



**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: Alphabet City, LLC		Phone Number: (412) 657-1229	
Address: 6019 Grafton St City: Pittsburgh		State: PA	Zip Code: 15206
2. Applicant/Company Name: Morgan Architecture + Design, LLC		Phone Number: (412) 901-7765	
Address: 3308 Perrysville Ave City: Pittsburgh		State: PA	Zip Code: 15214
Applicant/Contractor ID:(assigned by the City)			
3. Development Name: 5900 Penn Avenue			
4. Development Location: East Liberty			
5. Development Address: 5900 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)	Office		
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: 1/ 1 /16	Occupancy Date: 11/ 1 / 16	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):

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 two story building for use as 1st floor retail and 2nd floor office space

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:	<u>0</u>	sq ft
Existing to be Retained:	<u>52,000</u>	sq ft
Retained Area to be Renovated:	<u>52,000</u>	sq ft
To be Constructed:	<u>0</u>	sq ft
Building Footprint:	<u>26,000</u>	sq ft

	<u>Existing</u>		<u>Proposed</u>	
	<u>Stories</u>	<u>Feet</u>	<u>Stories</u>	<u>Feet</u>
Main Structure	2	40 +/-	2	40 +/-
Proposed Addition/Extension				

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

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

17. Lot Area: 52,000 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



**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> 2 </u> New Water Service Connection(s)</p> <p><u> </u> New Sewer Service Connection(s)</p>	<p><u> 2 </u> Termination of Existing Water Service Tap(s)</p> <p><u> </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: _____



**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

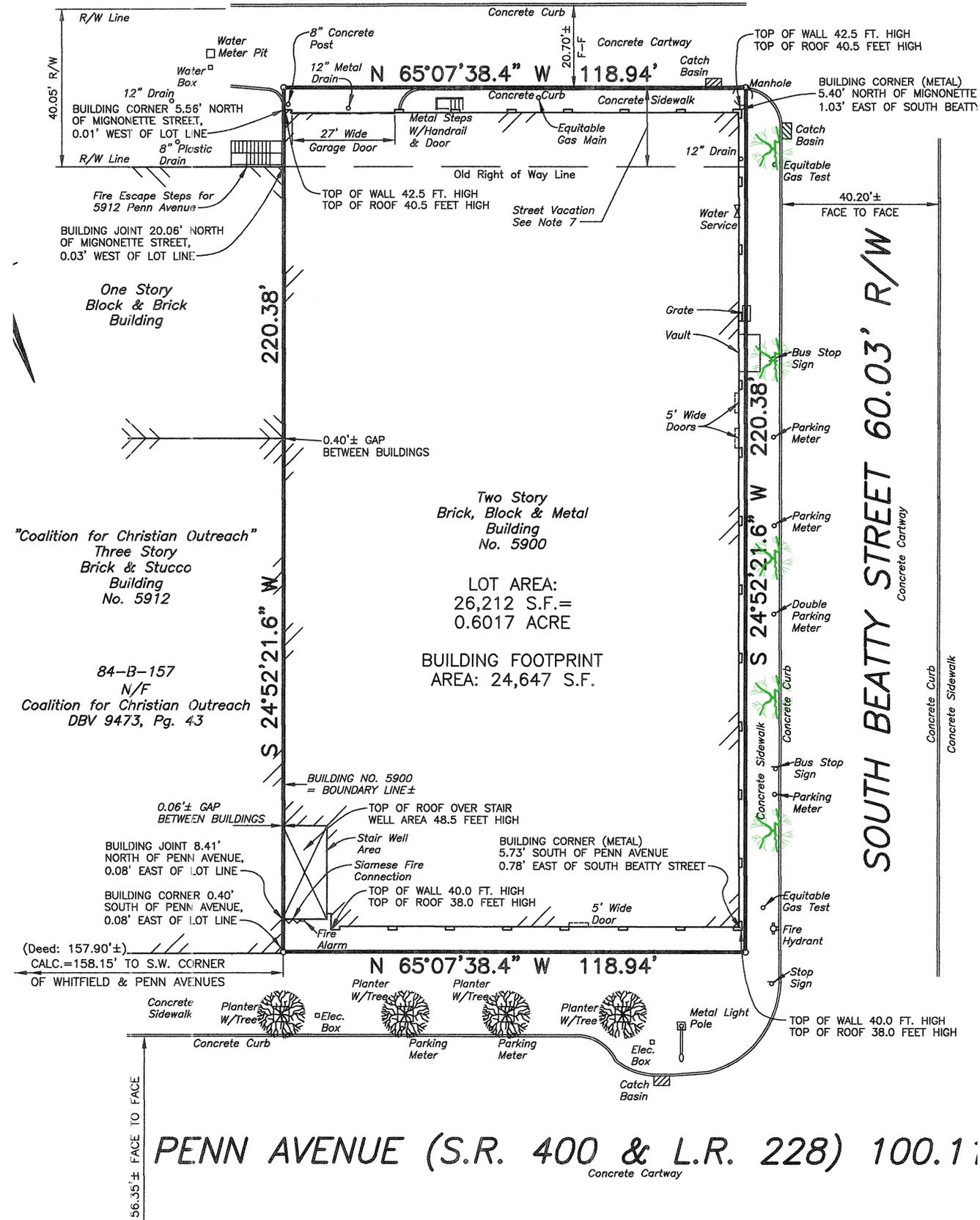
Allegheny County Health Department (ACHD)

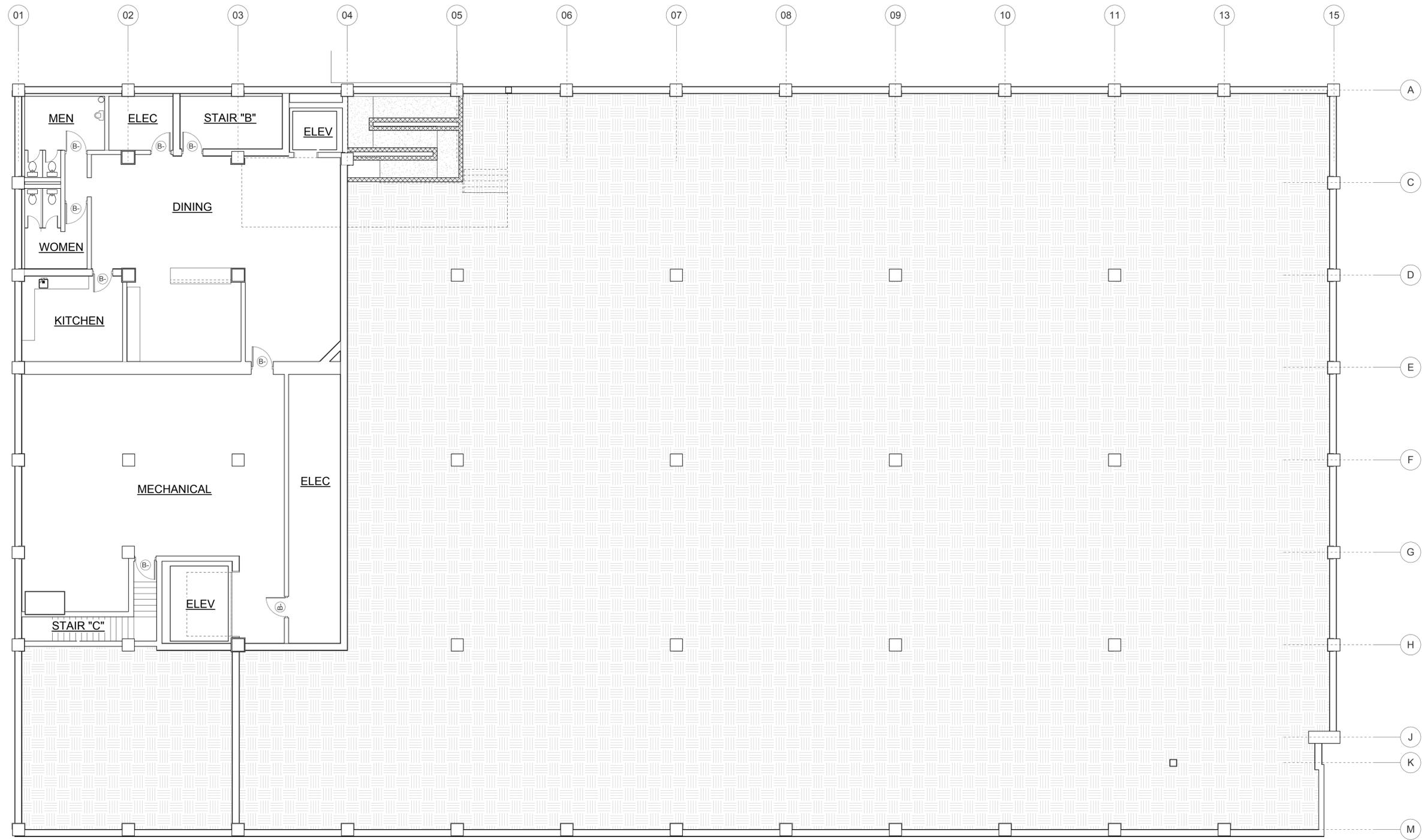
Food Safety Program
3901 Penn Avenue, Building #1
Pittsburgh, PA 15224
(412) 578-8044
www.achd.net/food/foodstart.html

Allegheny County Health Department (ACHD)

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

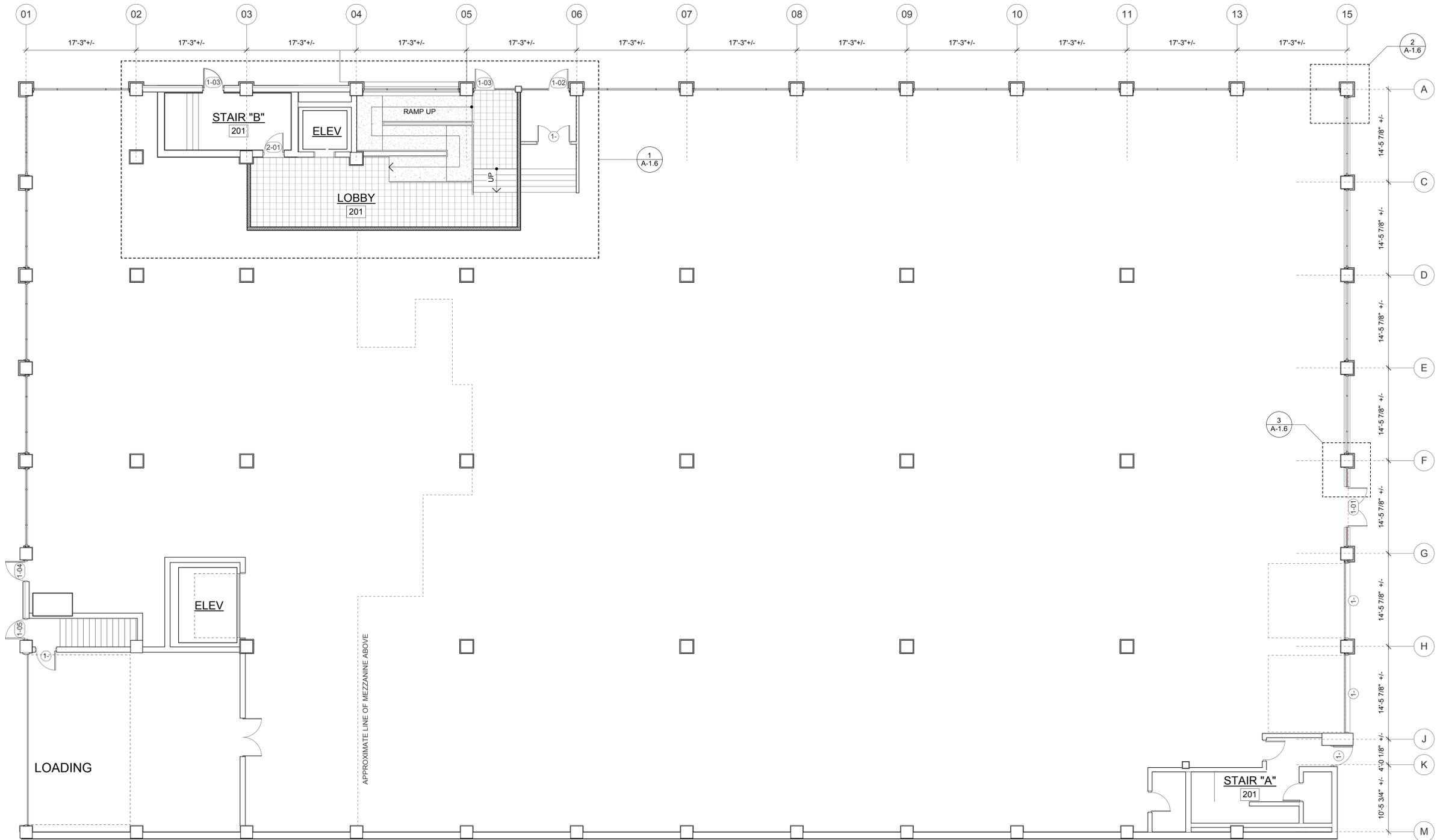
MIGNONETTE STREET 20.025' R/W





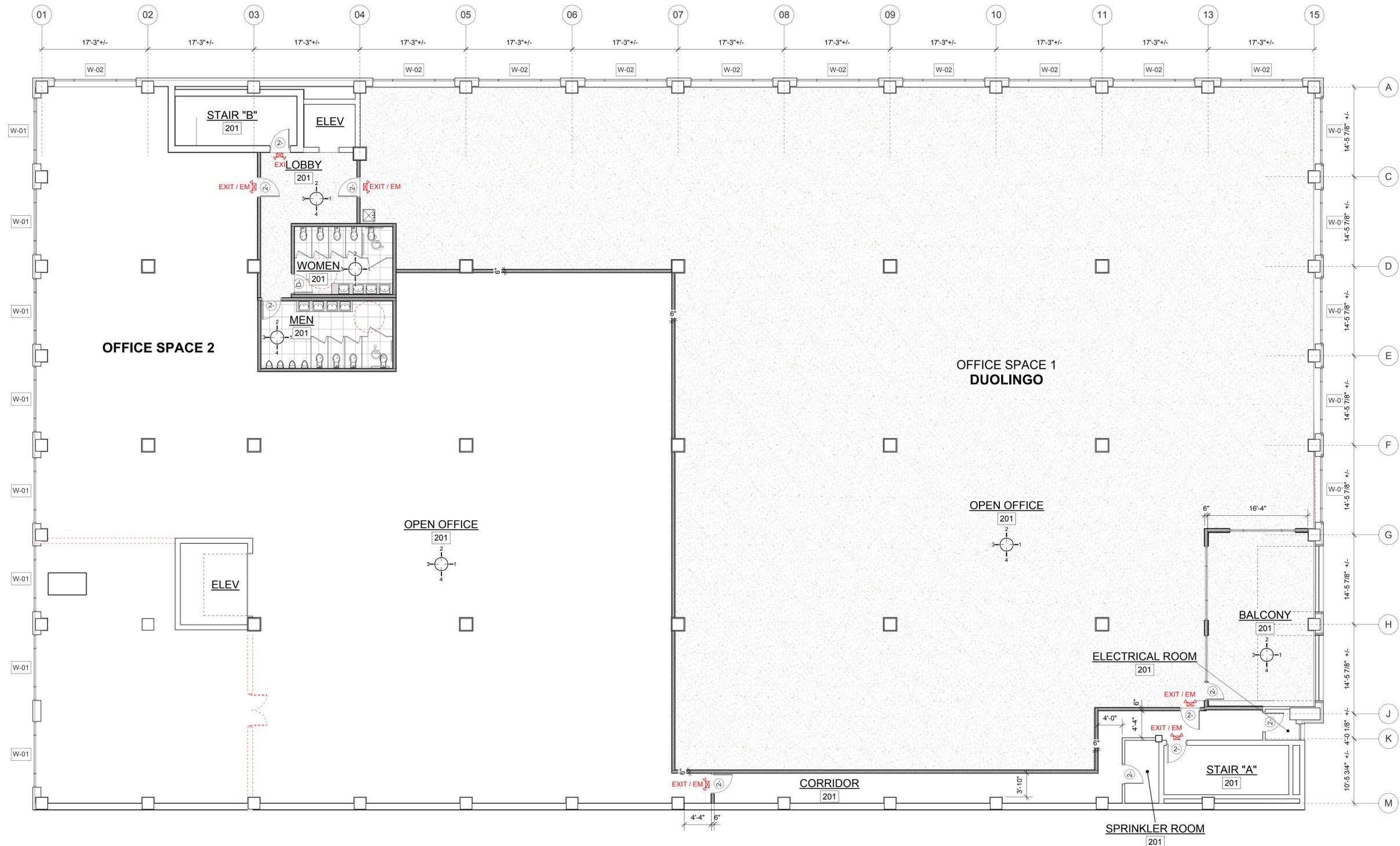
B BASEMENT FLOOR PLAN
Scale: 1/8" = 1'-0"





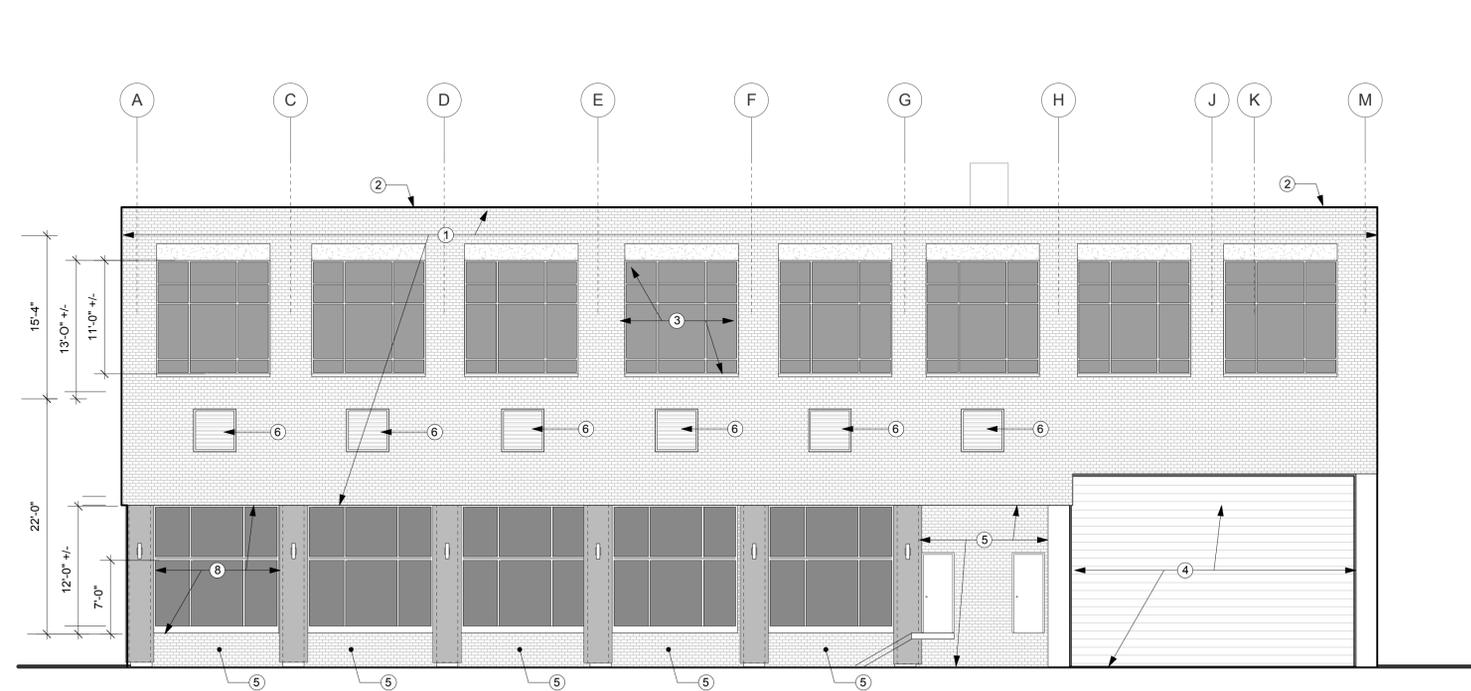
1 FIRST FLOOR PLAN
Scale: 1/8" = 1'-0"



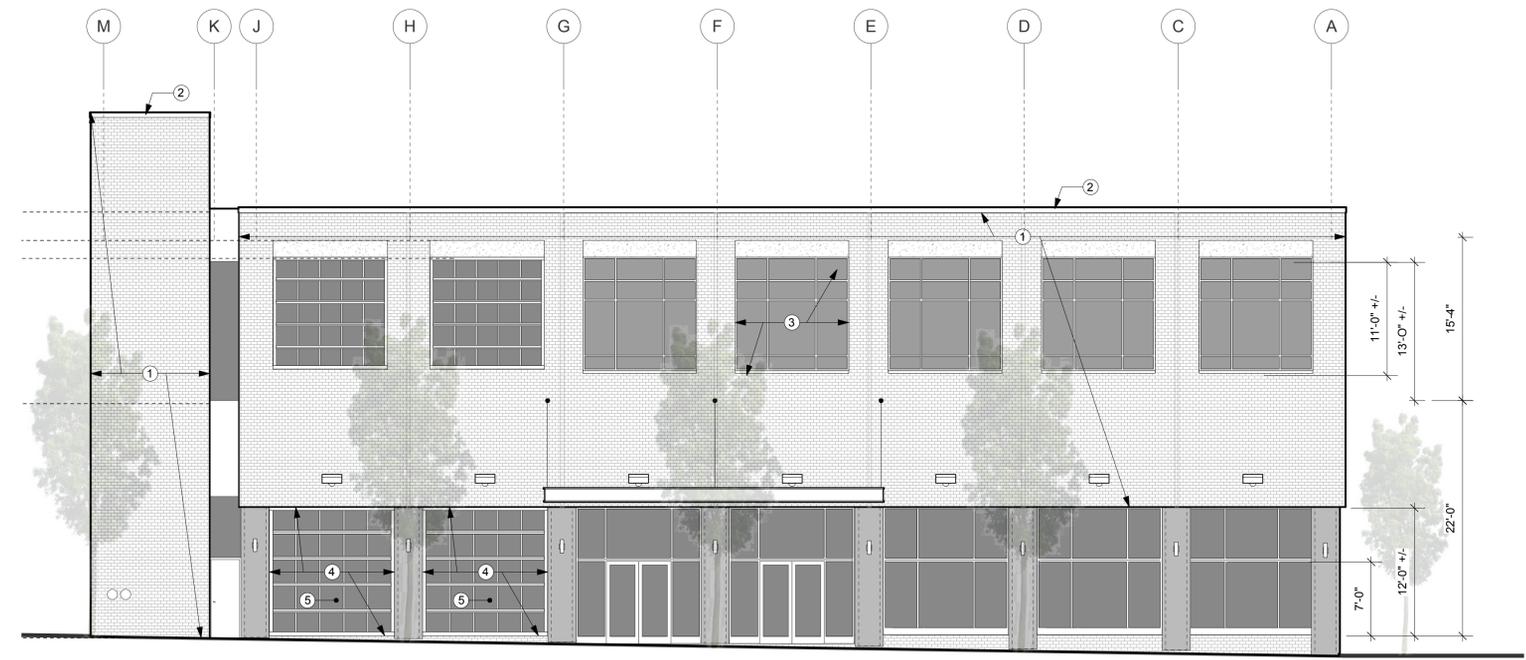


2 SECOND FLOOR PLAN
Scale: 1/8" = 1'-0"

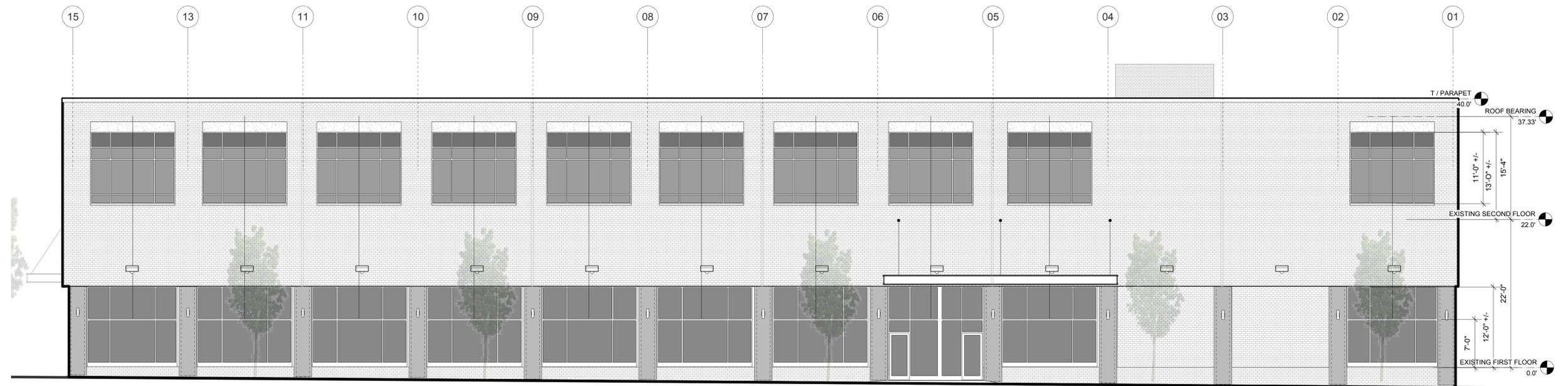




3 MIGNONEETE STREET ELEVATION
Scale: 1/8" = 1'-0"



2 PENN AVENUE ELEVATION
Scale: 1/8" = 1'-0"



1 SOUTH BEATTY STREET ELEVATION
Scale: 1/8" = 1'-0"

KEYNOTES:

- ① EXISTING MASONRY WALL REMAINS. PRIME AND PAINT TO COVER EXISTING MURAL
- ② REMOVE EXISTING ALUMINUM COPING AND INSTALL NEW ALUMINUM COPING, (TYPICAL)
- ③ REMOVE PORTION OF EXISTING BRICK AND CMU WALL TO CREATE NEW OPENING FOR WINDOW. REMOVE BRICKS WITH SAW-CUT EDGES AND INSTALL SALVAGED BRICK TO CREATE FINISHED OPENING. (TYPICAL AT ALL NEW SECOND FLOOR WINDOWS.)
- ④ REMOVE EXISTING MASONRY INFILL PANELS (TYPICAL AT ALL NEW STOREFRONT OPENINGS)
- ⑤ INSTALL NEW CLEAR ANODIZED ALUMINUM AND GLASS OVERHEAD DOOR AND TRACK.









**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: 422 First Avenue LP		Phone Number: (412) 983-1771	
Address: 700 River Ave, Suite 337	City: Pittsburgh	State: Pa	Zip Code: 15212
2. Applicant/Company Name: Indovina Associates Architects, LLC		Phone Number: (412) 363-3800	
Address: 5880 Ellsworth Ave	City: Pittsburgh	State: Pa	Zip Code: 15232
Applicant/Contractor ID:(assigned by the City)			
3. Development Name: 1st Avenue Lofts			
4. Development Location: Golden Triangle District C			
5. Development Address: 422 First Avenue			
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: 12/01 /2015	Occupancy Date: 03/01 /2017	Project Cost: \$ 3,100,000.00

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):

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 8 story brick and concrete structure from an office / warehouse use to 35 apartments at floor 2 thru 8, enlargement of existing elevator penthouses into gym and roof deck serving apartments, development of two first floor spaces into vanilla boxes, intent is to lease the first floor spaces out for Restaurant\(Limited\) or Office \(Limited\) Project will be seeking historic tax credits](#)

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:	<u> 0 </u>	sq ft
Existing to be Retained:	<u> 38,999 </u>	sq ft
Retained Area to be Renovated:	<u> 38,999 </u>	sq ft
To be Constructed:	<u> 1,053 </u>	sq ft
Building Footprint:	<u> 4,805 </u>	sq ft

	<u>Existing</u>		<u>Proposed</u>	
	<u>Stories</u>	<u>Feet</u>	<u>Stories</u>	<u>Feet</u>
Main Structure	8, w/ elev. penthouses	106'-4"	9	116'-11"
Proposed Addition/Extension			1	10'-7"

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

16. Number of Dwelling Units:
 Existing to Remain: 0 Proposed: 35

17. Lot Area: 4,805 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: One
 Required: One

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> 0 </u> New Sewer Service Connection(s)</p>	<p><u> 0 </u> Termination of Existing Water Service Tap(s)</p> <p><u> 0 </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
 This is still being determined

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. Possible addition of 2 post mounted lights for sidewalk

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)

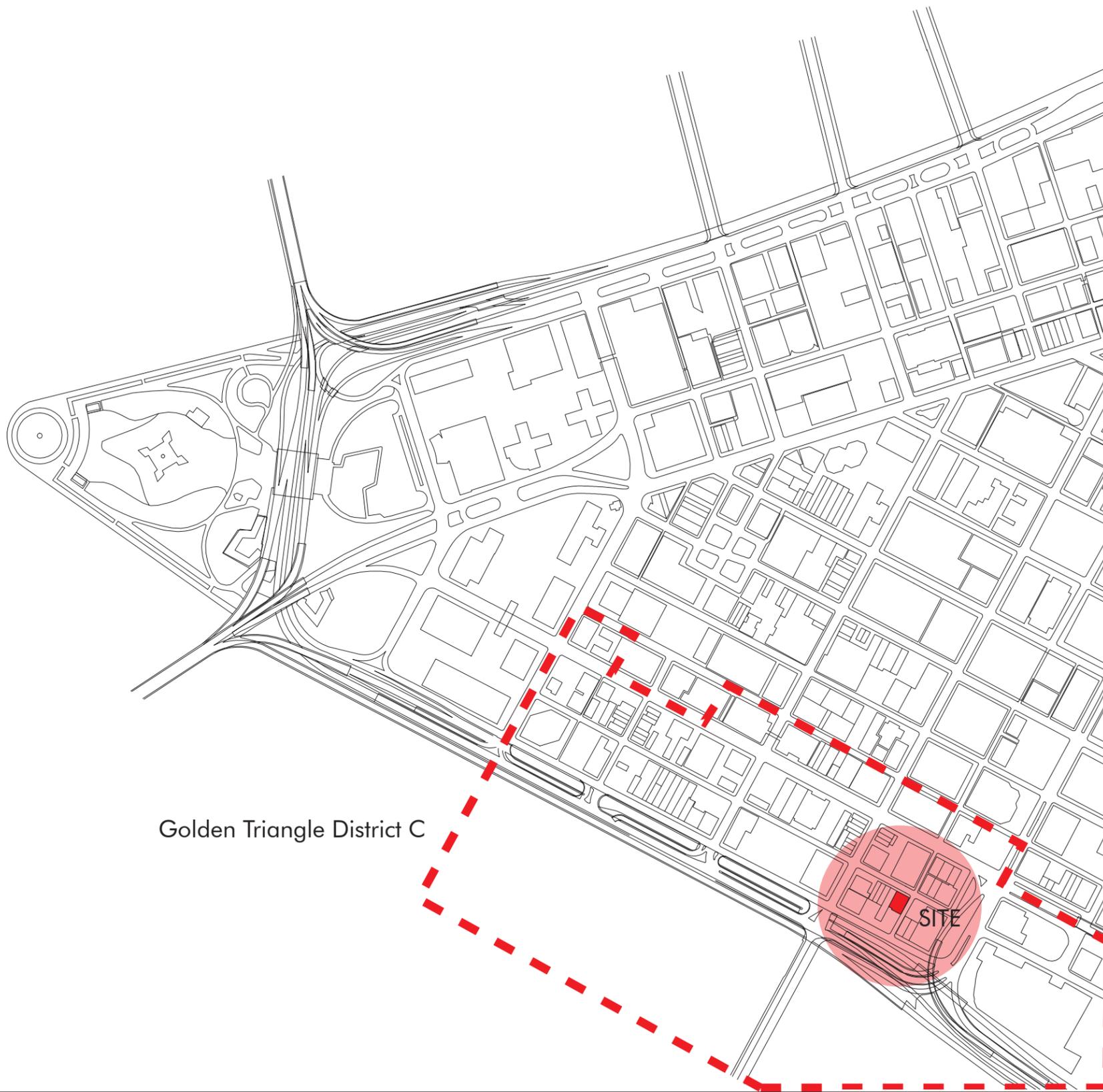
Housing and Community Environment
3190 Sassafras Way
Pittsburgh, PA 15201
(412) 350-4046
www.achd.net/housing/commenvironstart.html

1st Avenue Lofts

422 First Avenue, Pittsburgh PA, 15212
Golden Triangle District C

City of Pittsburgh Planning Commission Submission

Renovation of existing 8 story brick and concrete structure from an office/warehouse use to 35 apartments at floor 2 thru 8, enlargement of existing elevator penthouses into gym and roof deck serving apartments, development of two first floor spaces into vanilla boxes, intent is to lease the first floor spaces out for Restaurant(Limited) or Office (Limited) Project will be seeking historic tax credits.Z



Golden Triangle District C

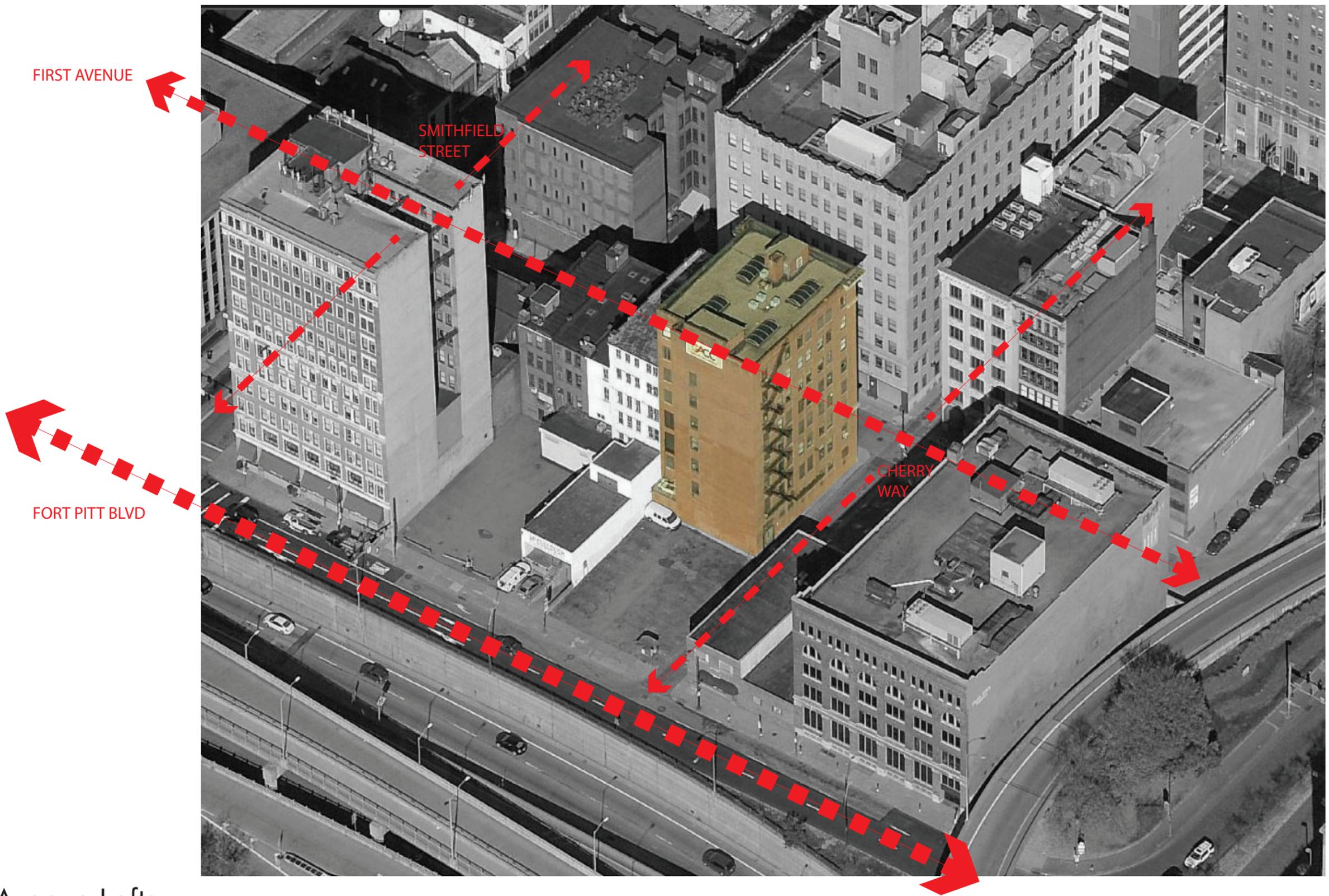
SITE

1st Avenue Lofts

422 First Avenue, Pittsburgh PA, 15212
422 First Avenue LP

City of Pittsburgh Planning Commission Submission





1st Avenue Lofts

Site Context: Existing Aerial View

City of Pittsburgh Planning Commission Submission





1st Avenue Lofts

Site Context: First Avenue

City of Pittsburgh Planning Commission Submission



1st Avenue Lofts

Site Context: Cherry Way

City of Pittsburgh Planning Commission Submission



1st Avenue Lofts

Site Context: Fort Pitt Blvd

City of Pittsburgh Planning Commission Submission



1st Avenue Lofts

Site Context: Smithfield Street

City of Pittsburgh Planning Commission Submission

Empty Lot,
433 Fort Pitt Blvd., 1-M-45

CHERRY WAY

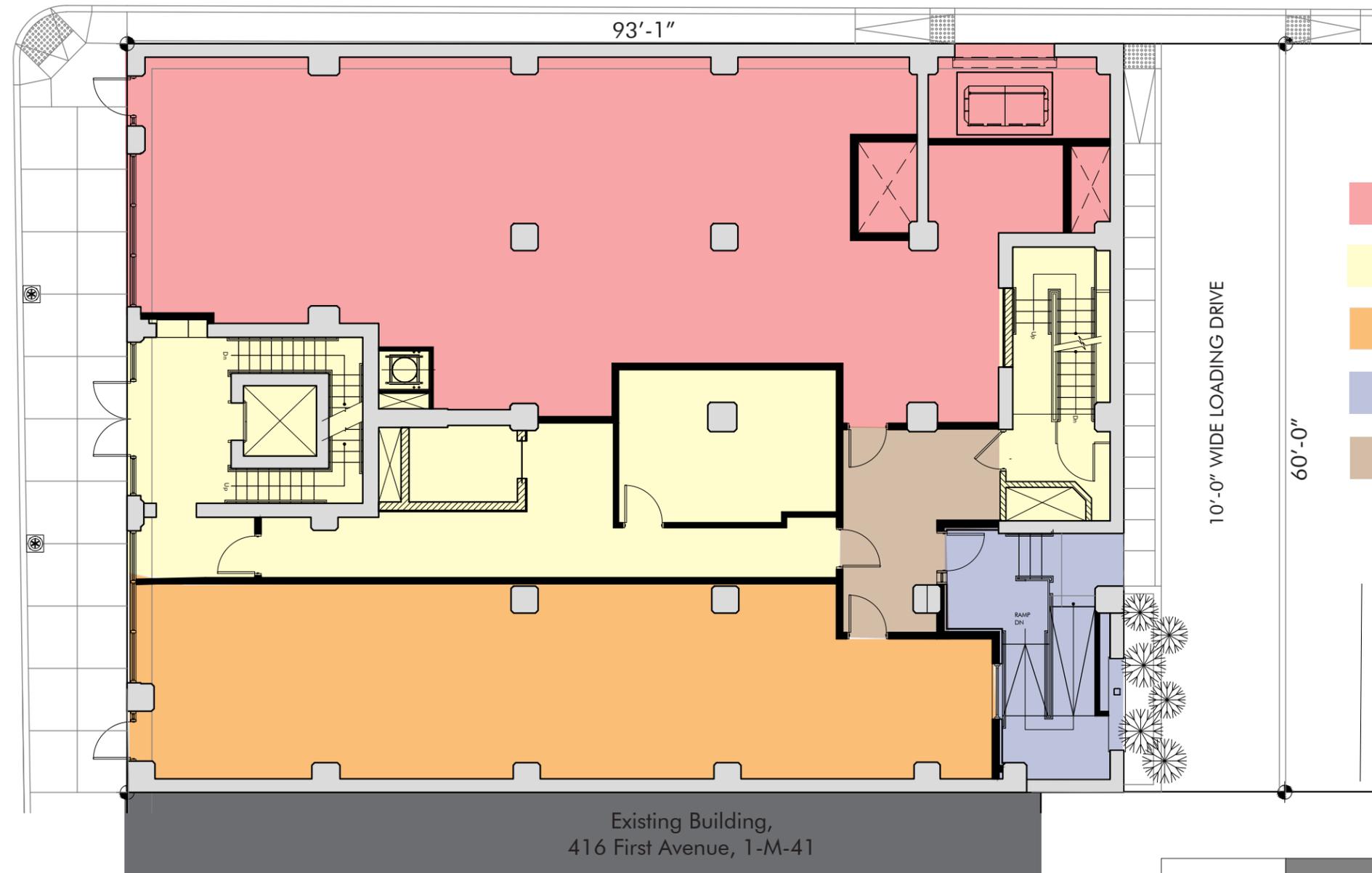
93'-1"

