



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

Date Filed:

03/20/2015

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: UPMC Health System		Phone Number: ()	
Address: 600 Grant Fl 60	City: Pittsburgh	State: PA	Zip Code: 15219
2. Applicant/Company Name: Maifly Development		Phone Number: (412) 770-4595	
Address: 2471 Huntington DR	City: Pittsburgh	State: PA	Zip Code: 15241
Applicant/Contractor ID: (assigned by the City)			
3. Development Name: Pitt Student Housing on Forbes			
4. Development Location: On Forbes, close to Halket st intersection			
5. Development Address: 3407-3415 Forbes Ave			
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: Dry Cleaning Plants/Laundries	
8. Estimated Construction:	Start Date: 12/01/15	Occupancy Date: 07/15 /17	Project Cost: \$19,000,000

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): **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: **New Construction of 13 story structure with 3 floors of integral parking and 10 floors of residential units above.**

12. Is a Land Operations Permit needed? YES NO

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



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DEVELOPMENT REVIEW APPLICATION

LAND AND BUILDING INFORMATION

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

14. Gross Floor Area:

Existing to be Razed:		sq ft
Existing to be Retained:	0	sq ft
Retained Area to be Renovated:	0	sq ft
To be Constructed:	201,066	sq ft
Building Footprint:	18,012	sq ft

	<u>Existing</u>		<u>Proposed</u>	
	<u>Stories</u>	<u>Feet</u>	<u>Stories</u>	<u>Feet</u>
Main Structure	1	12	13	143
Proposed Addition/Extension				

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

16. Number of Dwelling Units:
 Existing to Remain: N/A Proposed: 137

17. Lot Area: 18,648 sq ft

18. On Site Parking: N/A

	<u>Existing</u>	<u>Proposed</u>
Full (8 1/2' x 19')		116
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:

0	New Water Service Connection(s)	_____	Termination of Existing Water Service Tap(s)
0	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 Review Application - List of Existing and Proposed Uses for Questions 6 & 9

Residential Uses

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

Non-Residential Uses

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

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

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



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DEVELOPMENT REVIEW APPLICATION – CONTACT INFORMATION

Department of City Planning

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

**Department of City Planning
Zoning Office Counter**

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

City Zoning Code

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

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

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

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

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

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

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

Pittsburgh Water and Sewer Authority (PWSA)

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

Allegheny County Health Department (ACHD)

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

Allegheny County Health Department (ACHD)

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

Allegheny County Health Department (ACHD)

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

Forbes Avenue Apartments



DESMONE ARCHITECTS

Planning Commission Hearing

3407 Forbes Avenue

Campus Advantage

Zoning Overview

Zoning Area: OPR-C Oakland Public Realm District C

Proposed Building: 13 Story Building

1st Story – Retail, Leasing Office, Parking

2nd and 3rd Story - Parking

4th Story – Residential Units and Resident’s Amenities

5th-13th Stories - Residential Units

Proposed Lot Coverage: 90%

Proposed FAR: Building Footprint 16,780 = 7.5 FAR

Building Area with out Parking: 150,230 sf

PROPOSED HEIGHT: 140’ (Variance Required)

Maximum Height per Zoning Code: 102’

LEED Silver Certification will be Pursued.



Community Involvement + Agency Process

Oakland Task Force - 2 Meetings

April 14, 2015

May 12, 2015

Oakland Planning and Development Corporation (OPDC) - 2 Meetings

April 14, 2015

May 4, 2015

Zoning Board of Adjustment

April 23, 2015

CDAP

May 12, 2015







DESMONE ARCHITECTS

Site Context – Nearby Buildings

Forbes Avenue Apartments

June 2, 2015





DESMONE ARCHITECTS

Site Context – View from West 2

Forbes Avenue Apartments

June 2, 2015







Site Context – Street View To East

Forbes Avenue Apartments

June 2, 2015





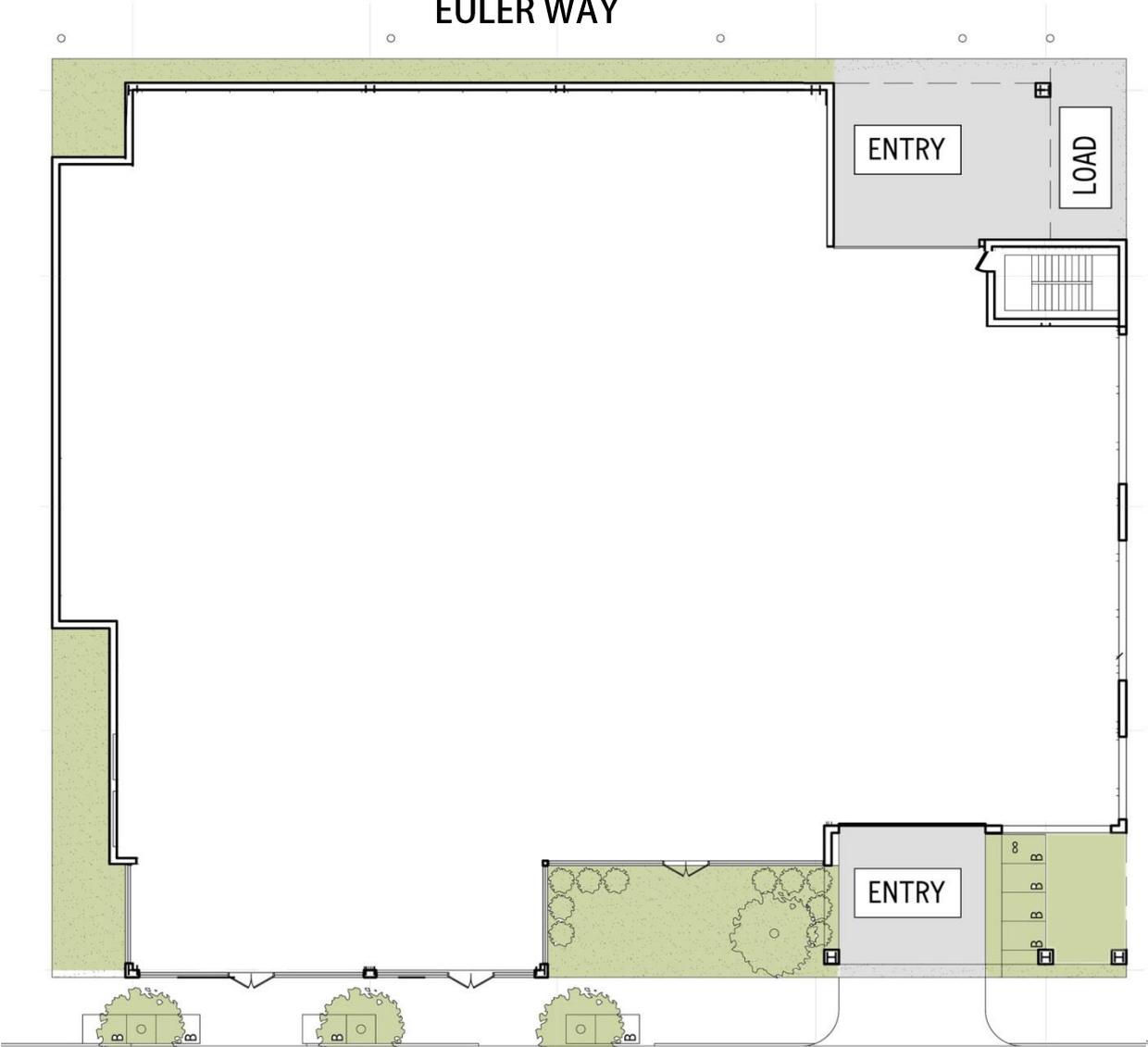
Street View to West
Forbes Avenue Apartments
June 2, 2015



DESMONE ARCHITECTS



EULER WAY



FORBES AVE



Site Plan

1st FLR
PARKING:
 15 STANDARD
 7 COMPACT
 5 ADA
 27 TOTAL

2nd FLR
PARKING:
 15 STANDARD
 18 COMPACT
 33 TOTAL

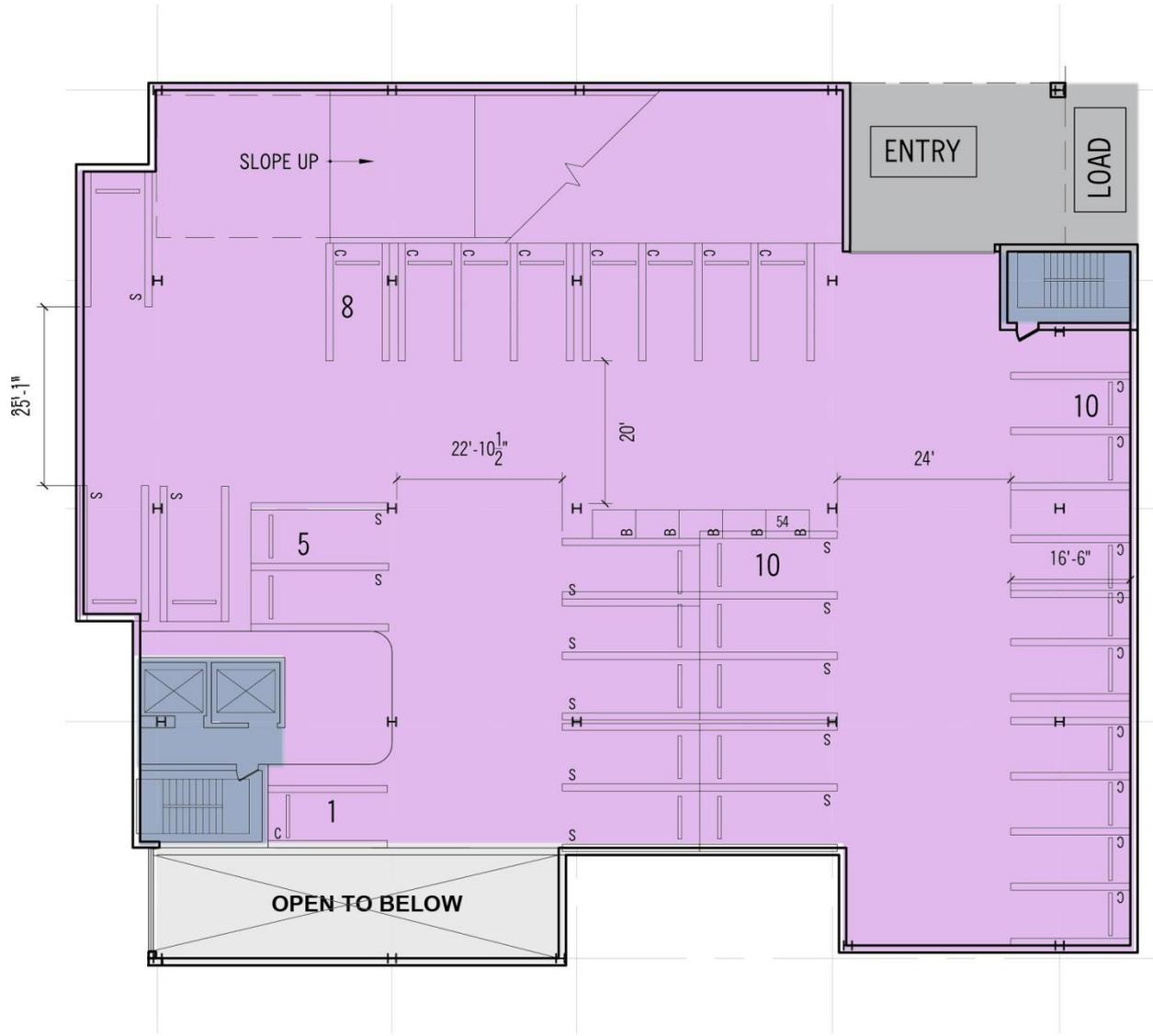
3rd FLR
PARKING:
 18 STANDARD
 19 COMPACT
 37 TOTAL

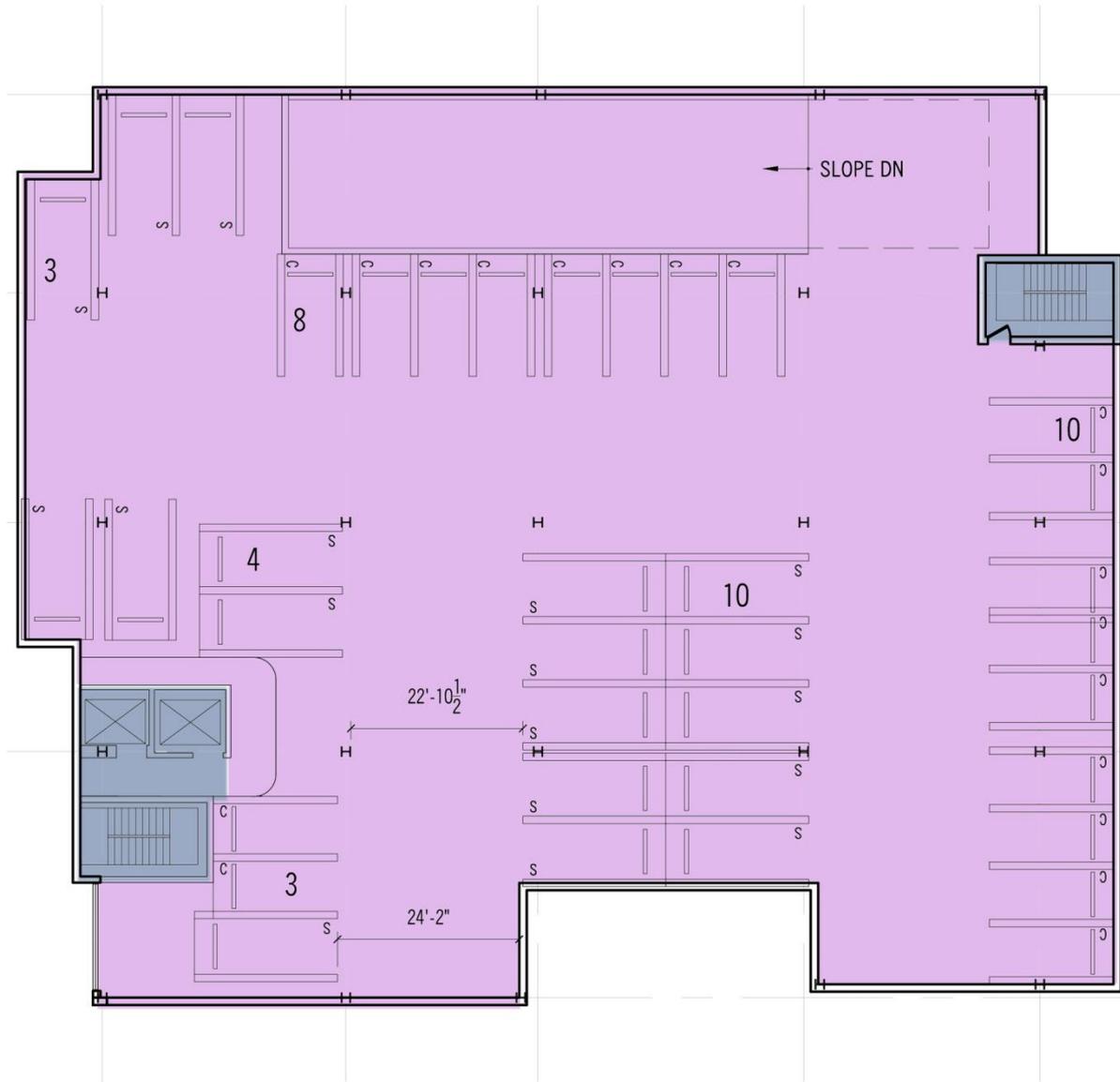
TOTAL
PARKING:
 48 STANDARD
 44 COMPACT
 5 ADA
 97 TOTAL

