212 231-4719

HOLLENBERGER, Mrs. Amelia
42 North Park Road
15229 931-3675

J

JACOBS, Mr. & Mrs. Larry
(Dulcie)
147 Salome Avenue
15214 761-4063

JOHNSON, Mr. Swan
El Rancho Village, A-3
3rd Street
Bradenton, Florida 33505

JOHNSON, Mrs. Elizabeth
1008 Madison Avenue 15212

K

KAIN, Miss Hope
582 Peebles Street
15221 371-0134

KAIN, Miss June
Brian
7720 Waverly Street
15221 371-8108

KAIN, Raymond
1207 Island Avenue
15212 231-7849

KALMEYER, Mr. & Mrs. Curtis
(Mae)
137 Third Avenue
15229 366-2832

KAUFFMAN, Mr. & Mrs. Al
(Dorothy), Robin
273 Nelson Road
15237 821-1576

KAUFFMAN, Mr. Charles
630 Evergreen Road 15209

KAUFFMAN, Mr. & Mrs. Edward
(Patty)
337 Wheatfield Drive
Mars, Pa. 16046

KAUFFMAN, Mr. & Mrs. Glenn
(Diana)
Jeffrey, Glenn, David
2429 Spiral Street
15214 321-6066

KAUFFMAN, Mr. & Mrs. Henry
(Marsha), Allison
337C Quall Drive R.D. No. 1
Mars, Pa. 16046

KAUFFMAN, Mr. & Mrs. Robert
(Mary Lou)
Patrick, Tina, Robert, Jr.
630 Evergreen Road 15209

KAUFFMAN, Mr. & Mrs. Walter
(Patty)
392 Mary Street
Mars, Pa.
16046 766-2476

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2609 Spring Garden Avenue
15212 321-3341

KENNEDY, Mrs. Sally
834 Tripoli Street
15212 231-6827

KERKAN, Mrs. Janice
127 Hillcrest Drive
15237 364-5041

KRELKO, Mrs. Madeline
Dean, Hazel, Raymond
804 Spring Garden Avenue
15212 231-8274

KUCHER, Mr. & Mrs. Andrew
(Mary)
231-Henderson Street 15212

KURELICH, Mr. Michael
802 Spring Garden Avenue
15212 321-4621

L

LAUGHTER, Mrs. Jennifer
509 Suismon Street
15212 231-2707

LEE, Mrs. Louise
227 Sample Street
15209 821-5183

LEICHER, Mr. & Mrs. Carl, Jr.
509 Suismon Street
15212 321-1897

LEICHER, Mr. & Mrs. Carl, Sr.
(Hilda)
3816 Harpen Road
15214 931-1032

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(Peggy)
915 Haller Street
15202 761-7076

LEICHER, Mrs. Ida Mae
828 Peralta Street
15212 322-3937

LEICHER, Mr. & Mrs. Robert
(Dorothy)
Brian, Bob,
Sandra, Tracey
850 Tripoli Street
15212 321-1596

LEONARD, Mr. & Mrs. Richard
(Mary)
202 Ridgewood Road
15237 486-1933

LEMING, Mr. & Mrs. Harold, Jr.
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Elizabeth daughter
422 Hallett Place
15202 766-6013

LEY, Mr. Joseph
Grant
1513 Compromise Street
15212 321-5839

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1226 Woodland Avenue
15214 761-0362

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5008 Cypress Street
15224 683-4294

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15214 322-2481

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Tarentum, Pa.
15084 224-5483

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Rochester, Pa.
15074 775-3782

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Mynia, Jerry,
Dennis, Pam
1005 Turtle Way
15212 322-6886

LYONS, Mrs. Dorothy
822 Suismon Street 15212

M

MAIER, Mr. George
1014 Sheffield Street
Apt. 1003 15233

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(Carol)
1907 Rockledge Street
15212 322-8329

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(Janice)
321 Parker Street
15209 822-7164

MATSCHERZ, Mr. & Mrs. William, Sr.
(Esther)
1505 Fleck Street
15212 321-1594

McKERNAN, Mr. & Mrs. Clinton
125 Washington Street
15202 761-4255

McLAUGHLIN, Mr. & Mrs. Chester
(Edith)
528 McClintock Avenue
15214 321-8655

MELENSKY, Mr. John
1347 Diana Street
15214 231-0795

MERRIMAN, Mrs. Dorothy
3900 Oakdale Street
15214 931-1088

MESSMER, Mr. & Mrs. Robert
(Elinor)
509 Eleanor Street
Cheswick, Pa.
15024 274-8943

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(Mary Jane)
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Ruth Ann, Barbara
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15212 766-8839

MICHAELS, Mr. & Mrs. Joseph
(Bert)
30 Richland Avenue
15229 931-7246

MILLER, Mr. & Mrs. Jerry
(Trudy), Julie
835 Suismon Street
15212 323-0589

MURPHY, Mr. & Mrs. Richard
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Richard, Doreen
1531 Orangewood Avenue

MURRAY, Mrs. Dorothy & Michael
821 Tripoli Street 15212

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15214 323-1476

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15212 231-0370

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15229 761-1660

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15212 231-6154

PECK, Mr. George
827 Spring Garden Avenue
15212 231-5451

POPAL, Mr. & Mrs. Fred
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1413 Lake Street
15233 321-7176

PRETTYMAN, Mr. & Mrs. Edward
(Jackie)
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Margaret, Elizabeth
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15212 322-4752

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15212 321-8726

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(Margaret)
1505 Fleck Street
15212 321-8726

S

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1010 Cedar Avenue
15212 322-7990

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813 Blossom Way 15212

SCHLICK, Mr. & Mrs. Norman
(Marie), Cindy
414 Foreland Street
15212 322-4787

SCHAFFER, The Rev. & Mrs. Douglas
(Barbara)
1326 Rescue Street
15212 323-0669

SCHRODER, Mr. Walter
4466 Rodenbaugh Avenue 15214

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15212 322-7997

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15237 366-0753

SCHNAUFER, Mr. Oliver
1150 Balmoral Drive
15237 366-0753

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15212 321-9719

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(Dorothy)
Dorothy, Thomas, James,
Shari, Michael
1166 Itin Street
15212 322-9113

SLOMIANY, Mrs. Joanne
1027 Spring Garden Avenue 15212

SOLEY, Mr. & Mrs. William
839 Lovitt Way
15212 323-1196

STEHLE, Mr. & Mrs. Ralph
(Jean)
Ralph, Carla
1553 King Charles Drive
15237 364-3227

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15212 322-1767

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33540 831-548-6637

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1123 High Street 15212

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1410 Spring Garden Avenue
15212 322-5595

TACEY, Mr. & Mrs. Robert
(Lois)
1219 Itin Street
15212 322-5007

THOMAS, Mr. & Mrs. Lowell
(Zeta)
603 Hampton Avenue
15221 242-7606

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(Margaret)
3330 Maple Drive
15237 364-8464

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(Gertrude)
812 Middle Street
15212 231-3655

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(Rose)
4008 Franklin Road
15214 931-3568

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(Bernice)
Danny, Douglas
3902 Exton Street
15214 931-3060

V

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Mrs. Leatrice Hoffman
306 West Burgess Street
15214 322-8970

VAUPEL, Mr. & Mrs. William
(Sylvia)
431-East Ohio Street
15212 231-3435

VAUPEL, Mrs. Nettie
3527 Fleming Avenue
15212 766-8839

VEATCH, Mr. & Mrs. Glenn
1028 Spring Garden Avenue
15212 322-9493

VIRANT, Miss Martha
857 Crucible Street
15220 922-4055

VOGEL, Mrs. Edward
1219 Itin Street
15212 322-4255

VOGEL, Mr. & Mrs. George
(Carolyn)
Marsha, Joyce, George
842 Tripoli Street
15212 321-5330

VOLKMAN, Mrs. Margaret
150 Lee Avenue
15237 364-5827

W

WAAG, Mrs. Elizabeth
747 East Madison Circle
15229 364-2753

WALKER, Mrs. Lillie
635 Rising Main Street
15212 321-5967

WEBSTER, Mr. & Mrs. Richard
(Wilma), Richard
1 Cypress Lane
15106 276-0353

WEIDAW, Mr. & Mrs. Michael
(Linda)
920 Madison Avenue 15212

WEILER, Mr. Al
Chestnut Street
15212 231-8747

WEISSER, Mr. & Mrs. John
(Joann)
110 Butler Street
Apt. 203 15209

WHITNEY, Mr. & Mrs. Walter
(Catherine)
Michael, Michele
846 Concord Street
15212 322-2804

WILL, Mr. & Mrs. James
(Rose)
221 Bernice Street
15237 364-1068

WOJIE, Mr. & Mrs.
(Jean)
James, Robert
1937 Perrysville Avenue
15212 322-2214

NEW MEMBERS

We are grateful for the privilege given us to prepare this directory. We will welcome inquiries from your friends from other churches, locally, and throughout the nation concerning preparation of a directory.



PICTORIAL CHURCH DIRECTORIES OF AMERICA, INC. 1706 WASHINGTON AVE.

St. Louis, Missouri 63103

A DIVISION OF CHROMALLOY PHOTOGRAPHIC INDUSTRIES

Washingtons Landing

PLPD Amendment #4



Presented to the City Planning Commission
City of Pittsburgh

Urban Redevelopment Authority of Pittsburgh

October 7, 2014

Washingtons Landing

Preliminary Land Development Plan Amendment #4

Presented to the City Planning Commission

October 7, 2014

City of Pittsburgh

Bill Peduto, Mayor

City Planning Commission

Christine Mondor, Chairwoman
Barbara Valaw, Vice Chairwoman
Paul Gitnik, Secretary
Jennifer Askey
Fred Brown
Dina Blackwell
Lashawn Burton-Faulk
Lucy Spruill

THE URBAN REDEVELOPMENT AUTHORITY OF PITTSBURGH

Board of Directors:

Kevin Acklin, Chairman
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Jim Ferlo, Treasurer
R. Daniel Lavelle, Member
Cheryl Hall-Russell, Member

Key Personnel:

Robert Rubinstein, Acting Executive
Director
George Specter, Acting General Counsel
Martin Kaminski, Director of Engineering
Kyra Straussman, Director Real Estate
Susheela Nemani Stanger, Economic
Development
Jerry Williams, Urban Designer

Ray Gastil, AICP, Acting Planning Director
Corey Layman, Director of Zoning

Washingtons Landing

Preliminary Land Development Plan Amendment #4

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Washingtons Landing

Preliminary Land Development Plan Amendment #4

I. INTRODUCTION

A. Purpose

This PLDP amendment recognizes several changes to the intended uses represented in the Illustrative Site Plan(exhibit A). Simultaneously, a Amended FLDP for the marina is being submitted consistent with this Amended PLDP.

Original planning for the island envisioned a mutli use riverfront development. Those uses included offices, research and development facilities, light industrial, a full service marina, restaurant and retail uses, market rate housing , a rowing center and over eight acres of public parks.

Today, most of the vision has been accomplished. The island is home to several office buildings, a rowing center, and a new manufacturing facility. Early in the century, market rate town homes were constructed on the downstream end of the island. Succeeding through several economic turns, the marina has established itself as perhaps the premier facility in the pool, sporting a waterside restaurant with outdoor seating. Trails and scenic views have resulted from the new park development which also boasts two tennis courts and a significant outdoor events area. The renovation of the former B&O Bridge as a pedestrian/bike connection to the mainland provides access to trails along the Allegheny River both upstream and downstream of the island.

The planning envisioned a retail town center, which, due to market conditions, never materialized, which was to house retail and restaurant uses. While planning was finalized to accommodate a full service marina, economics have not supported its full programmatic framework which included not only a eventual second storage building, beside the existing building, but also a mainland outdoor trailer storage facility.

While acknowledging the success, this PLDP attempts to recognize these shortcomings by proposing an updated Illustrative Masterplan. It reflects the elimination of the second marina dry storage building on parcel 9 and replaces such with a new surface parking lot replacing the original temporary lot. While still available for overflow during certain parts of the season and times of the day, the lot across Waterfront Drive, parcel 10B, will also become a permanent lot. Along with the existing marina building which is leased, both of these lots have been leased from the URA to support the marina. The URA will sell the leased lots to the marina operator.

The retail center was earlier eliminated when the economics of the town home development required more units. However, the restaurant use is accommodated within the marina facility.

Washingtons Landing

Preliminary Land Development Plan Amendment #4

Lastly the mainland portion of the District has not received much development interest. The area has been reduced by the Heinz Plant expansion and also by the relocation of the CSX Railway further into the site as a result of the SR 28 widening which is still ongoing. Although small in size, expectations are to support marketing as office space.

II. DRAWINGS AND EXHIBITS

Exhibit A – General Site Location Plan

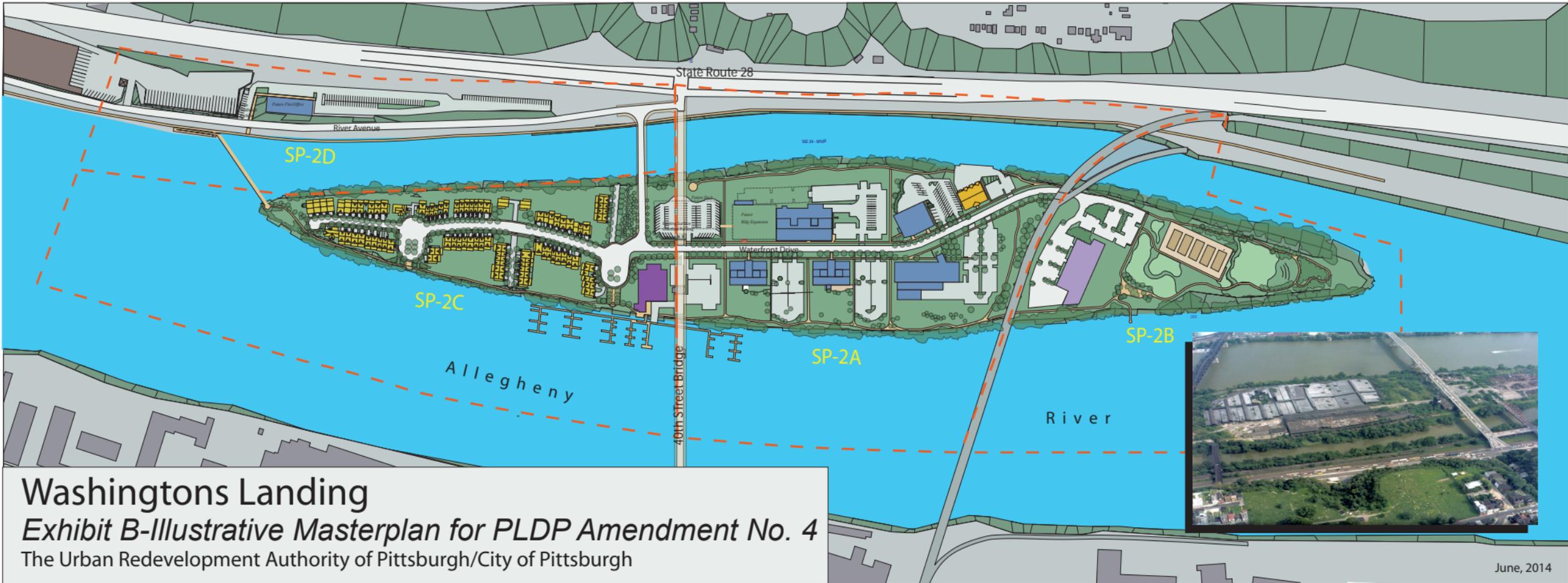
Exhibit B – Updated Illustrative Masterplan

III. APPENDICES

(Earlier provided under separate cover)



Exhibit A
Project Locations



Washingtons Landing

Exhibit B-Illustrative Masterplan for PLDP Amendment No. 4

The Urban Redevelopment Authority of Pittsburgh/City of Pittsburgh

Washingtons Landing

Subdistrict C, FLPD Modification No.5



Presented to the City Planning Commission
City of Pittsburgh

Urban Redevelopment Authority of Pittsburgh

October 7,2014

Washingtons Landing

Subdistrict C, FLDP Modification No. 5

Presented to the City Planning Commission

October 7, 2014

City of Pittsburgh

Bill Peduto, Mayor

City Planning Commission

Christine Mondor, Chairwoman
Barbara Valaw, Vice Chairwoman
Paul Gitnik, Secretary
Jennifer Askey
Fred Brown
Dina Blackwell
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THE URBAN REDEVELOPMENT AUTHORITY OF PITTSBURGH

Board of Directors:

Kevin Acklin, Chairman
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Martin Kaminski Director of Engineering
Kyra Straussman, Director Real Estate
Susheela Nemani Stanger, Economic
Development
Jerry Williams, Urban Designer

Ray Gastil, AICP, Acting Planning Director
Corey Layman, Director of Zoning

The Urban Redevelopment Authority of Pittsburgh

Washingtons Landing

Subdistrict C, FLDP Modification No. 5

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	C. Revised Landscape Plan, L3.1A, dated 10/13/13	
	D. Revised Planting List & Details L3.2A, dated 10/13/13	
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Washingtons Landing

Subdistrict C, FLDP Modification No. 5

I. INTRODUCTION

A. Purpose

This modification, No. 5 is submitted to recognize the addition of site parking improvements to provide permanent marina parking in place of existing temporary facilities earlier approved in Modification 4. Exhibits C and D illustrates the improvements which include new paving, striping, stormwater and landscape enhancements. This improvements accommodate both vehicle and boat parking as needed for its operation.

Best practices will be administered by Applicant wherein no boat storage will be located within the 100' Floodplain.

Constructed with permanent improvements originally, overflow parking will continue across Waterfront Drive. Approval of this is also requested as such.

II. DRAWINGS AND EXHIBITS

Exhibit A – General Site Location Plan

Exhibit B – Updated Illustrative Masterplan with Project Location

Exhibit C - Revised Landscape Plan, L3.1A, dated 10/13/13

Exhibit D.- Revised Planting List & Details L3.2A, dated 10/13/13

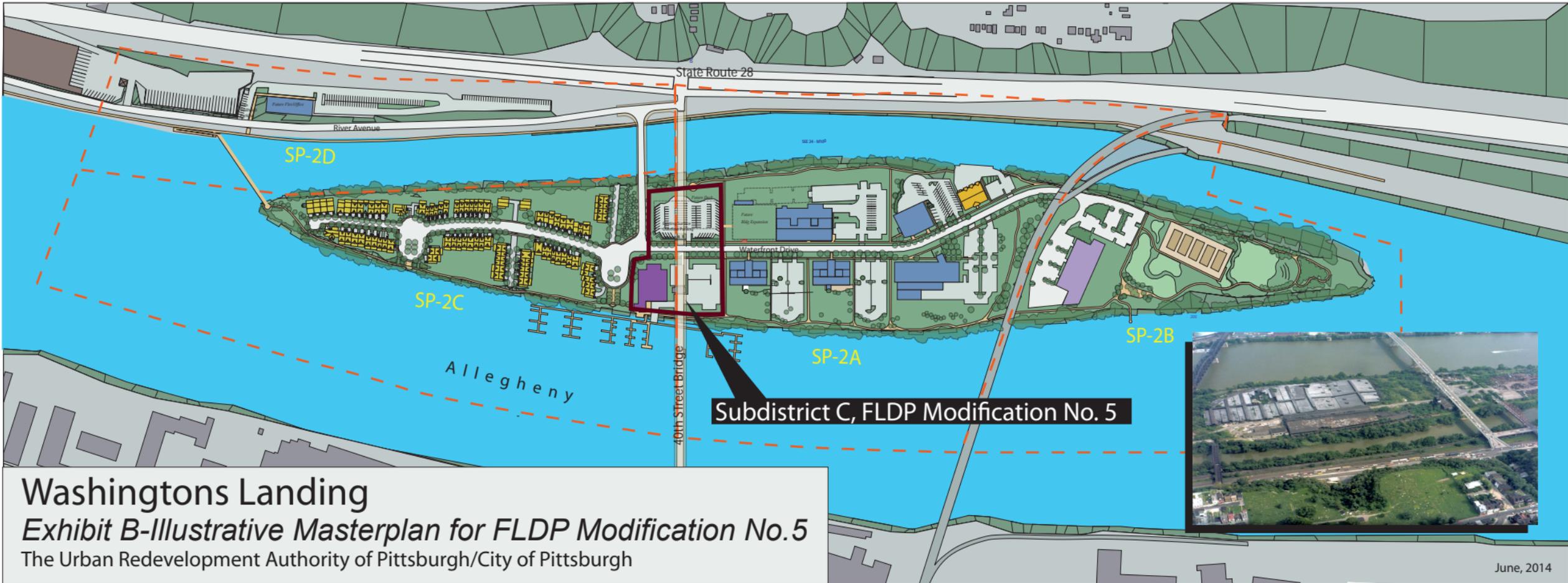
Exhibit E - Prior Recorded Subdivision Plan(48-P-211(Marina Building), 48-P-213
(Existing Temporary Parking), 48-P-242(Existing Overflow Lot)

III. APPENDICES

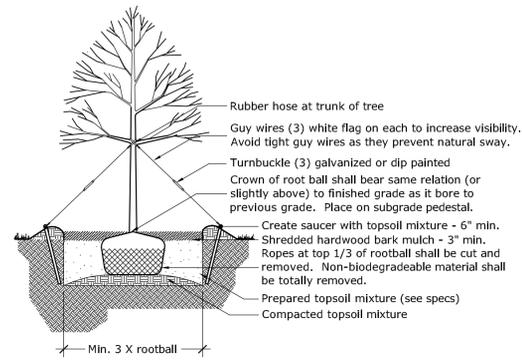
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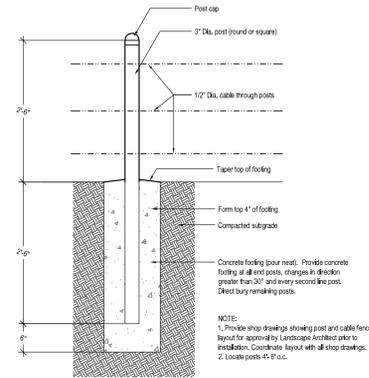
Exhibit A
Project Locations



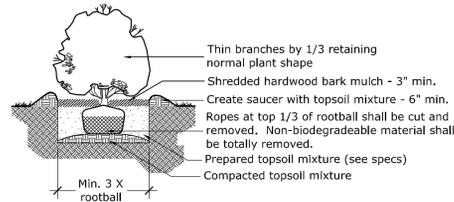
Washingtons Landing
Exhibit B-Illustrative Masterplan for FLDP Modification No.5
The Urban Redevelopment Authority of Pittsburgh/City of Pittsburgh



Note: Plants dug with firm, natural balls of earth in which they are grown, with ball size not less than diameter and depth recommended by ANSI Z60.1 for type and size of tree or shrub required; wrapped, tied, rigidly supported, and drum-laced as recommended by ANSI Z60.1-1996.



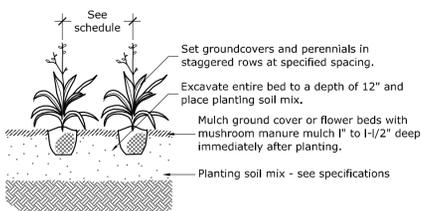
4 Post and Cable Barrier Detail
 NTS



Note: Balled and burlapped plants dug with firm, natural balls of earth in which they are grown, with ball size not less than diameter and depth recommended by ANSI Z60.1-1996 for type and size of tree or shrub required; wrapped, tied, rigidly supported, and drum-laced as recommended by ANSI Z60.1-1996.

All container grown plants shall be healthy, vigorous, well rooted, and established in the container in which they are growing. A container grown plant shall have a well-established root system reaching the sides of the container to maintain a firm root ball. Container shall be rigid enough to hold ball shape and protect root mass during shipping and be sized according to ANSI Z60.1-1996 for kind, type, and size of plant required.

2 Shrub Planting Detail
 NTS



Note: All container grown perennial plants and groundcovers shall be healthy, vigorous, well rooted, and established in the container in which they are growing. A container grown perennial plant shall have a well-established root system reaching the sides of the container to maintain a firm root ball. Container shall be rigid enough to hold ball shape and protect root mass during shipping and be sized according to ANSI Z60.1-1996 for kind, type, and size of plant required.

3 Groundcover/Perennial Planting Detail
 NTS

PLANT LIST

Quantity	Plant Name	Size	Condition	Notes
ORNAMENTAL TREES				
5	<i>Amelanchier x grandiflora</i> Apple Serviceberry	6'-8' ht.	B & B Clump	
2	<i>Amelanchier x grandiflora</i> 'Autumn Brilliance' Autumn Brilliance Serviceberry	1 3/4"-2" cal.	B & B	
4	<i>Cornus kousa chinensis</i> 'Milky Way' Milky Way Dogwood	6'-8' ht.	B & B Clump	
SHRUBS				
38	<i>Clethra alnifolia</i> Summersweet	3'-4' ht.	B & B	
24	<i>Cornus sericea</i> Redosier Dogwood	3'-4' ht.	B & B	

LAWN SEED

Turfgrass Species: Sod of grass species as follows, with not less than 95 percent germination, not less than 85 percent pure seed, and not more than 0.5 percent weed seed:

- Sun and Partial Shade: Proportioned by weight as follows:
- 50 percent Kentucky bluegrass (*Poa pratensis*).
 - 30 percent chewings red fescue (*Festuca rubra* variety).
 - 10 percent perennial ryegrass (*Lolium perenne*).
 - 10 percent redtop (*Agrostis alba*).

* All seeded areas to receive 6" topsoil.

General Planting

- Contractor shall prepare all planting beds.
- All plants shall be furnished and installed in strict accordance with the "American Standard for Nursery Stock". ANSI Z60.1, as published and approved by the American Association of Nurserymen, and Section 808, 2000 PennDOT Form 408 specs.
- All plants to be staked in the field by contractor for approval of Landscape Architect prior to planting installation.
- Contractor shall install all plant materials in locations and to depths as shown on plan or on details. (See (See specifications for planting mix, if required).
- All shrub beds shall be mulched with shredded process hardwood bark and pine bark; all groundcover beds shall be mulched with mushroom manure, as per Section 805, 2000 PennDOT Form 408 specs.
- All plant material shall be guaranteed for a period of one calendar year after written notice of acceptance of all planting work.

Topsoil

10. Topsoil shall be supplied by the contractor. Topsoil must be tested according to specifications prior to its use. Topsoil test results and amendment recommendations shall be provided by the contractor to the Landscape Architect prior to installation.

11. Existing beds shall be cultivated to a minimum depth of 12", prior to adding an additional 6" of soil mixture.



LaQuatra Bonci
 ASSOCIATES
 LANDSCAPE ARCHITECTURE

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 tel 412.488.8822
 fax 412.488.8825

Nature leads, art follows.

Washington's
 Landing Marina

City of Pittsburgh, Pennsylvania

Project Number:
 11052.2
 Drawn by:
 DM
 Checked by:
 DM
 Date:
 November 13, 2013

Revisions:

Scale:
 as noted

Sheet Name:

Revised Plant List/
 Planting Details

Submission:

Construction Plan

Sheet Number:

L3.2A

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**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: IX Liberty Center Owner L.P.		Phone Number: (203)485 5122	
Address: 591 West Putnam Ave		City: Greenwich	State: CT
		Zip Code: 06830	
2. Applicant/Company Name: Gensler		Phone Number: (412)454 2191	
Address: 204 5th Ave		City: Pittsburgh	State: PA
		Zip Code: 15222	
Applicant/Contractor ID: (assigned by the City) NA			
3. Development Name: Liberty Center			
4. Development Location: Tenth Street / Penn Avenue / Liberty Avenue			
5. Development Address: 1000 Penn Avenue			
6. If applicant is proposing a change to the Zoning District, the following is required: (Attach Zone Change Petition)			
Proposed Zoning District:	NA		
Present Use of Site: (Select from attached list)			
7. If a Certificate of Occupancy exists, the following is required:			
Certificate of Occupancy#:	82737	Date Issued:	2/18/1988
		Existing Use of Property: office / hotel / retail / parking garage	
8. Estimated Construction:	Start Date: 10/24/14	Occupancy Date: 02/10/15	Project Cost: \$ 1,500,000

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): No change; 104 Restaurant, Liquor Licence / 68 Hotel 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: Existing multi-use development. Relocation of entrance to restaurant; concrete drive repair; replacement of lighting with similar in low energy fixtures

12. Is a Land Operations Permit needed? YES NO

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



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

Office of the Zoning Administrator

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

DEVELOPMENT REVIEW APPLICATION

LAND AND BUILDING INFORMATION

13. Proposed Number of New Structures or Building Additions: N/A

Residential Commercial Recreational Industrial Institutional

14. Gross Floor Area:

Existing to be Razed: _____ sq ft

Existing to be Retained: _____ sq ft

Retained Area to be Renovated: _____ sq ft

To be Constructed: _____ sq ft

Building Footprint: _____ sq ft

15. Height of Structures:	<u>Existing</u>		<u>Proposed</u>	
	<u>Stories</u>	<u>Feet</u>	<u>Stories</u>	<u>Feet</u>
Main Structure				
Proposed Addition/Extension				
Provide Accessory Structure Type(s) and Height(s):				

16. Number of Dwelling Units: **NA**

Existing to Remain: _____ Proposed: _____

17. Lot Area: _____ 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



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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: **NA**

_____ 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.
- 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 ADMINISTRATION AND REVIEW (ZONING)**

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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)

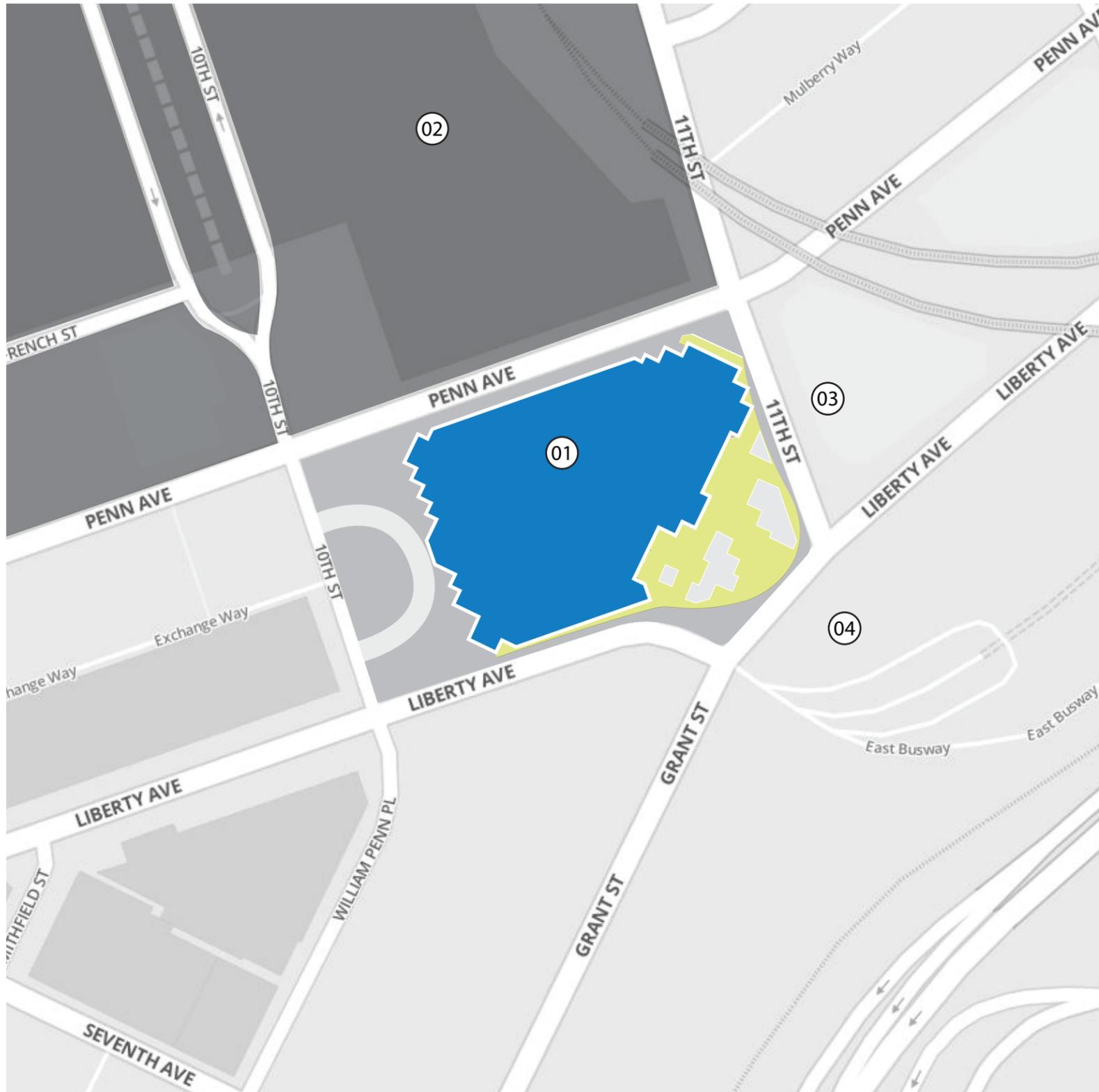
Housing and Community Environment
3190 Sassafras Way
Pittsburgh, PA 15201
(412) 350-4046
www.achd.net/housing/commenvironstart.html

**WESTIN LOBBY AND
RESTAURANT RENOVATION**
NEW RESTAURANT ENTRY PROPOSAL

PITTSBURGH PLANNING DEPARTMENT REVIEW

AUGUST 27, 2014

PROJECT OVERVIEW ZONING



VICINITY MAP

- ① PROJECT SITE : Liberty Center
- ② David L. Lawrence Convention Center
- ③ Greyhound Station
- ④ Amtrak Station

ZONING: DISTRICT GT-B



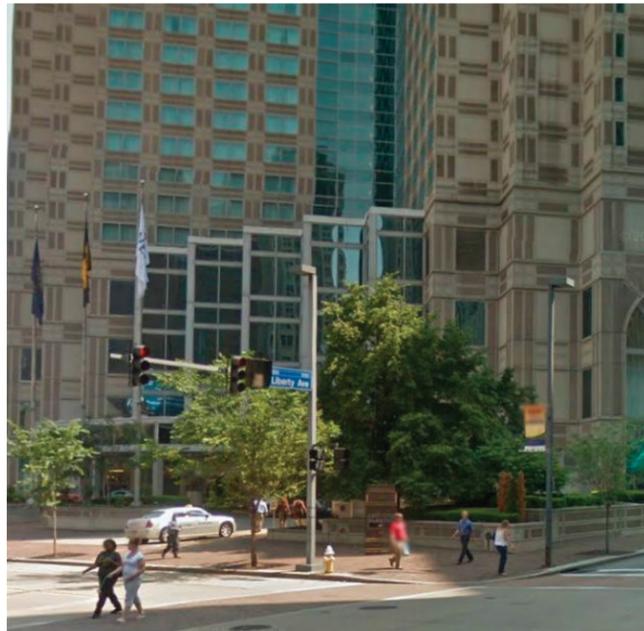
PROJECT OVERVIEW CONTEXT



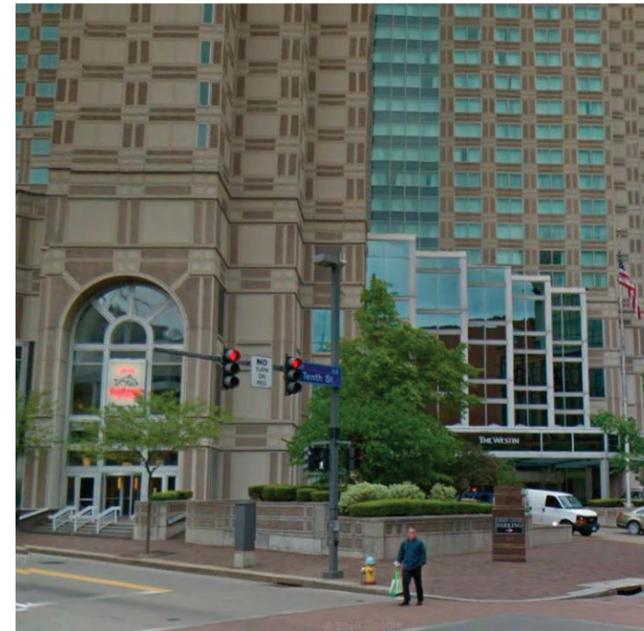
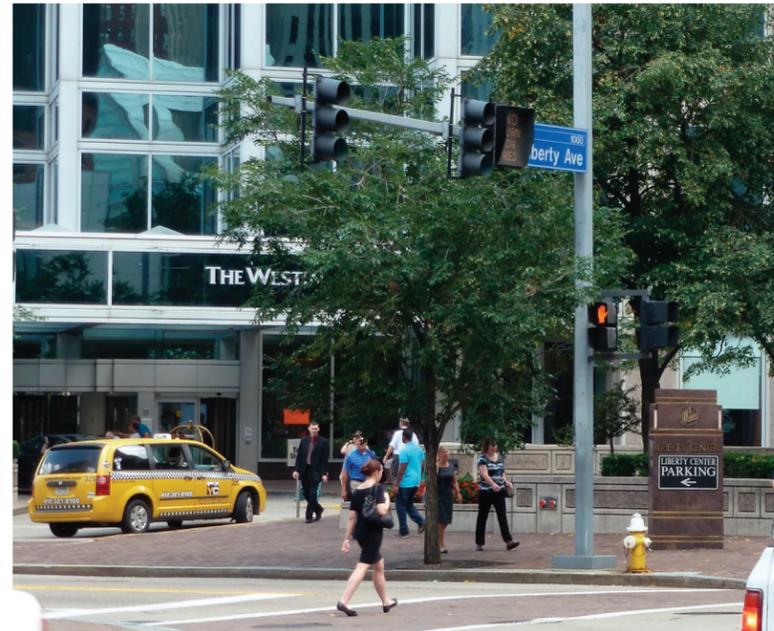
View from Liberty Avenue North



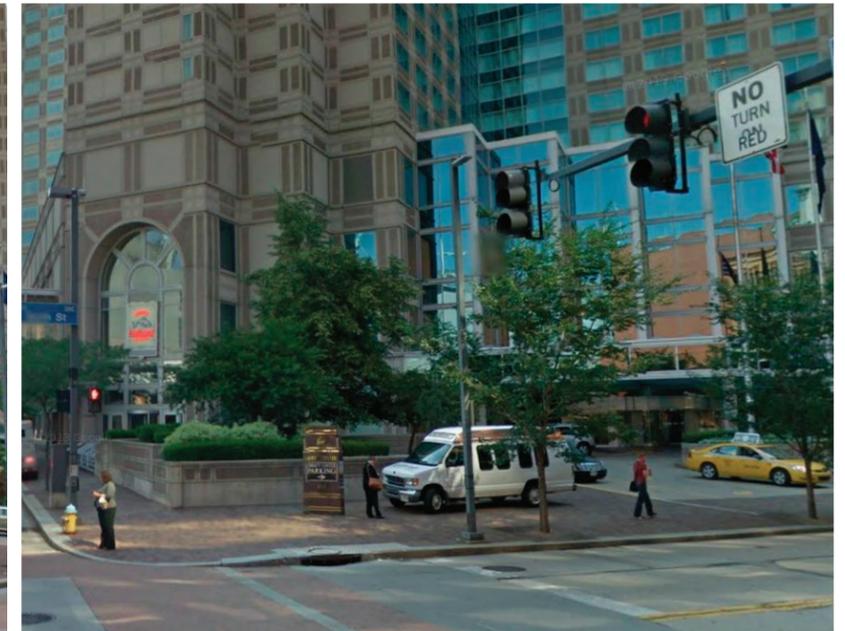
View from Grant St



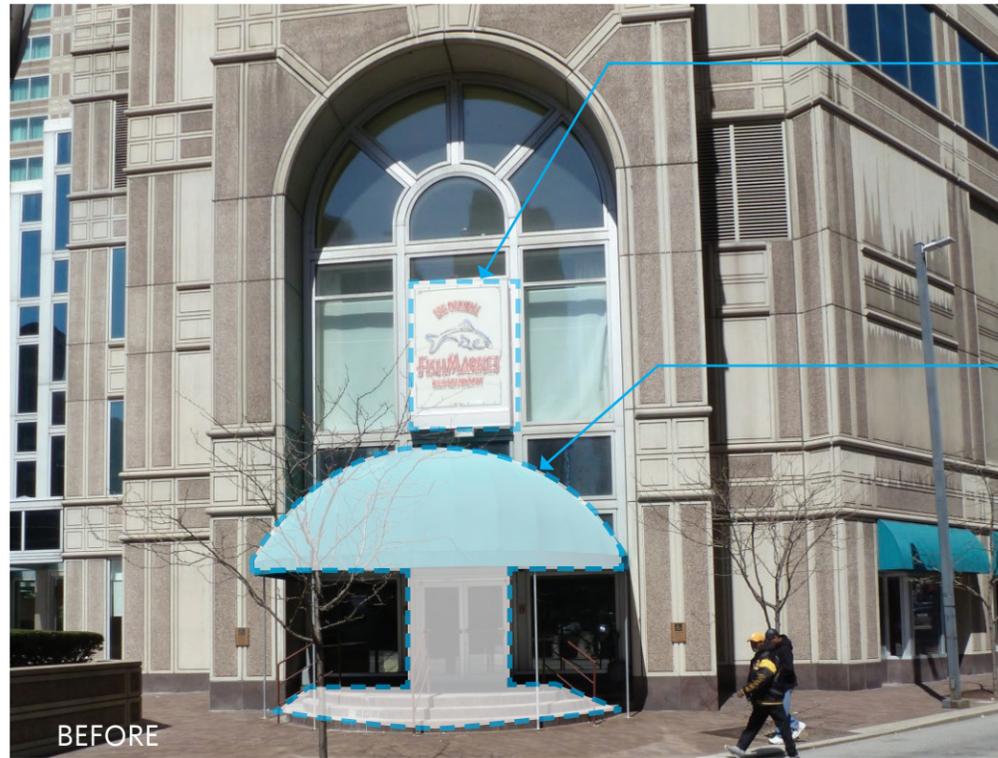
View from Liberty Ave South



View from Penn Ave and 10th St



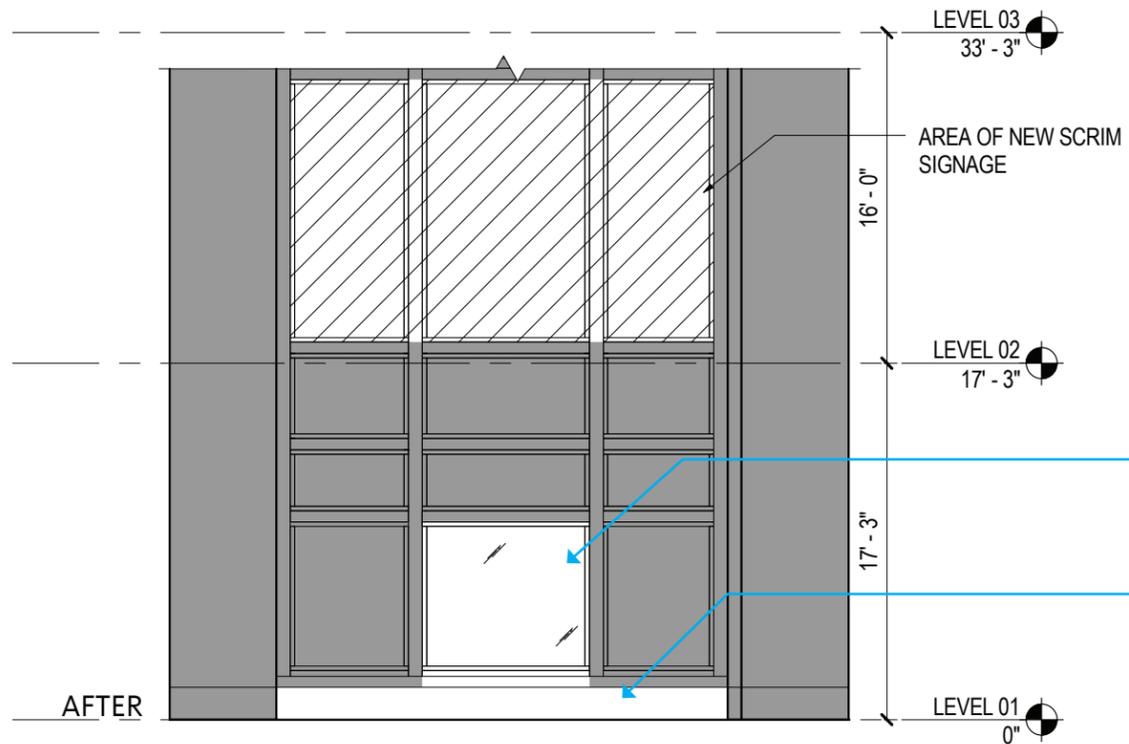
EXISTING ENTRYWAY



Remove existing Fish Market illuminated signage

Remove existing canopy, entry doors, and steps

BEFORE



New ADA accessible entry

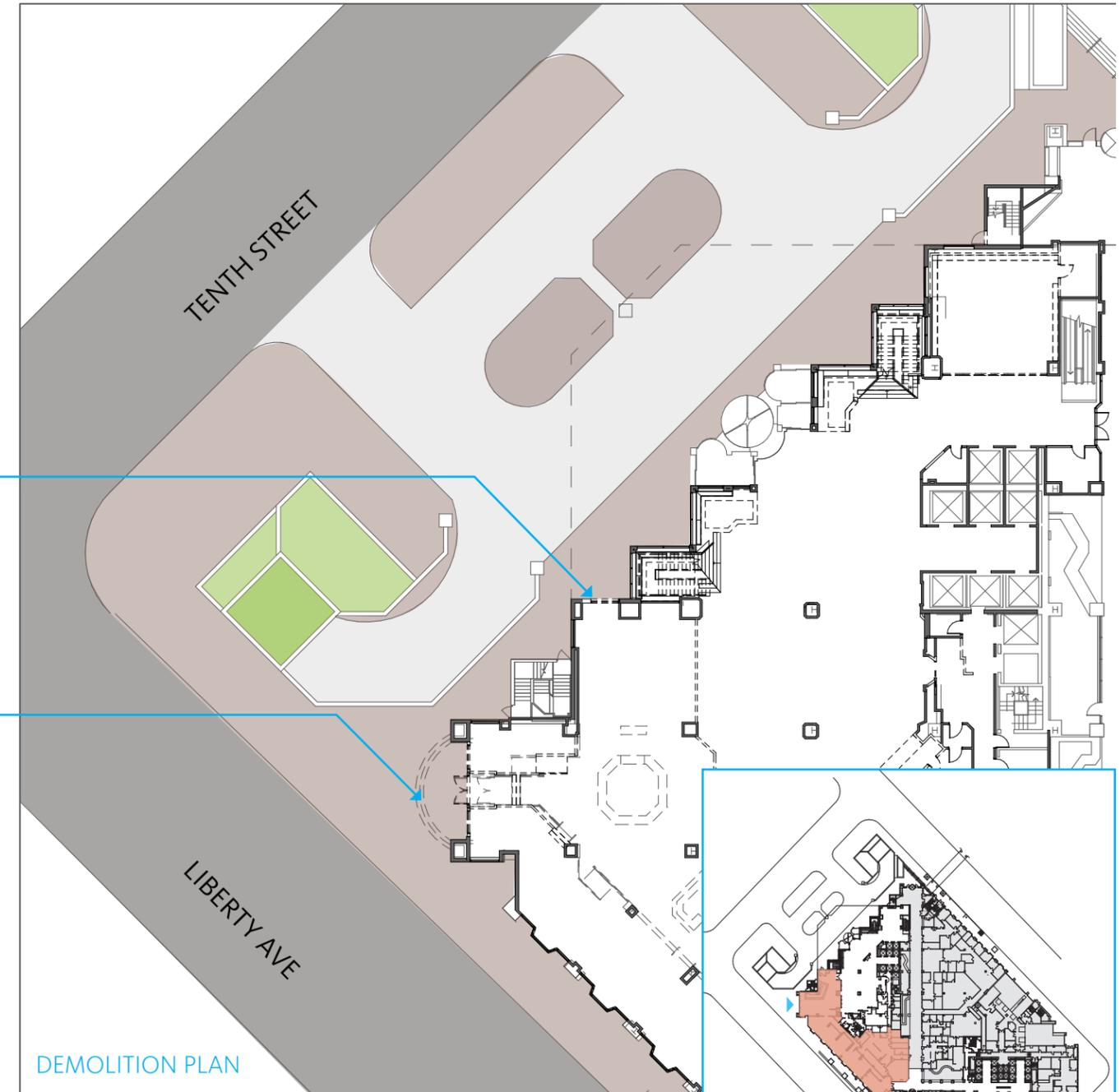
Demolished existing non-accessible entry

Replace doors with glazing to match adjacent windows

Infill storefront with granite cladding to match existing

AFTER

BILL'S BAR AND GRILL

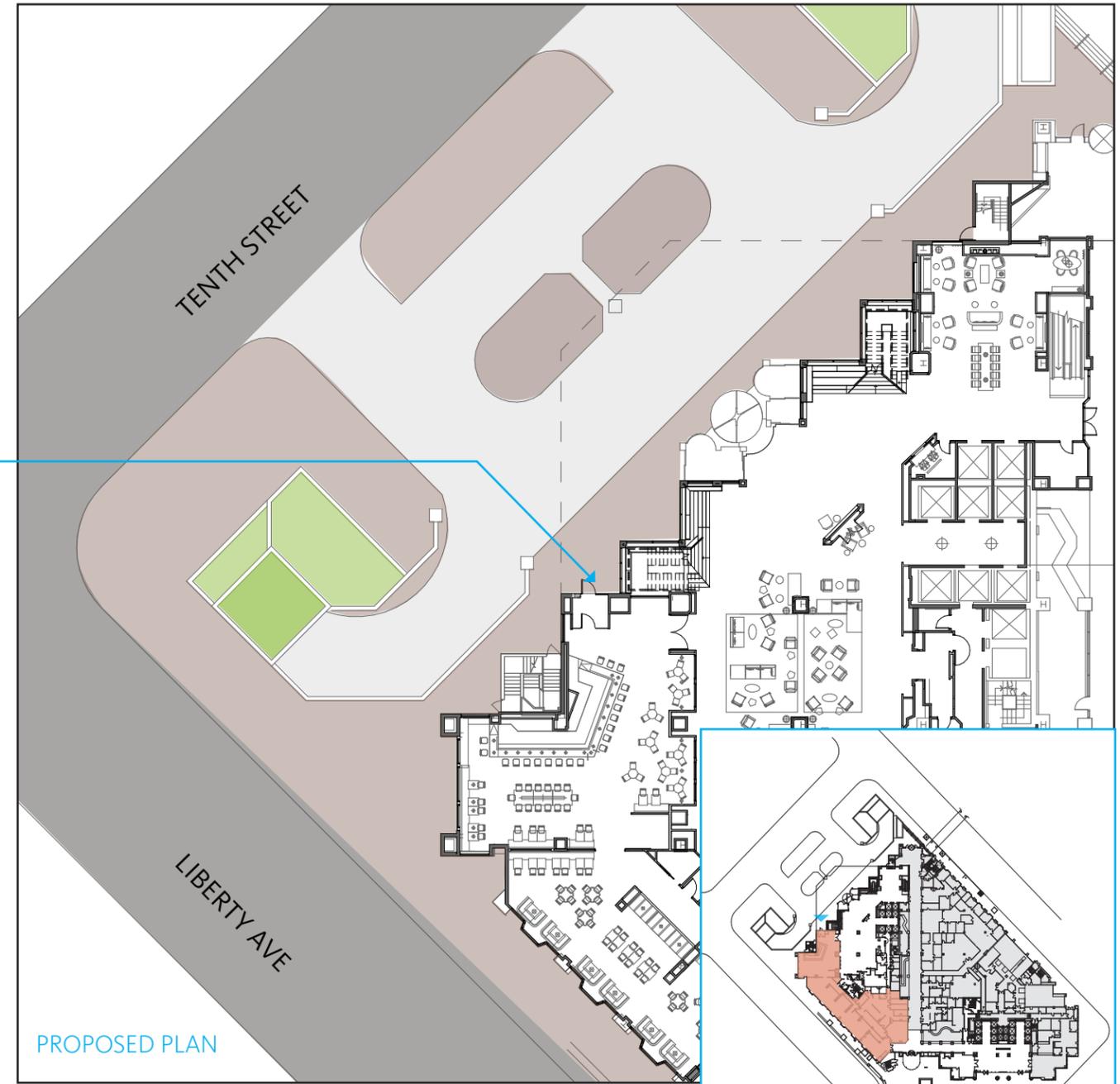


PROPOSED ENTRYWAY

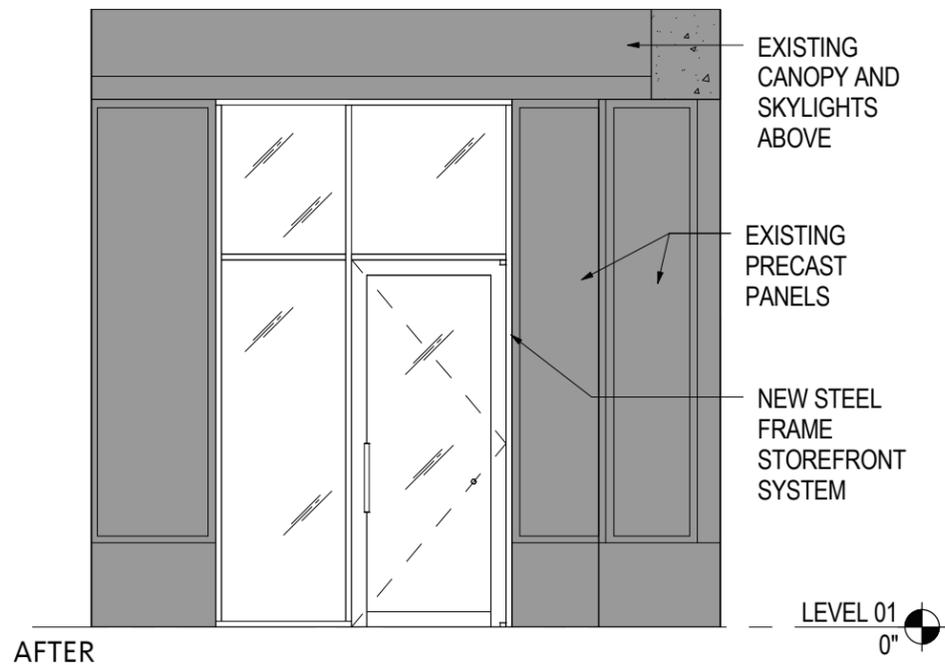
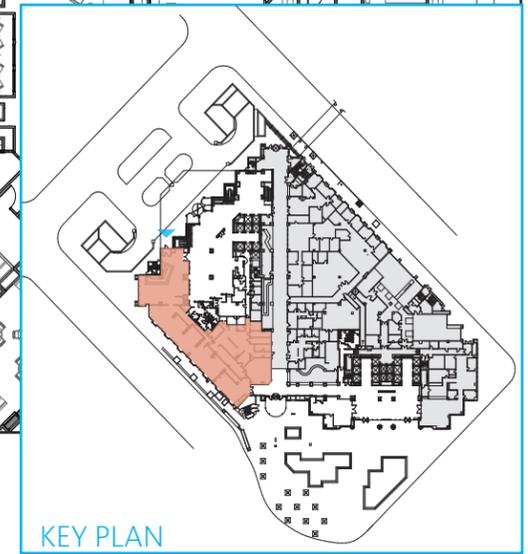


Replace existing window with new glass door and sidelight

BILL'S BAR AND GRILL



New ADA accessible entry.*



*Note: Existing double non accessible doors will be replaced with a single ADA accessible door. Proposed design complies with all IBC egress requirements and egress plans will be submitted under permit drawings to Bureau of Building Inspections.