10'-0" WIDE LOADING DRIVE

60'-0"

- Restaurant
- Residential
- Business Office
- ADA Ramp/Rear Entrance
- Shared Entry

Existing surface
parking lot
1-M-42



FIRST AVENUE

Existing Building
1-M-150

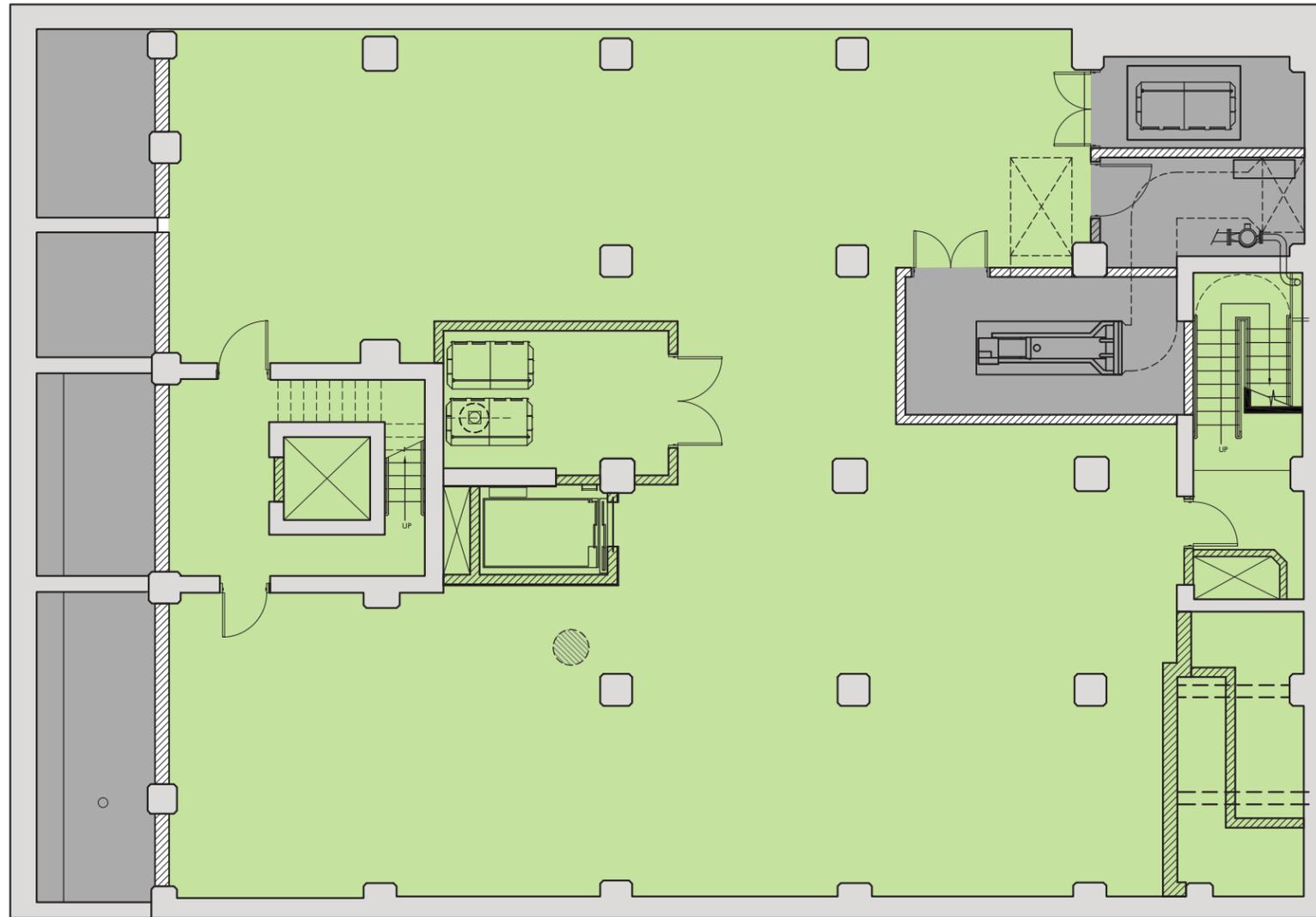
Existing Building,
416 First Avenue, 1-M-41

1st Avenue Lofts

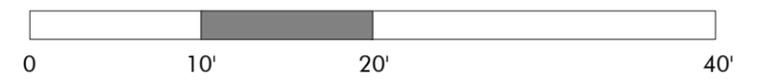
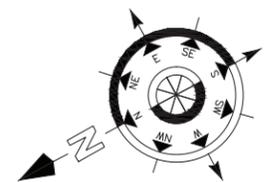
Site Plan @ Ground Level

City of Pittsburgh Planning Commission Submission





Storage
Utility

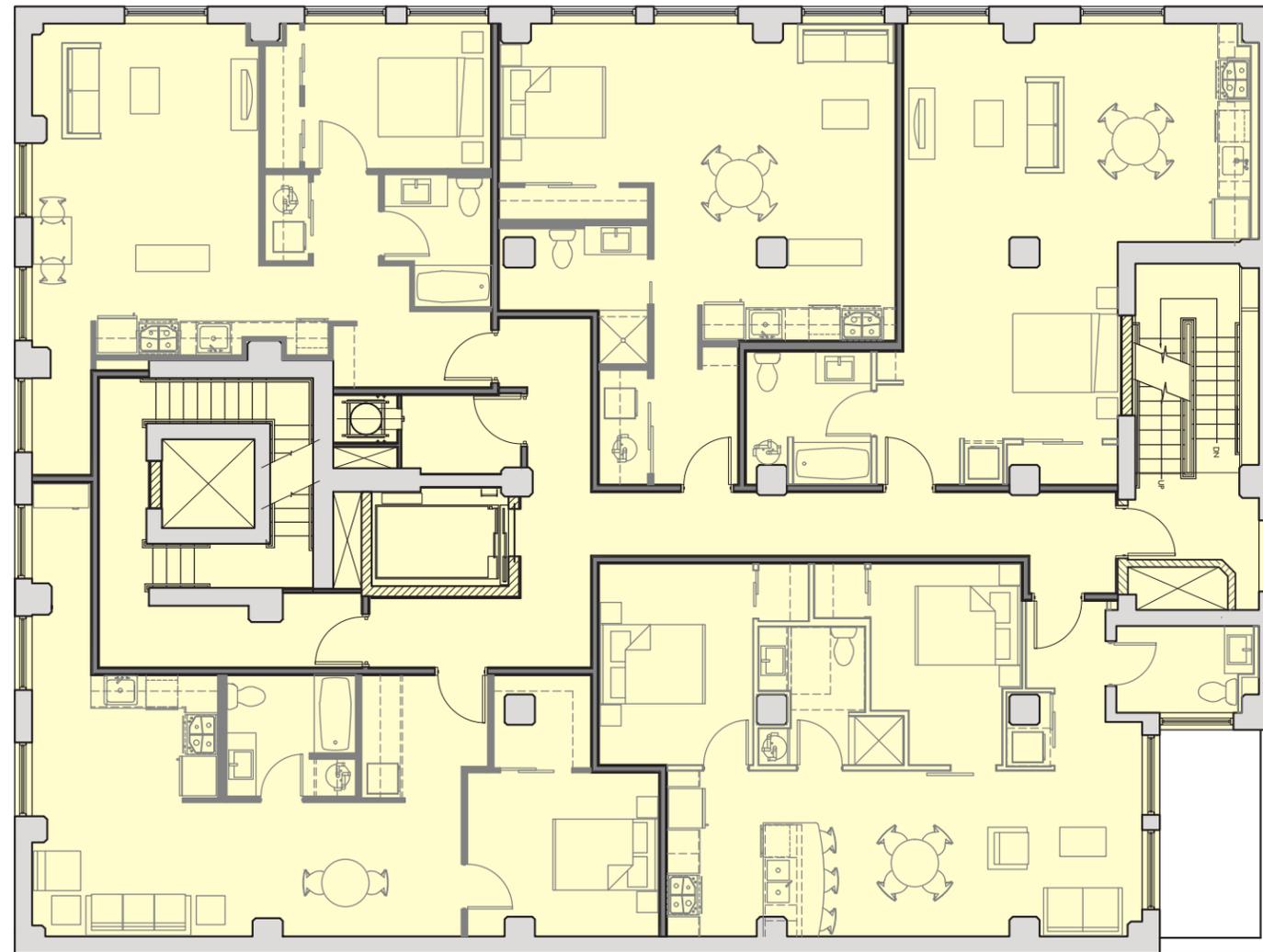


1st Avenue Lofts

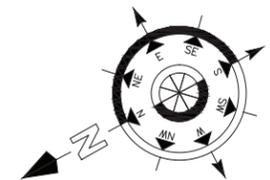
Basement Level

City of Pittsburgh Planning Commission Submission





 Residential

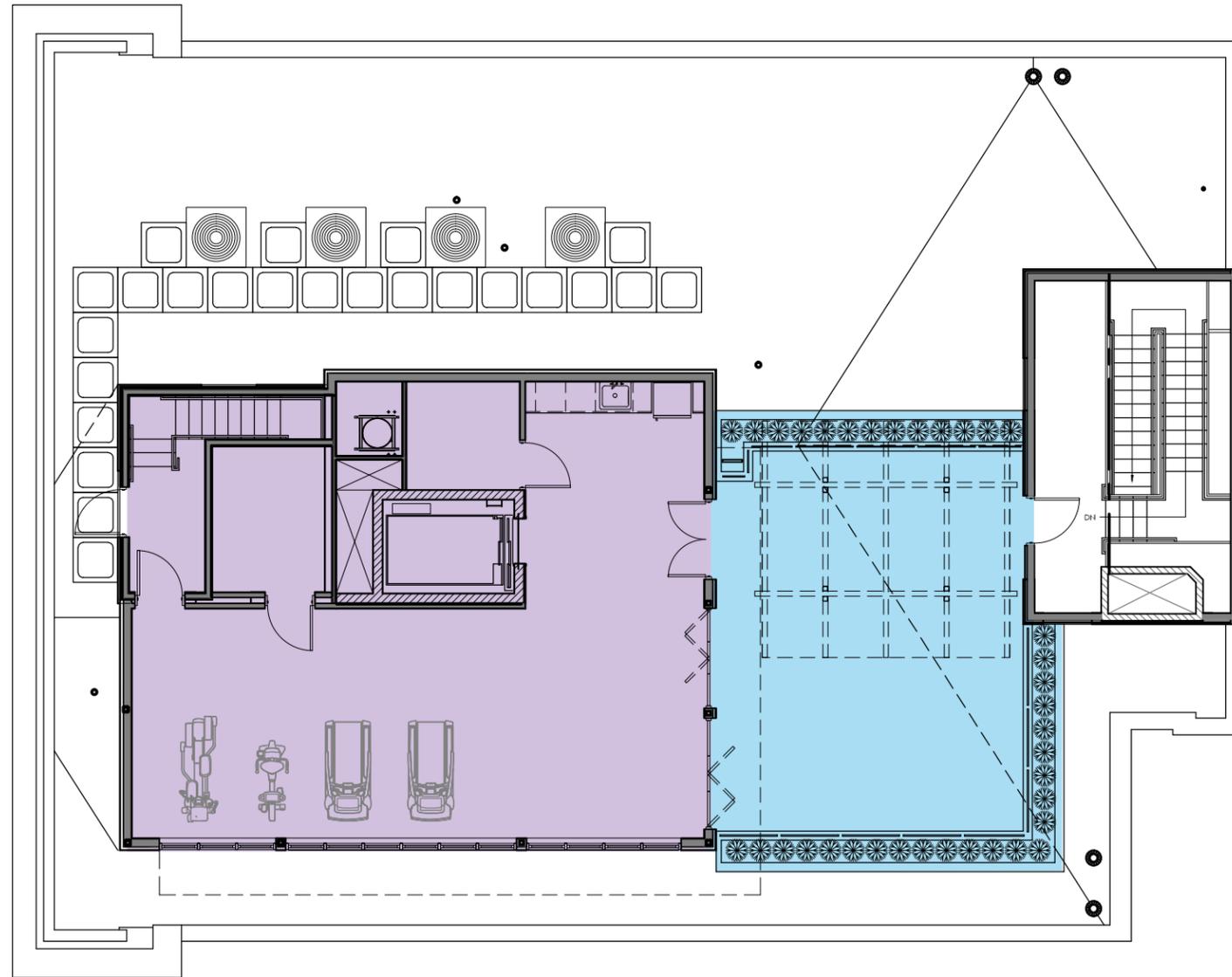


1st Avenue Lofts

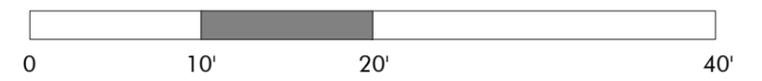
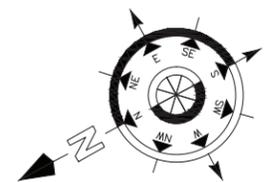
Typical Residential Level Plan: Floors 2-8

City of Pittsburgh Planning Commission Submission





- Fitness Center
- Exterior Deck w/ Pergola



1st Avenue Lofts

Penthouse Level

City of Pittsburgh Planning Commission Submission





1st Avenue Lofts

North Elevation

City of Pittsburgh Planning Commission Submission



1st Avenue Lofts

South Elevation

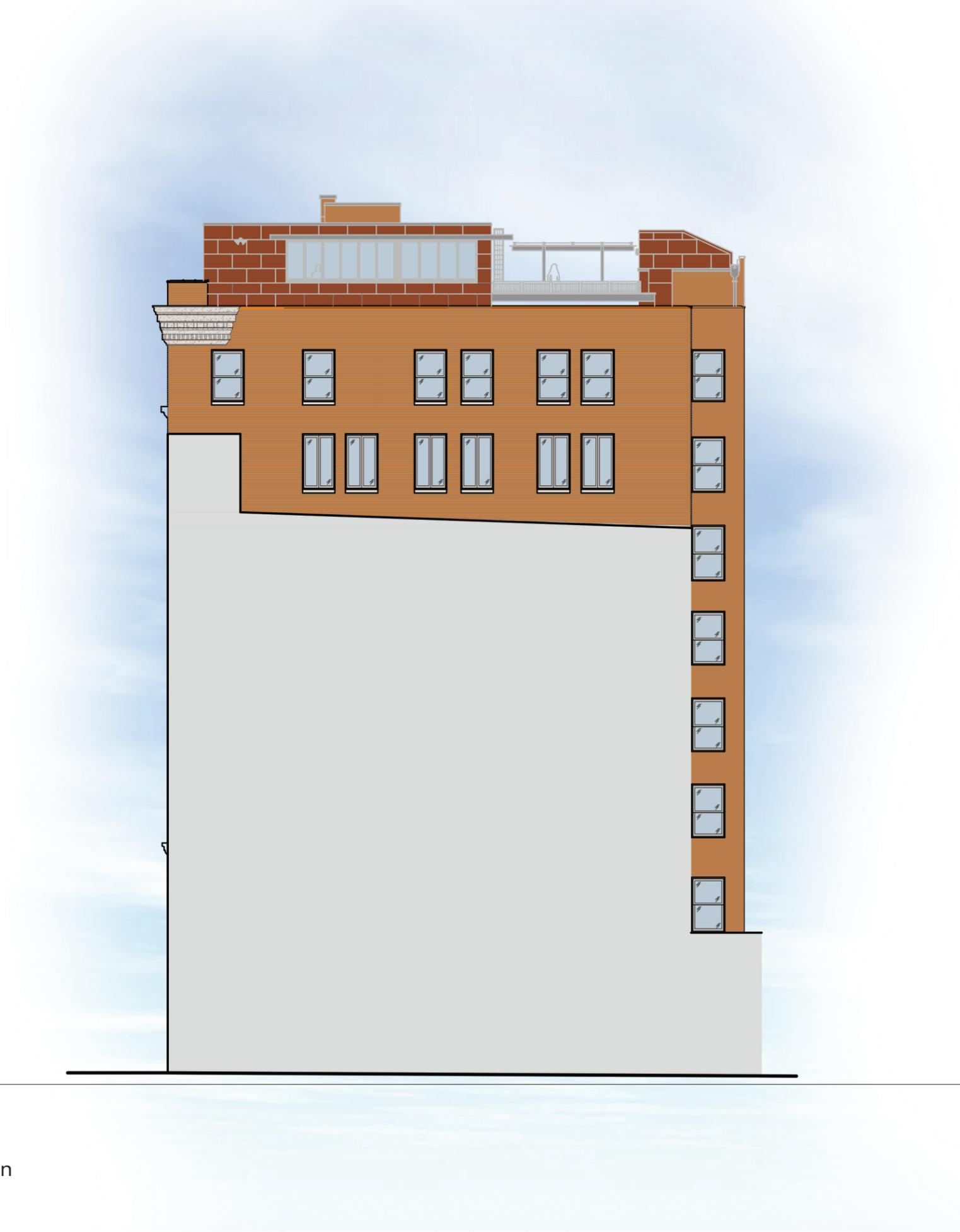
City of Pittsburgh Planning Commission Submission



1st Avenue Lofts

East Elevation

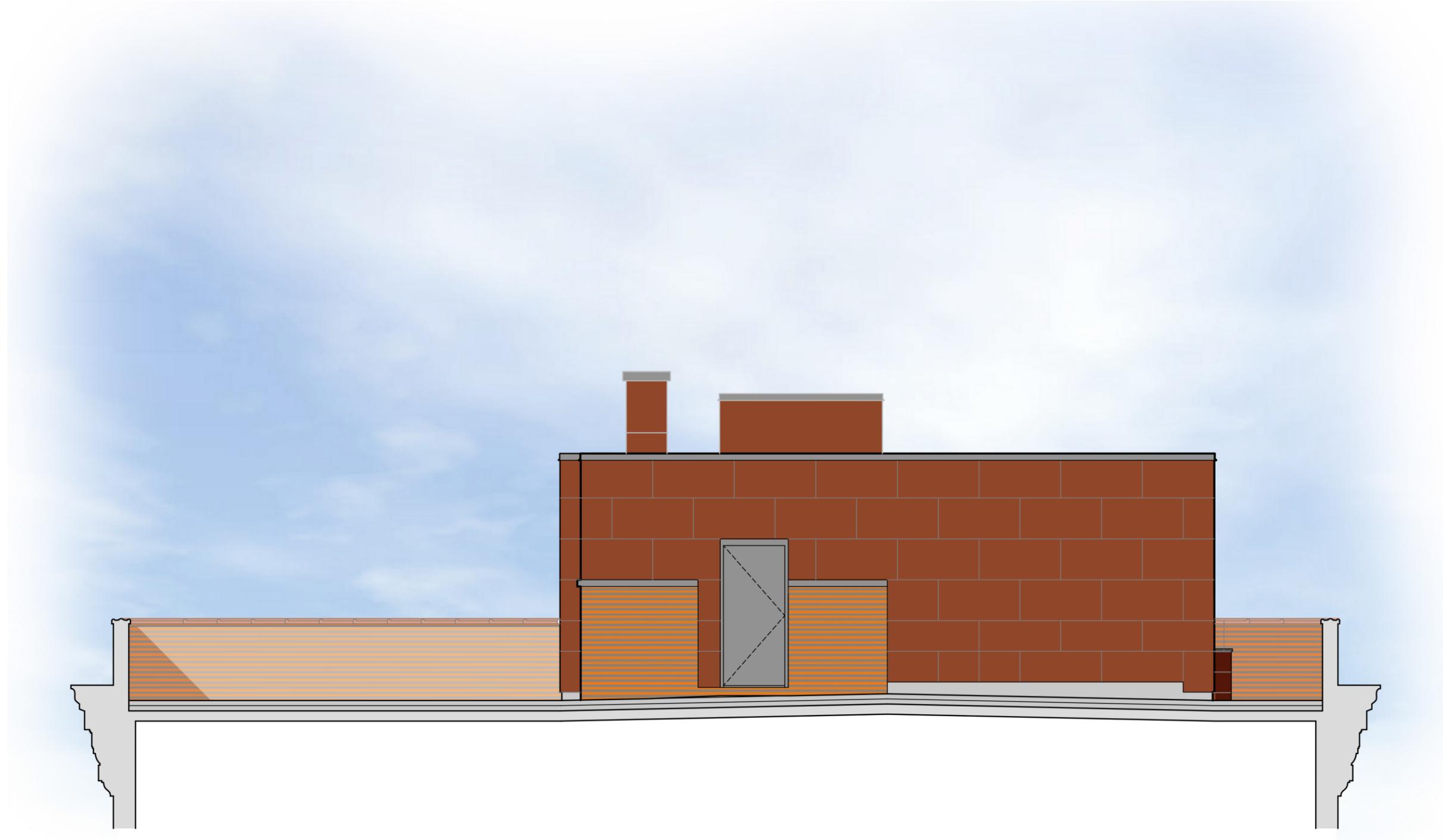
City of Pittsburgh Planning Commission Submission



1st Avenue Lofts

West Elevation

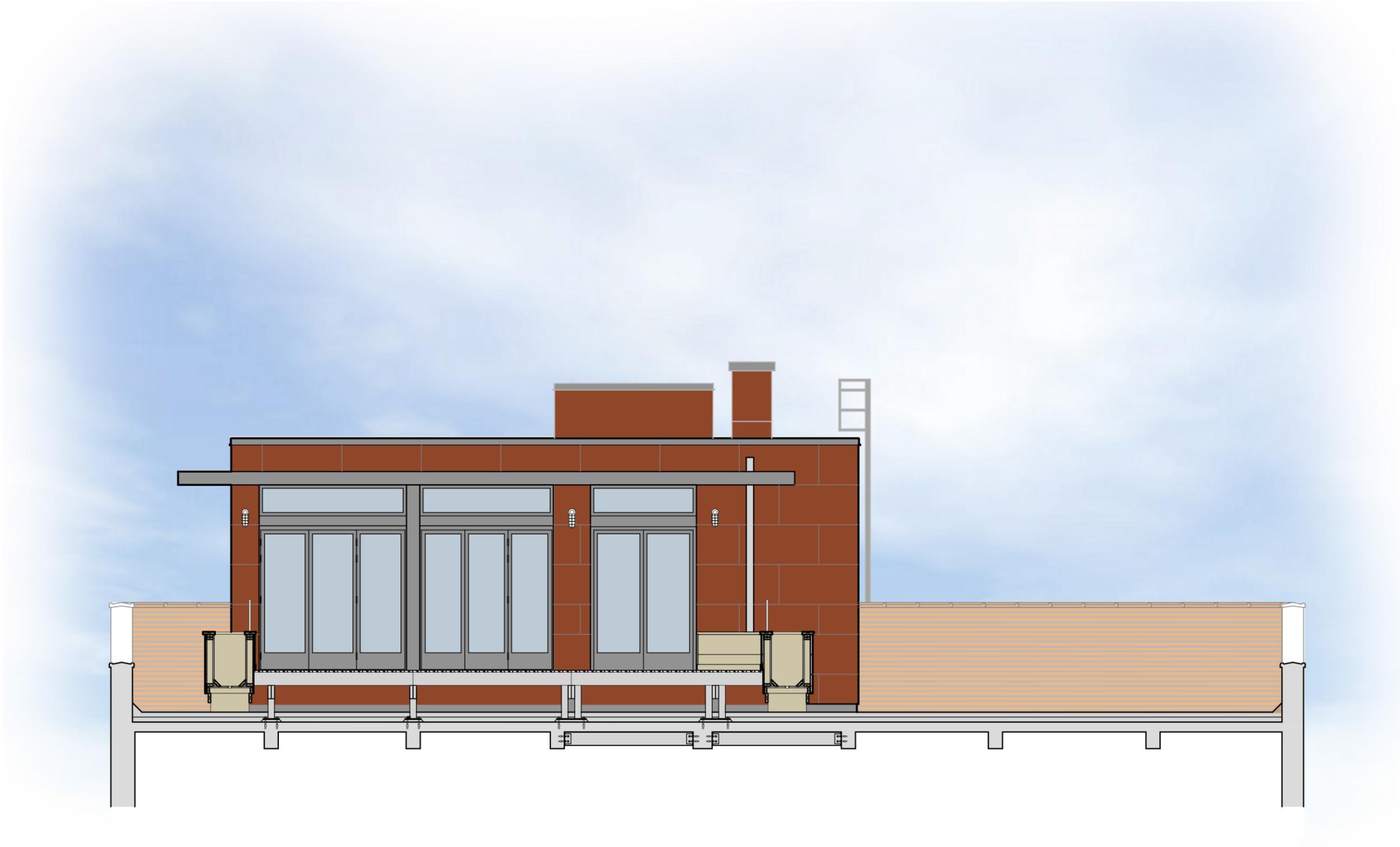
City of Pittsburgh Planning Commission Submission



1st Avenue Lofts

Penthouse: North Elevation

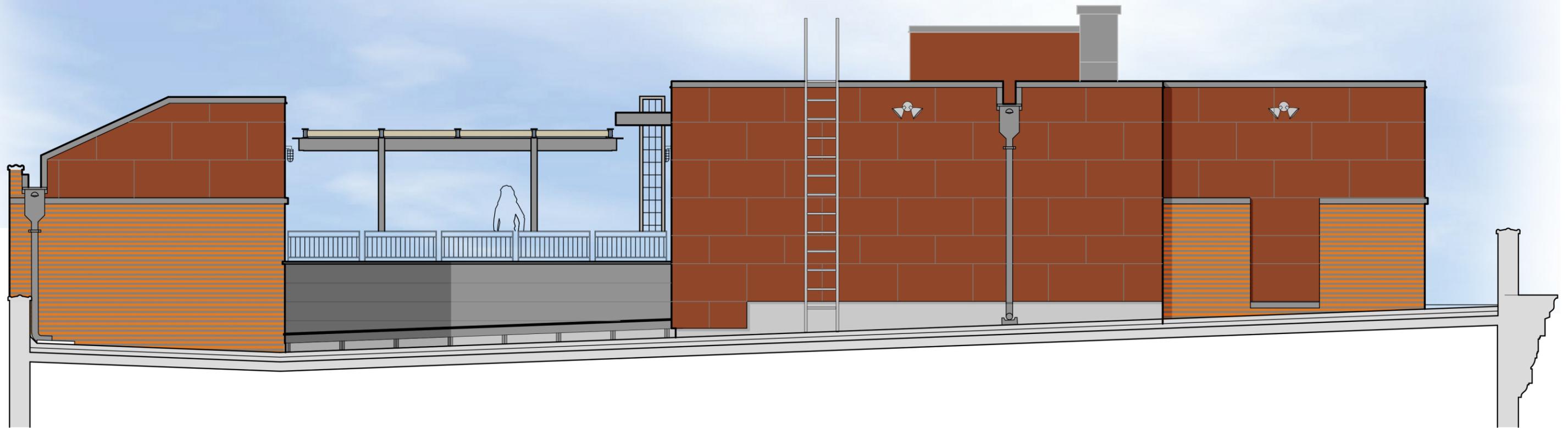
City of Pittsburgh Planning Commission Submission



1st Avenue Lofts

Penthouse: South Elevation

City of Pittsburgh Planning Commission Submission



1st Avenue Lofts

Penthouse: East Elevation

City of Pittsburgh Planning Commission Submission



1st Avenue Lofts

Penthouse: West Elevation

City of Pittsburgh Planning Commission Submission



1st Avenue Lofts

Proposed View from First Avenue

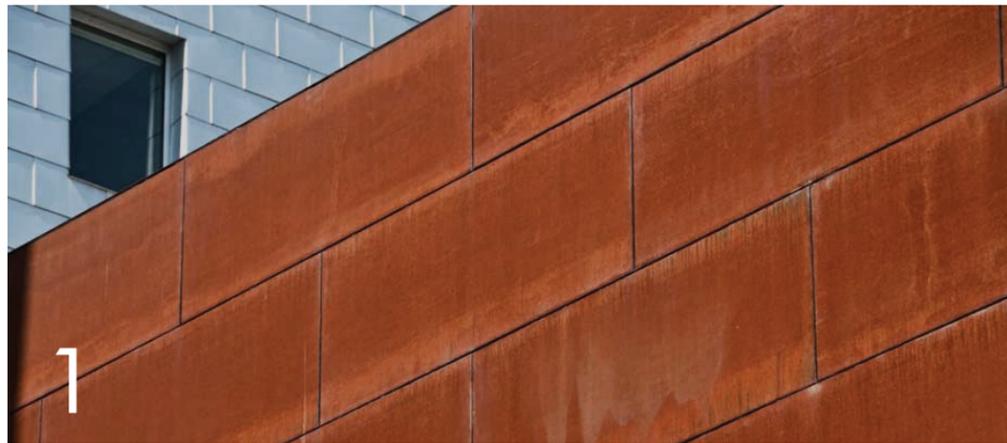
City of Pittsburgh Planning Commission Submission