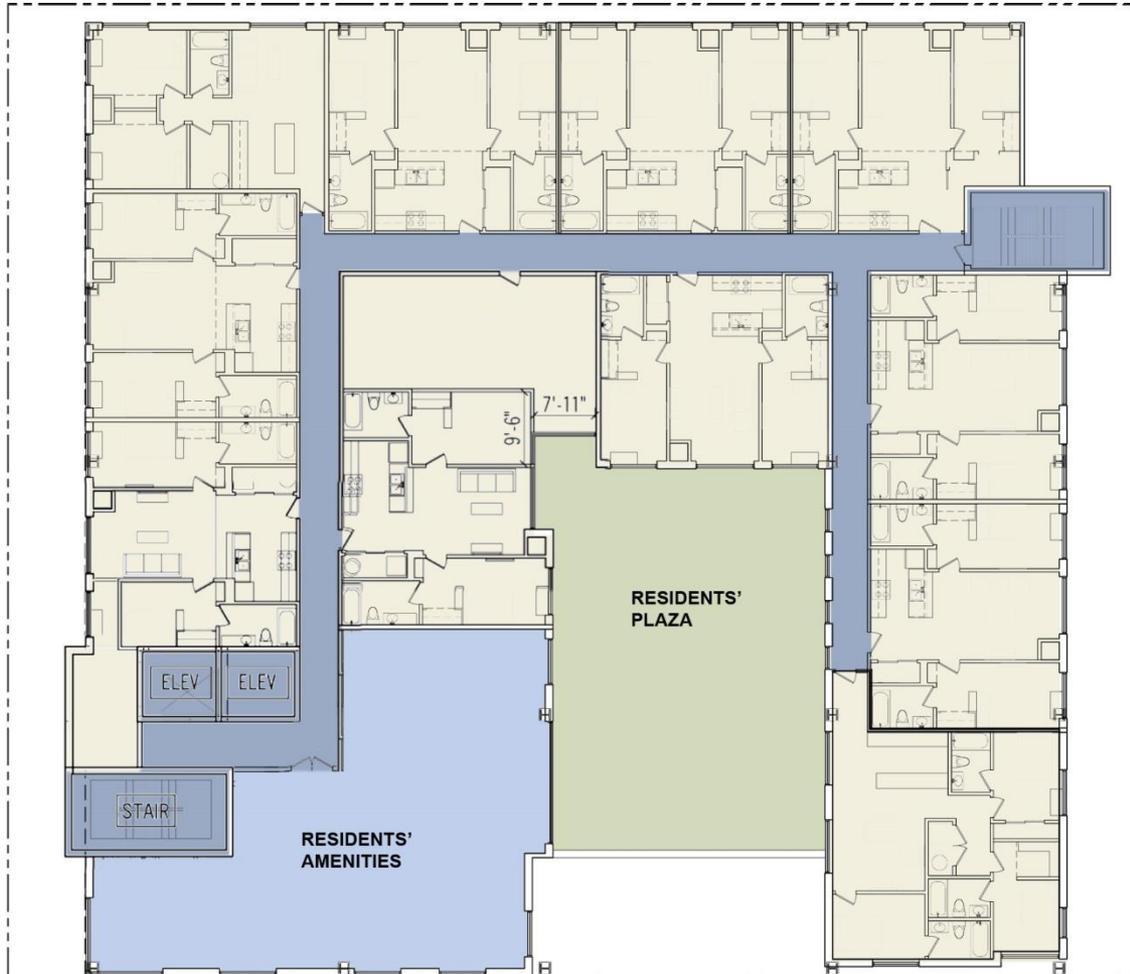


BIKE
PARKING:
 1ST FLR 52
 2ND FLR 10
TOTAL 62









**Interior Resident's
Amenities Space =
1800 sf**

**Resident's 4th Floor
Plaza = 1800 sf**

**3600 sf
Total Residents'
Amenities**





TYPICAL APT FLOOR:
 (5TH-13TH FLRS)
 (10) 2 BR
 (3) 3 BR
 (1) STUDIO

4TH FLOOR:
 (SINGLE HEIGHT
 1700 SF+ CLUBHOUSE)
 (9) 2 BR
 (2) 3 BR
 (1) STUDIO

TOTAL UNITS:
 (99) 2BR
 (29) 3 BR
 (10) STUDIO
 138 TOTAL UNITS

TOTAL BEDS:
 295 BEDS



Fifth-Thirteenth Floor Plan

Forbes Avenue Apartments

June 2, 2015



DESMONE ARCHITECTS

Pedestrian Experience – to West

Forbes Avenue Apartments

June 2, 2015



DESMONE ARCHITECTS

Pedestrian Experience – To East

Forbes Avenue Apartments

June 2, 2015



DESMONE ARCHITECTS

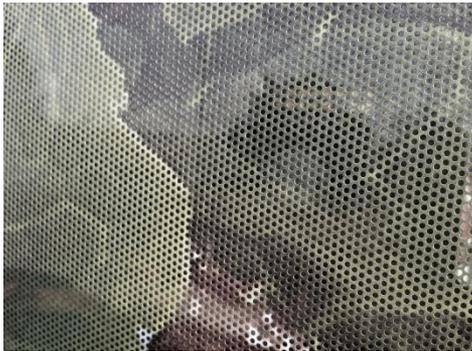
Pedestrian Experience – Residents Plaza

Forbes Avenue Apartments

June 2, 2015



LIVE WALL



PERFORATED SCREEN



FIBER CEMENT PANELS



METAL REVEALS



TEXTURED BRICK



LEED Credits:

The following LEED credits to be pursued for the project will include but not be limited to:

- Previously Developed Site
- Bicycle Storage and access to Bicycle Network
- Compact Development
- Low Impact Development Stormwater Management
- Water Use Reduction
- Energy Efficiency greater than baseline performance of ASHRAE90.1-2010
- Efficient Hot Water Distribution
- Locally Sourced Materials
- Waste Diversion to Recycling
- Use of Low Emitting Products
- Acoustic Comfort
- Design for Active Occupants





Proposed Building Height

Forbes Avenue Apartments

June 2, 2015





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

15-082

Date Filed:

5/13/15

(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: FOURSONE PARTNERS ASSOC II Phone Number: (412 683-6200)

Address: 243 MOREWOOD AVE PGH State: PA Zip Code: 15213

2. Applicant/Company Name: REAL ESTATE ENTERPRISES Phone Number: ()

Address: SAME AS CITY ABOVE State: Zip Code:

Applicant/Contractor ID: (assigned by the City)

3. Development Name: THE DESIGN CENTER

4. Development Location: 5001 BAUM BOULEVARD

5. Development Address: PGH, PA 15213

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#: 61095 Date Issued: 1/6/92 Existing Use of Property: OFFICE/SHOP/STORAGE

8. Estimated Construction: Start Date: 6/1/15 ^{COMPLETION} Occupancy Date: 12/31/15 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):

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: NEW FACADE ON BAUM BLVD. + MOREWOOD AVE SIDES OF THE BUILDING

12. Is a Land Operations Permit needed? YES NO

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



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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

N/A

15. Height of Structures:	Existing		Proposed	
	Stories	Feet	Stories	Feet
Main Structure	3	50	3	50
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: N/A sq ft

18. On Site Parking: N/A

	Existing	Proposed
Full (8 1/2' x 19')	N/A	
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).

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



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200 ROSS STREET THIRD FLOOR PITTSBURGH PENNSYLVANIA 15219

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_____ 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:

N/A 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:

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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:

REAL ESTATE ENTERPRISES

243 MOREWOOD AVENUE

PITTSBURGH, PA 15213

P: 412.683.6200 / F: 412.683.5411

THE DESIGN CENTER

Façade Renovations

Summer 2015

M A V R O V I C

A R C H I T E C T S

A P R O F E S S I O N A L C O R P O R A T I O N

THE DESIGN CENTER T 412.687.1500

5001 BAUM BOULEVARD F 412.687.7909

PITTSBURGH PA 15213 www.mavrovic.com

Location Map and Photos



Existing Photographs and Floor Plan



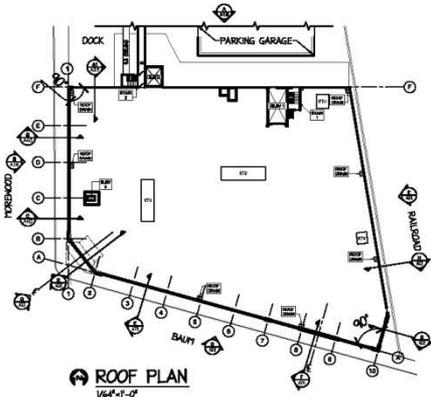
MOREWOOD



ENTRY



RAILROAD



ROOF PLAN
1/4"=1'-0"



BAUM

EXIST PHOTOS



Morewood Elevation with Context





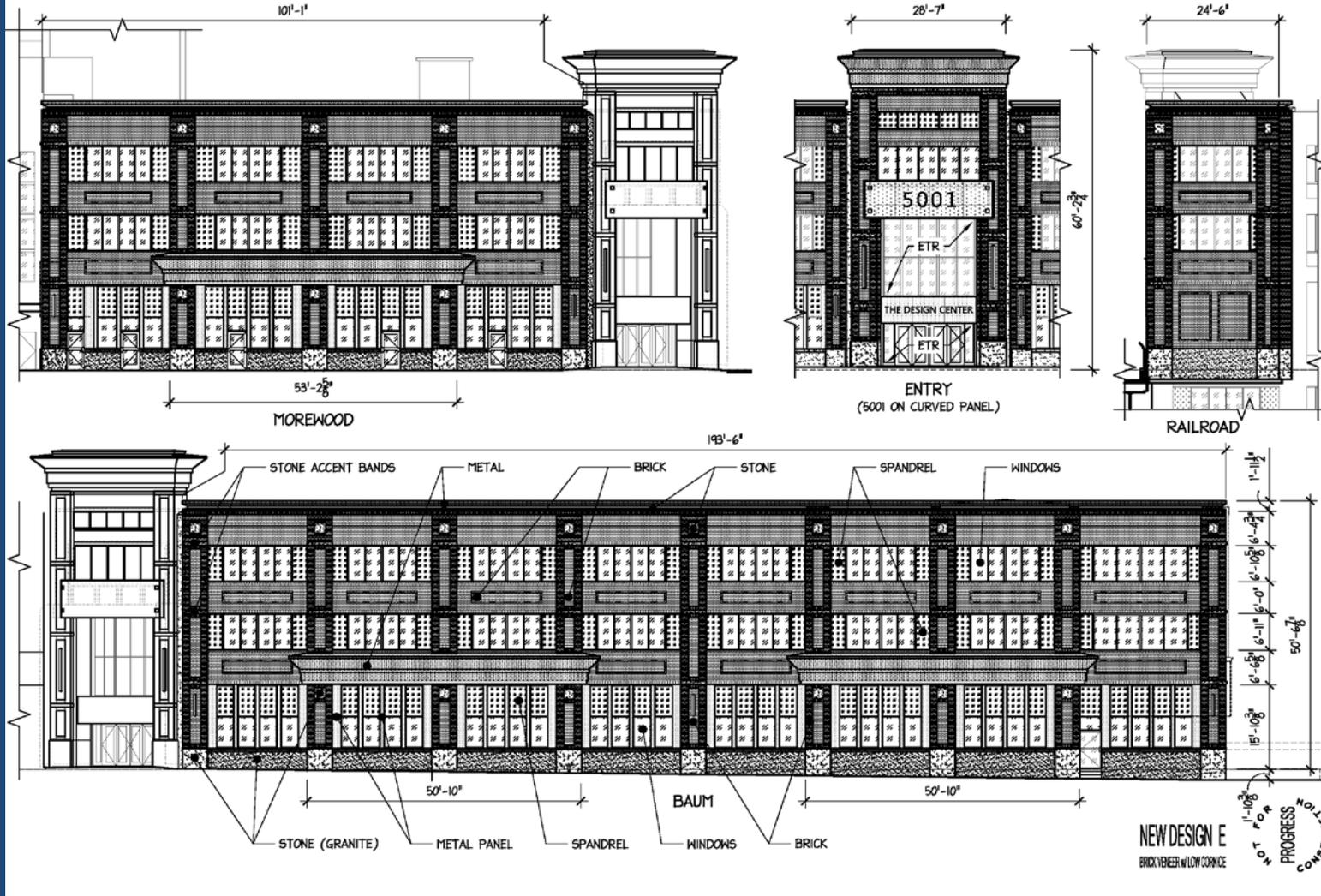
Fresenius Medical Care
Shadyside Dialysis