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

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(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: Forest City Station Square Associates, LP		Phone Number: (216) 416-3655	
Address: 1310 Terminal Tower	City: Cleveland	State: Ohio	Zip Code: 44113
2. Applicant/Company Name: c/o Frank Dawson/ Josh Gibson Memorial Park Foundation		Phone Number: (412) 209-2850 Mobile 412-901-0644	
Address: 2217 Bedford Ave	City: Pittsburgh	State: PA	Zip Code: 15219
Applicant/Contractor ID: (assigned by the City)			
3. Development Name: Josh Gibson Park			
4. Development Location: Station Square, Pittsburgh, PA			
5. Development Address: 309 Station Square Drive, Pittsburgh, PA 15222 or Tax ID Parcel 1-R-15			
6. If applicant is proposing a change to the Zoning District, the following is required: (Attach Zone Change Petition) NA			
Proposed Zoning District:			
Present Use of Site: (Select from attached list)			
7. If a Certificate of Occupancy exists, the following is required:			
Certificate of Occupancy#:	Date Issued:	Existing Use of Property:	
8. Estimated Construction:	Start Date: 08 / 15 / 2015	Occupancy Date: 12 / 01 / 2015	Project Cost: \$ Est. 1 million

Use the attached Worksheet to continue answering the questions. For additional reference in answering Items 9-12 go to http://www.city.pittsburgh.pa.us/cp/html/land_use_control_and_zoning.html and select the link for the City Zoning Code maintained at the Municode.com website.

9. Proposed Use of Site (Select from attached list): Parks and Recreation	
10. Select the Type of Work:	
<input type="checkbox"/> New Construction, New	<input type="checkbox"/> Renovation, Interior
<input type="checkbox"/> New Construction,	<input checked="" type="checkbox"/> Renovation, Exterior
<input type="checkbox"/> Change in Use Only	<input type="checkbox"/> Renovation, Change in Use
11. Describe the Development: <u>Create a park and educational/tribute exhibit adjacent to the existing Station Square Parking Garage and incorporate it with the existing sidewalk</u>	
12. Is a Land Operations Permit needed? <input type="checkbox"/> YES <input checked="" type="checkbox"/> 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: N/A
 Residential Commercial Recreational Industrial Institutional

14. Gross Floor Area:
 Existing to be Razed: _____ sq ft
 Existing to be Retained: _____ sq ft
 Retained Area to be Renovated: NA sq ft
 To be Constructed: _____ sq ft
 Building Footprint: _____ sq ft

	Existing		Proposed	
	Stories	Feet	Stories	Feet
Main Structure	<u>NA</u>			
Proposed Addition/Extension				

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

	<u>NA</u>			

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

17. Lot Area: _____ sq ft

18. On Site Parking: N/A Adjacent to Existing Parking Garage

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

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

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

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



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DEVELOPMENT REVIEW APPLICATION

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

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

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

YES NO

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

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

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

- Public Property, Existing City Street Private Property Not Applicable
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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.
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- 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 ADMINISTRATION AND REVIEW (ZONING)**

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

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3. Two-Unit Residential
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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)
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29. Bed and Breakfast (Limited)
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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
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41. Communication Tower, Class C
42. Community Center (Limited)
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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
www.city.pittsburgh.pa.us/cp/

**Department of City Planning
Zoning Office Counter**

200 Ross Street, Third Floor
Pittsburgh, PA 15219
(412) 255-2246
www.city.pittsburgh.pa.us/cp/html/land_use_control_and_zoning.html

City Zoning Code

<http://www.municode.com/resources/gateway.asp?sid=38&pid=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**

Bureau of Public Space Management
City-County Building, Room 301
414 Grant Street
Pittsburgh, PA 15219
(412) 255-8850
www.city.pittsburgh.pa.us/pw/

**Department of Public Works (DPW)
Permit Office**

611 Second Avenue
Pittsburgh, PA 15219
(412) 255-2382
www.city.pittsburgh.pa.us/pw/

Pittsburgh Water and Sewer Authority (PWSA)

Permit Counter
441 Smithfield Street, Second Floor
Pittsburgh, PA 15222
(412) 255-2443
www.pgh2o.com
Refer to the PWSA Procedures Manual for Developers.

Allegheny County Health Department (ACHD)

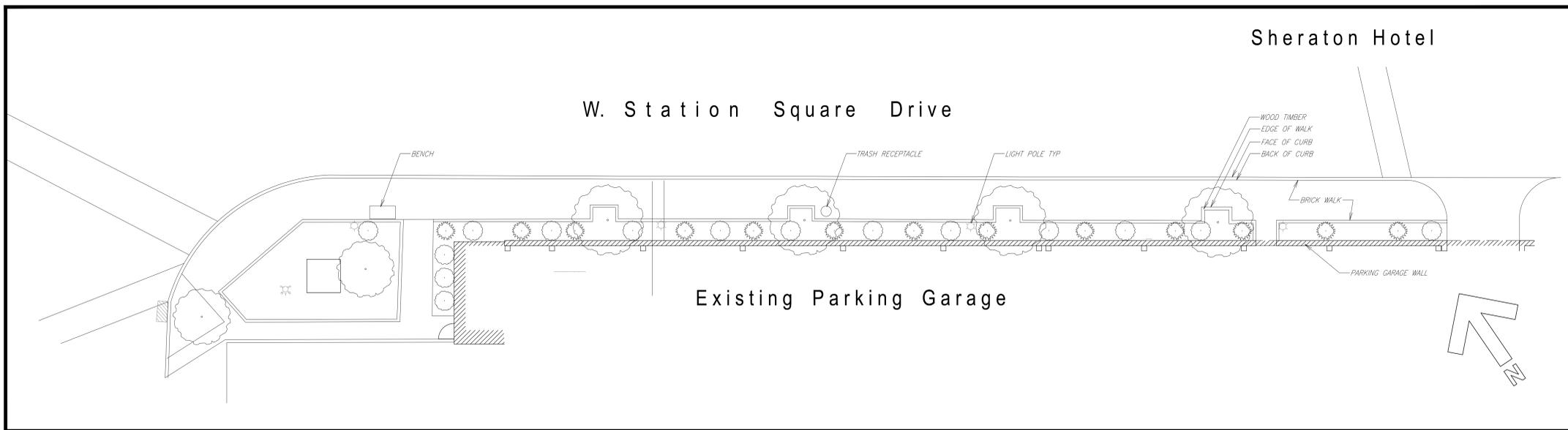
Plumbing Division
3901 Penn Avenue, Building #5
Pittsburgh, PA 15224
(412) 578-8036
www.achd.net/progstartfolder/plumbingstart.html

Allegheny County Health Department (ACHD)

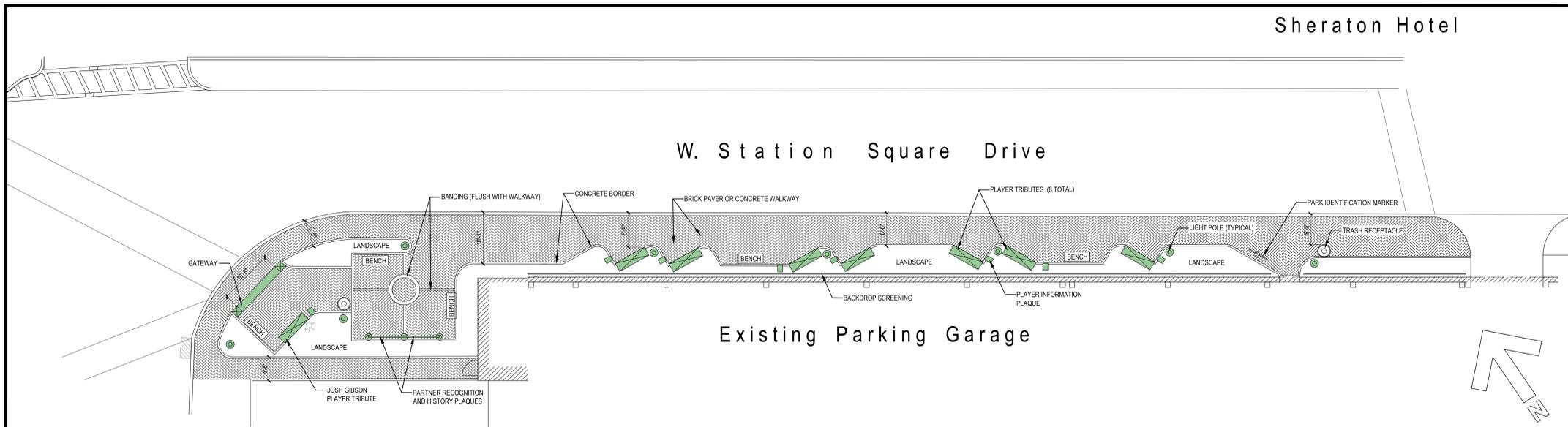
Food Safety Program
3901 Penn Avenue, Building #1
Pittsburgh, PA 15224
(412) 578-8044
<http://www.achd.net/food/foodstart.html>

Allegheny County Health Department (ACHD)

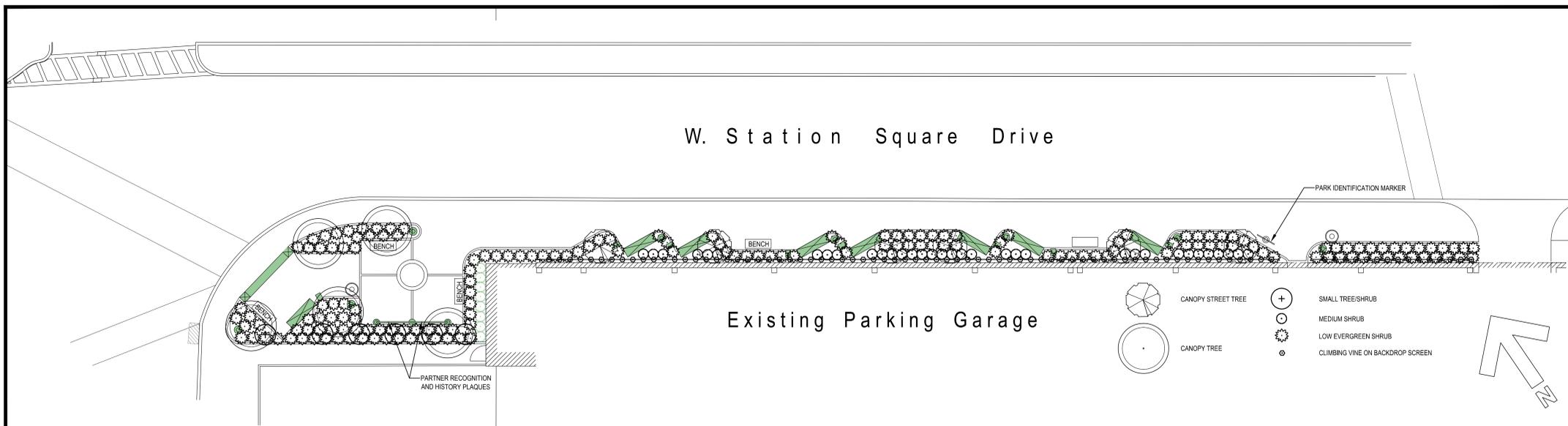
Housing and Community Environment
3190 Sassafras Way
Pittsburgh, PA 15201
(412) 350-4046
<http://www.achd.net/housing/commenvironstart.html>



1 Existing Conditions Plan
SCALE: 1" = 10'-0"



2 Proposed Site Plan
SCALE: 1" = 10'-0"



2 Proposed Landscape Plan
SCALE: 1" = 10'-0"

Josh Gibson Heritage Park Foundation

Josh Gibson Heritage Park

Station Square Drive
Pittsburgh, PA

Revisions

NO.	DATE	DESCRIPTION

Project Data

PROJECT	Josh Gibson Heritage Park Foundation
DATE	09.08.2014
DRAWN BY	J.F.D.
CHECKED BY	J.F.D.
APPROVED BY	J.F.D.

SHEET TITLE

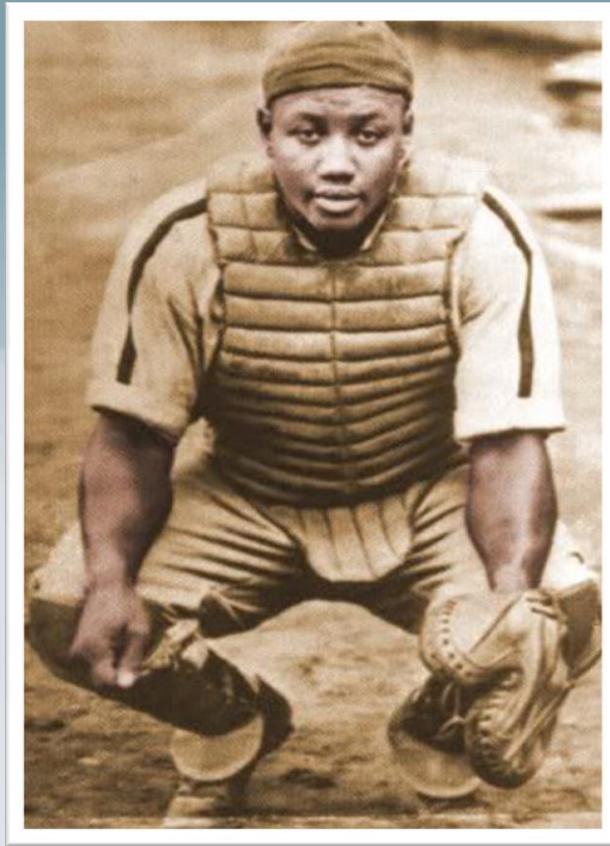
Site Plan

SHEET NUMBER

C110

© ASTORINO 2014

Planning Commission Submission - September 8, 2014



Josh Gibson Park



Josh Gibson
Park Foundation

ASTORINO
Architecture Engineering Interior Design Design/Build

Josh Gibson Park Foundation (the “Foundation”) Development of a Josh Gibson Heritage Park at Station Square

The Foundation in conjunction with Forest City Commercial Group is designing, developing and funding a memorial commemorating the contribution of Negro League Baseball to the Pittsburgh region, particularly as such is exemplified by two of the most successful teams in the League’s history; the Homestead Grays and the Pittsburgh Crawfords. It will be a hands on, interactive exhibit, providing historical and cultural context to the League’s presence in Pittsburgh, the Foundation views it as a centerpiece for other programs that they would like to develop as a part of Josh Gibson Heritage Park. The subject of baseball presents a unique platform for programs conveying the history of African American involvement but the science of the game itself; from the aerodynamics of a thrown ball to the statistics of batting averages.

Forest City Commercial Group has generously agreed to donate land at its Station Square Property and assist us with our development process. Astorino Architects, our design partners have developed the attached designs in conjunction with Pittsburgh Sports Artist Dino Guarino whose art will be featured at Josh Gibson Park.

The Foundation will raise the funds to: design and construct the memorial, fund a marketing and communications plan, fund a long-term maintenance fund and develop and execute ongoing Park events. We are currently in the review and approval process. We are also meeting with political, corporate and community leaders to make them aware of this exciting project.



POINTS OF INTEREST

- 1 Proposed Josh Gibson Park
- 2 Carnegie Science Center
- 3 UPMC Sports Works
- 4 Heinz Field
- 5 Pittsburgh Children's Museum
- 6 Riverside Park
- 7 PNC Park
- 8 Warhol Museum
- 9 Heinz History Center
- 10 Point State Park
- 11 Duquesne Incline
- 12 Mellon Park
- 13 Mellon Arena
- 14 PNC Firstside Park
- 15 Station Square
- 16 Mt. Washington
- 17 Monongahela Incline
- 18 Tribute to Children
- 19 Highmark Stadium

River Trail Loop

Vicinity Map – Points of Interest

A Deep Rich Pittsburgh History



Josh Gibson Foundation History

Considered one of the greatest home run hitters, most feared sluggers of any era, and called by many "the Black Babe Ruth", Josh Gibson left an undeniable legacy of greatness and accomplishment. To honor that legacy of achievement, the surviving family members established a private, non-profit foundation in 1994. The goal of the foundation is to provide the type of access that Josh Gibson never enjoyed with the creation of facilities and baseball fields dedicated to the youth of the Pittsburgh community.

The Josh Gibson Foundation has evolved into an organization dedicated to providing a variety of academic and athletic programs that allow the next Josh Gibson to reach his or her potential. In addition, another goal is the establishment of the Josh Gibson Negro League Museum. Because preserving a heritage of achievement helps inspire the accomplishments of tomorrow

Josh Gibson Park Design Team

Buchanan Ingersoll and Rooney
Innovation Sports and Entertainment
Astorino
Pittsburgh Sports Artist Dino Guarino
Forest City Commercial Group
Josh Gibson Park Foundation

Dino Guarino

Biography

Dino Guarino is a noted Pittsburgh artist and historian. He plies his art to masterfully evoke nostalgic moments of simpler times. His works are vivid portrayals of the heart and soul of long past.

His early years were dedicated to studying ecclesiastic art at the Joseph Poli Art Studios of Pittsburgh. Incorporating Roman Catholic and Byzantine iconology, he designed and executed wall murals and refurbished statuary throughout Western Pennsylvania. Dino's knowledge of iconology, coupled with his exactness for detail resulted in his being commissioned to design hand painted vestures for Pope John Paul II. His Holiness wore these vestments depicting St. Peter and St. Maximillian Kolbe throughout his tour of the South American missions.

With a background centered in and about Pittsburgh, it should come as no surprise that Dino is also a sports enthusiast. His ability to blend artistry and history offers a fresh look at the American sports scene. His passion for sports has inspired many of his works.

In 1984 he unveiled his first exhibits in cooperation with the National Football League and the Pittsburgh Steelers. In April of 1989, Dino was commissioned by the Pittsburgh Pirates to paint a series of sport illustrations which appeared regularly in the Pittsburgh Pirate Programs. Dino's first print, "The Hit That Closed Down the Town," illustrating Mazeroski's now legendary 1960 World Series homerun was a sell-out. His lithograph entitled simply "Roberto," an oil rendering of the late great Pirate superstar Roberto Clemente sold out within one year. His "Mario" Lemieux limited edition experienced the same success. Dino began publishing his own works through the Guarino Gallery in the fall of 1991.

In 1994 in cooperation with the NFL and the Pro Football Hall of Fame, Dino developed Flatbush and Forbes, a sport products line depicting gridiron greats of the past. Most of his artwork appears on soft goods such as tee-shirts, sweatshirts, mugs and plates. Another Pirate commission in 2000 had Dino's artwork adorning the Pittsburgh Pirate season tickets for the final season ever to be played at Three Rivers Stadium.

In the spring of 2002 Dino designed the logos and uniforms for the newly formed Frontier Baseball League entry, the "Washington Wild Things." The year 2005 saw Dino chosen as the exclusive artist for the Dapper Dan Charity Gala and commissioned to paint an original work of golf legend Arnie Palmer. Also in 2005 Steelers V.P. Art Rooney Jr. asked Dino to create a series of charcoal sketches. The series is entitled "The Chief's Favorites," and includes such notable players as Armand Niccolai, Bullet Bill Dudley and Bobby Laine. The collection has appeared in several book publications.

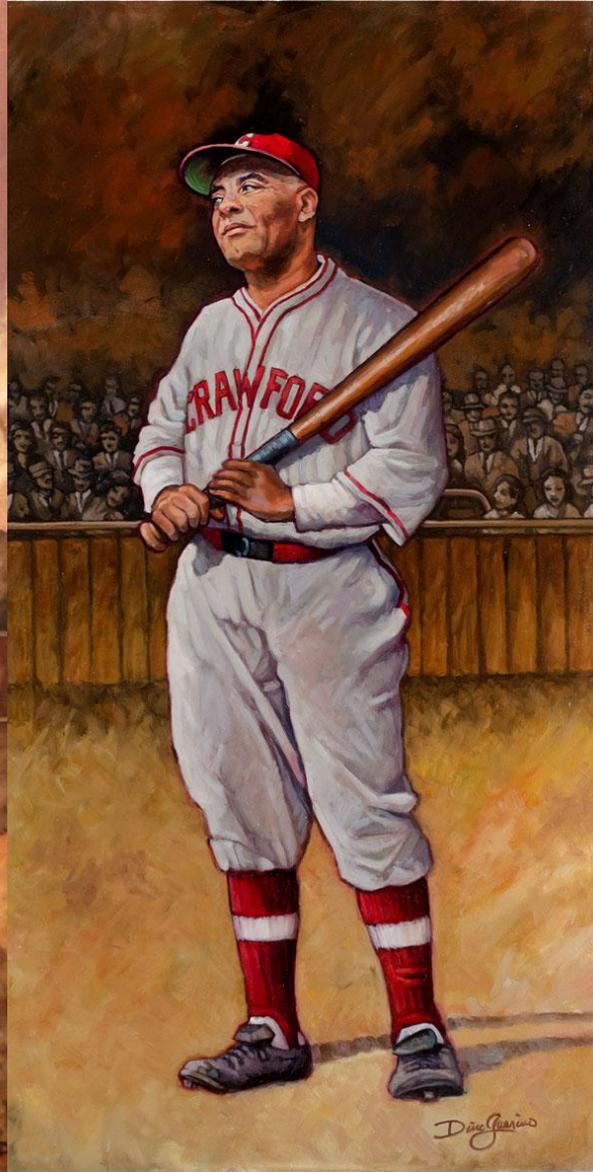
In 2010 Dino was commissioned to create an adoration room in the Baptistery of the Epiphany Church located in the uptown section of Pittsburgh. Five murals were designed and installed depicting "Christ & the Sacraments," surrounded by adoring angels. The walls are marbled and finished with gold leaf cornice work. The project took one year to complete. The Epiphany is perhaps one of Pittsburgh's most visited churches and the newly renovated Baptistery has become one of its primary focal points.

Through his work, Dino has been actively involved in raising money for several charities including cancer research and diabetes. Over the years he has sold prints and originals throughout the United States as well as Canada and Europe.





Josh Gibson



Oscar Charleston

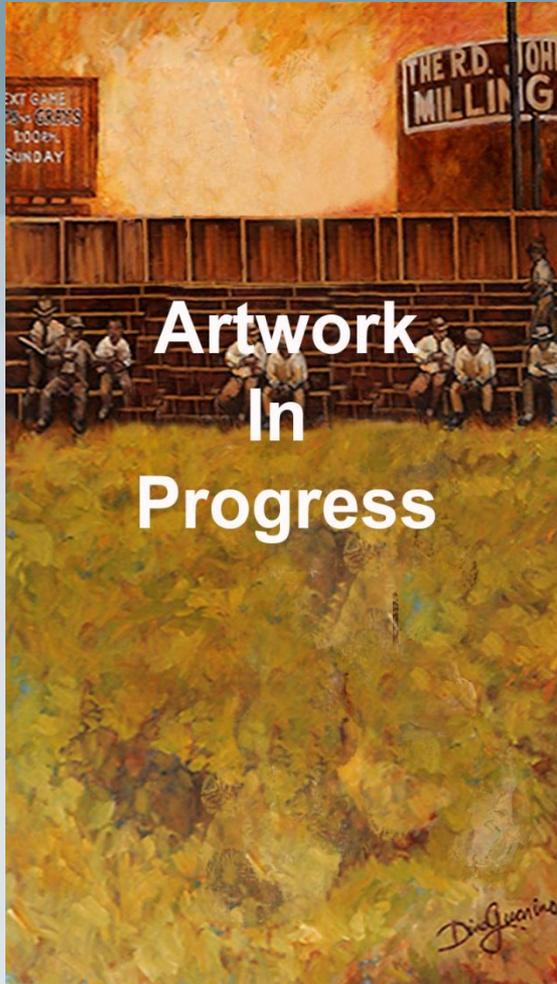


Satchel Paige

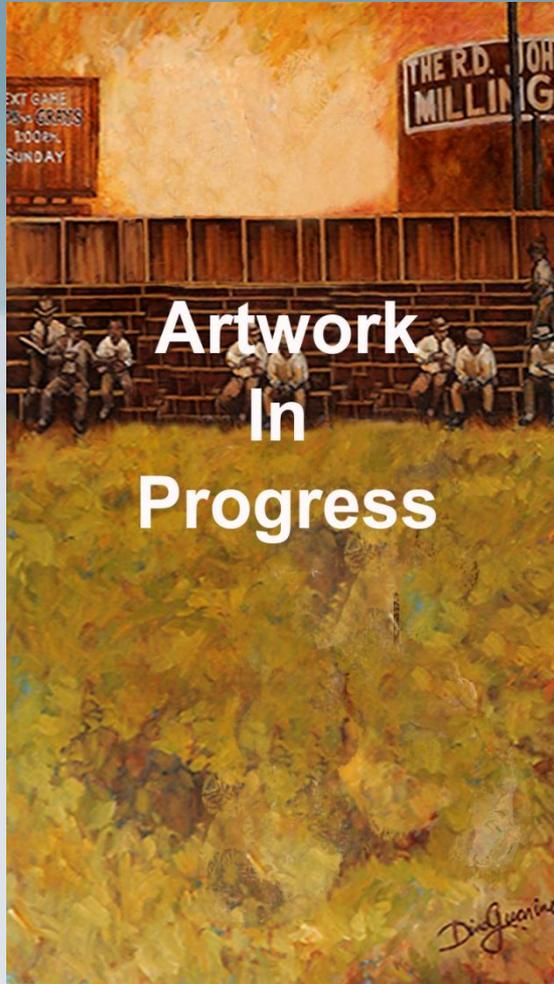
Buck Leonard

Cool Papa Bell

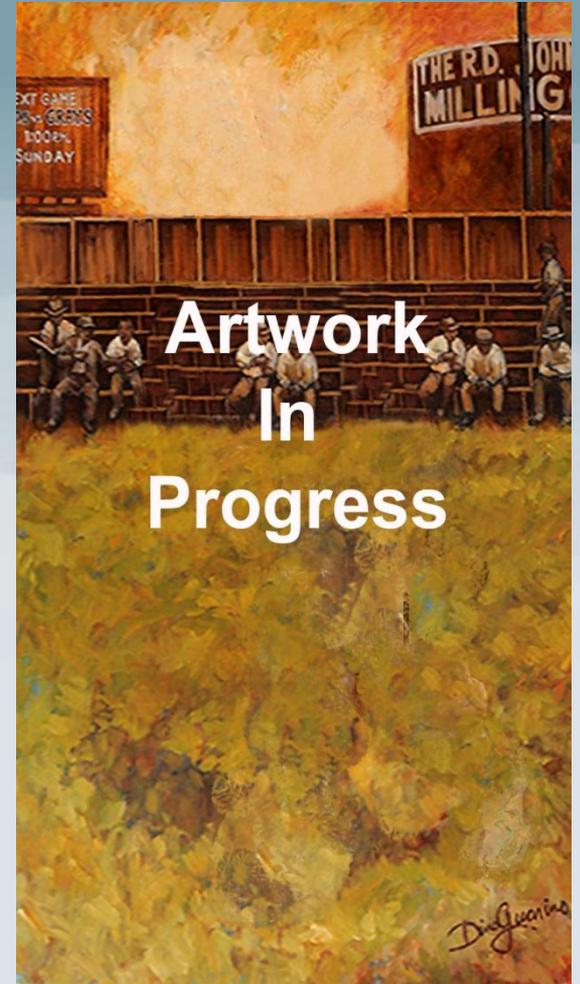
ASTORINO
Architecture Engineering Interior Design Design/Build



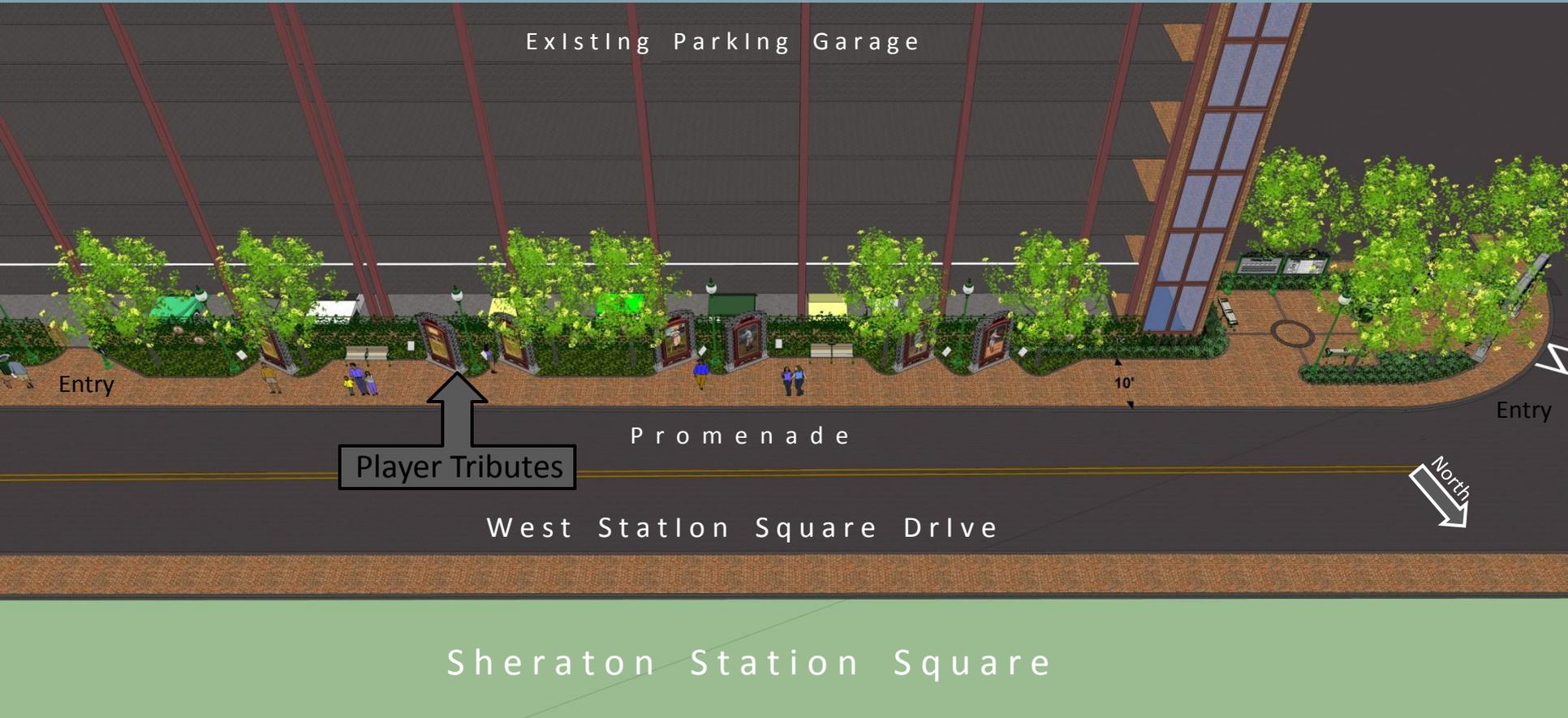
**Cumberland
Posey**



Judy Johnson



Vic Harris





Park Hardscape Plan View



View Looking from Station Square Drive



View Looking Toward Smithfield Street



View Looking Toward Riverhounds Stadium

A Signage Package will be developed with Naming Partners to be submitted to the City of Pittsburgh for review and approval.



Proposed Gateway View

Naming Partner



Homestead Grays and Crawfords History

The Homestead Grays club is perfect, black baseball's most distant franchise. Formed in 1912 by Gus Leonard Paine, the Grays were the only continuous operation for 38 seasons.

Following independent play to the excitement of league officials, Paine abandoned team participation in league play until 1930 when he himself organized the B level East West League. Following the successful launch of the league at that time the league collapsed before completing its first and only season.

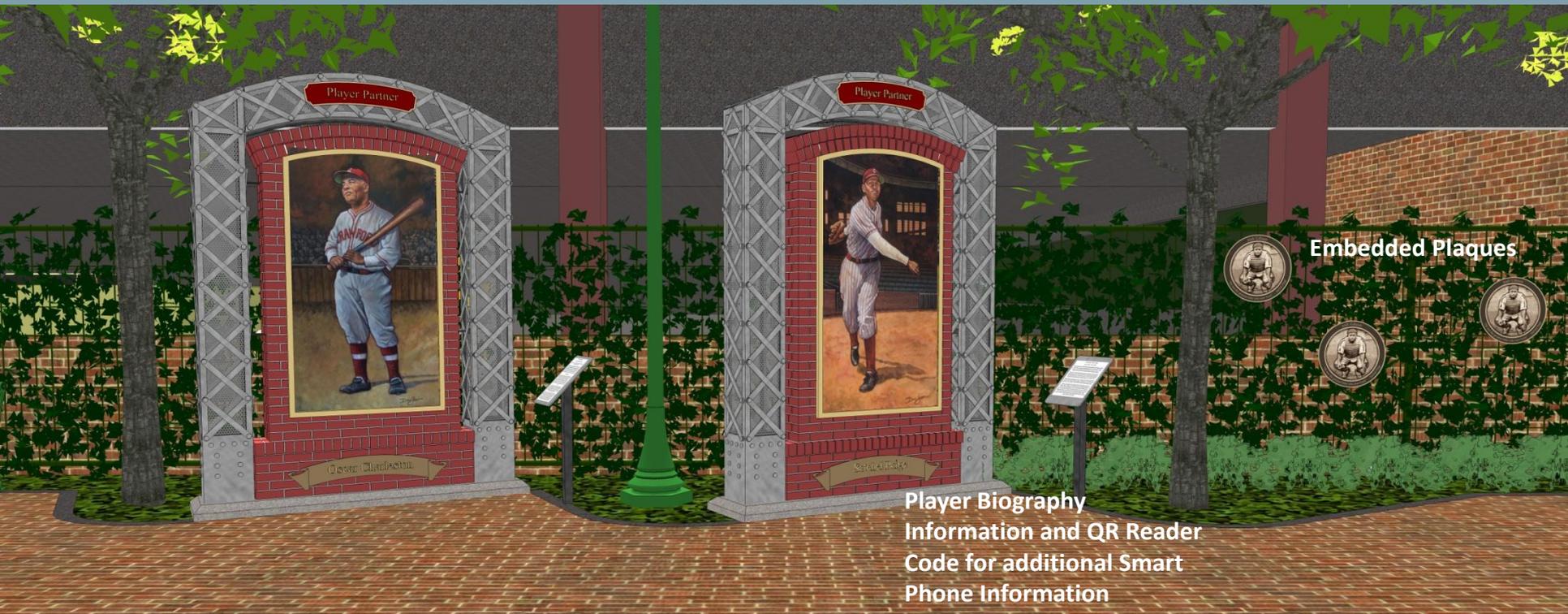
Ultimately recognizing the financial benefits of affiliating with existing league organizations, Paine joined the Grays to the Negro National League in 1933. While the all star lineup of the Pittsburgh Crawfords, led the Grays well out of pennant competition during their first ten seasons in the NNL, the club folded in 1937.

With the near collapse of the Crawfords, both clubs returned to the Grays in 1937 and continued with vigor. Each club was to prove the Grays to have success in Negro National League championships and three Negro World Series titles.

After the collapse of the Negro National League after the 1948 season, the Grays managed to continue as an independent club, but ultimately disbanded at the close of the 1950 season.

During the late 1940s through the 1940s the Grays played their home games at Pittsburgh's Foster Field, home of the Pittsburgh Pirates. However, during this same period the club adopted the Washington, D.C. area as its "home away from home" and attended many of its "home" games at Washington's Griffith Stadium, the home park of the Washington Senators.

Proposed Partner Recognition and History Plaques

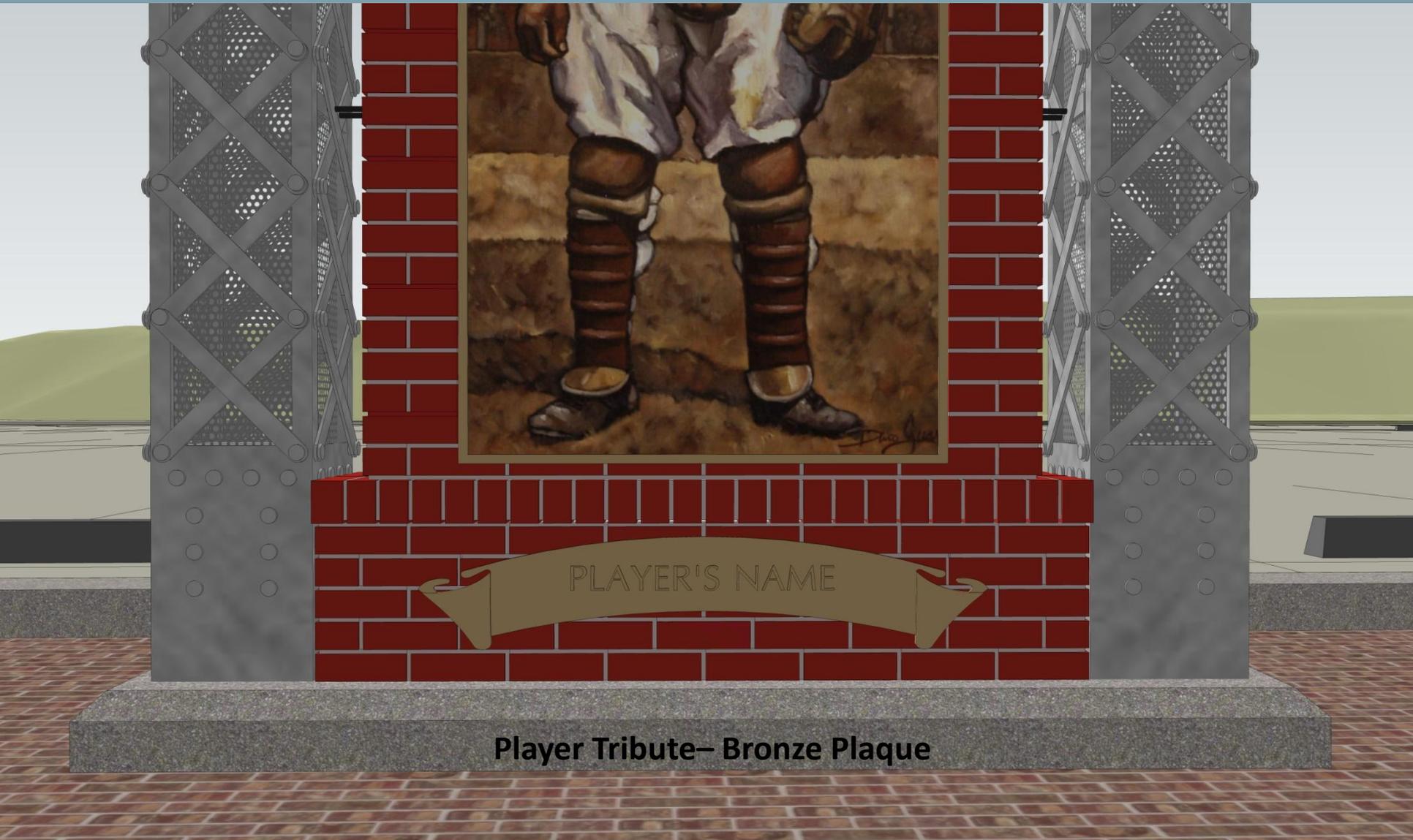


Player Biography
Information and QR Reader
Code for additional Smart
Phone Information

Player Tributes



Player Tribute Design



Player Tribute— Bronze Plaque



Proposed Gateway Entry

A Signage Package will be developed with Naming Partners to be submitted to the City of Pittsburgh for review and approval

ASTORINO
Architecture Engineering Interior Design Design/Build

Naming Partner



Partnering Opportunities (Examples)

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Architecture Engineering Interior Design Design/Build

Player Tribute Partner may have their organization's name placed here in bronze raised relief finish and red background.



Player Partner Plaque Design (Example)



Bench Partner with Rectangular Plaque Recognition on Bench (Example)



Donor partner may replace this Satchel Paige quote with their own name and quote.

14" Diameter - Josh Gibson Embedded Plaque Design (Example)

ASTORINO
Architecture Engineering Interior Design Design/Build

Conclusion and Partnering Opportunities

This tribute to Josh Gibson and the players of the Homestead Grays and Pittsburgh Crawfords will serve as an inspiring educational display of the negro leagues for generations to come. Each player tribute is shown in a classic pose of the player in a colorized bronze relief supported by a wall and metal frame made of materials that resonate to the historical memory of baseball. This park will provide historical photos and information about the players as well as the teams. There will be space for gathering of groups and benches to relax on while enjoying the displays and occasional events. In addition to many baseball fans this park will be used and seen by many people who visit Historic Station Square, The Gateway Clipper, Riverhounds Stadium , the Sheraton Conference Center. We appreciate you taking time to review the Josh Gibson Park Project and welcome you to the day when it opens.

We are currently talking with funding partners to construct and maintain this tribute.

SENATOR JOHN HEINZ
HISTORY CENTER
IN ASSOCIATION WITH THE SMITHSONIAN INSTITUTION

1212 Smallman Street | Pittsburgh, PA 15222-4200 | 412-454-6000 | www.heinzhistorycenter.org

March 26, 2013

Sean Gibson
Josh Gibson Foundation
Ammon Recreation Center
2217 Bedford Ave.
Pittsburgh, PA 15219

Dear Sean:

The Senator John Heinz History Center supports the work of the Josh Gibson Foundation to create outdoor exhibits that share the rich history of the Negro Leagues at Heritage Park in Station Square. The Gibson Foundation has partnered with the Heinz History Center and Sports Museum on several projects related to both Josh Gibson and the Negro Leagues, including exhibits, the National Negro League conference, and programs. The Sports Museum is home to a museum life figure of Josh Gibson, as well as exhibits on the subject of Negro League baseball. We see the opportunity to cross promote the Western Pennsylvania Sports Museum here at the History Center with Heritage Park and to develop programming in partnership with the Josh Gibson Foundation. We look forward to working with the Foundation as they complete this important project and partnering with them in the future to share this history with visitors to the History Center and Heritage Park.

Sincerely,



Andrew E. Masich
President and CEO

Cc:

Anne Madarasz
Ned Schano



42ND DISTRICT
WAYNE D. FONTANA
SENATE BOX 209942
HARRISBURG, PA 17189-2042
717-797-5300
FAX: 717-772-5484
302 BROOKLINE BOULEVARD
PITTSBURGH, PA 15226-2106
412-344-2251
FAX: 412-344-3400
KENNAWR PLAZA
524 PINE HOLLOW ROAD
KENNEDY TOWNSHIP, PA 15136-1661
412-331-1508
FAX: 412-331-2079
1660 BROADWAY AVENUE
PITTSBURGH, PA 15216-3247
412-343-2080
FAX: 412-343-2418
EMAIL: fontana@senweb.com
www.senatorfontana.com



Senate of Pennsylvania

May 10, 2013

Mr. Sean Gibson
Josh Gibson Foundation
Ammon Recreation Center
2217 Bedford Avenue
Pittsburgh, PA 15219

Dear Mr. Gibson:

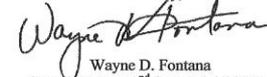
It is with great pleasure that I convey my sincere appreciation and support of the Josh Gibson Foundation. Your organization's current project on the outdoor exhibits at Heritage Park is just another example of the exemplary effort in your educational and community outreach.

Since the Foundation's establishment in 1994, our region's youth has been the beneficiary of your commitment to inclusion and civic responsibility. These qualities aptly capture the spirit of how Josh Gibson lived his life and found a sense of self in both the personal pride and collective sense of team work that the sport of baseball provided him. Through your organization, new generations of our youth will gain the qualities needed to foster emotional growth and sense of civic responsibility.

As your state Senator, I look forward to working with the Josh Gibson Foundation on this project and those to come. I believe that together we can honor Josh's legacy and fulfill the dreams he has for himself and those of his teammates.

I wish you continued success in all that you do.

Sincerely,



Wayne D. Fontana
State Senator, 42nd Senatorial District

WDF/cd

Voices of Community Support

ASTORINO
Architecture Engineering Interior Design Design/Build



THERESA KAIL-SMITH
Councilwoman, City of Pittsburgh - District 2
Chair, Public Safety



Sean L. Gibson
Executive Director
2217 Bedford Ave
Pittsburgh PA 15219

December 14, 2012

Dear Mr. Gibson:

I am writing in support of the Josh Gibson Park to be located on the South Shore of Pittsburgh.

Josh Gibson was known as "the Babe Ruth of the Negro Leagues." He began as a pro at 18 with the Homestead Grays in 1930 and was voted into the Hall of Fame in 1972. His story and similar stories of the players of the Negro Baseball League will be displayed within the park.

The Josh Gibson Park will be a way to preserve the history of African American Baseball and of this American sport and a wonderful way to pay tribute to the family of Josh Gibson who reside in District 2. I would be honored to have such a park in my district.

Sincerely,

Theresa Kail-Smith
Council Member
District 2

510 City-County Building • Pittsburgh, Pennsylvania 15219
412-255-8963 • Fax: 412-255-8644
theresa.kail-smith@city.pittsburgh.pa.us



Voices of Community Support

ASTORINO
Architecture Engineering Interior Design Design/Build



HOOVER

LEONARD
(GRAY)

PEARSON
(NEWARK)

1945

William L. Astorino

ASTORINO
Architecture Engineering Interior Design Design/Build

“Preserving Pittsburgh History and Rich Sports Legacy”



ASTORINO
Architecture Engineering Interior Design Design/Build

**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: See attached sheet		Phone Number: ()	
Address:	City:	State:	Zip Code:
2. Applicant/Company Name: AUDG Holdings, LLC		Phone Number: (229) 219-8127	
Address: 348 Enterprise	City: Valdosta	State: GA	Zip Code: 31601
Applicant/Contractor ID:(assigned by the City) To be determined			
3. Development Name: Apartments at 3333 Forbes Avenue			
4. Development Location: Between Forbes and Fifth Avenues in the OPR-C District			
5. Development Address: See attached sheet/3333 Forbes Avenue			
6. If applicant is proposing a change to the Zoning District, the following is required: (Attach Zone Change Petition)			
Proposed Zoning District:	N/A		
Present Use of Site: (Select from attached list)	N/A		
7. If a Certificate of Occupancy exists, the following is required:			
Certificate of Occupancy#:N/A	Date Issued: N/A	Existing Use of Property: N/A	
8. Estimated Construction:	Start Date: 10/1/14	Occupancy Date: 7/1/16	Project Cost: \$66.7 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): See attached sheet			
10. Select the Type of Work:			
<input checked="" type="checkbox"/> New Construction, New	<input type="checkbox"/> Renovation, Interior New		
<input type="checkbox"/> Construction,	<input type="checkbox"/> Renovation, Exterior		
<input type="checkbox"/> Change in Use Only	<input type="checkbox"/> Renovation, Change in Use		
11. Describe the Development: New construction of 389 Apartment Units, integrated parking; and ground floor commercial and retail. A set of Plans is provided together with this application.			
12. Is a Land Operations Permit needed? <input checked="" type="checkbox"/> YES <input type="checkbox"/> 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: 57,600 sq ft
 Existing to be Retained: 0 sq. ft
 Retained Area to be Renovated: 0 sq ft
 To be Constructed: 550,048 sq ft
 Building Footprint: 55,215 sq ft

	Existing		Proposed	
	Stories	Feet	Stories	Feet
Main Structure	N/A	N/A	13	120
Proposed Addition/Extension				

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

16. Number of Dwelling Units:
 Existing to Remain: 0 Proposed: 389

17. Lot Area: 63,431 sq ft

18. On Site Parking: N/A

	Existing	Proposed
Full (8 1/2' x 19')	79	291*
Compact (7 1/4' x 16')	N/A	68
Handicap (13 1/2' x 19')	N/A	9

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

*Administrator Exceptions Requested for 18' long parking spaces (as needed) and 3 loading docks in lieu of 5.