1st Avenue Lofts

Proposed View at Penthouse

City of Pittsburgh Planning Commission Submission



1
CORTEN STEEL PANELS



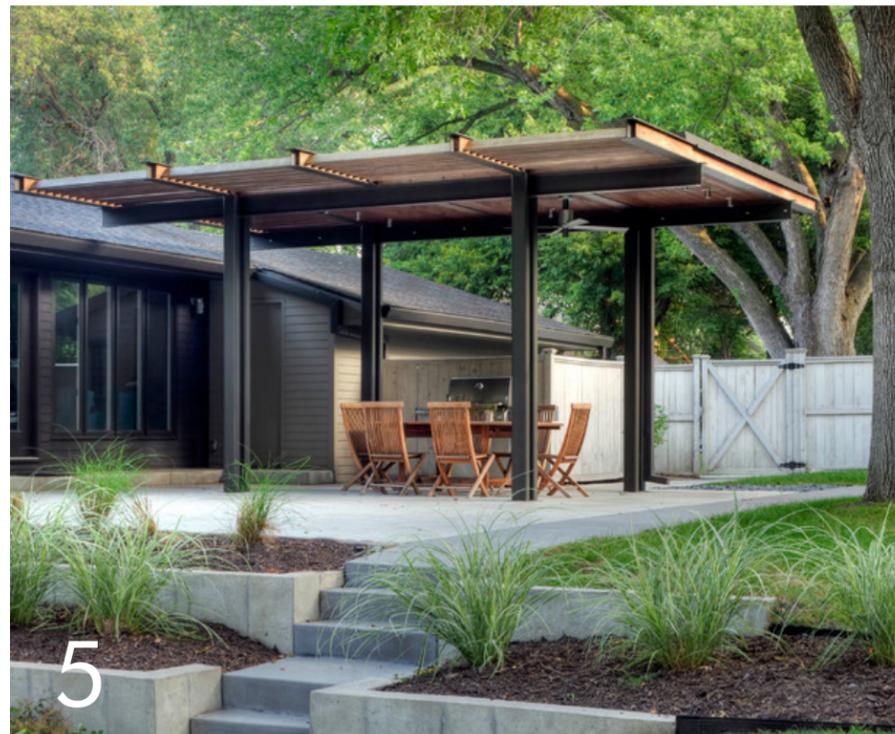
2
ALUMINIM DECKING



3
FIBER CEMENT COMPOSITE PANELS FOR PLANTERS



4
NANAWALL



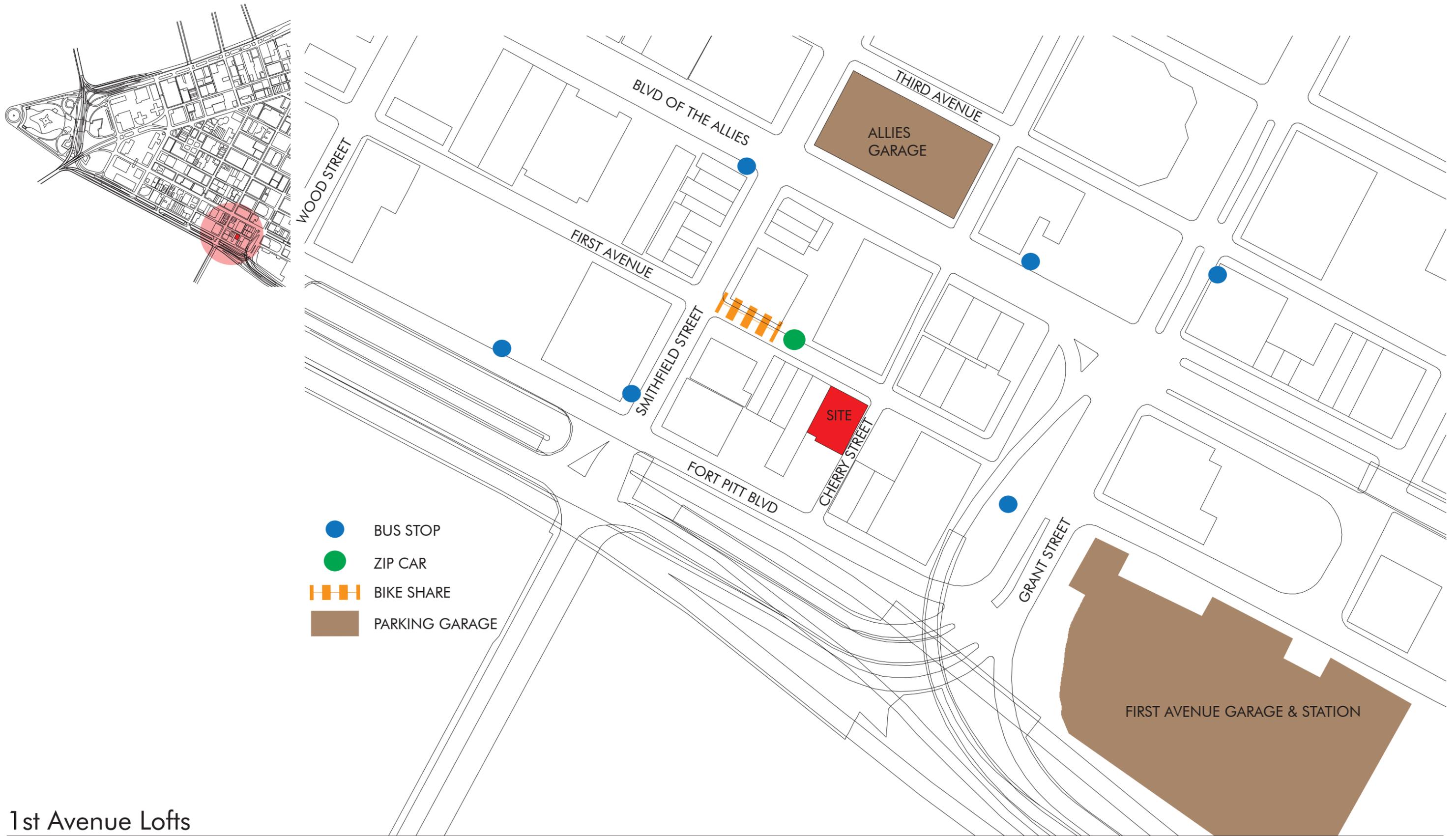
5
GALVANIZED STEEL & WOOD PERGOLA



1st Avenue Lofts

Material Palette- Penthouse: Corten Steel

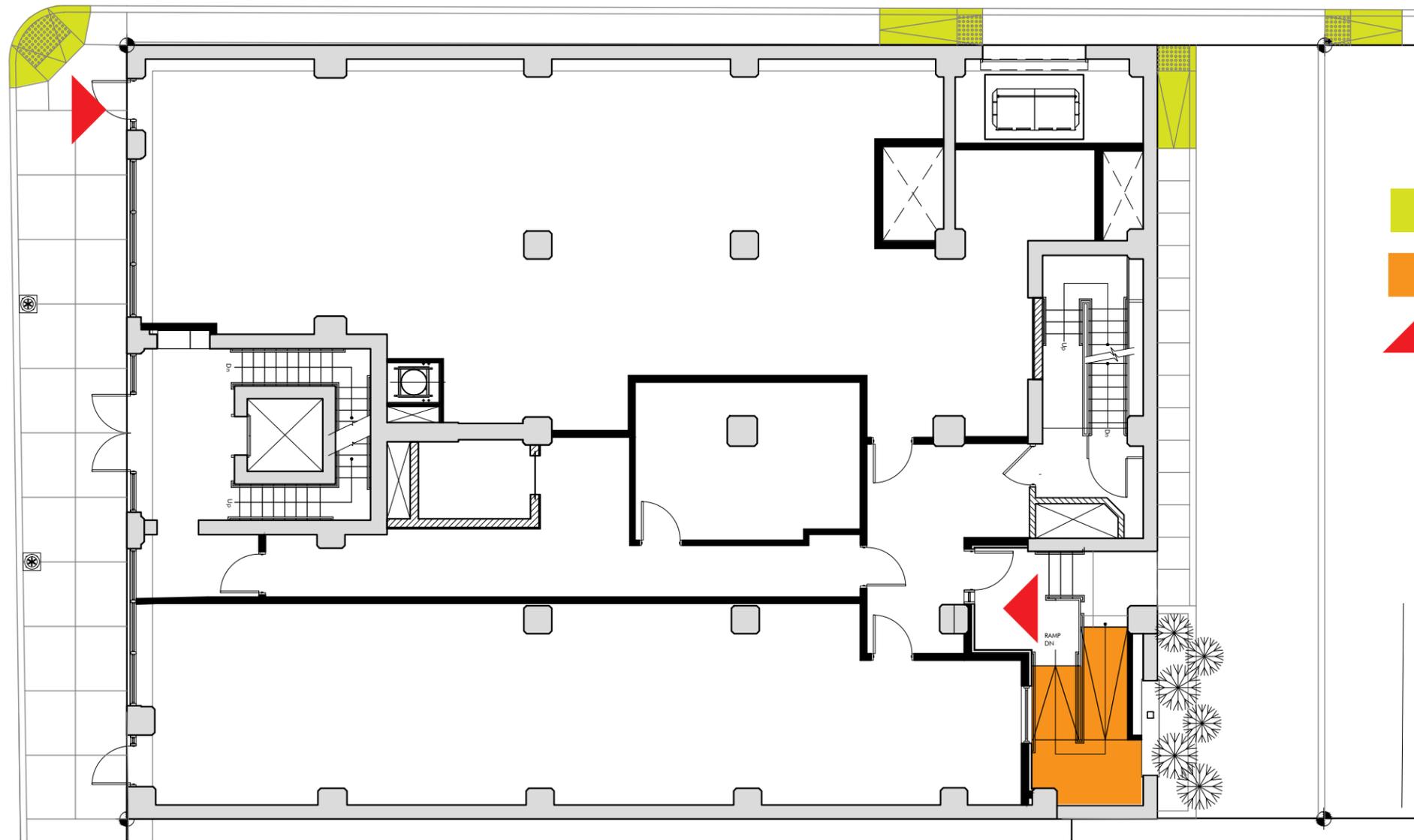
City of Pittsburgh Planning Commission Submission



1st Avenue Lofts

Alternative Transportation/Parking

City of Pittsburgh Planning Commission Submission

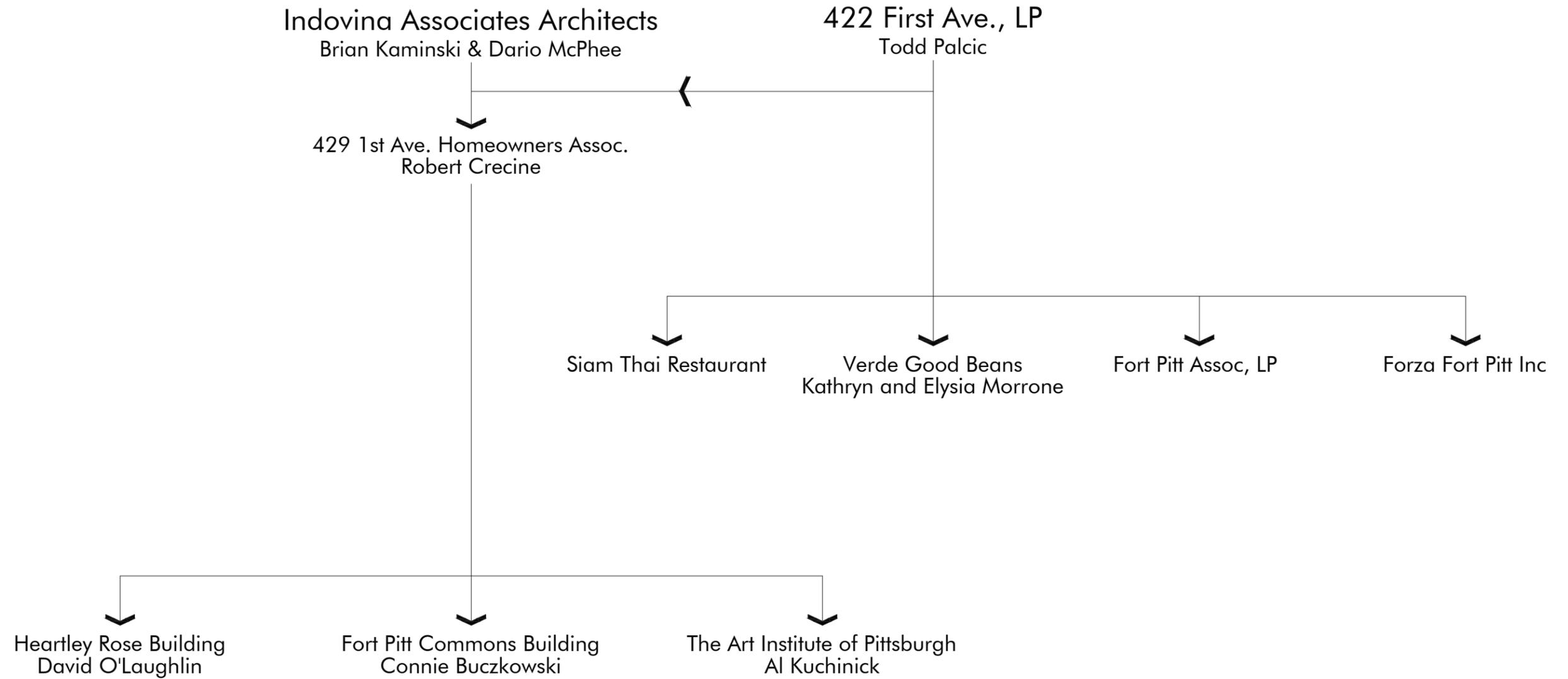


1st Avenue Lofts

Accessibility & Universal Design

City of Pittsburgh Planning Commission Submission

Community Process Summary



1st Avenue Lofts

Community Process

City of Pittsburgh Planning Commission Submission

**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>Baum Boulevard Investor LP</i>		Phone Number: <i>574 370-5568</i>	
Address: <i>507 Mortimer</i> City: <i>Sturgis, MI 49091</i>		State: <i>Michigan</i>	Zip Code: <i>49091</i>
2. Applicant/Company Name: <i>Baum Boulevard Investor LP</i>		Phone Number: <i>(574) 370-5568</i>	
Address: <i>507 Mortimer</i> City: <i>Sturgis, MI 49091</i>		State: <i>Michigan</i>	Zip Code: <i>49091</i>
Applicant/Contractor ID: (assigned by the City)			
3. Development Name: <i>Offices at Baum + Roup</i>			
4. Development Location: <i>Baum and Fairmount</i>			
5. Development Address: <i>5631 Baum Blvd</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)			
7. If a Certificate of Occupancy exists, the following is required:			
Certificate of Occupancy#: <i>12-B-2769</i>		Date Issued: <i>5/2/2013</i>	Existing Use of Property: <i>Grocery, Office, Cafe, parking</i>
<i>12-B-01409</i>			
8. Estimated Construction: Start Date: <i>3/1/16</i>		Occupancy Date: <i>9/1/17</i>	Project Cost: \$ <i>CM</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): *82 office (general)*

10. Select the Type of Work:

<input checked="" type="checkbox"/> New Construction, New	<input checked="" 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: *Three part expansion + a rebuild to include 1 floor overbuild of office overlooking Friendship park; two levels of office over the Aldi's space (Roup + Baum) + An addition on the corner of Fairmount + Baum for office -*

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: 3 N/A
 Residential Commercial Recreational Industrial Institutional

14. Gross Floor Area:
 Existing to be Razed: 0 sq ft
 Existing to be Retained: 56,387 sq ft
 Retained Area to be Renovated: 13,674 sq ft
 To be Constructed: 57,611 sq ft
 Building Footprint: 40,725 sq ft

	Existing		Proposed	
	Stories	Feet	Stories	Feet
Main Structure	5	77		
Proposed Addition/Extension			5	72

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

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

17. Lot Area: 46,551 sq ft

18. On Site Parking: N/A

	Existing	Proposed
Full (8 1/2' x 19')	Existing total =	
Compact (7 1/4' x 16')	118 garage +	
Handicap (13 1/2' x 19')	6 surface = 124	

Off-Street Loading Spaces: N/A
 Actual: 2
 Required: 3

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:

- | | |
|--|---|
| <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:

- 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:

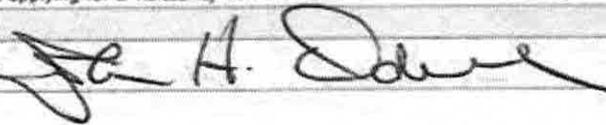
- Public Property, Existing City Street Private Property Not Applicable
 Public Property, New City Street to be constructed as part of the development/project

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: 



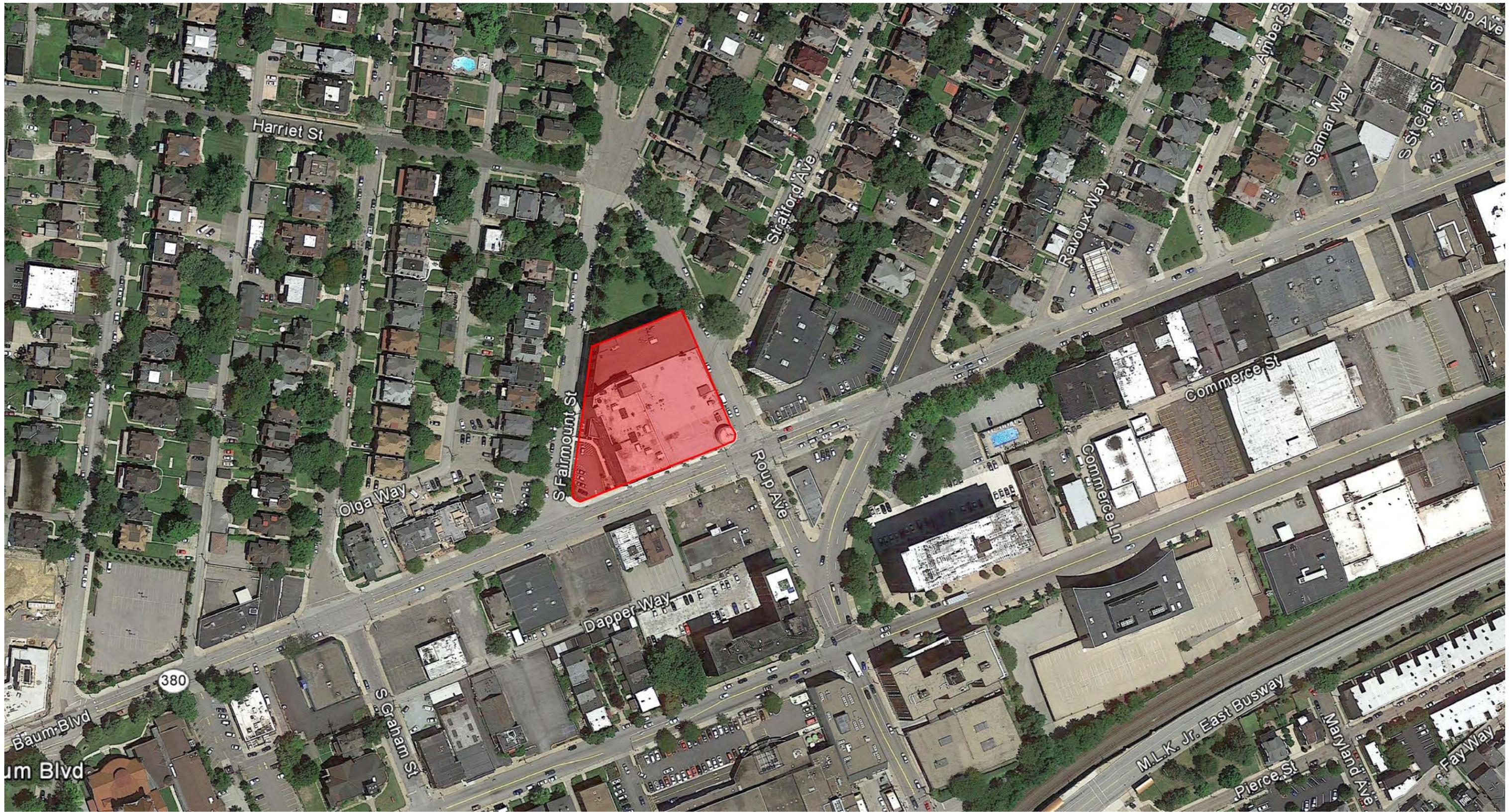
Offices at Baum

Expansion Building

5631 Baum Boulevard
Pittsburgh, Pennsylvania 15213
October 20, 2015

 **DESMONE ARCHITECTS**
ONE DOUGHBOY SQUARE
3400 BUTLER STREET
PITTSBURGH, PENNSYLVANIA 15201
TEL: 412.683.3230
www.desmone.com

Ellen A. Levin, RA
Architecture.Design.Planning.Consulting



DESMONE ARCHITECTS
ONE DOUGHBOY SQUARE
3400 BUTLER STREET
PITTSBURGH, PENNSYLVANIA 15201
TEL: 412.683.3230
www.desmone.com

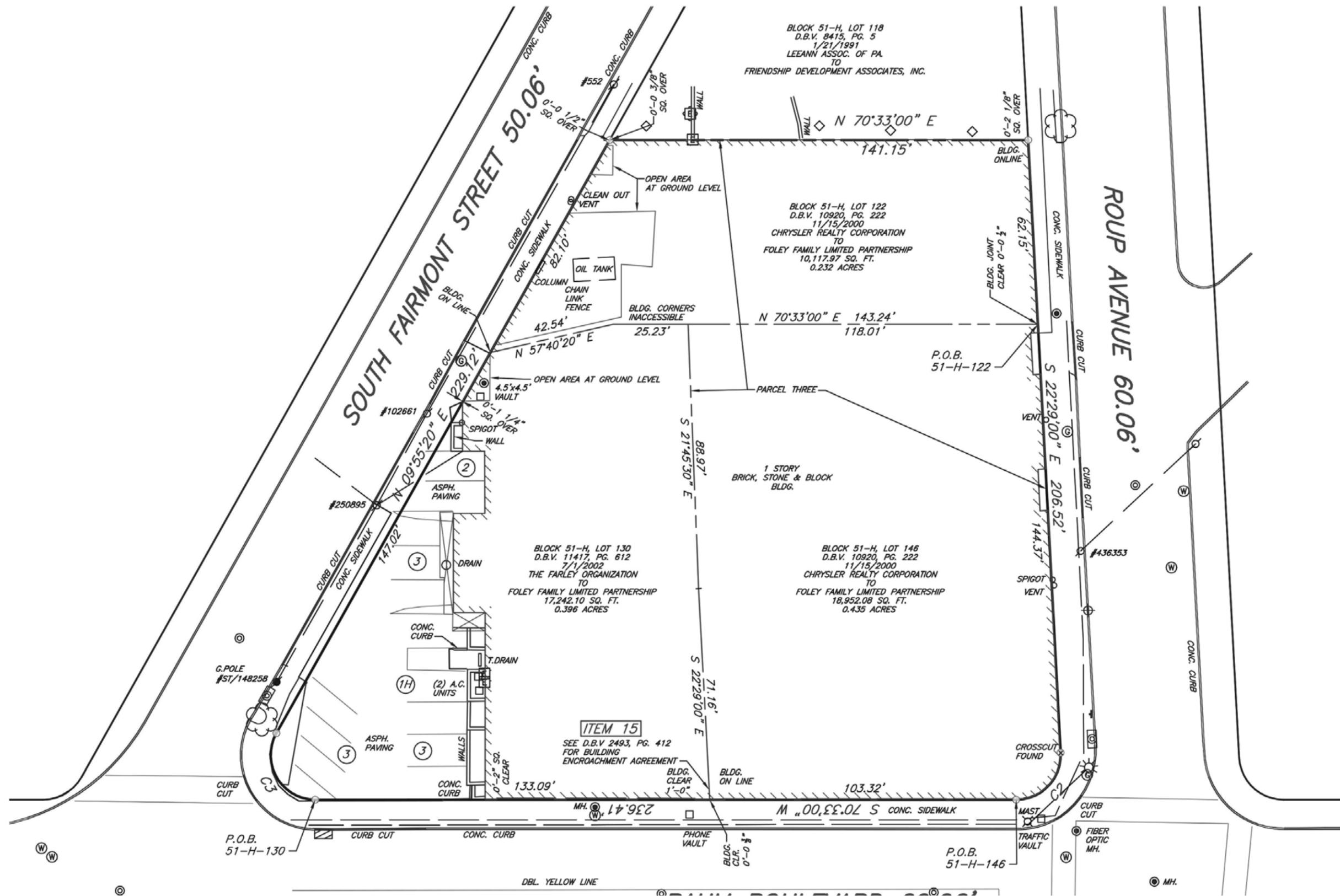
Ellen A. Levin, RA
Architecture. Design. Planning. Consulting



Offices at Baum

Satellite Photo

5631 BAUM BOULEVARD
PITTSBURGH, PENNSYLVANIA 15213



APPLICABLE SITE DEVELOPMENT STANDARDS:

Zoning Classification: LNC (Local Neighborhood Commercial)

Maximum FAR:

Permitted = 4.22:1 (w/Special Exception)

Proposed = 4.62:1 (w/Special Exception)

Maximum Lot Coverage:

Permitted = 90%

Proposed = 87.9%

Maximum Height:

Permitted = 45 ft (Not to exceed 3 stories)

Proposed = 72 ft (5 stories)

Parking:

Required = 92 spaces w/out bicycle reduction
(65 spaces w/reduction)

Proposed = 65 spaces (with special exception for offsite parking)

Required Bicycle Parking for Reduction = 27 spaces

Proposed Bicycle Parking = 27 spaces

SITE DATA:

Areas:

Site Acreage: 1.064 Acres (46,330 sqft.)

First Floor:

Office 2,827 gsf. (existing)

500 gsf. (new)

Restaurant 2,388 gsf. (existing)

Grocery 14,133 gsf. (existing)

Second Floor:

Office 8,254 gsf. (existing)

4,409 gsf. (new)

Third Floor:

Office 8,302 gsf. (existing)

13,271 gsf. (new)

Fourth Floor:

Office 18,471 gsf. (existing)

20,605 gsf. (new)

Fifth Floor:

Office 8,822 gsf. (existing)

27,658 gsf. (new)

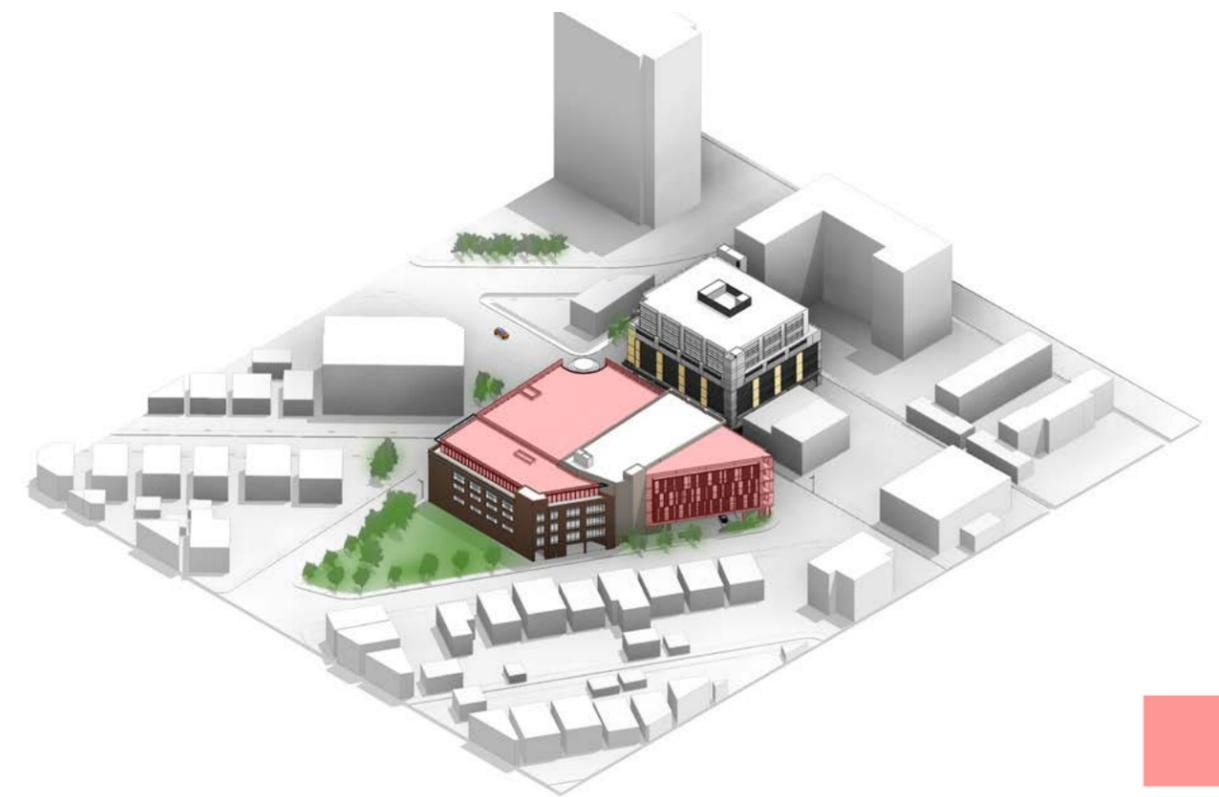
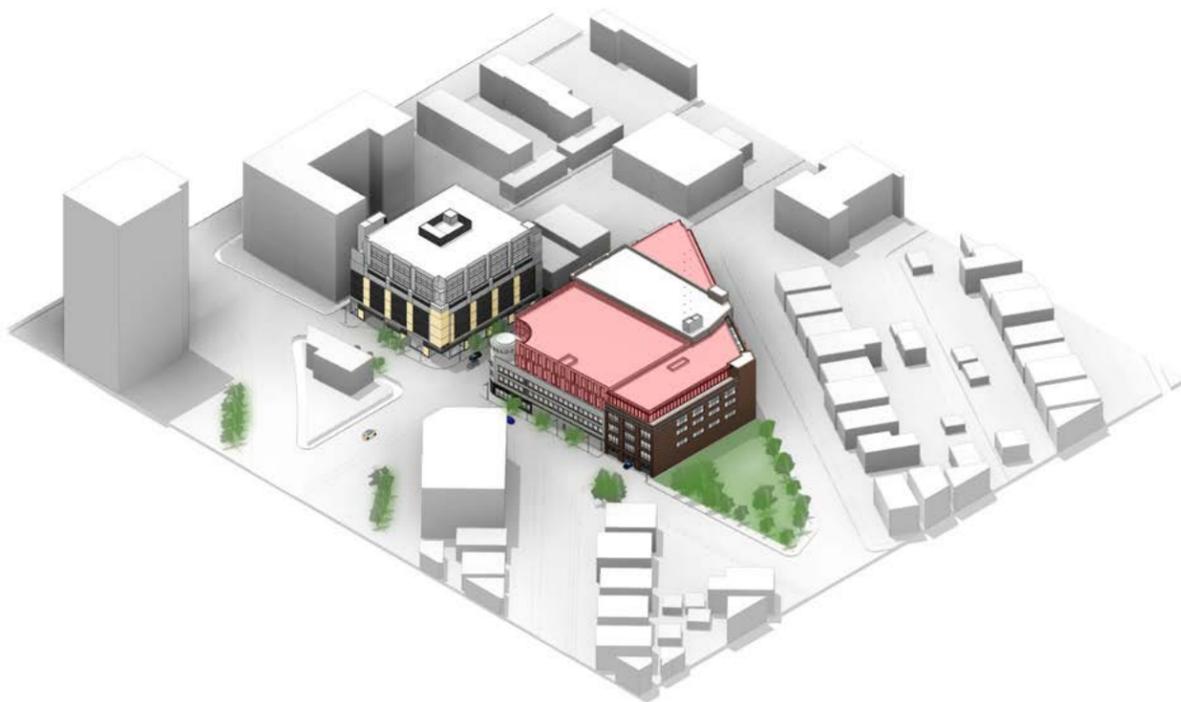
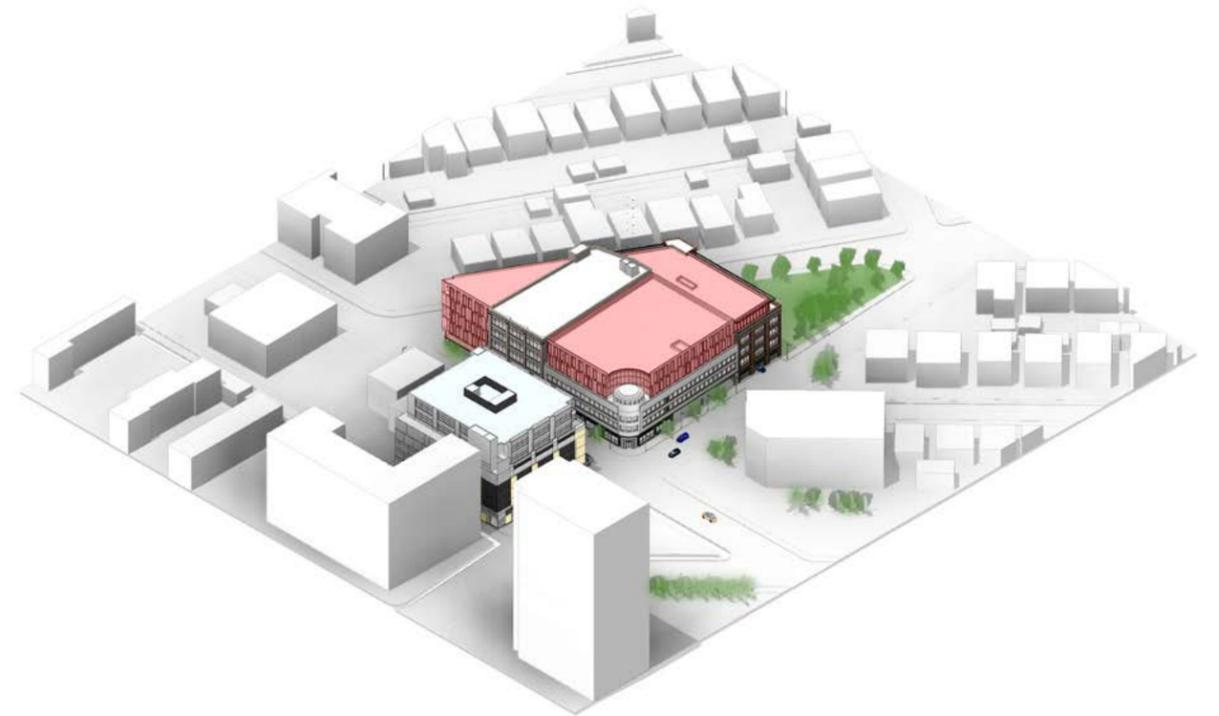
Totals:

-Existing sf: 156,387 gsf.

-New sf: 58,111 gsf. (Addition)

214,498 gsf. (total gsf.)





DESMONE ARCHITECTS
ONE DOUGHBOY SQUARE
3400 BUTLER STREET
PITTSBURGH, PENNSYLVANIA 15201
TEL: 412.683.3230
www.desmone.com

Ellen A. Levin, RA
Architecture. Design. Planning. Consulting



Offices at Baum

Axonometric Views

5631 BAUM BOULEVARD
PITTSBURGH, PENNSYLVANIA 15213



DESMONE ARCHITECTS
 ONE DOUGHBOY SQUARE
 3400 BUTLER STREET
 PITTSBURGH, PENNSYLVANIA 15201
 TEL: 412.683.3230
 www.desmone.com

Ellen A. Levin, RA
 Architecture. Design. Planning. Consulting



Offices at Baum

Aerial Perspectives

5631 BAUM BOULEVARD
 PITTSBURGH, PENNSYLVANIA 15213



DESMONE ARCHITECTS

ONE DOUGHBOY SQUARE
3400 BUTLER STREET
PITTSBURGH, PENNSYLVANIA 15201
TEL: 412.683.3230
www.desmone.com

Ellen A. Levin, RA
Architecture. Design. Planning. Consulting



Offices at Baum

5631 BAUM BOULEVARD
PITTSBURGH, PENNSYLVANIA 15213



DESMONE ARCHITECTS

ONE DOUGHBOY SQUARE
3400 BUTLER STREET
PITTSBURGH, PENNSYLVANIA 15201
TEL: 412.683.3230
www.desmone.com

Ellen A. Levin, RA

Architecture. Design. Planning. Consulting



Offices at Baum

Line Rendering From Baum Blvd.

5631 BAUM BOULEVARD
PITTSBURGH, PENNSYLVANIA 15213



DESMONE ARCHITECTS

ONE DOUGHBOY SQUARE
3400 BUTLER STREET
PITTSBURGH, PENNSYLVANIA 15201
TEL: 412.683.3230
www.desmone.com

Ellen A. Levin, RA

Architecture. Design. Planning. Consulting



Offices at Baum

View of Expansion Along Roup Ave. ⁹

5631 BAUM BOULEVARD
PITTSBURGH, PENNSYLVANIA 15213



View Key



DESMONE ARCHITECTS
 ONE DOUGHBOY SQUARE
 3400 BUTLER STREET
 PITTSBURGH, PENNSYLVANIA 15201
 TEL: 412.683.3230
 www.desmone.com

Ellen A. Levin, RA
 Architecture. Design. Planning. Consulting



Offices at Baum

Night View of along Baum Blvd.

5631 BAUM BOULEVARD
 PITTSBURGH, PENNSYLVANIA 15213



View Key



DESMONE ARCHITECTS

ONE DOUGHBOY SQUARE
 3400 BUTLER STREET
 PITTSBURGH, PENNSYLVANIA 15201
 TEL: 412.683.3230
 www.desmone.com

Ellen A. Levin, RA
 Architecture. Design. Planning. Consulting



Offices at Baum

Night View of along Baum Blvd.

5631 BAUM BOULEVARD
 PITTSBURGH, PENNSYLVANIA 15213



View Key



DESMONE ARCHITECTS
 ONE DOUGHBOY SQUARE
 3400 BUTLER STREET
 PITTSBURGH, PENNSYLVANIA 15201
 TEL: 412.683.3230
 www.desmone.com

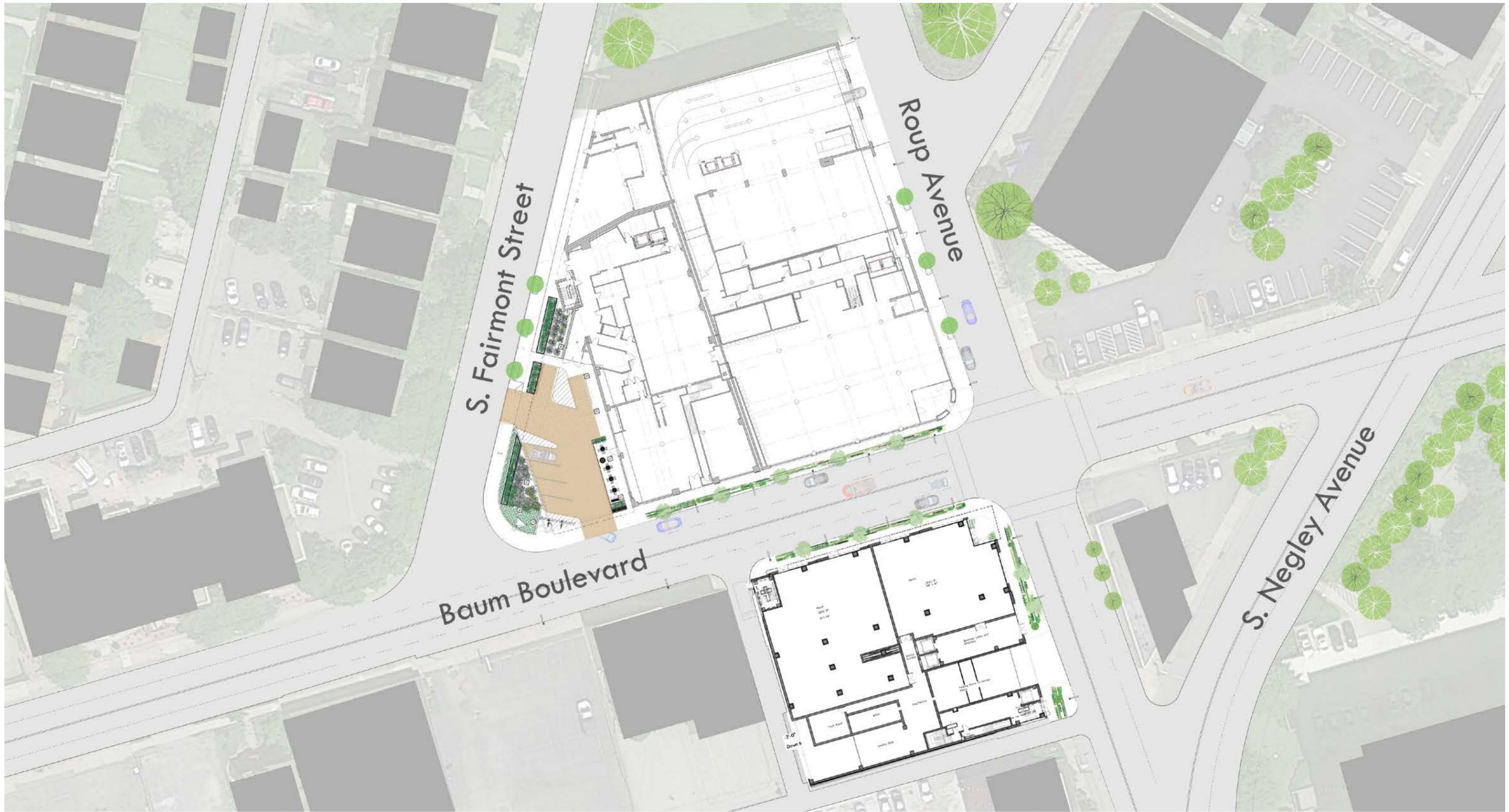
Ellen A. Levin, RA
 Architecture. Design. Planning. Consulting



Offices at Baum

View From S. Fairmount St. and Baum Blvd.