5001

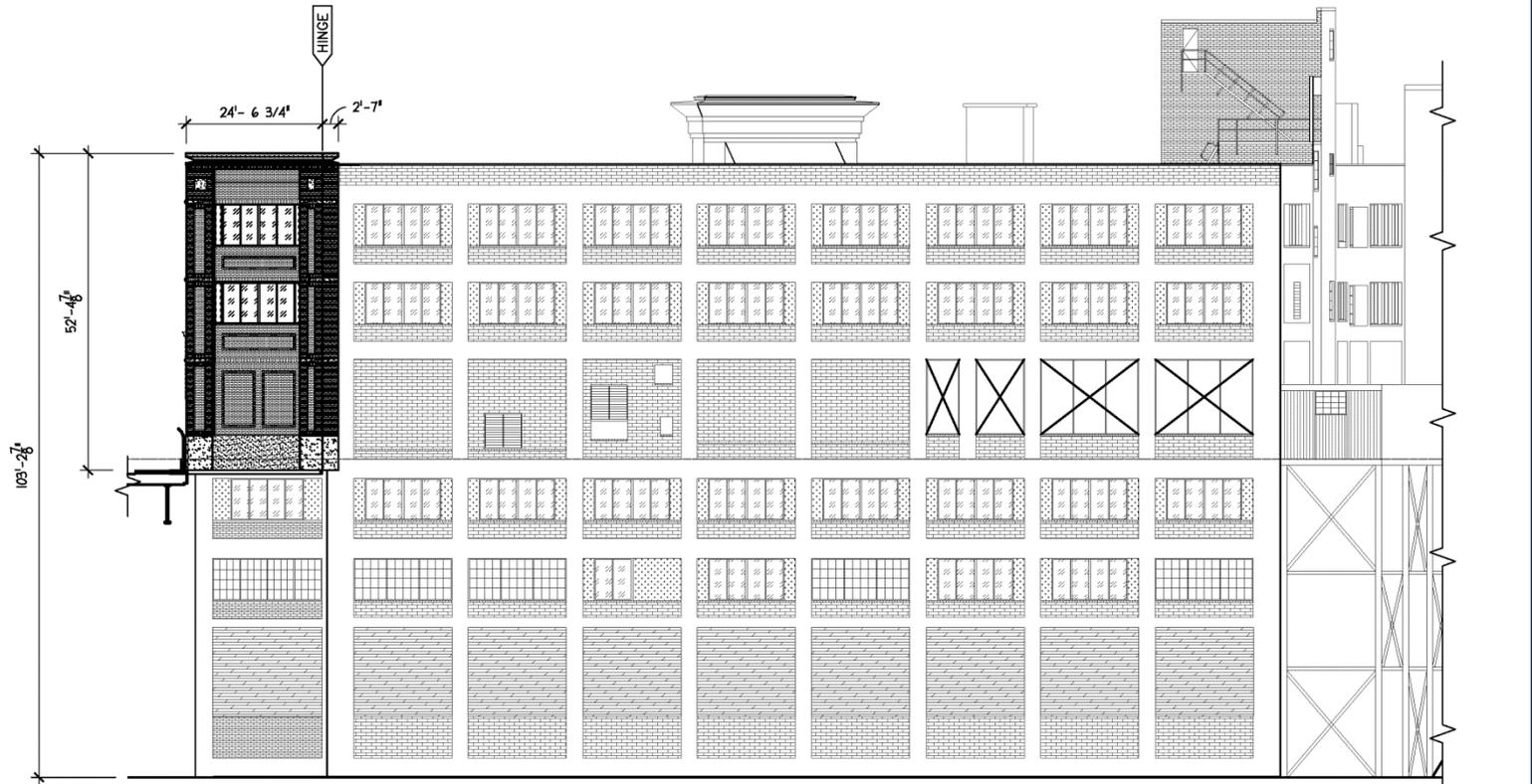
THE DESIGN CENTER

Bus

Elevations and Materials



Railroad Elevation



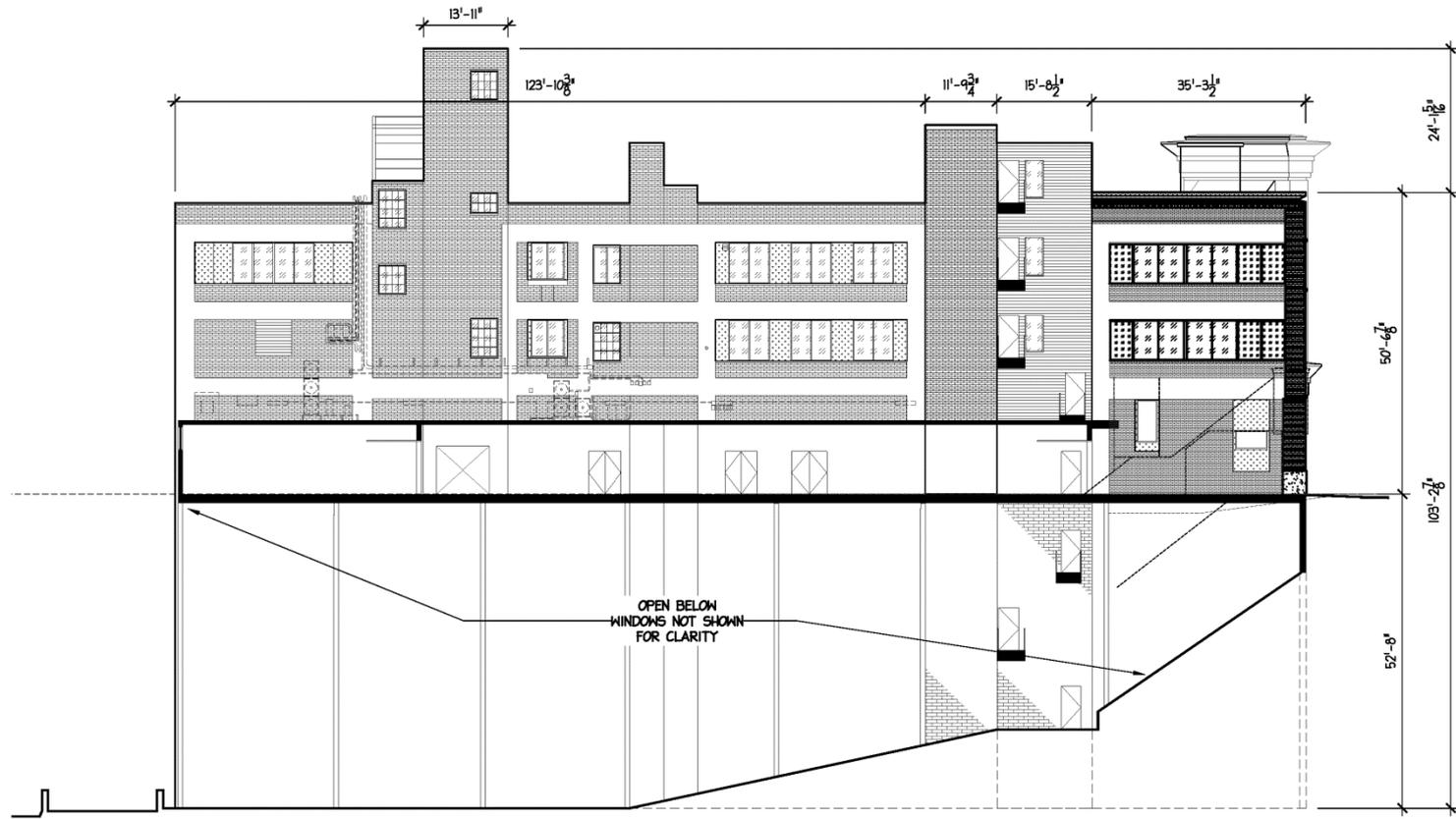
RAILROAD
(PAINT FACADE)

☒ COVER EXIST MDW SYSTEM WITH STUDS
AND HARDI BOARD SHEATHING, PAINTED.

NEW DESIGN E
BRICK VENEER w/ LOW CORNICE

NOT FOR
PROGRESS
CONSTRUCTION

Dock Elevation





THE DESIGN CENTER

FACADE RENOVATION

SUMMER 2015



REAL ESTATE ENTERPRISES
 243 MOREWOOD AVENUE
 PITTSBURGH, PA 15213
 P: 412.683.6200 / F: 412.683.5411

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 PITTSBURGH PA 15213 www.mavrovic.com



**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: May Department Stores Company		Phone Number: (513) 579-7000	
Address: 7 W 7th Street	City: Cincinnati	State: OH	Zip Code: 45202-2424
2. Applicant/Company Name: Desmone Architects		Phone Number: (412) 683-3230	
Address: 3400 Butler Street	City: Pittsburgh	State: PA	Zip Code: 15201
Applicant/Contractor ID:(assigned by the City)			
3. Development Name: Macy's Apartment Renovation			
4. Development Location: GT-A / GT-B, Downtown, Pittsburgh, PA			
5. Development Address: 400 Fifth 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)	106 - Retail Sales and Services (General)		
7. If a Certificate of Occupancy exists, the following is required:			
Certificate of Occupancy#: 11-B-0299, 200601683, 66421, 72427, 42497, 50275, 31222, 50950	Date Issued: 4.20.12, 6.20.06, 1.5.94, 11.13.96, 7.13.83, 11.7.86, 11.23.76, 3.16.87	Existing Use of Property: Retail, Incidental Storage, Office	
8. Estimated Construction:	Start Date: 7 / 1 / 2015	Occupancy Date: 7 / 1 / 2017	Project Cost: \$40,000,000.00

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, 106-Retail Sales and Services \(General\)](#)

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: [Renovation of existing Macy's building to include, Macy's Retail on Floors 1-4, 311 Apartments on Floors 7-13 with Parking for Apartments in the Sub-Basement and Basement Level. Future Tenant Space on Floors 5-6.](#)

12. Is a Land Operations Permit needed? YES NO

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



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DEVELOPMENT REVIEW APPLICATION

LAND AND BUILDING INFORMATION

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

14. Gross Floor Area:

Existing to be Razed:	<u>77,000</u>	sq ft (Removal for Courtyard/Atrium)
Existing to be Retained:	<u>916,664</u>	sq ft
Retained Area to be Renovated:	<u>648,017</u>	sq ft
To be Constructed:	<u>1,040</u>	sq ft (Additional Circulation)
Building Footprint:	<u>72,952</u>	sq ft

	<u>Existing</u>		<u>Proposed</u>	
	<u>Stories</u>	<u>Feet</u>	<u>Stories</u>	<u>Feet</u>
Main Structure	13	176	13	176
Proposed Addition/Extension (Stair Tower Extensions at Roof)	1	12	1	12

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

16. Number of Dwelling Units:
 Existing to Remain: 0 Proposed: 311

17. Lot Area: 136,798 sq ft

18. On Site Parking: N/A

	<u>Existing</u>	<u>Proposed</u>
Full (8 1/2' x 19')	0	173
Compact (7 1/4' x 16')	0	66
Handicap (13 1/2' x 19')	0	7

Off-Street Loading Spaces: N/A
 Actual: 4 See Attached Letter for Loading Reduction.
 Required: 12 Total (8-Retail , 4- Residential)

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:

- | | |
|---|---|
| <p><u> 1 </u> New Water Service Connection(s)</p> <p><u> 3 </u> New Sewer Service Connection(s)</p> | <p><u> 3 </u> Termination of Existing Water Service Tap(s)</p> <p><u> 3 </u> Termination of Existing Sewer Service Tap(s)</p> |
|---|---|

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: *Rebecca Jove*



Macy's Apartments

 DESMONE
ARCHITECTS





DESMONE ARCHITECTS

ONE DOUGHBOY SQUARE 3400 BUTLER STREET PITTSBURGH, PENNSYLVANIA 15201

TEL: 412.683.3230

www.desmone.com

Macy's Apartments

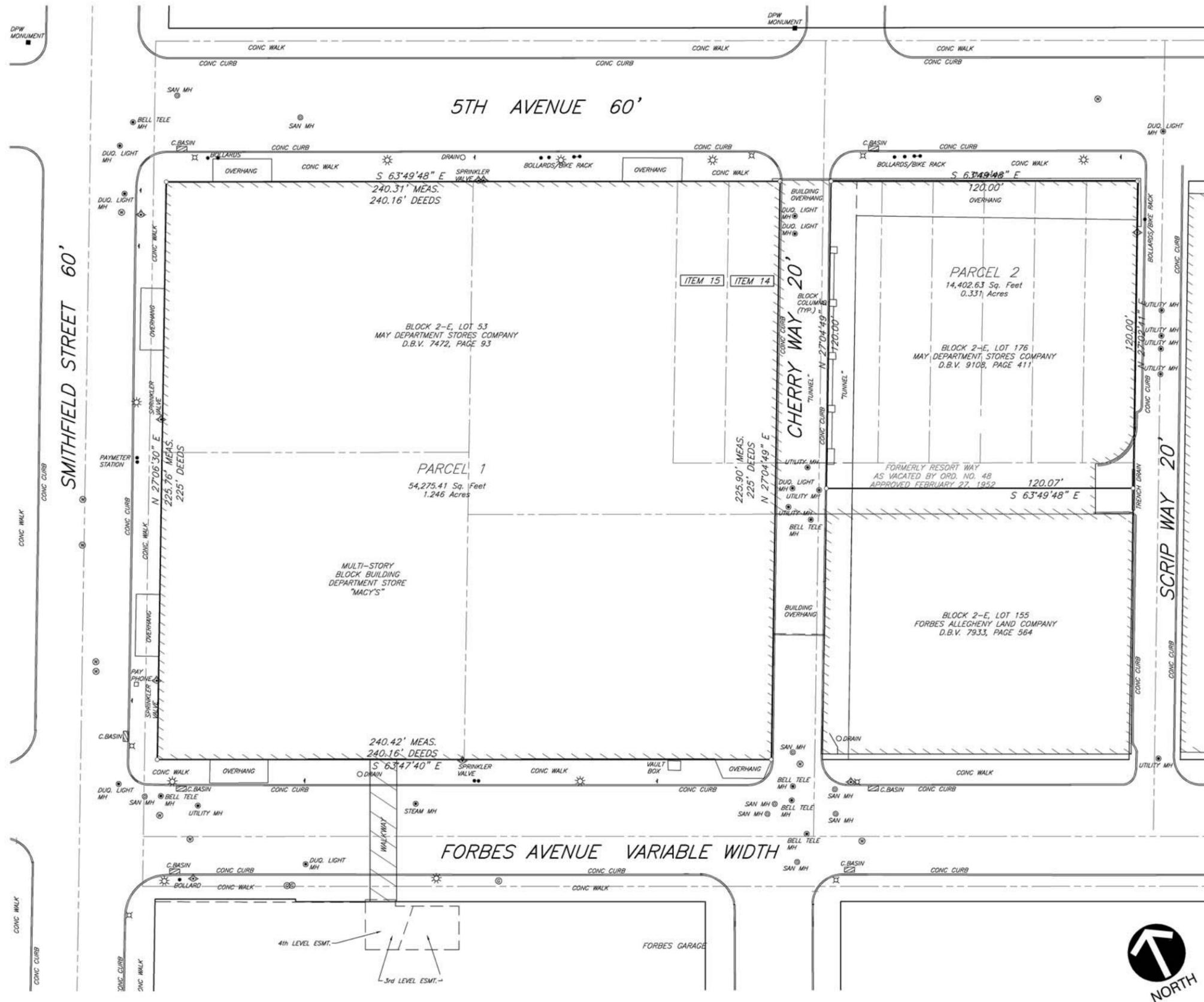
Desmone Project Number: 3494.03

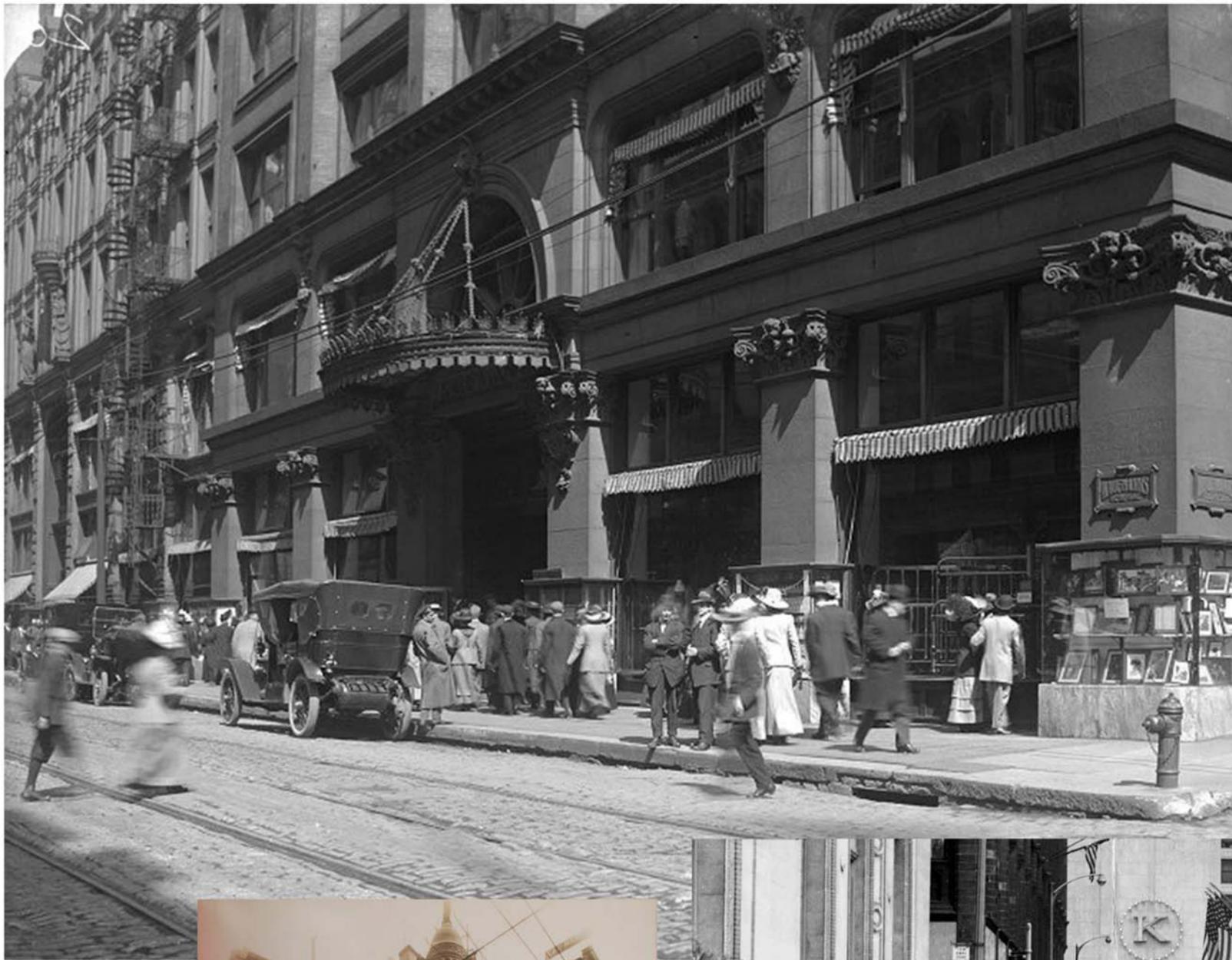
Core Realty

Satellite Photo

Planning Commission

May 19, 2015





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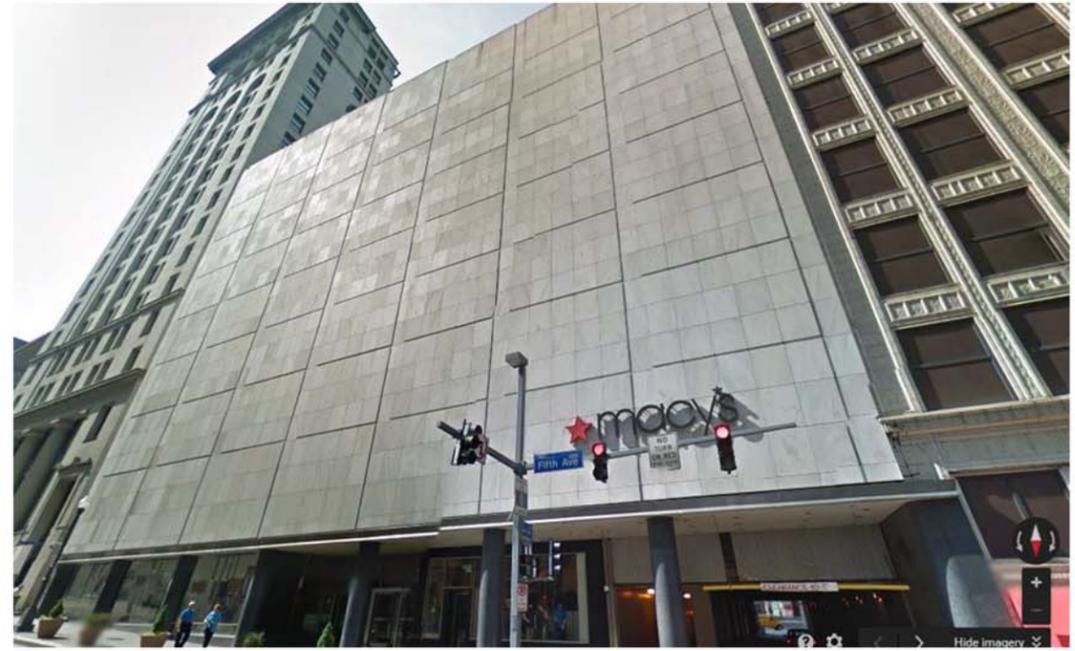
Desmone Project Number: 3494.03