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

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

DEPARTMENT OF CITY PLANNING
DEVELOPMENT ADMINISTRATION AND REVIEW (ZONING)

Office of the Zoning Administrator

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

DEVELOPMENT REVIEW APPLICATION

WATER AND SEWER INFORMATION

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

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

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

 2 New Water Service Connection(s) 1 Termination of Existing Water Service Tap(s)
 2 New Sewer Service Connection(s) 0 Termination of Existing Sewer Service Tap(s)

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

YES NO

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

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

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

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

WORK IN AND AROUND THE CITY RIGHTS-OF-WAY

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

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

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

Applicant Signature: Michael A. Kostrew (as Attorney for Applicant)

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	52. Educational Classroom Space (General)	100. Restaurant, Fast-Food (General)
1. Single-Unit Detached Residential	53. Excavation/Grading/Fill, Major	101. Restaurant (Limited)
2. Single-Unit Attached Residential	54. Firearms Business Establishment	102. Restaurant (General)
3. Two-Unit Residential	55. Forestry Activities	103. Restaurant, Liquor License (Limited)
4. Three-Unit Residential	56. Freight Terminal	104. Restaurant, Liquor License (General)
5. Multi-Unit Residential	57. Funeral Home	105. Retail Sales and Services (Limited)
6. Assisted Living Class A	58. Gaming Enterprise	106. Retail Sales and Services (General)
7. Assisted Living Class B	59. Golf Course	107. Retail Sales and Services, Residential Convenience
8. Assisted Living Class C	60. Grocery Store (Limited)	108. Safety Service
9. Community Home	61. Grocery Store (General)	109. Salvage Yard
10. Dormitory	62. Hazardous Operations	110. School, Elementary or Secondary (Limited)
11. Fraternity/Sorority	63. Helipad	111. School, Elementary or Secondary (General)
12. Housing for the Elderly (Limited)	64. Heliport	112. Service Station
13. Housing for the Elderly (General)	65. Helistop	113. Sidewalk Cafe
14. Multi-Suite Residential (Limited)	66. Hospital	114. Transit Facility
15. Multi-Suite Residential (General)	67. Hotel/Motel (Limited)	115. Utility (Limited)
16. Personal Care Residence (Large)	68. Hotel/Motel (General)	116. Utility (General)
17. Personal Care Residence (Small)	69. Incinerator, Solid Waste	117. Vehicle/Equipment Repair (Limited)
Non-Residential Uses	70. Laboratory/Research Services (Limited)	118. Vehicle/Equipment Repair (General)
18. Adult Entertainment	71. Laboratory/Research Services (General)	119. Vehicle/Equipment Sales (Limited)
19. Agricultural Use	72. Laundry Services	120. Vehicle/Equipment Sales (General)
20. Amusement Arcade	73. Library (Limited)	121. Vocational School (Limited)
21. Animal Care (Limited)	74. Library (General)	122. Vocational School (General)
22. Animal Care (General)	75. Manufacturing and Assembly (Limited)	123. Warehouse (Limited)
23. Art or Music Studio	76. Manufacturing and Assembly (General)	124. Warehouse (General)
24. Public Assembly (Limited)	77. Medical Office/Clinic (Limited)	125. Warehouse, Residential Storage
25. Public Assembly (General)	78. Medical Office/Clinic (General)	126. Welding or Machine Shop
26. Bank or Financial Institution (Limited)	79. Nursery, Retail (Limited)	127. New and Unlisted Uses
27. Bank or Financial Institution (General)	80. Nursery, Retail (General)	
28. Basic Industry	81. Office (Limited)	
29. Bed and Breakfast (Limited)	82. Office (General)	
30. Bed and Breakfast (General)	83. Outdoor Retail Sales and Service [Non-Accessory Use]	
31. Car Wash	84. Parking, Commercial (Limited)	
32. Cemetery	85. Parking, Commercial (General)	
33. Check Cashing	86. Parking Structure (Limited)	
34. Child Care (Limited)	87. Parking Structure (General)	
35. Child Care (General)	88. Parks and Recreation (Limited)	
36. Club (Limited)	89. Parks and Recreation (General)	
37. Club (General) other than the limited type described above.	90. Pawn Shop	
38. College or University Campus	91. Recreation and Entertainment, Indoor (Limited)	
39. Communication Tower, Class A	92. Recreation and Entertainment, Indoor (General)	
40. Communication Tower, Class B	93. Recreation and Entertainment, Outdoor (Limited)	
41. Communication Tower, Class C	94. Recreation and Entertainment, Outdoor (General)	
42. Community Center (Limited)	95. Recycling Collection Station	
43. Community Center (General)	96. Recycling Processing Center	
44. Construction Contractor (Limited)	97. Religious Assembly (Limited)	
45. Construction Contractor (General)	98. Religious Assembly (General)	
46. Correctional Facility (Limited)	99. Restaurant, Fast-Food (Limited)	
47. Correctional Facility (General)		
48. Cultural Service (Limited)		
49. Cultural Service (General)		
50. Custodial Care Facility		
51. Educational Classroom Space (Limited)		



**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)

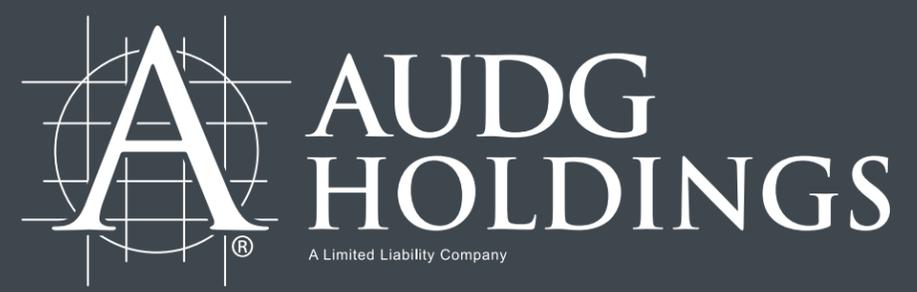
Food Safety Program
3901 Penn Avenue, Building #1
Pittsburgh, PA 15224 (412) 578-8044
www.achd.net/food/foodstart.html

Allegheny County Health Department (ACHD)

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

PITTSBURGH MIXED USE DEVELOPMENT
SCHEMATIC DESIGN

SEPTEMBER 3, 2014



NILES BOLTON ASSOCIATES





CHAPTER 1: SITE EVALUATION

- PITTSBURGH AREA MAP AND ADJACENCIES
- ZONING REQUIREMENTS AND COMPLIANCE
- ENLARGED SITE PLAN & PHOTOS
- NEIGHBORHOOD DISTANCES
- SITE PLAN
- ADA SITE PLAN

CHAPTER 2: PROGRAM

- PROJECT MATRIX
- PROGRAM FLOOR PLANS

CHAPTER 3: BUILDING PLANS & SECTIONS

- LEVEL 1
- LEVEL 2
- LEVEL 3
- LEVEL 4
- LEVEL 5
- LEVEL 6
- LEVEL 7
- LEVEL 8 - 12
- LEVEL 13
- LEVEL 14
- ZONING SECTION
- RETAIL SECTION
- SITE SECTION

CHAPTER 4: UNIT PLANS

- STUDIO TYPICAL
- 1 BED TYPICAL
- 2 BED TYPICAL
- 3 BED TYPICAL

CHAPTER 5: ELEVATIONS

- SOUTH ELEVATION
- WEST ELEVATION
- NORTH ELEVATION
- EAST ELEVATION
- MATERIALS BOARD

CHAPTER 6: PERSPECTIVES

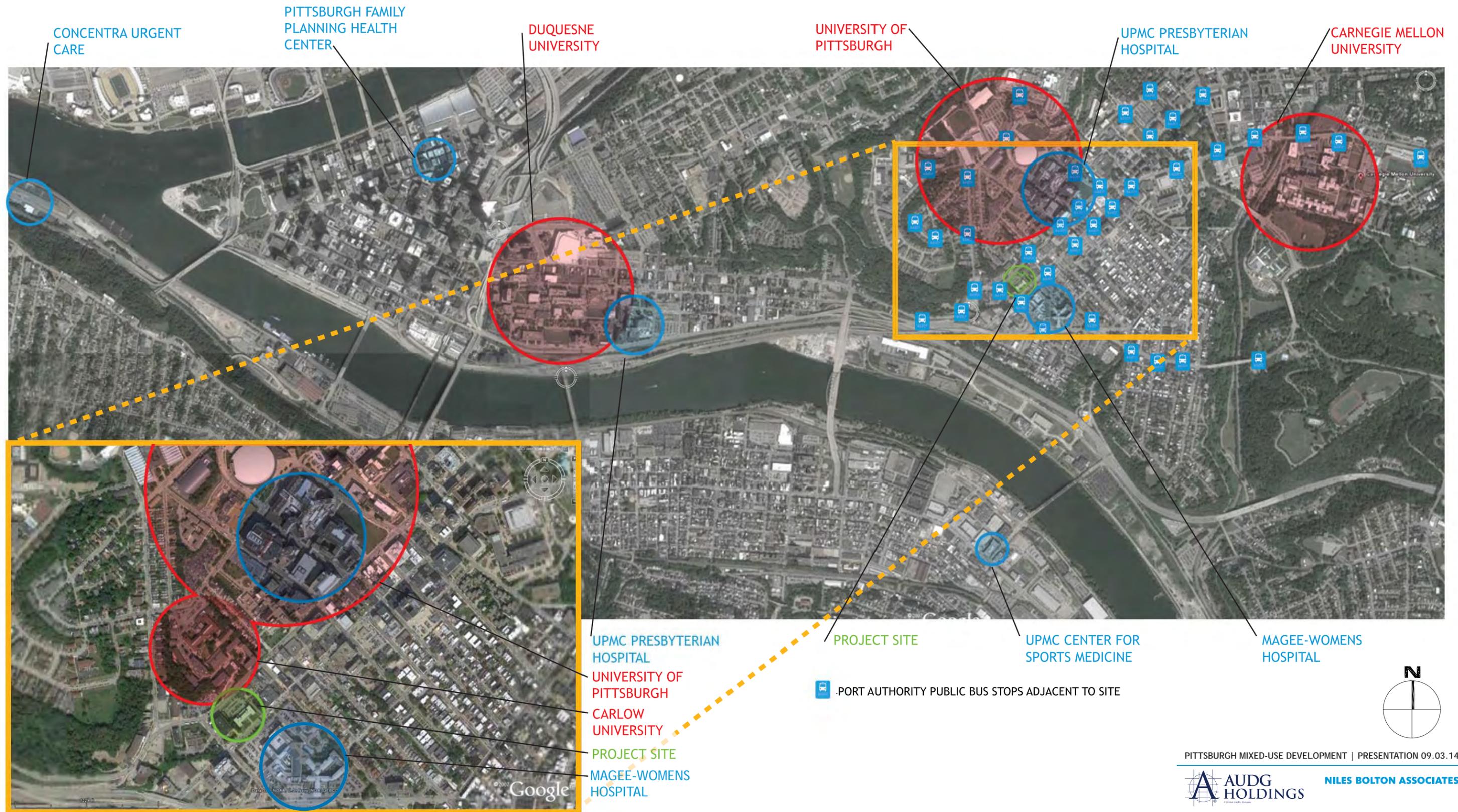
CHAPTER 7: LANDSCAPE AMENITIES

- STREETSCAPE
- OVERALL PLAN
- LOWER TERRACE
- UPPER TERRACE
- PERSPECTIVES

CHAPTER 8: SUSTAINABILITY & STORM WATER INITIATIVE

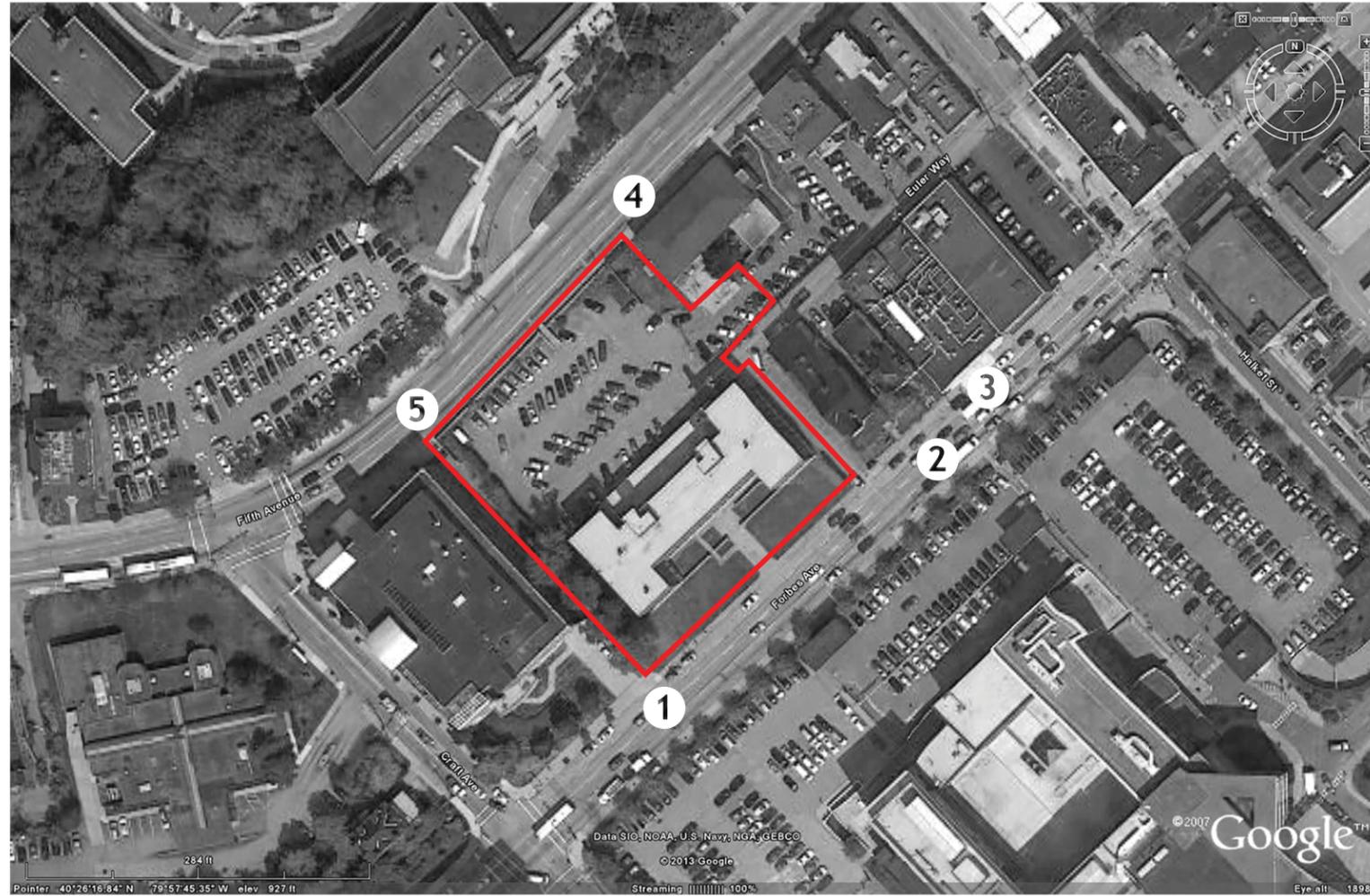






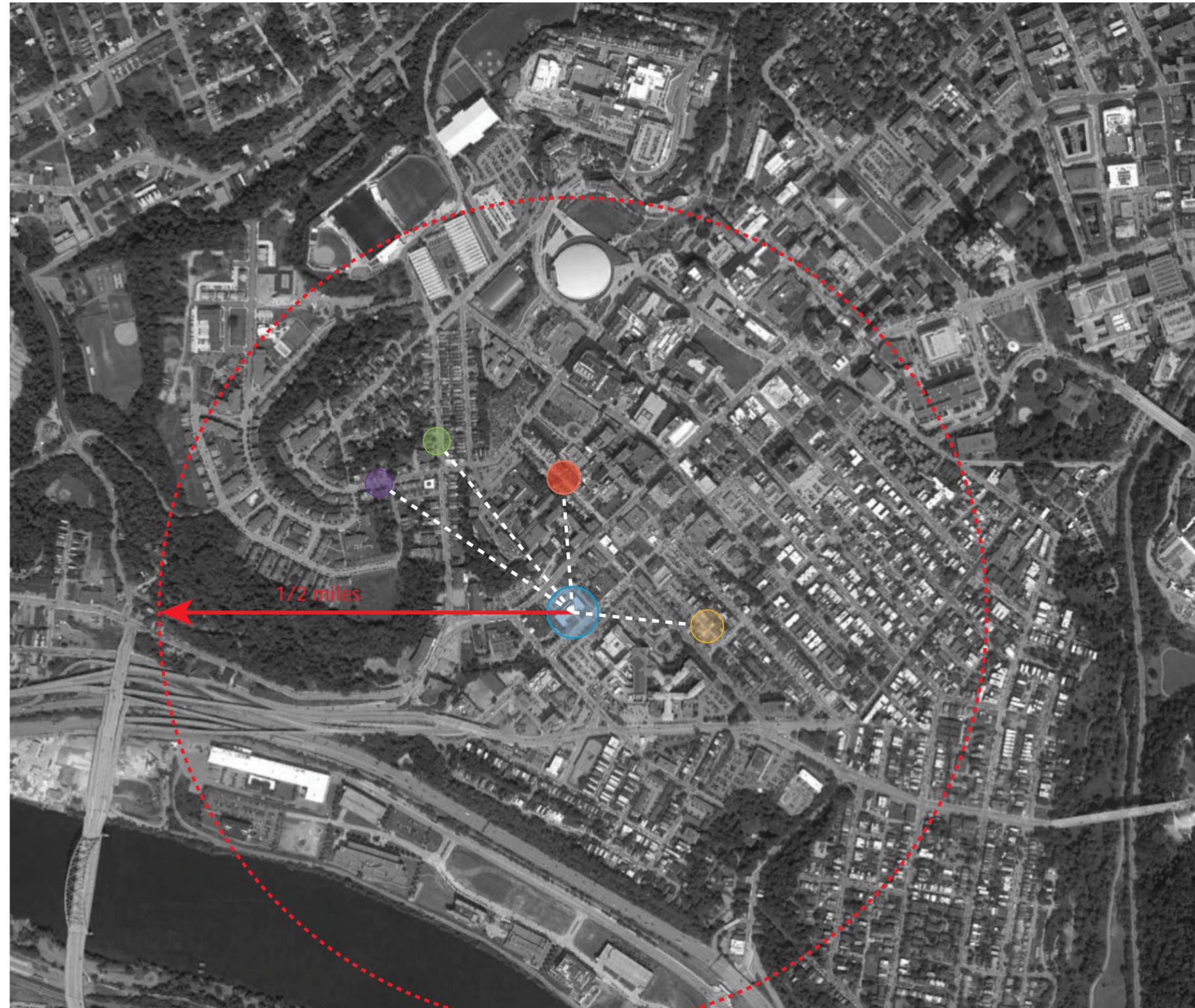
CHAPTER 1: ZONING REQUIREMENTS AND COMPLIANCE

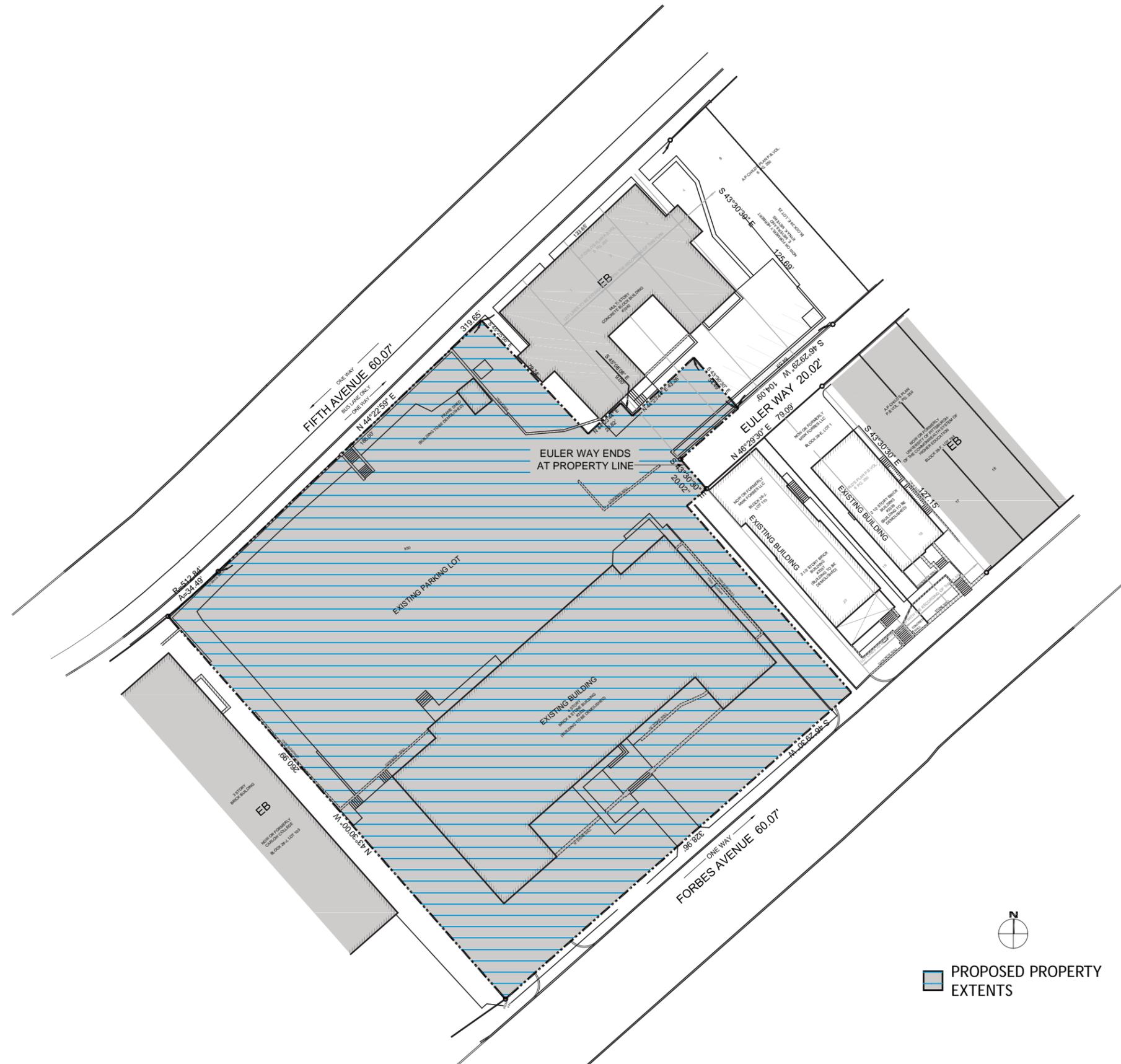
City of Pittsburgh Zoning Requirements and Compliance - 9/03/2014		
PROJECT	Pittsburgh Apartments 3333 Forbes Avenue Pittsburgh, PA	Proposed Development Residential: 389 Units GRHSF: 390,135 GSF Retail: 11,873 GSF Parking: 147,148 GSF (368 Parking Spaces)
Zoning District	Existing: Oakland Subdistrict C/OPR-C:Fifth & Forbes District	Proposed: Oakland Subdistrict C/OPR-C:Fifth & Forbes District
LOT AREA	63,431 SF (1.46 Acres)	63,431 SF (1.46 Acres)
Minimum Lot Size	Zoning Allowances / Requirements None	Proposed Development
FLOOR AREA RATIO APARTMENT		
BASE RATIO	6:1	6.35:1 (Special Exception Requested)
BASE SQUARE FOOTAGE	385,650 GSF	402,008 GSF
SPECIAL EXCEPTION	7.5:1	n/a
MAX PERMITTED SQUARE FOOTAGE PER SPECIAL EXCEPTION	482,063 GSF	402,008 GSF
*If total amount of residential floor area equals or exceeds twice the amount of bonus floor area.		
MAXIMUM LOT COVERAGE - APARTMENT	90%	87%
APARTMENT	57,847 GSF	55,215 GSF
SETBACKS		
FRONT	0	0
REAR (When adjacent to Way)	0	0
SIDEYARD	0	0
STREET SIDEYARD	0	0
MAXIMUM HEIGHT	85 FT	120 FT FROM FIFTH AVE. - (Special Exception Requested)
LINEAR DIMENSIONS ALONG STREET FRONTAGE		
FORBES AVENUE		217'-7" LINEAR FEET WITH 167'-1" OF TRANSPARENCY = 77%
FIFTH AVENUE		215'-1" LINEAR FEET WITH 135'-10" OF TRANSPARENCY BETWEEN 3'-0" AND 8'-0" = 63%
LINEAR DIMENSIONS ALONG LOT AT STREET FRONTAGE		
FORBES AVENUE		236'-6" LINEAR FEET WITH 8 TREES @ 30'-0" APART - TWO 24' CURB CUTS ALONG FORBES AVE.
FIFTH AVENUE		220'-6" LINEAR FEET = 8 REQUIRED STREET TREES. 3 TREES TO BE PROVIDED ADJACENT TO THE BUILDING FAÇADE. SEE NOTE ON PAGE 55.
PARKING		
RESIDENTIAL	275 (With Parking Reductions)	275
RETAIL / COMMERCIAL	11 (With Parking Reductions)	11 Minimum - 21 max (includes up to three (3) 15 minute loading spaces for apartment and retail use combined)
RESERVED FOR FUTURE USE	TBD	70
Total Parking Spaces		358 Minimum Spaces to 366 Max Spaces (358 shown on plan)
Note: The structural Design of the building is still in flux, and the number of spaces may change; however, at a minimum of 275 apartment spaces and 11 retail spaces will be provided.		
PARKING WITH PERSONS WITH DISABILITIES	9 Spaces (201 - 400)	9 Spaces (Included in the parking counts above) 3 Space provided for Future Use (Included)
COMPACT SPACES	143 max (Based on 358 Parking Spaces)	68 proposed (included in the parking counts above). The final number of compact spaces may be increased but no more than the max permitted by code.
BICYCLE PARKING		
RESIDENTIAL	131 (Includes parking reduction spaces)	132
LOADING SPACES		
RESIDENTIAL	4 spaces	2 spaces (Zoning Administrative Exception Requested)
RETAIL SALES	1 Additional Loading Space If Retail	1 space

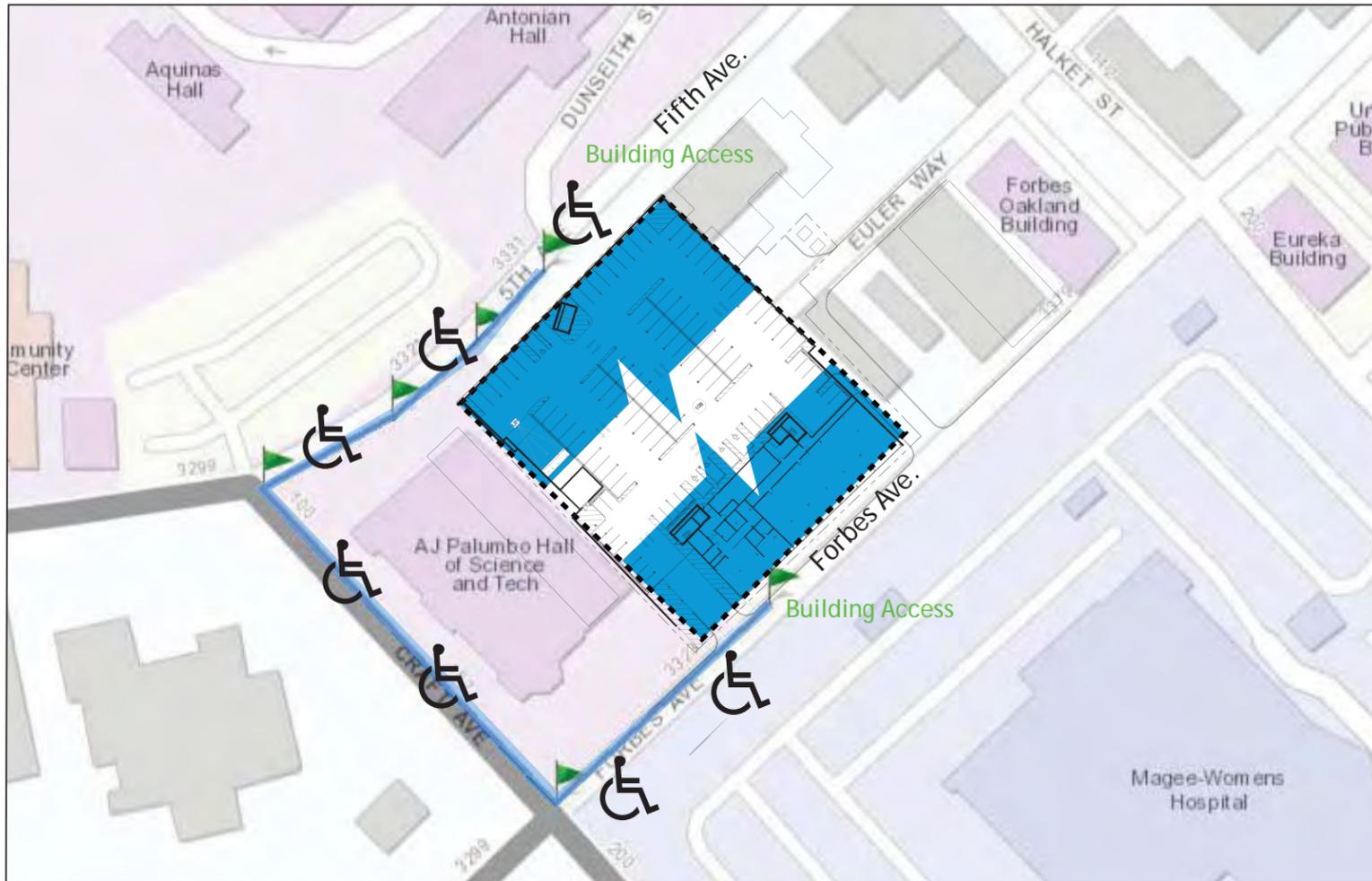


Legend

- Robinson St. .26 mi.
- Terrace St. .31 mi.
- Chesterfield Rd. .15 mi.
- Halket St. .14 mi.
- Site 3333 Forbes Ave.



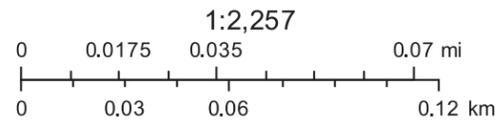




Total Distance Traveled - 845.2 ft.

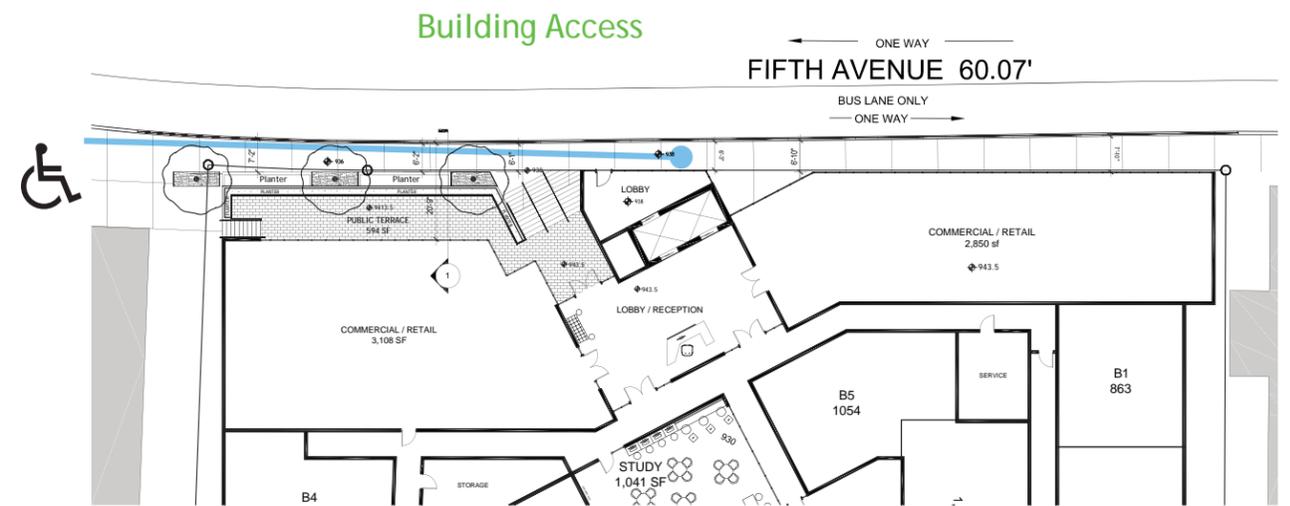


Building Footprint

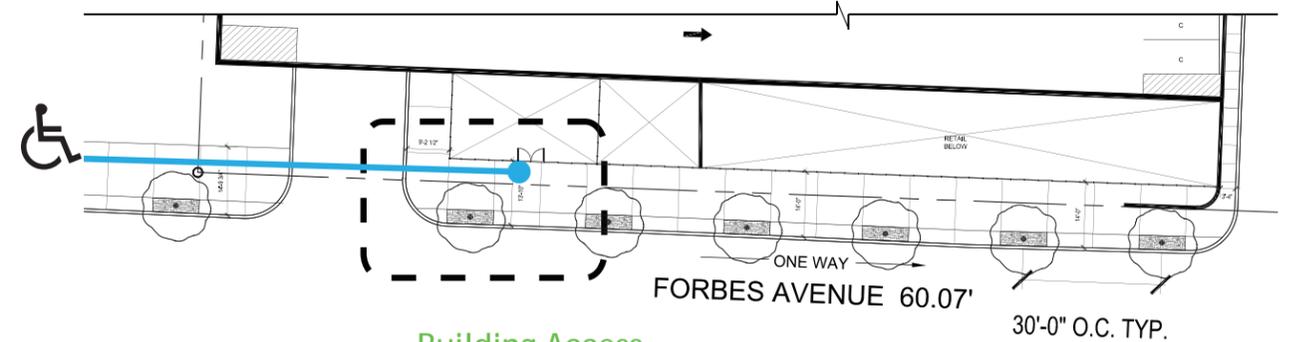


Sources: Esri, HERE, DeLorme, TomTom, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL,

mjhoma



At elevation 938'-0"

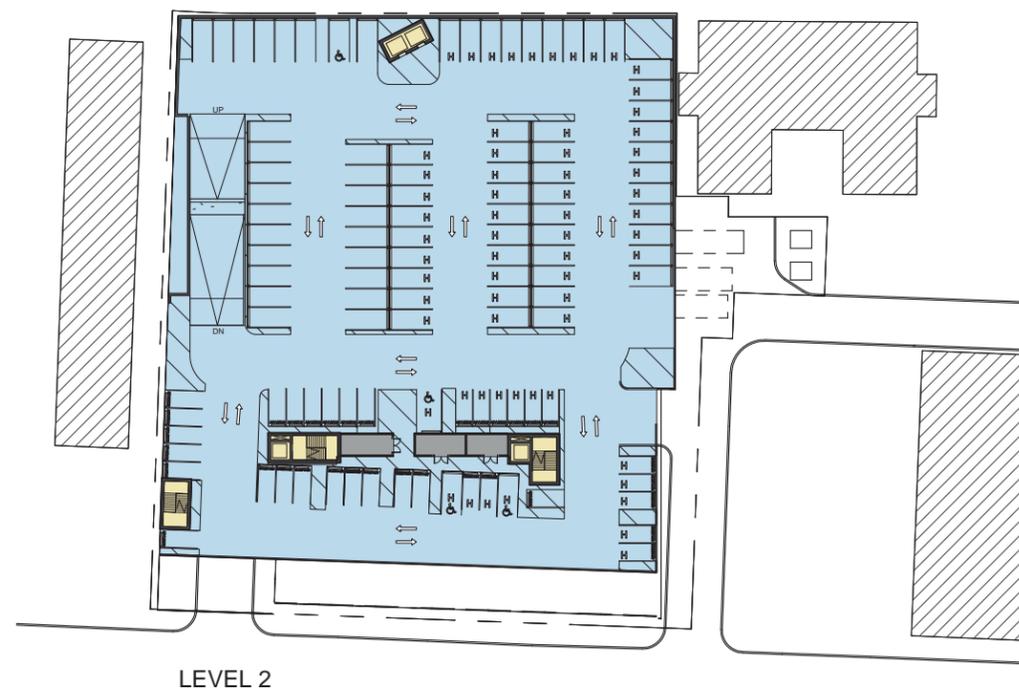
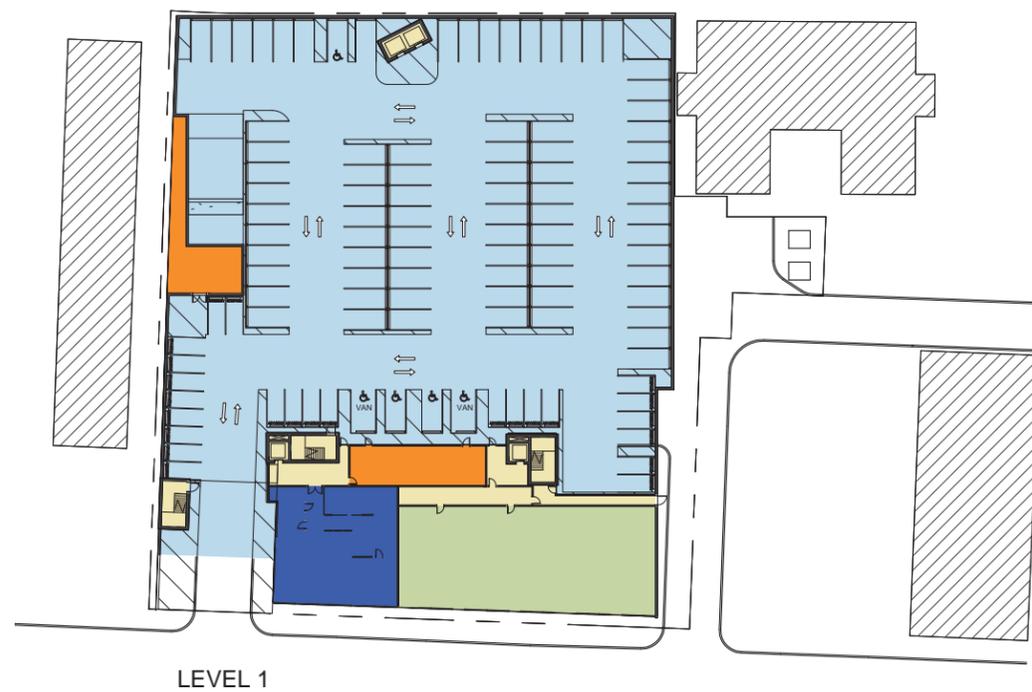
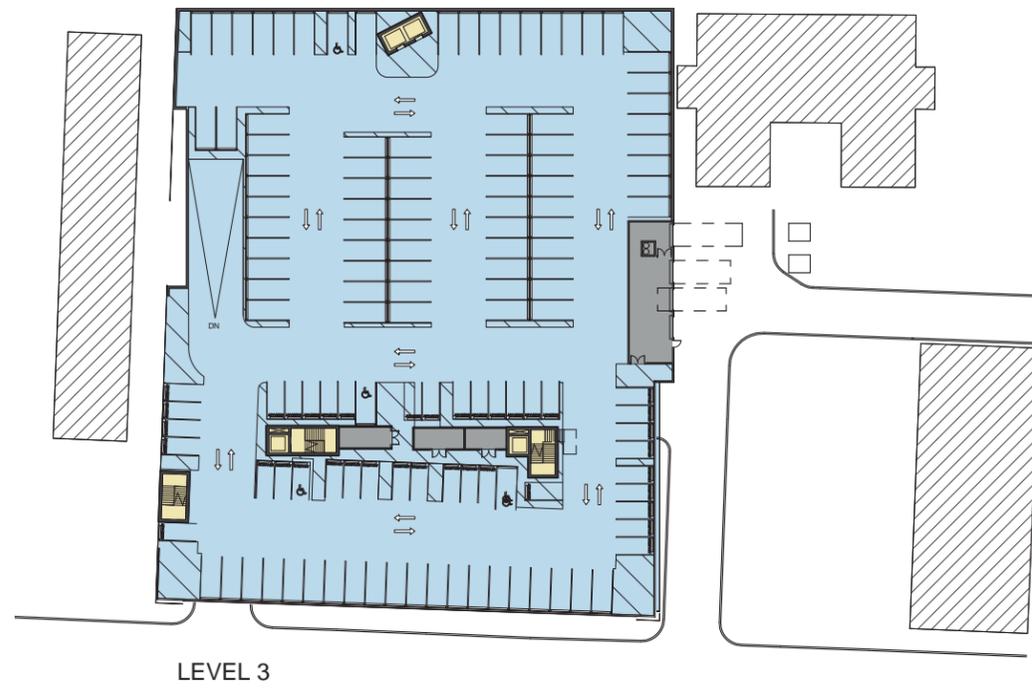


At elevation 913'-6"



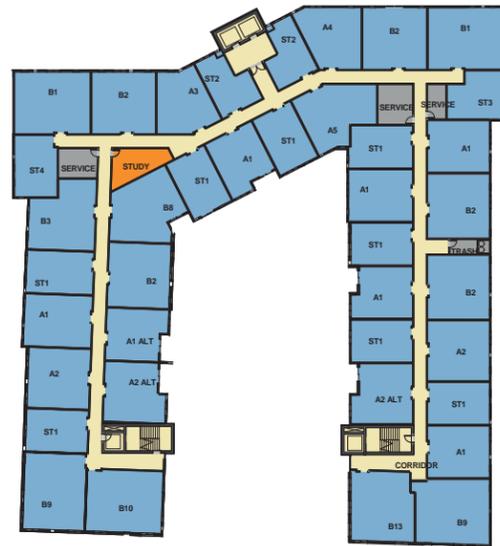
PITT HOUSING CONCEPT - 6/25/2014

Level	Residential RSF	Unit Count	Residential Core	Amenity	Terrace	Retail	Parking -V. Circ.	Parking Spaces	Service	Total GHSF	Res. GRHSF	Efficiency Residential	Unit Mix ST1	A	B	BS	C	Total Units
Level 14	25,468	37	5,366	390	0	0	0	0	0	31,224	31,224	83%	12	14	11	0	0	37
Level 13	25,468	37	5,366	1,847	408	0	0	0	0	32,681	32,681	84%	12	14	11	0	0	37
Level 12	27,333	39	5,366	390	0	0	0	0	0	33,089	33,089	84%	12	14	13	0	0	39
Level 11	27,333	39	5,366	390	0	0	0	0	0	33,089	33,089	84%	12	14	13	0	0	39
Level 10	27,333	39	5,366	390	0	0	0	0	0	33,089	33,089	84%	12	14	13	0	0	39
Level 09	27,333	39	5,366	390	0	0	0	0	0	33,089	33,089	84%	12	14	13	0	0	39
Level 08	27,333	39	5,366	390	0	0	0	0	0	33,089	33,089	84%	12	14	13	0	0	39
Level 07	23,570	35	5,383	4,135	9,190	0	0	0	0	33,088	33,088	84%	12	14	9	0	0	35
Level 06	34,818	31	6,633	390	0	0	0	0	0	41,841	41,841	84%	2	0	0	6	23	31
Level 05	34,117	30	6,752	390	0	0	0	0	0	41,259	41,259	84%	1	0	0	7	22	30
Level 04	27,746	24	7,777	1,431	9,601	6,012	0	0	0	42,966	36,954	79%	0	0	0	6	18	24
Level 03	0	0	981	0	0	0	54,234	136	0	981	981	n/a	0	0	0	0	0	0
Level 02	0	0	981	0	0	0	51,009	114	1,260	981	981	n/a	0	0	0	0	0	0
Level 01	0	0	1,491	4,190	0	5,861	41,905	108	0	11,542	5,681	n/a	0	0	0	0	0	0
Site																		
Totals	307,852	389	67,560	14,723	19,199	11,873	147,148	358	1,260	402,008	390,135		99	112	96	19	63	389
Percentages												83.25%	25.45%	28.79%	24.68%	4.88%	16.20%	100.00%



BUILDING PROGRAM LEGEND

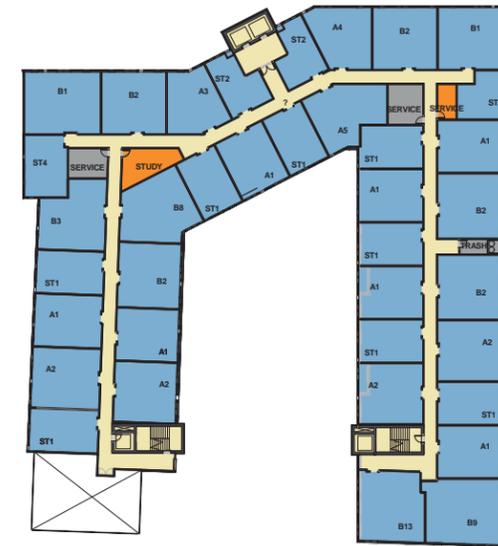
- AMENITY
- COMMERCIAL RETAIL
- CORE
- OFFICE
- PARKING
- RESIDENTIAL
- SERVICE
- TERRACE



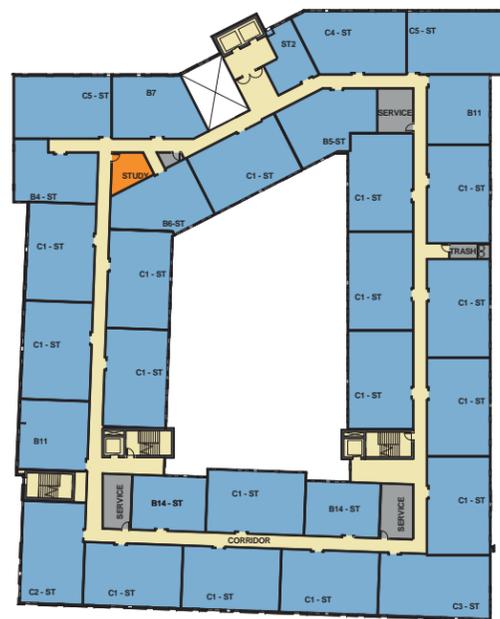
LEVEL 8-12



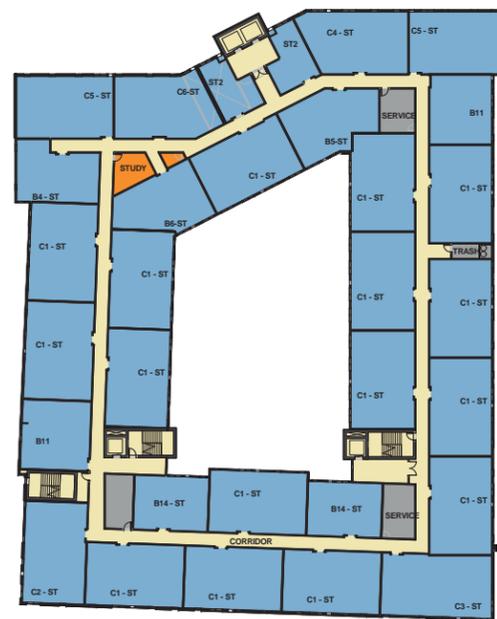
LEVEL 13



LEVEL 14



LEVEL 5



LEVEL 6



LEVEL 7

Building Area Legend

- AMENITY
- RESIDENTIAL
- CORE
- COMMERCIAL/RETAIL
- OFFICE
- SERVICE
- PARKING
- TERRACE
- ADJACENT PROPERTY

BUILDING PROGRAM LEGEND

- AMENITY
- COMMERCIAL RETAIL
- CORE
- OFFICE
- PARKING
- RESIDENTIAL
- SERVICE
- TERRACE





* Apartment visitors will share use of retail parking during overnight hours 10pm-6am (by permit).

* Parking garage will include electric car charging stations and designated hybrid parking spaces.

* Up to one (1) additional 15 minute Loading Zone Parking for deliveries may be provided based on the operational needs of the building.

■ (2) 15 min. Loading Zone Parking
* For deliveries

■ Potential reserved Zip Car parking spots in front of retail along Forbes Ave.

SEE PAGE 52

LEVEL 1
GHSF= 10,051 SF
SCALE: 1/32" = 1'-0"

PITTSBURGH MIXED-USE DEVELOPMENT | PRESENTATION 09.03.14



NILES BOLTON ASSOCIATES



- * A cross access easement for Level 2 driveway along Forbes Ave. will be obtained.
- * Applicant to obtain Encroachment Permit and/or Street Vacation for a portion of Euler Way.