5631 BAUM BOULEVARD
 PITTSBURGH, PENNSYLVANIA 15213



DESMONE ARCHITECTS
 ONE DOUGHBOY SQUARE
 3400 BUTLER STREET
 PITTSBURGH, PENNSYLVANIA 15201
 TEL: 412.683.3230
 www.desmone.com

Ellen A. Levin, RA
 Architecture.Design.Planning.Consulting



Offices at Baum

Overall Site Plan

5631 BAUM BOULEVARD
 PITTSBURGH, PENNSYLVANIA 15213



DESMONE ARCHITECTS

ONE DOUGHBOY SQUARE
3400 BUTLER STREET
PITTSBURGH, PENNSYLVANIA 15201
TEL: 412.683.3230
www.desmone.com

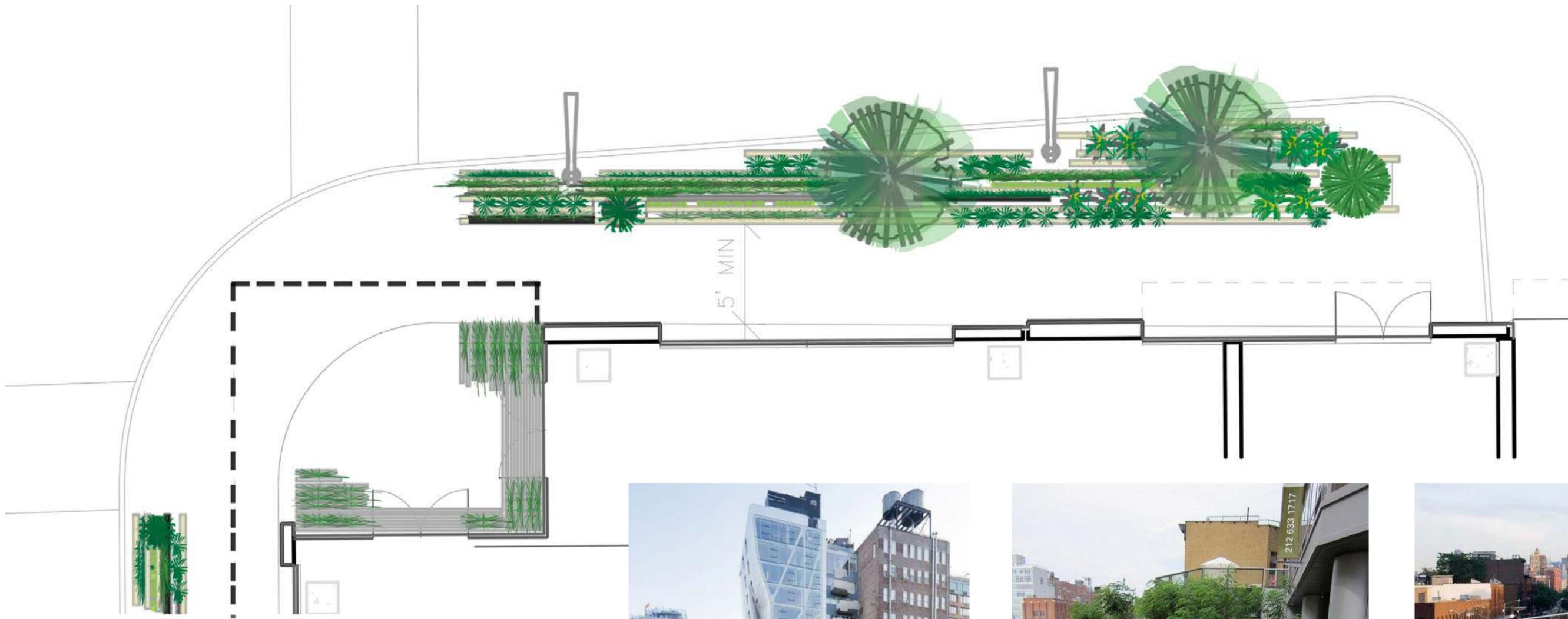
Ellen A. Levin, RA
Architecture. Design. Planning. Consulting



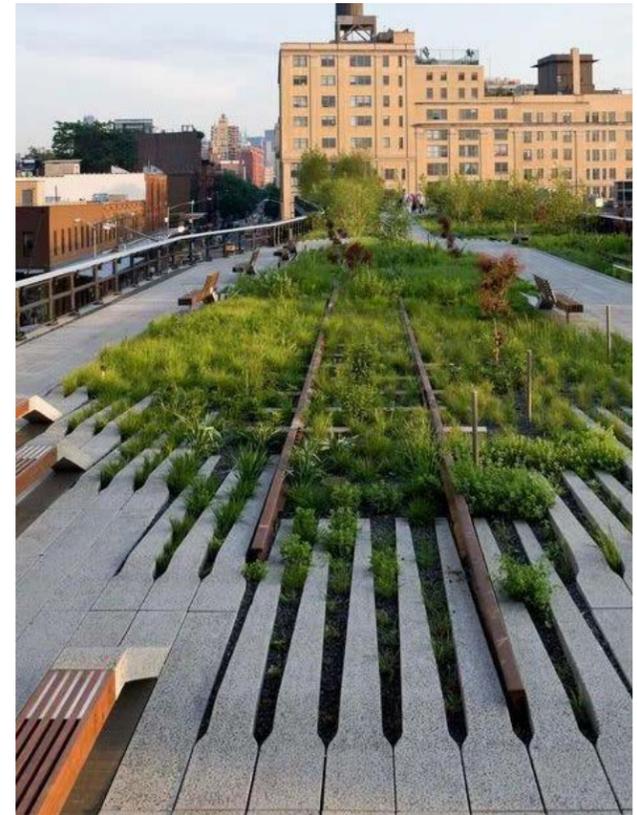
Offices at Baum

View of the Piazza

5631 BAUM BOULEVARD
PITTSBURGH, PENNSYLVANIA 15213



Images of the High Line Park, New York, NY
Diller Scofidio + Renfro



DESMONE ARCHITECTS
ONE DOUGHBOY SQUARE
3400 BUTLER STREET
PITTSBURGH, PENNSYLVANIA 15201
TEL: 412.683.3230
www.desmone.com

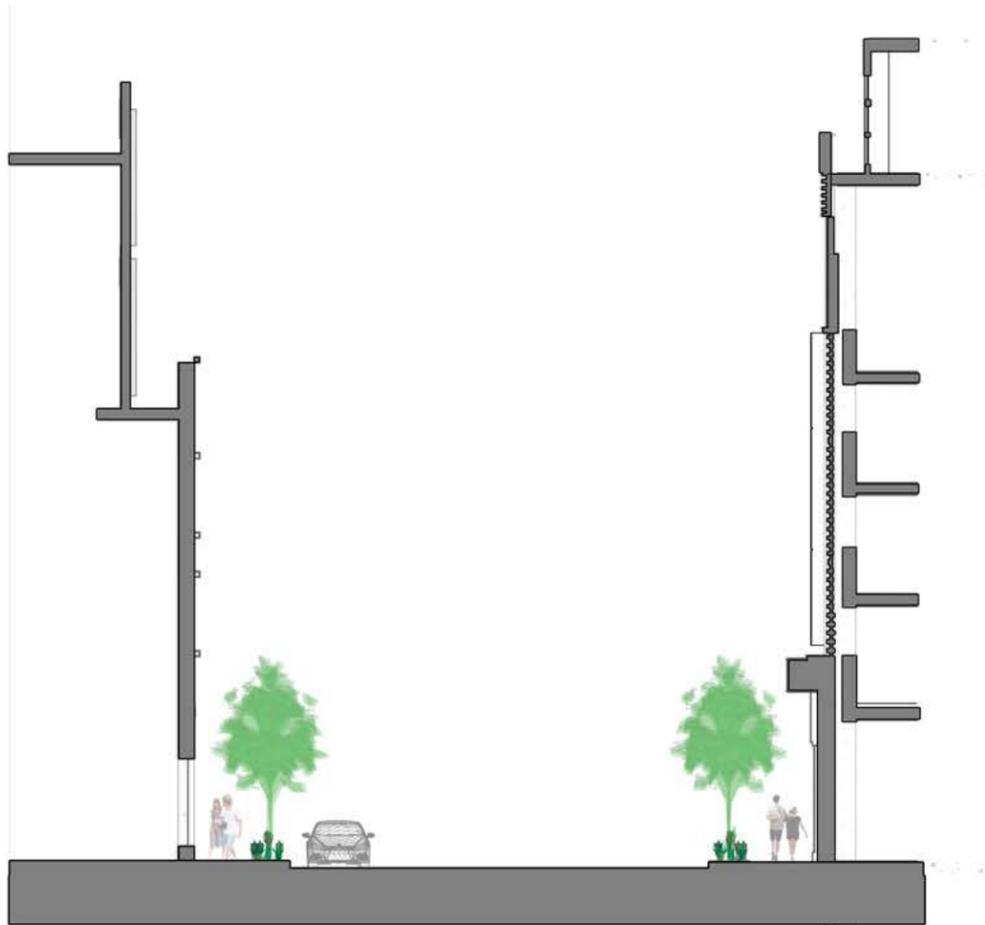
Ellen A. Levin, RA
Architecture. Design. Planning. Consulting



Offices at Baum

15
Streetscape Details

5631 BAUM BOULEVARD
PITTSBURGH, PENNSYLVANIA 15213



DESMONE ARCHITECTS

ONE DOUGHBOY SQUARE
3400 BUTLER STREET
PITTSBURGH, PENNSYLVANIA 15201
TEL: 412.683.3230
www.desmone.com

Ellen A. Levin, RA
Architecture. Design. Planning. Consulting



Offices at Baum

16
Streetscape Section

5631 BAUM BOULEVARD
PITTSBURGH, PENNSYLVANIA 15213



DESMONE ARCHITECTS
ONE DOUGHBOY SQUARE
3400 BUTLER STREET
PITTSBURGH, PENNSYLVANIA 15201
TEL: 412.683.3230
www.desmone.com

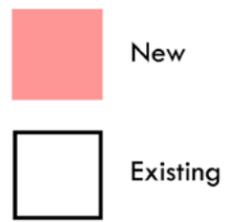
Ellen A. Levin, RA
Architecture.Design.Planning.Consulting



Offices at Baum

17
Roof Plan

5631 BAUM BOULEVARD
PITTSBURGH, PENNSYLVANIA 15213

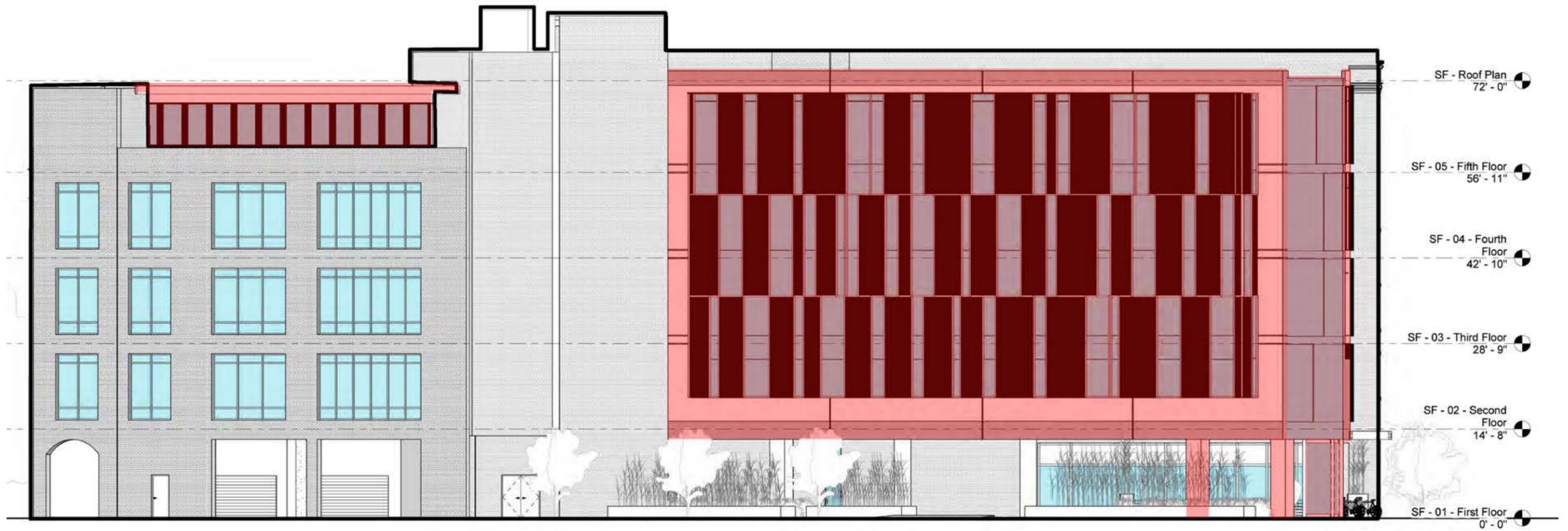




New



Existing



DESMONE ARCHITECTS
 ONE DOUGHBOY SQUARE
 3400 BUTLER STREET
 PITTSBURGH, PENNSYLVANIA 15201
 TEL: 412.683.3230
 www.desmone.com

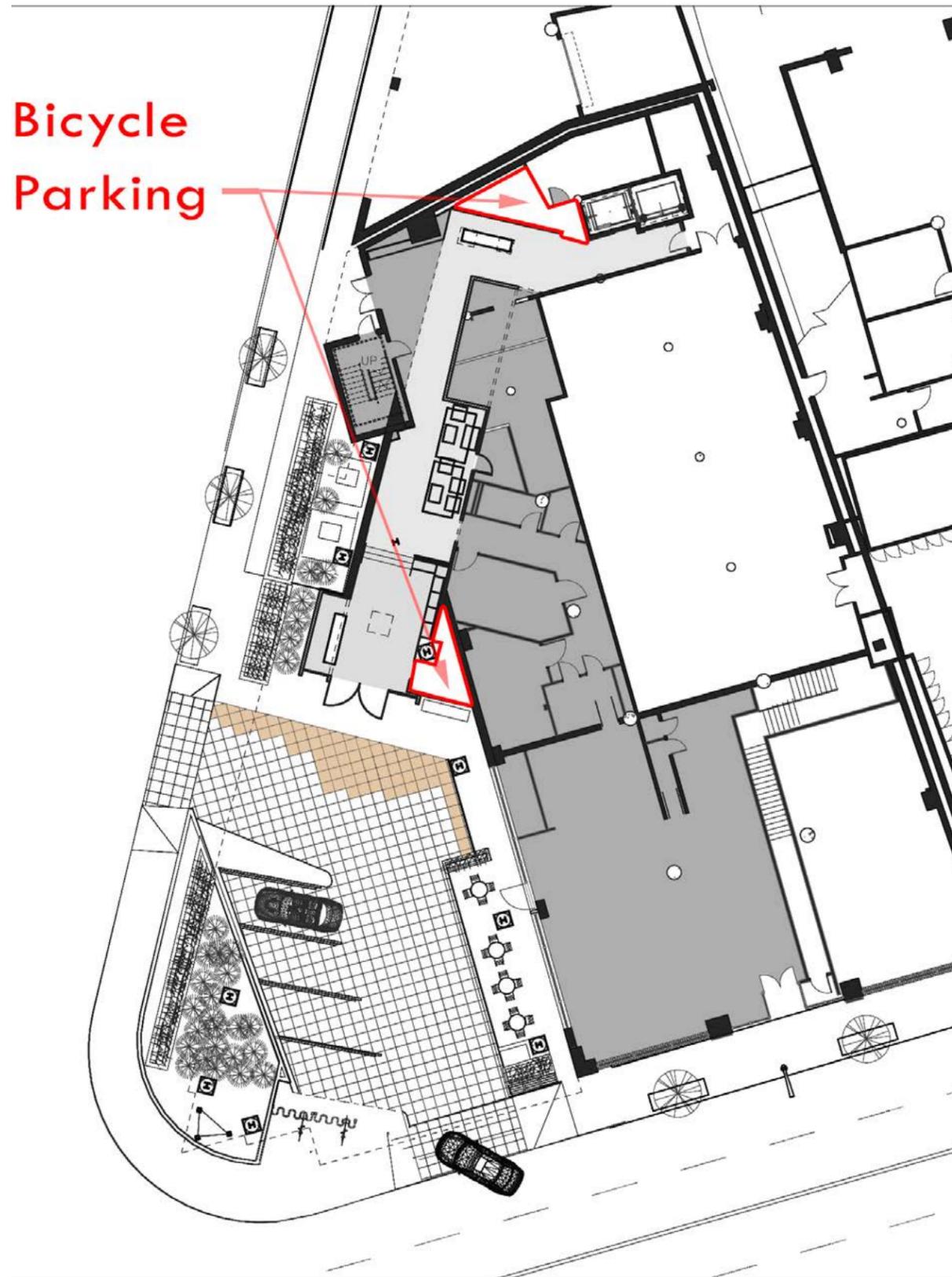
Ellen A. Levin, RA
 Architecture.Design.Planning.Consulting



Offices at Baum

Expansion Building Elevations (South, West)

5631 BAUM BOULEVARD
 PITTSBURGH, PENNSYLVANIA 15213



DESMONE ARCHITECTS
ONE DOUGHBOY SQUARE
3400 BUTLER STREET
PITTSBURGH, PENNSYLVANIA 15201
TEL: 412.683.3230
www.desmone.com

Ellen A. Levin, RA
Architecture. Design. Planning. Consulting



Offices at Baum

Bicycle Parking ²⁰

5631 BAUM BOULEVARD
PITTSBURGH, PENNSYLVANIA 15213



DESMONE ARCHITECTS

ONE DOUGHBOY SQUARE
 3400 BUTLER STREET
 PITTSBURGH, PENNSYLVANIA 15201
 TEL: 412.683.3230
 www.desmone.com

Ellen A. Levin, RA

Architecture. Design. Planning. Consulting



Offices at Baum

Approaches to Stormwater Mitigation

5631 BAUM BOULEVARD
 PITTSBURGH, PENNSYLVANIA 15213

**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: Baum Corner Investors, LP Phone Number: 574 370-5568

Address: 567 Mariner City: Sturgis State: Michigan Zip Code: 49091

2. Applicant/Company Name: Baum Corner Invest, LP Phone Number: 574 370-5568

Address: 567 Mariner City: Sturgis State: MI Zip Code: 49091

Applicant/Contractor ID: (assigned by the City)

3. Development Name: offices at Baum Mixed-Use Corner

4. Development Location: Baum + Ross

5. Development Address: 5620 Baum Blvd

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: 3/1/16 Occupancy Date: 9/1/17 Project Cost: \$9.5M

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): 106 retail sales + services (general), 82 office (general), 101 restaurant (limited), 85 parking, commercial (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: Mixed use corner development with ground floor retail on Baum, 4 floors of parking accessed from Ross, and 2 floors of office with lobby on Ross

12. Is a Land Operations Permit needed? YES

(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: 1 N/A
 Residential Commercial Recreational Industrial Institutional

14. Gross Floor Area:
 Existing to be Razed: 3550 sq ft
 Existing to be Retained: 0 sq ft
 Retained Area to be Renovated: 0 sq ft
 To be Constructed: 115,765 sq ft
 Building Footprint: 17,380 sq ft

15. Height of Structures:	Existing		Proposed	
	Stories	Feet	Stories	Feet
Main Structure			7	92
Proposed Addition/Extension				
Provide Accessory Structure Type(s) and Height(s):				

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

17. Lot Area: 17,946 sq ft

18. On Site Parking: N/A

	Existing	Proposed
Full (8 1/2' x 19')		79
Compact (7 1/4' x 16')		56
Handicap (13 1/2' x 19')		5 (Included 1 Van)
Off-Street Loading Spaces: <input type="checkbox"/> N/A		<u>1240</u>
Actual:	<u>1</u>	
Required:	<u>2</u>	

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:

<u> 1 </u> New Water Service Connection(s)	<u> 1 </u> Termination of Existing Water Service Tap(s)
<u> 1 </u> New Sewer Service Connection(s)	<u> 1 </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:

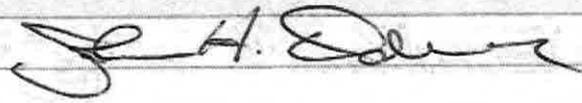
- Public Property, Existing City Street
- Private Property
- Not Applicable
- Public Property, New City Street to be constructed as part of the development/project

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: 



Offices at Baum

Mixed Use Corner

5620 Baum Boulevard
Pittsburgh, Pennsylvania 15213
October 20, 2015

 **DESMONE ARCHITECTS**
ONE DOUGHBOY SQUARE
3400 BUTLER STREET
PITTSBURGH, PENNSYLVANIA 15201
TEL: 412.683.3230
www.desmone.com

Ellen A. Levin, RA
Architecture.Design.Planning.Consulting



DESMONE ARCHITECTS

ONE DOUGHBOY SQUARE
3400 BUTLER STREET
PITTSBURGH, PENNSYLVANIA 15201
TEL: 412.683.3230
www.desmone.com

Ellen A. Levin, RA

Architecture. Design. Planning. Consulting



Offices at Baum

Satellite Photo

5620 BAUM BOULEVARD
PITTSBURGH, PENNSYLVANIA 15213

APPLICABLE SITE DEVELOPMENT STANDARDS:

Zoning Classification: UNC (Urban Neighborhood Commercial)

Maximum FAR:

Permitted = 4.8:1 (w/LEED Bonus)

Proposed = 2.56:1 (w/LEED Bonus)

Maximum Height:

Allowed = 85 ft, 6 Stories w/Special Exception

Proposed = 92 ft, 7 Stories

Parking

Required = 143 spaces w/out bicycle reduction

(92 spaces for off-site parking for Baum

Expansion, 51 spaces for new office and commercial on-site)

Proposed = 178 spaces

Required Bicycle Parking Req. for Reduction = 12 spaces

Proposed Bicycle Parking = 12 spaces

Loading

Required = 2

Proposed = 2

SITE DATA:

Areas:

Site Acreage: .41 Acres (17,947 sqft.)

First Floor:

Retail Sales 4,743 gsf.

Restaurant 2,368 gsf.

Sixth Floor:

Office 13,207 gsf.

Seventh Floor:

Office 13,207 gsf.

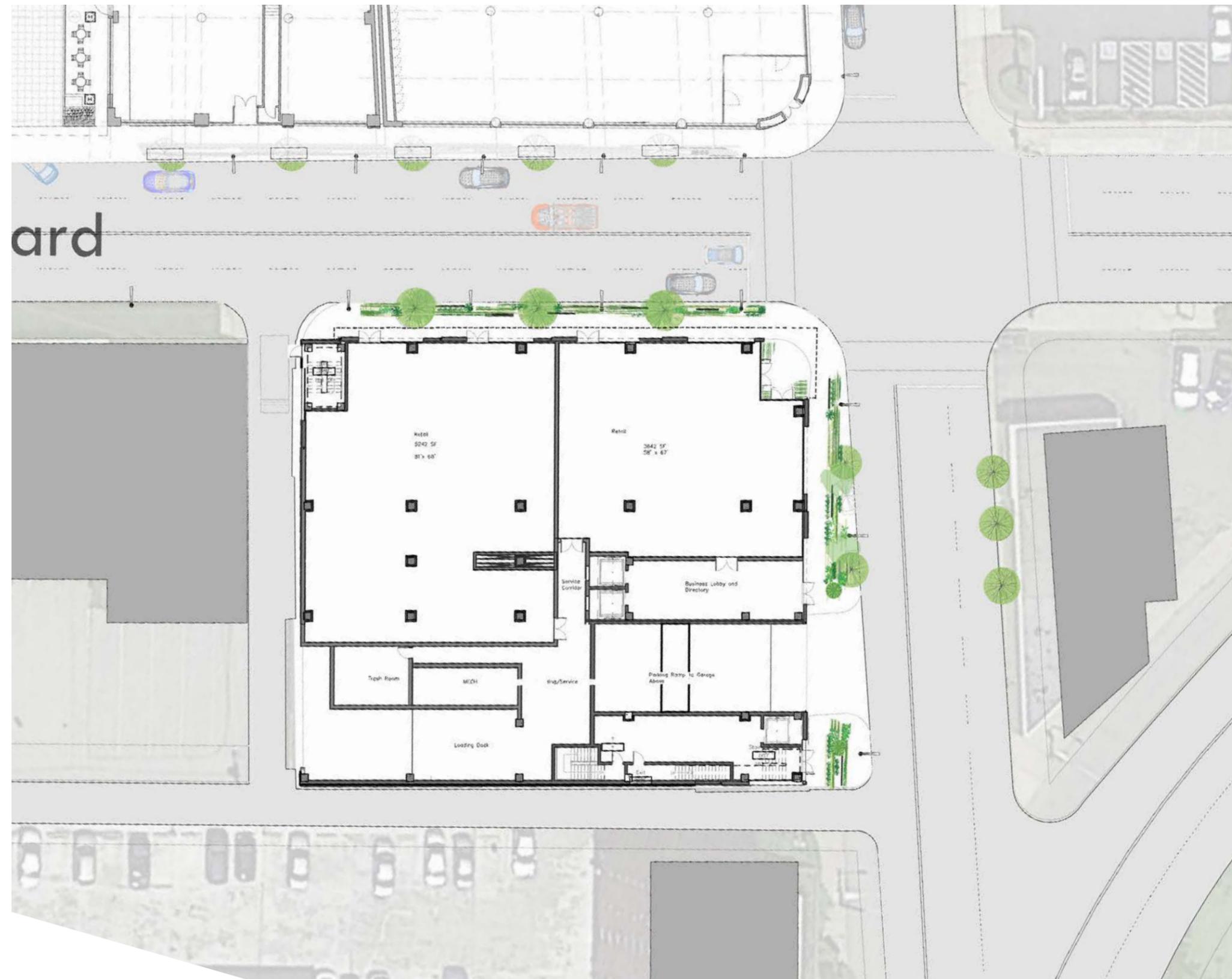
Totals:

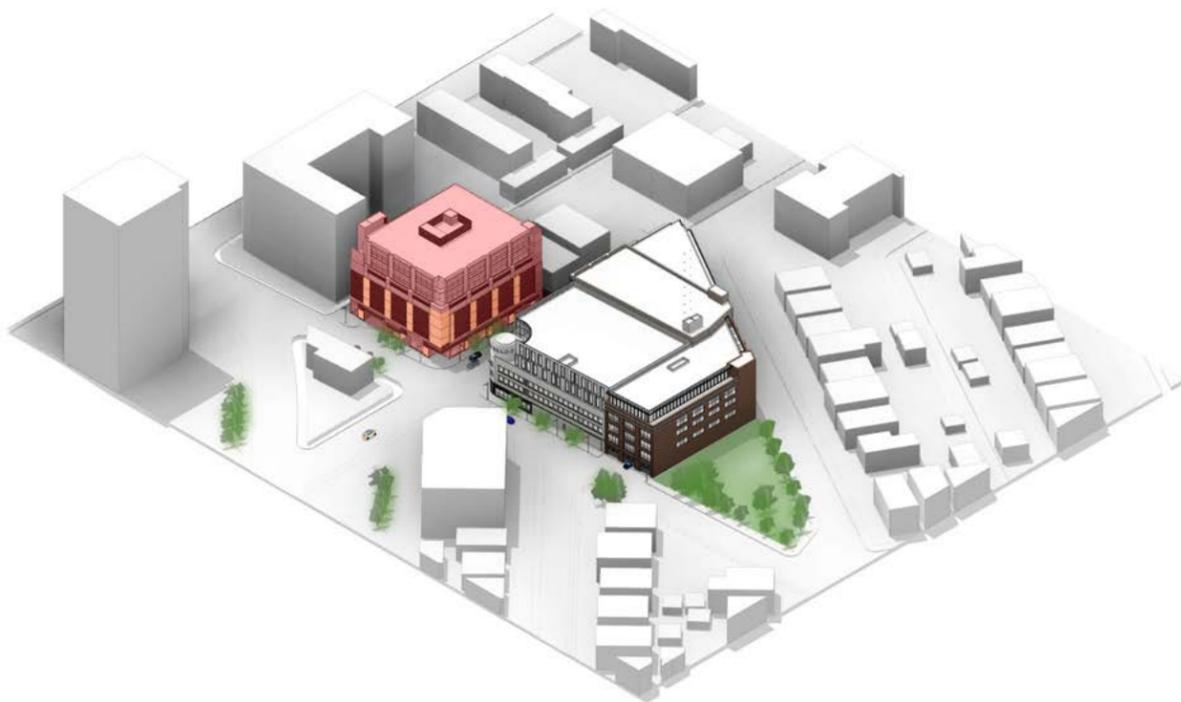
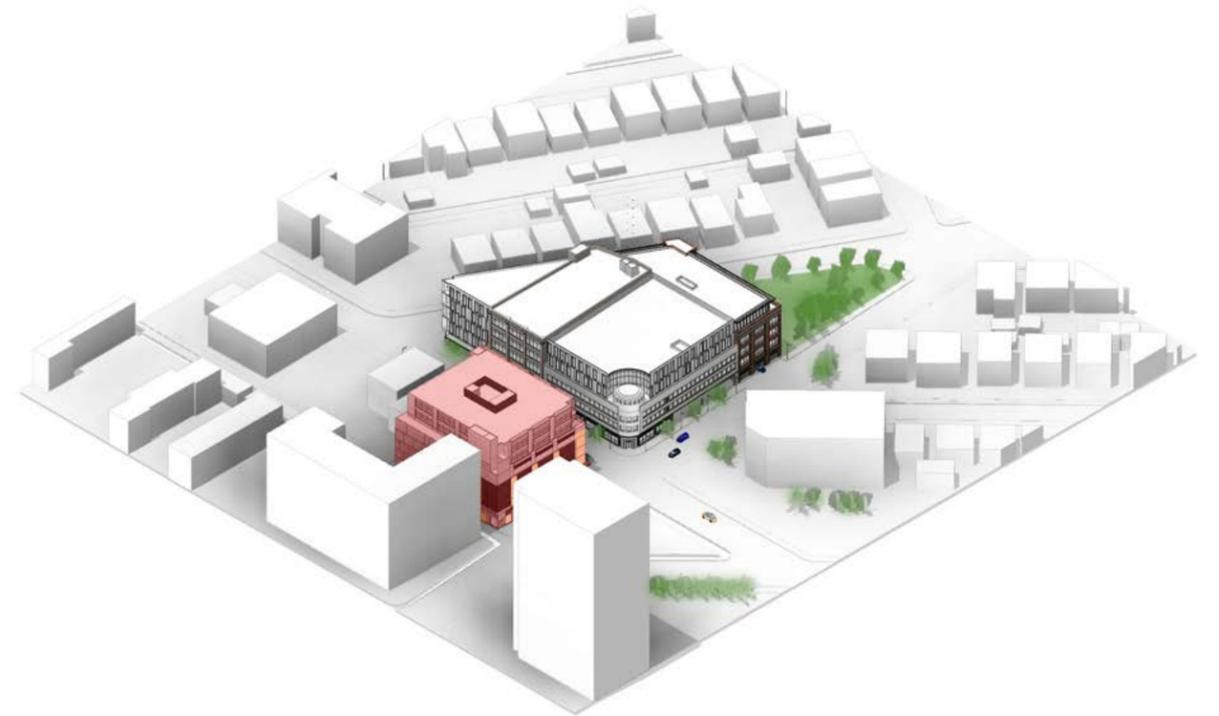
Office 26,414 gsf.

Retail Sales 8,811 gsf.

Restaurant 2,368 gsf.

Total New sf: 37,593 gsf.





DESMONE ARCHITECTS
ONE DOUGHBOY SQUARE
3400 BUTLER STREET
PITTSBURGH, PENNSYLVANIA 15201
TEL: 412.683.3230
www.desmone.com

Ellen A. Levin, RA
Architecture. Design. Planning. Consulting



Offices at Baum

Axonometric Views

5620 BAUM BOULEVARD
PITTSBURGH, PENNSYLVANIA 15213



DESMONE ARCHITECTS
 ONE DOUGHBOY SQUARE
 3400 BUTLER STREET
 PITTSBURGH, PENNSYLVANIA 15201
 TEL: 412.683.3230
 www.desmone.com

Ellen A. Levin, RA
 Architecture. Design. Planning. Consulting



Offices at Baum

Aerial Perspectives

5620 BAUM BOULEVARD
 PITTSBURGH, PENNSYLVANIA 15213



DESMONE ARCHITECTS

ONE DOUGHBOY SQUARE
3400 BUTLER STREET
PITTSBURGH, PENNSYLVANIA 15201
TEL: 412.683.3230
www.desmone.com

Ellen A. Levin, RA
Architecture. Design. Planning. Consulting



Offices at Baum

Corner of Baum Blvd. and Roup Ave.

5620 BAUM BOULEVARD
PITTSBURGH, PENNSYLVANIA 15213



DESMONE ARCHITECTS
ONE DOUGHBOY SQUARE
3400 BUTLER STREET
PITTSBURGH, PENNSYLVANIA 15201
TEL: 412.683.3230
www.desmone.com

Ellen A. Levin, RA
Architecture. Design. Planning. Consulting



Offices at Baum

View of Garage from Baum Blvd.

5620 BAUM BOULEVARD
PITTSBURGH, PENNSYLVANIA 15213



DESMONE ARCHITECTS

ONE DOUGHBOY SQUARE
3400 BUTLER STREET
PITTSBURGH, PENNSYLVANIA 15201
TEL: 412.683.3230
www.desmone.com

Ellen A. Levin, RA

Architecture. Design. Planning. Consulting



Offices at Baum

Line Rendering From Baum Blvd. ⁹

5620 BAUM BOULEVARD
PITTSBURGH, PENNSYLVANIA 15213



DESMONE ARCHITECTS

ONE DOUGHBOY SQUARE
3400 BUTLER STREET
PITTSBURGH, PENNSYLVANIA 15201
TEL: 412.683.3230
www.desmone.com

Ellen A. Levin, RA

Architecture. Design. Planning. Consulting



Offices at Baum

View of Expansion Along Roup Ave.

5620 BAUM BOULEVARD
PITTSBURGH, PENNSYLVANIA 15213



View Key



DESMONE ARCHITECTS
 ONE DOUGHBOY SQUARE
 3400 BUTLER STREET
 PITTSBURGH, PENNSYLVANIA 15201
 TEL: 412.683.3230
 www.desmone.com

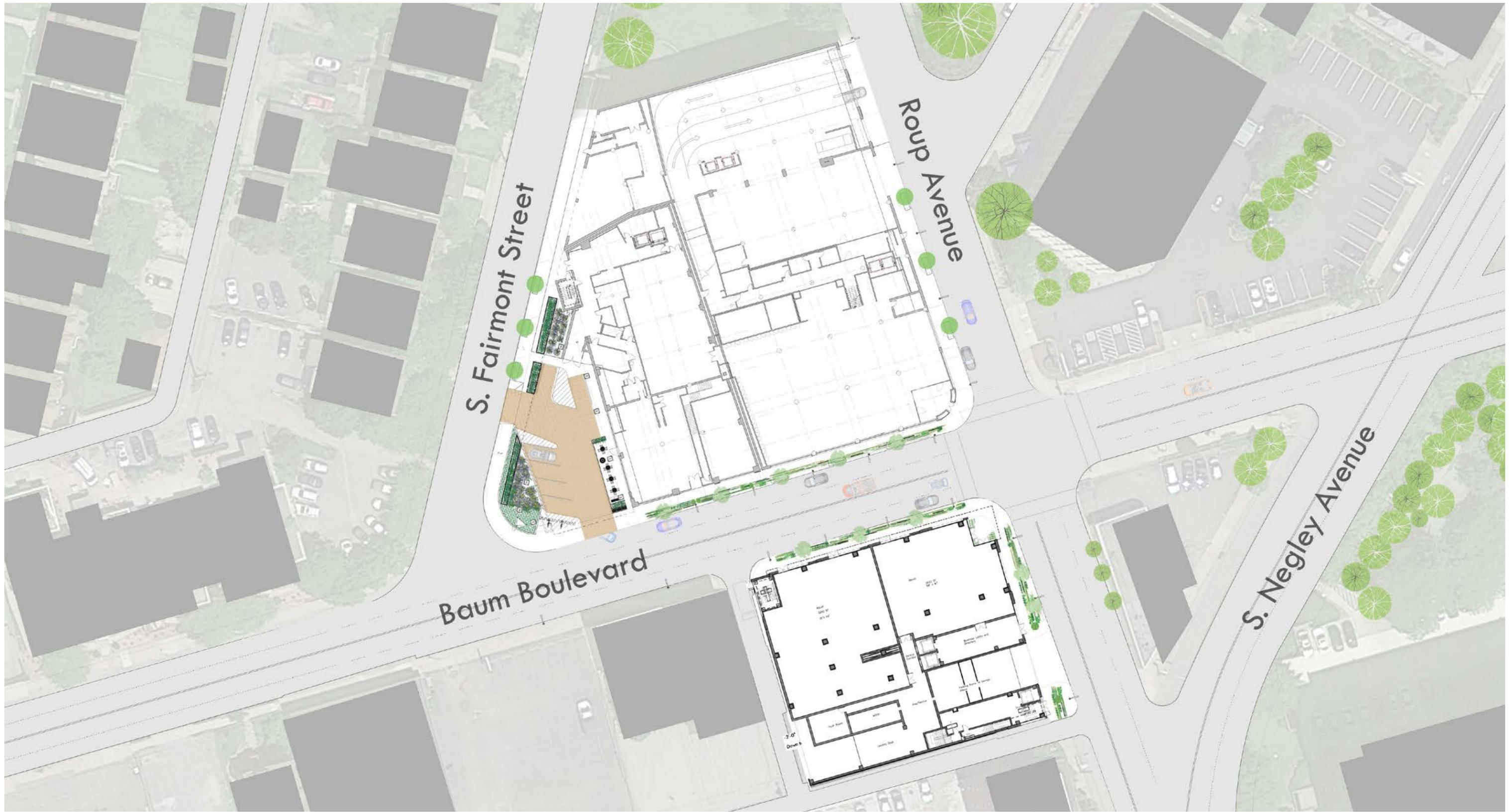
Ellen A. Levin, RA
 Architecture. Design. Planning. Consulting



Offices at Baum

Night View of along Baum Blvd.