Historic Views of Macy's Building

Planning Commission

Core Realty

May 19, 2015



DESMONE ARCHITECTS

ONE DOUGHBOY SQUARE 3400 BUTLER STREET PITTSBURGH, PENNSYLVANIA 15201

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Macy's Apartments

Desmone Project Number: 3494.03

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Existing Building Exterior

Planning Commission



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Macy's Apartments

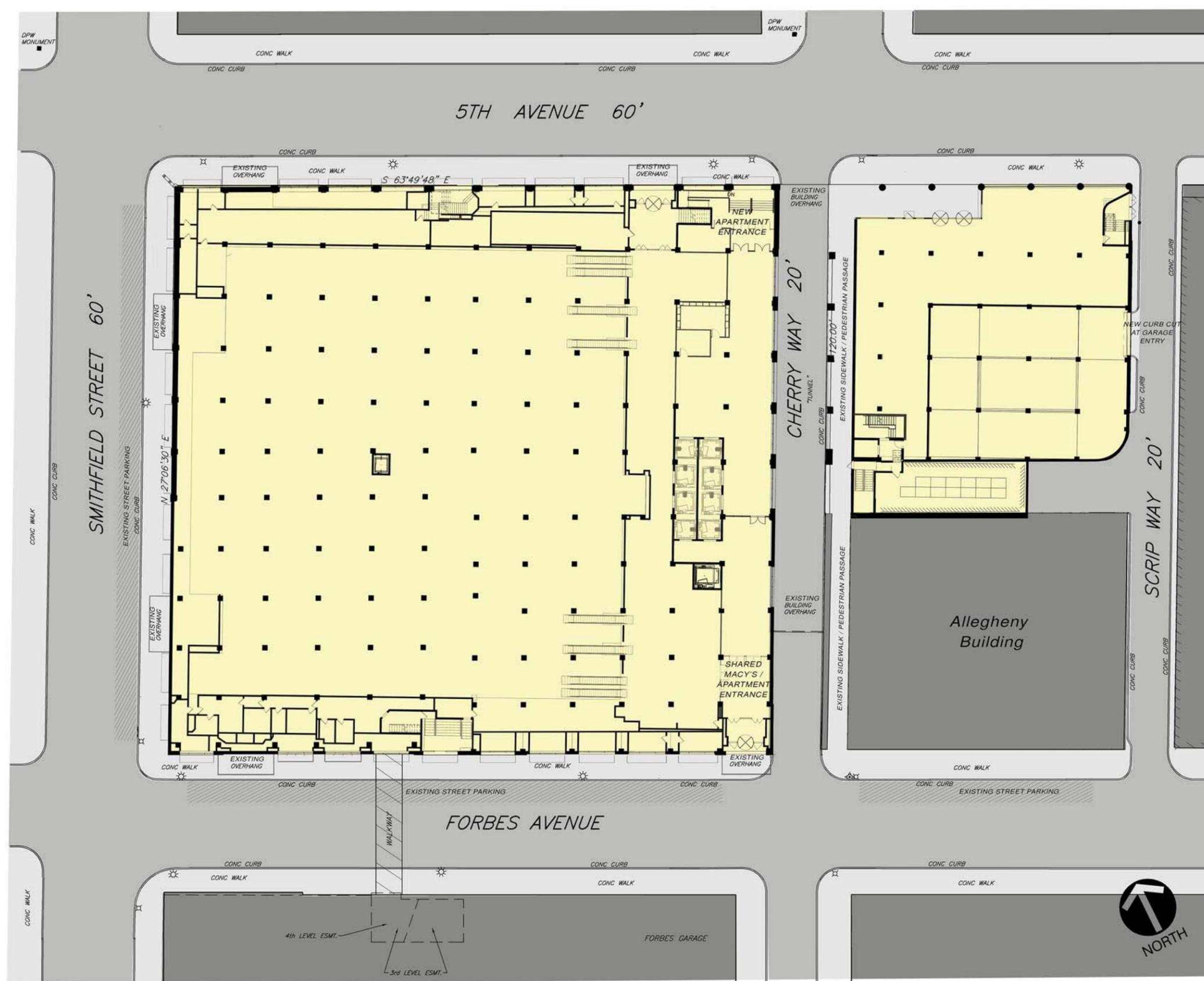
Desmone Project Number: 3494.03

Core Realty

Existing Building Interior

Planning Commission

May 19, 2015



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Macy's Apartments

Desmone Project Number: 3494.03

Core Realty

Proposed Site Plan

Planning Commission

May 19, 2015



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Macy's Apartments

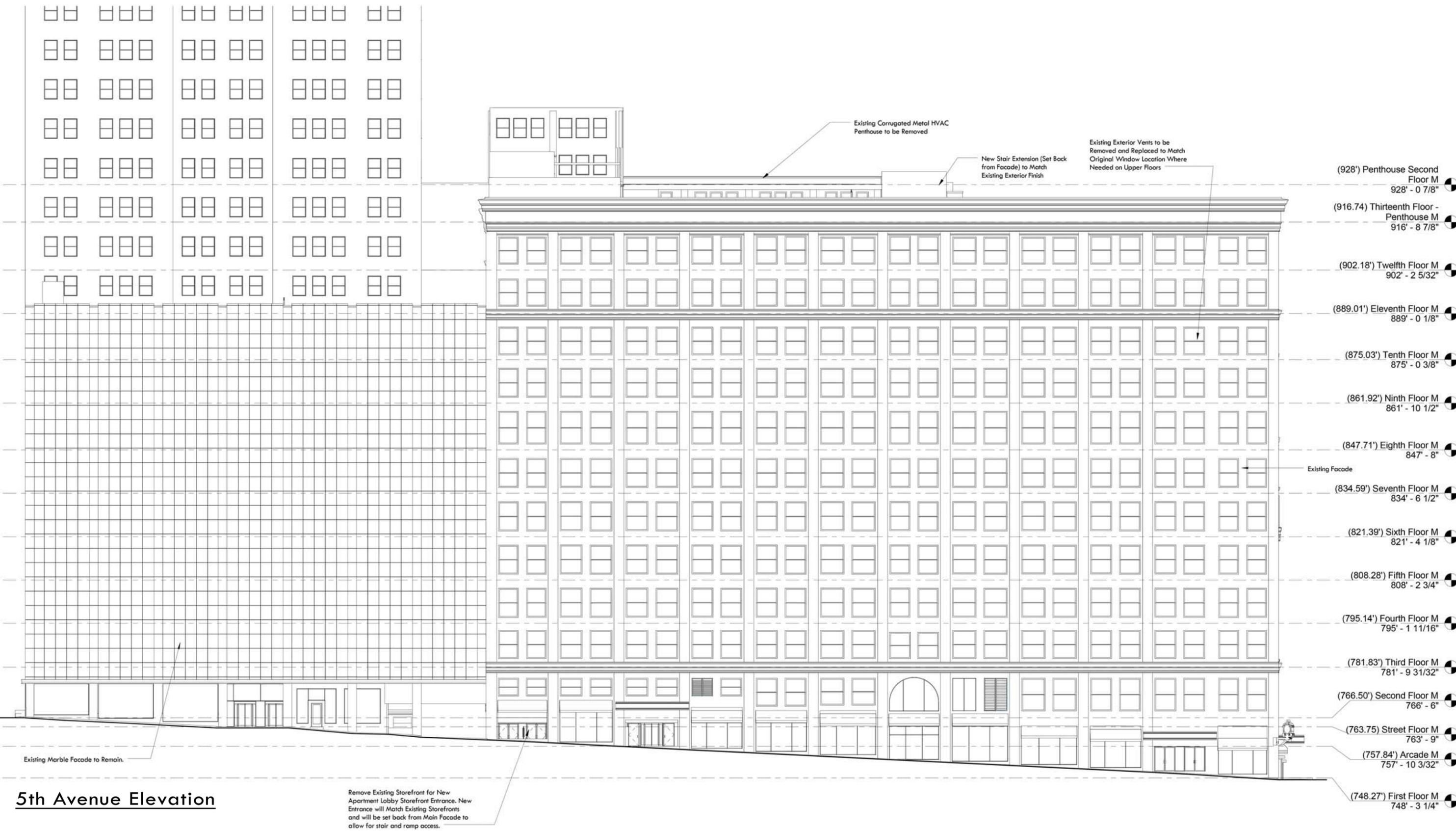
Desmone Project Number: 3494.03

Core Realty

Proposed Site Plan

Planning Commission

May 19, 2015



5th Avenue Elevation



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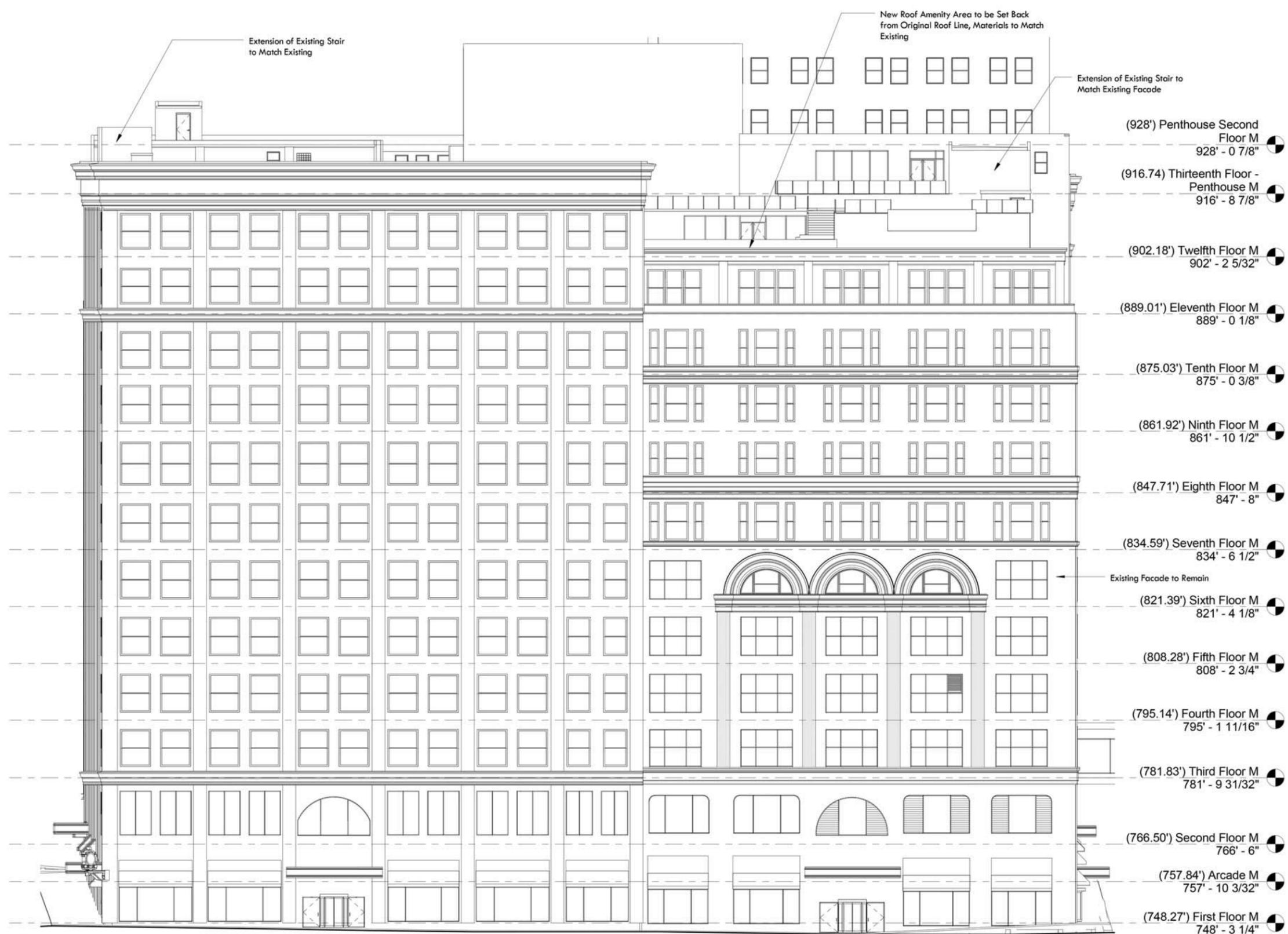
Macy's Apartments