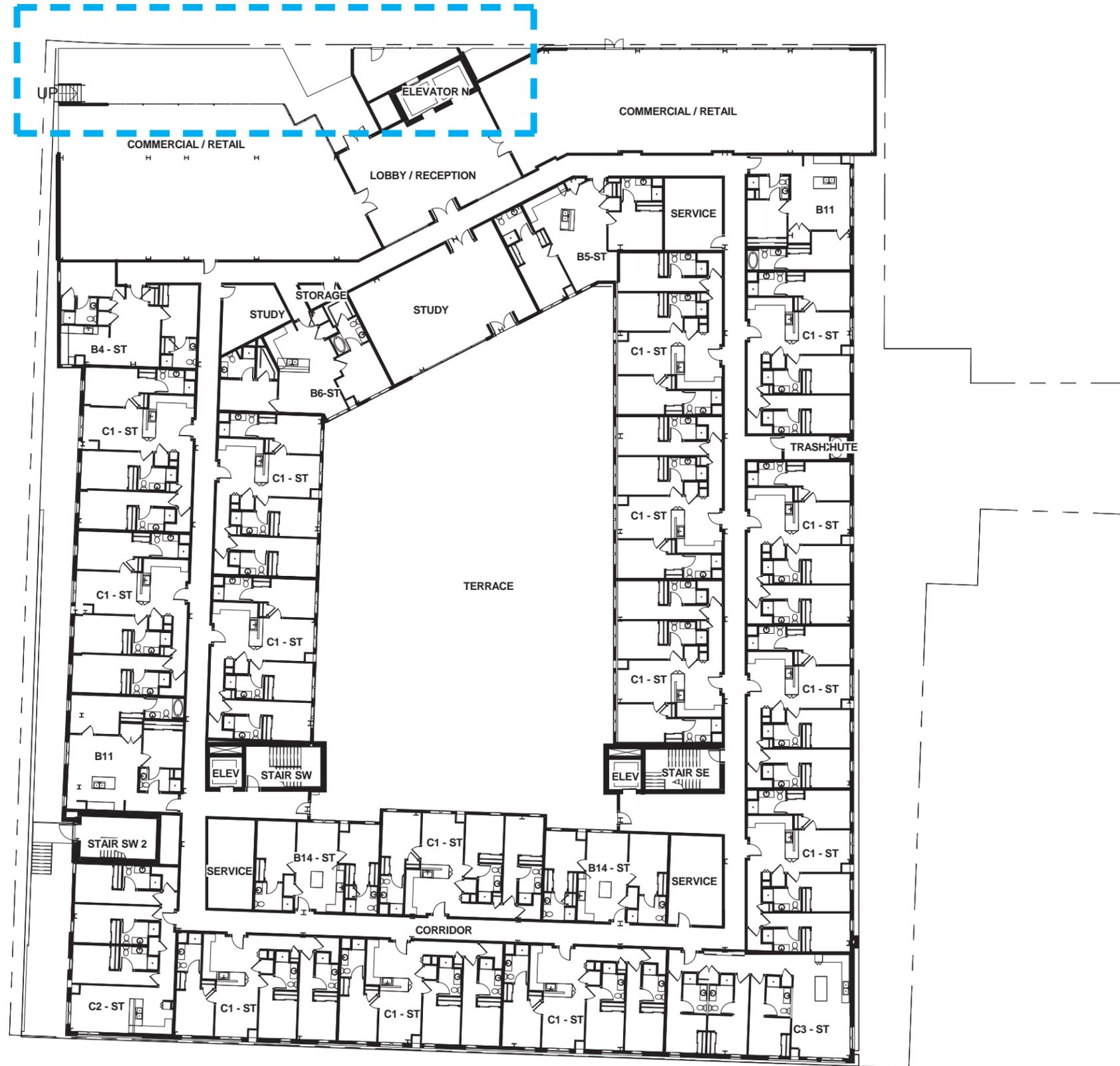
■ 70 spaces reserved for future use
 - - - Fence

LEVEL 2
 GHSF= 0 SF
 SCALE: 1/32" = 1'-0"



2 Facility Management Spaces

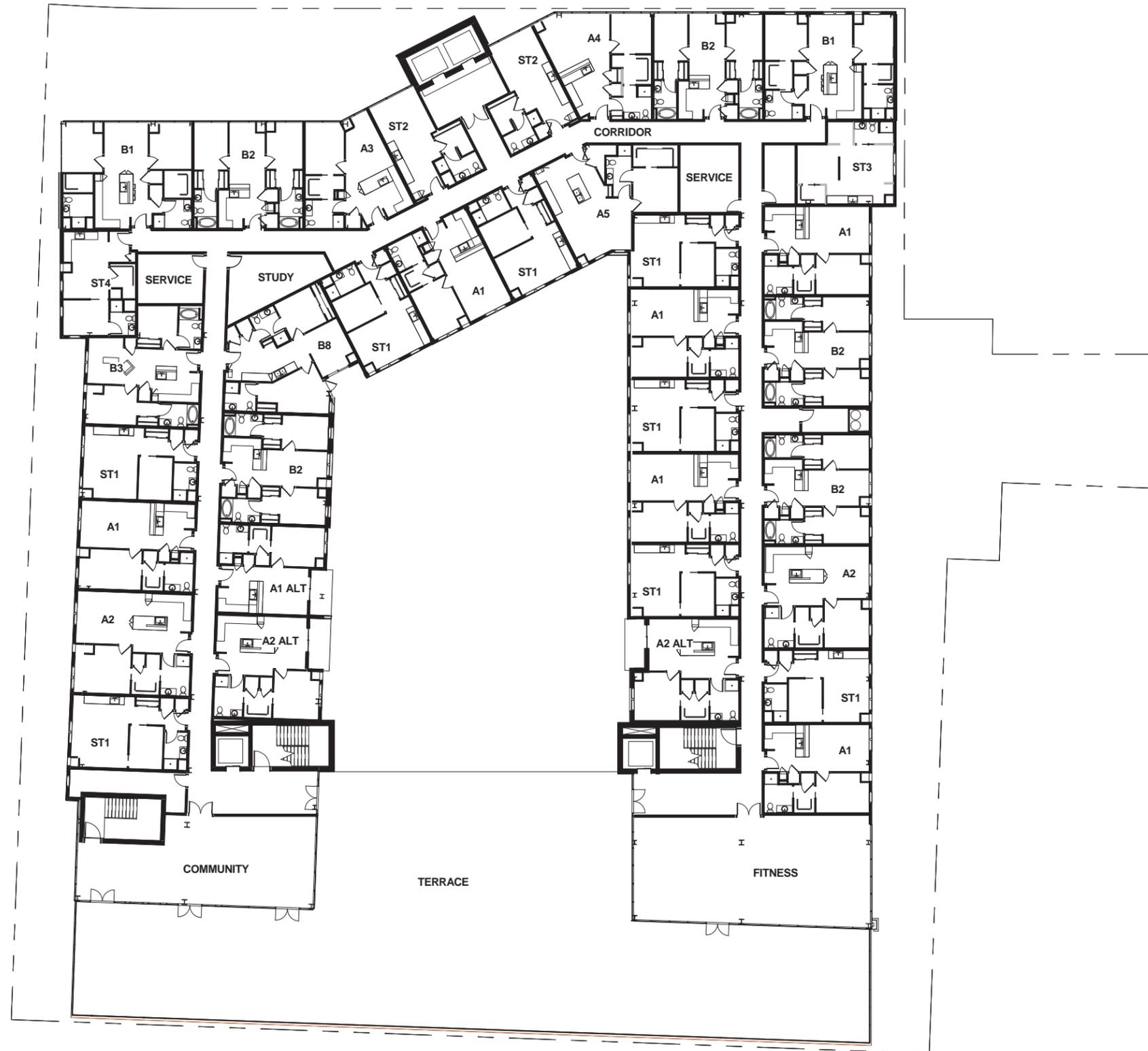
LEVEL 3
 GHSF= 0 SF
 SCALE: 1/32" = 1'-0"



LEVEL 4
 GHSF=43,586 SF
 SCALE: 1/32" = 1'-0"



LEVEL 5
GHSF= 41,259 SF
SCALE: 1/32" = 1'-0"

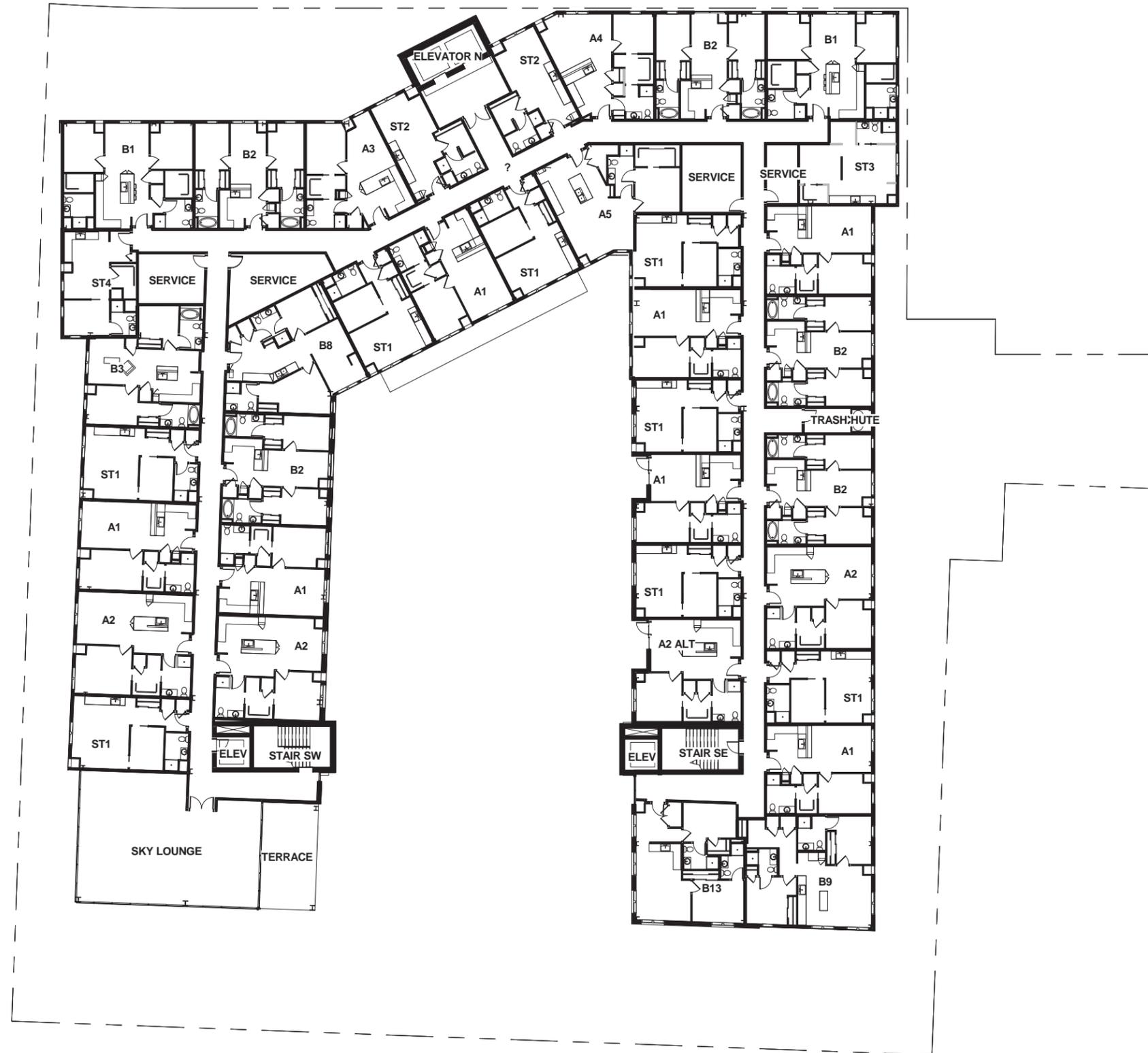


LEVEL 7
GHSF= 32,434 SF
SCALE: 1/32" = 1'-0"

PITTSBURGH MIXED-USE DEVELOPMENT | PRESENTATION 09.03.14



NILES BOLTON ASSOCIATES

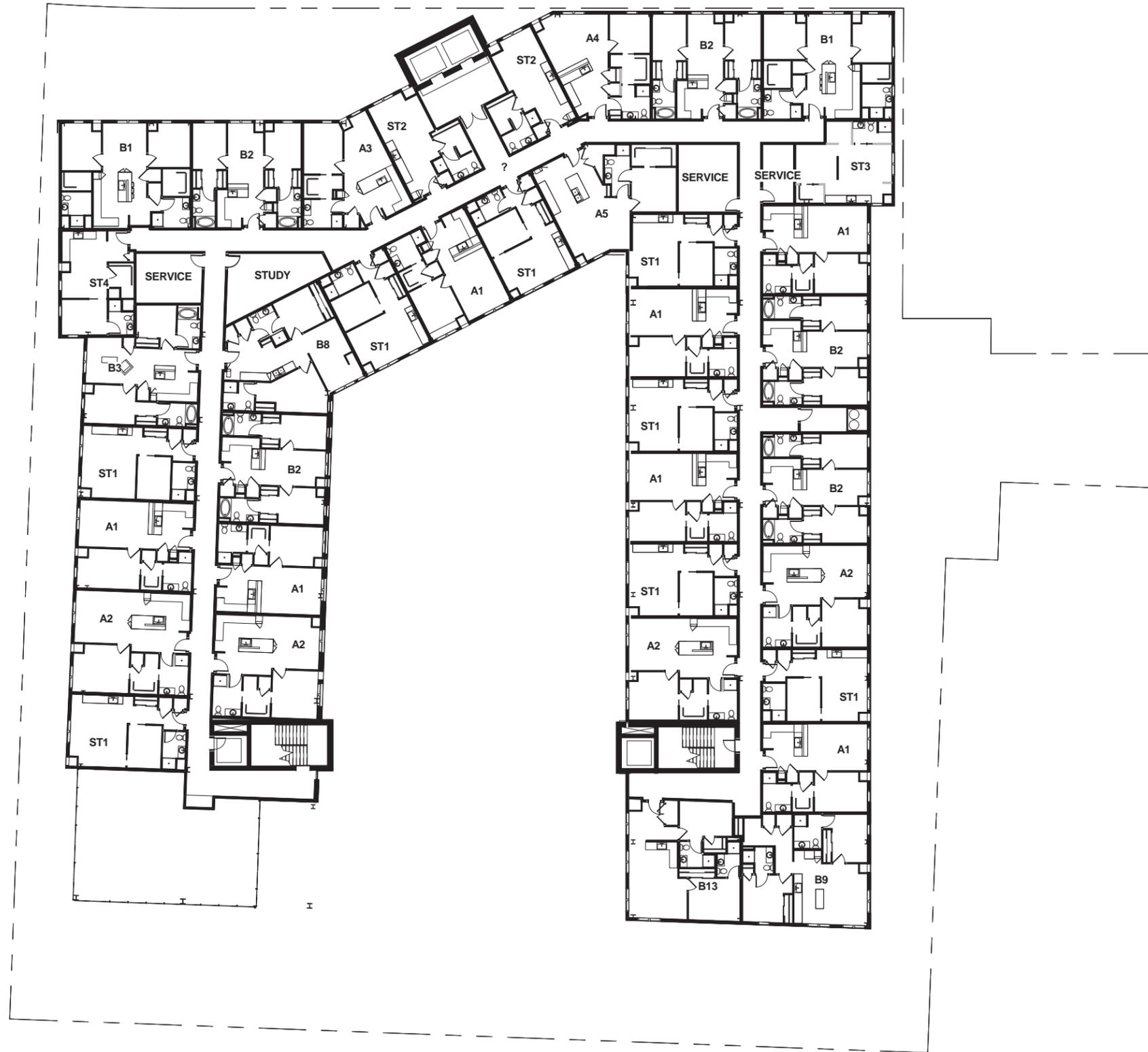


LEVEL 13
GHSF= 32,681 SF
SCALE: 1/32" = 1'-0"

PITTSBURGH MIXED-USE DEVELOPMENT | PRESENTATION 09.03.14



NILES BOLTON ASSOCIATES

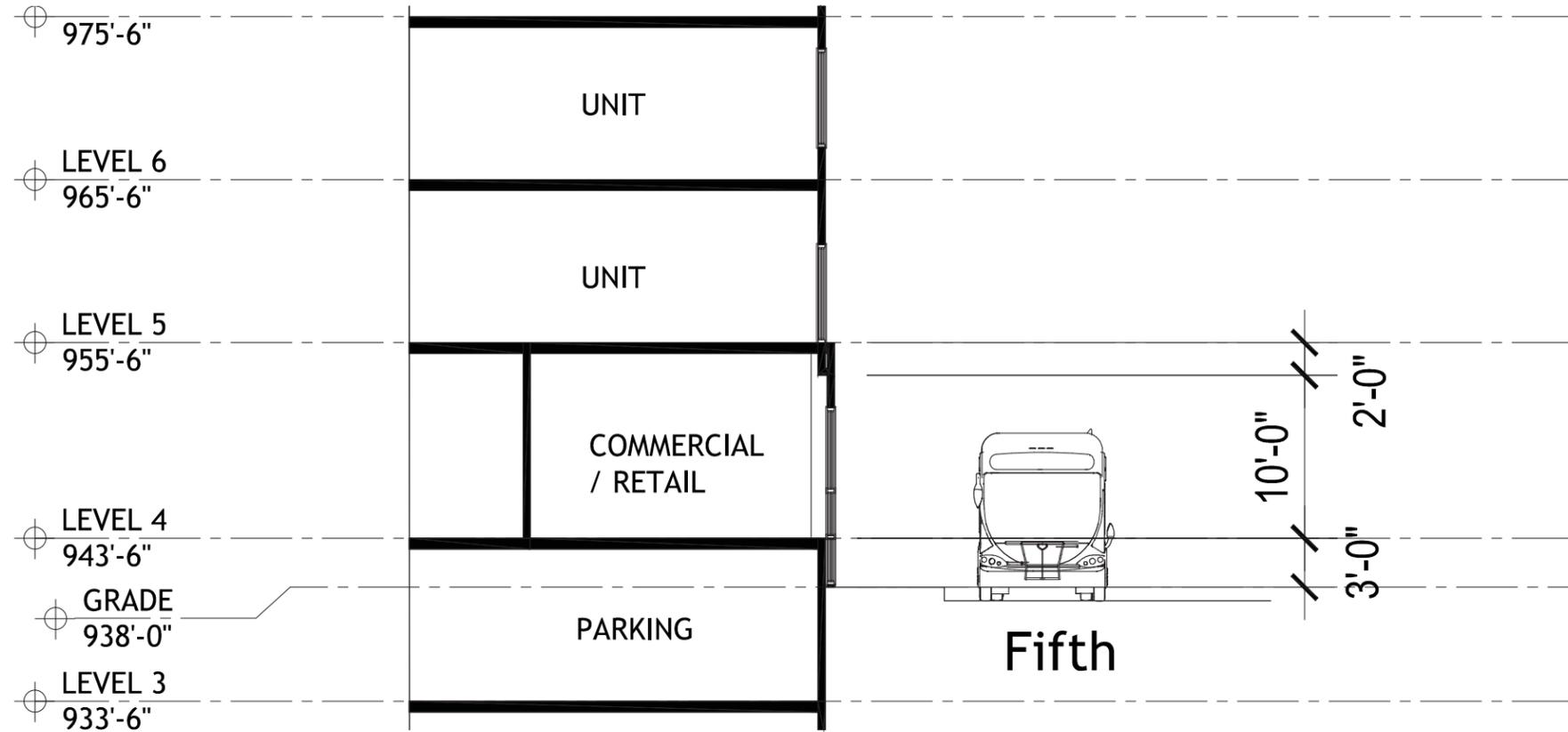


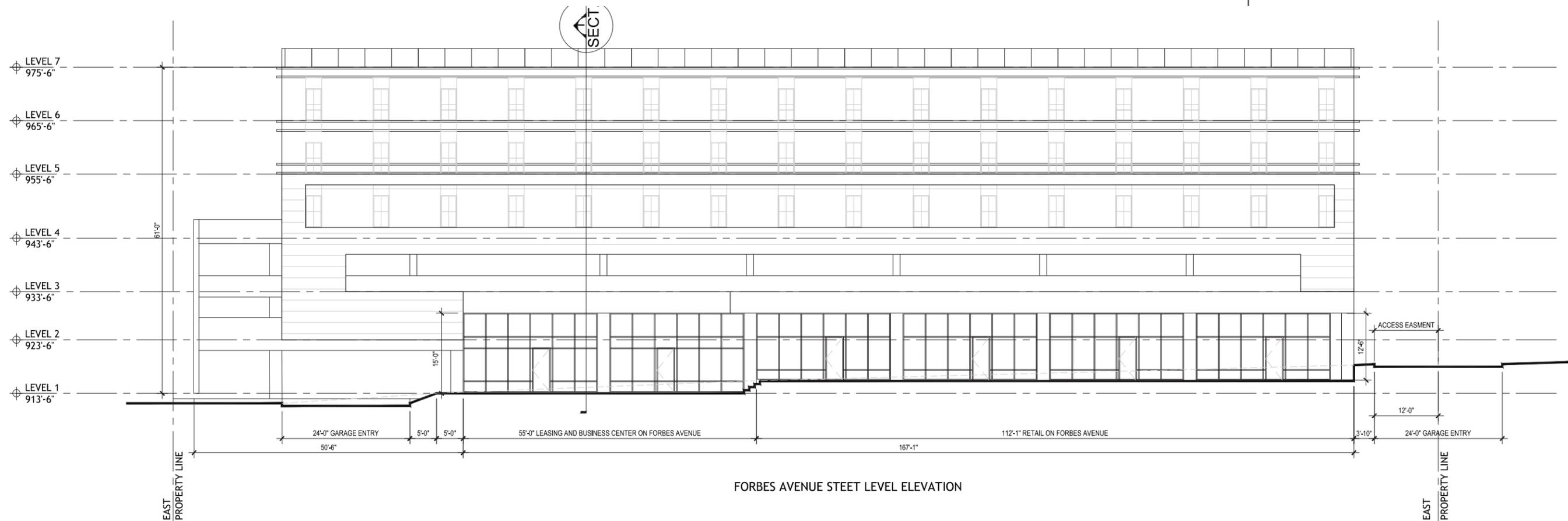
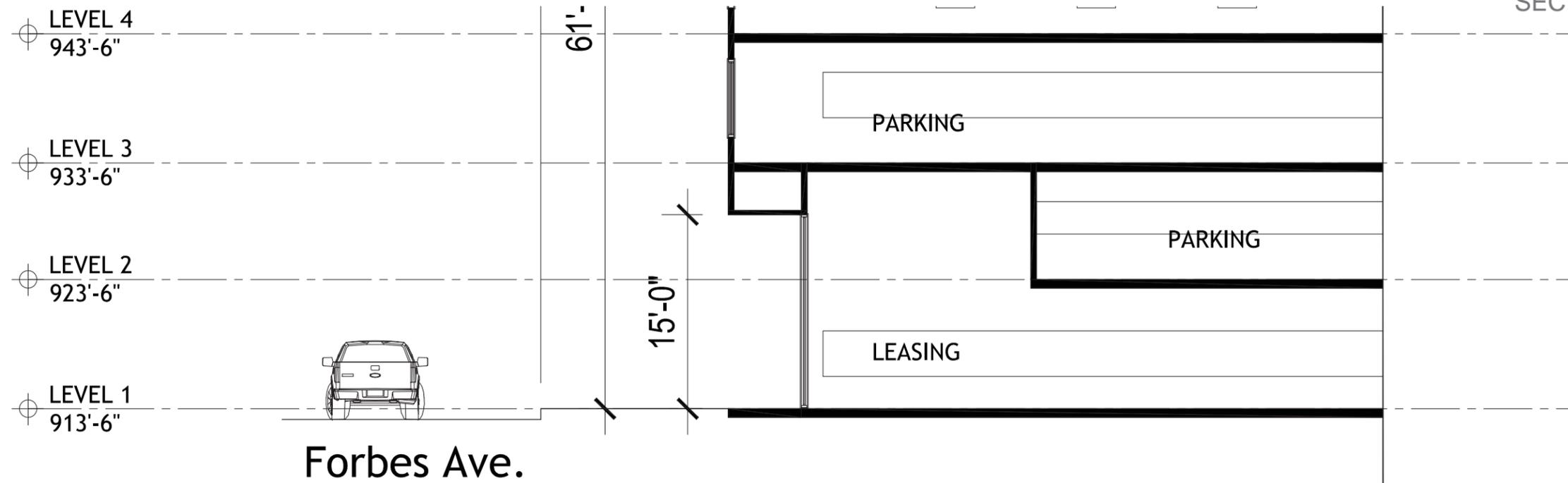
LEVEL 14
GHSF= 31,224 SF
SCALE: 1/32" = 1'-0"

PITTSBURGH MIXED-USE DEVELOPMENT | PRESENTATION 09.03.14

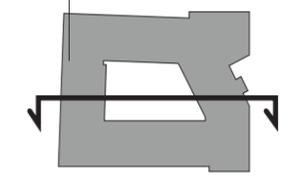
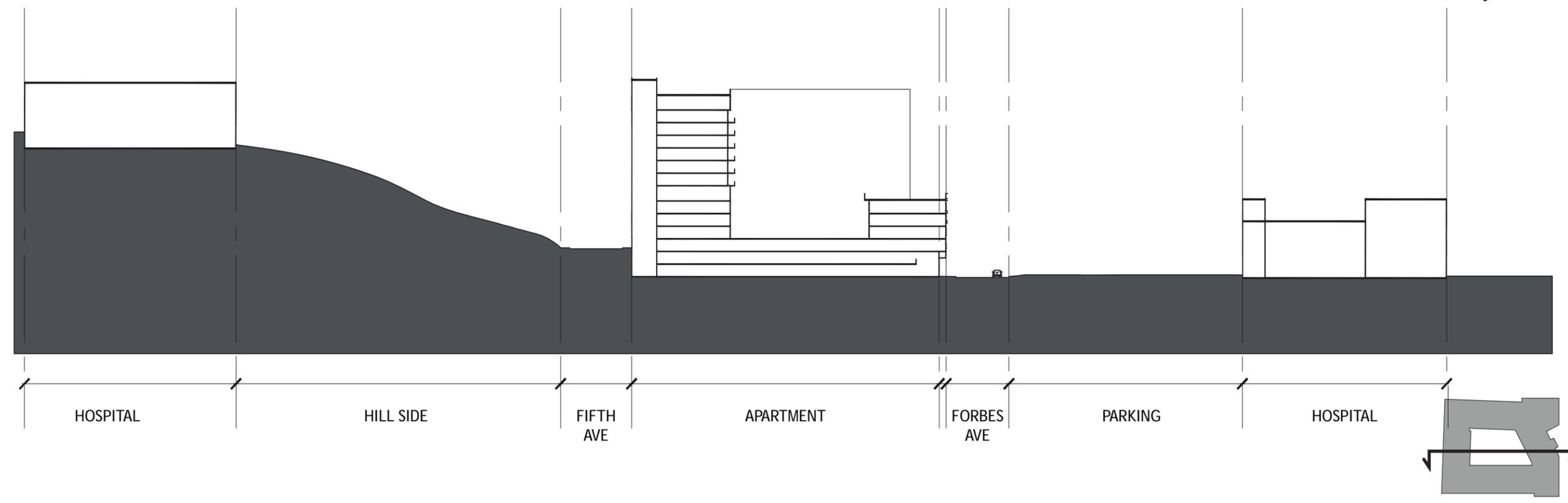
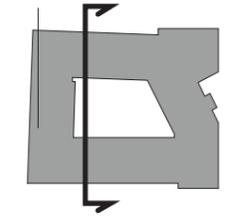
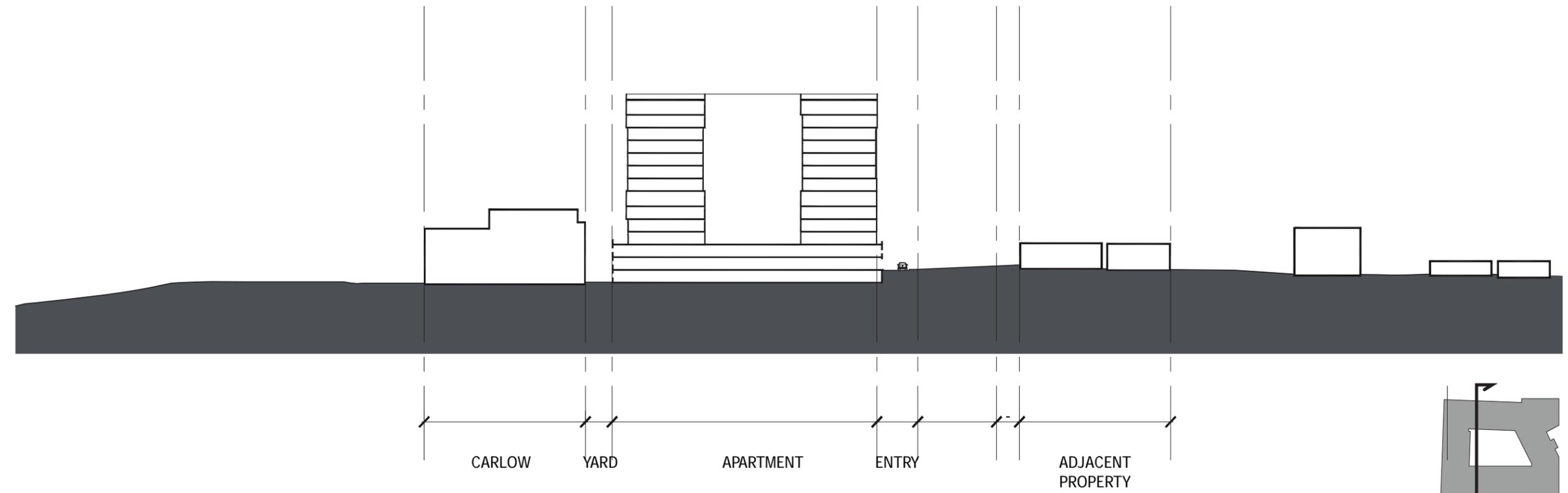


NILES BOLTON ASSOCIATES

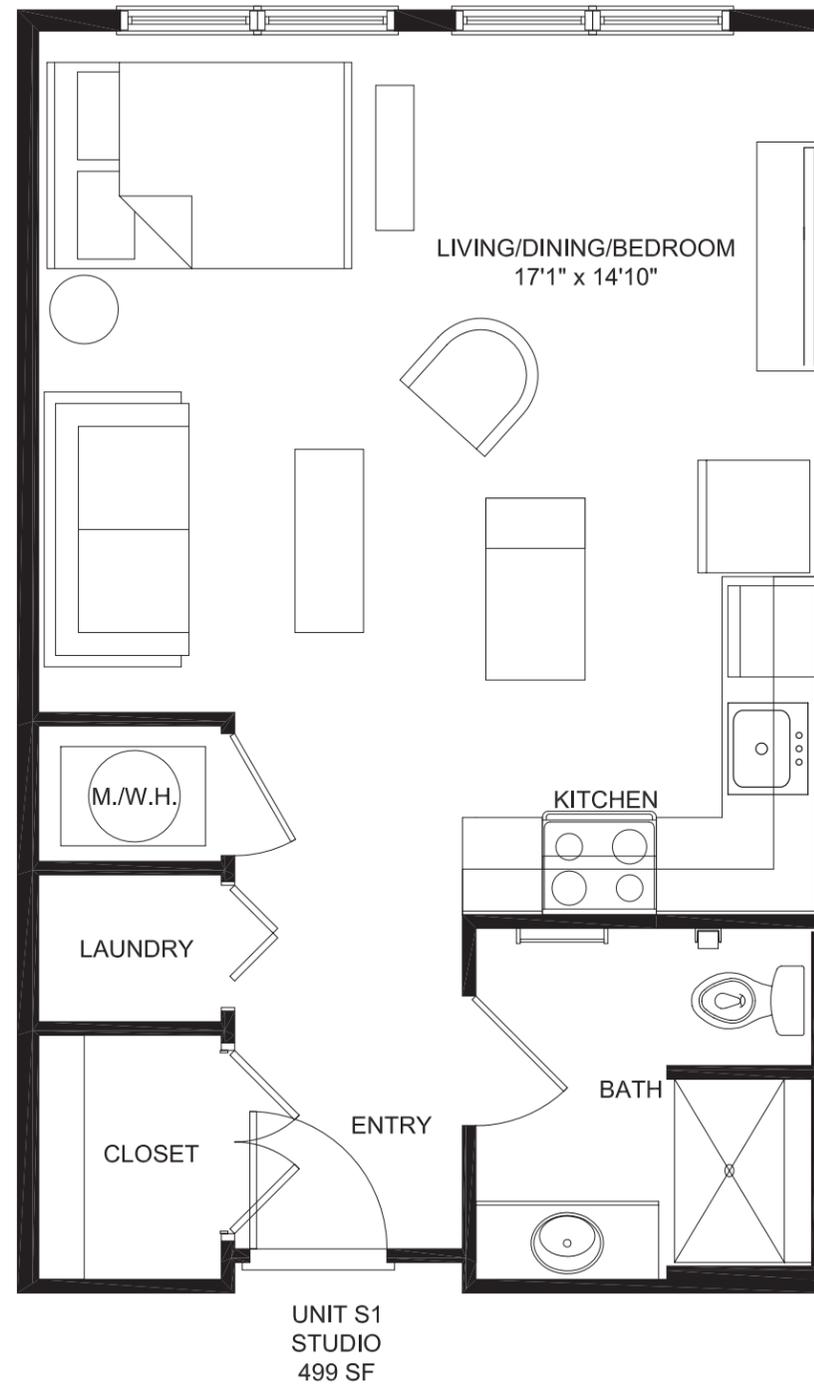




FORBES AVENUE STREET LEVEL ELEVATION





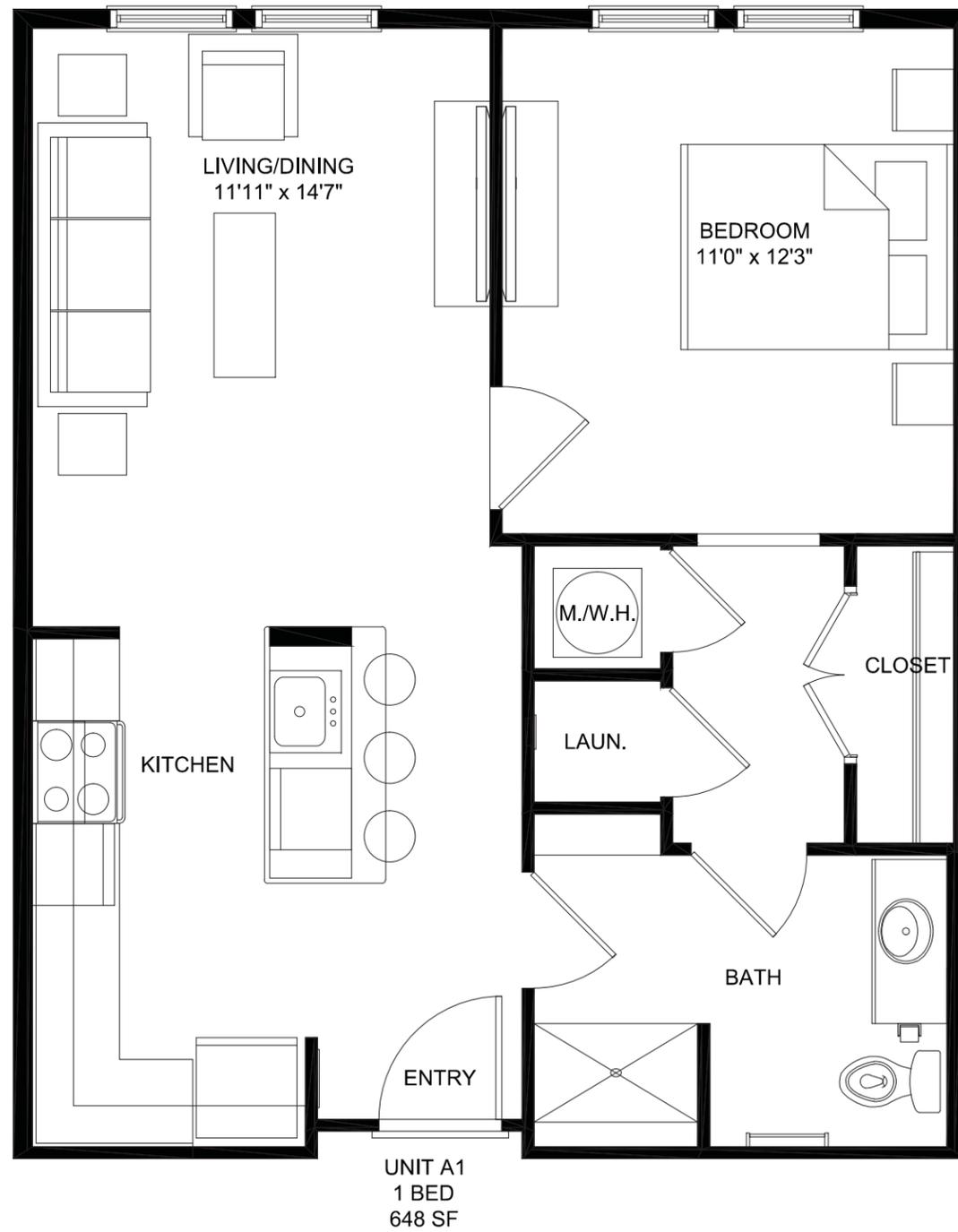


STUDIO TYPICAL [ST1]
SCALE: 1/4" = 1'-0"

PITTSBURGH MIXED-USE DEVELOPMENT | PRESENTATION 09.03.14



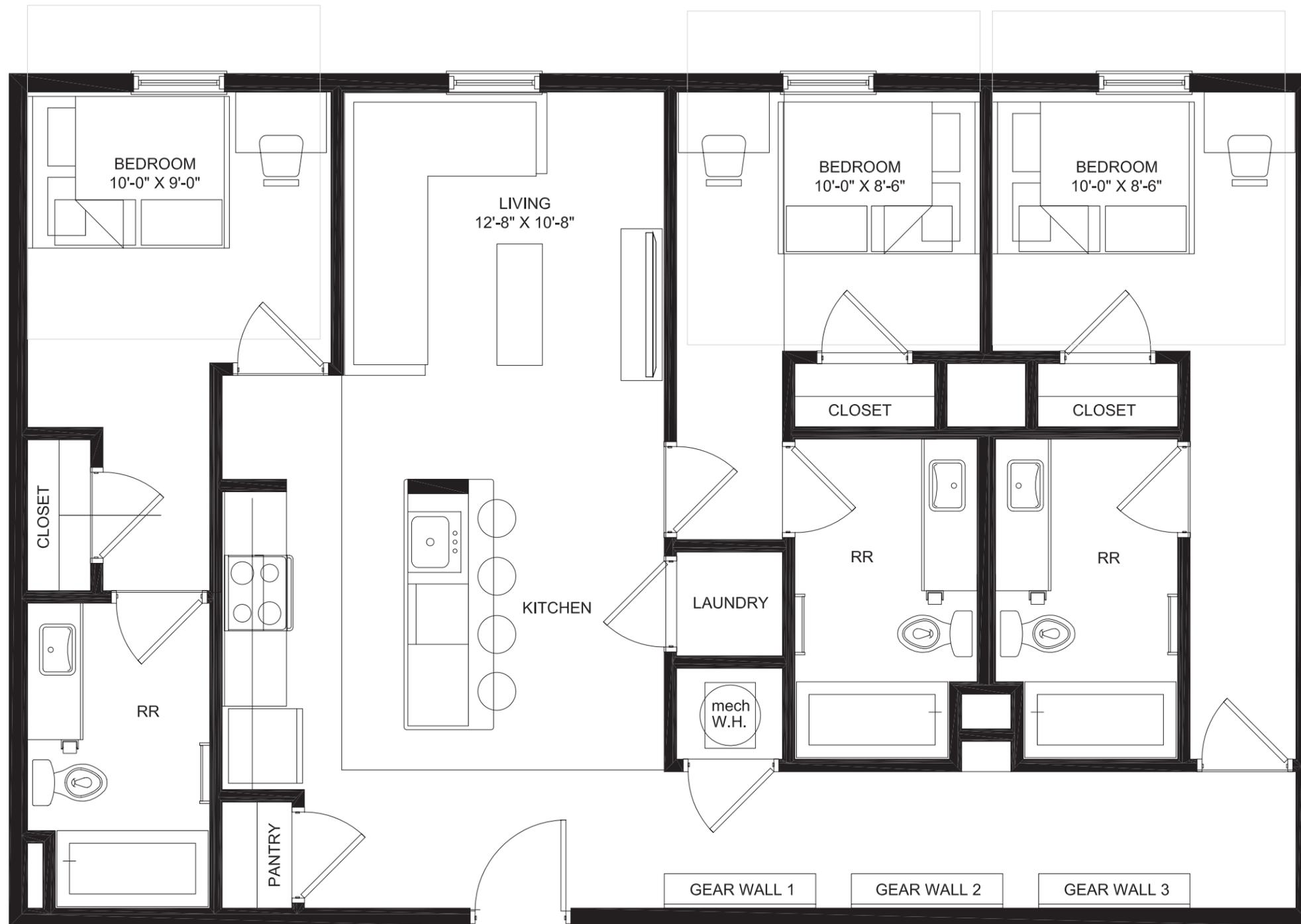
NILES BOLTON ASSOCIATES



1 BED TYPICAL [A1]
SCALE: 1/4" = 1'-0"

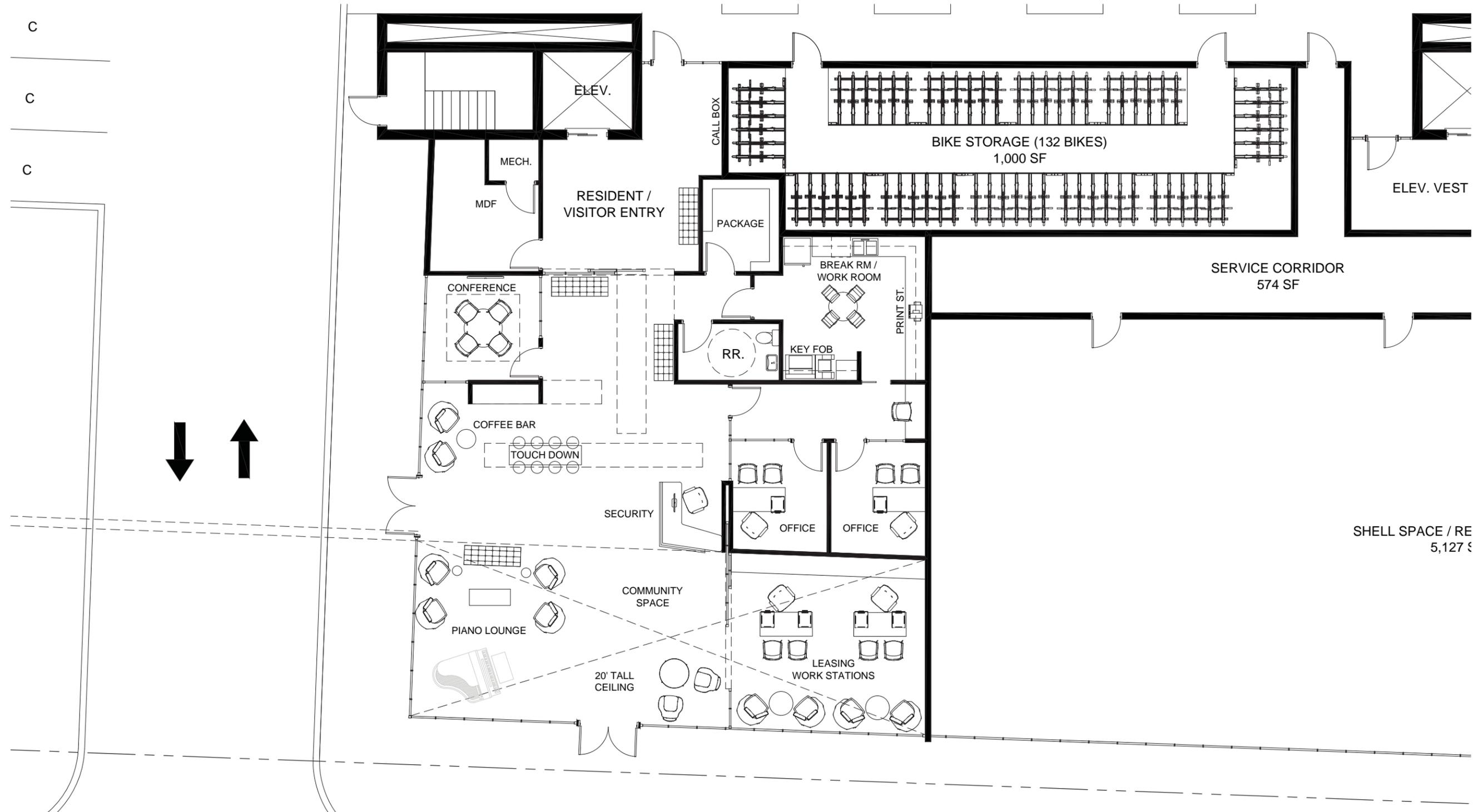


2 BED TYPICAL [B2]
SCALE: 1/4" = 1'-0"

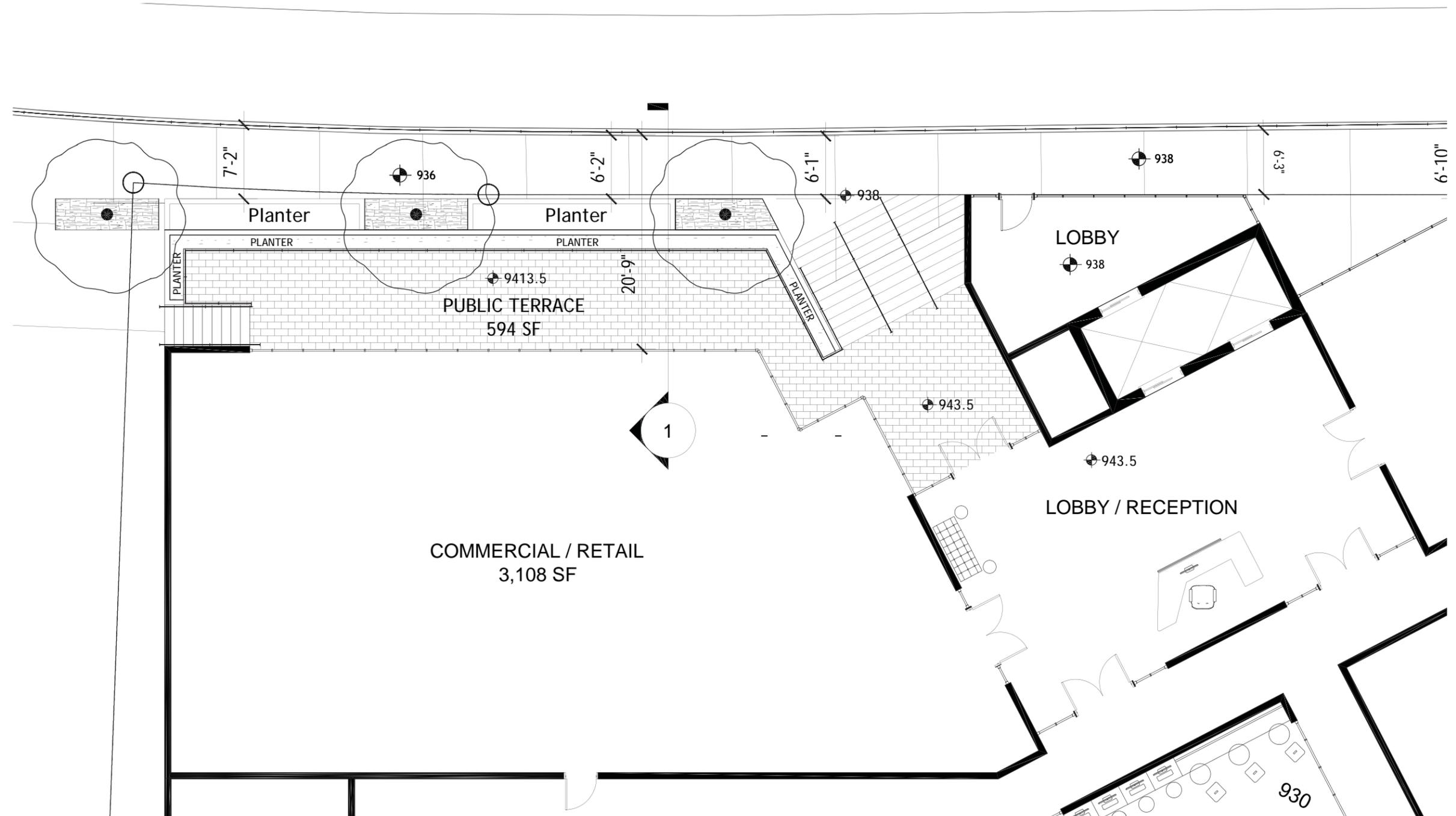


3 BED STUDENT
1,204 SF

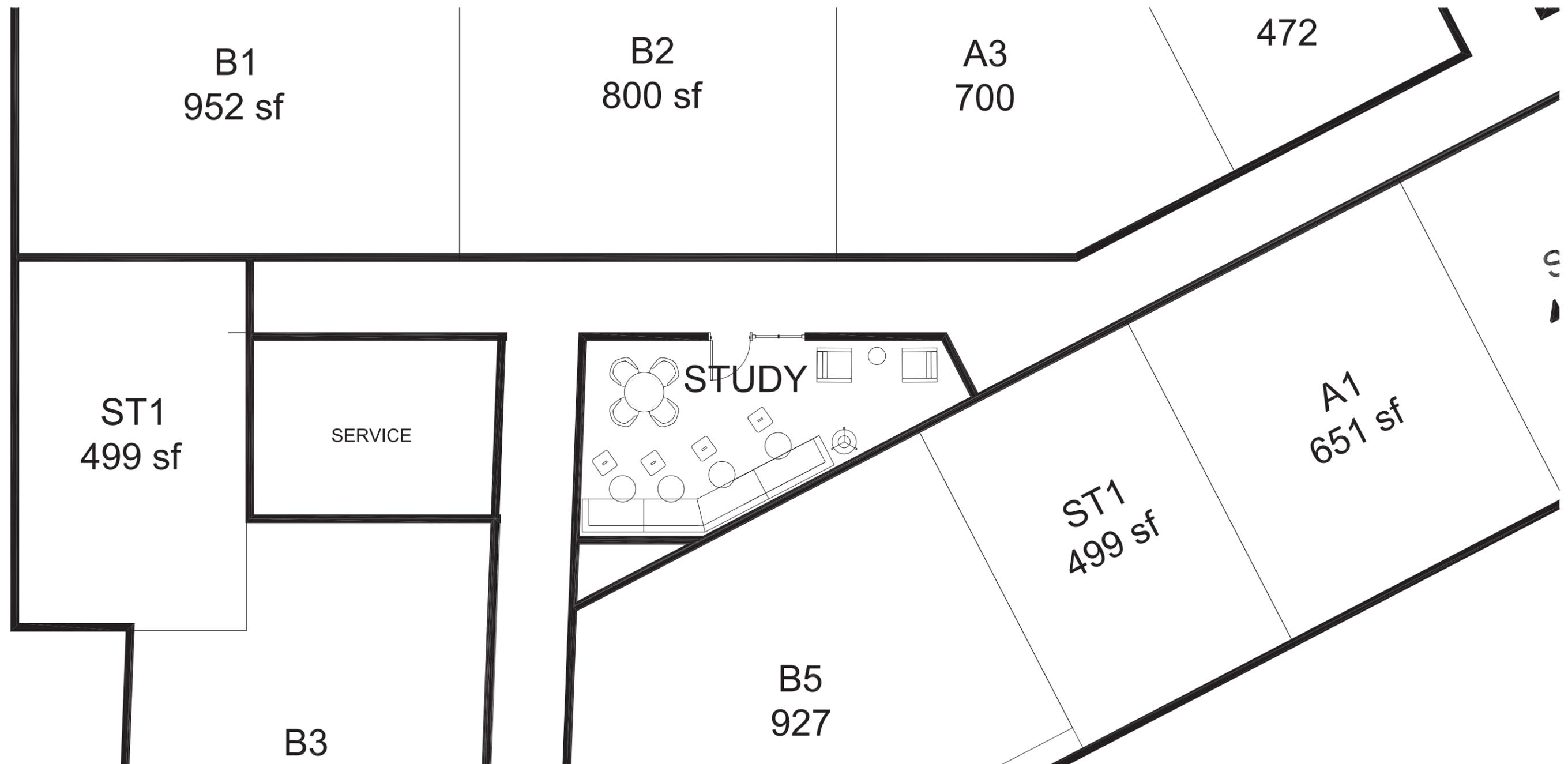
3 BED TYPICAL [C1]
SCALE: 1/4" = 1'-0"
PITTSBURGH MIXED-USE DEVELOPMENT | PRESENTATION 09.03.14