5620 BAUM BOULEVARD
 PITTSBURGH, PENNSYLVANIA 15213



DESMONE ARCHITECTS

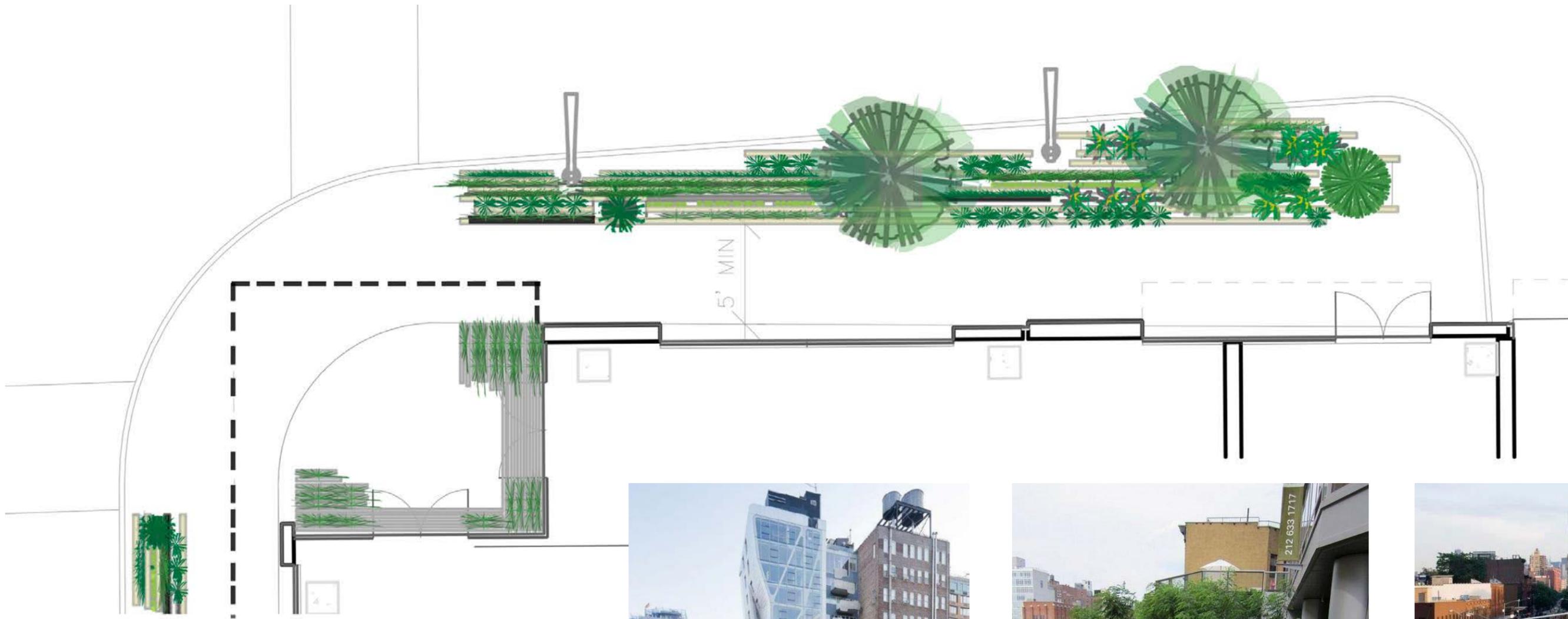
ONE DOUGHBOY SQUARE
3400 BUTLER STREET
PITTSBURGH, PENNSYLVANIA 15201
TEL: 412.683.3230
www.desmone.com

Ellen A. Levin, RA
Architecture. Design. Planning. Consulting

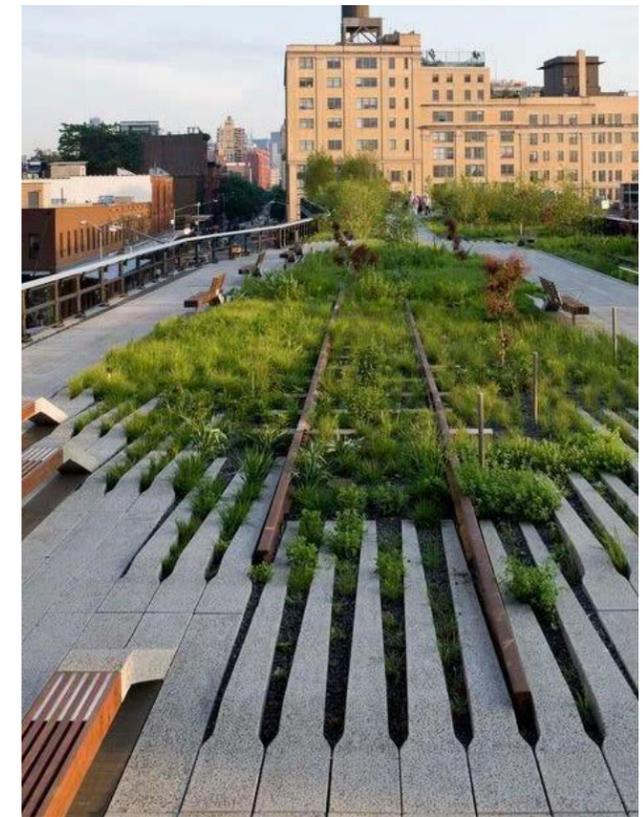


Offices at Baum

5620 BAUM BOULEVARD
PITTSBURGH, PENNSYLVANIA 15213



Images of the High Line Park, New York, NY
Diller Scofidio + Renfro



DESMONE ARCHITECTS
ONE DOUGHBOY SQUARE
3400 BUTLER STREET
PITTSBURGH, PENNSYLVANIA 15201
TEL: 412.683.3230
www.desmone.com

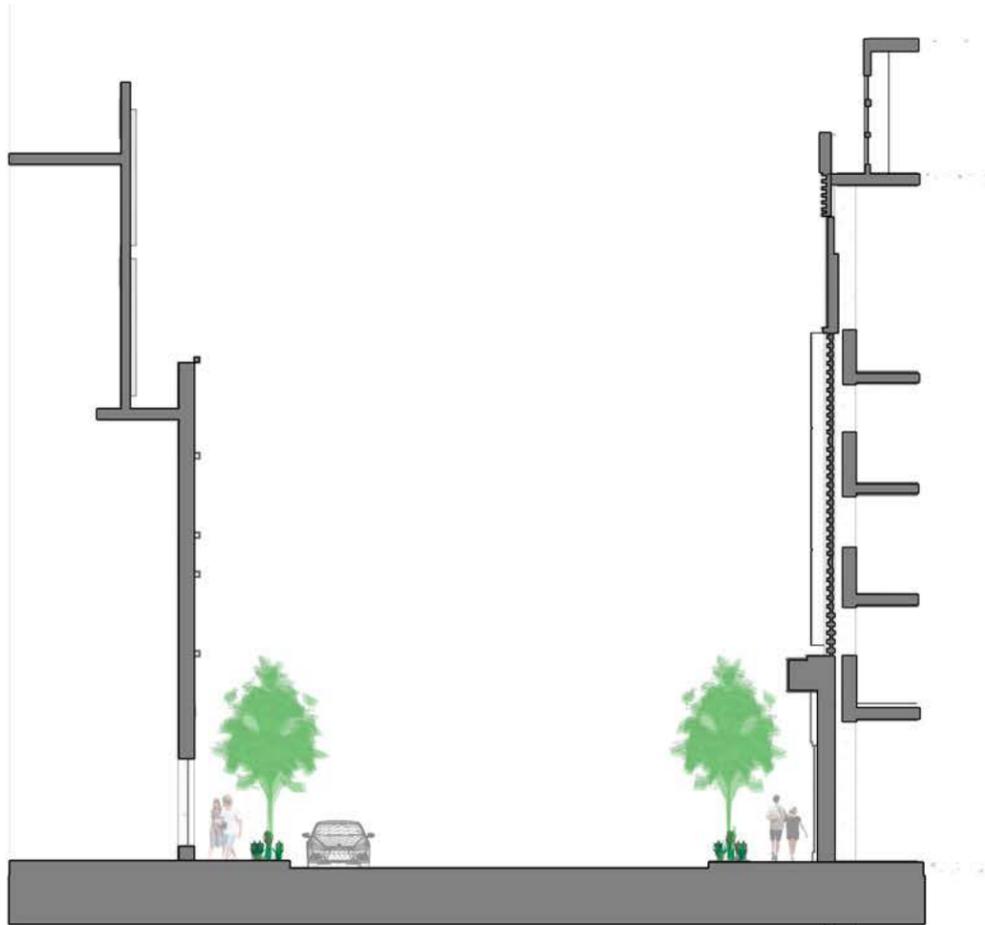
Ellen A. Levin, RA
Architecture. Design. Planning. Consulting



Offices at Baum

13
Streetscape Details

5620 BAUM BOULEVARD
PITTSBURGH, PENNSYLVANIA 15213



DESMONE ARCHITECTS
 ONE DOUGHBOY SQUARE
 3400 BUTLER STREET
 PITTSBURGH, PENNSYLVANIA 15201
 TEL: 412.683.3230
 www.desmone.com

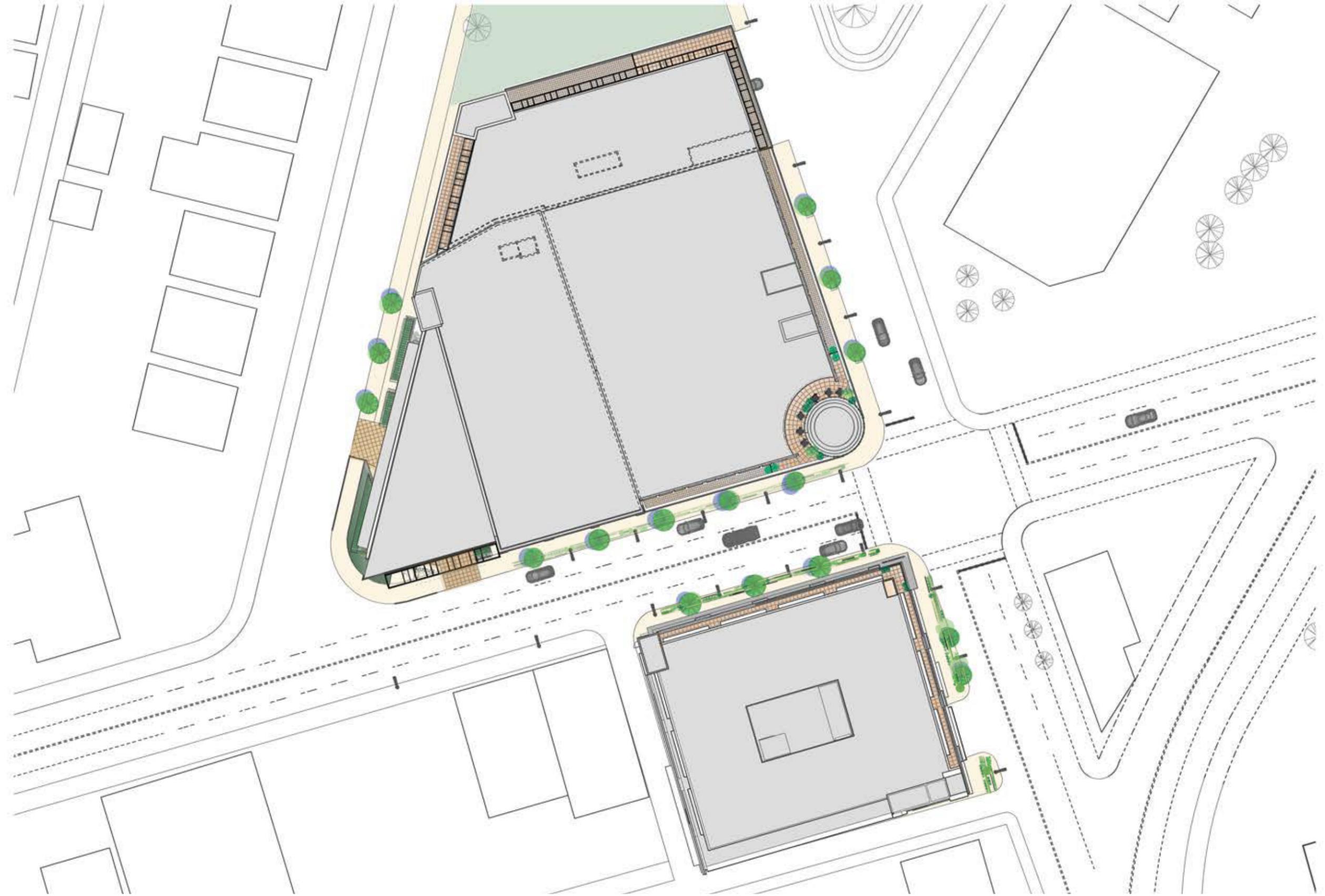
Ellen A. Levin, RA
 Architecture.Design.Planning.Consulting



Offices at Baum

14
Streetscape Section

5620 BAUM BOULEVARD
 PITTSBURGH, PENNSYLVANIA 15213



DESMONE ARCHITECTS
ONE DOUGHBOY SQUARE
3400 BUTLER STREET
PITTSBURGH, PENNSYLVANIA 15201
TEL: 412.683.3230
www.desmone.com

Ellen A. Levin, RA
Architecture.Design.Planning.Consulting



Offices at Baum

15
Roof Plan

5620 BAUM BOULEVARD
PITTSBURGH, PENNSYLVANIA 15213



DESMONE ARCHITECTS

ONE DOUGHBOY SQUARE
 3400 BUTLER STREET
 PITTSBURGH, PENNSYLVANIA 15201
 TEL: 412.683.3230
 www.desmone.com

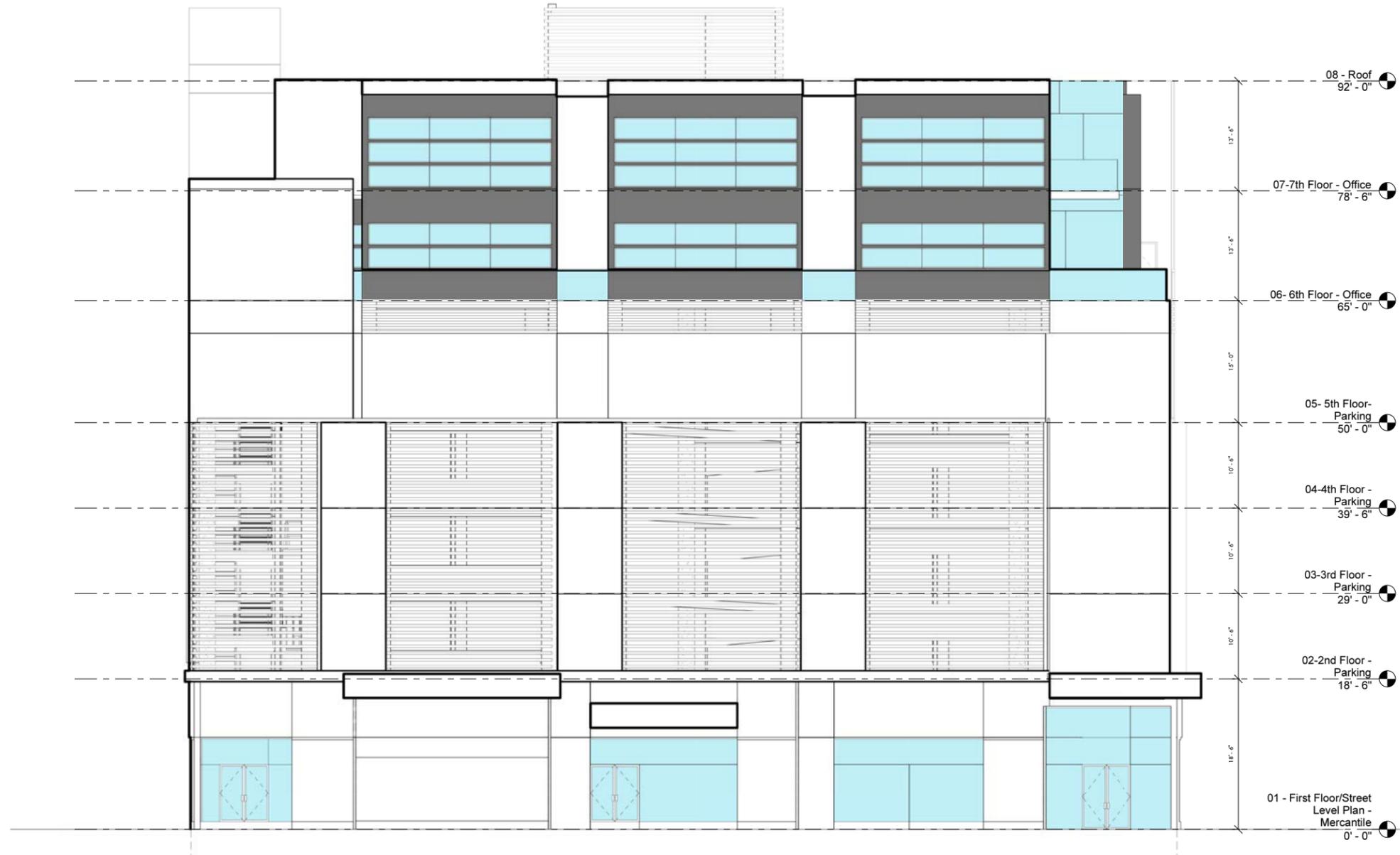
Ellen A. Levin, RA
 Architecture. Design. Planning. Consulting



Offices at Baum

North Elevation

5620 BAUM BOULEVARD
 PITTSBURGH, PENNSYLVANIA 15213



DESMONE ARCHITECTS

ONE DOUGHBOY SQUARE
3400 BUTLER STREET
PITTSBURGH, PENNSYLVANIA 15201
TEL: 412.683.3230
www.desmone.com

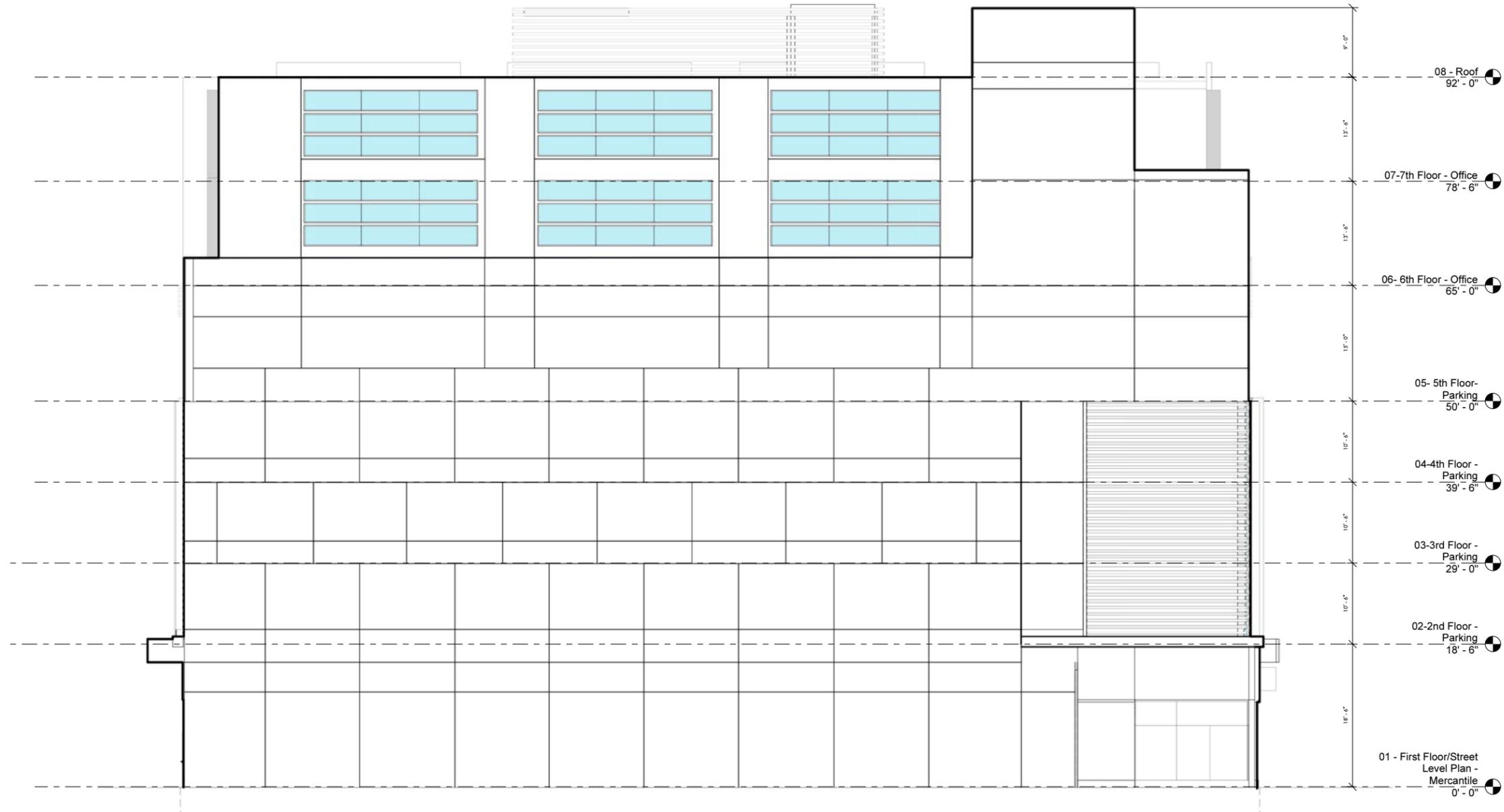
Ellen A. Levin, RA
Architecture. Design. Planning. Consulting



Offices at Baum

East Elevation

5620 BAUM BOULEVARD
PITTSBURGH, PENNSYLVANIA 15213



DESMONE ARCHITECTS

ONE DOUGHBOY SQUARE
 3400 BUTLER STREET
 PITTSBURGH, PENNSYLVANIA 15201
 TEL: 412.683.3230
 www.desmone.com

Ellen A. Levin, RA
 Architecture. Design. Planning. Consulting



Offices at Baum

South Elevation

5620 BAUM BOULEVARD
 PITTSBURGH, PENNSYLVANIA 15213



DESMONE ARCHITECTS

ONE DOUGHBOY SQUARE
3400 BUTLER STREET
PITTSBURGH, PENNSYLVANIA 15201
TEL: 412.683.3230
www.desmone.com

Ellen A. Levin, RA
Architecture. Design. Planning. Consulting



Offices at Baum

West Elevation

5620 BAUM BOULEVARD
PITTSBURGH, PENNSYLVANIA 15213



View 1



View 2



View 3

View 4



View 5



View Legend





View 6



View 7



View 8

View 9



View 10



View Legend



DESMONE ARCHITECTS
 ONE DOUGHBOY SQUARE
 3400 BUTLER STREET
 PITTSBURGH, PENNSYLVANIA 15201
 TEL: 412.683.3230
 www.desmone.com

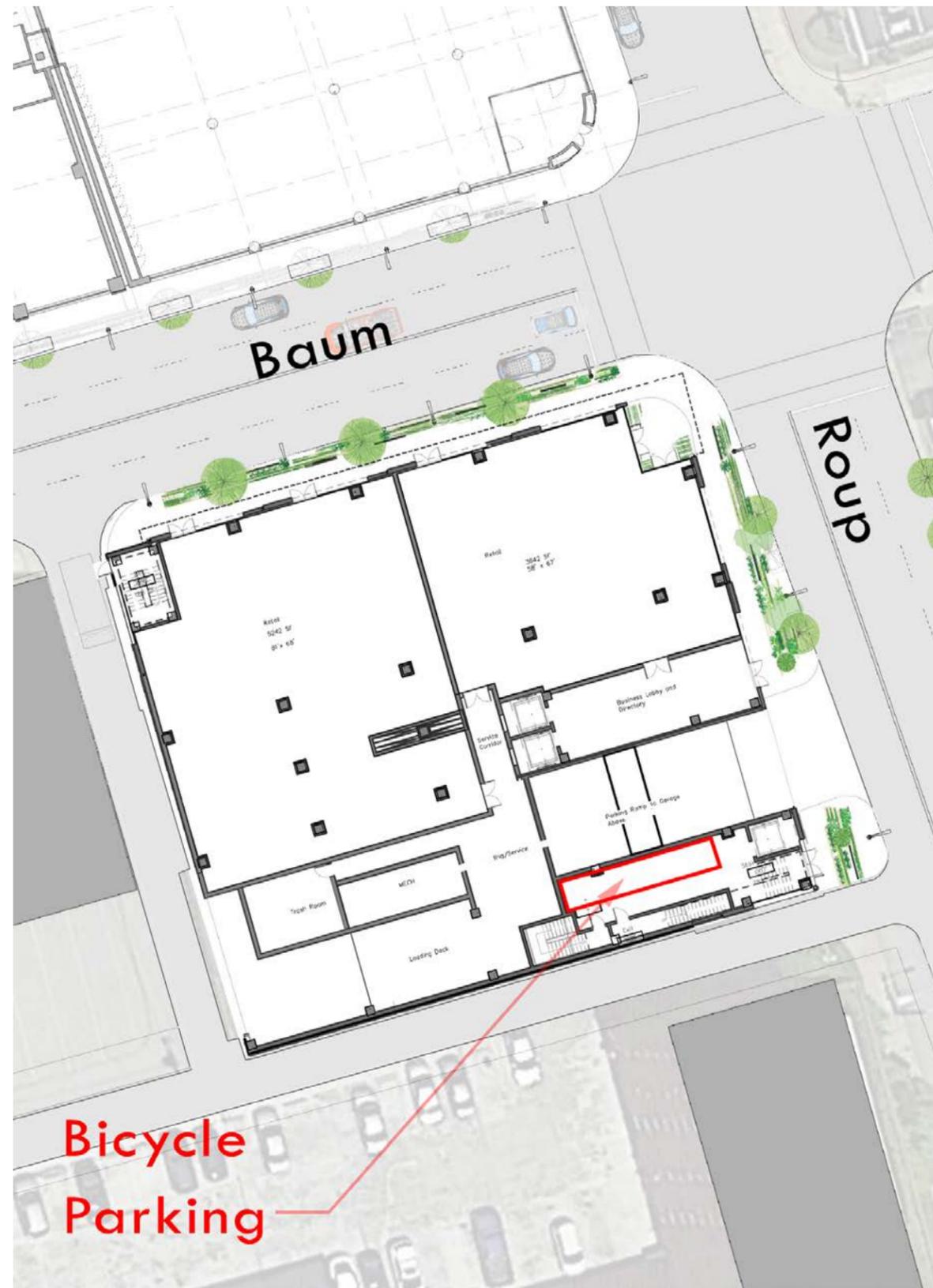
Ellen A. Levin, RA
 Architecture.Design.Planning.Consulting



Offices at Baum

Existing Site Context

5620 BAUM BOULEVARD
 PITTSBURGH, PENNSYLVANIA 15213



**Bicycle
Parking**



DESMONE ARCHITECTS

ONE DOUGHBOY SQUARE
3400 BUTLER STREET
PITTSBURGH, PENNSYLVANIA 15201
TEL: 412.683.3230
www.desmone.com

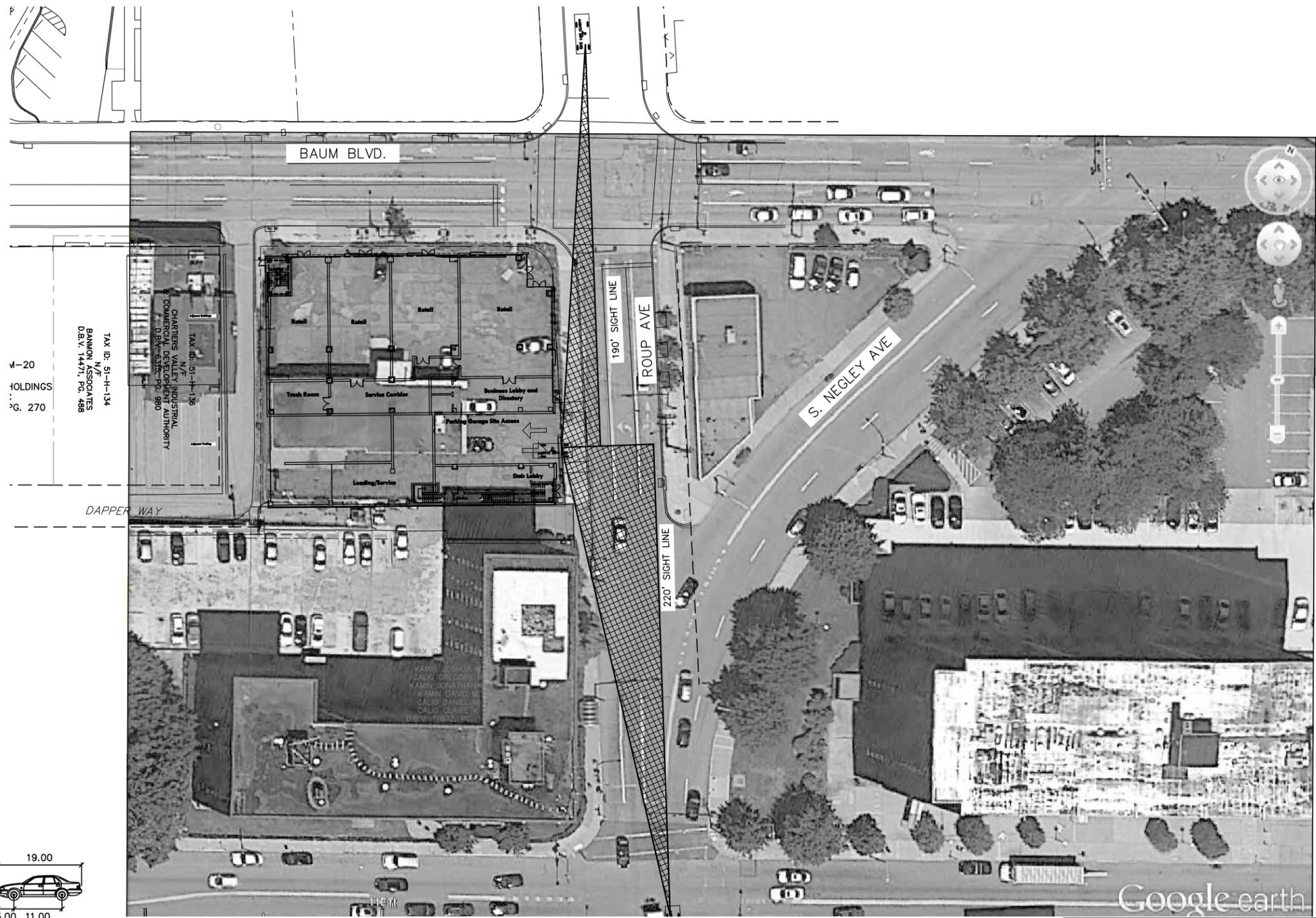
Ellen A. Levin, RA
Architecture.Design.Planning.Consulting



Offices at Baum

Bicycle Parking

5620 BAUM BOULEVARD
PITTSBURGH, PENNSYLVANIA 15213



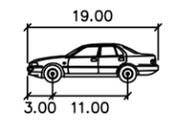
4-20
HOLDINGS
G. 270

TAX ID: 51-H-134
N/E
BANKM ASSOCIATES
DIST. 1471, PG. 488

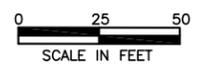
TAX ID: 51-H-136
CHARTERS VALLEY INDUSTRIAL
COMMERCIAL DEVELOPMENT AUTHORITY
D.B.V. 6315, PG. 980

DAPPER WAY

TAX ID:
KAMIN JOSHUA M
CALIG GREGORY F
KAMIN JONATHAN
KAMIN DAVID M
CALIG DANIEL M
CALIG CLAIRE K
D.B.V. 11672, PG.