Desmone Project Number: 3494.03

Core Realty

Elevations

Planning Commission



Smithfield Street Elevation



DESMONE ARCHITECTS

ONE DOUGHBOY SQUARE 3400 BUTLER STREET PITTSBURGH, PENNSYLVANIA 15201

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Macy's Apartments

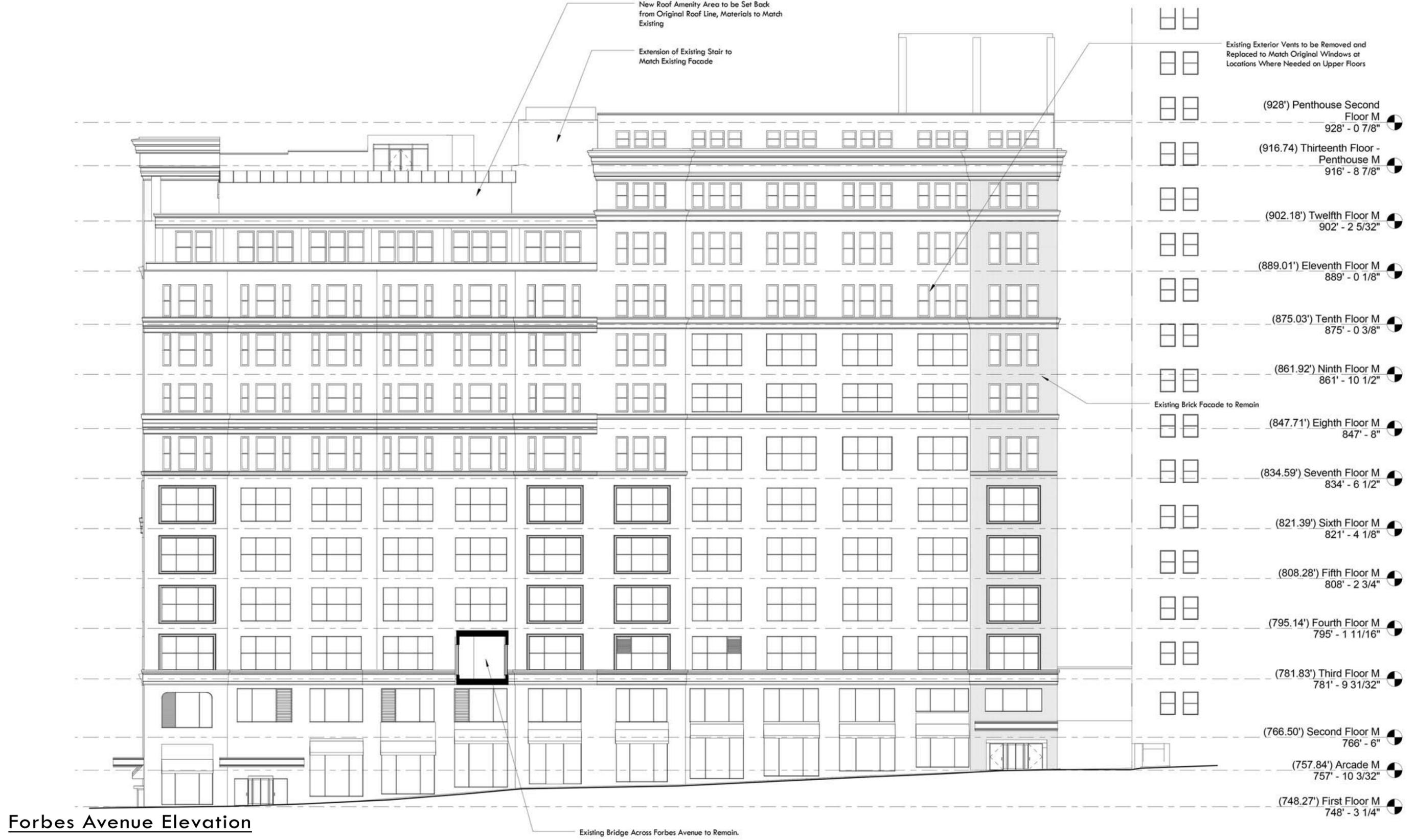
Desmone Project Number: 3494.03

Core Realty

Elevations

Planning Commission

May 19, 2015



Forbes Avenue Elevation

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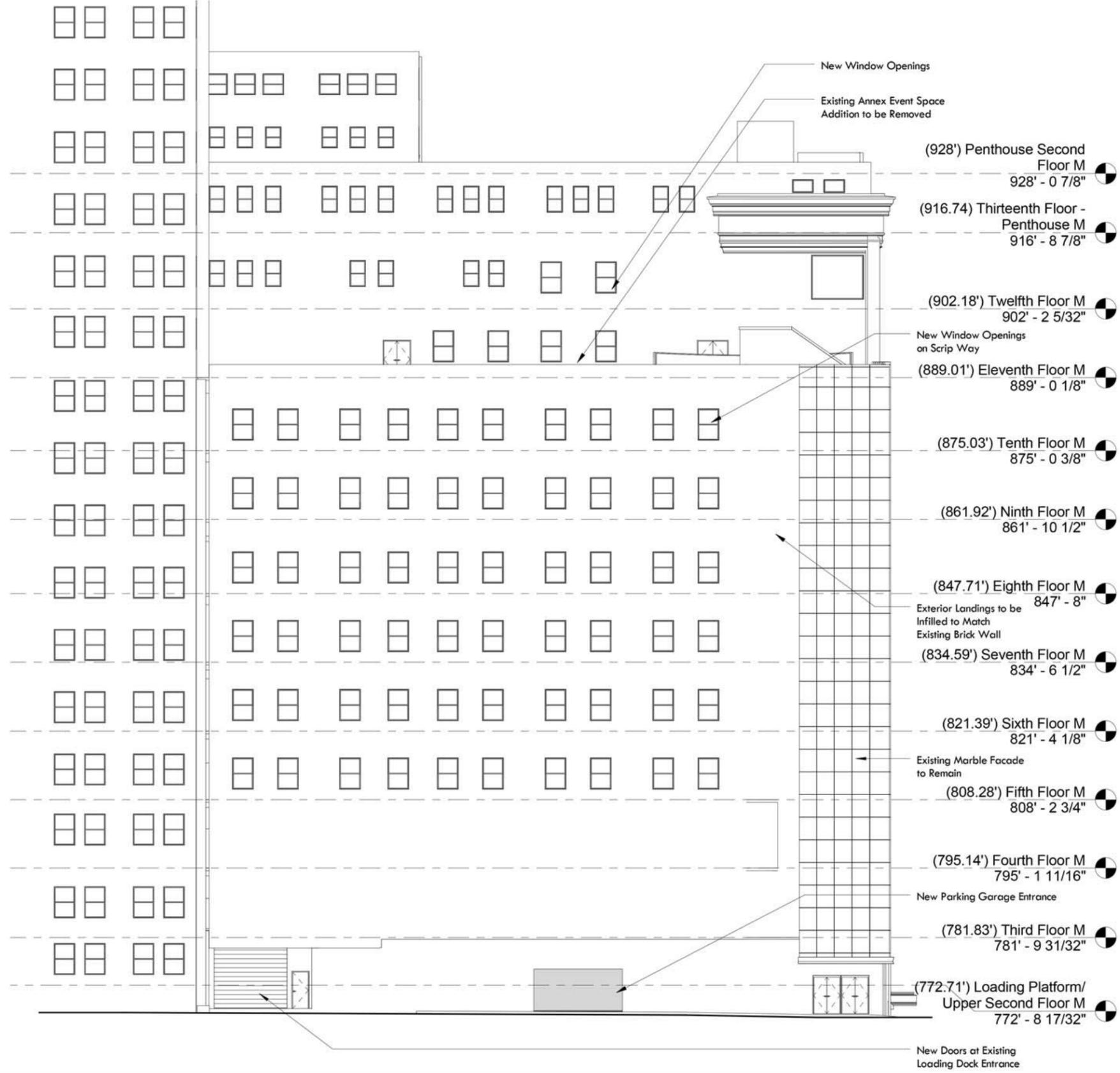
Macy's Apartments

Desmone Project Number: 3494.03

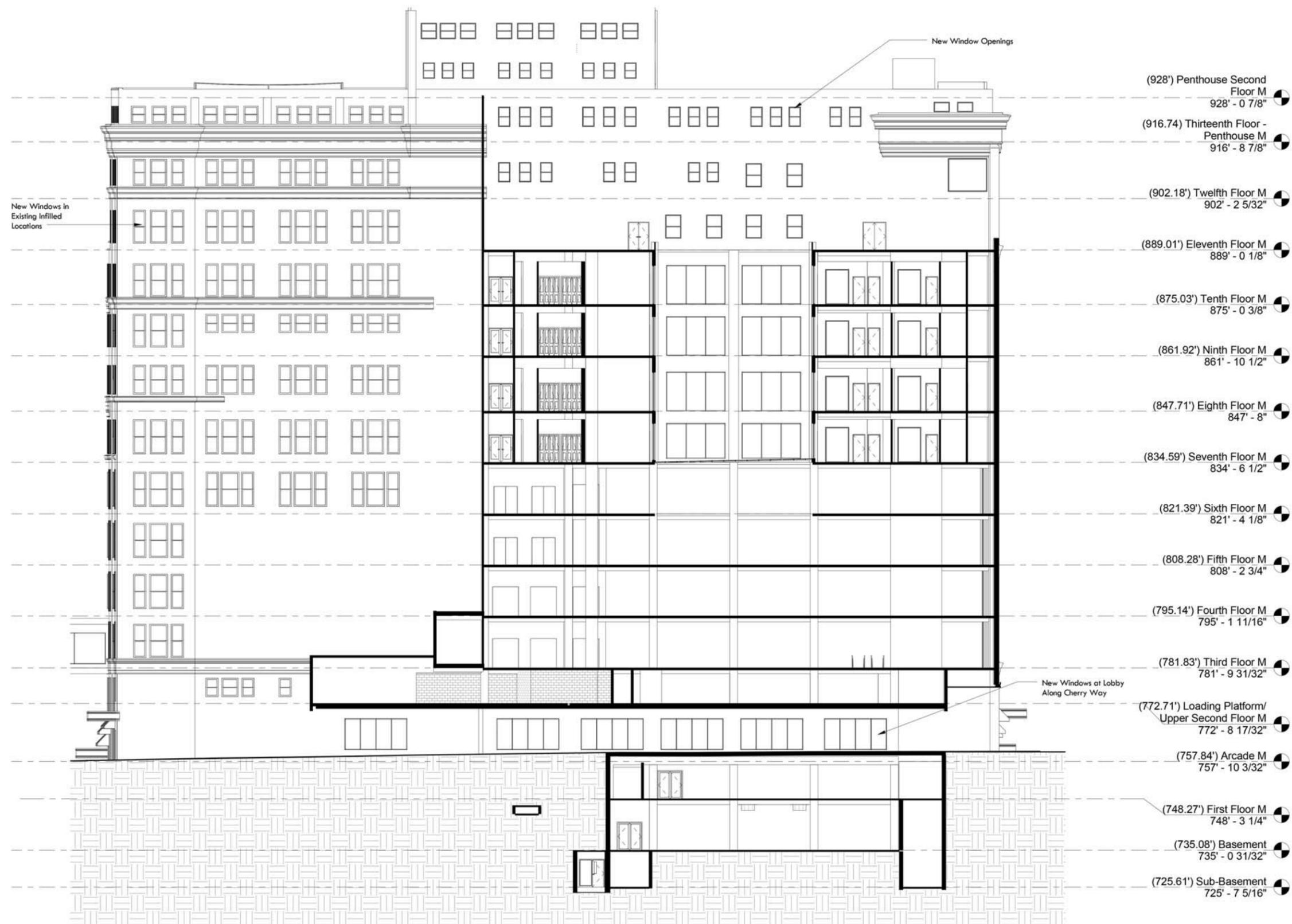
Core Realty

Elevations

Planning Commission



Scrip Way Elevation



- (928') Penthouse Second Floor M
928' - 0 7/8"
- (916.74) Thirteenth Floor - Penthouse M
916' - 8 7/8"
- (902.18') Twelfth Floor M
902' - 2 5/32"
- (889.01') Eleventh Floor M
889' - 0 1/8"
- (875.03') Tenth Floor M
875' - 0 3/8"
- (861.92') Ninth Floor M
861' - 10 1/2"
- (847.71') Eighth Floor M
847' - 8"
- (834.59') Seventh Floor M
834' - 6 1/2"
- (821.39') Sixth Floor M
821' - 4 1/8"
- (808.28') Fifth Floor M
808' - 2 3/4"
- (795.14') Fourth Floor M
795' - 1 11/16"
- (781.83') Third Floor M
781' - 9 31/32"
- (772.71') Loading Platform/
Upper Second Floor M
772' - 8 17/32"
- (757.84') Arcade M
757' - 10 3/32"
- (748.27') First Floor M
748' - 3 1/4"
- (735.08') Basement
735' - 0 31/32"
- (725.61') Sub-Basement
725' - 7 5/16"

Cherry Way Elevation



DESMONE ARCHITECTS

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Macy's Apartments

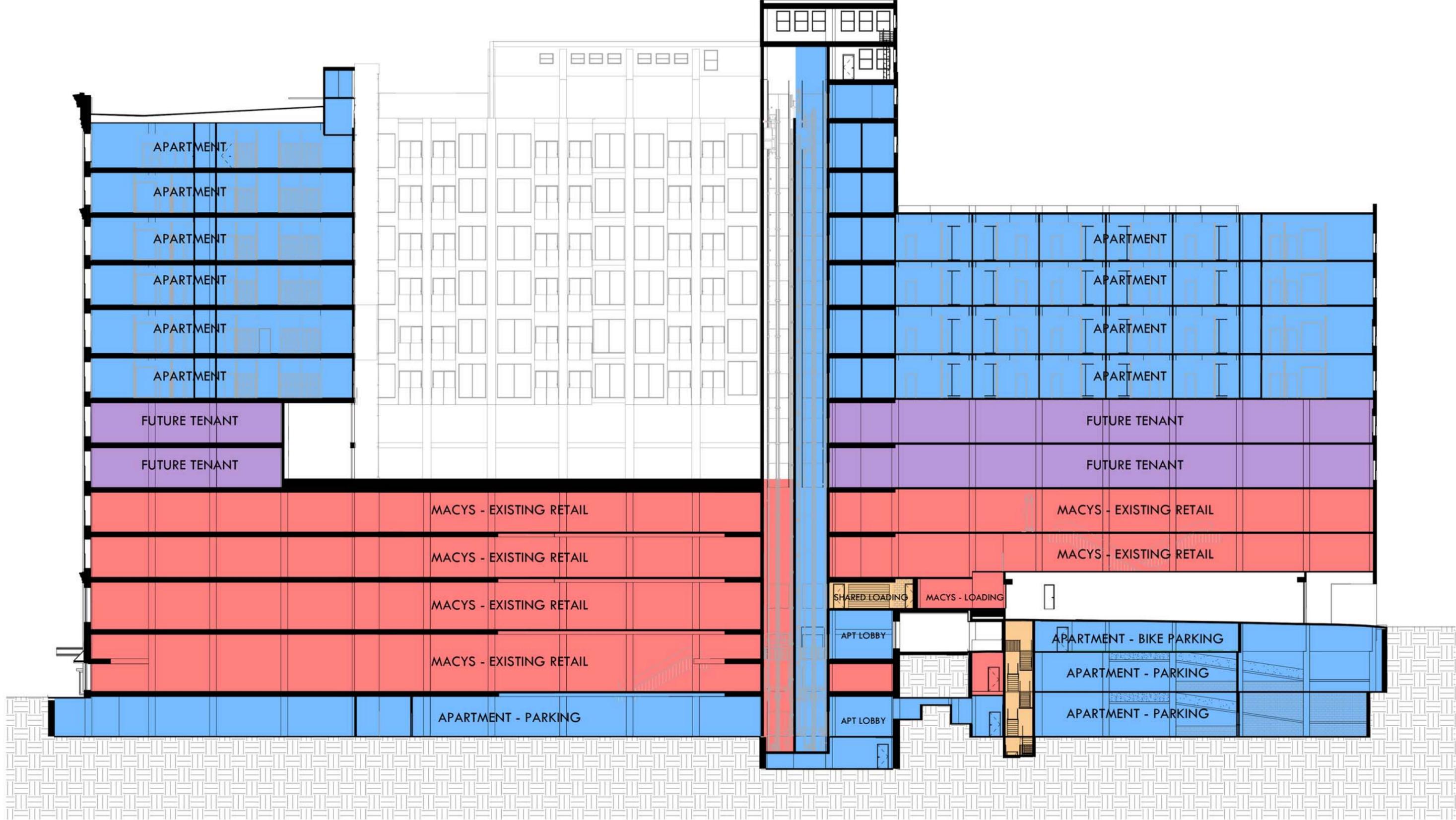
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Core Realty

Elevations

Planning Commission

May 19, 2015



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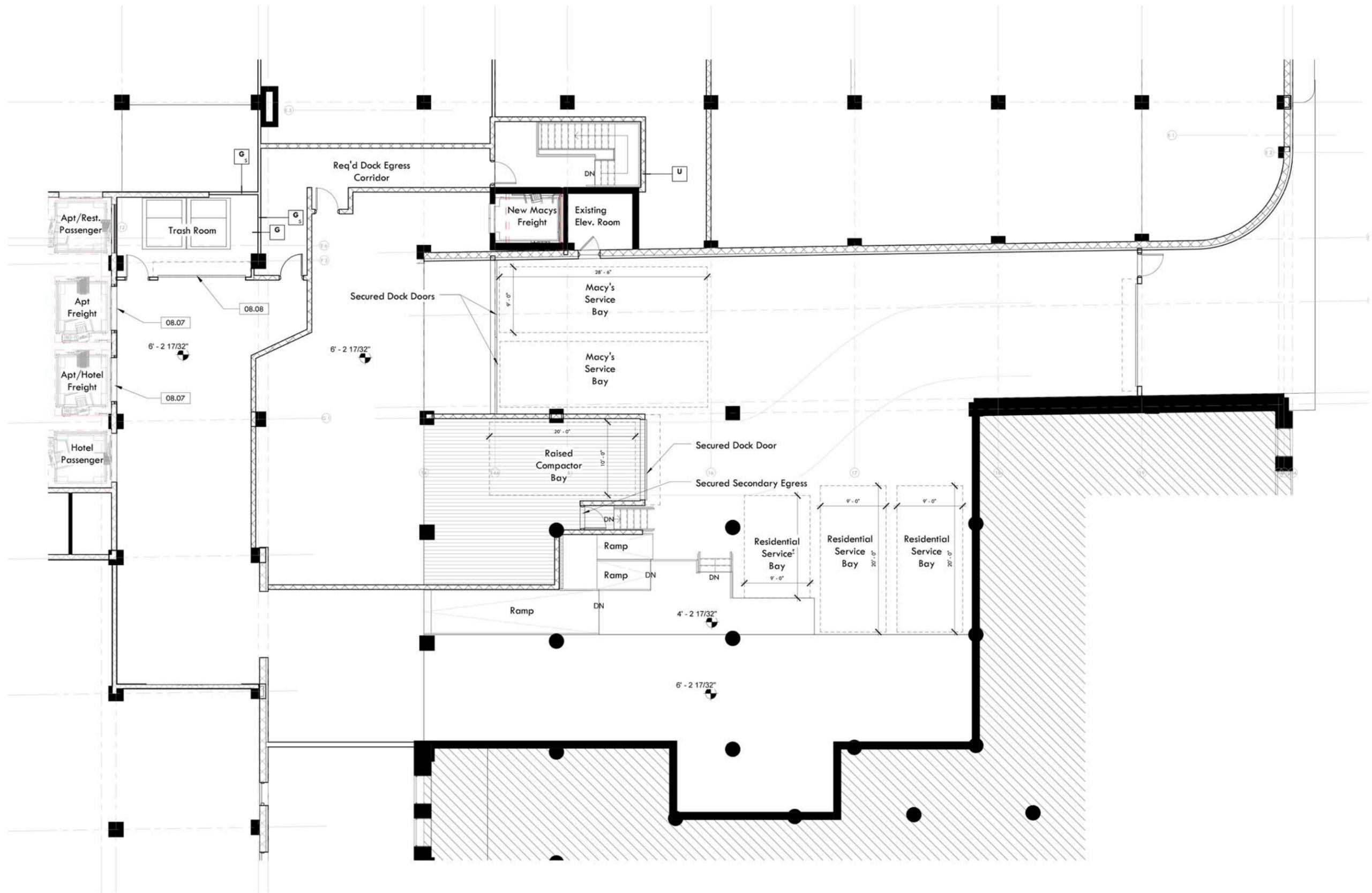
Desmone Project Number: 3494.03

Core Realty

Section

Planning Commission

May 19, 2015



DESMONE ARCHITECTS

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Macy's Apartments

Desmone Project Number: 3494.03

Core Realty

Proposed Loading Dock

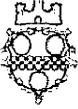
Planning Commission

Accessibility:

- All new/modified entries are accessible.
- New apartments will have the required 7 type “A” units while all remaining 304 apartments will be type “B” units per code.
- All apartment amenities will be accessible, including rooftop pool, fitness area, tennis courts, and trash rooms.
- New parking within building will have 7 accessible spaces as required by code.