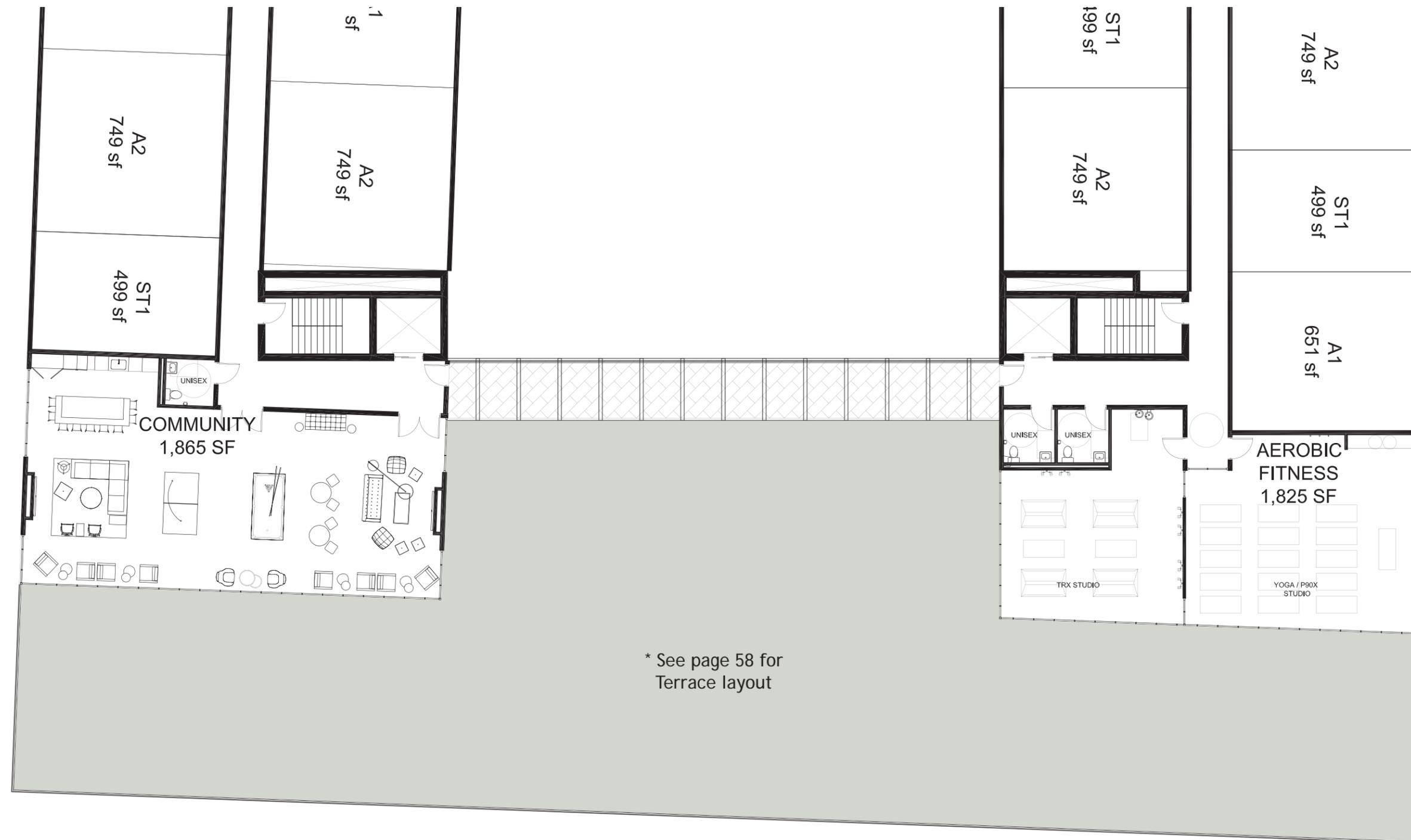


LEVEL 1 LEASING OFFICE ALTERNATE
 SCALE: 3/32" = 1'-0" PITTSBURGH MIXED-USE DEVELOPMENT | PRESENTATION 09.03.14



LEVEL 4 PUBLIC TERRACE & COMMERCIAL RETAIL
SCALE: 3/32" = 1'-0" PITTSBURGH MIXED-USE DEVELOPMENT | PRESENTATION 09.03.14





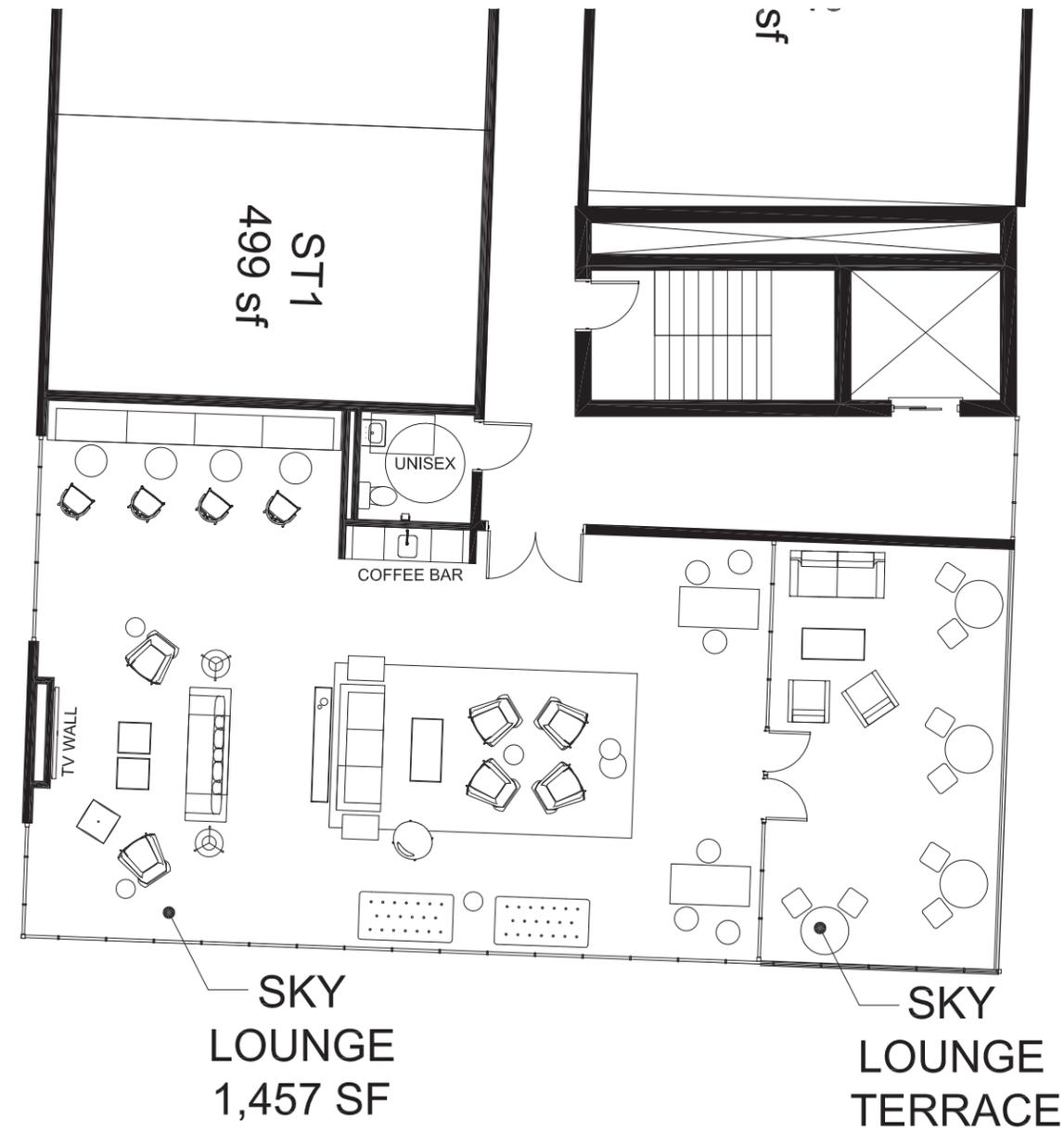
* See page 58 for
Terrace layout

LEVEL 7 AMENITY
SCALE: 1/16" = 1'-0"

PITTSBURGH MIXED-USE DEVELOPMENT | PRESENTATION 09.03.14



NILES BOLTON ASSOCIATES







- Material Legend**
- 1. Metal Panel - Prefinished
 - 2. Fiber Cement Rainscreen
 - 3. Fiber Cement Wood Panel
 - 4. Corrugated Metal Panel
 - 5. Cement Block
 - 6. 3 Coat Stucco w/ Drainage Layer
 - 7. Perforated Screen
 - 8. Curtain Wall
 - 9. Storefront
 - 10. Window - Aluminum
 - 11. Metal Railing
 - 12. Glass Railing
 - 13. Metal Extrusion
 - 14. Cast Stone Rain Screen
 - 15. Brick

SOUTH ELEVATION
SCALE: NTS



- Material Legend**
- 1. Metal Panel - Prefinished
 - 2. Fiber Cement Rainscreen
 - 3. Fiber Cement Wood Panel
 - 4. Corrugated Metal Panel
 - 5. Cement Block
 - 6. 3 Coat Stucco w/ Drainage Layer
 - 7. Perforated Screen
 - 8. Curtain Wall
 - 9. Storefront
 - 10. Window - Aluminum
 - 11. Metal Railing
 - 12. Glass Railing
 - 13. Metal Extrusion
 - 14. Cast Stone Rain Screen
 - 15. Brick

WEST ELEVATION
SCALE: NTS



- Material Legend**
- 1. Metal Panel - Prefinished
 - 2. Fiber Cement Rainscreen
 - 3. Fiber Cement Wood Panel
 - 4. Corrugated Metal Panel
 - 5. Cement Block
 - 6. 3 Coat Stucco w/ Drainage Layer
 - 7. Perforated Screen
 - 8. Curtain Wall
 - 9. Storefront
 - 10. Window - Aluminum
 - 11. Metal Railing
 - 12. Glass Railing
 - 13. Metal Extrusion
 - 14. Cast Stone Rain Screen
 - 15. Brick

NORTH ELEVATION
SCALE: NTS



- Material Legend**
- 1. Metal Panel - Prefinished
 - 2. Fiber Cement Rainscreen
 - 3. Fiber Cement Wood Panel
 - 4. Corrugated Metal Panel
 - 5. Cement Block
 - 6. 3 Coat Stucco w/ Drainage Layer
 - 7. Perforated Screen
 - 8. Curtain Wall
 - 9. Storefront
 - 10. Window - Aluminum
 - 11. Metal Railing
 - 12. Glass Railing
 - 13. Metal Extrusion
 - 14. Cast Stone Rain Screen
 - 15. Brick

EAST ELEVATION
SCALE: NTS



1. Metal Panel - prefinished



2. Fiber Cement Rainscreen



3. Fiber Cement Wood Panel



4. Corrugated Metal Panel



5. Cement Block



6. 3 Coat Stucco with Drainage Layer



7. Perforated Screen



8. Curtain Wall



9. Storefront



10. Window - Aluminum



11. Metal Railing



12. Glass Railing



13. Metal Extrusion



14. Cast Stone Rain Screen



15. Brick

Material Legend

1. Metal Panel - Prefinished
2. Fiber Cement Rainscreen
3. Fiber Cement Wood Panel
4. Corrugated Metal Panel
5. Cement Block
6. 3 Coat Stucco w/ Drainage Layer
7. Perforated Screen
8. Curtain Wall
9. Storefront
10. Window - Aluminum
11. Metal Railing
12. Glass Railing
13. Metal Extrusion
14. Cast Stone Rain Screen
15. Brick













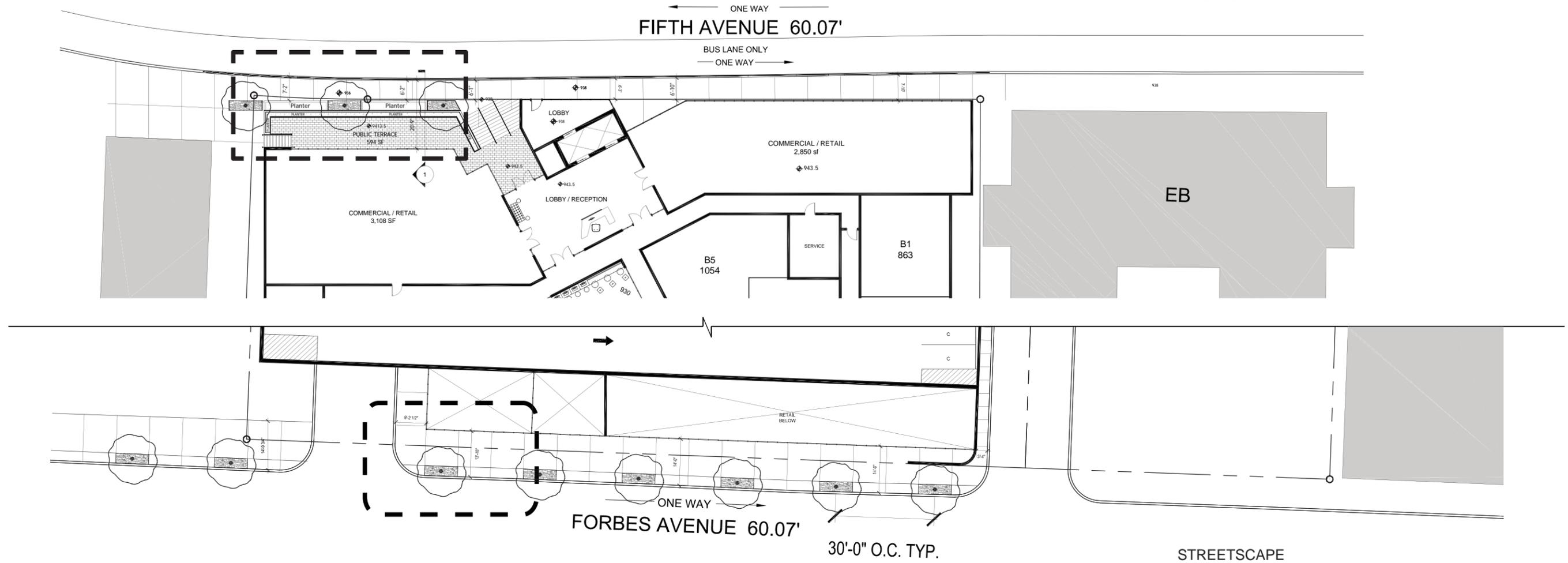




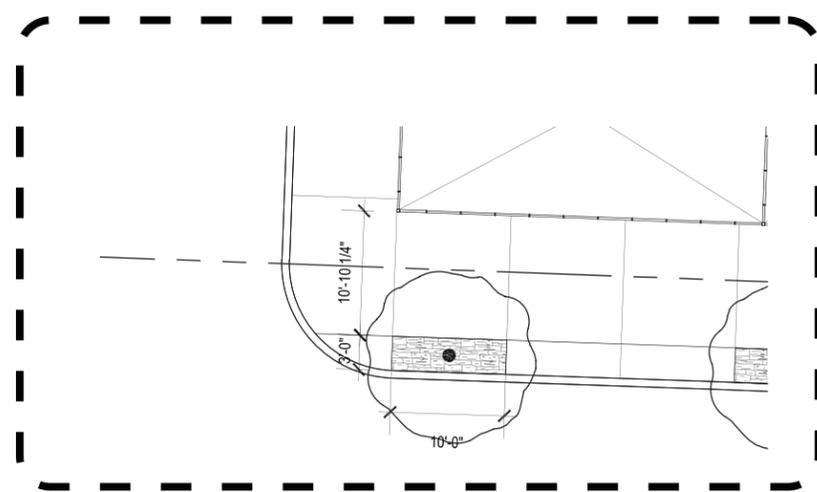


CHAPTER 7: STREETSCAPE

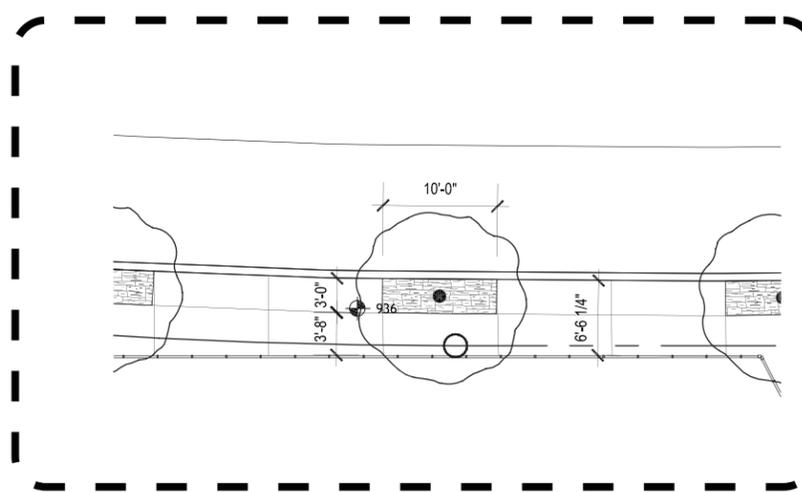
* 8 trees provided along Fifth and Forbes Ave.



STREETSCAPE
SCALE: 1/32" = 1'-0"



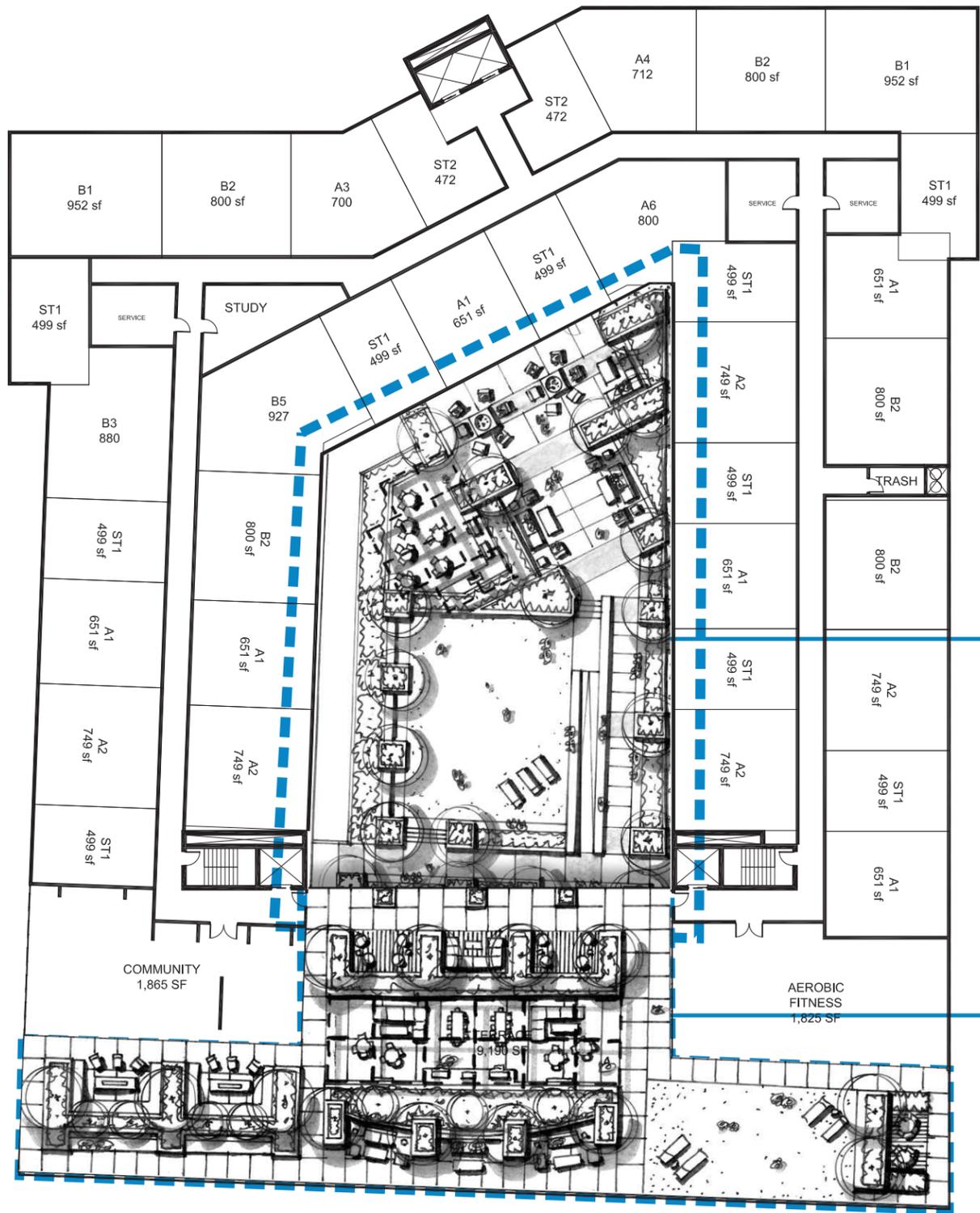
SECTION 1



SECTION 2

STREETSCAPE
SCALE: 1/16" = 1'-0"

- * 8 street trees are required along Fifth, but street trees are not viable in this location due to the location of the busway.
- * 3 trees will be provided adjacent to the building on Fifth Avenue and the applicant will provide funds in lieu of the remaining street trees as permitted by code.
- * The applicant is also providing planters along Fifth Avenue with added vegetation.



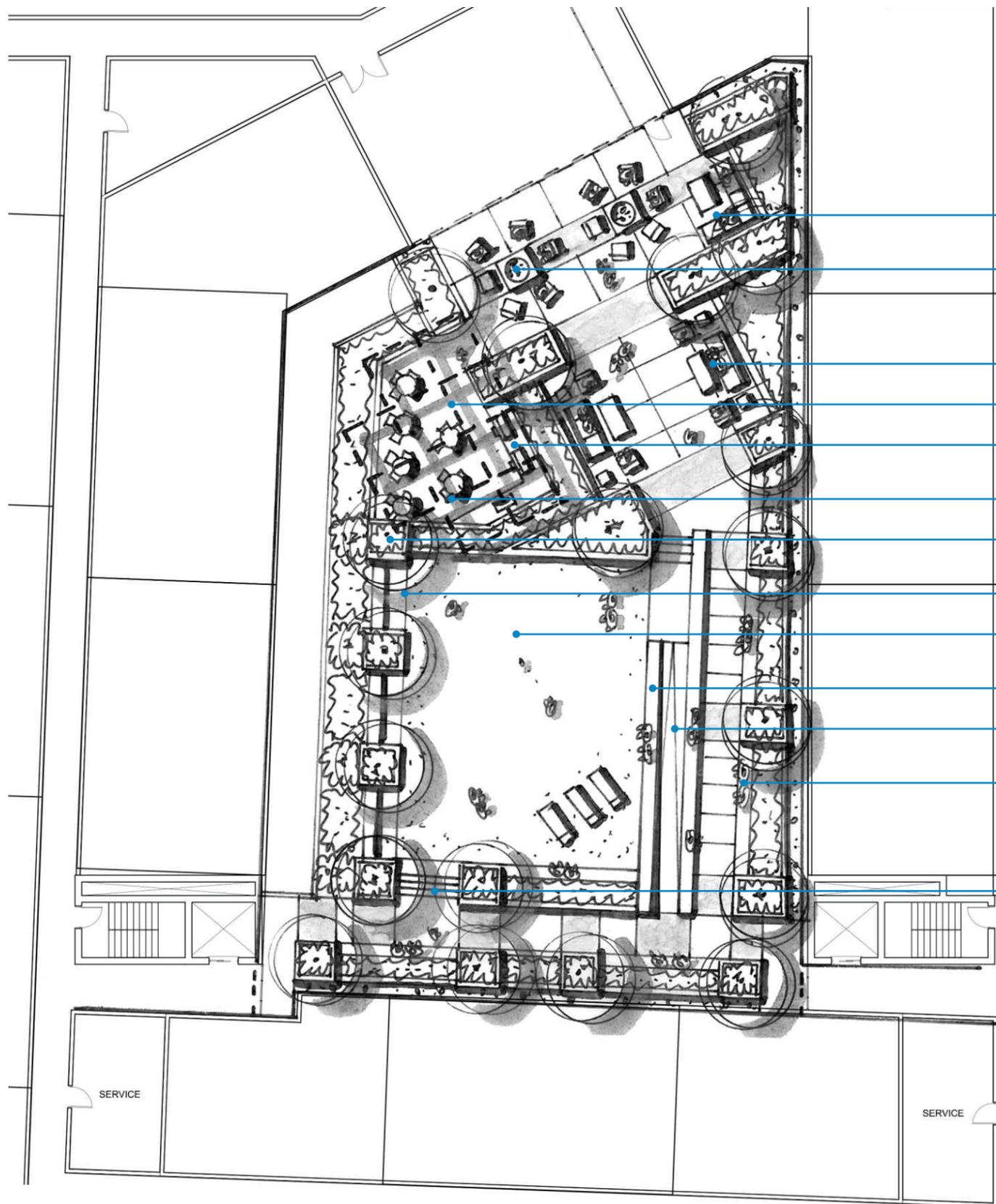
LOWER TERRACE AMENITY
9,601 SF
(4TH LEVEL)

UPPER TERRACE AMENITY
9,190 SF
(7TH LEVEL)

* THE TREES ARE 2" CALIPER (MIN.) AND THE PLANTING BED DIMENSIONS ARE 5'X10'

* RECOMMENDED TREES:
GINKGO BILOBA 'PRINCETON SENTRY'
PRUNUS SARGENTII 'CLUMNARUS'
CARPINUS BETULUS 'FASTIGIATA'

CHAPTER 7: LOWER TERRACE



LOWER TERRACE AMENITY

BOOTH & LOUNGE SEATING

OUTDOOR FIRE PIT

BOOTH & LOUNGE SEATING

SHADE STRUCTURE

OUTDOOR GRILL STATION W/
GRILLS AND SINK

OUTDOOR DINING AREA

RAISED PLANTER W/
SHADE TREE

BUILT-IN BENCH SEATING

MULTI-PURPOSE LAWN
(SYNTHETIC TURF)

SEAT WALL

RAMP (5% SLOPE)

RAISED PLANTER W/
SEAT WALL

STAIRS (2' RISE)

* THE TREES ARE 2" CALIPER (MIN.) AND
THE PLANTING BED DIMENSIONS ARE 5'X10'

* RECOMMENDED TREES:
GINKGO BILOBA 'PRINCETON SENTRY'
PRUNUS SARGENTII 'CLUMNARUS'
CARPINUS BETULUS 'FASTIGIATA'



BUILT-IN BENCH



RAISED PLANTERS



OUTDOOR GRILL & DINING



LOUNGE SEATING



FIRE PIT & LOUNGE CHAIRS



BUILT-IN SEAT WALLS



MULTI-PURPOSE LAWN



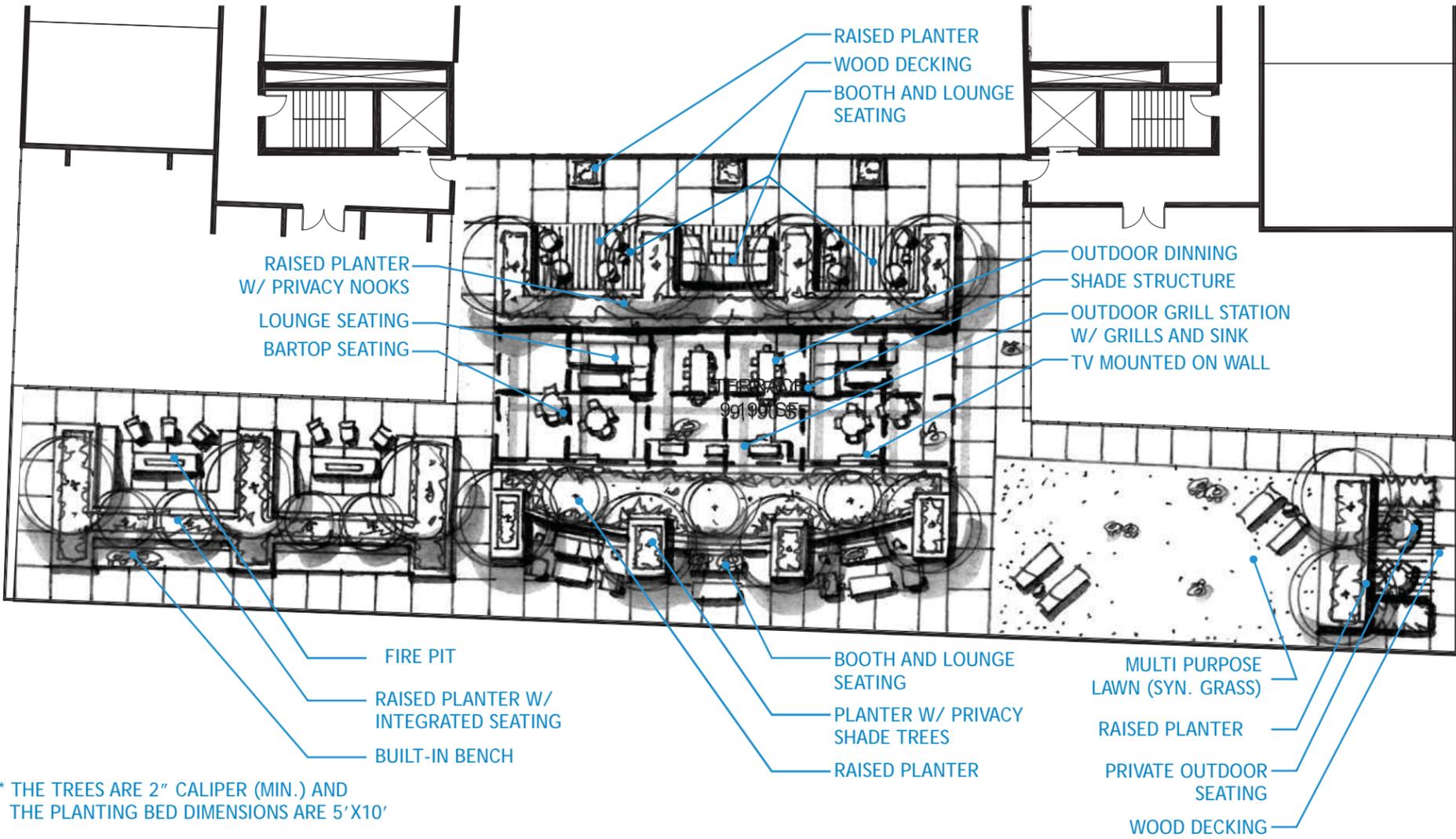
LAWN ACTIVITIES



BOOTH & LOUNGE SEATING



PERGOLA / BOOTH & LOUNGE



* THE TREES ARE 2" CALIPER (MIN.) AND THE PLANTING BED DIMENSIONS ARE 5'X10'

* RECOMMENDED TREES:
 GINKGO BILOBA 'PRINCETON SENTRY'
 PRUNUS SARGENTII 'CLUMNARUS'
 CARPINUS BETULUS 'FASTIGIATA'

UPPER TERRACE AMENITY
 9,190 SF
 (7TH LEVEL)



BUILT-IN BENCH



RAISED PLANTERS



PRIVACY SEATING



RAISED PLANTERS



FIRE PIT & LOUNGE CHAIRS



BUILT-IN SEAT WALLS



MULTI-PURPOSE LAWN



LAWN ACTIVITIES



SHADE STRUCTURE / DINING

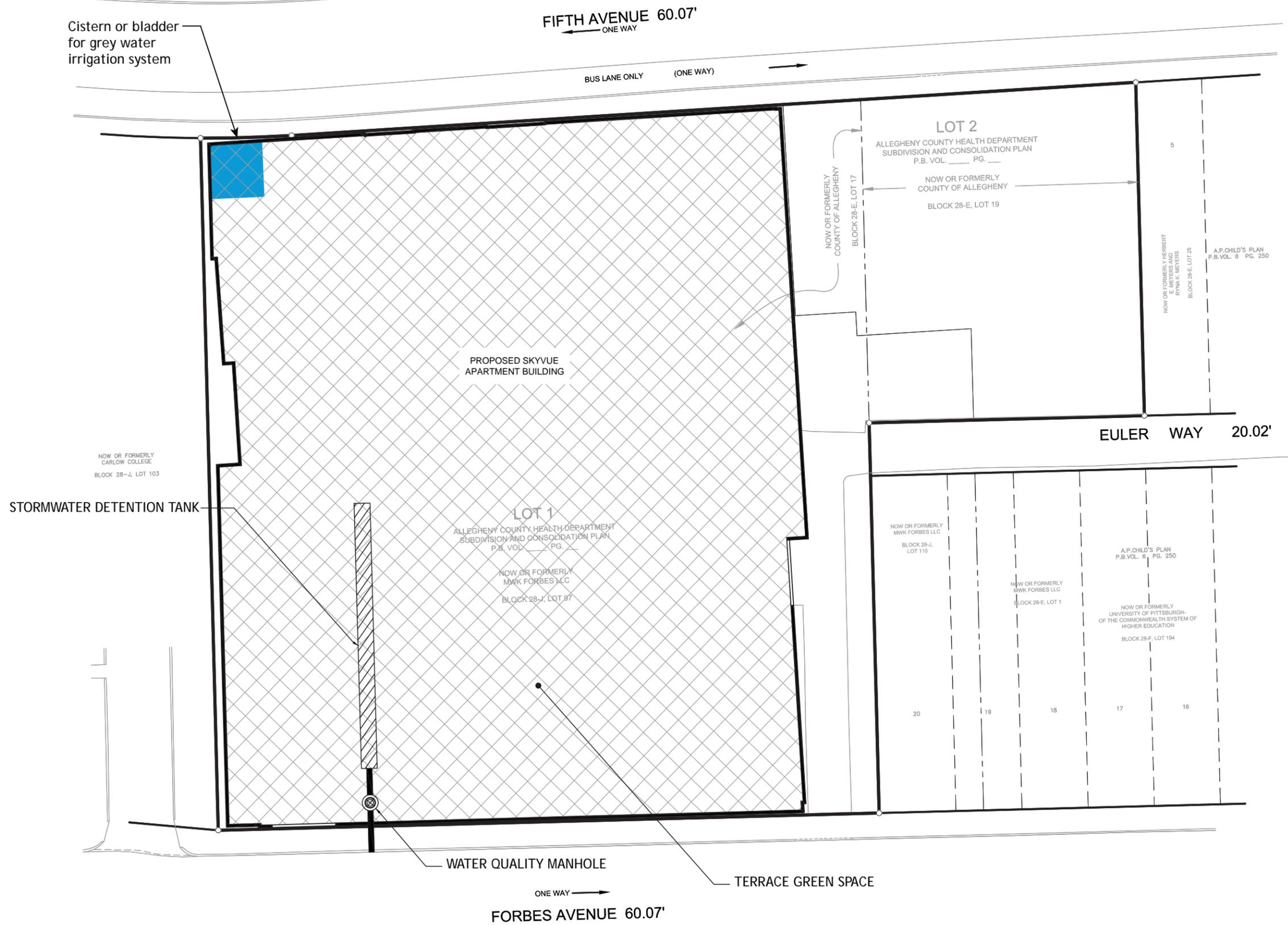


PERGOLA / BOOTH & LOUNGE SEATING









WORKSHEET 4: CHANGE IN RUNOFF VOLUME FOR 2-YR STORM EVENT

PROJECT: 3333 Forbes Avenue
 Drainage Area: 1.5 ac
 2-Year Rainfall: 2.36 in.
 Total Site Area: 0.00 acres
 Protected Site Area: 0.00 acres
 Managed Area: 0.00 acres

Existing Conditions

Cover Type/Condition	Hydrologic Soil Group	Area (sf)	Area (ac)	CN	S	Ia (0.2*S)	Q Runoff ¹ (in)	Runoff Volume ² (ft ³)
Woodland	C	0	0.00	70	4.29	0.86	0.39	0
Meadow	C	17,424	0.40	71	4.08	0.82	0.42	614
Meadow*	C	9,583	0.22	71	4.08	0.82	0.42	338
Impervious	N/A	38,333	0.88	98	0.20	0.04	2.13	6,809
TOTAL:			1.50					7,761

* 20% of Existing Impervious shall be analyzed as Meadow.

Developed Conditions

Cover Type/Condition	Hydrologic Soil Group	Area (sf)	Area (ac)	CN	S	Ia (0.2*S)	Q Runoff ¹ (in)	Runoff Volume ² (ft ³)
Open Space	C	3,049	0.07	74	3.51	0.70	0.53	135
Meadow	C	2,614	0.06	71	4.08	0.82	0.42	92
Woodland	C	0	0.00	70	4.29	0.86	0.39	0
Impervious	N/A	59,677	1.37	98	0.20	0.04	2.13	10,601
TOTAL:			1.50					10,828

2-Year Volume Increase (ft³): 3066

2-Year Volume Increase = Developed Conditions Runoff Volume - Existing Conditions Runoff Volume

1. Runoff (in) = $Q = (P-0.2S)^2 / (P+0.8S)$ where
 P = 2-Year Rainfall (in.)
 S = $(1000/CN)-10$

2. Runoff Volume (CF) = $Q \times \text{Area} \times 1/12$
 Q = Runoff
 Area = Land Use Area (sq. ft.)

Note: Runoff Volume must be calculated for EACH land use type/condition and HSGI. The use of a weighted CN value for volume calculations is not acceptable.

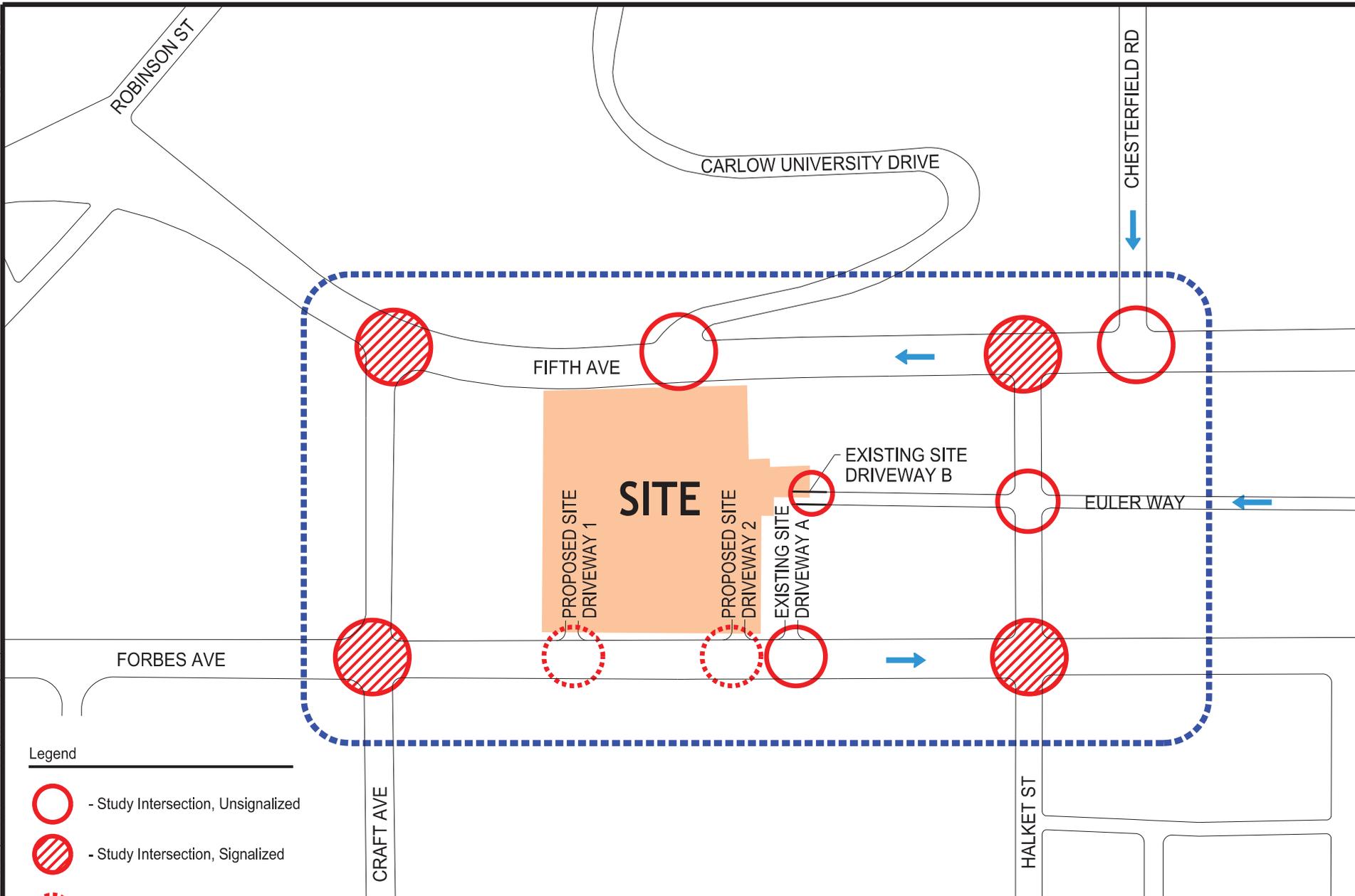
WORKSHEET 5. STRUCTURAL BMP VOLUME CREDITS

PROJECT: 3333 Forbes Avenue
 SUB-BASIN: _____

Required Control Volume (ft ³) - from Worksheet 4:	3,066
Non-Structural Volume Credit (ft ³) - from Worksheet3:	- 0
Structural Volume Requirement (ft³) (Required Control Volume minus Non-structural Credit)	3,066

Proposed BMP	Area (ft ²)	Volume Reduction Permanently Removed (ft ³)
6.4.1 Porous Pavement		
6.4.2 Infiltration Basin		
6.4.3 Infiltration Bed		
6.4.4 Infiltration Trench		
6.4.5 Rain Garden/Bioretention	3,264	2,612
6.4.6 Dry Well/Seepage Pit		
6.4.7 Constructed Filter		
6.4.8 Vegetated Swale		
6.4.9 Vegetated Filter Strip		
6.4.10 Berm		
6.5.1 Vegetated Roof		
6.5.2 Capture and Re-use	31,400	1,000
6.6.1 Constructed Wetlands		
6.6.2 Wet Pond/Retention Basin		
6.7.1 Riparian Buffer/Riparian Forest Buffer Restoration		
6.7.2 Landscape Restoration/Reforestation		
6.7.3 Soil Amendment		
6.8.1 Level Spreader		
6.8.2 Special Storage Areas		
Other		

Total Structural Volume (ft ³):	3,612
Structural Volume Requirement (ft ³):	3,066
DIFFERENCE (ft³):	-546



Legend

- Study Intersection, Unsignalized
- Study Intersection, Signalized
- Proposed Site Driveway Location, Unsignalized
- Study Area
- One-Way Direction



SCALE: N.T.S.



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

PROJECT NO. AUDGH00 - 13401

PROJECT: 3333 Forbes Avenue Development

TITLE: Study Intersections

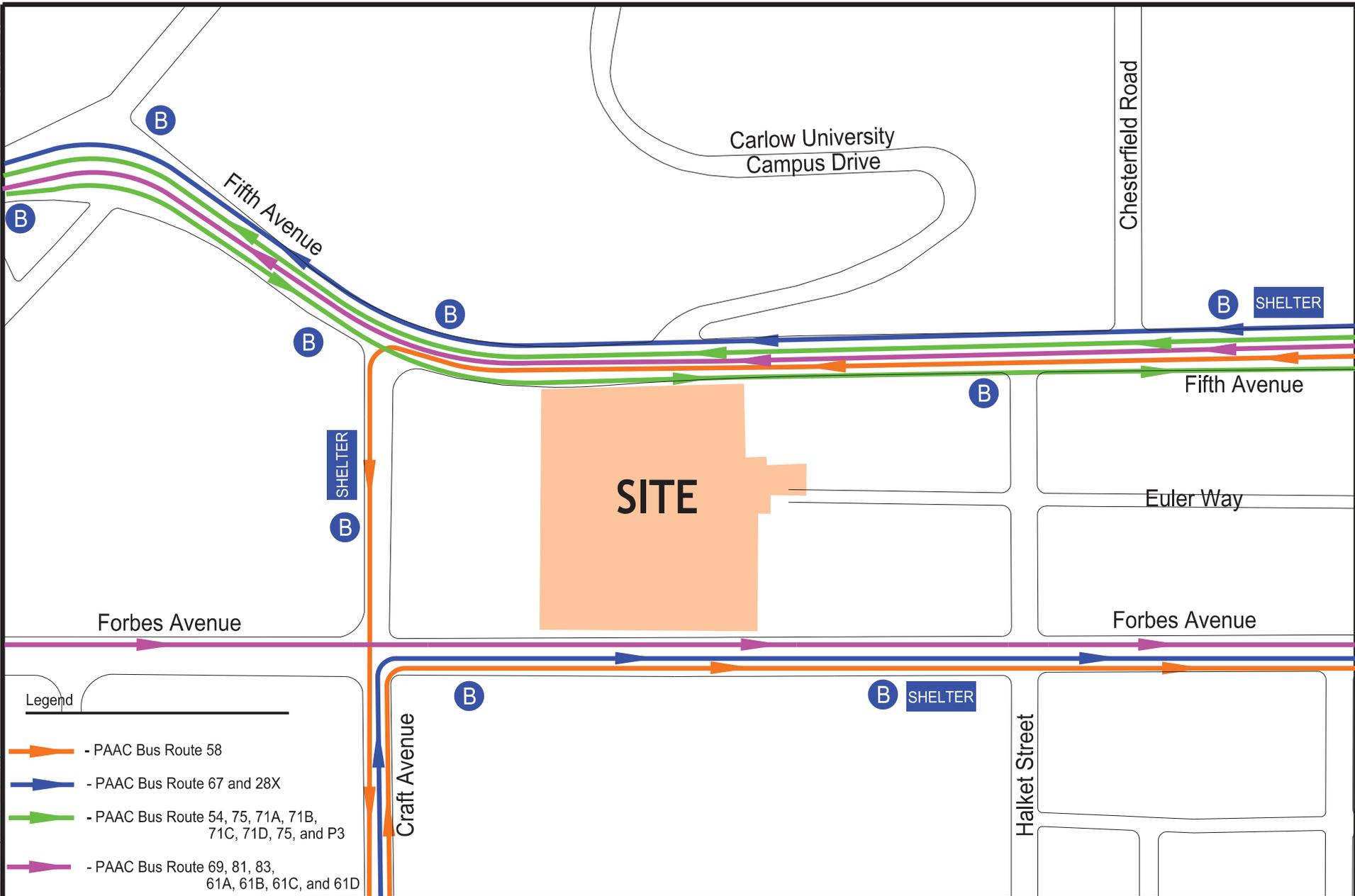
FIGURE

T-1

D.B. TMW

C.B. CAJ

REV. MDS



Legend

- PAAC Bus Route 58
- PAAC Bus Route 67 and 28X
- PAAC Bus Route 54, 75, 71A, 71B, 71C, 71D, 75, and P3
- PAAC Bus Route 69, 81, 83, 61A, 61B, 61C, and 61D
- Bus Stop Location
- Bus Shelter Location



SCALE: N.T.S.



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

PROJECT NO. AUDGH00 - 13401

PROJECT: 3333 Forbes Avenue Development

TITLE: Existing Public Transit Routes and Bus Stop Locations

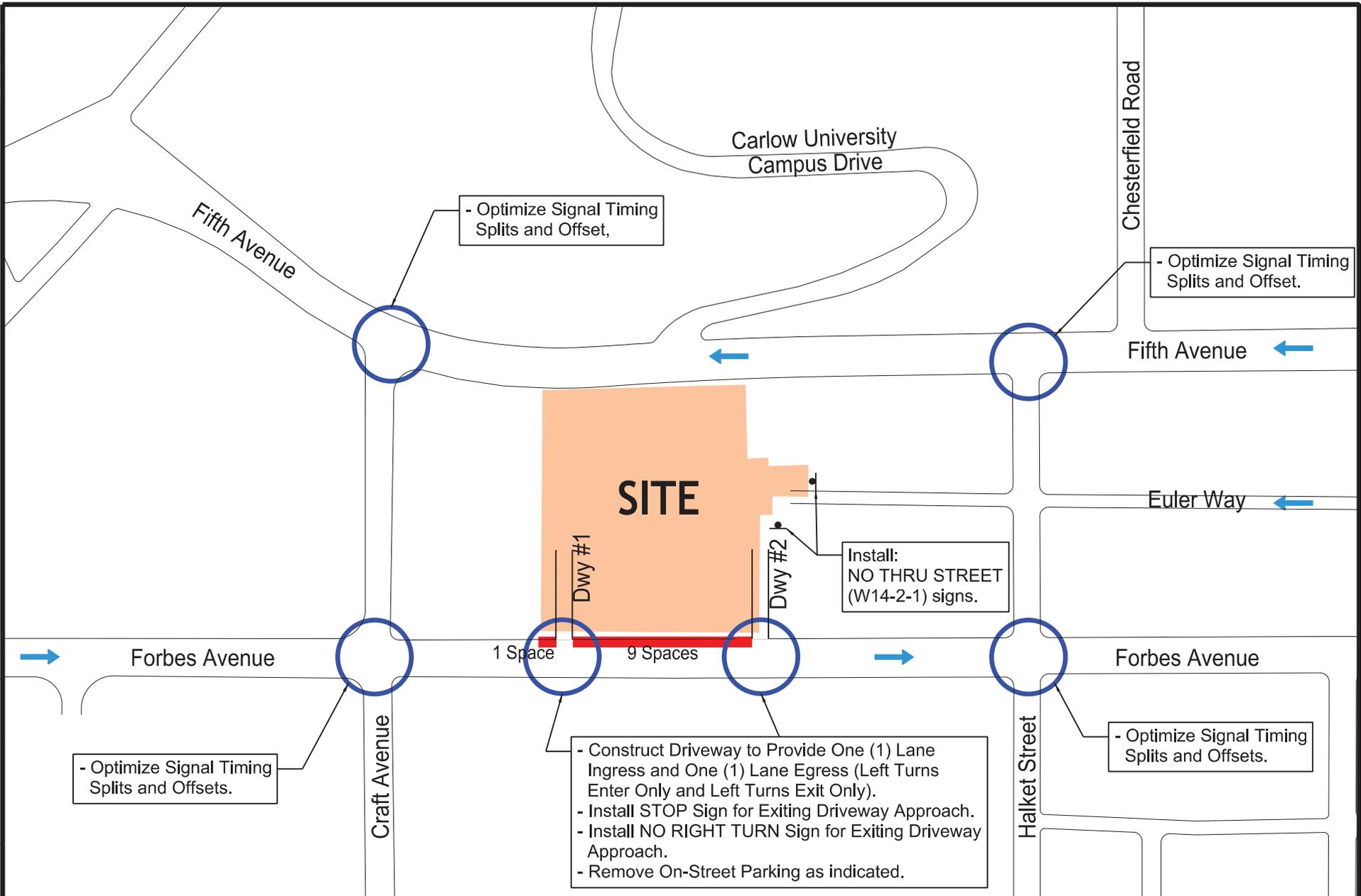
FIGURE

T-2

D.B. TMW

C.B. CAJ

REV. MDS



- Legend**
- Remove On-Street Parking
 - One-Way Traffic Direction

SCALE: N.T.S.

Trans Associates

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

PROJECT NO.	AUDGH00 - 13401
PROJECT:	3333 Forbes Avenue Development
TITLE:	Recommended Improvements

FIGURE	T-3
D.B.	TMW
C.B.	CAJ
REV.	MDS



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

Office of the Zoning Administrator

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

Date Filed:

(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: MWK Forbes LLC		Phone Number: (412) 963-2800 ext. 206	
Address: 120 Delta Drive	City: Pittsburgh	State: PA	Zip Code: 15238
2. Applicant/Company Name: Reed Smith LLP		Phone Number: (412) 288-4598	
Address: 225 Fifth Avenue	City: Pittsburgh	State: PA	Zip Code: 15222
Applicant/Contractor ID:(assigned by the City) T/B/D			
3. Development Name: T/B/D			
4. Development Location: Forbes Avenue across from Magee Women's Hospital			
5. Development Address: 3337 & 3339 Forbes Avenue			
6. If applicant is proposing a change to the Zoning District, the following is required: (Attach Zone Change Petition)			
Proposed Zoning District:	N/A		
Present Use of Site: (Select from attached list)	N/A		
7. If a Certificate of Occupancy exists, the following is required:			
Certificate of Occupancy#:	N/A	Date Issued:	N/A
		Existing Use of Property:	N/A
8. Estimated Construction:	Start Date: 10/01/14	Occupancy Date: / / T/B/D	Project Cost: \$ T/B/D

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): Staging area, temporary open spacing in future development – T/B/D.