P	feet
Width	: 7.00
Track	: 6.00
Lock to Lock Time	: 6.0
Steering Angle	: 31.6



David E. Wooster and Associates, Inc.
2 East Crafton Avenue
Pittsburgh, PA 15205
Ph 412-921-3303
Fax 412-921-2609
www.dewooster.com

INTERSECTION SIGHT LINE

WARNER PACIFIC PROPERTIES
OFFICE/RETAIL DEVELOPMENT
420 ROUP AVENUE



**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: Landmarks Development Corporation		Phone Number: (412) 471-5808	
Address: 100 W Station Square Dr #450	City: Pittsburgh	State: PA	Zip Code: 15219
2. Applicant/Company Name: Milton Ogot, Architect		Phone Number: (412) 519-2897	
Address: 320 Anthon Dr.	City: Pittsburgh	State: PA	Zip Code: 15235
Applicant/Contractor ID:(assigned by the City) N/A			
3. Development Name:			
4. Development Location: Downtown Pittsburgh (Golden Triangle)			
5. Development Address: 413 and 417 Wood Street, 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#:	Date Issued:	Existing Use of Property:	
8. Estimated Construction:	Start Date: 10 /15 /2015	Occupancy Date: / /	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):	1st Floor - Retail Sales and Services (General) 2nd - 4th Floors - Office (General)
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:	
413 Wood Street - Existing 4-story, 10,168 sf, Masonry and Wood Frame Building	
417 Wood Street - Existing 3-story, 4,261 sf, Masonry and Wood Frame Building	
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/)	



**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: 413 Wood Street - 10,168 sq ft
417 Wood Street - 4,261

Retained Area to be Renovated: _____ sq ft

To be Constructed: _____ sq ft

Building Footprint: 413 Wood Street - 2,026 sq ft
417 Wood Street - 825

15. Height of Structures:	<u>Existing</u>		<u>Proposed</u>	
	<u>Stories</u>	<u>Feet</u>	<u>Stories</u>	<u>Feet</u>
Main Structure	413 Wood Street - 4 417 Wood Street - 3	413 Wood Street - +/- 62 417 Wood Street - +/- 63		
Proposed Addition/Extension				

Provide Accessory Structure Type(s) and Height(s): N/A

16. Number of Dwelling Units: N/A

Existing to Remain: _____ Proposed: _____

17. Lot Area: 413 Wood Street - 2,256 sq ft
417 Wood Street - 1,212

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



**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:

<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:

- 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: _____



**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

413 and 417 Wood Street

Pittsburgh, PA 15219

Zoning District:

Golden Triangle A
(Downtown)

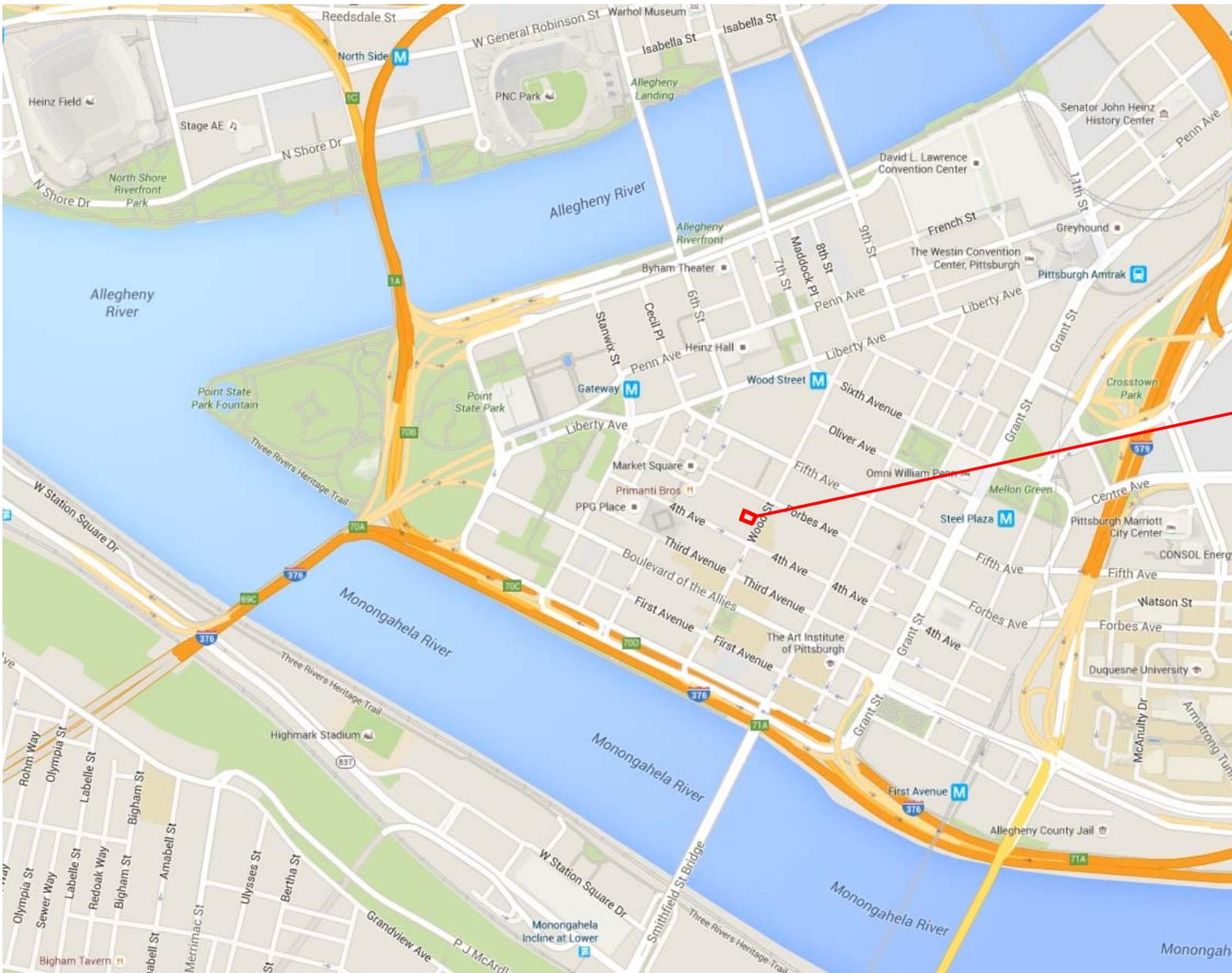
Façade Restoration

Including
Demolition
Masonry Restoration
New Windows
New Storefront

Landmarks Development Corporation

Milton Ogot

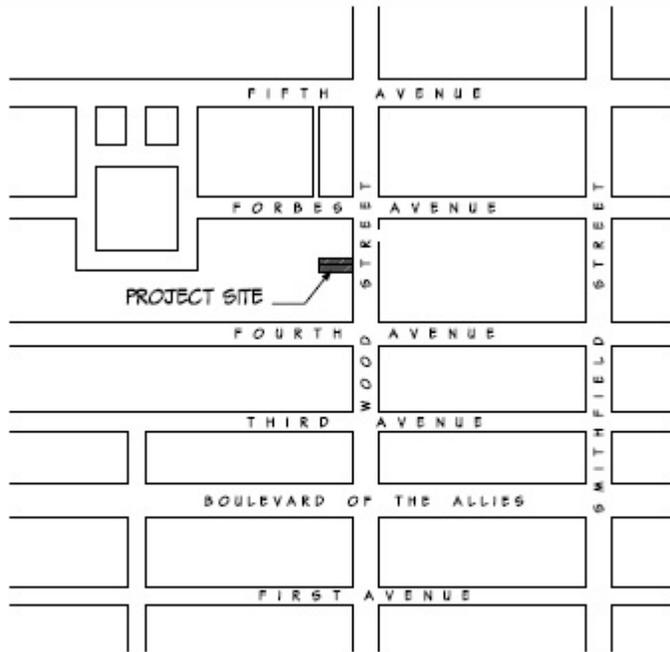
ARCHITECT



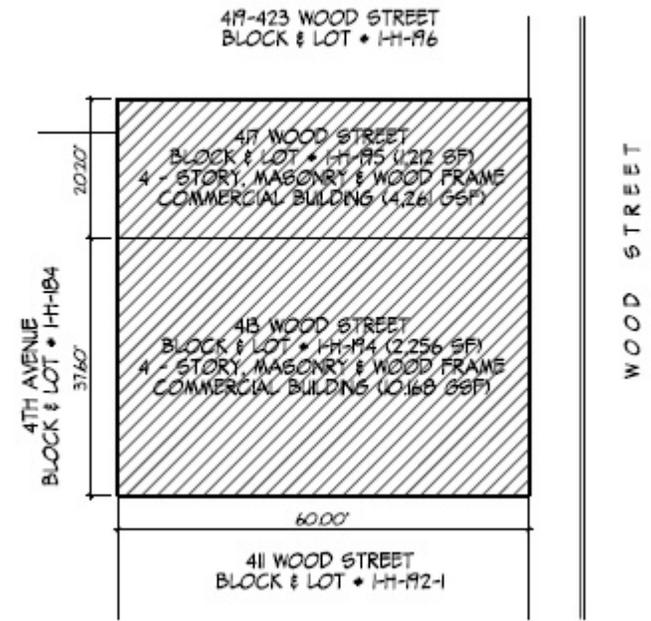
413 and 417
Wood Street
Pittsburgh
PA 15219

Landmarks Development Corporation

Milton Ogot
ARCHITECT



Location Plan



Site Plan



Wood Street Photograph - 2014

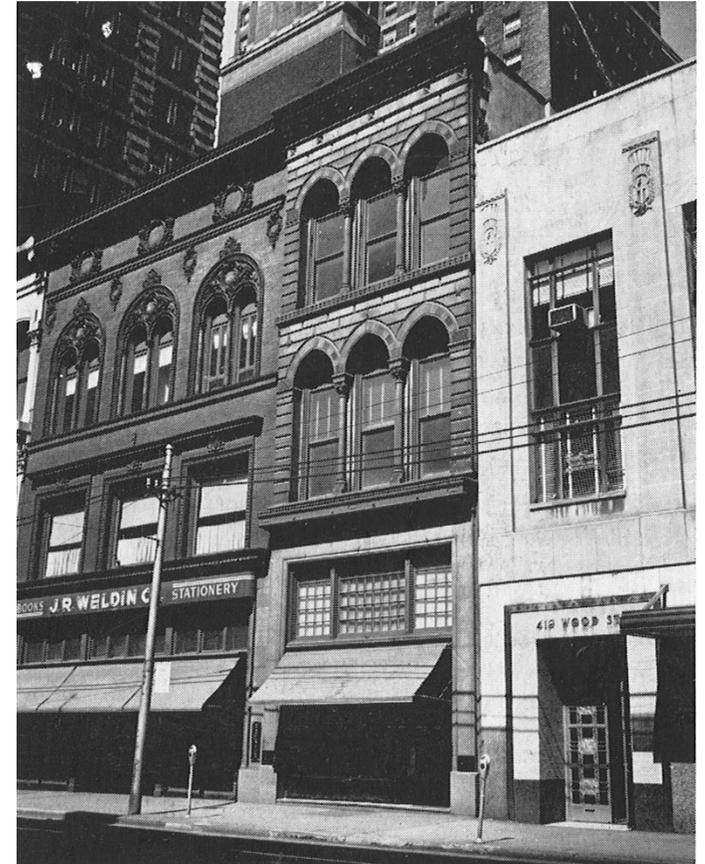
Landmarks Development Corporation

Milton Ogot

ARCHITECT



Wood Street Photograph - 1931



Wood Street Photograph - 1965

Landmarks Development Corporation

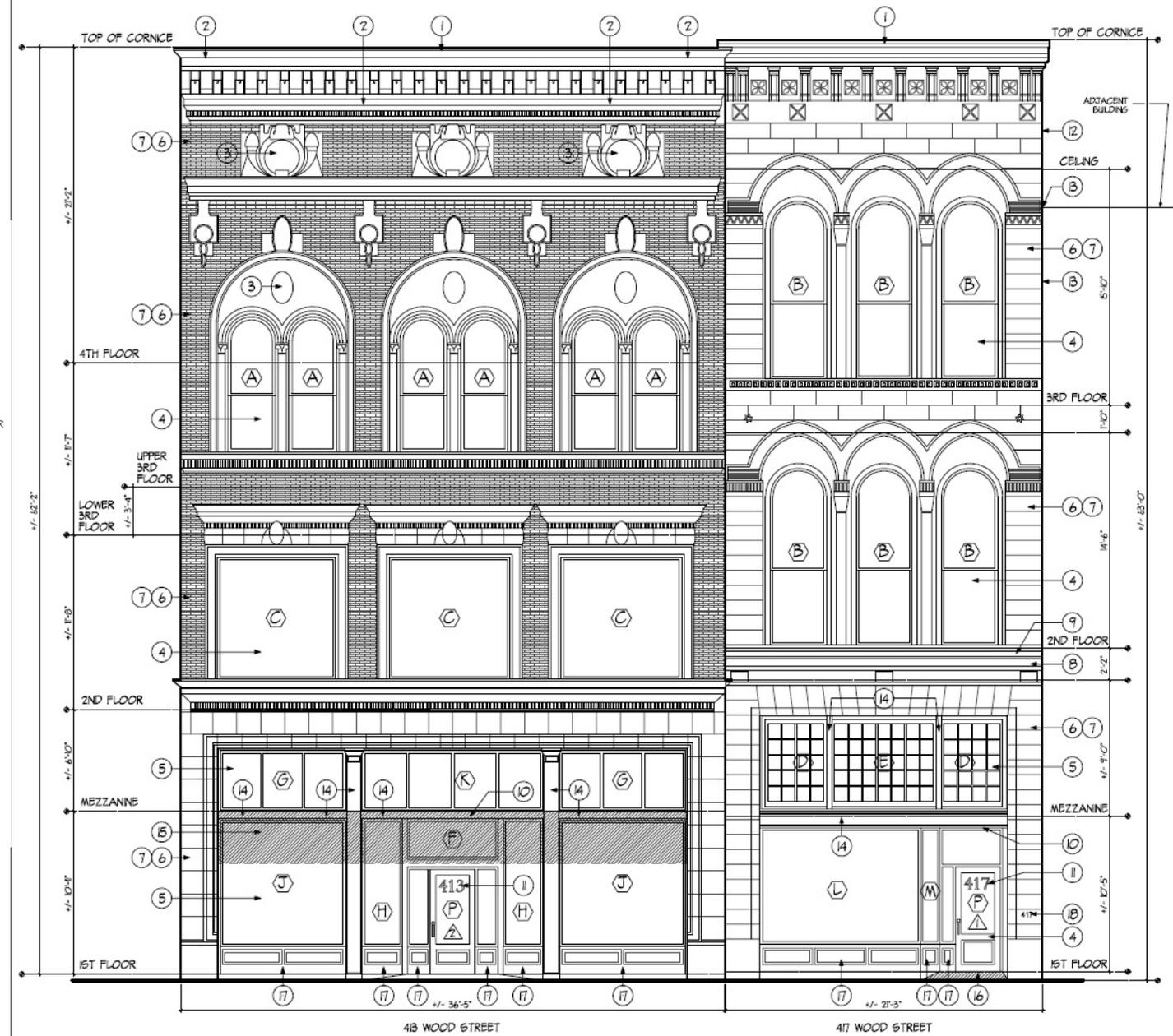
Milton Ogot

ARCHITECT

Wood Street Building Elevations

NUMBERED NOTES:

- ① PEEL BACK EXISTING ROOFING AS REQUIRED TO INSTALL METAL FLASHING. ADHERE AND SEAL ROOFING OVER FLASHING.
- ② REPLICA REPLACEMENT FIBERGLASS CORNICE, TO MATCH EXISTING, TYPICAL.
- ③ REPLACEMENT MEDALLIONS, TYPICAL.
- ④ ALUMINUM AND GLASS WINDOW, SEE WINDOW/STOREFRONT SCHEDULE FOR DETAILS, TYPICAL.
- ⑤ ALUMINUM AND GLASS STOREFRONT, SEE WINDOW/STOREFRONT SCHEDULE FOR DETAILS, TYPICAL.
- ⑥ CLEAN AND REPOINT EXISTING MASONRY, TYPICAL.
- ⑦ PATCH AND REPAIR EXISTING MASONRY, FILL HOLES, CRACKS, ETC TYPICAL.
- ⑧ PAINTED WOOD FASCIA.
- ⑨ METAL FLASHING.
- ⑩ PATCH, REPAIR AND REFINISH EXISTING SOFFIT. REPLACE EXISTING LIGHT FIXTURE, TYPICAL.
- ⑪ 24" Ø9 PLASTIC LETTERS, ADHERED TO INSIDE OF TRANSOM, TYPICAL.
- ⑫ PATCH, REPAIR AND REPOINT EXISTING MASONRY SIDE WALL.
- ⑬ INSTALL ROOF/PARAPET FLASHING, OVER GAP BETWEEN BUILDINGS.
- ⑭ PATCH, REPAIR, REFINISH AND PAINT EXISTING PIERS AND HEADERS, TYPICAL.
- ⑮ INSTALL WOVEN ACRYLIC FABRIC OVER REINSTALLED AWNING FRAME.
- ⑯ REINSTALL MARBLE AND STONE PAVERS ON NEW ACCESSIBLE ENTRY RAMP.
- ⑰ FIBERGLASS REINFORCED PANEL ON WOOD FRAME KNEEWALL, TYPICAL.
- ⑱ CLEAN, REFINISH AND REINSTALL BUILDING ADDRESS NUMBERS.





Architectural Rendering

Landmarks Development Corporation

Milton Ogot

ARCHITECT



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

Office of the Zoning Administrator

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

Date Filed: *PA*

7-1-15

(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: *Town Development INC* Phone Number: *(412) 921-6100*

Address: *ELEVEN PARKWAY CENTER* City: *PITTSBURGH* State: *PA* Zip Code: *15220*

2. Applicant/Company Name: *Kossmann Development* Phone Number: *(412) 921-6100*

Address: *ELEVEN PARKWAY CENTER* City: *PITTSBURGH* State: *PA* Zip Code: *15220*

Applicant/Contractor ID: (assigned by the City)

3. Development Name: *TOWN PLACE*

4. Development Location: *STANWIX & FORBES - GTA*

5. Development Address: *100 FORBES AVE*

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

Proposed Zoning District:

Present Use of Site: (Select from attached list)

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

Certificate of Occupancy #: Date Issued: Existing Use of Property: *RETAIL, PARKING GARAGE, BUSINESS*

8. Estimated Construction: Start Date: *10/1/15* Occupancy Date: *6/1/16* Project Cost: *\$17,000,000*

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): *5 (MULT-unit residential), 21 (ANIMAL care), 33 (CHECK CASHING), 87 (PARKING STRUCTURE), 105 (Retail)*

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 INTERIOR & EXTERIOR OF EXISTING BUILDING*
NEW RESIDENTIAL PENTHOUSE & APARTMENTS ON ROOF, CHANGE OF USE OF FLOORS 6-9 (B → S2), FLOORS 10-12 (B → R2)

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: 289,450 sq ft
 Retained Area to be Renovated: 240,273 sq ft
 + MAINTENANCE
 To be Constructed: 10,194 sq ft
 Building Footprint: 21,446 sq ft

	Existing		Proposed	
	Stories	Feet	Stories	BLG. Feet
Main Structure	12	140'-9"	MECHANICAL SPACE AT ROOF	HEIGHT TOTAL - 169'-9"
Proposed Addition/Extension			AT ROOF PENT HOUSE	13'
Provide Accessory Structure Type(s) and Height(s):				

16. Number of Dwelling Units:
 Existing to Remain: 0 Proposed: 63

17. Lot Area: N/A sq ft

18. On Site Parking: N/A

	Existing	Proposed
Full (8 1/2' x 19')	136	181
Compact (7 1/4' x 16')		
Handicap (13 1/2' x 19')		8

Off-Street Loading Spaces: N/A
 Actual: 1 EXISTING - DELRAY ST.
 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:

- 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:

- 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. *SEPARATE PERMIT FOR GEOTECHNICAL*
- 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. *MINOR, TEMP. DURING CONSTRUCTION*
- The proposed work includes the excavation of a City street or sidewalk. *SEPARATE PERMIT FOR GEOTECHNICAL*
- 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:



TOWN PLACE

FORBES AVENUE AND STANWIX STREET

CITY OF PITTSBURGH

ALLEGHENY COUNTY

ZONING DISTRICT: GT-A

PLANNING COMMISSION PRESENTATION

October 27, 2015

- Redevelopment of the existing Town Place Building, known formerly as the Kossman Building, and before that as the McCann Building.
- Extensive renovations are being planned for the interior of the building.
- Retail spaces, parking entrance and lobby to remain on the lowest three floors.
- Floors three to five will continue to be parking, and, floors six to nine will be converted back to parking.
- Floors ten, eleven and twelve will be converted to residential use in the form of corporate apartments, to be managed by an outside company.
- Rooftop penthouse will be enlarged for additional corporate apartments.
- Extensive renovations are being planned for the existing mechanical, electrical and plumbing systems.
- Extensive renovations are being planned for the exterior of the building.
- Energy efficient building utilizing geothermal heating and cooling system, LED lighting.
- Future LED digital display, to offer to the City of Pittsburgh a venue for public art, service announcements, and local events as well as advertising.

- PRIVATE RESIDENCE
- CORPORATE HOUSING
- PUBLIC PARKING
- COMMERCIAL
- RETAIL



- | | | | |
|---|---------------|---|-----------------------|
|  | RESIDENTIAL |  | RESTAURANT |
|  | MIXED USE |  | RELIGIOUS INSTITUTION |
|  | RETAIL/OFFICE |  | GREENSPACE |

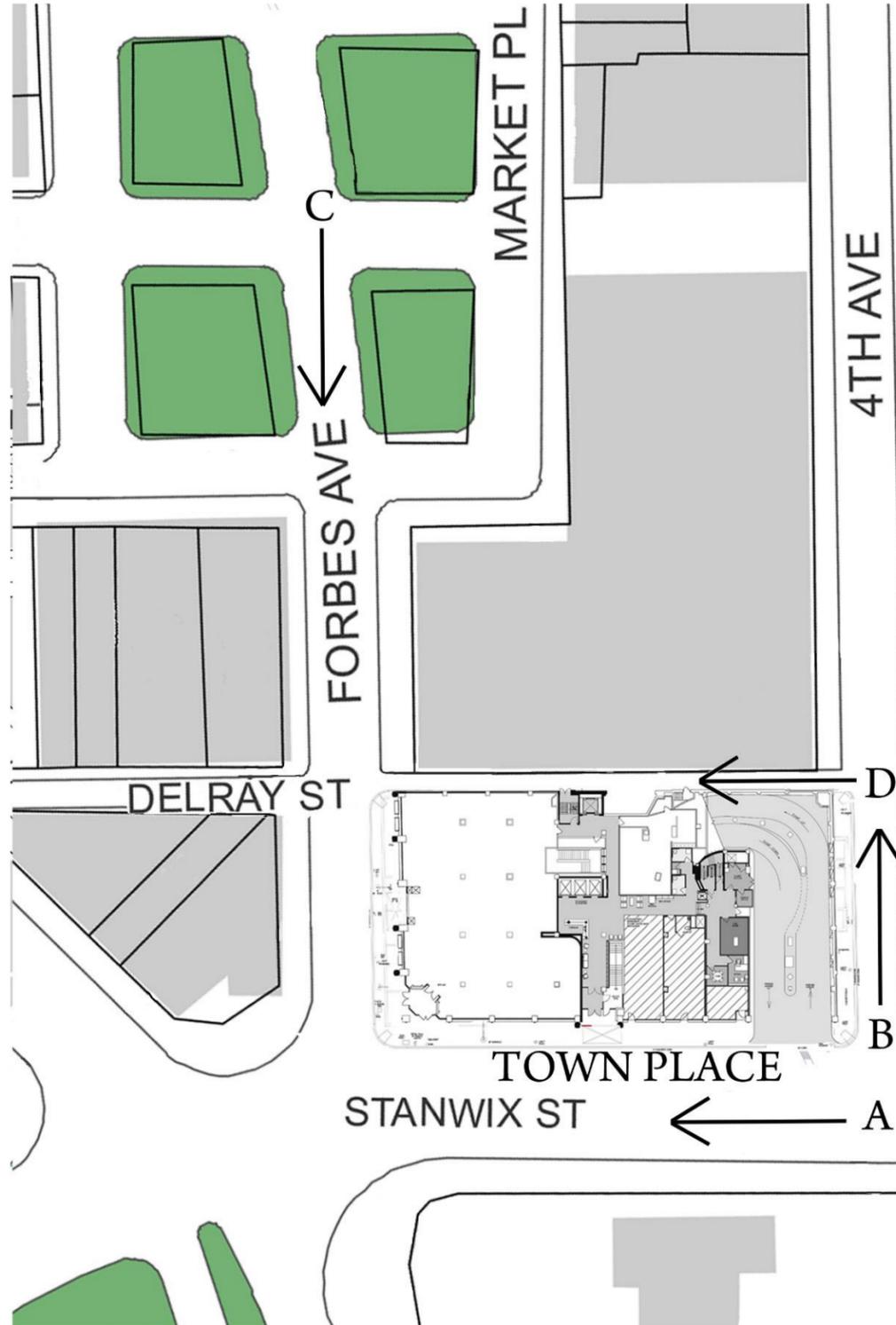


Town Place
Location Map & Site Plan With Adjacent Context



A- STANWIX ST. LOOKING
NORTHEAST

B- FOURTH AVE. & STANWIX ST.
LOOKING SOUTHEAST



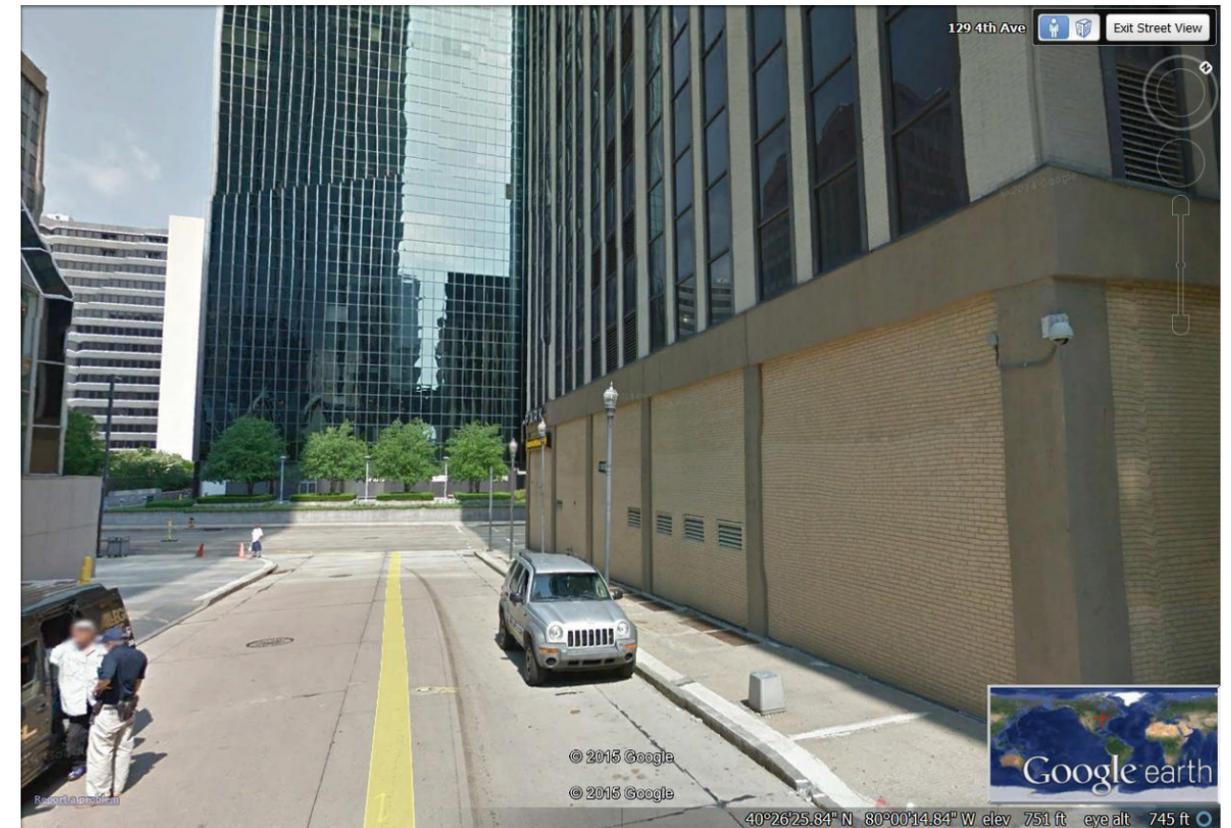
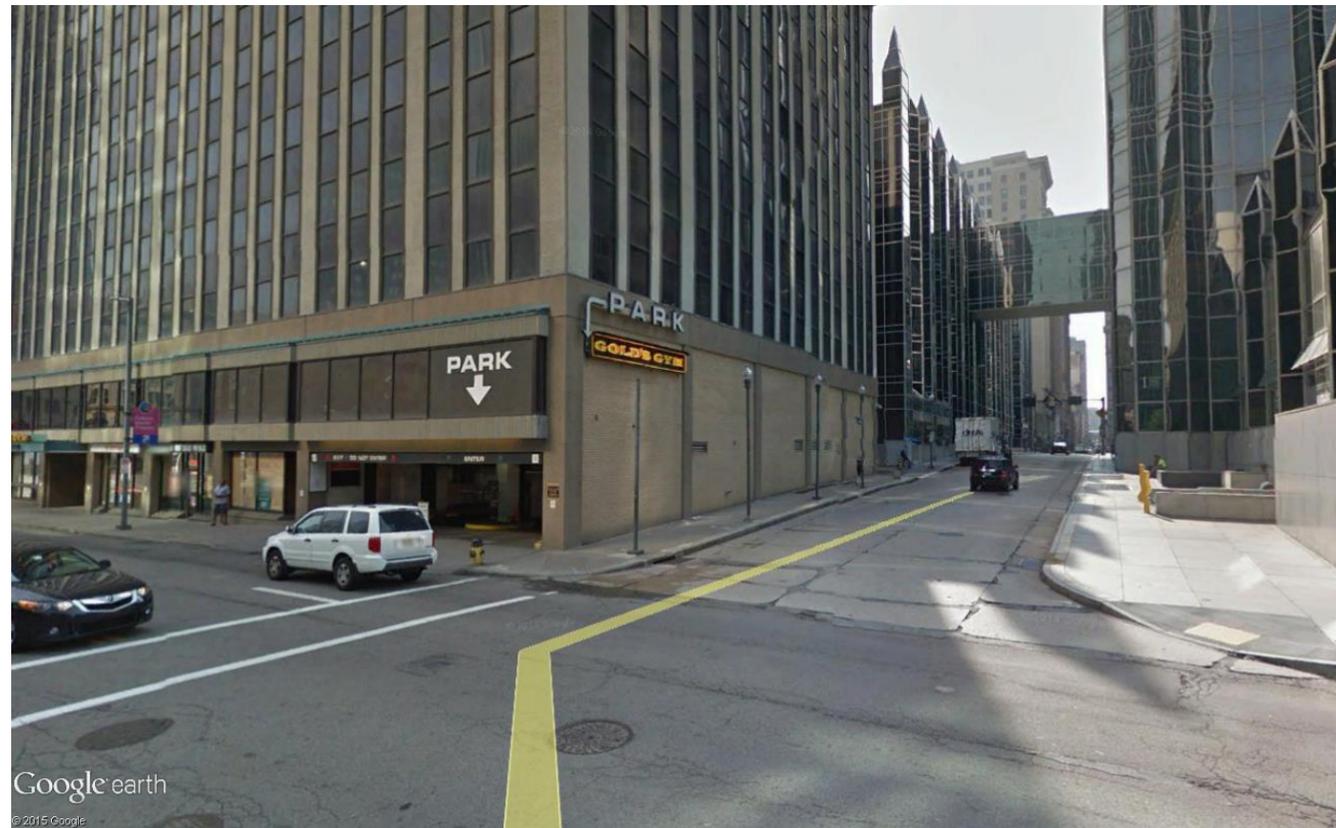
C- FORBES AVE.
LOOKING NORTHWEST

D- DELRAY ST & FOURTH AVE.
LOOKING NORTHEAST





Existing Fourth Ave. Street Elevation



Town Place
Fourth Ave. Street Elevation

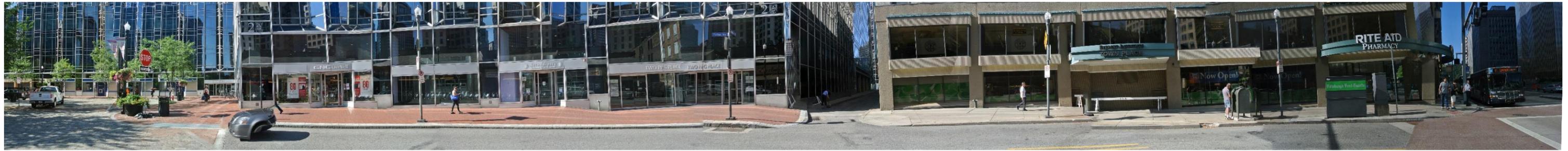


Existing Stanwix St. Street Elevation



Proposed Stanwix St. Street Elevation

Town Place
Stanwix St. Street Elevation



Existing Forbes Ave. Street Elevation



Proposed Forbes Ave. Street Elevation

Town Place
Forbes Ave. Street Elevation

DELRAY STREET

STREET TREES & BENCHES ON FORBES

FORBES AVENUE

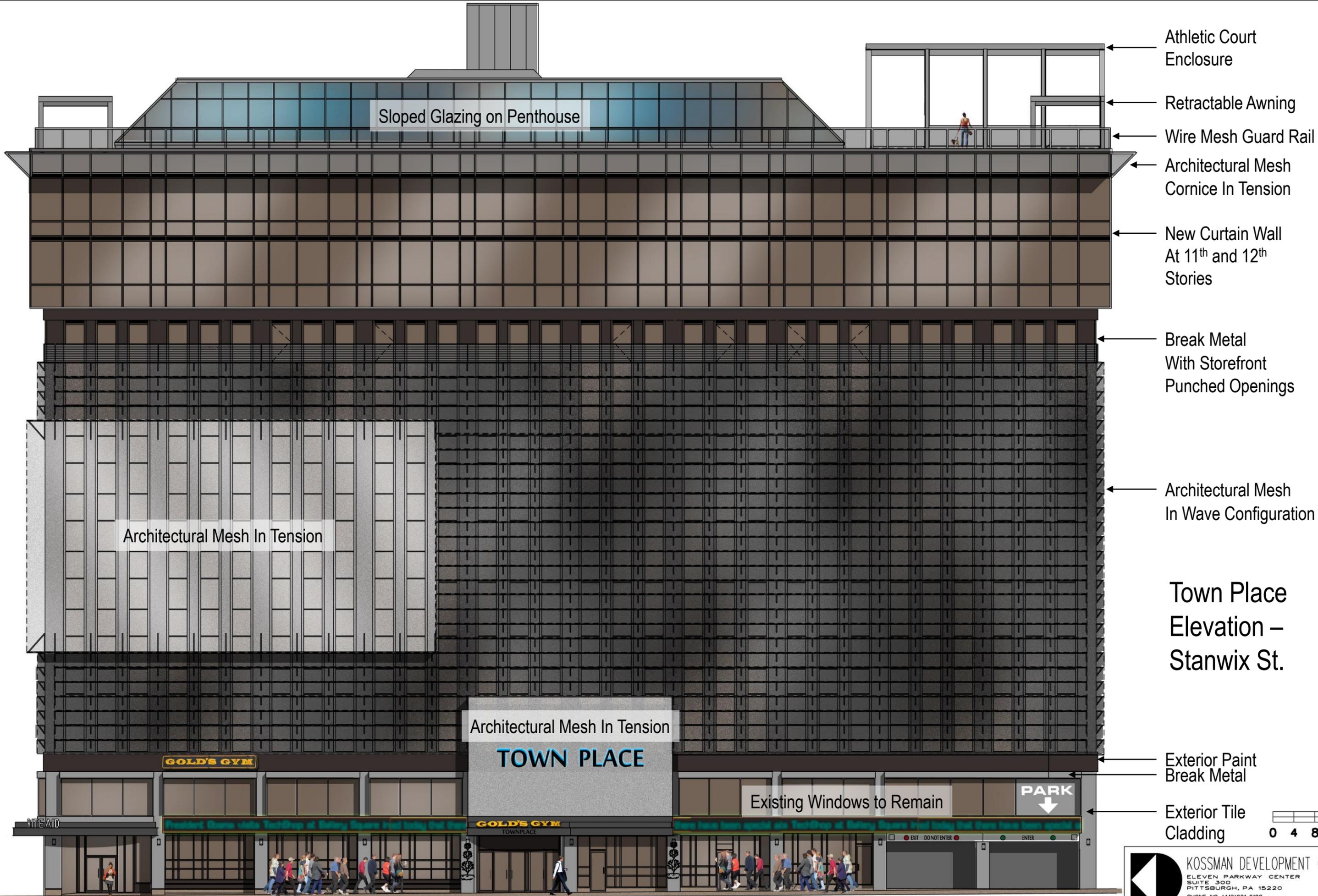
FOURTH AVENUE



STANWIX STREET



Town Place
 Penthouse –
 Residential Private Apartment,
 Corporate Apartments
 and Landscape Plan 7



Sloped Glazing on Penthouse

Architectural Mesh In Tension

Architectural Mesh In Tension

TOWN PLACE

Existing Windows to Remain

PARK

Athletic Court Enclosure

Retractable Awning

Wire Mesh Guard Rail

Architectural Mesh Cornice In Tension

New Curtain Wall At 11th and 12th Stories

Break Metal With Storefront Punched Openings

Architectural Mesh In Wave Configuration

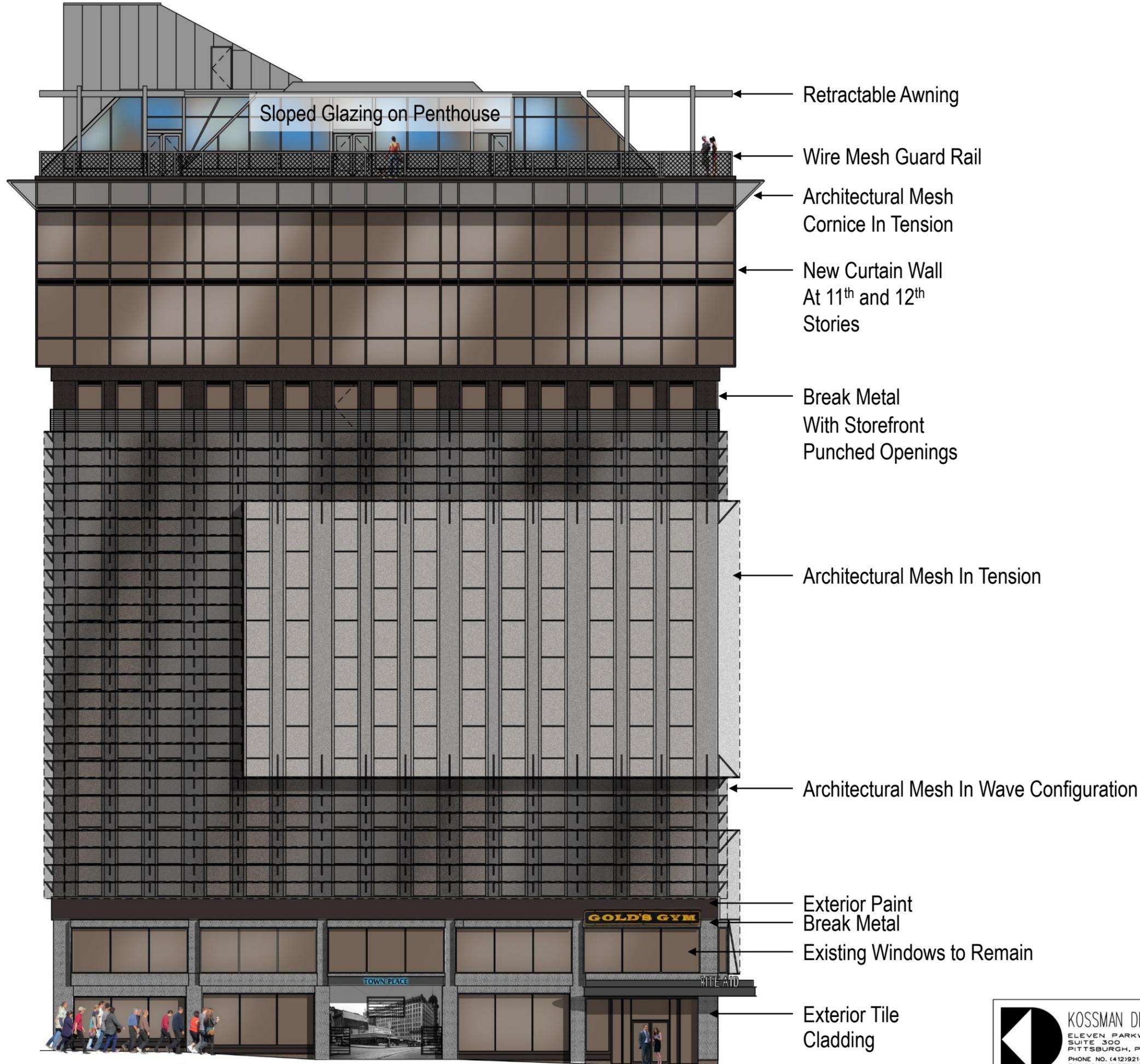
Town Place Elevation – Stanwix St.