Sustainability:

- Reusing existing building which is largely vacant on upper floors while still being conditioned.
- Completely new high efficiency mechanical systems will be installed within the building.
- With the creation of atrium spaces, there is a smaller building footprint to heat and cool while maintaining the Historic Facade.
- Use of green pavers within open park atrium.
- Bicycle storage areas will be provided to tenants.
- The use of operable windows within the apartments will allow for fresh air within the units.
- The apartments demising walls will have STC of 54 for increased acoustical performance.



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

PDP 15-083

Date Filed:

5/14/15

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: Federal Street Hospitality Associates, L.P. Phone Number: (412) 828-7711

Address: 228 Federal St. City: Pittsburgh State: PA Zip Code: 15238

2. Applicant/Company Name: *ACCEL SIGN GROUP* Phone Number: *(412) 781 7735*

Address: *5600 HARRISON ST* City: *PITTSBURGH* State: *PA* Zip Code: *15201*

Applicant/Contractor ID:(assigned by the City) *SN00456*

3. Development Name: Holiday Inn Express & Suites-Pittsburgh North Shore

4. Development Location: 228 Federal St.

5. Development Address: 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: *6 / 6 / 14* Occupancy Date: *8 / 19 / 15* Project Cost: \$ 19.6 M
sign cost \$ 58,000

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): *HOTEL/MOTEL*

10. Select the Type of Work:
 New Construction, New Renovation, Interior
 New Construction, Renovation, Exterior
 Change in Use Only Renovation, Change in Use
ERECT (3) HIGH WALL SIGNS

11. Describe the Development: 10-story, 135-room hotel

12. Is a Land Operations Permit needed? YES NO

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



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DEVELOPMENT ADMINISTRATION AND REVIEW (ZONING)**

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DEVELOPMENT REVIEW APPLICATION

LAND AND BUILDING INFORMATION

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

14. Gross Floor Area:

Existing to be Razed:	0	sq ft
Existing to be Retained:	0	sq ft
Retained Area to be Renovated:	0	sq ft
To be Constructed:	81,903	sq ft
Building Footprint:	7739	sq ft

15. Height of Structures:	Existing		Proposed	
	Stories	Feet	Stories	Feet
Main Structure	0	0	10	115' 8"
Proposed Addition/Extension				

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

16. Number of Dwelling Units:
 Existing to Remain: 0 Proposed: 135 hotel rooms

17. Lot Area: 7739 sq ft

18. On Site Parking: N/A Adjacent parking lot has been leased to hotel

	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 ADMINISTRATION AND REVIEW (ZONING)**

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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:

0	New Water Service Connection(s)	0	Termination of Existing Water Service Tap(s)
0	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:

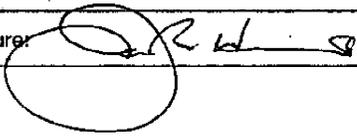
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WORK IN AND AROUND THE CITY RIGHTS-OF-WAY

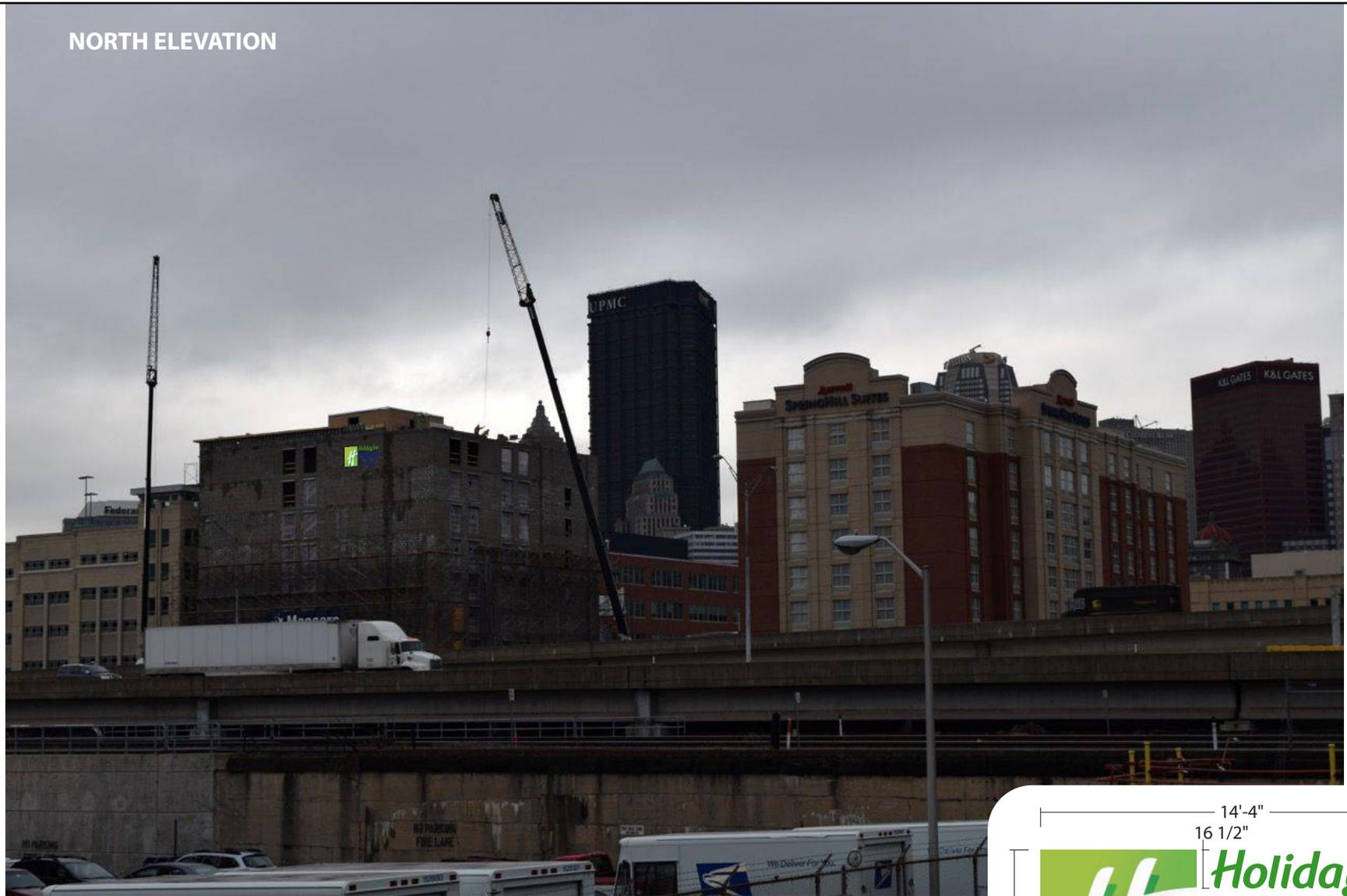
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- Design and construction of a new street where the Applicant will request the City to accept ownership of the street.
- Applicant requests the City to vacate an existing City street/sidewalk so the Applicant can use the property for private development.
- 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: 

NORTH ELEVATION

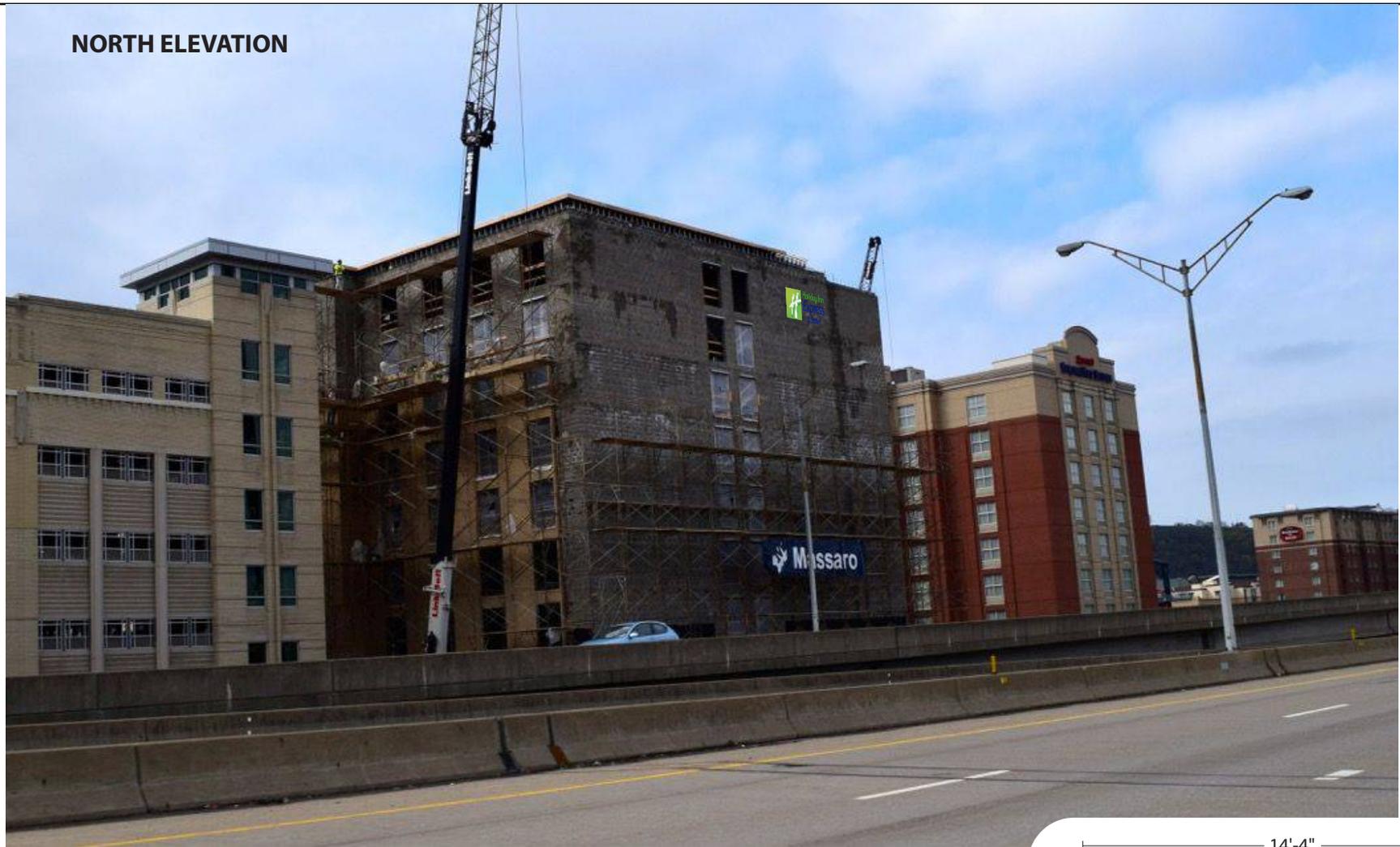


GRAPHIC DETAIL
SCALE: 3/16" = 1'-0"

NOTE: Elevation drawings are for customer approval only, drawings are not to be used as any installation guide, all dimensions must be verified before installation.

Customer: HOLIDAY INN EXPRESS & SUITES	Date: 4/30/15	Prepared By: CM	<small>Note: Color output may not be exact when viewing or printing this drawing. All colors used are PMS or the closest CMYK equivalent. If these colors are incorrect, please provide the correct PMS match and a revision to this drawing will be made.</small>		DISTRIBUTED BY SIGN UP COMPANY 700 21st Street Southwest PO Box 210 Watertown, SD 57201-0210 1 (800) 843-9888 • www.personasigns.com
Location: PITTSBURGH, PA	File Name: 127266 - R5 - PITTSBURGH, PA - PHOTO RENDERINGS	Eng: -			

NORTH ELEVATION

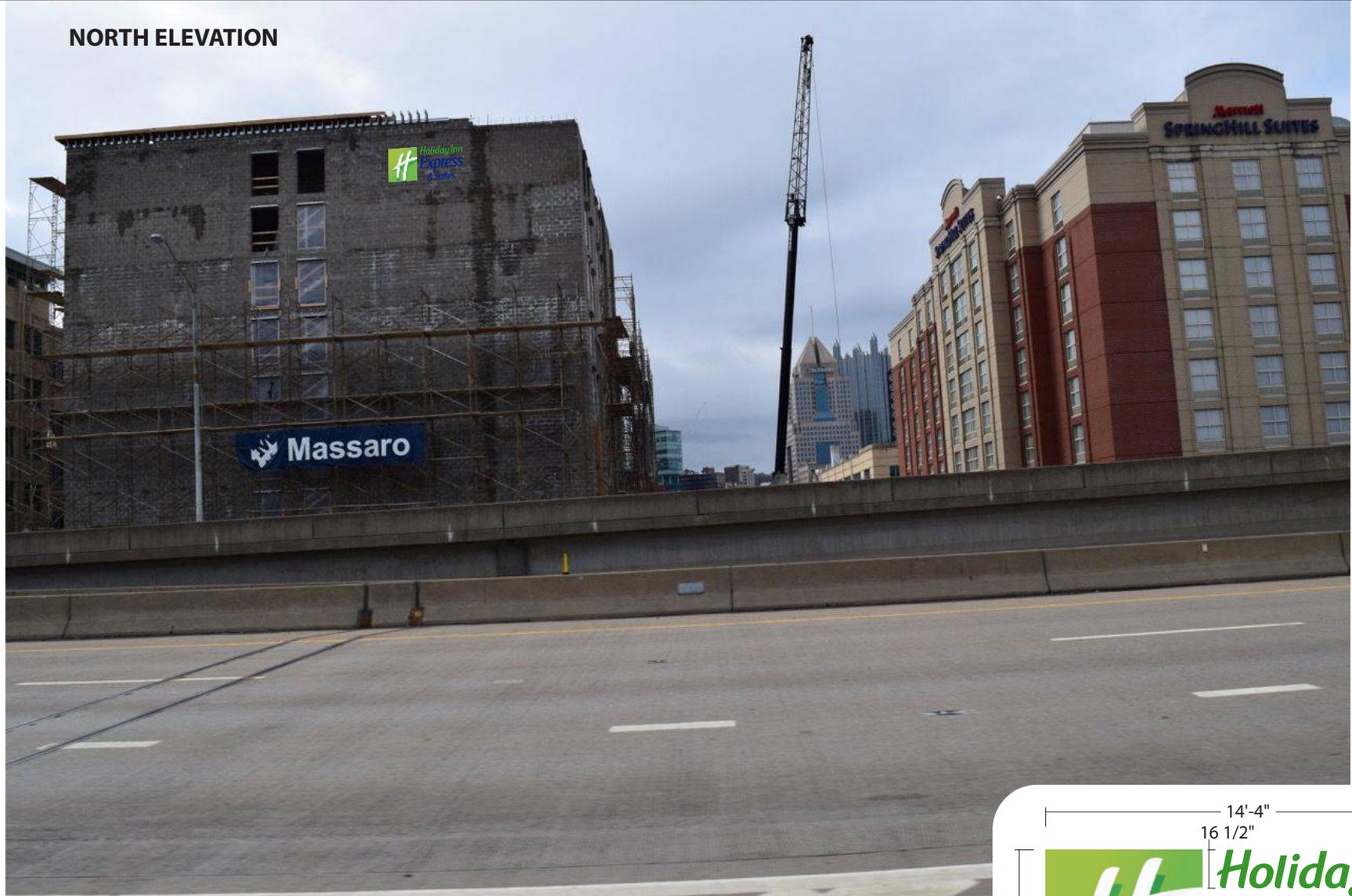


GRAPHIC DETAIL
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NORTH ELEVATION



GRAPHIC DETAIL
SCALE: 3/16" = 1'-0"

NOTE: Elevation drawings are for customer approval only, drawings are not to be used as any installation guide, all dimensions must be verified before installation.