10. Select the Type of Work:

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

11. Describe the Development: See attached sheet

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: 4,000 sq ft
 Existing to be Retained: ∅ sq ft
 Retained Area to be Renovated: ∅ sq ft
 To be Constructed: ∅ sq ft
 Building Footprint: ∅ sq ft

15. Height of Structures:	Existing		Proposed	
	Stories	Feet	Stories	Feet
Main Structure	3		∅	∅
Proposed Addition/Extension				

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

16. Number of Dwelling Units:
 Existing to Remain: ∅ Proposed: ∅

17. Lot Area: _____ sq ft

18. On Site Parking: N/A

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

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

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

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



DEPARTMENT OF CITY PLANNING
DEVELOPMENT ADMINISTRATION AND REVIEW (ZONING)

Office of the Zoning Administrator

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

DEVELOPMENT REVIEW APPLICATION

WATER AND SEWER INFORMATION

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

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

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:

- N/A New Water Service Connection(s) 0 Termination of Existing Water Service Tap(s)
- N/A New Sewer Service Connection(s) 0 Termination of Existing Sewer Service Tap(s)

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

- YES NO

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

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

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

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

WORK IN AND AROUND THE CITY RIGHTS-OF-WAY

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

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

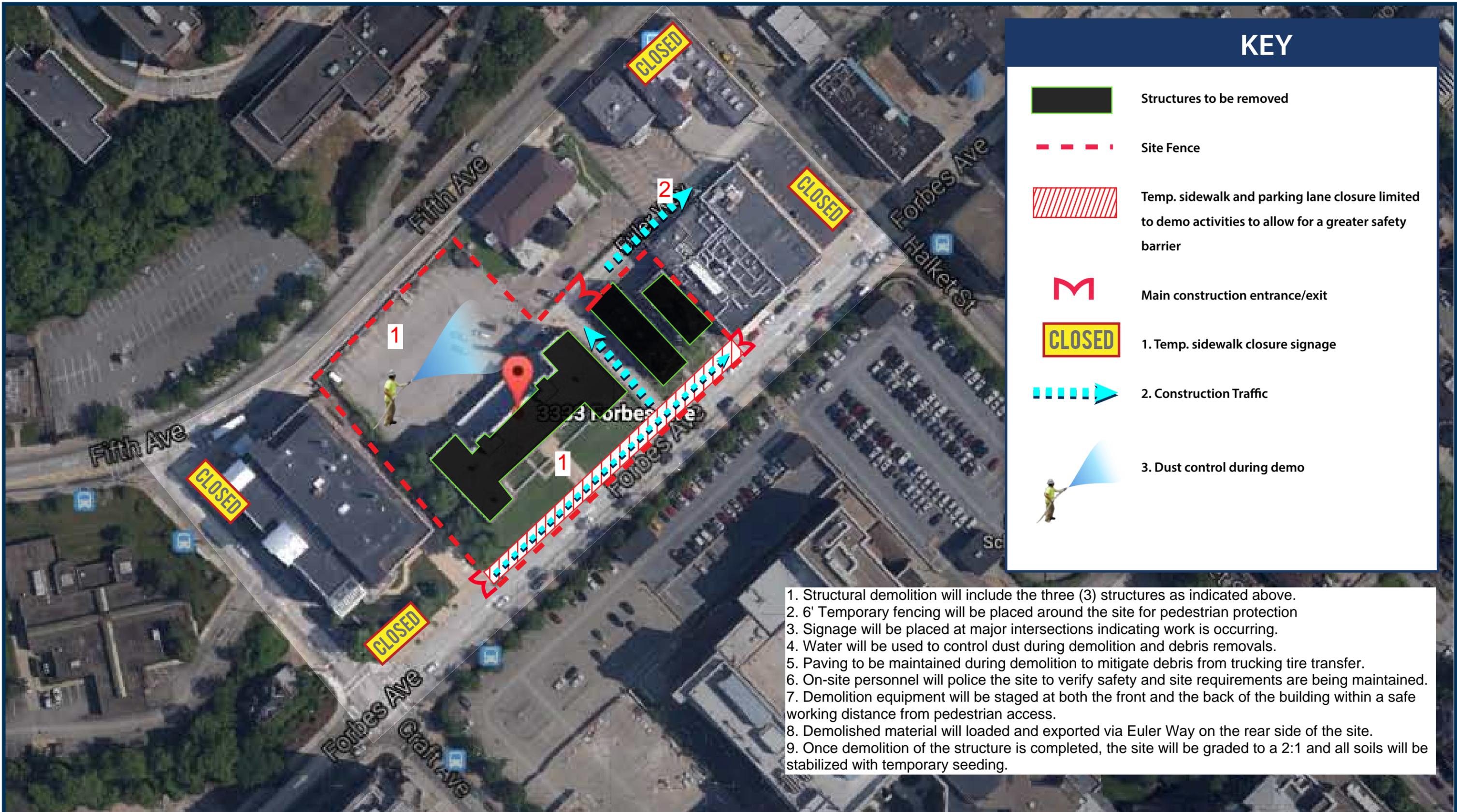
26. Applicant will be applying for a Visitability Tax Credit? Yes No

Applicant Signature: *Michael A. Kostrew as attorney for MUK Forbes LLC*

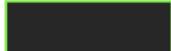
Development Review Application Supplement

Development Description – 3337 and 3339 Forbes Avenue

This application is limited to demolition of the existing structures located at 3337 and 3339 Forbes Avenue in Oakland (the “Site”). Following demolition of the existing structures, the Site will be used as a staging area for construction of a mixed use development at 3333 Forbes Avenue through August of 2016 (submitted under a separate Development Review Application). The applicant intends to further develop the Site for a future use yet to be determined. If an additional Development Review Application for the Site regarding future development has not been approved by August of 2016, the Site will be will be graded and seeded until a future use is approved.



KEY

-  Structures to be removed
-  Site Fence
-  Temp. sidewalk and parking lane closure limited to demo activities to allow for a greater safety barrier
-  Main construction entrance/exit
-  1. Temp. sidewalk closure signage
-  2. Construction Traffic
-  3. Dust control during demo

1. Structural demolition will include the three (3) structures as indicated above.
2. 6' Temporary fencing will be placed around the site for pedestrian protection
3. Signage will be placed at major intersections indicating work is occurring.
4. Water will be used to control dust during demolition and debris removals.
5. Paving to be maintained during demolition to mitigate debris from trucking tire transfer.
6. On-site personnel will police the site to verify safety and site requirements are being maintained.
7. Demolition equipment will be staged at both the front and the back of the building within a safe working distance from pedestrian access.
8. Demolished material will be loaded and exported via Euler Way on the rear side of the site.
9. Once demolition of the structure is completed, the site will be graded to a 2:1 and all soils will be stabilized with temporary seeding.

PITTSBURGH MIXED-USE: Demo and Abatement: *September 2014 - October 2014*



**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: <i>DSW Development Corp.</i>		Phone Number: <i>(513) 335-3134</i>	
Address: <i>101 S. Farrar</i>	City: <i>Cape Girardeau</i>	State: <i>MO</i>	Zip Code: <i>63701</i>
2. Applicant/Company Name: <i>Kevin Whitfield Drury Southwest, Inc</i>		Phone Number: <i>(210) 490-4779</i>	
Address: <i>11331 Coker Loop E</i>	City: <i>San Antonio</i>	State: <i>TX</i>	Zip Code: <i>78216</i>
Applicant/Contractor ID:(assigned by the City)			
3. Development Name: <i>Drury Inn & Suites Hotel</i>			
4. Development Location:			
5. Development Address: <i>711 Grant St.</i>			
6. If applicant is proposing a change to the Zoning District, the following is required: (Attach Zone Change Petition)			
Proposed Zoning District:			
Present Use of Site: (Select from attached list)		<i>#B1 - Office / Limited</i>	
7. If a Certificate of Occupancy exists, the following is required:			
Certificate of Occupancy#:		Date Issued:	Existing Use of Property: <i>Office - Former Federal Reserve</i>
8. Estimated Construction:	Start Date: <i>6/1/14</i>	Occupancy Date: <i>7/1/15</i>	Project Cost: \$ <i>30 Million</i>

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): *#600 - Hotel / General*

10. Select the Type of Work:

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

11. Describe the Development: *Renovation & Conversion of the Former Federal Reserve (Office) to a 190 Room Drury Inn & Suites Hotel. Additional parking (Multi Story Garage) will be added e existing parking Area.*

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: -0- sq ft
 Existing to be Retained: 210,000 sq ft
 Retained Area to be Renovated: 210,000 sq ft
 To be Constructed: 36,000 sq ft *Garage Addition*
 Building Footprint: 26,000 sq ft

15. Height of Structures:	Existing		Proposed	
	Stories	Feet	Stories	Feet
Main Structure <i>1955 Bldg.</i>	<i>12</i>	<i>146'</i>	<i>12</i>	<i>146'</i>
Proposed Addition/Extension				

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

<i>1931 Bldg</i>	<i>8</i>	<i>108'-6"</i>	<i>8</i>	<i>108'-6"</i>
	<i>1</i>	<i>AT GRADE</i>	<i>5</i>	<i>50'</i>

16. Number of Dwelling Units:
 Existing to Remain: 0 Proposed: 190 Guest Rooms

17. Lot Area: 35,923 sq ft

18. On Site Parking: N/A

	Existing	Proposed
Full (8 1/2' x 19')	<i>30</i>	<i>151</i>
Compact (7 1/4' x 16')		
Handicap (13 1/2' x 19')	<i>4</i>	<i>6</i>

Off-Street Loading Spaces: N/A
 Actual: *2*
 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:

- | | |
|---|--|
| <input type="radio"/> New Water Service Connection(s) | <input type="radio"/> Termination of Existing Water Service Tap(s) |
| <input type="radio"/> New Sewer Service Connection(s) | <input type="radio"/> 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. *Intermittent Lane Closures*
- 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

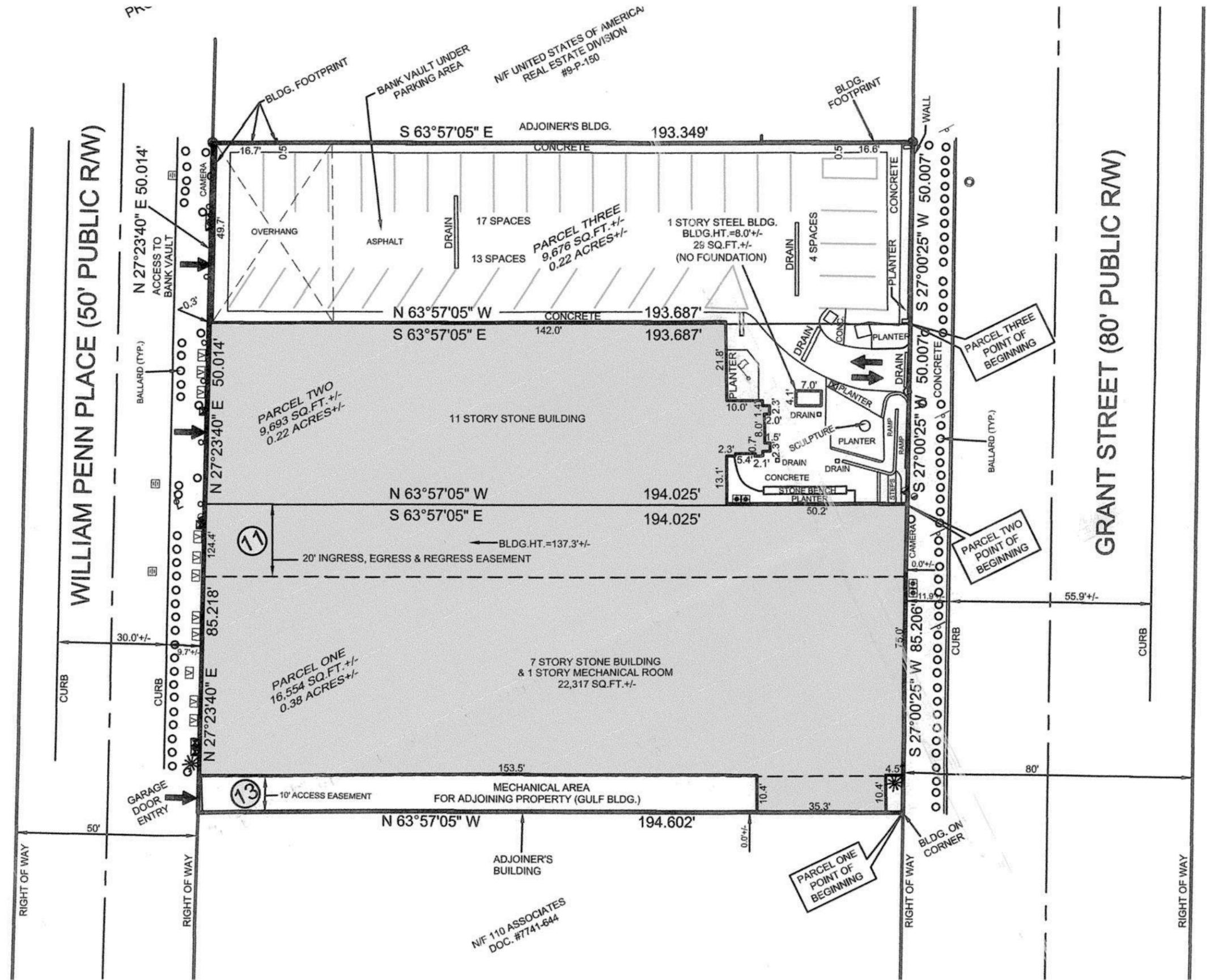
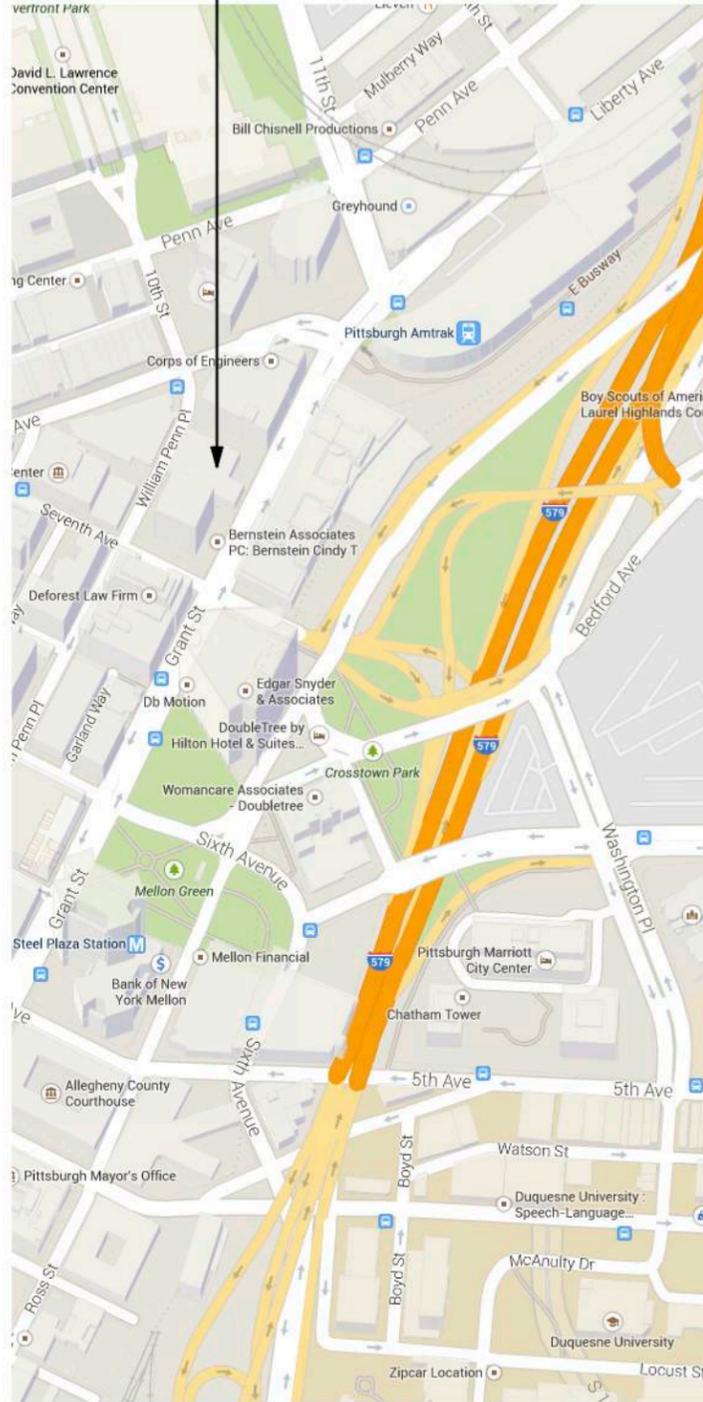
Applicant Signature: *Kevin Whitfield* *Kevin Whitfield - Drury Southwest, Inc.*

DRURY INN & SUITES.



717 Grant Street - Former Federal Reserve Building
Planning Commission Presentation
September 23, 2014

**PROJECT LOCATION:
717 Grant Street Pittsburgh, PA
Former Federal Reserve Building**





Existing Grant Street facade with Federal Building beyond.



Existing Grant Street facade with Gulf Tower beyond. Historic 1930's and 1950's era facades to be maintained.



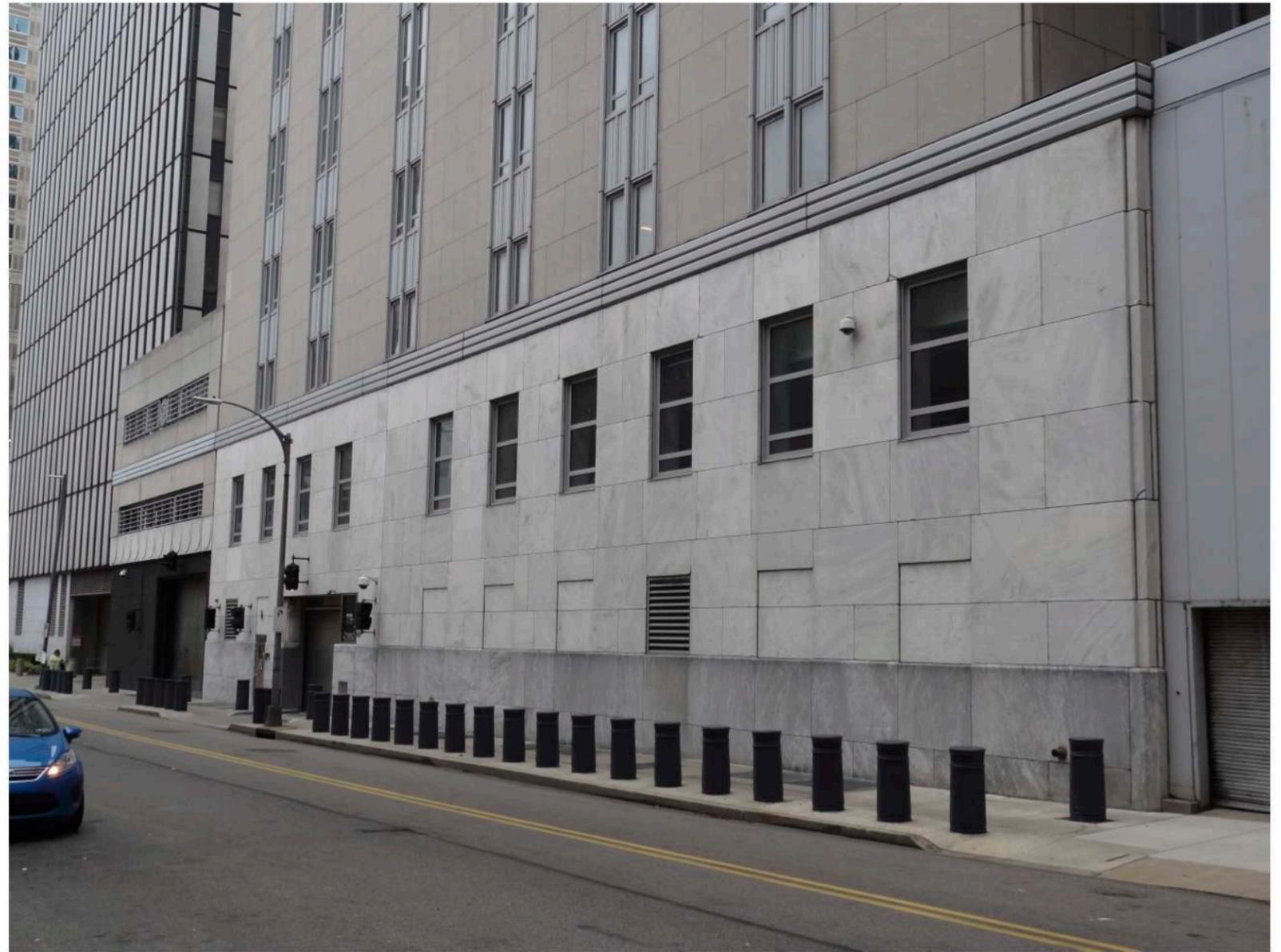
Existing north elevation, facing Federal Building. Proposed design includes new windows in seven of the nine recessed bands, with detailing to match existing 1950's era windows.



Existing plaza and parking deck access. Proposed design calls for new five-deck parking garage, new drive lanes off of Grant Street, and reconfigured plaza.



Existing William Penn Place facade. Proposed design includes partial demolition of existing parking deck and generator enclosure, and construction of new five-deck parking garage.



Existing William Penn Place street level view. New hotel entry and canopy to be included between existing coiling doors.

ACCESSIBILITY

- Fully accessible public spaces within historic fabric of building - vault meeting rooms, dining room, board room.
- (3) accessible building entrances: porte-cochere, Grant Street, William Penn Place.
- Reconfigured Grant Street plaza for better pedestrian approach and integration of ADA ramp.
- ADA van parking at porte-cochere level, accessible valet pick-up and drop-off zones.
- 30% ADA guest room increase above minimum.
- Fully accessible pool with pool lift and limited-use ADA lift to pool deck level.
- ADA compliant public toilet rooms, including assisted-use toilet room adjacent to Meeting Rooms.
- Accessible guest laundry

STORMWATER MANAGEMENT

- Stormwater management plan not required by Zoning code: total new development less than 50,000 s.f.
- Grant Street plaza: replacement of existing 500 s.f. of planted area with 700 s.f. of intensive green roof.
- New street trees along Grant Street, pending removal of security bollards.
- Separation of storm and sanitary lines, reduces combined sewer overflow events during heavy rains.

SUSTAINABILITY

1) Drury Programs to Save Energy / Water

- a. Condensate Recovery for Cooling Tower (approx 360,000 gal water / yr)
- b. Verdant programmable (Remote) Thermostats (limits temperature in unused rooms)
- c. Exhaust Air Recovery Wheel (70% Efficiency) Heat / Cooling Recovery / Energy Savings
- d. Master Building Management System / All Meeting Rooms (Central Control / Monitoring)
- e. Make Up Air – All Rooms – 40 CFM (Keeps Rooms Tempered and Moisture Controlled)
- f. Low Flow Toilets / Showers / Public Fixtures (savings of 350 – 400,000 gal per year)
- g. Fluorescent and LED lighting primarily used
- h. Low E glazing to minimize heat gain and UV damage to building furnishings
- i. Air Cooled Ice Machines and Walk in Coolers vs. Water cooled

2) Systems Rehabilitation / Reuse of Existing Central Physical Plant

- a. Existing Major Components or Systems Reclaimed / Re-used
 - i. Chillers
 - ii. Air Handlers
 - iii. Electrical Panels & Feeders
 - iv. Elevator Systems
 - v. Existing Windows & Glazing
 - vi. Recycling Acoustical Ceilings / Scrap Metal / Carpet
 - vii. Plan Configuration will Reuse Vaults, etc.
 - viii. Roof
 - ix. Exterior Masonry
- b. No Additional Pervious Cover on Site Added to Site : Streetscape to be added where feasible, existing security bollards to be removed
- c. Recycled Content: Drywall, Insulation , Acoustical Ceilings, Metal Stud Framing, Copper, Cast Iron, Carpeting, Non Insulated Exterior Glazing, Structural Steel Framing and Joists

3) Operations Procedures / Product Selections

- The practice of not changing sheets on a normal guest stay over unless specifically mandated by guests. (Water saving)
- Central Laundry Facility On Site to maximize productivity for energy and water used
- Use of low temperature activated laundry detergents at central laundry
- The use of a central trash compactor to minimize dumpster pickups and maximizing a trip (eventually) to the landfill.
- Centralized resource management of online training and procedure manuals to reduce paper consumption
- Motion Sensor detection (lighting) for infrequently used / lit spaces.
- Limited use of aerosol type sprays and products.
- The Drury Hotels companywide mandate to adopt nonsmoking in our rooms (effective 2015)
- The elimination of bar soaps in the bath area; the use of liquid / dispenser type products in lieu of all bar soap and plastic bottle single use shampoo and conditioner containers. This single program prevents well in excess of two million items from being used once and sent to a landfill.
- Utilization of a single drop, monthly supply run to individual hotel properties, from a central warehousing location, eliminating multiple vendor supply drops for paper goods, linens, soaps, detergents, dry foods, maintenance supplies, replacement goods, etc.
- Active re-cycling through local charities of used items such as towels, sheets, furniture, computer equipment which has served its normal life in the hotel.

LEGEND

Public Space

Federal Building

New egress door

Existing loading dock roll-up door

Outline of new roof canopy above

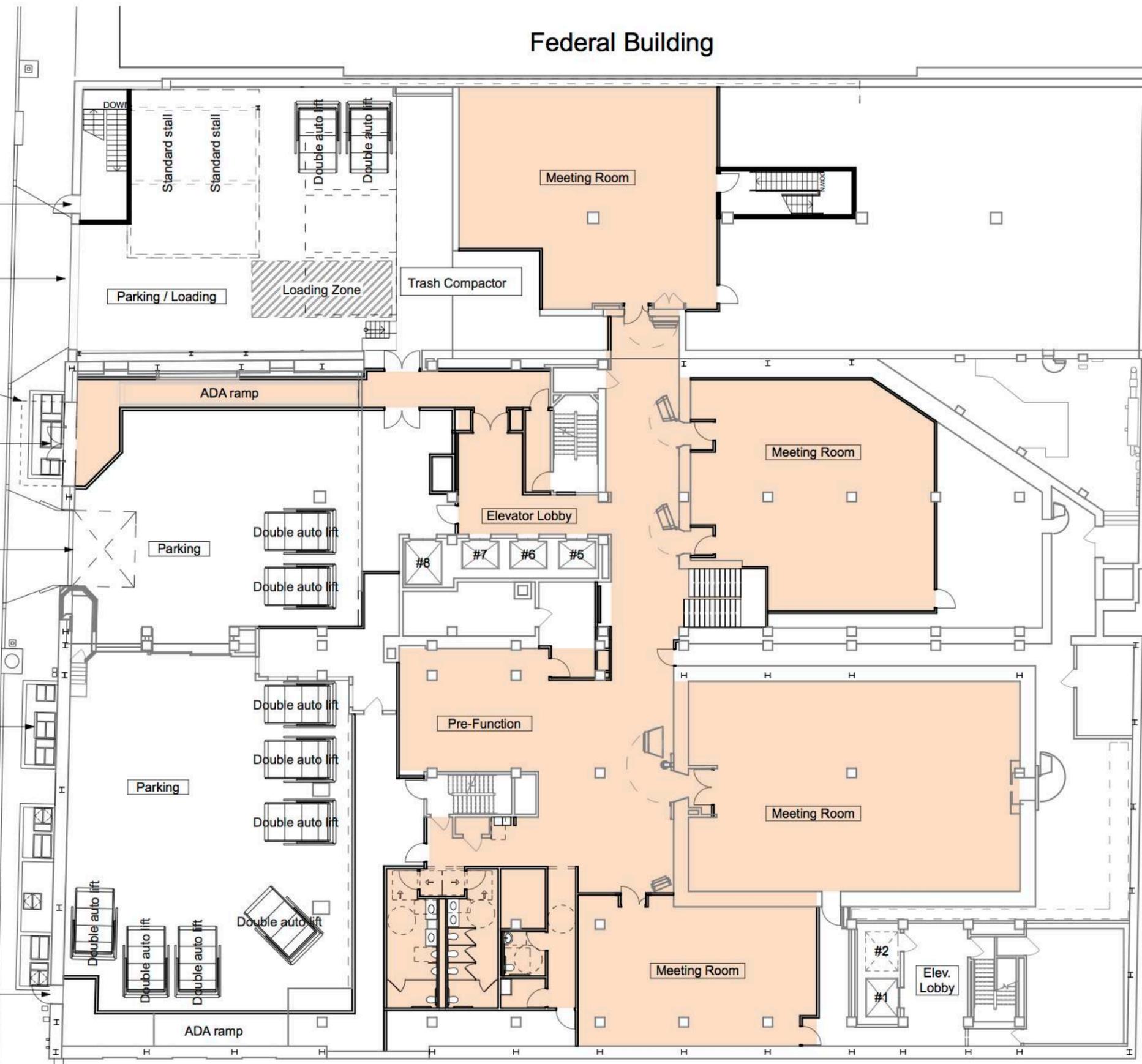
New accessible hotel entry

Existing loading dock roll-up door

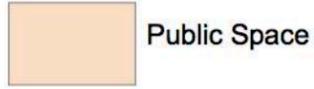
Existing sidewalk vaults - multiple locations

New egress door

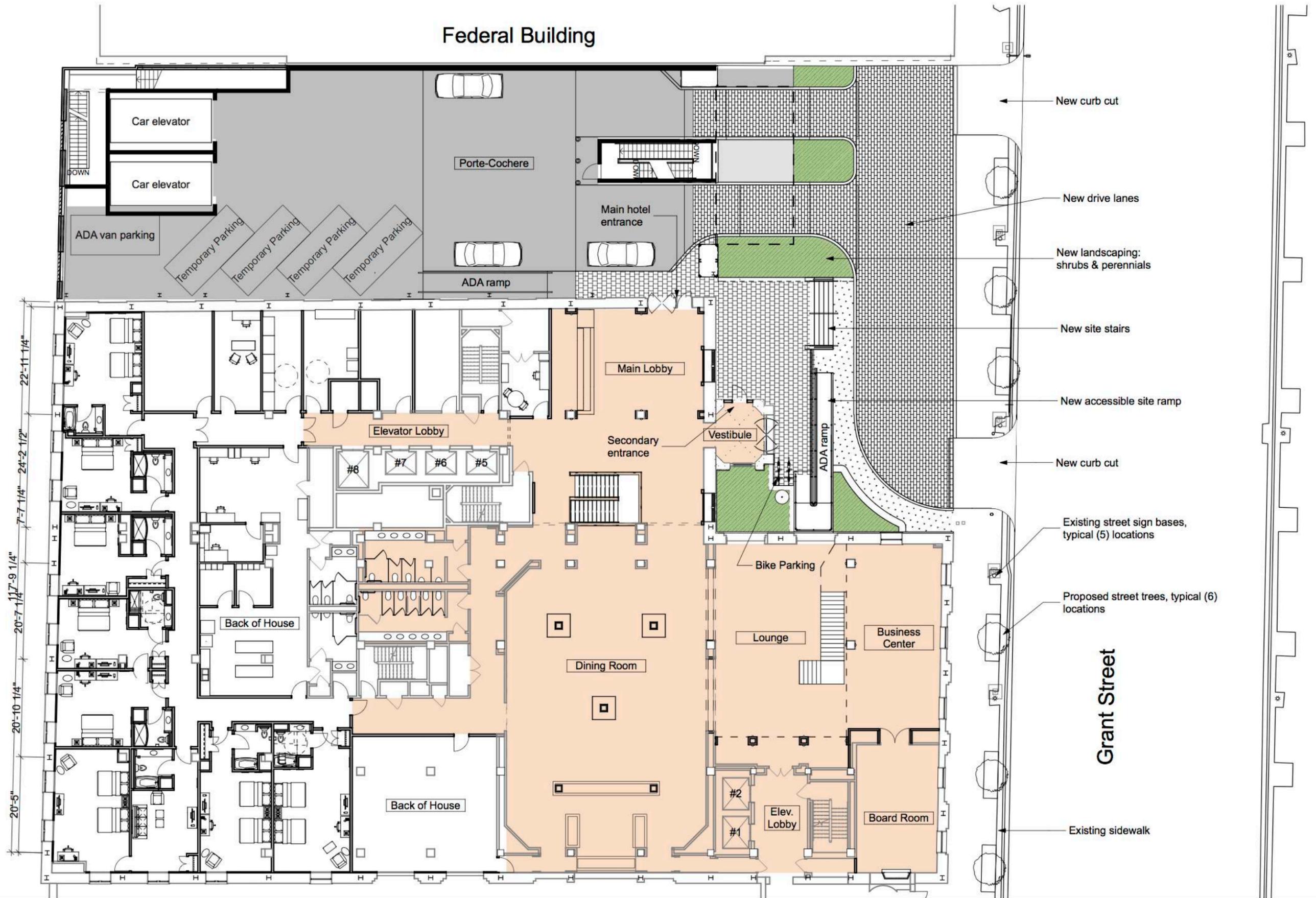
William Penn Place



LEGEND



Federal Building





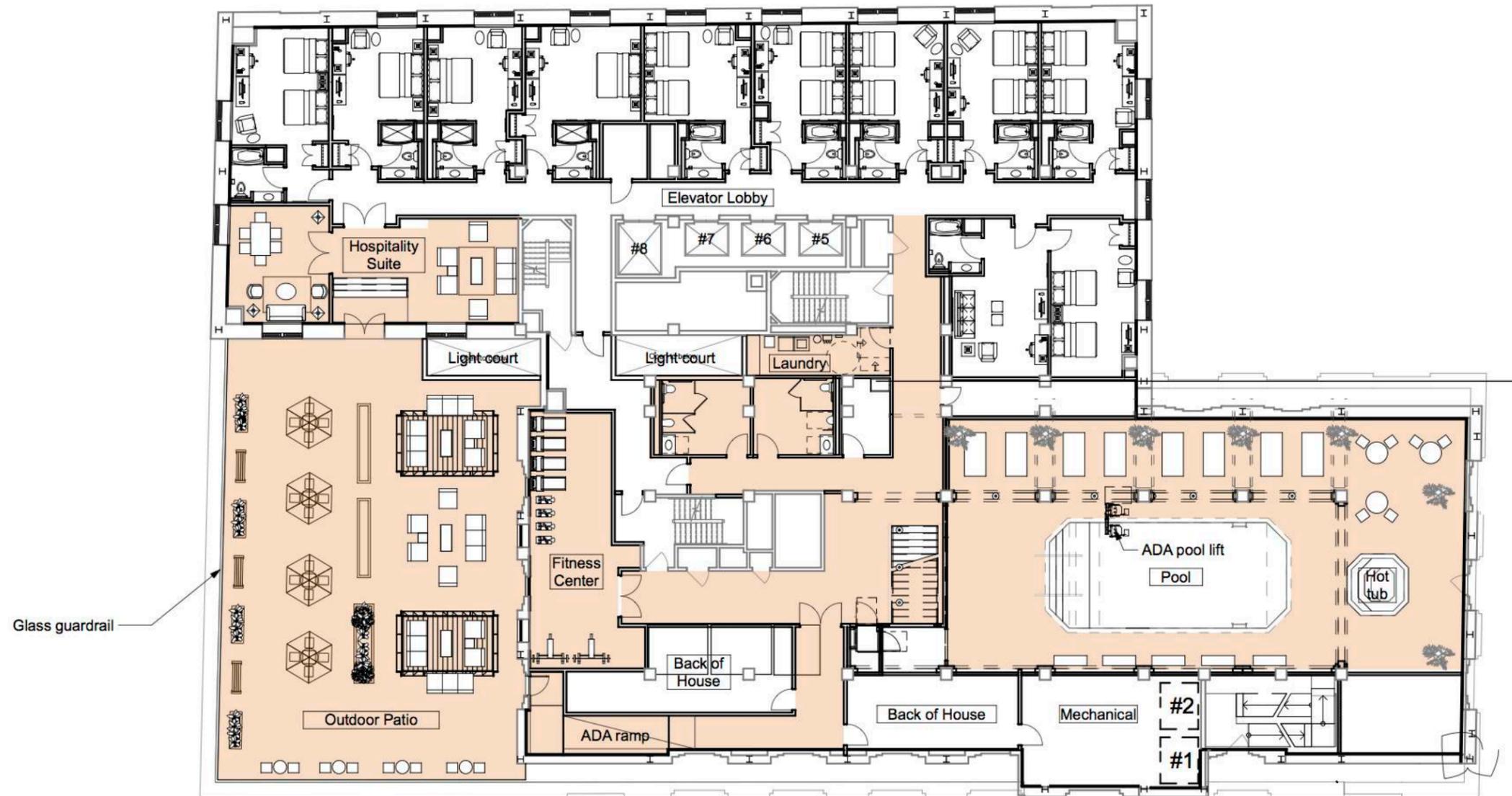
ROOM TYPE MATRIX

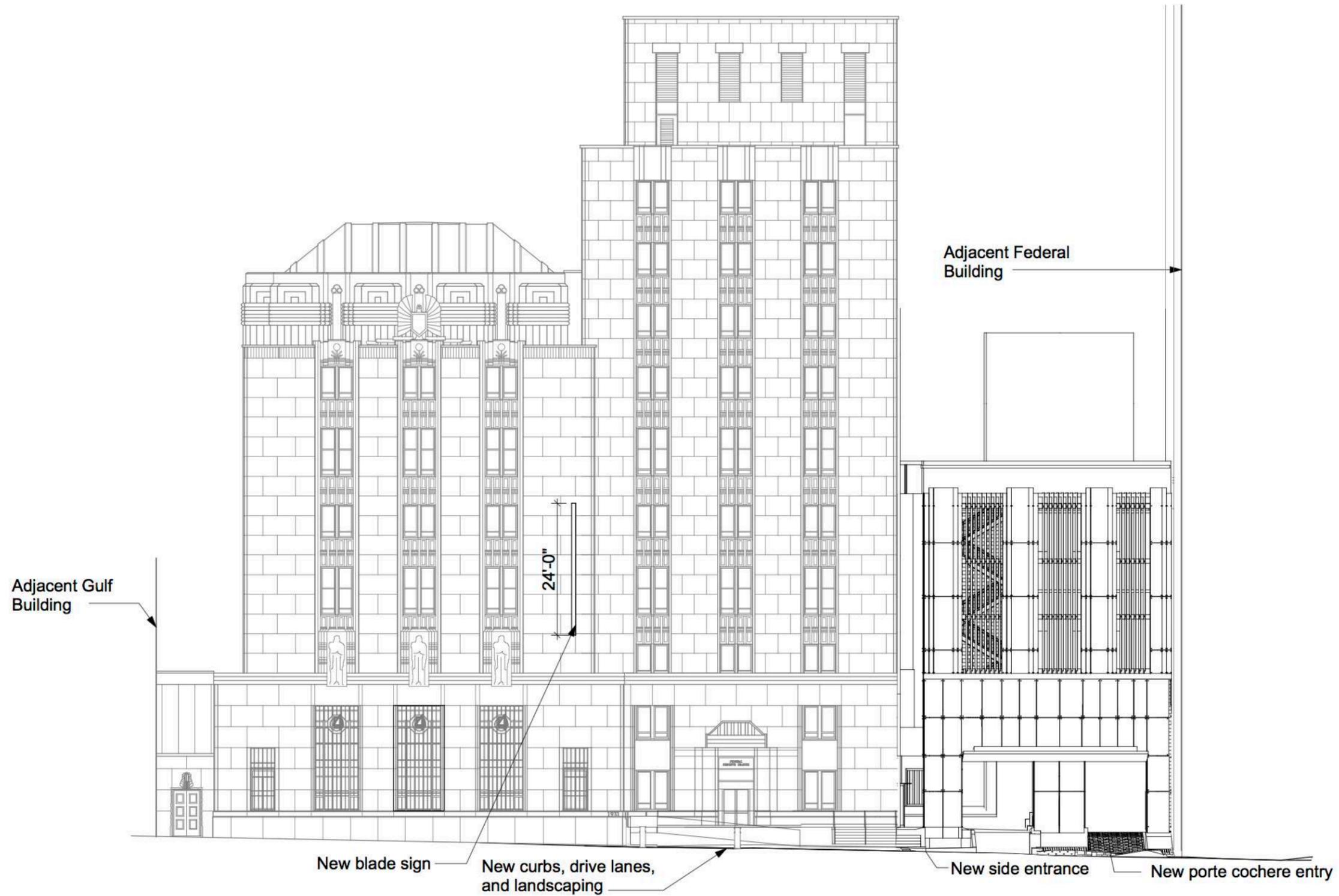
FLOOR	King	King ADA	Double Queen	Double Queen ADA	King Suite	King Suite ADA	Double Queen Suite	Double Queen Suite ADA	Meet & Sleep	Meet & Sleep ADA	TOTAL STANDARD ROOMS	TOTAL ADA ROOMS
1	4		3		0		1		0		8	
2	4		9		2	1	0		2	1	17	2
3	4	1	16	1	2		1		0		23	2
4	4	1	17	1	3		5		0		29	2
5	4	1	17	1	3		5		0		29	2
6	4	1	17	1	3		5		0		29	2
7	4	1	17	1	3		4	1	0		28	3
8	3		6		0		1		0		10	
9	3		6		1		1		0		11	
10	3		6		1		1		0		11	
TOTAL	37	5	114	5	18	1	24	1	2	1	195	13

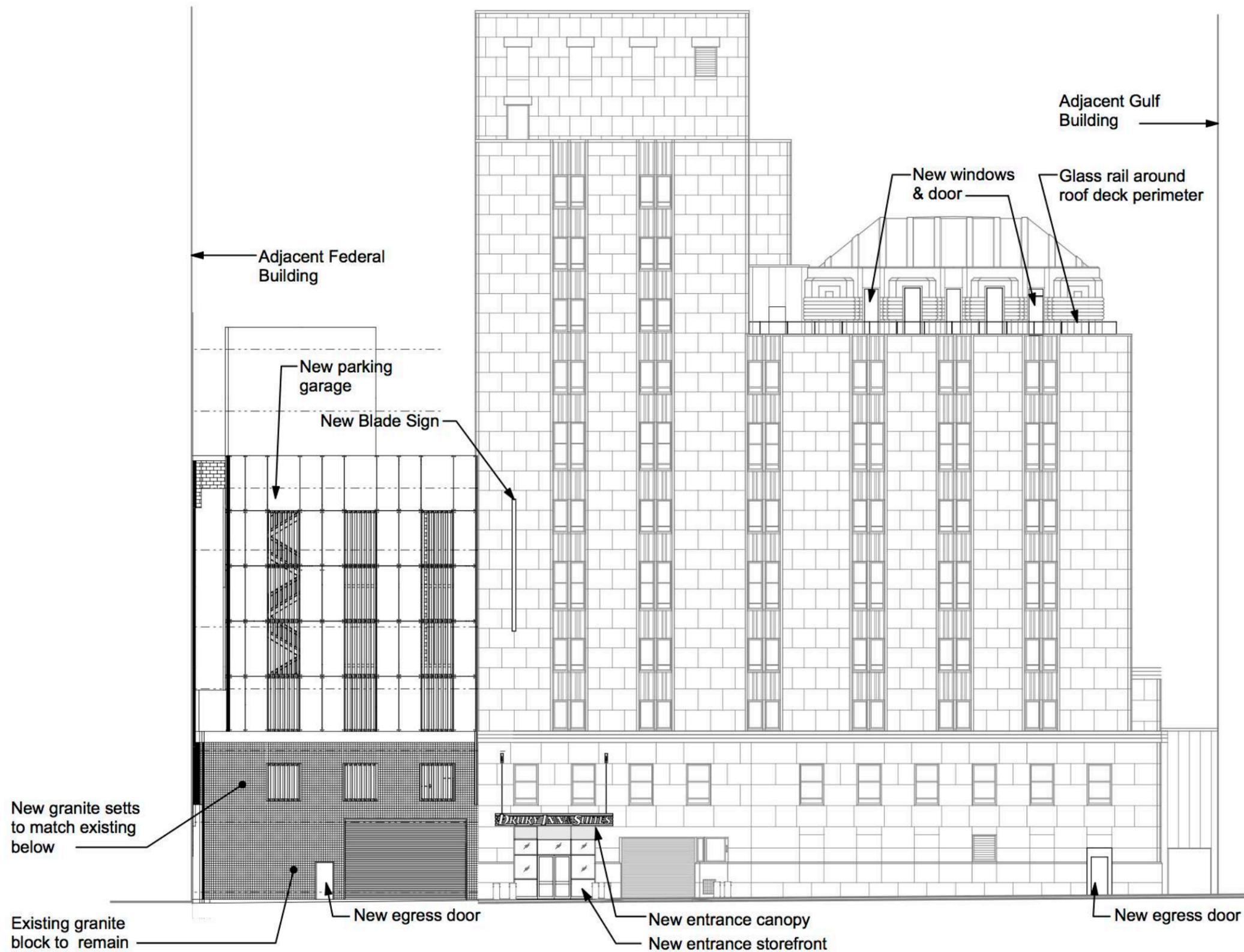
LEGEND

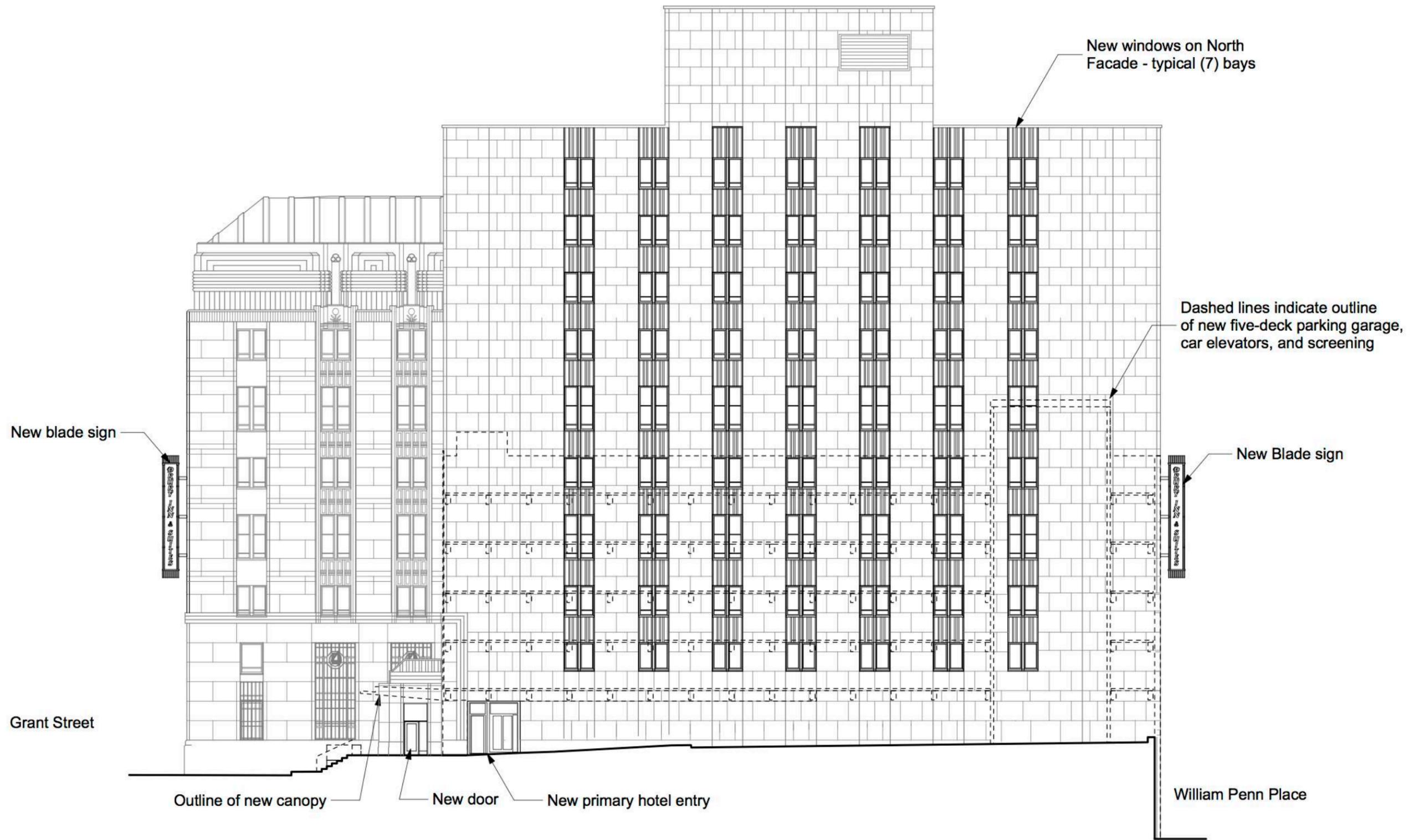
 Public Space

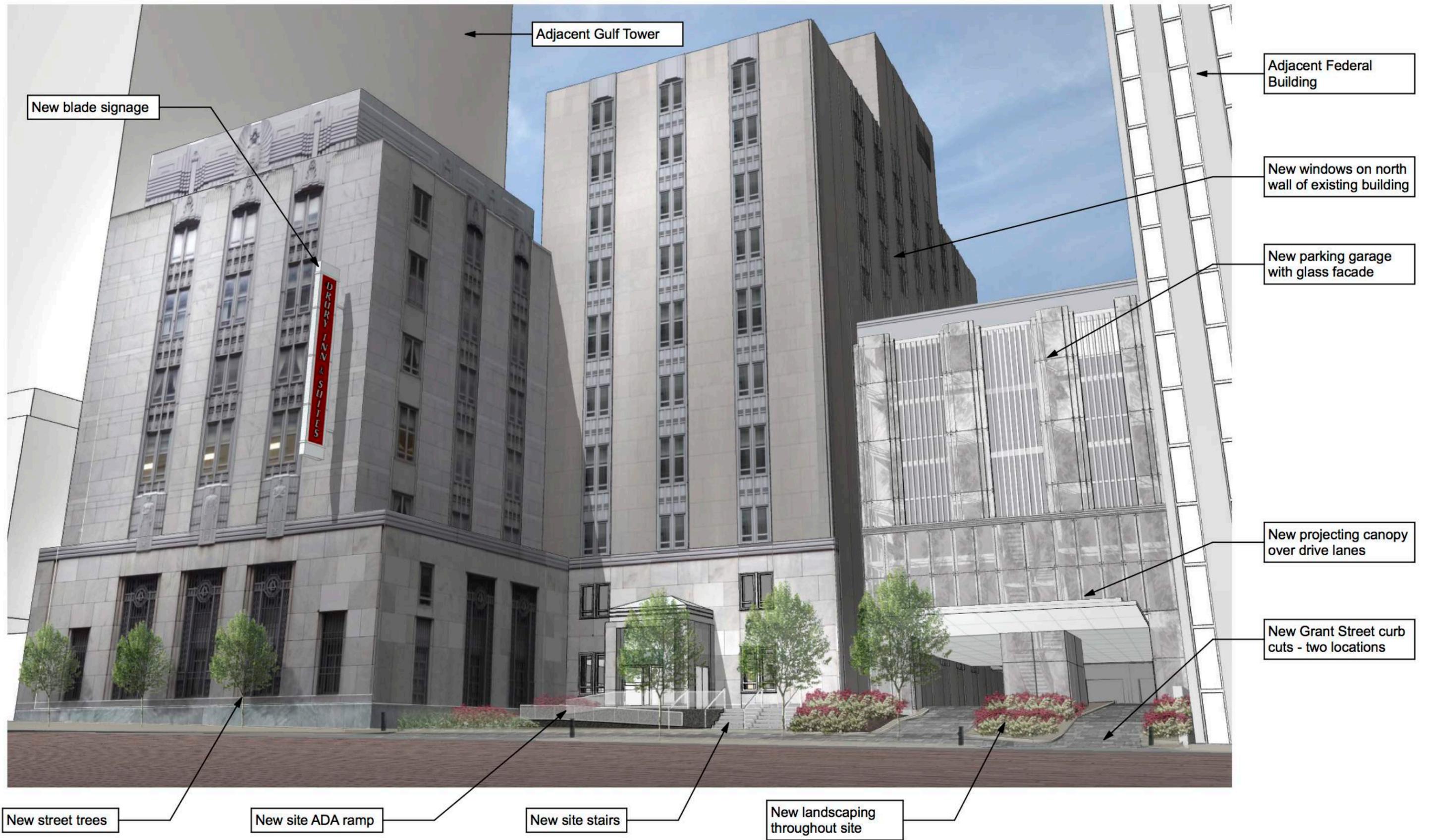
Federal Building







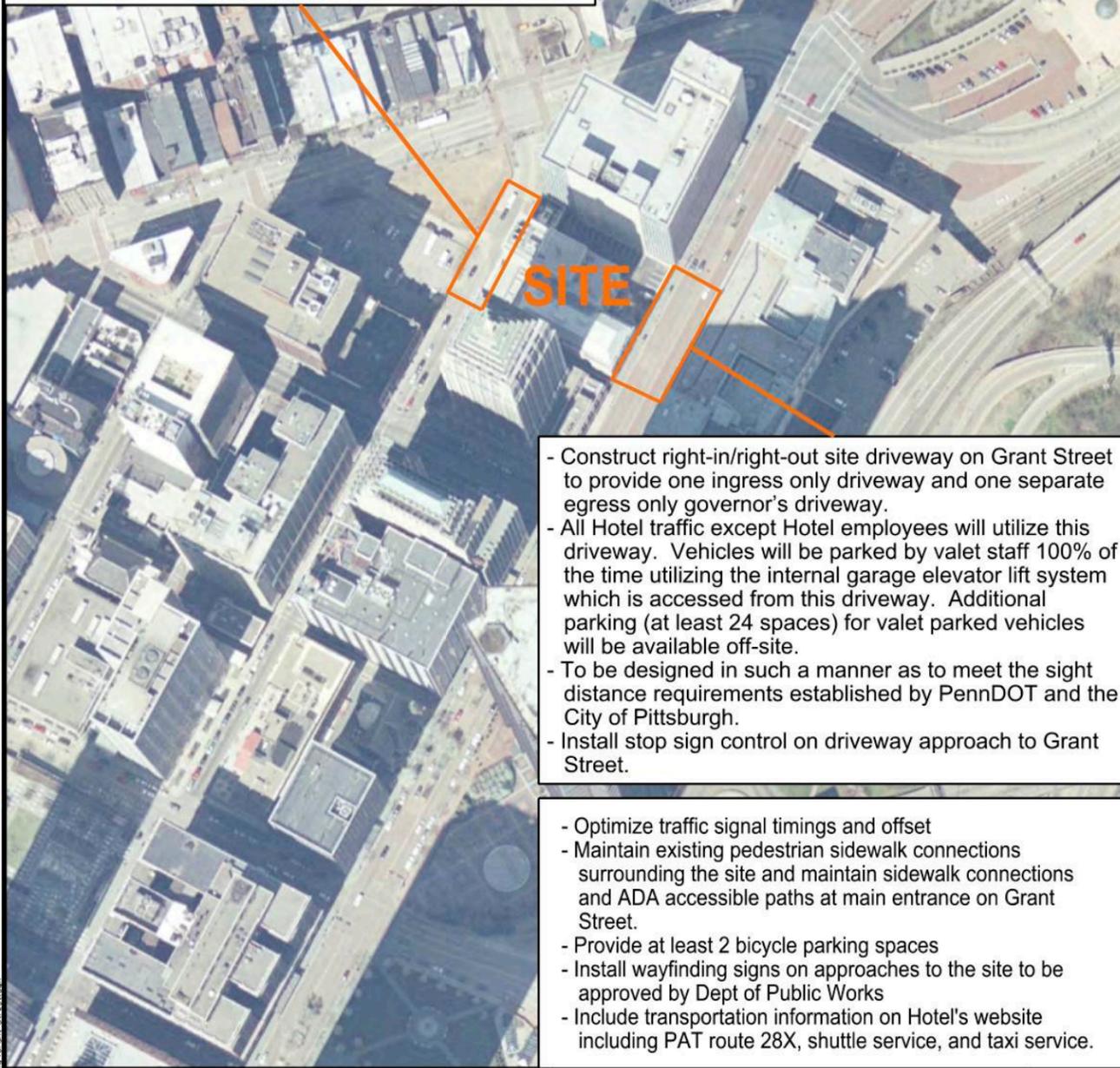






PLotted: 9/15/2014

- Maintain the existing design of garage / loading dock driveway.
- Install stop sign control on driveway approach to William Penn Place.
- The loading dock will provide loading space for 1 single unit truck with space for trash storage.