Exterior Paint Break Metal

Exterior Tile Cladding

8

0 4 8 16



Sloped Glazing on Penthouse

Retractable Awning

Wire Mesh Guard Rail

Architectural Mesh
Cornice In Tension

New Curtain Wall
At 11th and 12th
Stories

Break Metal
With Storefront
Punched Openings

Architectural Mesh In Tension

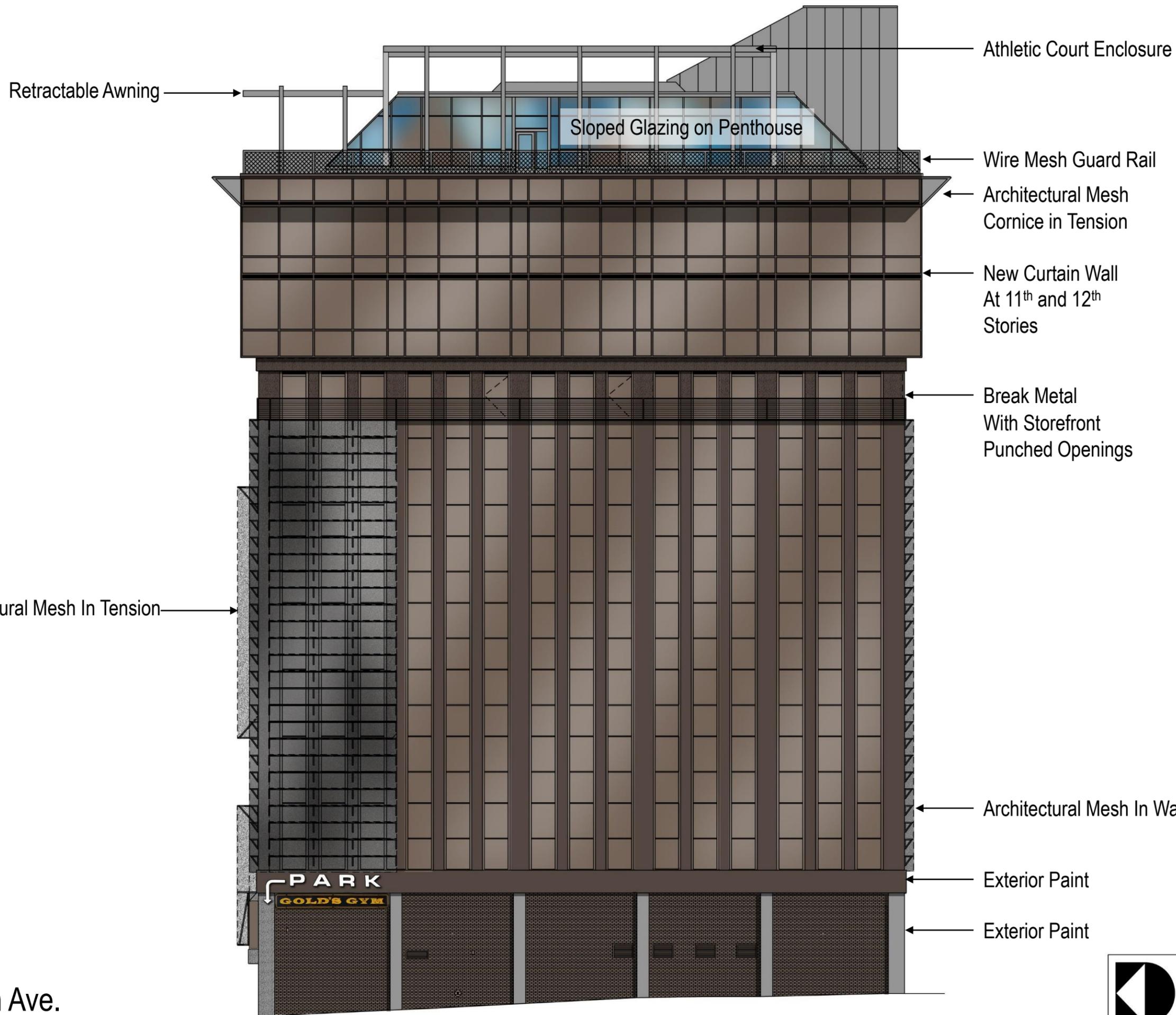
Architectural Mesh In Wave Configuration

Exterior Paint
Break Metal
Existing Windows to Remain

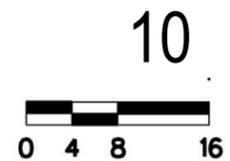
Exterior Tile
Cladding

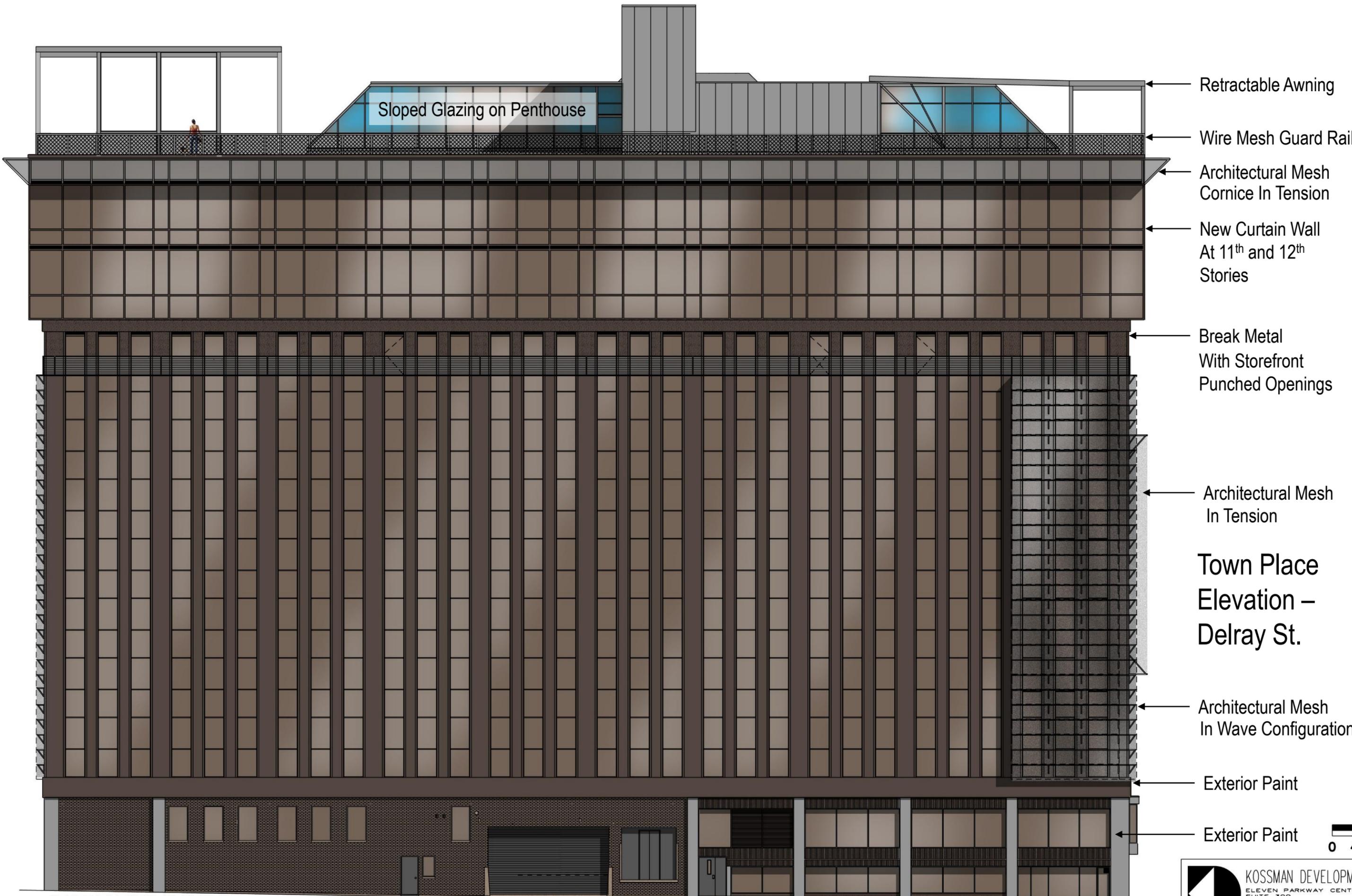
Town Place
Elevation – Forbes Ave.





Town Place
Elevation – Fourth Ave.

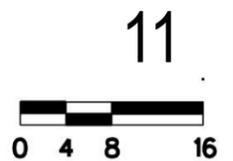




Sloped Glazing on Penthouse

- Retractable Awning
- Wire Mesh Guard Rail
- Architectural Mesh Cornice In Tension
- New Curtain Wall At 11th and 12th Stories
- Break Metal With Storefront Punched Openings
- Architectural Mesh In Tension
- Architectural Mesh In Wave Configuration
- Exterior Paint
- Exterior Paint

Town Place
Elevation –
Delray St.





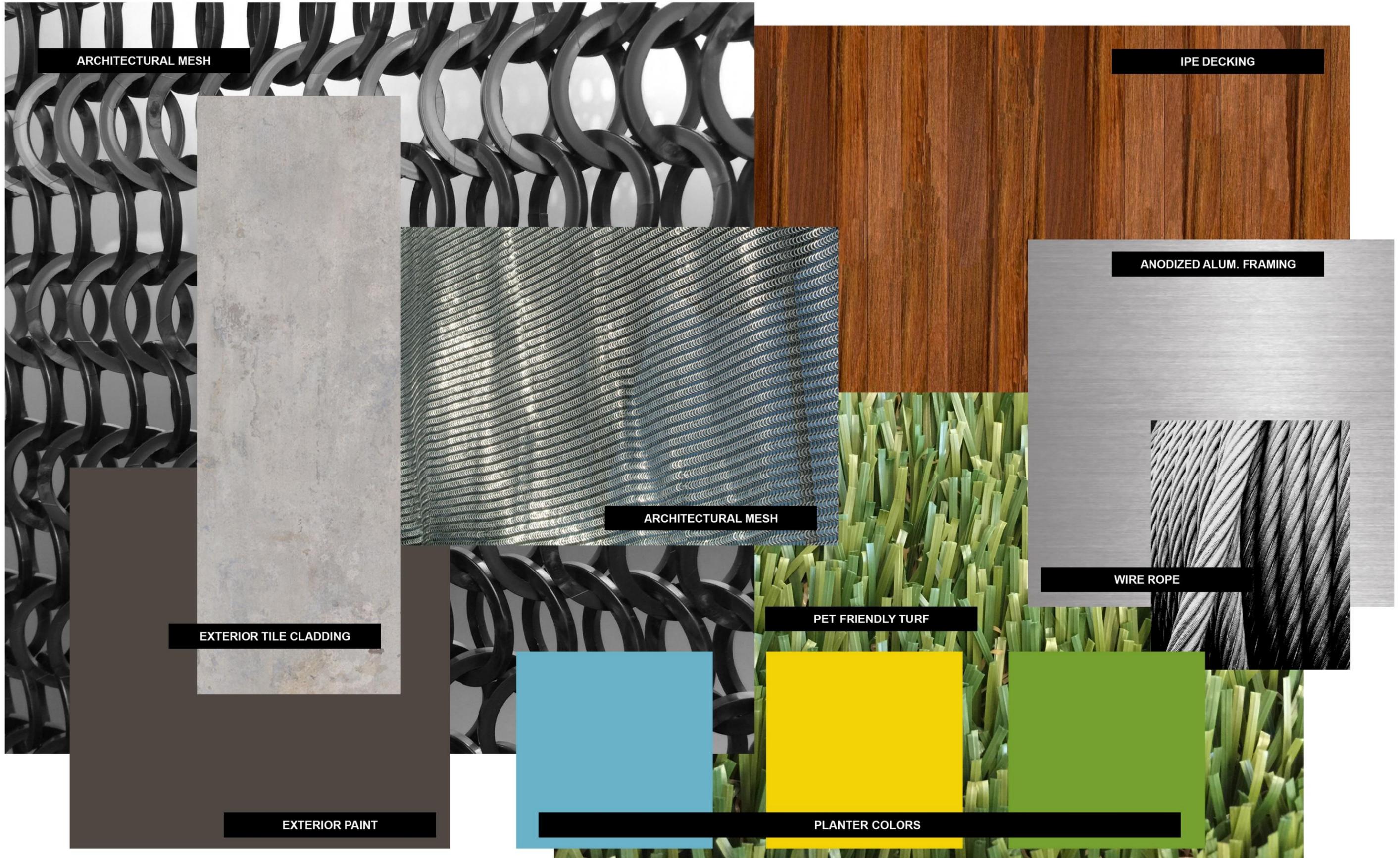








Town Place View from Market Square



ARCHITECTURAL MESH

IPE DECKING

EXTERIOR TILE CLADDING

ARCHITECTURAL MESH

ANODIZED ALUM. FRAMING

WIRE ROPE

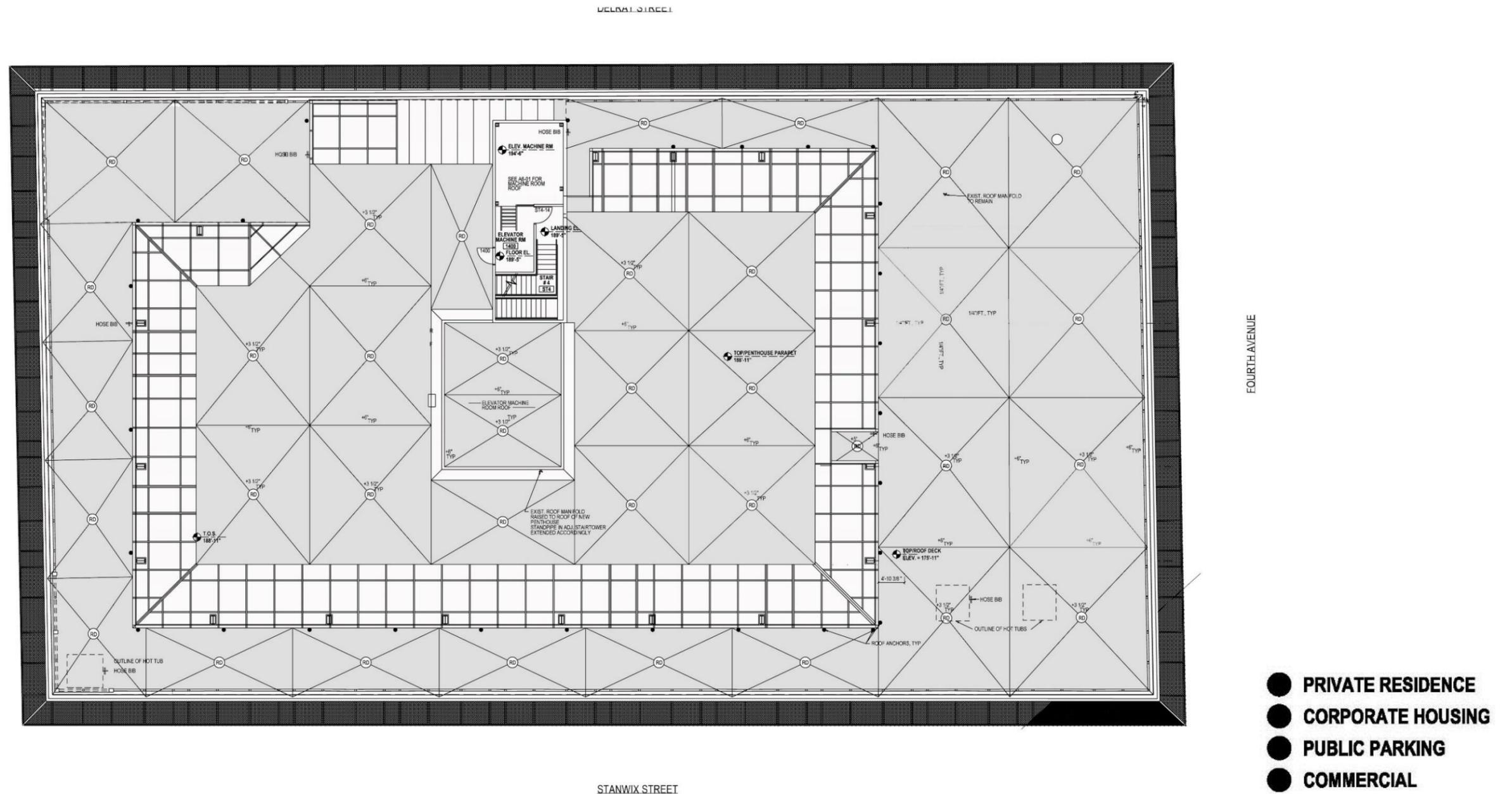
EXTERIOR PAINT

PET FRIENDLY TURF

PLANTER COLORS

Sustainability and Stormwater Management

- Repurposing of an existing, prominent building in the Center of the City
- Roof drainage system complying with the current Building Code and allowing for diverse uses at the roof deck
- Installation of a geothermal heating/cooling system incorporating the City's underground aquifers
- Utilization of LED lighting

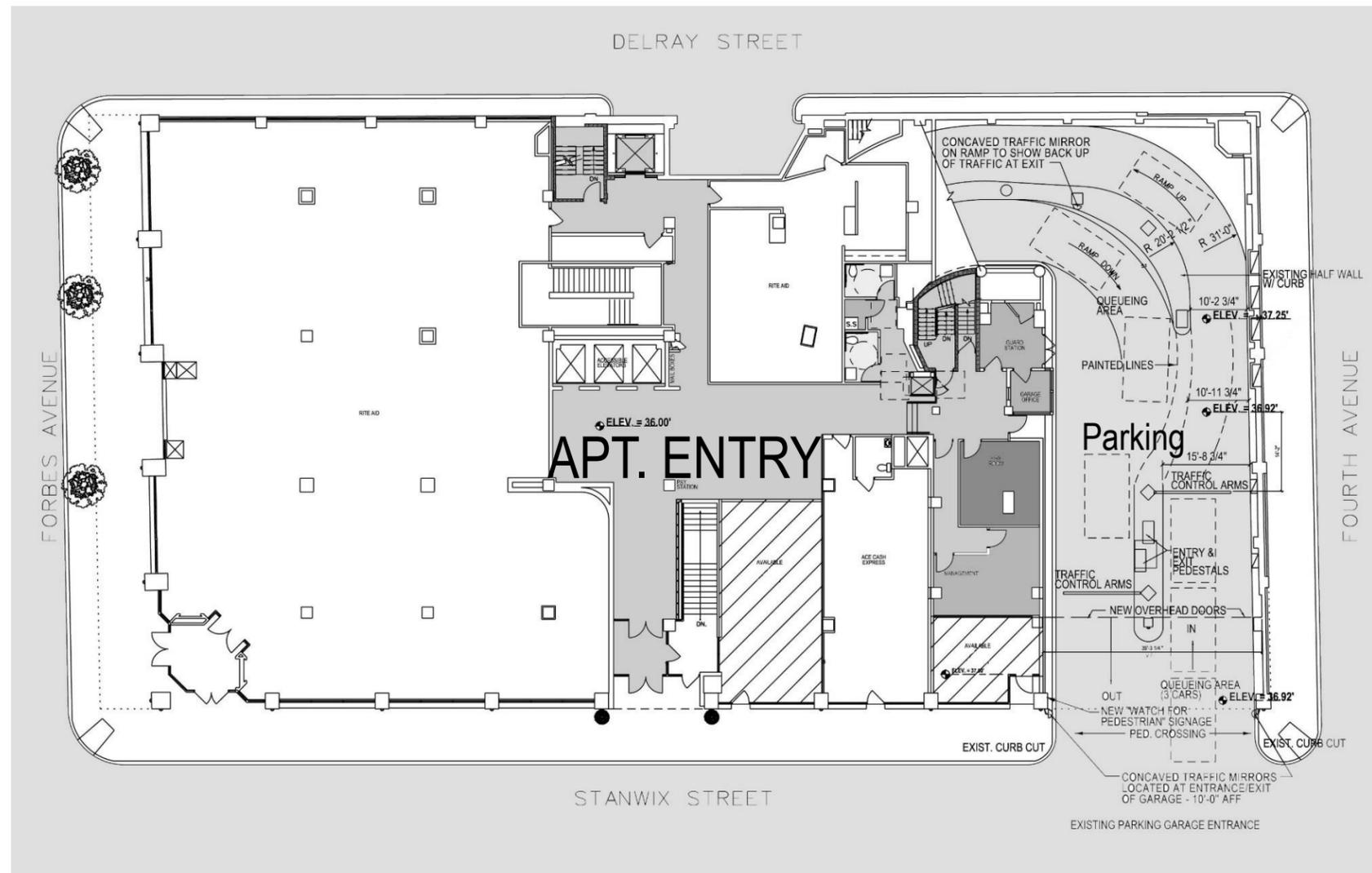


- PRIVATE RESIDENCE
- CORPORATE HOUSING
- PUBLIC PARKING
- COMMERCIAL
- RETAIL

Town Place
Roof Plan Showing Roof Drains

Accessibility & Universal Design Summary

- Extensive renovation of a prominent, existing building in the City providing increased accessibility on each floor
- New accessible toilet rooms on the first floor
- New chair lift on the first floor to accommodate an existing change of elevation in the floor
- Accessible elevators and new signage compliant with the American Disabilities Act
- Updated fire alarm system with strobes
- Six accessible apartments provided with the new residential occupancies on Floors 10-12
- Eight accessible parking spaces (as required) and thirty bicycle spaces provided in garage



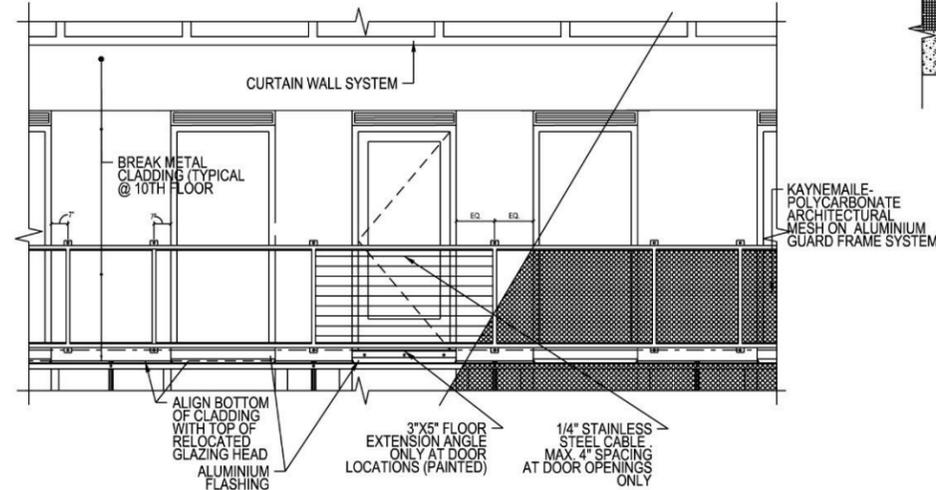
- PRIVATE RESIDENCE
- CORPORATE HOUSING
- PUBLIC PARKING
- COMMERCIAL
- RETAIL



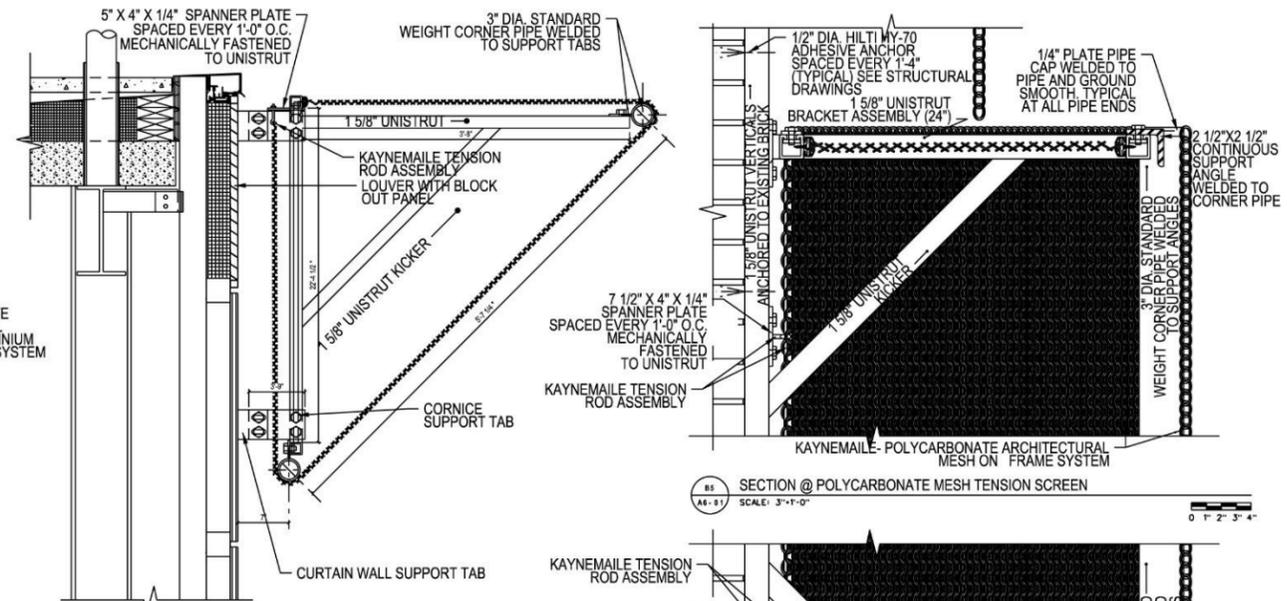
19

Town Place

1st Floor – Retail, Entry, Parking Garage, and Streetscape

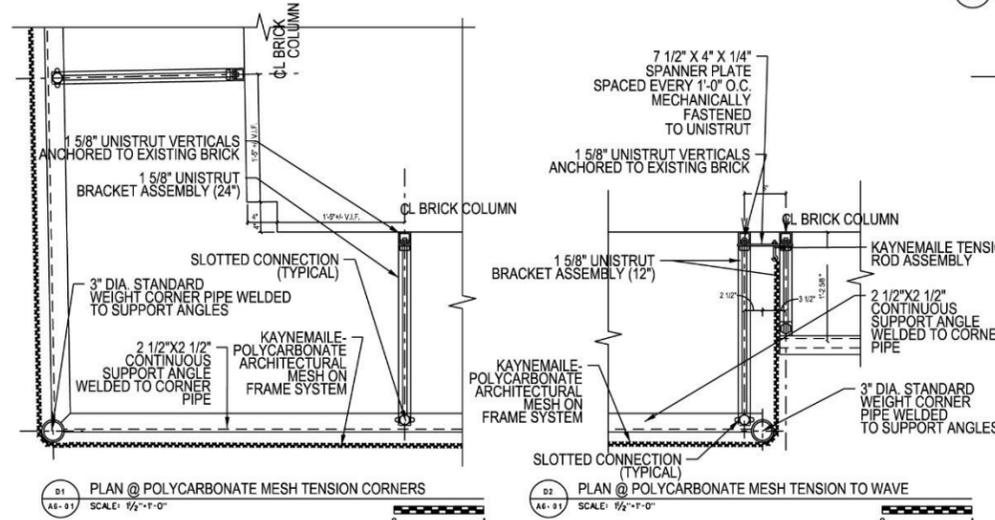


B1 BALCONY ENLARGED ELEVATION
SCALE: 1/2"=1'-0"



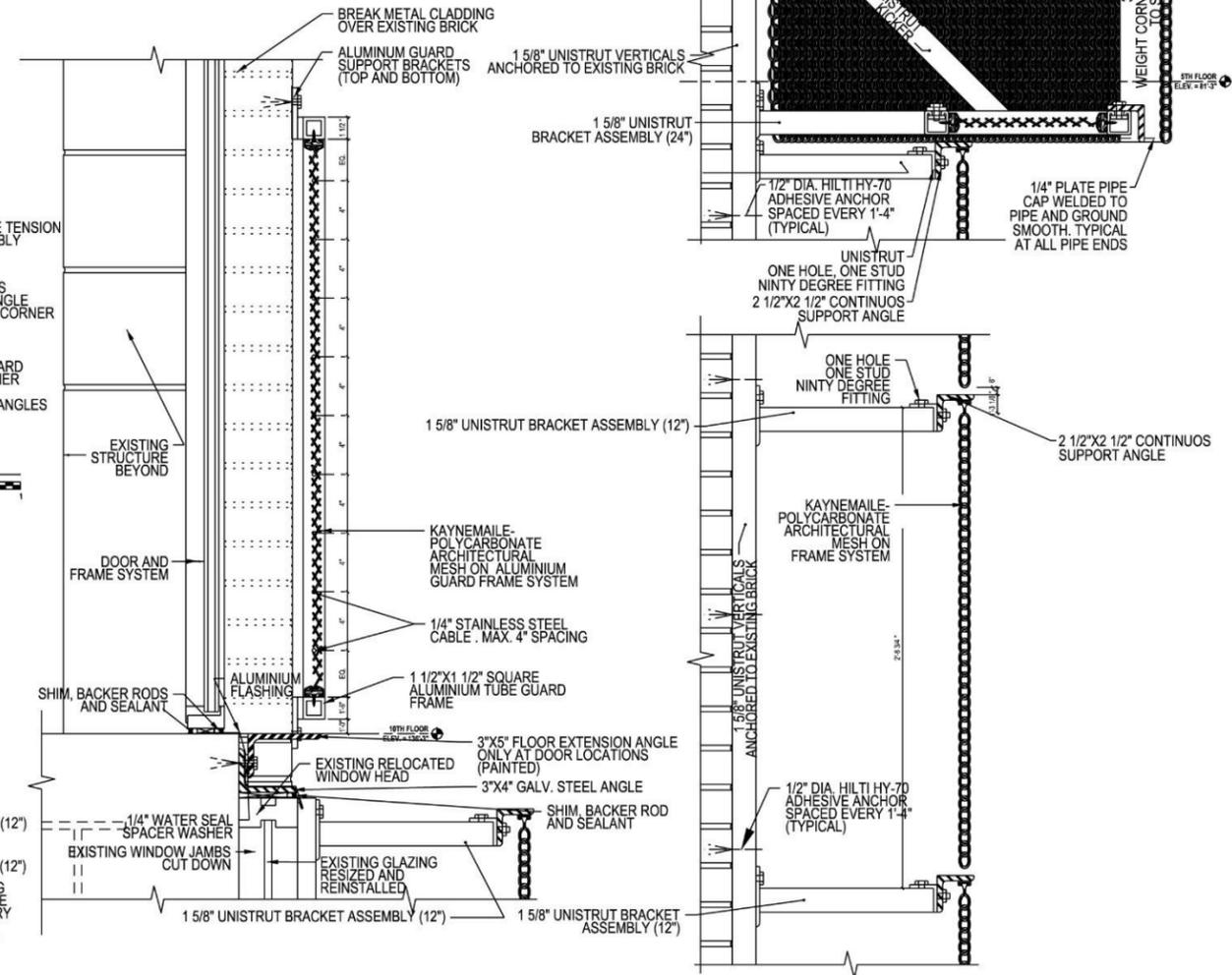
C4 POLYCARBONATE MESH CORNICE DETAIL
SCALE: 1/2"=1'-0"

B5 SECTION @ POLYCARBONATE MESH TENSION SCREEN
SCALE: 3"-1'-0"



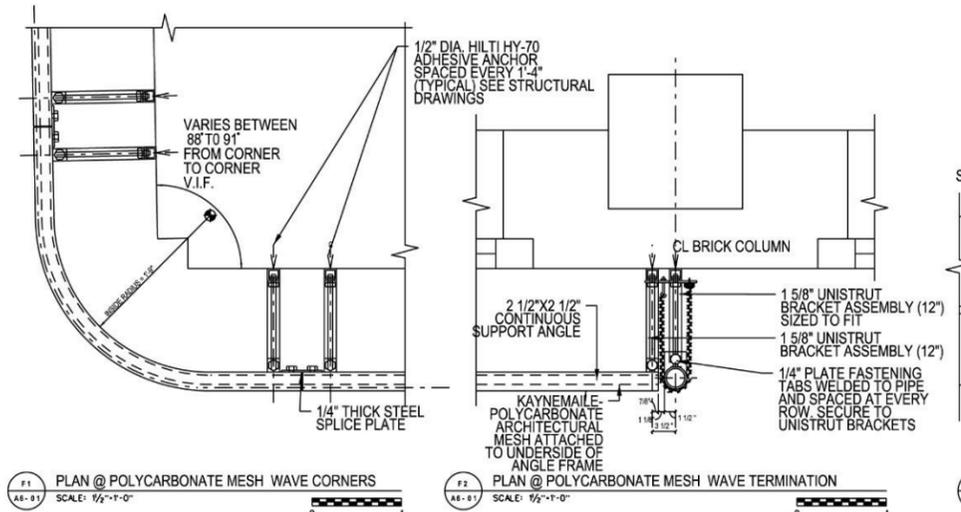
B1 PLAN @ POLYCARBONATE MESH TENSION CORNERS
SCALE: 1/2"=1'-0"

B2 PLAN @ POLYCARBONATE MESH TENSION TO WAVE
SCALE: 1/2"=1'-0"



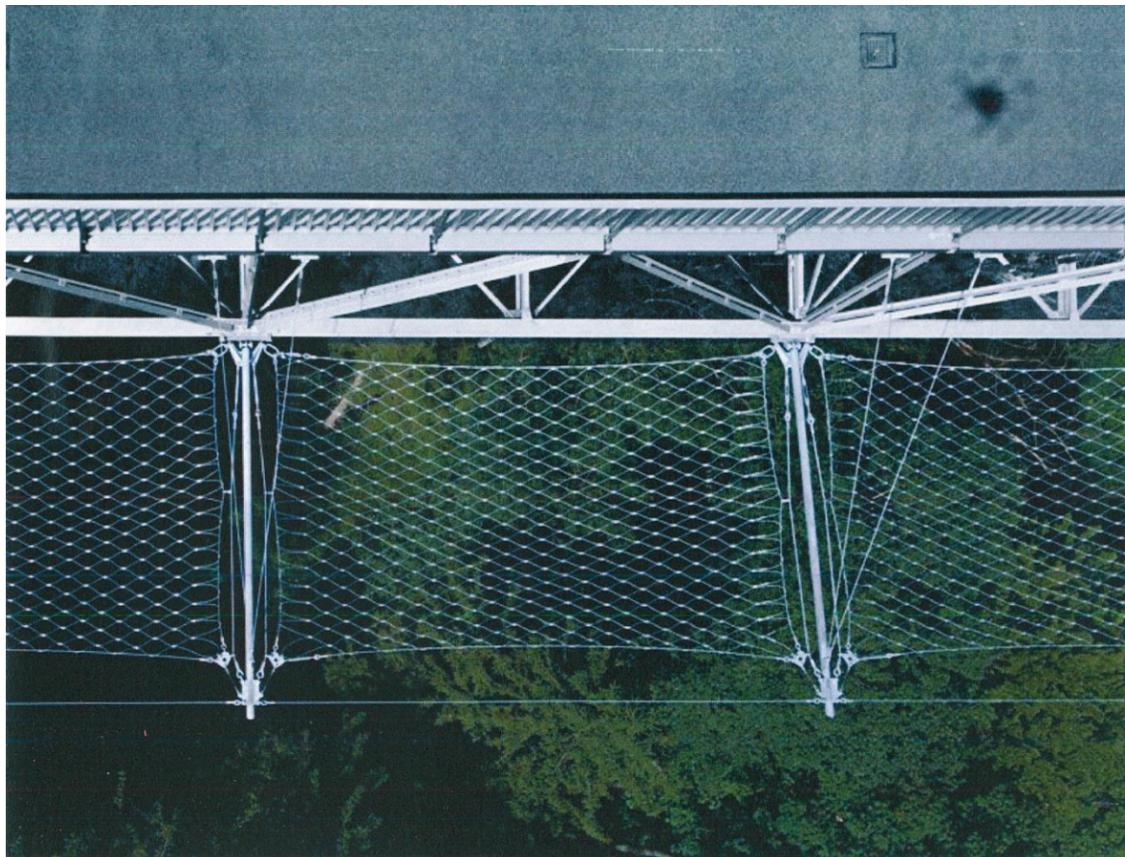
F3 SECTION @ 10TH FLOOR BALCONY
SCALE: 3"-1'-0"

F5 SECTION @ POLYCARBONATE MESH WAVE SCREEN
SCALE: 3"-1'-0"



F1 PLAN @ POLYCARBONATE MESH WAVE CORNERS
SCALE: 1/2"=1'-0"

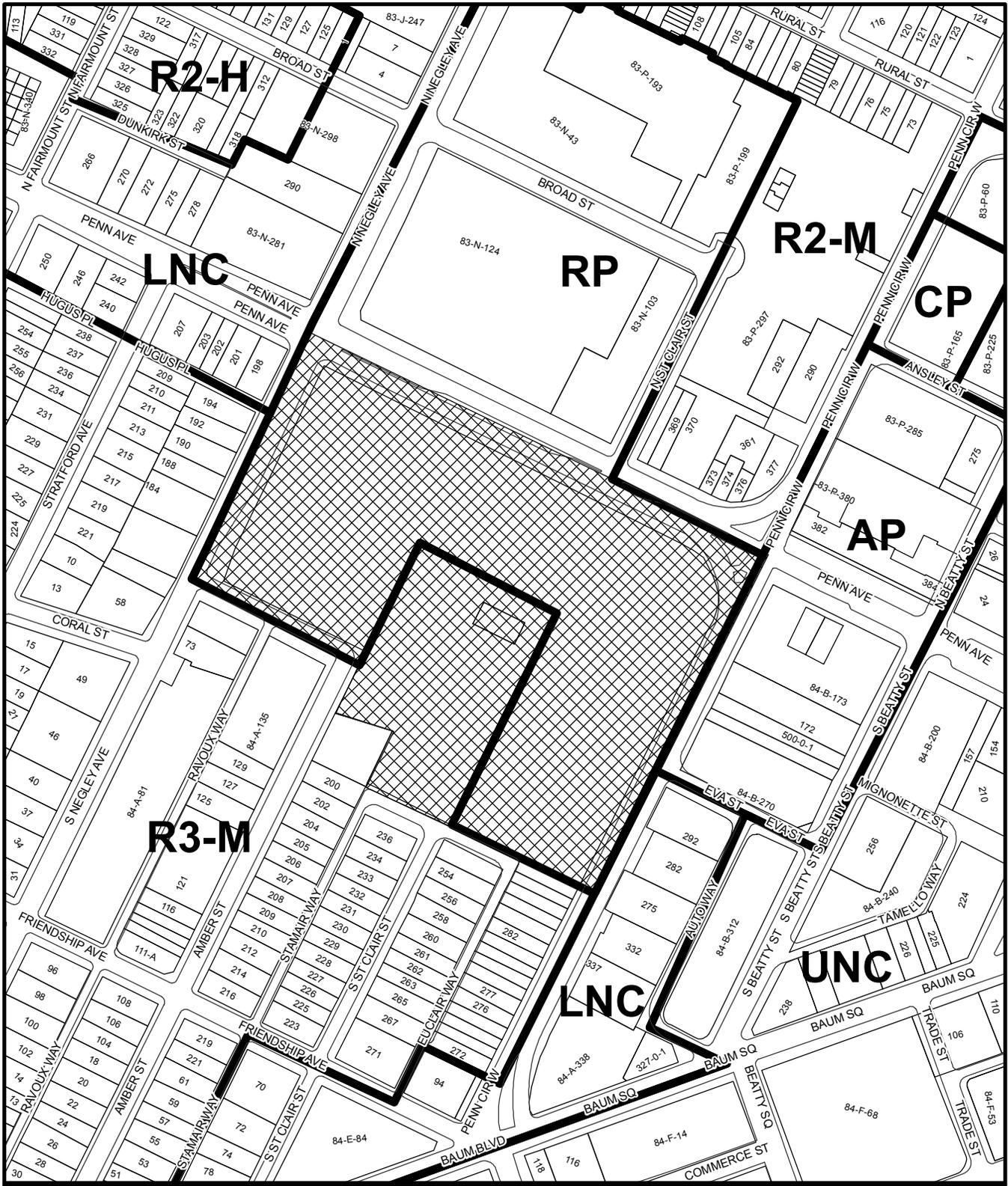
F2 PLAN @ POLYCARBONATE MESH WAVE TERMINATION
SCALE: 1/2"=1'-0"



- PRIVATE RESIDENCE
- CORPORATE HOUSING
- PUBLIC PARKING
- COMMERCIAL
- RETAIL



THANK YOU



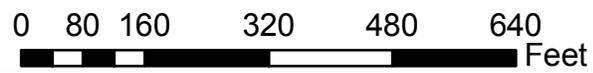
PROPOSED ZONING CHANGE

AREA OF PROPOSED CHANGE:
 FROM: RP - RESIDENTIAL PLANNED UNIT DEVELOPMENT
 AND RM-3 RESIDENTIAL 3 UNIT MODERATE DENSITY
 TO: AP - RESIDENTIAL COMMERCIAL PLANNED UNIT DEVELOPMENT



Area of Zone Change

DEPARTMENT OF
 CITY PLANNING



CITY OF PITTSBURGH
 OCTOBER 2015



ZONE CHANGE PETITION

Address

5600 Penn Avenue (see PLDP submitted with this Petition)

Owner: Pennley Park South, Inc.
 Address: 5600 Penn Avenue, Pittsburgh, PA 15206
 Phone: _____

Applicant / Agent: Jonathan M. Kamin / Goldberg, Kamin & Garvin, LLP
 Address: 1806 Frick Building, Pittsburgh, PA 15219
 Phone: 412-281-1119

Property owners or representatives of property described who join this petition.