Customer: HOLIDAY INN EXPRESS & SUITES	Date: 4/30/15	Prepared By: CM	<small>Note: Color output may not be exact when viewing or printing this drawing. All colors used are PMS or the closest CMYK equivalent. If these colors are incorrect, please provide the correct PMS match and a revision to this drawing will be made.</small>		DISTRIBUTED BY SIGN UP COMPANY 700 21st Street Southwest PO Box 210 Watertown, SD 57201-0210 1 (800) 843-9888 • www.personasigns.com
Location: PITTSBURGH, PA	File Name: 127266 - R5 - PITTSBURGH, PA - PHOTO RENDERINGS	Eng: -			



WEST ELEVATION

SOUTH ELEVATION

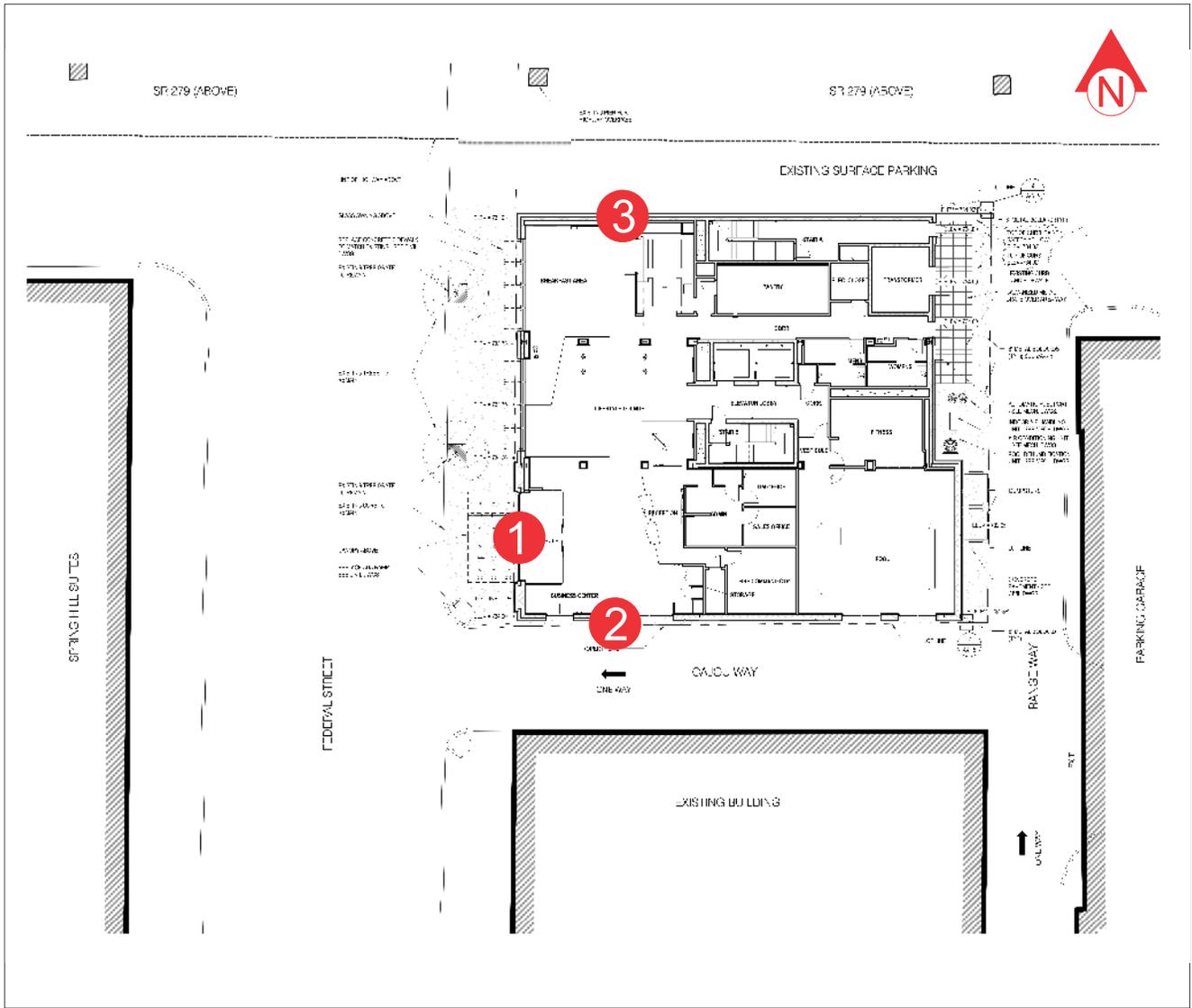
*NOTE: PARAPETS UNFINISHED AT TIME OF PHOTO; SKETCHES FOR SIGN RENDERING APPROXIMATION ONLY.



GRAPHIC DETAIL
SCALE: 3/16" = 1'-0"

NOTE: Elevation drawings are for customer approval only, drawings are not to be used as any installation guide, all dimensions must be verified before installation.

Customer: HOLIDAY INN EXPRESS & SUITES	Date: 4/30/15	Prepared By: CM	<small>Note: Color output may not be exact when viewing or printing this drawing. All colors used are PMS or the closest CMYK equivalent. If these colors are incorrect, please provide the correct PMS match and a revision to this drawing will be made.</small>		DISTRIBUTED BY SIGN UP COMPANY 700 21st Street Southwest PO Box 210 Watertown, SD 57201-0210 1 (800) 843-9888 • www.personasigns.com
Location: PITTSBURGH, PA	File Name: 127266 - R5 - PITTSBURGH, PA - PHOTO RENDERINGS	Eng: -			



INN CODE: PITNS

HOLIDAY INN EXPRESS & SUITES
 228 FEDERAL STREET
 PITTSBURGH, PA 15212

NEW CONSTRUCTION /
 NO EXISTING SIGNS

PROPOSED SIGNS:

- 1 5'7" LOGO WITH 16 1/2" REMOTE LETTER SET
 STACKED LINEAR LAYOUT, DARK FACES
- 2 5'7" LOGO WITH 16 1/2" REMOTE LETTER SET
 STACKED LINEAR LAYOUT, DARK FACES
- 3 5'7" LOGO WITH 16 1/2" REMOTE LETTER SET
 STACKED LINEAR LAYOUT, DARK FACES

NOTE: Elevation drawings are for customer approval only, drawings are not to be used as any installation guide, all dimensions must be verified before installation.

Customer: HOLIDAY INN EXPRESS & SUITES	Date: 2/8/15	Prepared By: RM/MR	Note: Color output may not be exact when viewing or printing this drawing. All colors used are PMS or the closest CMYK equivalent. If these colors are incorrect, please provide the correct PMS match and a revision to this drawing will be made.		DISTRIBUTED BY SIGN UP COMPANY 700 21st Street Southwest PO Box 210 Watertown, SD 57201-0210 1 (800) 843-9888 • www.personasigns.com
Location: PITTSBURGH, PA	File Name: 127266 - R3 - PITTSBURGH, PA - SITE BOOK	Eng: -			



**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: The Buncher Company		Phone Number: (412) 422-9900	
Address: 1300 Penn Ave.	City: Pittsburgh	State: PA	Zip Code: 15222
2. Applicant/Company Name: The Buncher Company		Phone Number: (412) 422-9900	
Address: 1300 Penn Ave.	City: Pittsburgh	State: PA	Zip Code: 15222
Applicant/Contractor ID:(assigned by the City)			
3. Development Name: Waterfront Place - 15th Street Greensward			
4. Development Location: 15th Street terminus in the Strip District			
5. Development Address: 15th Street, Pittsburgh, PA 15222			
6. If applicant is proposing a change to the Zoning District, the following is required: (Attach Zone Change Petition)			
Proposed Zoning District:	[Existing Zoning: SP-8 - Waterfront Landing (no change proposed)]		
Present Use of Site: (Select from attached list)	Paved Parking Lot		
7. If a Certificate of Occupancy exists, the following is required: n/a			
Certificate of Occupancy#:	Date Issued:	Existing Use of Property:	
-	-	Parking Lot	
8. Estimated Construction:	Start Date: 5 / 1 / 15	Occupancy Date: / /	Project Cost: \$ TBD

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): #89 - Parks & Recreation (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: Project proposes a pedestrian promenade from Waterfront Place to the 3-Rivers Heritage Trail along the terminus of 15th Street in the Strip District, Waterfront Landing Master Planned Development. The 15th St Greensward provide both passive space, and storm water management facilities.

12. Is a Land Operations Permit needed? YES NO

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



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DEVELOPMENT ADMINISTRATION AND REVIEW (ZONING)**

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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:	0	sq ft
Retained Area to be Renovated:	0	sq ft
To be Constructed:	0	sq ft
Building Footprint:	0	sq ft

15. Height of Structures: n/a	<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): n/a

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

17. Lot Area: 10,340 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 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) <u> 1 </u> New Sewer Service Connection(s)	_____ Termination of Existing Water Service Tap(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: n/a

- 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)**

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)

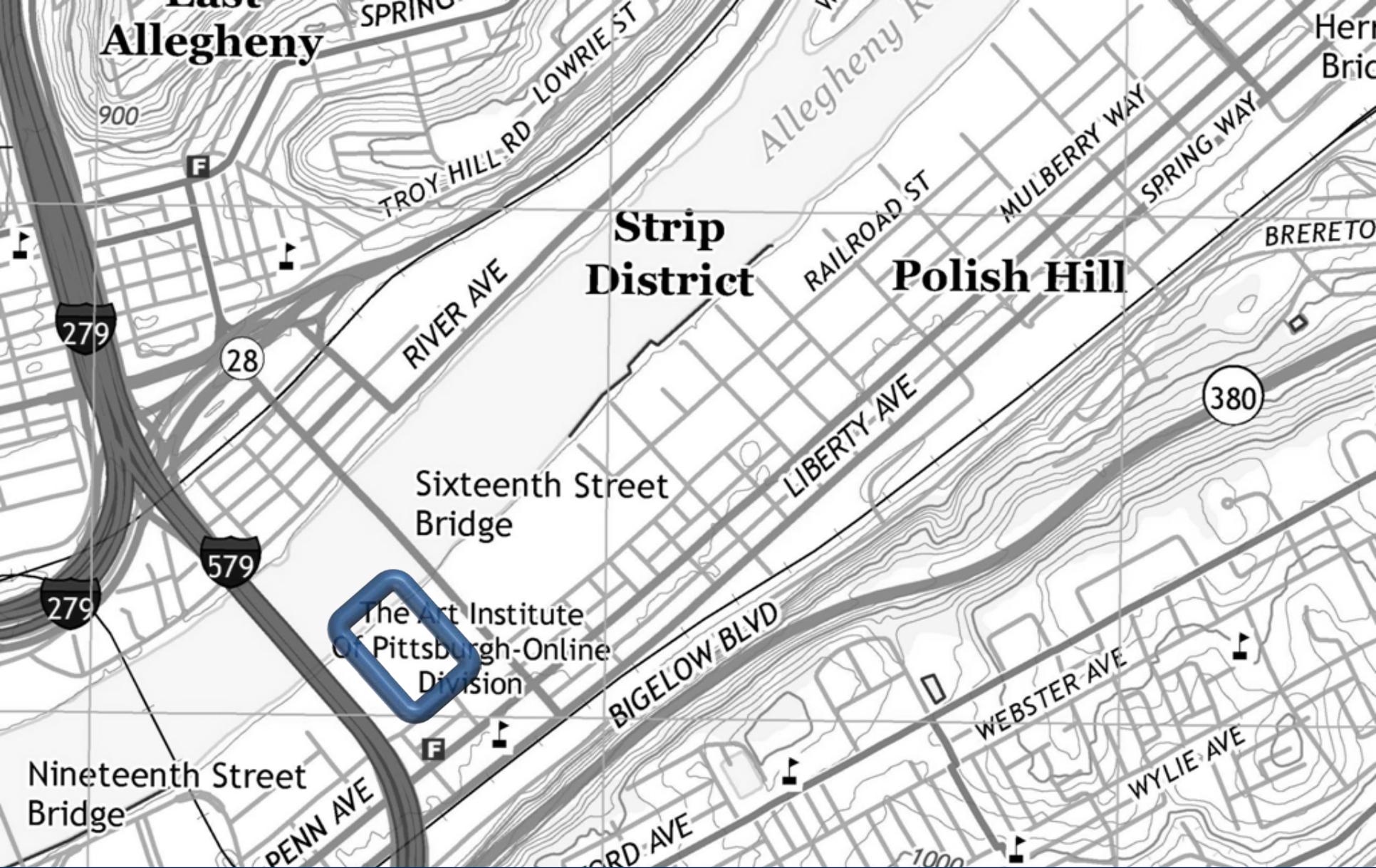
Food Safety Program
3901 Penn Avenue, Building #1
Pittsburgh, PA 15224
(412) 578-8044
www.achd.net/food/foodstart.html

Allegheny County Health Department (ACHD)

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

15th ST GREENSWARD

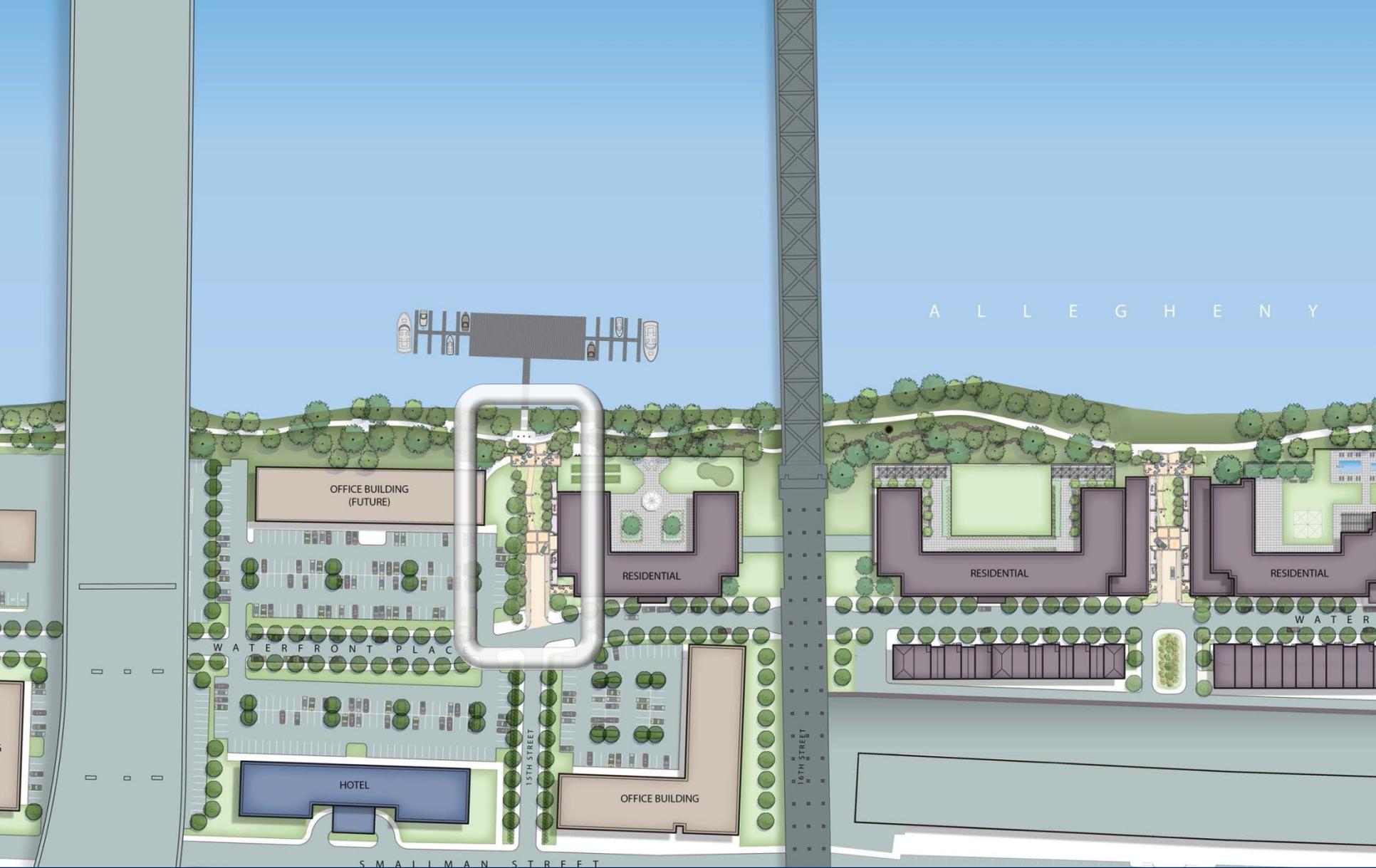




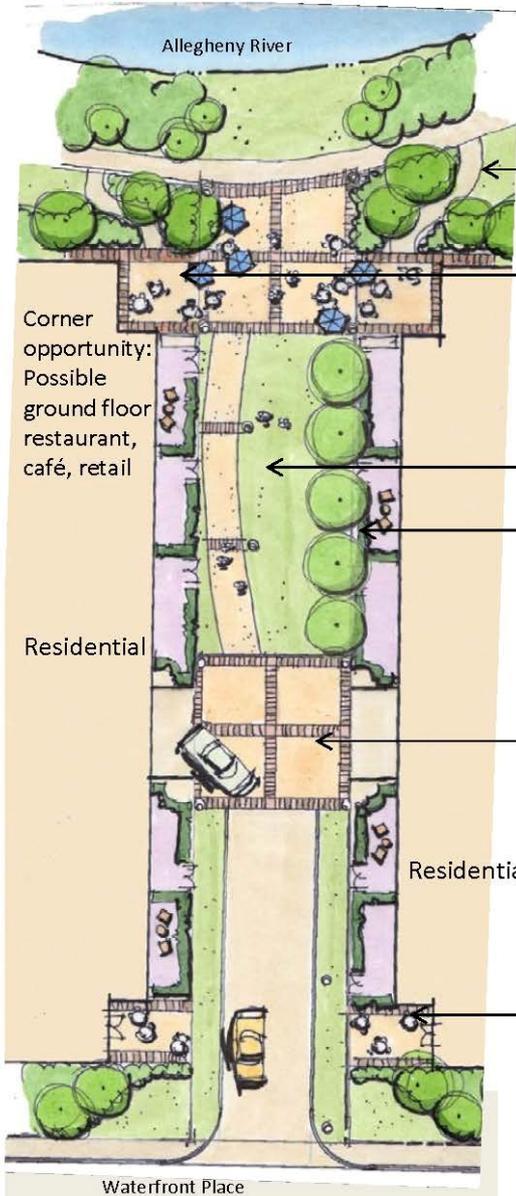












River trail and Greensward connections

Restaurant dining or flexible outdoor space can easily expand and connect to the Greensward Gateways. Tables, chairs, umbrellas spill out into the Greensward.