- Construct right-in/right-out site driveway on Grant Street to provide one ingress only driveway and one separate egress only governor's driveway.
- All Hotel traffic except Hotel employees will utilize this driveway. Vehicles will be parked by valet staff 100% of the time utilizing the internal garage elevator lift system which is accessed from this driveway. Additional parking (at least 24 spaces) for valet parked vehicles will be available off-site.
- To be designed in such a manner as to meet the sight distance requirements established by PennDOT and the City of Pittsburgh.
- Install stop sign control on driveway approach to Grant Street.

- Optimize traffic signal timings and offset
- Maintain existing pedestrian sidewalk connections surrounding the site and maintain sidewalk connections and ADA accessible paths at main entrance on Grant Street.
- Provide at least 2 bicycle parking spaces
- Install wayfinding signs on approaches to the site to be approved by Dept of Public Works
- Include transportation information on Hotel's website including PAT route 28X, shuttle service, and taxi service.

FILE NAME: P:\pdr\0013329\Work\101\Grant Street.dwg



SCALE: N.T.S.



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

PROJECT NO. DRURY00 - 13329

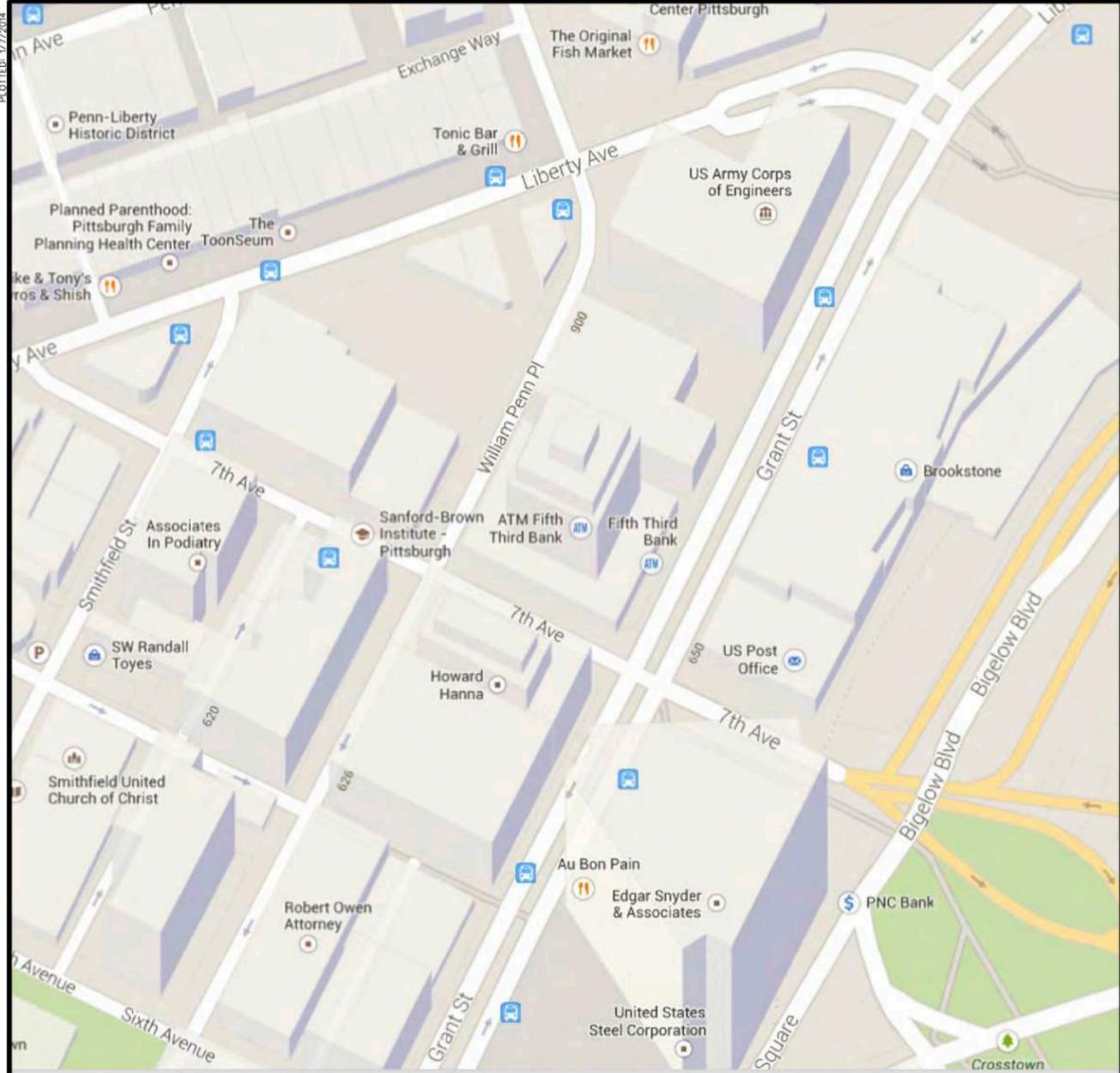
PROJECT: 717 Grant Street Traffic, Parking, Pedestrian Impact Study

TITLE: Recommended Mitigation Measures

FIGURE

19

D.B. CAD
 C.B. CAJ
 REV. _____

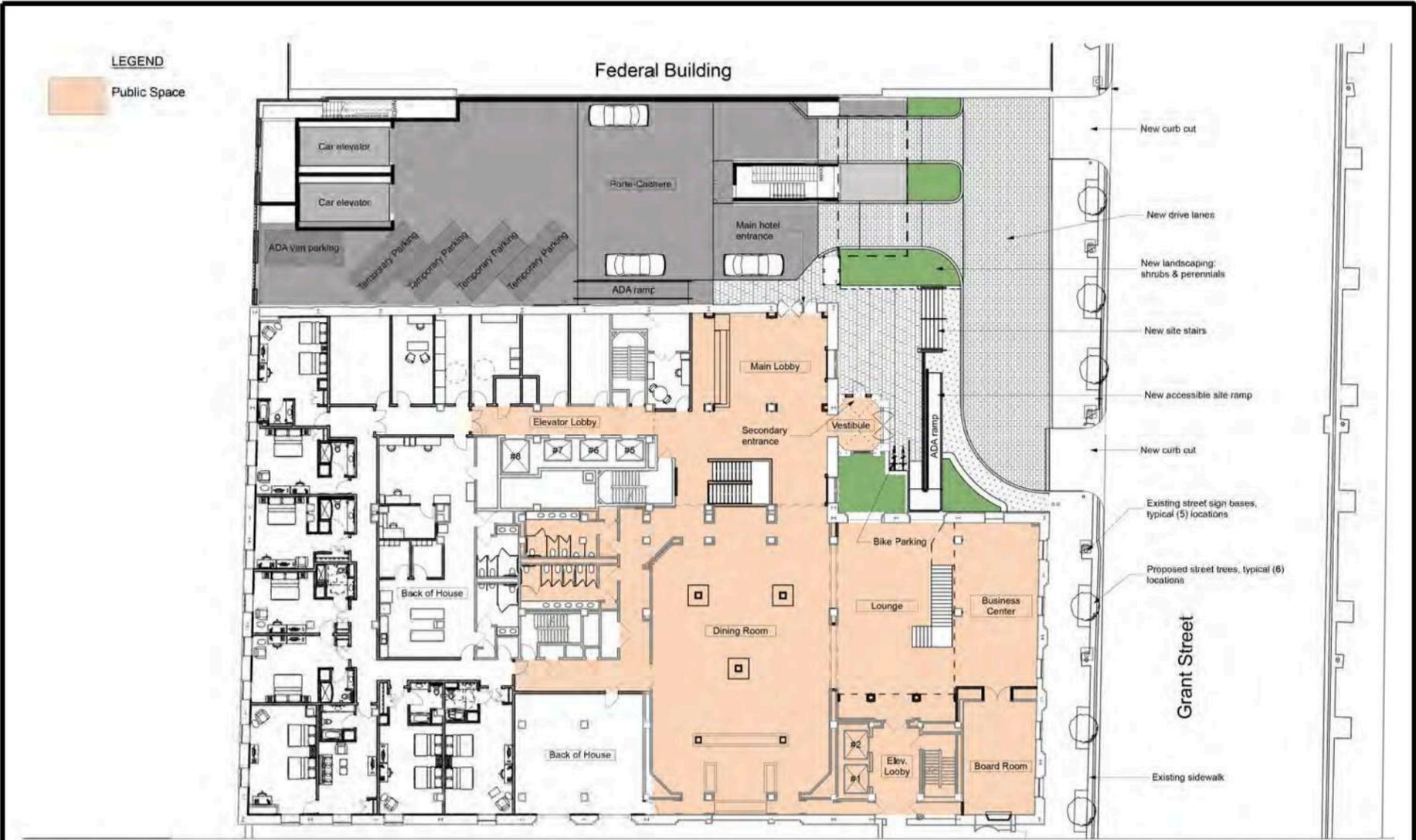


Port Authority Bus Routes Servicing Study Area:
 1, 6, 11, 15, 39, 40, 44, 77, 81, 82, 83, 86, 87, 88, 91, G2, G3,
 P1, P2, P7, P10, P12, P13, P16, P17, P67, P68, P69, P71, P76,
 P78, 52L, 53L, 28X, O12, 19L

Map obtained from Google Transit

 SCALE: N.T.S.	 Transportation Solutions for Today and Tomorrow Twin Towers Suite 400 / 4955 Steubenville Pike Pittsburgh, Pennsylvania 15205 / (412) 490-0630	PROJECT NO. DRURY00 - 13329	FIGURE
		PROJECT: 717 Grant Street Traffic, Parking, Pedestrian Impact Study	4
		TITLE: Port Authority of Allegheny County Bus Routes	D.B. CAD C.B. CAJ REV. _____

PLOTTED: 9/5/2014
 FILE NAME: P:\drury000\13329\Working\Grant_Street.kdm



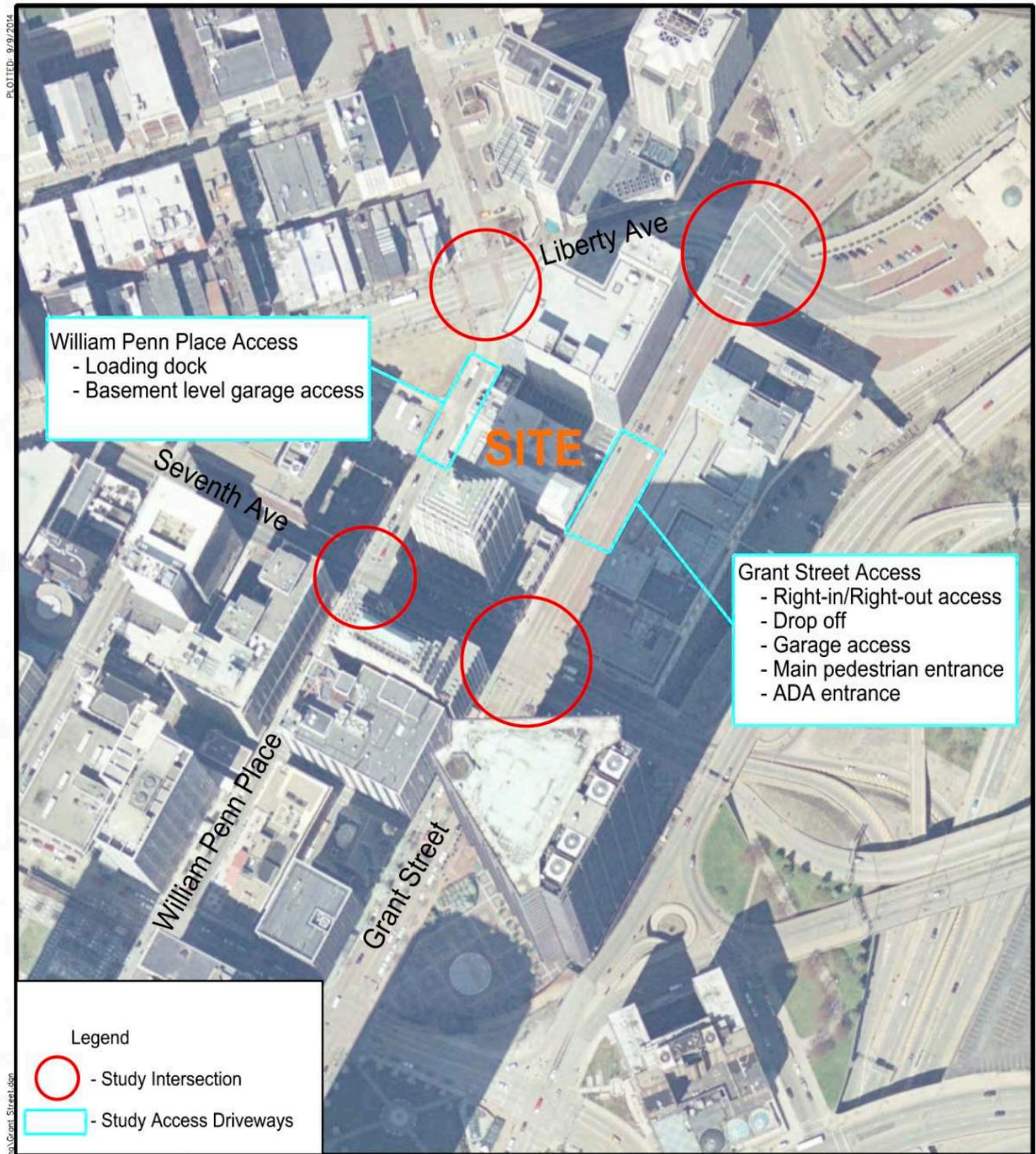
Drury Inn & Suites - 717 Grant Street - PITTSBURGH, PA
 Planning Commission Presentation
 September 9, 2014

First Floor Plan
 Scale: 1" = 20'-0"

Strada
 Architecture
 Interiors
 Landscapes
 Urban Design
 425 Liberty Avenue
 Pittsburgh, PA 15222
 412.483.4800
 www.stradafirm.com
 1987 Strada Associates, LLC

 SCALE: N.T.S.	 Transportation Solutions for Today and Tomorrow Twin Towers Suite 400 / 4955 Steubenville Pike Pittsburgh, Pennsylvania 15205 / (412) 490-0630	PROJECT NO. DRURY00-13329	FIGURE
		PROJECT: 717 Grant Street Traffic, Parking, Pedestrian Impact Study	2
		TITLE: Site Plan	D.B. <u>cad</u> C.B. <u>caj</u> REV. _____

PLOTTED: 9/9/2014



Legend

- - Study Intersection
- Study Access Driveways


 SCALE: N.T.S.


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

PROJECT NO. DRURY00 - 13329
 PROJECT: 717 Grant Street Traffic, Parking, Pedestrian Impact Study
 TITLE: Site Location and Study Intersections

FIGURE
1
 D.B. CAD
 C.B. CAJ
 REV. _____

DRURY INN & SUITES.



717 Grant Street - Former Federal Reserve Building
Planning Commission Presentation
September 23, 2014



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

Office of the Zoning Administrator

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

Date Filed:

(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: **Eastside Limited Partnership III** Phone Number: (412) 391-7171

Address: **535 Smithfield St. Suite 2425** City: **Pittsburgh** State: **PA** Zip Code: **15222**

2. Applicant/Company Name: **Same as Above** Phone Number: ()

Address: City: State: Zip Code:

Applicant/Contractor ID:(assigned by the City)

3. Development Name: **Eastside III, Bike Shelter**

4. Development Location: **East Liberty**

5. Development Address: **6258 Penn Avenue, Pittsburgh, PA 15206**

6. If applicant is proposing a change to the Zoning District, the following is required: (Attach Zone Change Petition)

Proposed Zoning District: **UNC**

Present Use of Site:
(Select from attached list) **Under Construction**

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

Certificate of Occupancy#: Date Issued: Existing Use of Property: **Under Construction**

8. Estimated Construction: Start Date: **11/01/2014** Occupancy Date: **04/01/2014** Project Cost: \$ **TBD**

Use the attached Worksheet to continue answering the questions. For additional reference in answering Items 9-12 go to http://www.city.pittsburgh.pa.us/cp/html/land_use_control_and_zoning.html and select the link for the City Zoning Code maintained at the Municode.com website.

9. Proposed Use of Site (Select from attached list): **127. New and Unlisted Uses**

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: **Accessory bike shelter as a component of the Eastside III development.**

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: N/A sq ft
 Existing to be Retained: N/A sq ft
 Retained Area to be Renovated: N/A sq ft
 To be Constructed: 1,344 sq ft
 Building Footprint: 1,344 sq ft

	Existing		Proposed	
	Stories	Feet	Stories	Feet
Main Structure	N/A	N/A	1	17'
Proposed Addition/Extension				

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

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

17. Lot Area: 182,987 sq ft

18. On Site Parking: N/A

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

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

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

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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)

Water and sewer connections were addressed in site project.

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:

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- 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:

Daniel Friday, Eastside Limited Partnership III



EASTSIDE III

EASTSIDE III
PITTSBURGH, PENNSYLVANIA
August, 27th 2014

Accessory Bicycle Parking Shelter
Overall Site Plan

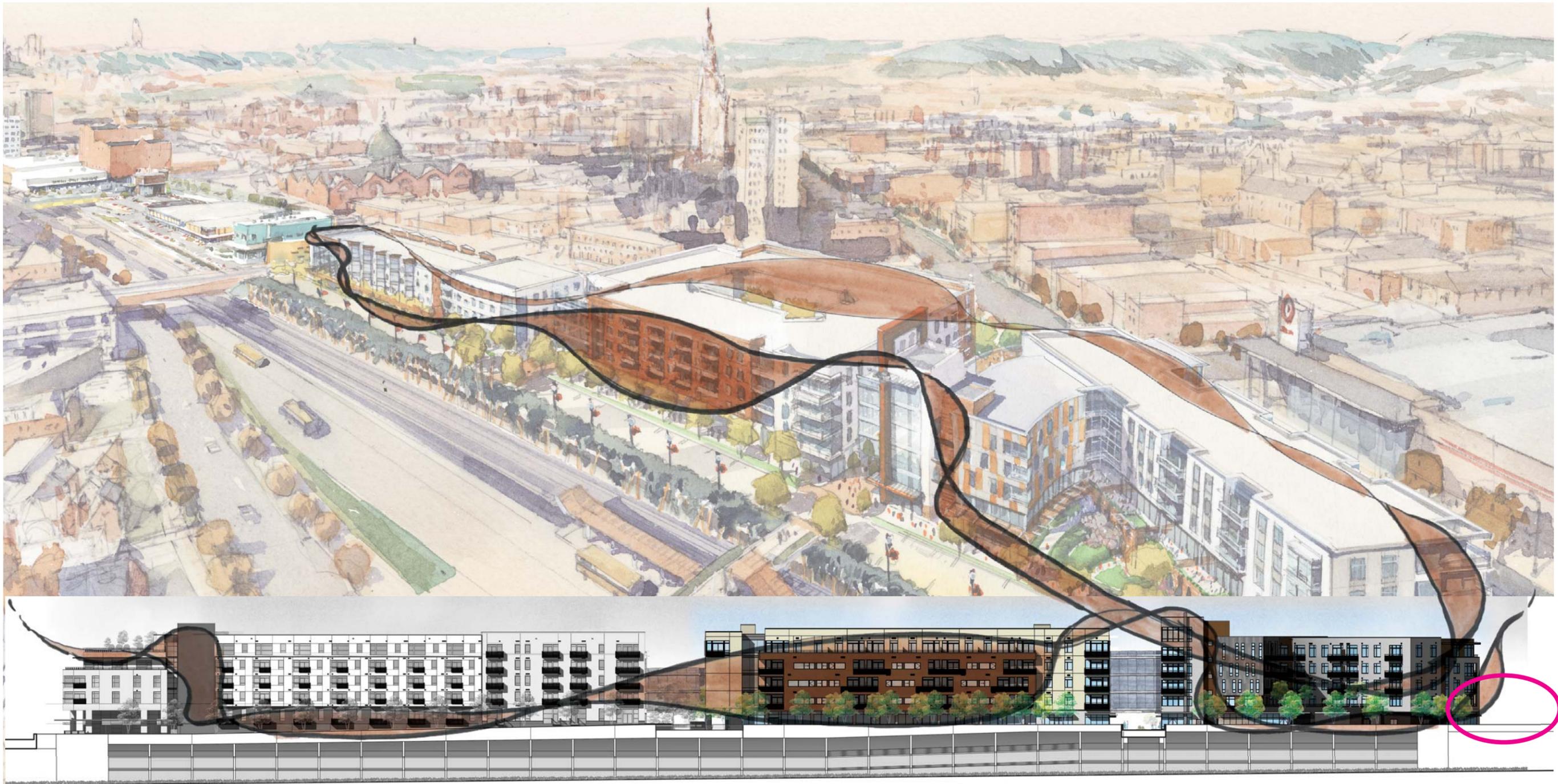
THE MOSITES COMPANY

studio for
spatial practice

DESIGN COLLECTIVE

Bicycle Shelter + East Liberty Station

Eastside III Buildings + Landscape

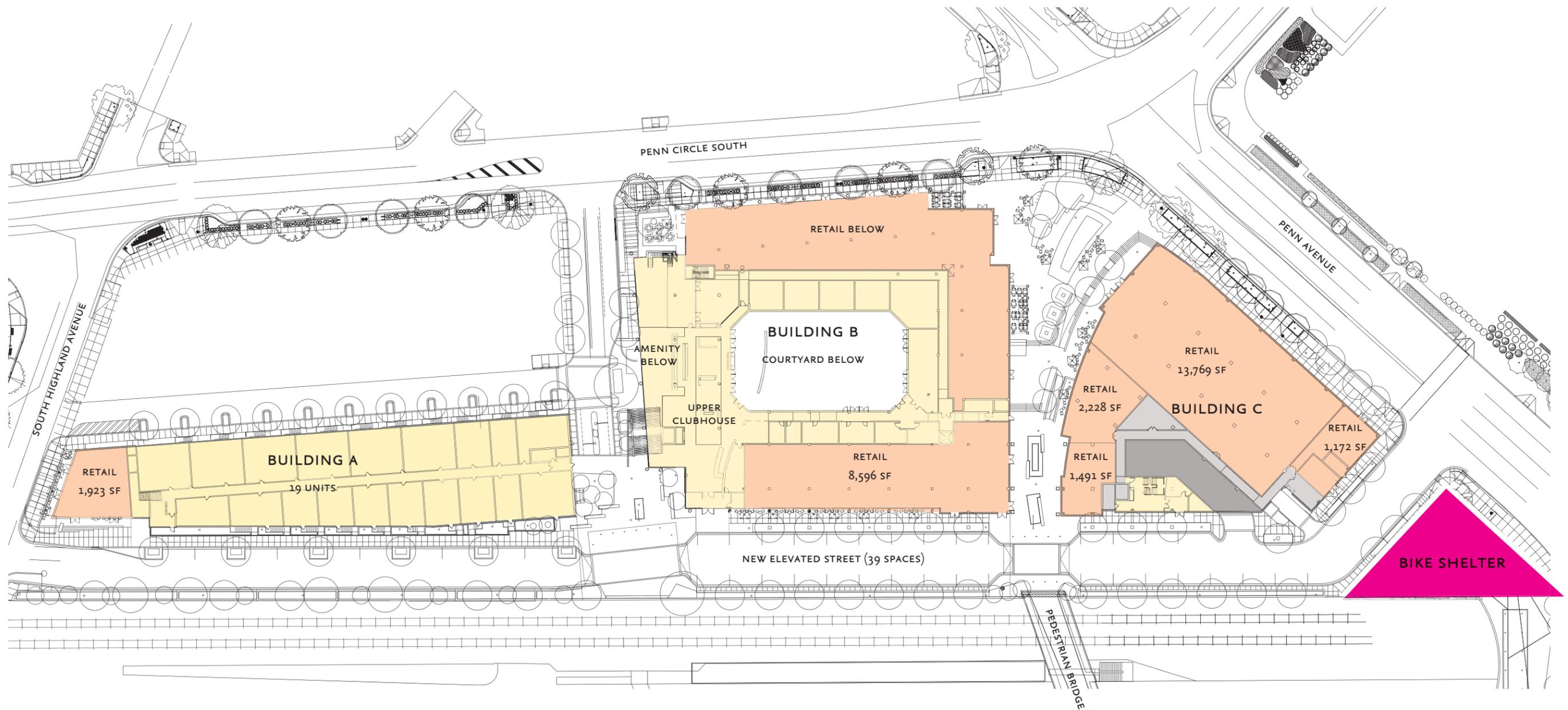


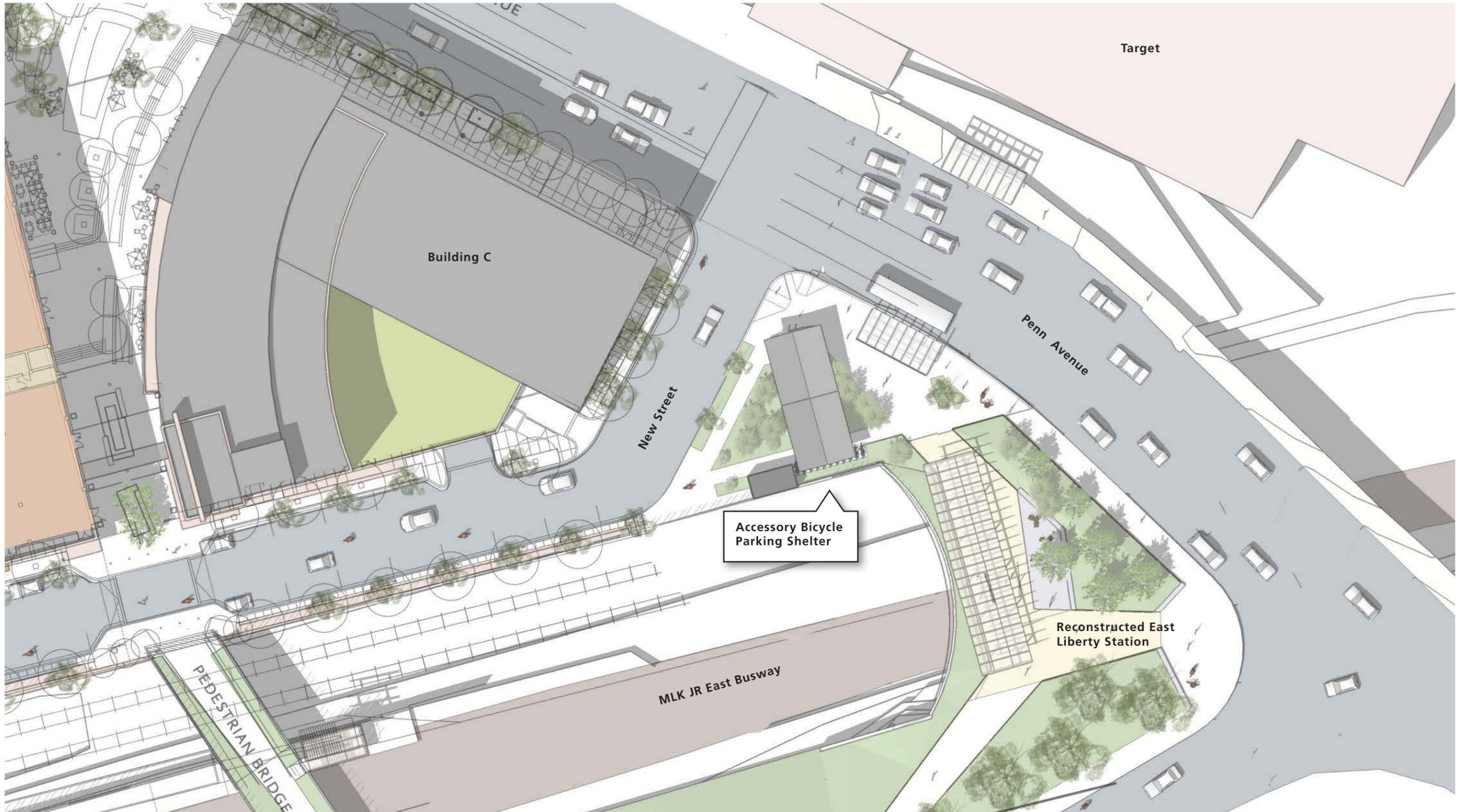
CONNECTIVE RIBBON

EASTSIDE III
PITTSBURGH, PENNSYLVANIA
August, 27th 2014

**Accessory Bicycle Parking Shelter
Conceptual Eastside III Ribbon of Wood**

THE MOSITES COMPANY
studio for spatial practice
DESIGN COLLECTIVE
Bicycle Shelter + East Liberty Station
Eastside III Buildings + Landscape





EASTSIDE III
PITTSBURGH, PENNSYLVANIA
August, 27th 2014

**Accessory Bicycle Parking Shelter
Site Plan**

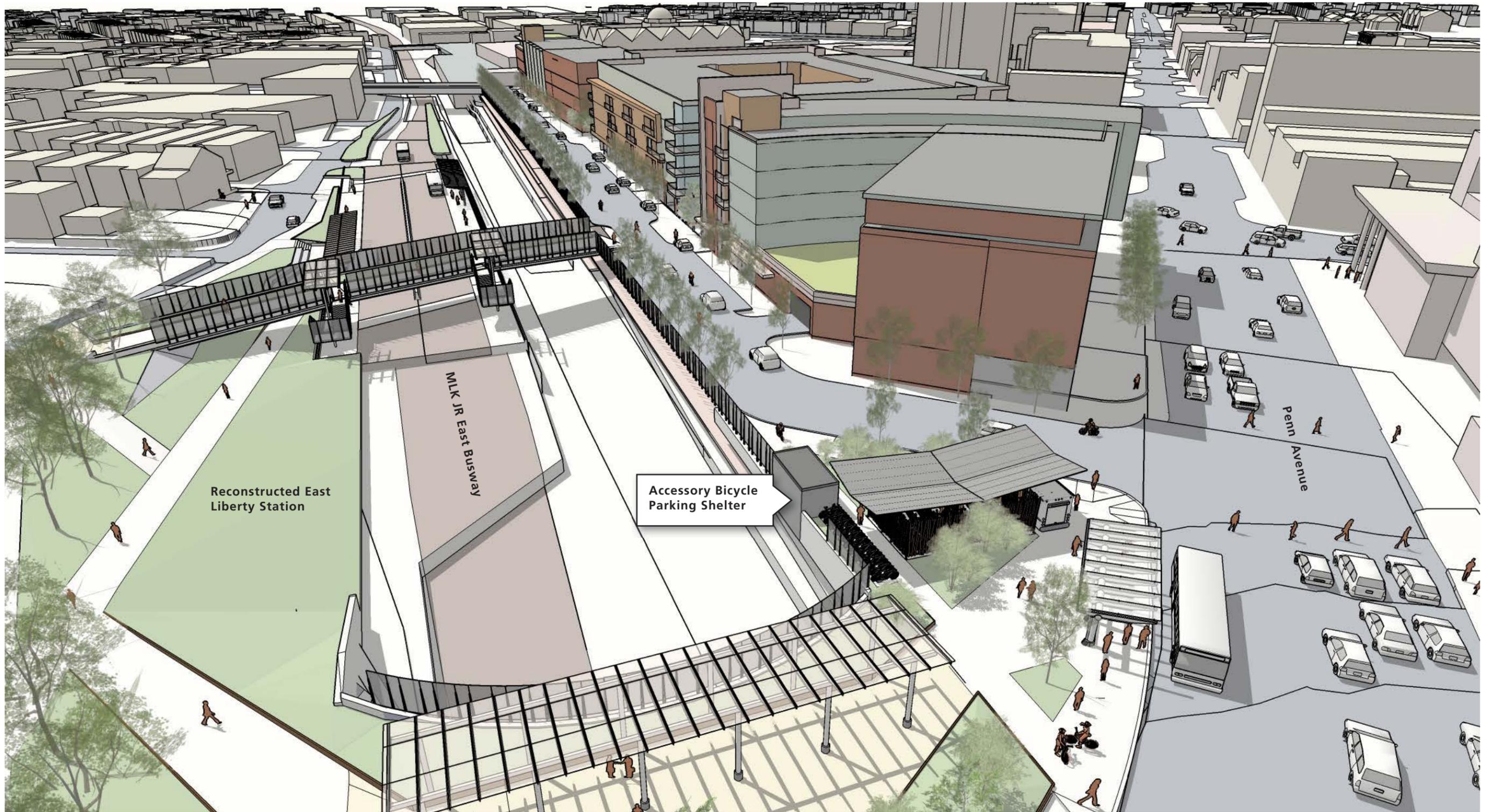
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spatial practice

DESIGN COLLECTIVE

Bicycle Shelter + East Liberty Station

Eastside III Buildings + Landscape



EASTSIDE III
PITTSBURGH, PENNSYLVANIA
August, 27th 2014

Accessory Bicycle Parking Shelter
Aerial View Looking North-West

THE MOSITES COMPANY

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spatial practice

DESIGN COLLECTIVE

Bicycle Shelter + East Liberty Station

Eastside III Buildings + Landscape



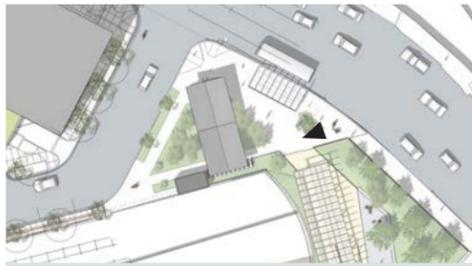
EASTSIDE III
PITTSBURGH, PENNSYLVANIA
August, 27th 2014

Accessory Bicycle Parking Shelter
Aerial View Looking North-East

THE MOSITES COMPANY

studio for
spatial practice

DESIGN COLLECTIVE Bicycle Shelter + East Liberty Station
Eastside III Buildings + Landscape



EASTSIDE III
PITTSBURGH, PENNSYLVANIA
August, 27th 2014

Accessory Bicycle Parking Shelter
Perspective

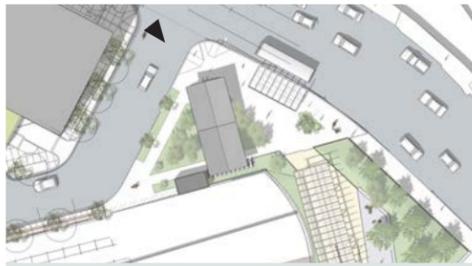
THE MOSITES COMPANY

studio for
spatial practice

DESIGN COLLECTIVE

Bicycle Shelter + East Liberty Station

Eastside III Buildings + Landscape



EASTSIDE III
PITTSBURGH, PENNSYLVANIA
August, 27th 2014

Accessory Bicycle Parking Shelter
Perspective

THE MOSITES COMPANY

studio for
spatial practice

DESIGN COLLECTIVE

Bicycle Shelter + East Liberty Station

Eastside III Buildings + Landscape

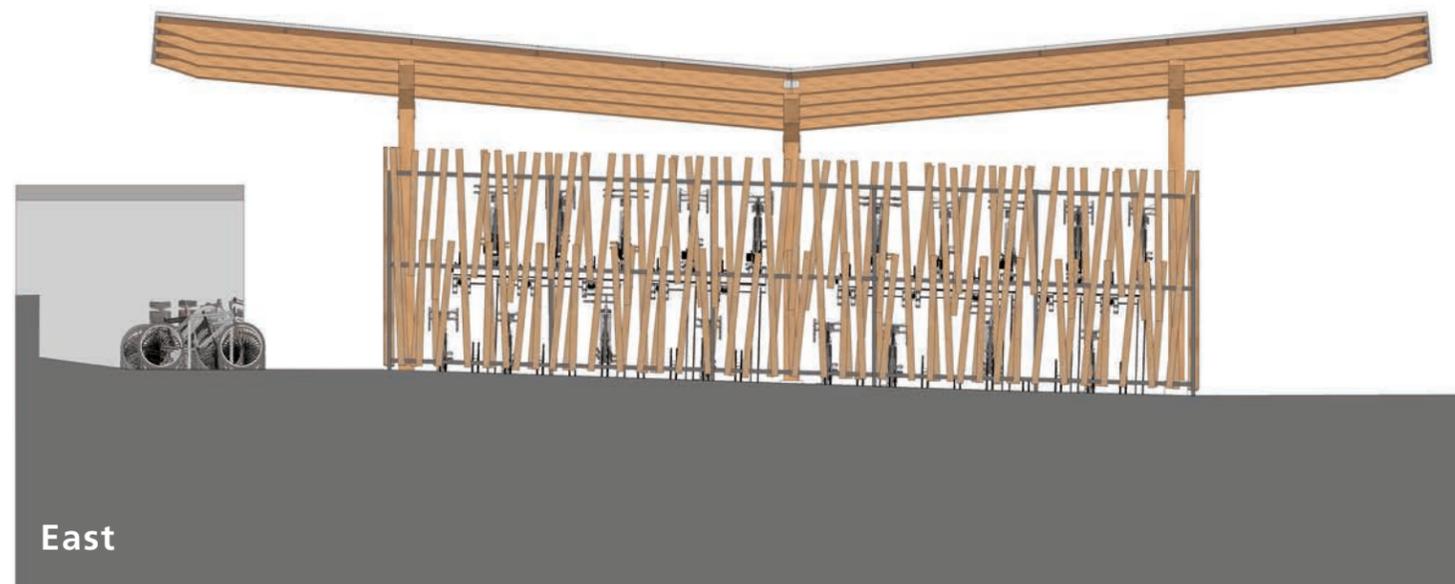


Enclosed Secure Area: 770 S.F.
 Footprint Under Roof: 1,344 S.F.
 Floors: 1
 Height: 17'

Engineered Lumber Frames
 Enclosure: Cedar Boards on Steel Frame

Sliding Entry Door (key card access)

Free Sheltered Bicycle Parking
 U bicycle rack system
 Accommodates 22 Bicycles

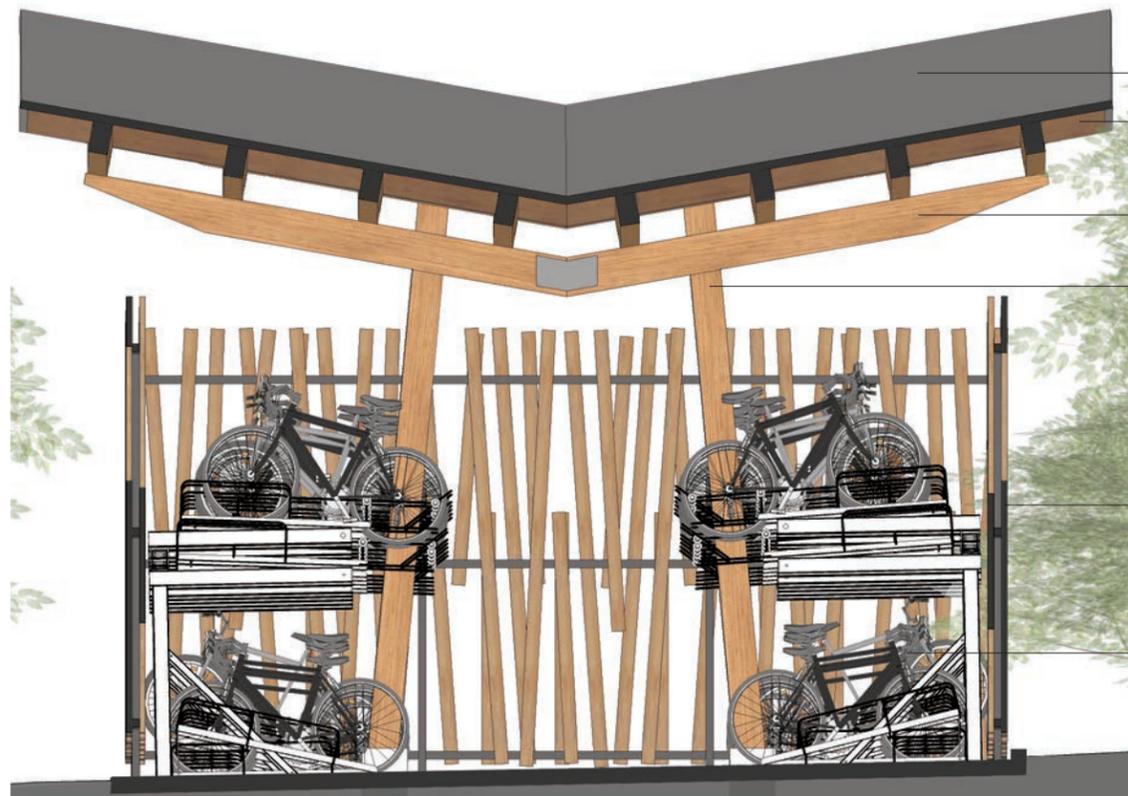
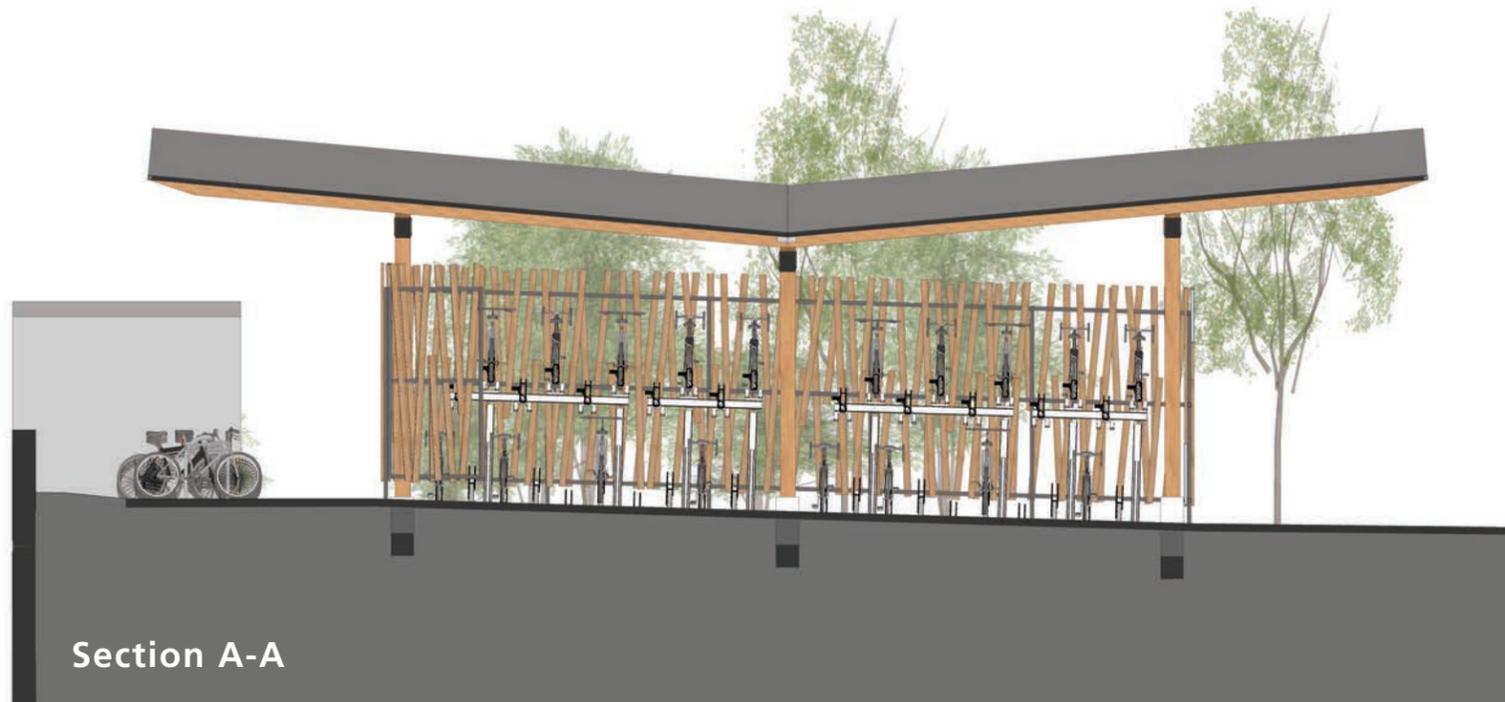


EASTSIDE III
 PITTSBURGH, PENNSYLVANIA
 August, 27th 2014

**Accessory Bicycle Parking Shelter
 Elevations**

THE MOSITES COMPANY
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 spatial practice
 DESIGN COLLECTIVE

Bicycle Shelter + East Liberty Station
 Eastside III Buildings + Landscape



- Metal Roof
- Wood Cladding (underside)
- Engineered Lumber Beams
- Engineered Lumber Frames
- Enclosure: Cedar Boards on Steel Frame
- Dero Decker two-tier bicycle rack system

EASTSIDE III
 PITTSBURGH, PENNSYLVANIA
 August, 27th 2014

**Accessory Bicycle Parking Shelter
 Sections**

THE MOSITES COMPANY

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 spatial practice

DESIGN COLLECTIVE

Bicycle Shelter + East Liberty Station

Eastside III Buildings + Landscape

DEPARTMENT OF CITY PLANNING
DEVELOPMENT ADMINISTRATION AND REVIEW (ZONING)

PDP# 14-84

Date Filed:

8/6/14

pd
625

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: <i>Sports and Exhibition Authority of Pittsburgh + Allegheny County</i>		Phone Number: <i>(412) 393-0200</i>	
Address: <i>171 10th St</i>	City: <i>Pittsburgh</i>	State: <i>PA</i>	Zip Code: <i>15222</i>

2. Applicant/Company Name: <i>Pittsburgh SMSA Limited Partnership</i>		Phone Number: <i>(412) 402-4000</i>	
Address: <i>437 Grant Street Suite 1500</i>	City: <i>Pittsburgh</i>	State: <i>PA</i>	Zip Code: <i>15219</i>

Applicant/Contractor ID: (assigned by the City)

3. Development Name:

4. Development Location:

5. Development Address: *PNC Park, 115 Federal Street, Pittsburgh, PA 15212*

6. If applicant is proposing a change to the Zoning District, the following is required: (Attach Zone Change Petition)

Proposed Zoning District:	
Present Use of Site: (Select from attached list)	

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

Certificate of Occupancy#:	Date Issued:	Existing Use of Property:
----------------------------	--------------	---------------------------

8. Estimated Construction:	Start Date: <i>10 / 1 / 14</i>	Occupancy Date: <i>12 / 31 / 14</i>	Project Cost: \$
----------------------------	--------------------------------	-------------------------------------	------------------

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): *Installation of telephone equipment in existing storage area*

10. Select the Type of Work:

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

11. Describe the Development:

12. Is a Land Operations Permit needed? YES NO

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



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

Office of the Zoning Administrator

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

DEVELOPMENT REVIEW APPLICATION

LAND AND BUILDING INFORMATION

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

14. Gross Floor Area:

Existing to be Razed: _____ sq ft

Existing to be Retained: _____ sq ft

Retained Area to be Renovated: _____ sq ft

To be Constructed: _____ sq ft

Building Footprint: _____ sq ft

	Existing		Proposed	
	Stories	Feet	Stories	Feet
Main Structure				
Proposed Addition/Extension				

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

16. Number of Dwelling Units:

Existing to Remain: _____ Proposed: _____

17. Lot Area: _____ sq ft

18. On Site Parking: N/A

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

Off-Street Loading Spaces: N/A

Actual: _____

Required: _____

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

Demolition HVAC (Interior) HVAC (Exterior) Electrical Fire Alarm

Fire Protection/Sprinklers Deck Construction Commercial Cooking Hood Sign

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

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



DEPARTMENT OF CITY PLANNING
DEVELOPMENT ADMINISTRATION AND REVIEW (ZONING)

Office of the Zoning Administrator

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

DEVELOPMENT REVIEW APPLICATION

WATER AND SEWER INFORMATION

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

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

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

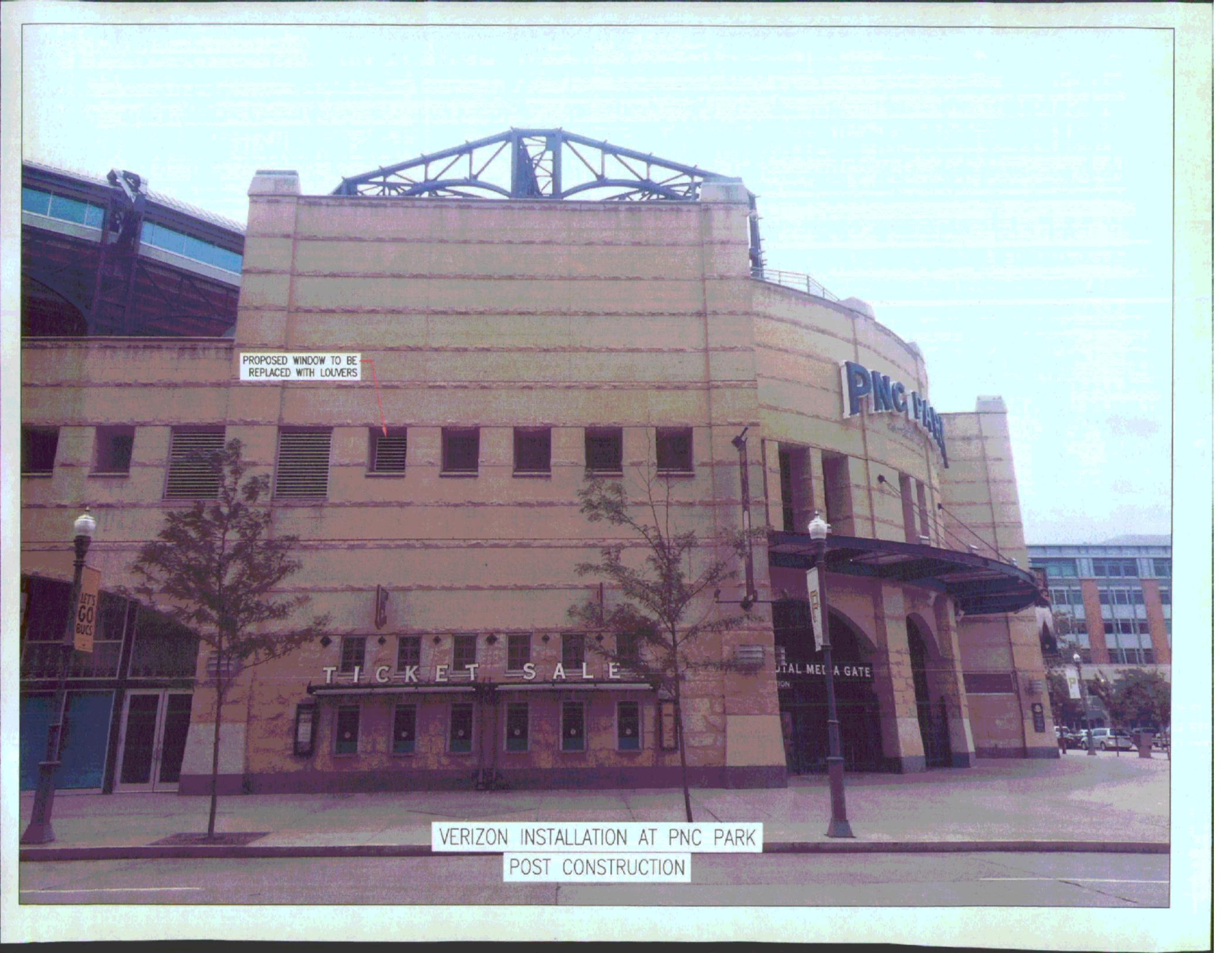
WORK IN AND AROUND THE CITY RIGHTS-OF-WAY

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.
- 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:

A photograph of the PNC Park building facade. The building is a multi-story structure with a light-colored, textured exterior. It features a prominent arched entrance on the right side and a series of windows along the upper levels. A large, blue, stylized 'PNC PARK' sign is visible on the right side of the building. In the foreground, there are trees, street lamps, and a sidewalk. A white box with a red arrow points to a window on the second floor, and another white box is at the bottom center of the image. The sky is clear and blue.

PROPOSED WINDOW TO BE
REPLACED WITH LOUVERS

TICKET SALE

UTAL MED A GATE

VERIZON INSTALLATION AT PNC PARK
POST CONSTRUCTION



SITE LOCATION
SEE NOTE

WEST GENERAL ROBINSON ST.

MAZEROSKI WAY

FEDERAL ST.

NORTH SHORE TRAIL

NOTE:

- EQUIPMENT ROOM INSIDE
DIMENSIONS 43'-11"x18'-9"
- UPPER LEVEL 526 SQ. FT.
LOWER LEVEL 403 SQ. FT.

REVISED: 06/09/14
DATE PRINT MADE: 06/09/14

GALLETTA
ENGINEERING CORPORATION
Consulting Engineers
Pittsburgh, PA.

SCHEDULE OF REVISIONS					
NO.	DESCRIPTION OF CHANGE	DATE	BY	CHKD.	DATE
1	ISSUED FOR CONSTRUCTION	06/09/14	BFB	C	06/09/14
0	ISSUED FOR CONSTRUCTION	06/09/14	BFB	C	06/09/14

NOTES

**RELEASED FOR
CONSTRUCTION**



APPROVED BY: _____
DATE: _____
DIRECTOR - IMPLEMENTATION

DRAWING TITLE
SITE LOCATION MAP

PROJECT
PNC PARK DAS
115 FEDERAL STREET, PITTSBURGH PA 15212

PROPERTY OWNER

DRAWING ISSUE STATUS CURRENTLY
A - ISSUED FOR PRELIMINARY INFORMATION ONLY
B - ISSUED FOR MUNICIPAL REVIEW/APPROVAL
C - ISSUED FOR CONSTRUCTION PERMITS
D - ISSUED FOR CONSTRUCTION

FIRST ISSUED: _____ DRAWING NO. _____
DRAWN BY: BFB CHECKED BY: BFB SHEET NO. OF _____
SCALE: N.T.S. FILE MAKE: 4330-404a

A-0



**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: FAROS PROPERTIES		Phone Number: (212)299-8700	
Address: 551 FIFTH AVE SUITE 413	City: NEW YORK	State: NEW YORK	Zip Code: 10176
2. Applicant/Company Name: THE GATEWAY ENGINEERS, INC		Phone Number: (412)921-4030	
Address: 400 HOLIDAY DR SUITE 300	City: PITTSBURGH	State: PA	Zip Code: 15220
Applicant/Contractor ID:(assigned by the City) TURNER CONSTRUCTION SPECIAL PROJECTS DIVISION: BL000004			
3. Development Name: WASHINGTON PLAZA			
4. Development Location: ZONING DISTRICT GT-E; LOT & BLOCK 2-H-200			
5. Development Address: 1420 CENTRE AVE; PITTSBURGH, PA 15219			
6. If applicant is proposing a change to the Zoning District, the following is required: (Attach Zone Change Petition)			
Proposed Zoning District:	-----		
Present Use of Site: (Select from attached list)	-----		
7. If a Certificate of Occupancy exists, the following is required:			
Certificate of Occupancy#: 17857 & 62762	Date Issued: 6/10/1964 & 5/20/1992	Existing Use of Property: 5 (MULTI-UNIT RESIDENTIAL)	
8. Estimated Construction:	Start Date: 9 / - / 14	Occupancy Date: 3 / - / 15	Project Cost: \$ Phase 1-\$140,000 Future Work-\$140,00

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): 5 (MULTI-UNIT RESIDENTIAL)

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: PHASE 1 WORK INCLUDES RENOVATION TO 5,000 SF OF COVERED EXTERIOR LOBBY-LEVEL PUBLIC SPACE AND LANDSCAPING MAINTENANCE BY THE OWNER. POTENTIAL FUTURE WORK INCLUDES A A NEW ENTRANCE & CANOPY ON CENTRE AVE, AND ASSOCIATED LANDSCAPING / HARDSCAPE IMPROVEMENTS.

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:	511,809	sq ft
Retained Area to be Renovated:	5,000	sq ft
To be Constructed:	350	sq ft (EXTERIOR CANOPY)
Building Footprint:	16,900	sq ft

	<u>Existing</u>		<u>Proposed</u>	
	<u>Stories</u>	<u>Feet</u>	<u>Stories</u>	<u>Feet</u>
Main Structure	23	220	NO CHANGE	
Proposed Addition/Extension				

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

EXTERIOR CANOPY			14 FT

16. Number of Dwelling Units:
 Existing to Remain: 390 Proposed: NO CHANGE

17. Lot Area: 196,338 sq ft

18. On Site Parking: N/A

	<u>Existing</u>	<u>Proposed</u>
Full (8 1/2' x 19')	389 TOTAL SPACES	NO CHANGE
Compact (7 1/4' x 16')	↓	↓
Handicap (13 1/2' x 19')	↓	↓

Off-Street Loading Spaces: N/A
 Actual: NO CHANGE
 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

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

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

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

YES NO

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

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- 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



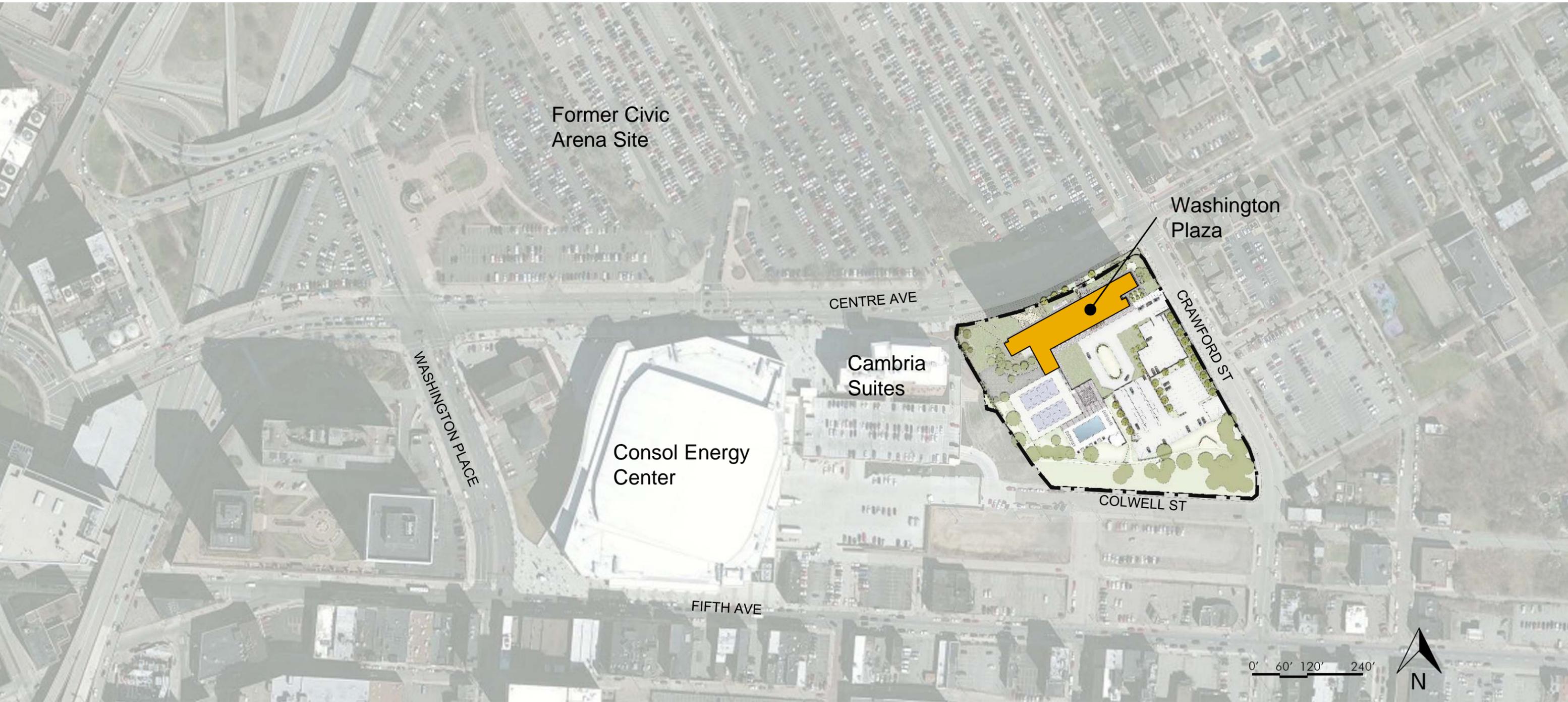
Faros Properties: Washington Plaza Renovation

Pittsburgh City Planning: Development Review
July 25, 2014

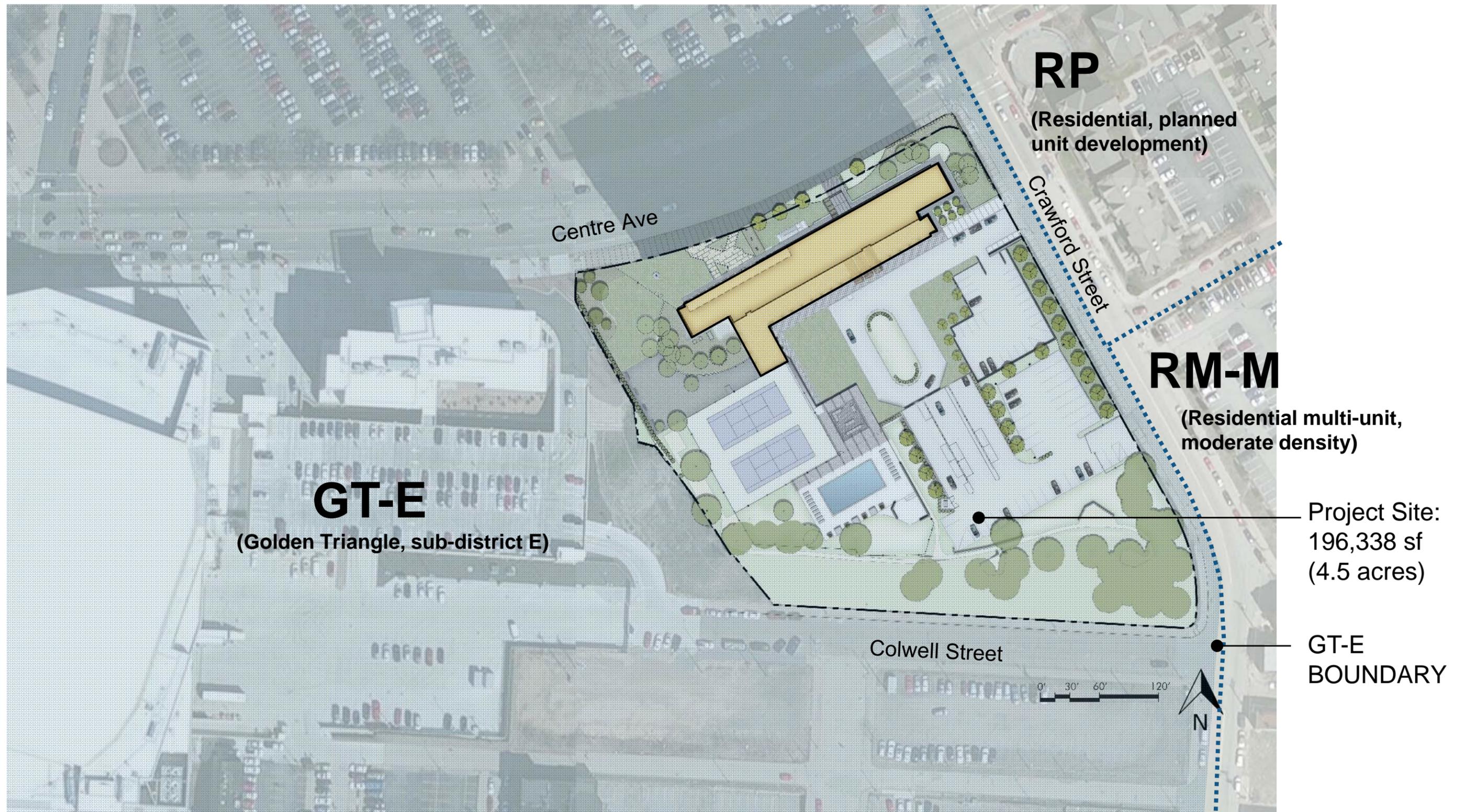


Perkins Eastman

LOCATION MAP



LOCATION / ZONING MAP



PROPERTY INFORMATION

Site Analysis, Zoning District GT-E (Golden Triangle: Sub-district 'E')

- F.A.R. of 6 (Floor Area Ratio)
- Site area is 196,338 Square Feet
- Allowable Floor Area = 1,178,028 Gross Square Feet
- Existing Floor Area = 421,000 Gross Square Feet
- **Excess Floor Area Capacity = 757,028 Gross Square Feet**

- Open Space Requirement, 10% of site= 19,633 Square Feet
- Existing Open Space=40,312 Square Feet
- **Excess Open Space=-20,679 Square Feet**

- No set-backs required
- Height= Sloping Plane
- 100' height at Crawford St. up to 400' at Crosstown Blvd.
- **Existing building height (~220') is non-compliant**

- Existing apartments: 390 (no change proposed)
- Existing retail: 4 businesses, 4,000 total sf (no change proposed)
- Existing bicycle storage: 36 spaces (no change proposed)
- **Existing parking spaces: 389 (no change proposed)**

SURROUNDING CONTEXT



Crawford Square

CRAWFORD STREET



Former Civic Arena Site



Former Civic Arena Site



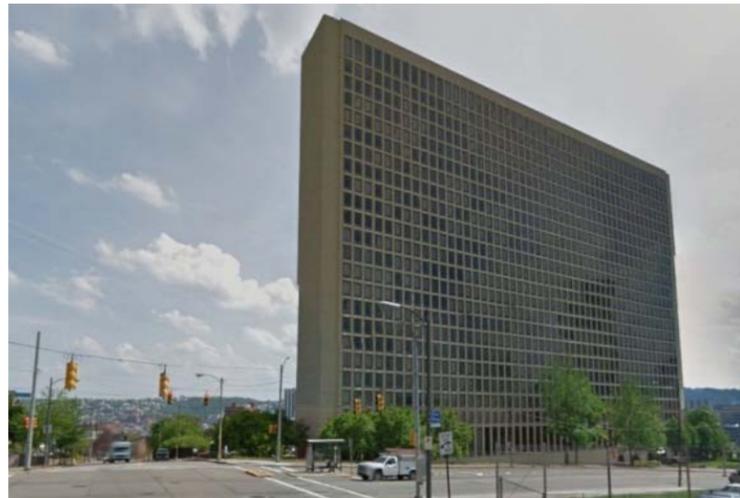
St Benedict the Moor Church

CENTRE AVENUE - NORTH

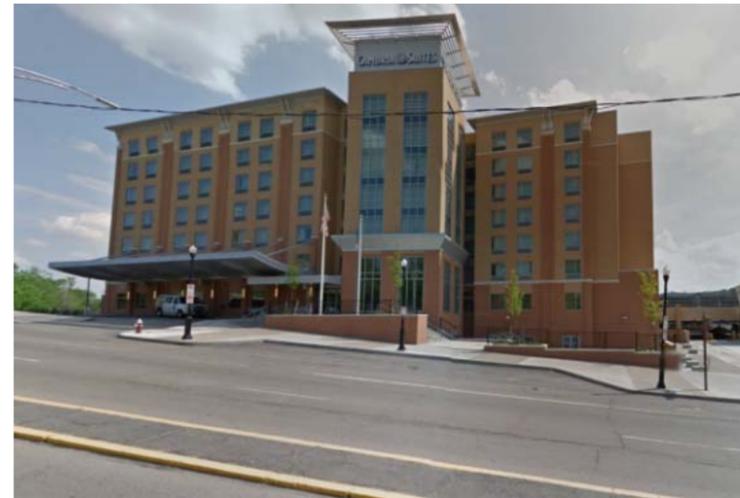
CENTRE AVENUE - SOUTH



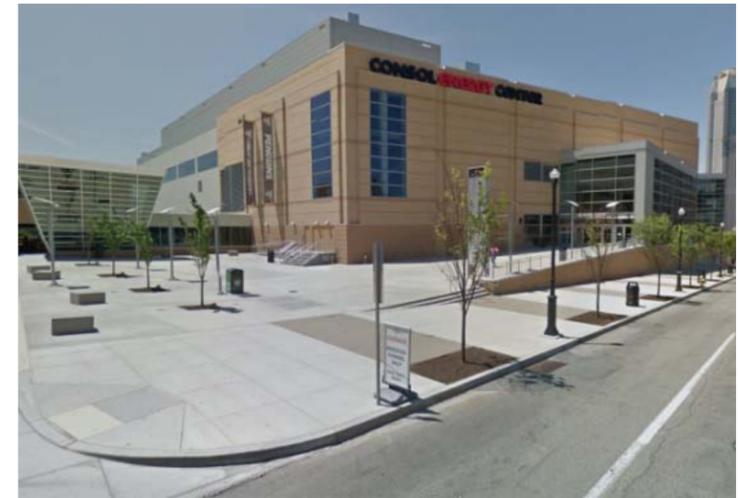
Freedom Corner



Existing Conditions Site Building



Cambria Suites



Consol Energy Center

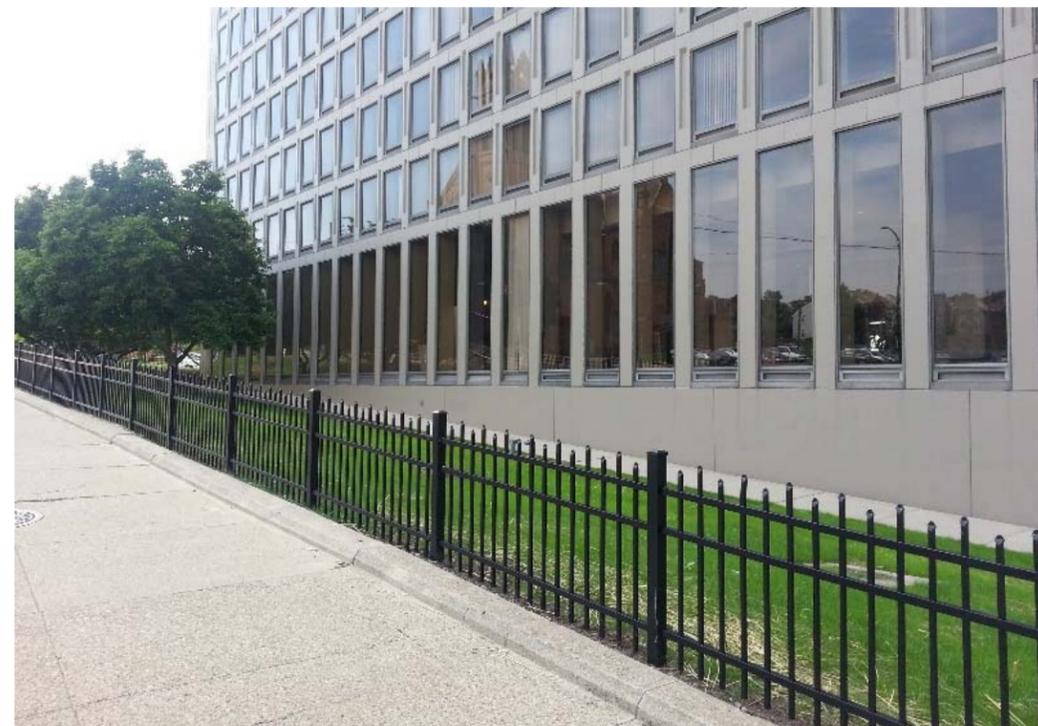
EXISTING BUILDING



VIEW FROM SOUTH (CRAWFORD ST) ENTRANCE



SOUTH ENTRANCE, TOWARD CRAWFORD

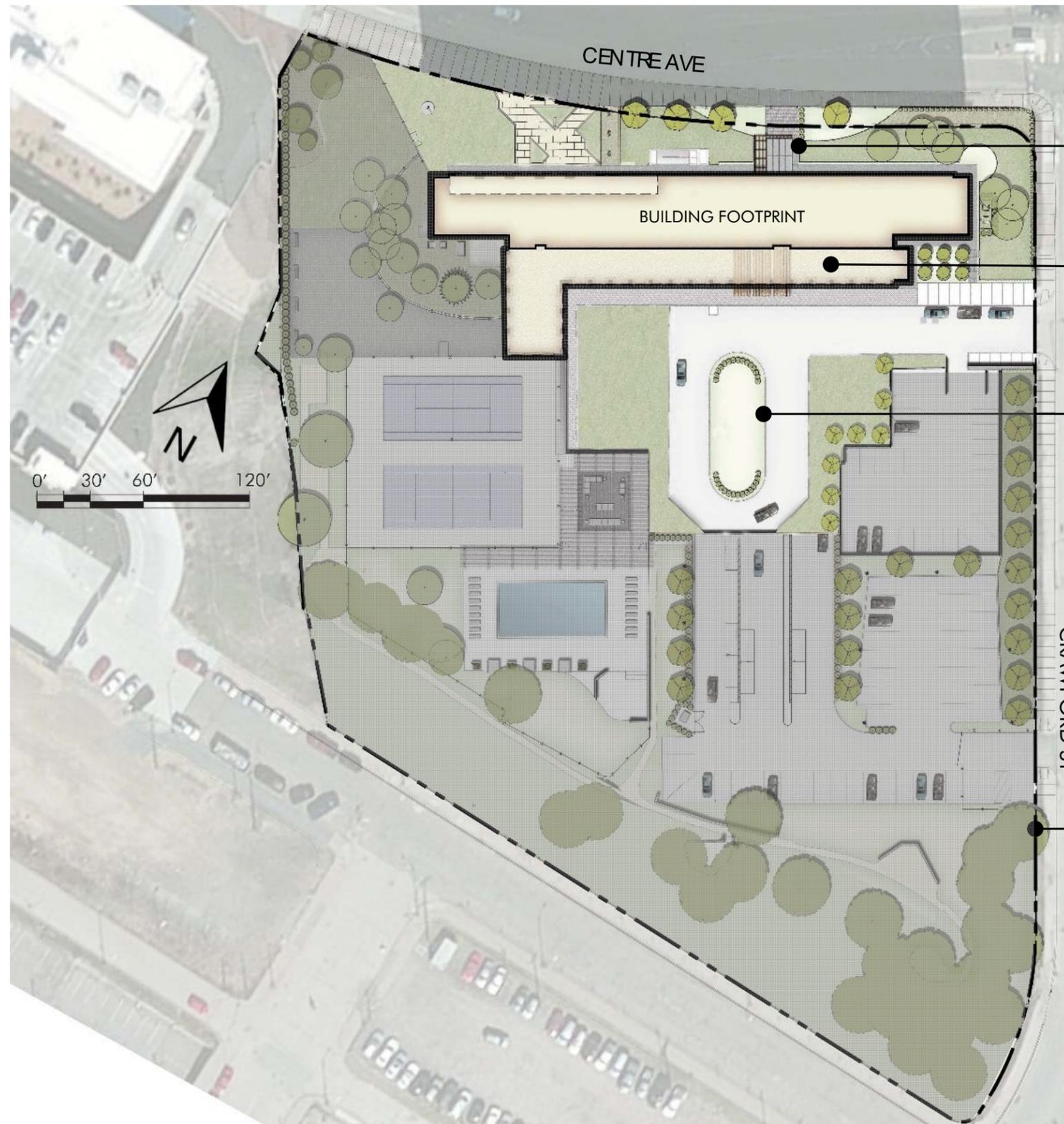


VIEW FROM CENTRE AVENUE



VIEW FROM CENTRE, LOWER ENTRANCE

PROPOSED OVERALL SITE PLAN



NEW LOBBY LEVEL CENTRE AVE ENTRANCE & CANOPY (POTENTIAL FUTURE WORK)

EXTERIOR SOUTH ENTRANCE & TREEHOUSE IMPROVEMENTS (5,000SF)

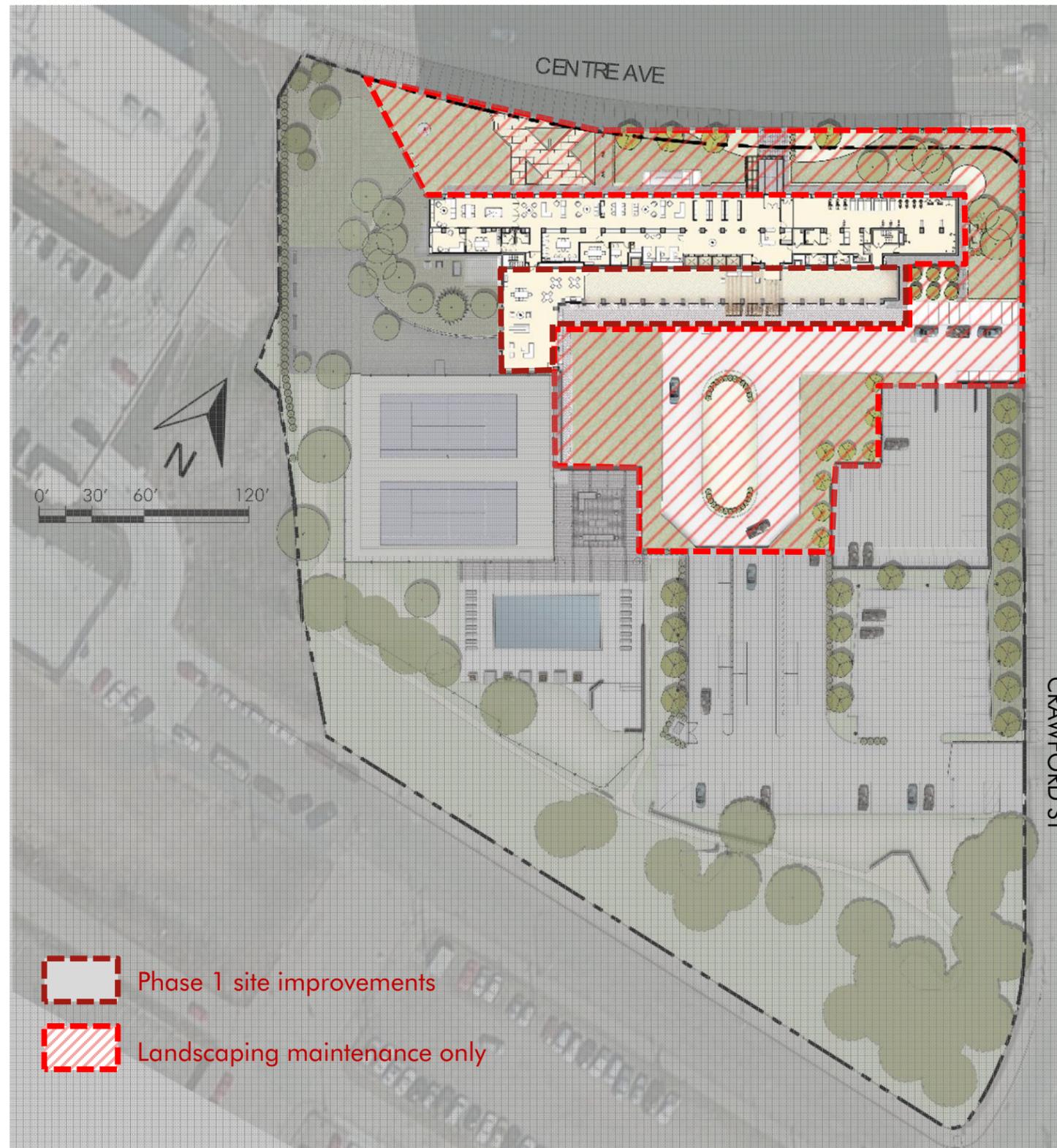
GENERAL LANDSCAPING AND LIGHTING MAINTENANCE BY OWNER

PROPERTY LINE

PHASING DIAGRAM



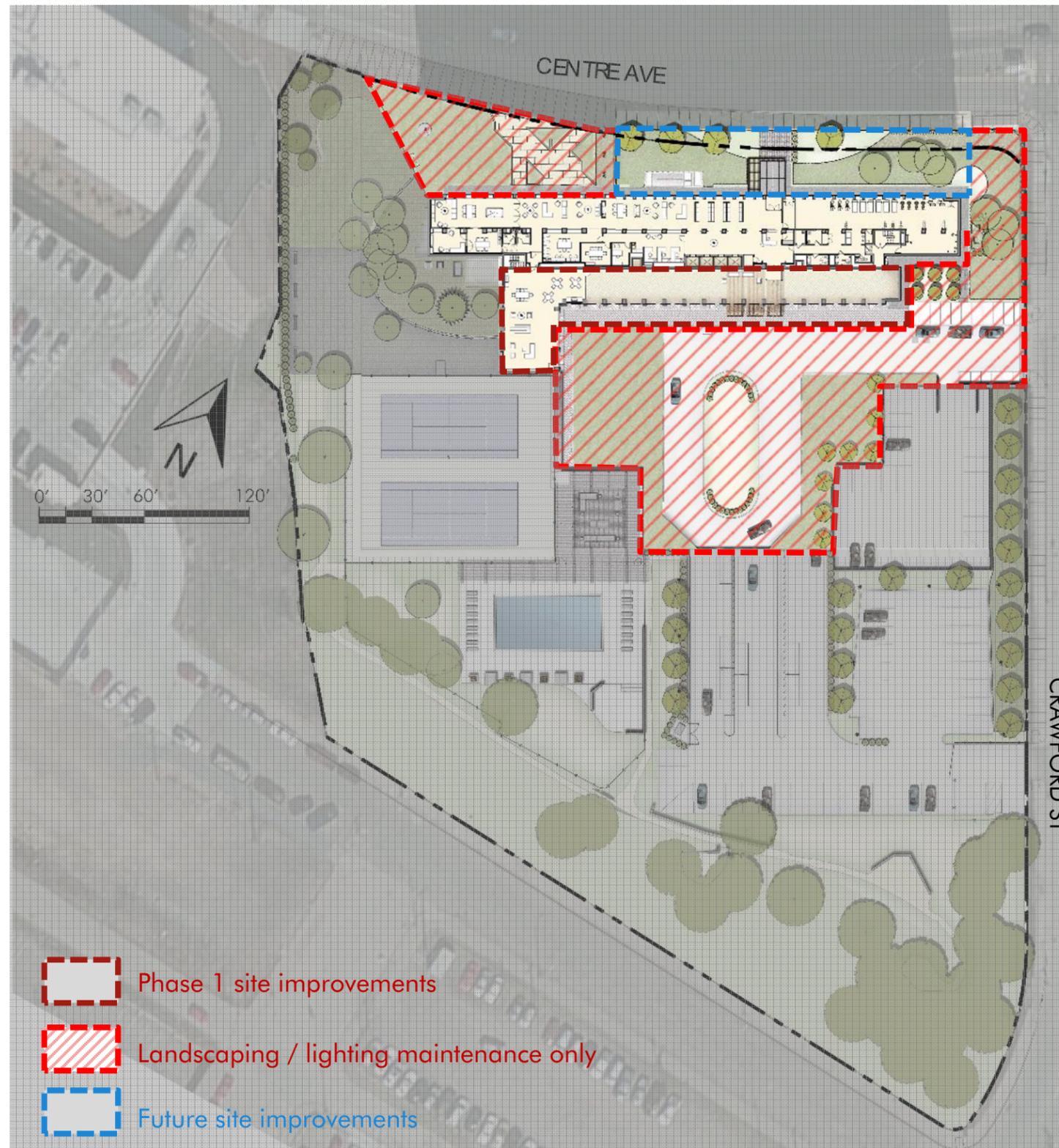
PHASING DIAGRAM



Phase 1 Work

- South entry canopy
- Treehouse Lounge improvements
- General landscaping and lighting maintenance (by Owner)

PHASING DIAGRAM



Phase 1 Work

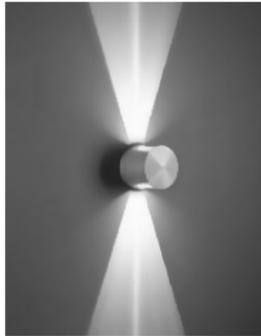
- South entry canopy
- Treehouse Lounge improvements
- General landscaping and lighting maintenance (by Owner)

Future Work

- New lobby level Centre Ave pedestrian entrance, bridge, canopy

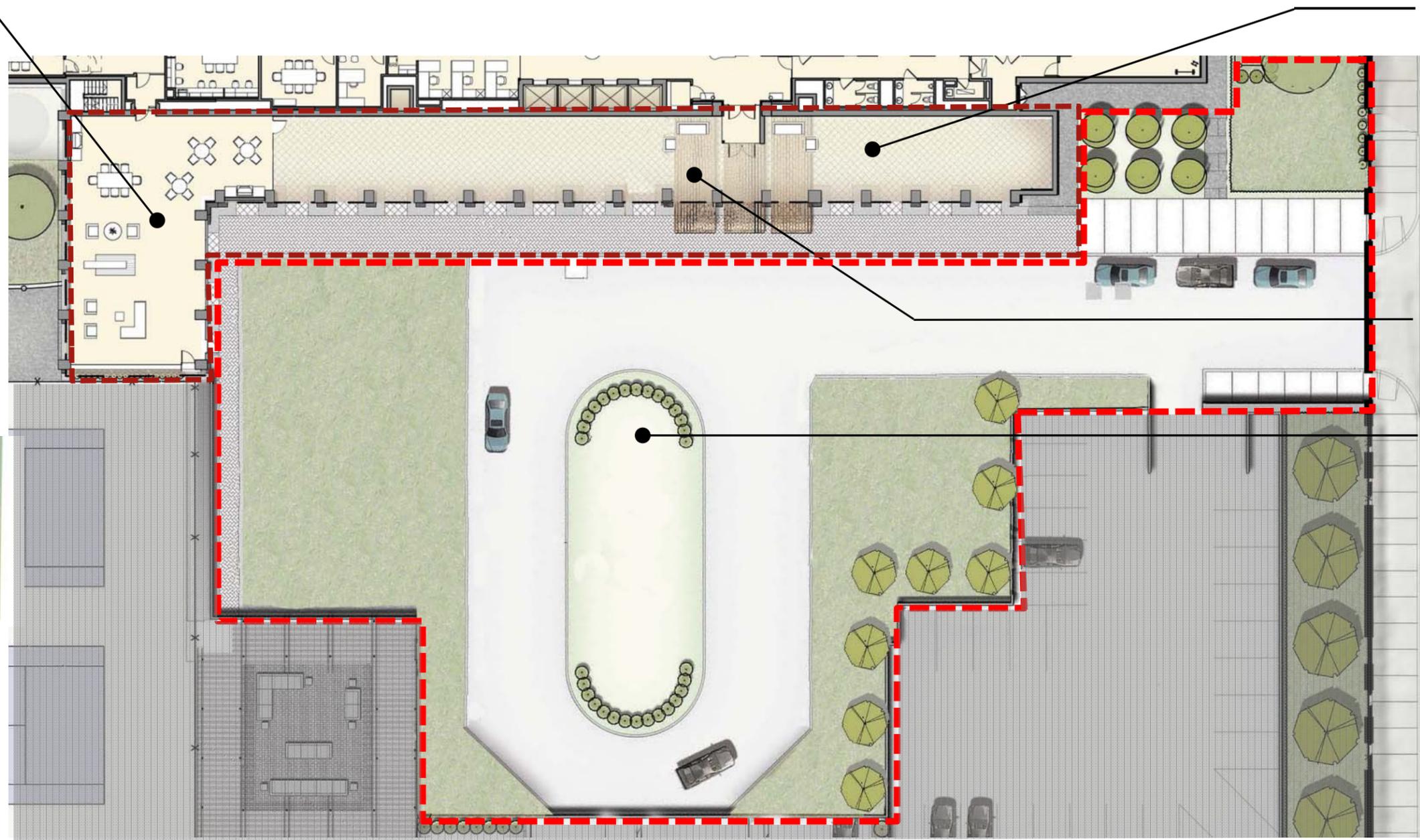
PHASE 1: SITE IMPROVEMENTS

- "TREEHOUSE LOUNGE" IMPROVEMENTS**
- TWO EXTERIOR GRILL STATIONS
 - EXTERIOR FIREPLACE
 - DECORATIVE GLASS SCREEN WALL



LOGGIA LIGHTING

DECORATIVE GLASS SCREEN



- LOGGIA IMPROVEMENTS**
- PAINT EXTERIOR BUILDING WALL
 - REPLACE EXISTING WALL SCONCES

NEW SUSPENDED CANOPY

GENERAL LANDSCAPING AND LIGHTING MAINTENANCE (BY OWNER)

EXISTING BUILDING – SOUTH ENTRY



PROPOSED EXTERIOR – SOUTH CANOPY



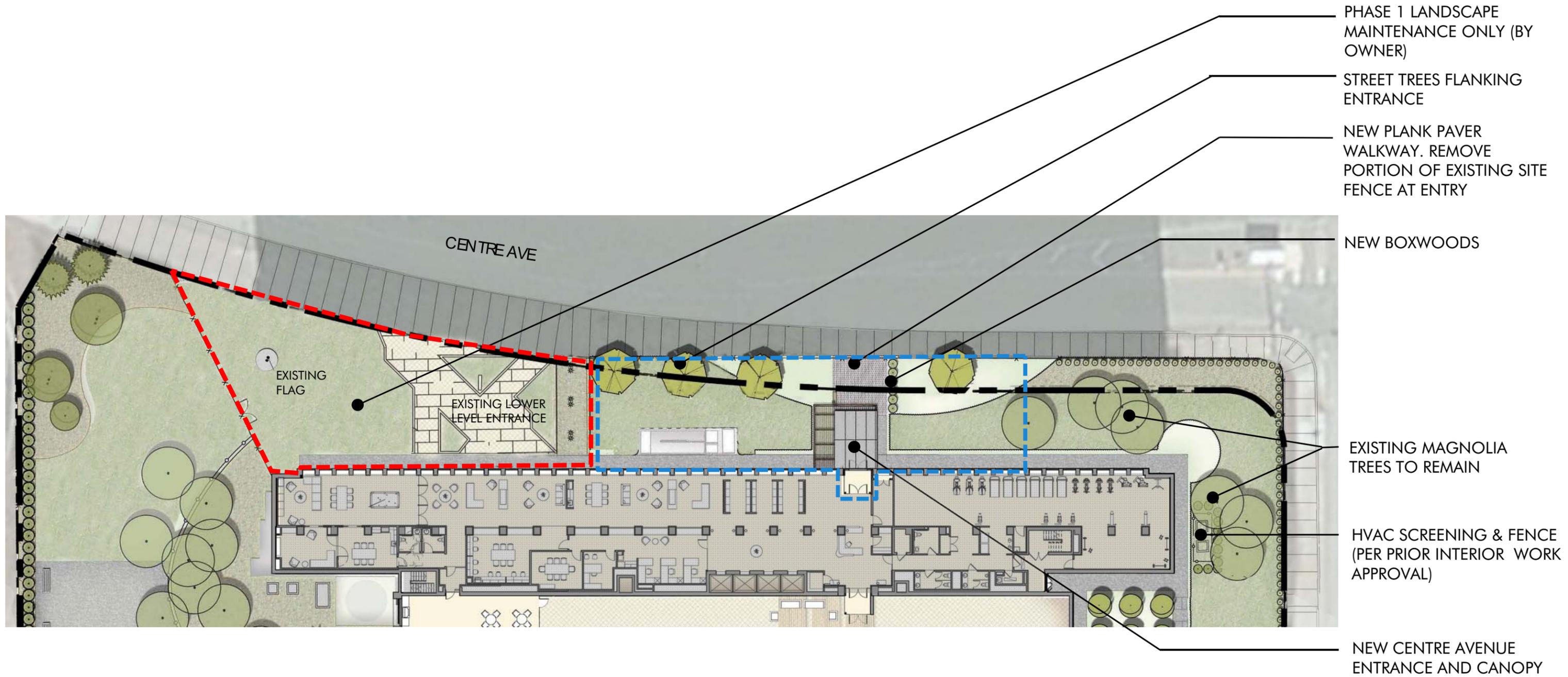
EXTERIOR – SOUTH CANOPY



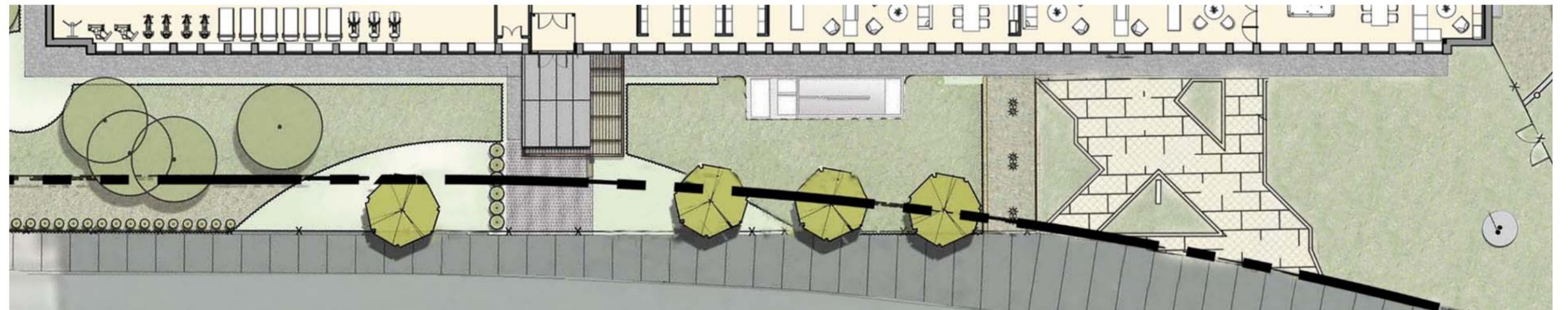
EXTERIOR – TREEHOUSE



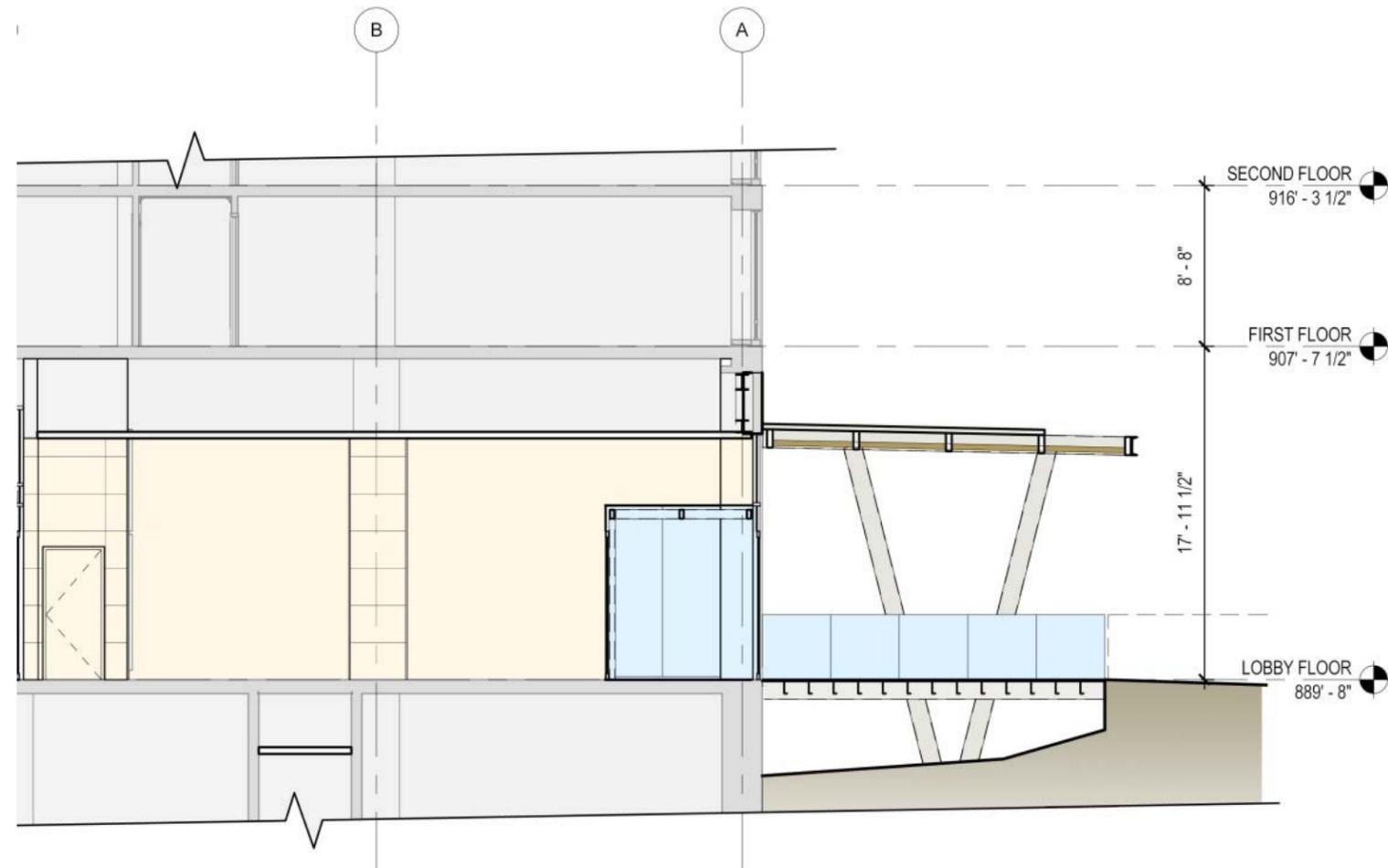
FUTURE WORK – NEW CENTRE AVE ENTRANCE



FUTURE WORK – NEW CENTRE AVE ENTRANCE



FUTURE CENTRE AVE ENTRANCE – MATERIALS



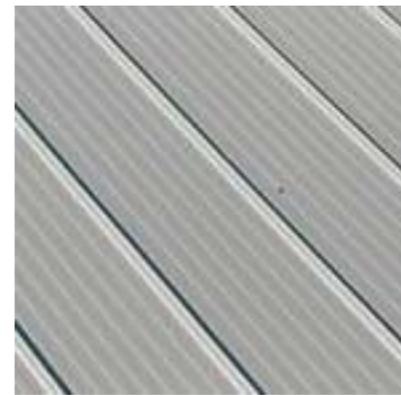
Architecturally exposed structural steel



Painted existing concrete



Wood bridge decking and canopy ceiling



Metal roof panels



Glass railing with stainless steel fittings



Plank pavers

EXISTING BUILDING CENTRE AVENUE



EXTERIOR – CENTRE AVE CANOPY



EXTERIOR – CENTRE AVE CANOPY CLOSE UP



THANK YOU!