Open lawn

Residential connections: Private outdoor patio for ground floor units face onto the Greensward. Gated entry and evergreen hedge provides security.

Access to garage

Expanded entry areas provides building entries and casual outdoor space



Residential Focus: Open space lawn area for passive recreation and social gatherings.



Public Plazas: Commercial or Special Event Space with movable furniture and flexible programming.

3 RIVERS HERITAGE TRAIL

FLAG POLES

FULL DEPTH SAWCUT

STAMPED CONCRETE

STAMPED CONCRETE

STAMPED CONCRETE BANDING

STAMPED CONCRETE

STAMPED CONCRETE BANDING

STAMPED CONCRETE

STAMPED CONCRETE

PROTECTIVE BOLLARD SPACED 8' O.C. (TYP. OF 4)

STAMPED / COLORED ASPHALT

TRUNCATED DOME STRIP (TYP.)

AND FUTURE COLUMN SITS (TYP.)



STAMPED CONCRETE
COLOR: RED BRICK WITH PATINA
PATTERN: HARRINGBONE



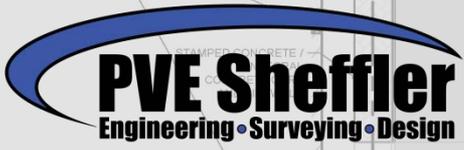
Brick Pavers
Grant Street



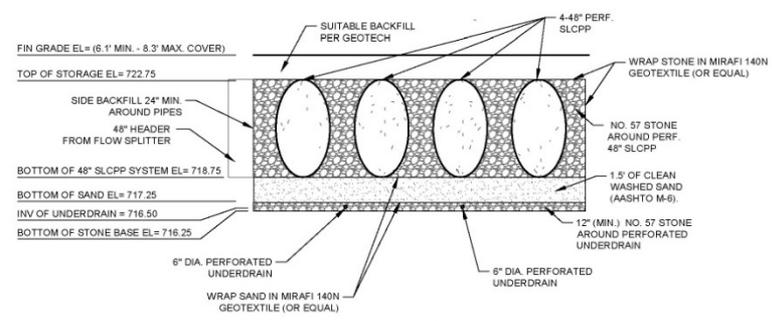
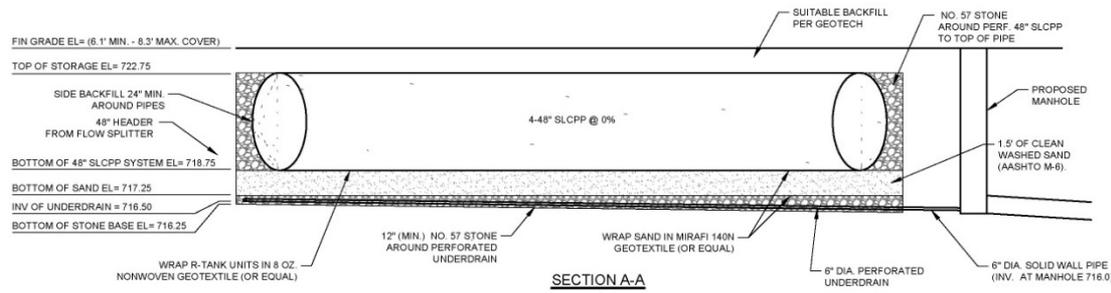
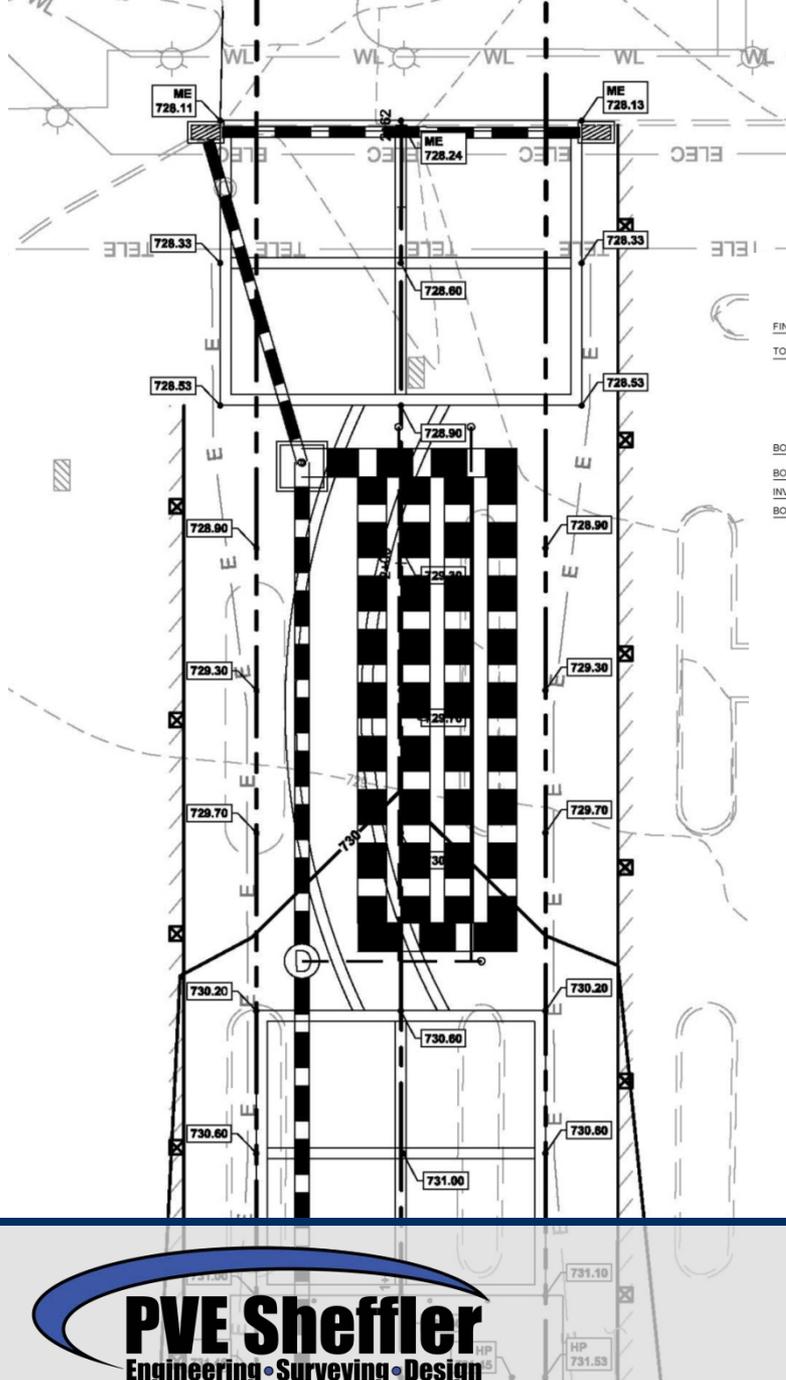
STAMPED CONCRETE BANDING
COLOR: TAN WITH PATINA
PATTERN: RIVERSTONE



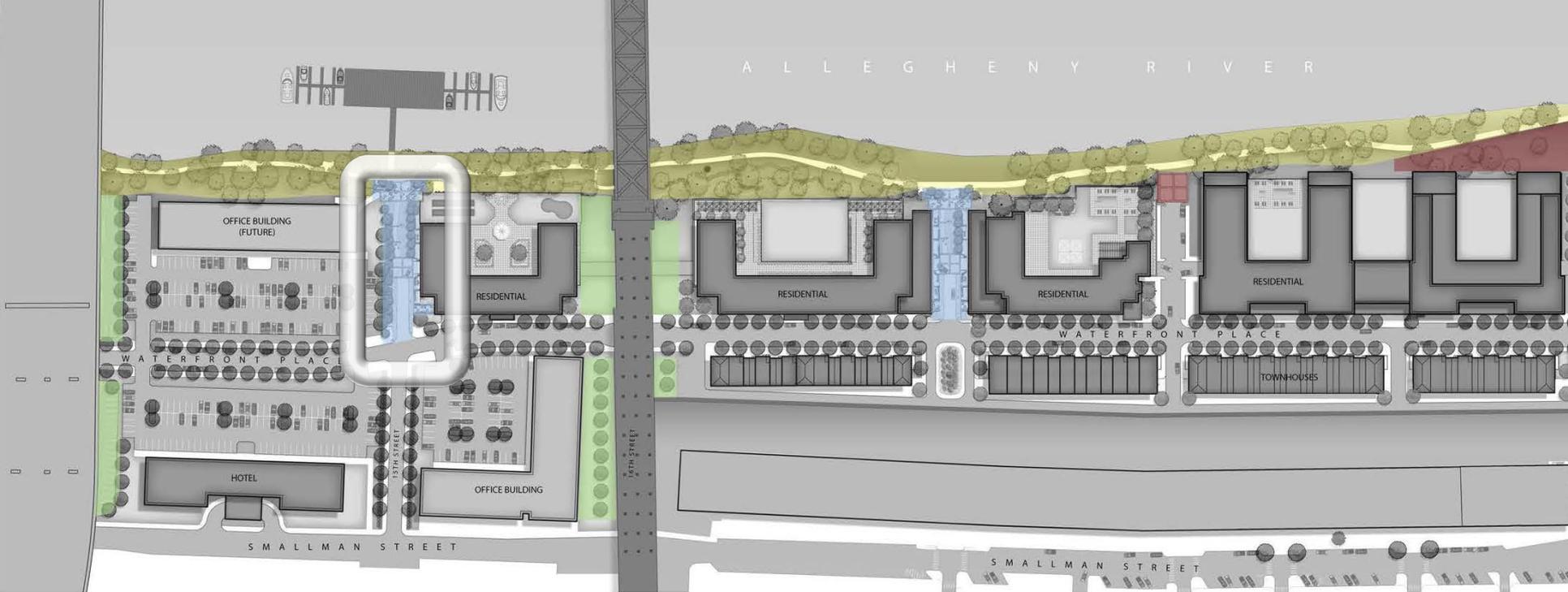
Indian God Rock
Allegheny River



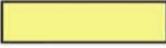
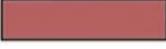
MATERIAL SELECTION
URBAN & NATURAL VERNACULAR



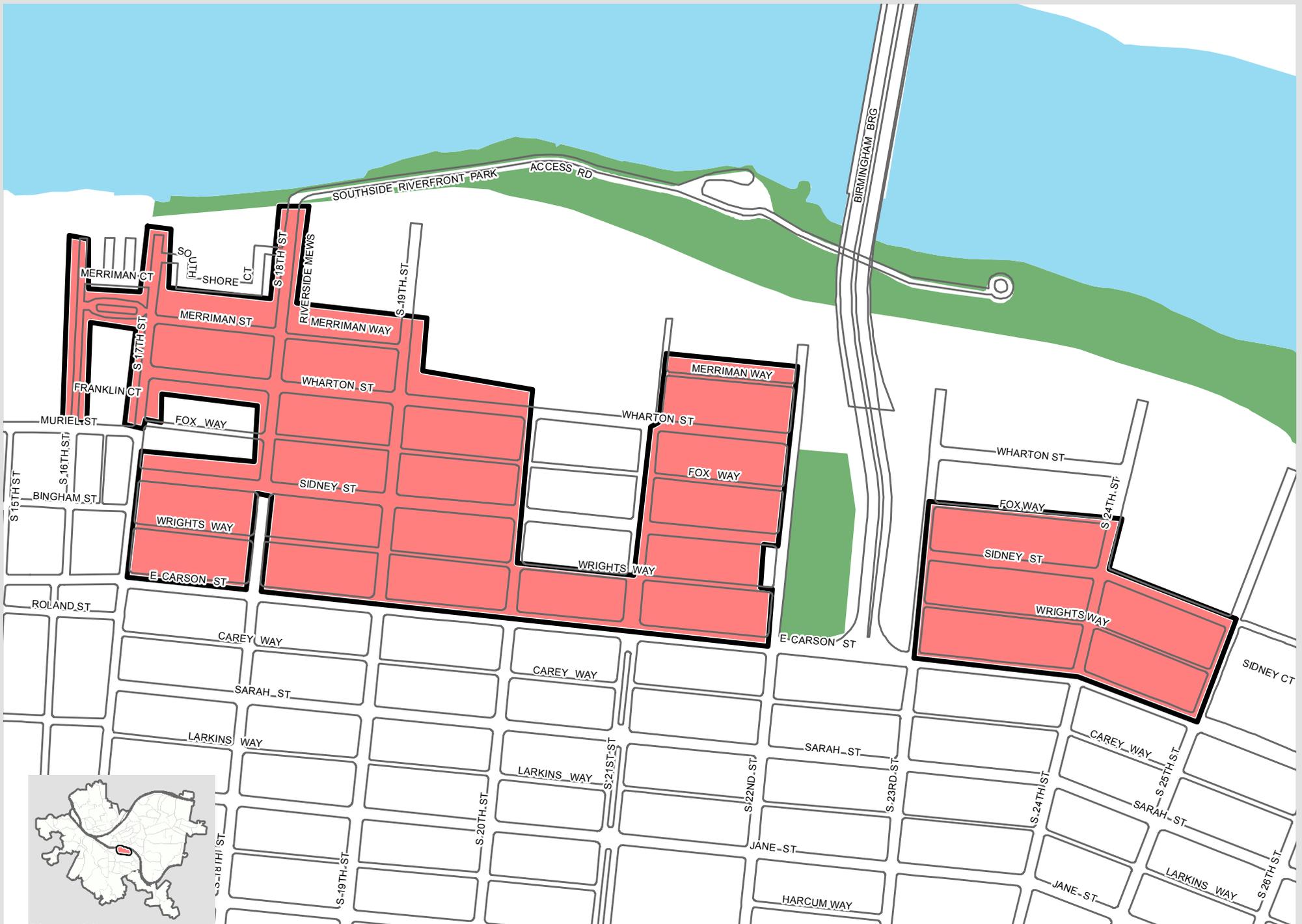
SECTION B-B
UNDERGROUND DETENTIN / CONSTRUCTED
SAND FILTER SYSTEM SECTIONS
 SCALE: NOT TO SCALE



LEGEND

-  PLAZAS (1.0 ACRE)
-  THE "LAWN" PARK (4.7 ACRES)
-  COURTYARDS (0.4 ACRES)
-  ALTERNATE AREAS (1.3 ACRES)

The PLDP incorporates a minimum of 2.8 acres of open space (equal to 10% of the total development area of 28.8 acres), distributed throughout the site. The PLDP includes three open space types: plazas, courtyards and the "lawn" park. Potential locations as well as alternate areas for these types are highlighted on the Open Space Types Plan to comply with 10% requirement and provide flexibility for final placement of the areas. Sections of the "lawn" park may be improved from 14th Street to 21st Street. These sites provide an array of outdoor activities while maintaining the character of the Strip District.



**Residential Permit Parking
Proposed Permit Parking District KK**

-  Streets
-  Proposed Permit Parking
-  Park
-  Greenway
-  Cemetery
-  Water