Owner's Name	Property
City of Pittsburgh	84-A-176; Amber Street
Pennley Park South, Inc.	83-N-125; 5600 Penn Avenue

If additional space is required, list on a separate sheet and attach.

Block & Lot: 83-N-125 & 84-A-176 Ward: 8th
 Sq. ft. of site: _____ or, number of acres: 9.37 acres
 Existing Zoning RP (83-N-125) Proposed Zoning: AP
R3-M (84-A-176)
 Present use of site:
Multi-Family Residential (83-N-125)
Vacant / Park (84-A-176)

Proposed use & improvements: *(attach map of proposed zone change area)*
Retail, Office, Multi-Family Residential Uses, and Open Space; Mixed-Use Development
(please see PLDP submitted with this Petition)

(if additional space is required, attach a separate sheet)

The proposed Zone Change is appropriate and desirable and that this use will not be detrimental to the immediate neighborhood because:

Please see Addendum.

The proposed application will comply with the conditions specified in the Code by:

Please see Addendum.

NOTICE TO ANYONE WHO JOINS THIS PETITION:

Despite any statements of proposed use made above, enactment of this ordinance will permit involved property to be used for any of the uses listed in the classification table of the Zoning Ordinance.

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Donna J. Hirschfield, Notary Public
City of Pittsburgh, Allegheny County
My Commission Expires July 22, 2016
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

STATEMENT OF TRUTH

COMMONWEALTH OF PENNSYLVANIA, COUNTY OF ALLEGHENY

Deponent, being duly sworn, says that they are the:

- Owner of record of the property for which this application is made, and that all the statements and data furnished with this application is true and correct.
- Authorized agent for the owner of record of the property for which this application is made and as such has express authority to bind such owner to all terms and conditions of any Occupancy permit issued pursuant to this application, and that all the statements and data furnished with this application are true and correct.

Sworn to and subscribed before me this 5 day of October 2015.

Donna J. Hirschfield
Notary Public

Jonathan M. Kamin
Applicant (signature)

JONATHAN M. KAMIN
Applicant (printed)

RECORD OF ACTIONS (to be completed by City Planning)

Address Check # PAID \$

Date Filed Land Use #

Zoning District Zone Change #

Proposed Zoning

Planning Commission recommendation

Approved Denied DATE OF ACTION

City Council action

Approved Denied DATE OF ACTION

Zone Change Petition Addendum

The proposed Zone Change is appropriate and desirable and that this use will not be detrimental to the immediate neighborhood because:

The proposed rezoning of the Subject Properties will permit greater flexibility in the design and redevelopment of the site by permitting a mixed-use development to supplement and further support the commercial and residential uses located in the vicinity of the Subject Properties. The developer has also made significant commitments to the City, the residents of Penn Plaza Apartments, and the community to enhance and improve the immediate neighborhood. On September 28, 2015, the Owner, the City, the Penn Plaza Tenant Counsel, and the URA of the City of Pittsburgh entered into a Memorandum of Understanding wherein each party consented to the rezoning and redevelopment of the Subject Properties as proposed herein.

The proposed application will comply with conditions specified in the Code by:

1. The proposed rezoning and redevelopment of the Subject Properties complies with the plans and policies of the City of Pittsburgh. The City of Pittsburgh further joins in this Petition requesting a zone change of the Subject Properties.
2. The rezoning of the Subject Properties will create public amenities for the neighborhood including providing residential, office, commercial, and open space uses to serve the community.
3. The request fulfills and follows the intent and purposes of the Zoning Code. In accordance with the Zoning Code, the rezoning of the Subject Properties to AP will permit a mixture of residential and compatible commercial uses in conformity with nature and context of the Penn Avenue, South Negley, and South Euclid corridor.
4. The AP zoning district is compatible with the zoning, uses and character of the neighborhood. The Subject Properties currently abut an existing AP zoning district on the East and abut properties that are zoned within the LNC, R3, and R2 zoning districts. Each of the districts provide and currently operate commercial uses and multi-unit residential properties, which are compatible with the proposed rezoning of the Subject Properties.
5. The rezoning of the Subject Property to permit additional uses is an appropriate and sound planning decision, based upon the existing topography, location, access to public roadways, and dimensions to permit both residential uses and compatible commercial uses.
6. The proposed rezoning will not create any detrimental affects upon nearby properties. Pursuant to the PLDP, as attached to this Petition, the proposed redevelopment and reuse of the Subject Properties will incorporate residential, commercial, parking, and open space uses similar to the existing character of the surrounding neighborhood.
7. The Subject Property is currently development solely as a residential use, however, in conjunction with the City of Pittsburgh and other interest stakeholders, there has been support to redevelop the Subject Property to provide for a mixed-use development that will better and more appropriately serve the neighborhood and City.

8. The proposed rezoning of the Subject Property will create minimum, if any, impact upon community facilities and services. The proposed redevelopment will incorporate amenities that currently do not exist in the neighborhood and services to more appropriately serve the community.



From RP to AP

From R3-M to AP

PENLEY PARK SOUTH NEW DEVELOPMENT

PITTSBURGH, PENNSYLVANIA

MASTERPLAN

PROJECT NUMBER
 14050.00

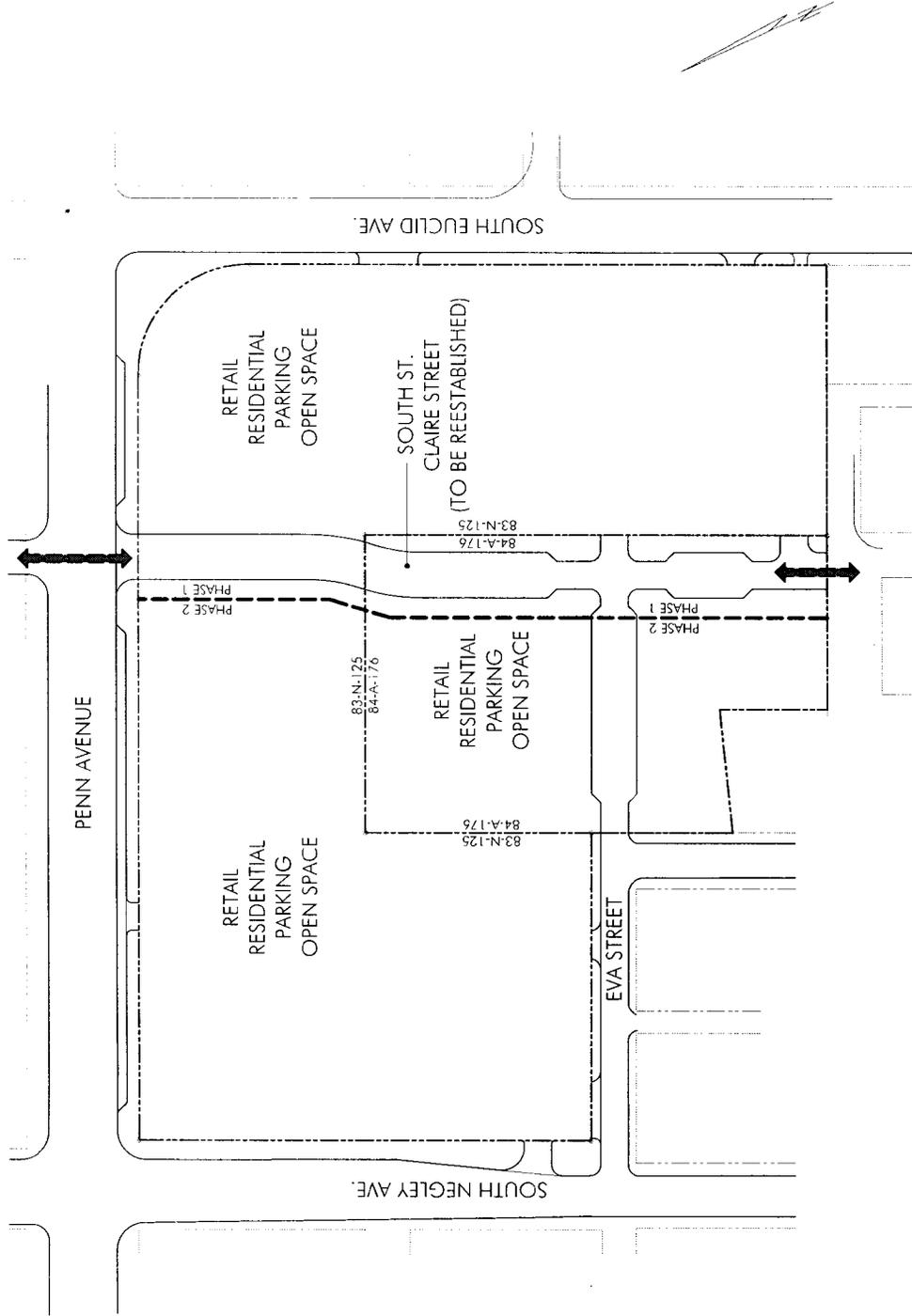
DRAWN BY: BIS
 CHECKED BY: JV

DATE
 10.05.2015

SCALE
 1" = 100'-0"

SKETCH NUMBER

1



1. PRELIMINARY LAND USE PLAN

Preliminary Land Development Plan Addendum

The rezoning and redevelopment of the Subject Properties will create a new high quality, mixed-use development that will reconnect the street grid, provide pedestrian friendly amenities, and consist of residential housing, commercial uses, and open space to complement the existing context and continued redevelopment of the neighborhood.

The proposed application will comply with conditions specified in the Code by:

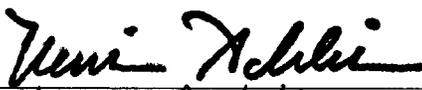
1. The rezoning of the Subject Properties creates an efficient, functional and attractive urban area incorporating both commercial and residential uses with amenities that will serve not only those residing on the Subject Properties, but the surrounding neighborhood.
2. The rezoning will maintain adequate open space in accordance with the provisions of the City of Pittsburgh Zoning Code.
3. The Subject Properties, as rezoned, will create significant positive social, economic and environmental impacts on the City by provided additional commercial uses and housing in an area that is currently undergoing significant reformation.
4. The proposed rezoning will permit the development of essential amenities for the neighboring properties and increase property values.
5. The proposed rezoning will facilitate the continued redevelopment of the Penn Avenue, South Negley, and South Euclid corridor and support the existing uses surrounding the Subject Properties.
6. Adequate utilities are available for the Subject Properties, including ample access, and other facilities.
7. The design of the proposed redevelopment has several abutting public roadways that may be utilized to access the Subject Properties, such that any traffic to the site will be minimized.
8. The proposed rezoning and redevelopment of the Subject Properties complies with the plans and policies of the City of Pittsburgh. The City of Pittsburgh further joins in this Petition requesting a zone change of the Subject Properties.
9. The Subject Properties currently abut an existing AP district and the proposed map change is complementary to such existing uses and zones.

**AUTHORIZATION TO FILE
ZONE CHANGE PETITION**

In accordance with the terms of that certain Memorandum of Understanding and Mutual Cooperation Agreement ("MOU") dated September 28, 2015 (a copy of which is attached hereto as Exhibit "A"), the City of Pittsburgh hereby authorizes Pennley Park South, Inc. to file a Zone Change Petition for that certain property owned by the City known as "Amber Street" Pittsburgh, Pennsylvania 15206 (the "City Property") to change the existing zoning of the City Property on the City Zoning Map from R3-M to AP.

Date Executed: 10/5/15

THE CITY OF PITTSBURGH

By: 
Name: Kevin Acklin
Title: Mayor's Chief of Staff

**MEMORANDUM OF UNDERSTANDING
AND MUTUAL COOPERATION AGREEMENT**

This Memorandum of Understanding and Mutual Cooperation Agreement ("MOU") is entered into this 28th day of September, 2015 by and among PENNLEY PARK SOUTH, INC., a Pennsylvania corporation ("PPS" or the "Developer"), the CITY OF PITTSBURGH ("CITY"), the URBAN REDEVELOPMENT AUTHORITY OF PITTSBURGH ("URA") and the PENN PLAZA TENANT COUNCIL ("PPTC"), (collectively "Parties").

RECITALS

WHEREAS, it is the mutual desire of the Parties to respect the need for "affordable housing", while encouraging the continued growth of the Greater East Liberty Area and the overall expansion of the CITY's tax base; and

WHEREAS, PPS is the owner of that 7.09 +/- acre parcel of real estate located in the 8th Ward of the City of Pittsburgh known as 5600 Penn Avenue, Pittsburgh, Pennsylvania 15206 (the "PPS Property"). The PPS Property is also known in the Allegheny County Office of Deed Registry as Block and Lot No. 83-N-125; and

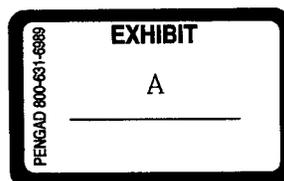
WHEREAS, the PPS Property is improved by two apartment buildings known as 5704 Penn Avenue (the "5704 Building") and 5600 Penn Avenue (the "5600 Building"), which are collectively known as Penn Plaza Apartments. As of July 1, 2015, Penn Plaza Apartments housed approximately 200 residential households (collectively, the "PPS Tenants") some of whom pay "market rate rent," some of whom are "Section 8 Tenants," some of whom are elderly or disabled, all of whom are intended to benefit from the provisions of this MOU; and

WHEREAS, the CITY is the owner of that certain 2.28 +/- acre parcel of real estate located in the 8th Ward of the City of Pittsburgh known as Amber Street, Pittsburgh, Pennsylvania 15206 ("City Property"). The City Property adjoins the PPS Property. The City Property is also known in the Allegheny County Office of Deed Registry as Block and Lot No. 84-A-176; and

WHEREAS, the improvements on the PPS Property are in need of significant renovations, and, after study, Developer has proposed a mixed used retail and residential development that involves the demolition of the buildings currently located on the PPS Property (the "Proposed Development"); and

WHEREAS, Developer believes that the PPS Property, and the CITY, will receive the greatest economic and social benefit by proceeding with the Proposed Development in a manner that (i) provides assistance for the coordinated relocation of such PPS Tenants to replacement housing, and (ii) involves commitments to affordable housing, MWBE participation, and the creation of a local economic development district to capture tax increment from the Proposed Development and complementary development sites to support infrastructure and affordable housing investments in the Greater East End Area; and

WHEREAS, the PPTC has raised a number of concerns regarding the Proposed Development, including the need to minimize displacement of the over 200 PPS Tenant households, the hardships of displacement and the continuing loss of housing that is affordable to low income and working families in East Liberty; and



WHEREAS, representatives of the Parties have held a number of meetings to discuss the various issues and to seek an amicable resolution of the same; and

WHEREAS, the URA has proposed to create an East Liberty Affordable Housing Fund (the "East Liberty Housing Fund") to invest in affordable housing in the greater East Liberty TRID district, which includes the location of the PPS property; and

WHEREAS, the Parties desire to further collaborate toward the implementation of the goals as outlined herein; and

WHEREAS, the Parties also desire to memorialize their understandings regarding the Proposed Development related to "affordable housing", tenant relocation, tenant reestablishment, the City Property, infrastructure, improvements, and zoning.

NOW THEREFORE, in consideration of the mutual promises contained herein, and intending to be legally bound hereby, the Parties agree to the following:

1. Incorporation of Recitals. The Recitals set forth above are incorporated herein.
2. Transition and Relocation of Existing Tenants. The Parties hereby agree to the following commitments with regard to the transition and relocation of existing PPS Tenants in the improvements located on the PPS Property:
 - a. The Developer agrees to develop the PPS Property in phases in order to minimize the impact of the Proposed Development on the PPS Tenants. As such, the Developer agrees that it will not demolish the 5704 Building before February 28, 2016, and that it will not demolish the 5600 Building before March 31, 2017.
 - b. The Developer will promptly provide written notice to all of the PPS Tenants that explains in lay terms the basic principles of this MOU, that Developer will be renewing their leases when the same expire only temporarily such that demolition of the property may commence on the dates set forth in Paragraph 2.a, and encouraging such tenants to make contact with the CITY's designated relocation personnel. The Parties will cooperate to jointly draft such notice.
 - i. The Developer shall make space available in the improvements located on the PPS Property for the CITY's designated relocation personnel, including, but not limited to, representatives of the Housing Authority of the City of Pittsburgh, to meet with the existing PPS Tenants and to allow such tenants to receive advice and assistance with regard to their transition and relocation from the PPS Property. Developer shall make this space available at no cost to the CITY.
 - ii. Developer shall direct any calls that it receives from the PPS Tenants to the CITY's designated relocation personnel, who will assist the existing PPS Tenants in relocating to comparably affordable relocation units in the East Liberty area, or in other areas of comparable amenities and services if preferred by Tenants, and otherwise assist in their transition and relocation from the PPS Property. The CITY will identify, in partnership with PPTC, and hire a relocation consultant. The CITY will develop and implement a basic relocation plan agreeable to PPTC and will work in good faith to satisfy legitimate concerns and proposals of PPS Tenants and the PPTC with regard to relocation issues.

iii. Upon written request from the CITY, Developer agrees to extend the expiration of an existing tenant's lease in the 5704 Building in thirty (30) day intervals from the date of the lease's expiration, (provided that such extended expiration date is not beyond February 28, 2016) in the event that such existing tenant is unable to find suitable replacement housing prior to the expiration of their lease.

iv. The Developer will make a minimum of twenty (20) units available in the 5600 Building for the temporary relocation of tenants from the 5704 Building. In addition, the Developer will use commercially reasonable efforts to make serviceable units in the 5600 Building, which become vacant as a result of tenant departures, available as a relocation option for PPS Tenants from Building 5704. The PPTC shall provide the Developer and the CITY with a priority list setting forth the criteria for ranking the eligibility of the 5704 Building tenants for relocation to the 5600 Building. The Developer shall utilize the priority list in ranking the eligibility of the 5704 Building tenants for relocation to the 5600 Building so long as the applicable 5704 Building tenants are current on their rent and other charges.

v. Any tenant alleged by Developer not to be current on their rent or other charges will be given an opportunity to meet with the Developer's designated staff to dispute the allegation, and to become current on its rent and other charges prior to receipt of the first relocation payment to be made by Developer hereunder.

vi. The Developer will establish and fund a grant program, to be administered by the CITY or its designees, which will provide the following relocation assistance to the PPS Tenants:

i. For the current tenants of the 5704 Building, who are current on their rent and other charges or who become current prior to receipt of the first relocation payment to be made by Developer hereunder:

a. Subject to paragraph 2.b.v.1.b hereof, a relocation assistance payment of \$1,600.00 per unit. This payment will be made in two separate installments.

i. \$800.00 shall be paid at the time when the tenant (or tenants) requests relocation assistance and executes the necessary paperwork, which shall entitle PPS to possession of its unit on or before February 28, 2016.

ii. \$800.00 shall be paid at the time when the tenant (or tenants) move out from its unit so long as such move is accomplished on or before February 28, 2016.

b. Provided however, that in the event that a tenant of the 5704 Building moves to the 5600 Building, the \$1,600 per unit payment shall be made according to the following schedule:

i. \$535.00 shall be paid at the time when the tenant (or tenants) requests relocation assistance and executes the necessary paperwork, which shall entitle PPS

to possession of its unit in Building 5704 on or before February 28, 2016, and of its unit in Building 5600 on or before March 31, 2017.

ii. \$1,065.00 shall be paid at the time when the tenant (or tenants) move out from its unit in the 5600 Building so long as such move is accomplished on or before March 31, 2017.

2. For the current tenants of the 5600 Building, who are current on their rent and other charges or who become current prior to receipt of the first relocation payment to be made by Developer hereunder:

a. A relocation assistance payment of \$800.00 per unit. This payment will be made in two separate installments.

i. \$400.00 shall be paid at the time when the tenant (or tenants) requests relocation assistance and executes the necessary paperwork, which shall entitle PPS to possession of its unit on or before March 31, 2017.

ii. \$400.00 shall be paid at the time when the tenant (or tenants) move out from its unit so long as such move is accomplished on or before March 31, 2017.

vii. The PPS Tenants shall have the right to terminate their leases at any time without penalty, and to receive a full return of their security deposit provided that (1) the tenant is current on its rent and other charges through the date of termination; (2) the tenant has not vandalized the unit or the buildings, and (3) the tenant has not left any personal property in the unit. PPS will not withhold the return of a security deposit for normal wear and tear issues relating to the applicable unit.

3. Mellon Orchard Site. The URA will develop the Mellon Orchard Site, with an affordable housing component, in partnership with a developer the URA will identify and select through a competitive process. PPS will be invited to provide a response to any solicitation. The URA will include a representative from the PPTC on the selection/steering committee for the developer/development and will share all project-related information with the PPTC and consider in good faith the concerns and proposals of the PPTC with regard to the development. Respondents will be asked to account for and the URA will assess the reasonably available sources of subsidy and commercial feasibility of any proposals. The URA will solicit proposals for a mixed-use, mixed-income development that addresses, though not be limited to, the following items:

a. A multi-family, mixed-income residential rental portion which will ideally have: a market-rate component encompassing approximately 30% of the total units; A minimum of 20% of total units with rents set at levels affordable to households at or below 50% AMI; The balance of the units shall have rents affordable to a range of household incomes between 30% and 120% AMI, in a mix that is reasonably comparable to the income mix of households presently at the PPS Property, as determined by the designated relocation personnel.

i. For those residential units that need to be affordable to households at 30% AMI, the developer shall seek project-based Section 8 Housing Choice Voucher rental assistance from the Housing Authority of the City of Pittsburgh.

ii. The affordable housing units shall be disbursed throughout the new Mellon Orchard Site development and shall be in-service as affordable rental housing for a period of at least thirty (30) years.

iii. The rents for the income targeted housing units shall be structured so as to account for a reasonable utility allowance in the total housing costs.

b. The use of commercially reasonable efforts so that the development can be completed and ready for occupancy by or closely after March 31, 2017.

c. Subject to non-discriminatory reasonable screening and background requirements agreeable to PPTC, the current PPS tenants shall be provided with a preference on the occupancy of housing units developed within the Mellon Orchard Site. The designated relocation personnel shall maintain a master list of interested residents and shall use commercially reasonable efforts to keep the residents informed of the status of the Mellon Orchard Project.

4. Maintenance, Operational Issues and Relocation Concerns. PPS agrees that security will be maintained so long as there are units that are being occupied in either of the buildings. PPS agrees to maintain the property at decent and sanitary levels so long as there are units that are being occupied in either of the buildings. PPS agrees to have its representatives meet on a monthly basis with the PPTC to discuss any maintenance, service issues and /or relocation issues.

5. Zoning Amendments. The CITY shall cooperate with the efforts by the Developer to secure a zoning map change for the PPS Property and the City Property from their existing zoning designations to an AP designation. The DEVELOPER AND CITY shall file a request for such map change upon the execution of this MOU with the CITY, and the CITY shall promptly transmit this request to the Planning Commission so that the same can be on the Planning Commission's agenda by October 31, 2015.

6. The City Property. Within fifteen (15) days of the execution of this MOU, the CITY shall commence the process to have the City Property decommissioned and transferred to the URA. The URA and the Developer shall enter into an agreement within thirty (30) days after the execution of this MOU which provides site control to the Developer, contingent upon the URA receiving title to the City Property, subject to URA Board approval. The Developer agrees that it will pay fair market value to the URA for the City Property. The CITY shall commit any proceeds from this sale to the East Liberty Housing Fund to be deployed in a manner consistent with Section 7(b) of this MOU.

7. Utilization of Tax Increment. Developer, the URA, and the CITY agree to work with the City Council, Pittsburgh School District, and Allegheny County ("Taxing Bodies") to create a greater East Liberty and East End based LERTA District, or similar value capture instrument, ("District") which will include the PPS Property and the City Property, with the addition of other targeted development parcels in the East End in the future. The basic parameters of the proposal to be presented to the Taxing Bodies for consideration and approval shall include, but not be limited to, the following:

a. An abatement from any incremental increase in real estate taxes for a period of ten (10) years in the form of a tax credit up to a maximum amount established by each taxing body.

b. A condition for inclusion in the District that would require the property owner to make an owner payment in an amount equal to 50% of the value of the tax credit for the same time period as the abatement. This requirement would be recorded and attached to the property. The owner would remit the owner payment into a fund ("the Fund") for the support of affordable housing programs and small business programs. The Fund will be administered by the URA.

c. Creation of an advisory board for the Fund that will include community representatives, including a representative from the PPTC, and elected officials from the East End. The advisory board shall review opportunities for investment with monies from the Fund and make recommendations of the same to the URA Board.

d. A requirement that any new development projects located within the District that involve City-owned or URA-owned land and/or seek financial assistance from the CITY or URA, beyond what they are entitled to by right, as determined by the URA, shall become part of the District.

i. Residential or mixed-use development projects within the District (other than the first phase of the Proposed Development on the portion of the PPS Property which contains the 5704 Building) shall use commercially reasonable efforts to include a portion of affordable housing at levels as determined appropriate in the findings of the City's Affordable Housing Task Force.

ii. Commercial or mixed-use development projects within the District shall use commercially reasonable efforts to provide opportunities for small businesses.

e. The CITY and URA will determine the duration of the District and/or the maximum number of projects that can become part of the District through consultation with the Taxing Bodies.

7. Development Commitments.

a. The Developer agrees that the development on the PPS Property shall incorporate sustainable and environmentally appropriate materials and systems therein, and shall be designed taking into account LEED principles. The Developer shall keep a detailed list of the means and methods under which it has met these obligations and shall make it available to the CITY on an annual basis during the construction of the Proposed Development.

b. The Developer and the CITY acknowledge the importance of making the Proposed Development bicycle and pedestrian friendly. In furtherance of this commitment, the Developer and the CITY agree to use commercially reasonable efforts:

i. To re-establish South St. Clair Street within the Proposed Development;
and

ii. To develop the corner of Penn and South Euclid in such a manner as to eliminate the speed lane from Penn Avenue in order to minimize traffic and bicycle and pedestrian conflicts, and the CITY agrees, if necessary, to participate in the vacation of right-of-way in order to allow such reestablishment; and

iii. To re-establish two-way traffic on South Euclid Avenue in order to allow for the orderly flow of bicycles, pedestrian, and vehicles within the surrounding neighborhood.

c. The Developer will use commercially reasonable efforts to screen any loading docks and delivery areas in such a manner so as to minimize their impacts on the adjacent streets and pedestrian ways.

d. The Developer agrees that the current PPS tenants shall be provided with a preference on the occupancy of any housing units developed onsite, subject to Developer's non-discriminatory, reasonable customary screening requirements.

e. In the event that the Developer's proposal to develop Mellon Orchard is selected by the URA, and the URA awards the right to develop Mellon Orchard solely to the Developer, the Developer agrees, subject to the availability of appropriate tax credits and gap funding, to include an affordable housing component to any residential development which it constructs on that portion of the PPS Property which contains the 5600 Building. The minimum affordable housing component averaged across the portion of the PPS Property which contains the 5600 Building and Mellon Orchard shall consist of 20% of the total residential units with rents set at levels affordable to households at 50% AMI. The Developer's commitment to implement an affordable housing component on that portion of the property which contains the 5600 Building shall expire on the earlier of (1) the URA awarding the development rights to Mellon Orchard, or any portion thereof, to any entity or individual other than the Developer, and /or (2) one (1) year from the date of the execution of this MOU.

8. MWBE Participation. Developer and the Parties agree to use commercially reasonable efforts to encourage M/WBE participation in the development of the Proposed Development and Mellon Orchard site in accordance with the current guidelines adopted by the URA and to make job and training opportunities available for PPS Tenants and other area residents consistent with the goals and principles of Federal Section 3 Program.

9. Equal Opportunity. Developer agrees that it will not discriminate against any contractors, employees, and /or vendors on the basis of age, gender, race, and /or sexual orientation.

10. Entire Agreement. This MOU constitutes the entire agreement of the Parties and may not be modified or amended except in a writing signed by all of the Parties.

11. Choice of Law \ Venue. This MOU shall be governed by and construed in accordance with the laws of the Commonwealth of Pennsylvania without giving effect to its conflict of laws principles, and the Court of Common Pleas of Allegheny County shall have exclusive jurisdiction to hear any disputes which may arise hereunder.

12. Execution in Counterparts. This MOU may be executed in one or more counterparts, each of which shall be deemed an original, and all of which together shall constitute one and the same instrument. Facsimile or electronic (ie. PDF) transmissions of signed copies of the MOU shall be deemed to be original signatures, and binding on the Parties.

13. Severability. If any clause or provision of this MOU is illegal, invalid or unenforceable under present or future laws effective during the term hereof, then the remainder of this MOU shall not be affected thereby. In lieu of each clause or provision of this MOU which is deemed to be illegal,

invalid or unenforceable, there shall be added, as part of this MOU, a clause or provision as similar in terms to the unenforceable term as may be possible and as may be legal, valid and enforceable.

14. Authority. The Parties have the requisite power and authority to enter into this MOU and to perform the obligations hereunder. The execution, delivery and performance of this MOU and the consummation of the transactions provided for in this MOU have been duly authorized by all necessary action on their part.

15. Successors and Assigns. This MOU shall be binding upon the Parties respective successors and assigns.

16. Agreement Fully Read and Understood. The Parties represent and warrant that they have carefully read and fully understand the terms, conditions, legal effects and intent of this MOU prior to signing the same.

IN WITNESS WHEREOF, the Parties hereto evidence their agreement and have executed this MOU as of the day and year first written above.

Date Executed: 9/28/15

PENNLEY PARK SOUTH, INC.

By: [Signature]
Name: Lawrence N. Gumberg
Title: President

Date Executed: 9/28/15

THE CITY OF PITTSBURGH

By: [Signature]
Name: William M. Peduto
Title: Mayor

Date Executed: 9/28/15

URBAN REDEVELOPMENT AUTHORITY OF PITTSBURGH

By: [Signature]
Name: Kevin Acklin
Title: Chairman

Date Executed: 9/28/15

PENN PLAZA TENANT COUNCIL

By: [Signature]
Name: Lillian Grate
Title: President

Ordinance amending the Pittsburgh Code, Title Nine, Zoning Code, Article IV, Chapter 916, Residential Compatibility Standards, Section 916.05, Operating Hours, 916.06, Noise, Chapter 917, Operational Performance Standards, and Article IX, Chapter 926, Definitions, to provide current and more enforceable construction and noise standards for the City of Pittsburgh.

Be it resolved by the Council of the City of Pittsburgh as follows:

Section 1. The Pittsburgh Code, Title Nine, Zoning Code, Article IV, Chapter 916, Residential Compatibility Standards, Section 916.05, Operating Hours, is hereby amended as follows:

916.05. - Operating Hours.

The following operating hour restrictions shall apply to all development that is subject to Residential Compatibility Standards:

916.05.A Collection of Garbage and Recyclables

No use subject to Residential Compatibility Standards shall be served by garbage or recyclables collection services between the hours of 10:00 p.m. and 6:00 a.m.

916.05.B Loading Operations

No use subject to Residential Compatibility Standards shall conduct loading or unloading operations between the hours of 10:00 p.m. and 6:00 a.m.

916.05.C ~~Construction Operations~~ [Reserved]

~~No use subject to the Residential Compatibility Standards shall conduct construction activities including, but not limited to, demolition, excavation and erection, unless within a fully enclosed structure, between the hours of 10:00 p.m. and 6:00 a.m.~~

Section 2. The Pittsburgh Code, Title Nine, Zoning Code, Article IV, Chapter 916, Residential Compatibility Standards, Section 916.06, Noise, is hereby amended as follows:

916.06. - Noise.

No use that is subject to Residential Compatibility Standards shall generate noise in excess of ~~forty-five (45)~~ fifty-five (55) dB(A), or three (3) dB(A) above Background Sound Level, whichever is greater, between the hours of 10:00 p.m. and 6:00 a.m. or in excess of ~~fifty-five (55)~~ sixty-five (65) dB(A), or three (3) dB(A) above Background Sound Level, whichever is greater, at all other times, as measured at the lot line of any lot zoned R1D, R1A, R2, R3, RM, or H.

Section 3. The Pittsburgh Code, Title Nine, Zoning Code, Article IV, Chapter 917, Operational Performance Standards, is hereby amended as follows:

CHAPTER 917: - OPERATIONAL PERFORMANCE STANDARDS

917.01. - General.

917.01.A Purpose

The operational performance standards included in this Chapter are intended to protect the health, safety, and welfare of the citizens of Pittsburgh by regulating potential nuisance features associated with certain land uses.

917.01.B Applicability

The standards of this Chapter are standards of performance that apply to uses after they have been established. They are intended to provide quantifiable rules of operation that can be used to ensure that uses do not become nuisances. They are not intended to be conditions for development approval. Buildings, structures or tracts of land that are established, developed or constructed shall comply with all applicable performance standards of this Chapter, except that the following activities shall ~~be exempt~~ only be subject to Section 917.04, Air Quality/Emissions, and Section 917.06, Construction Operations:

1. Temporary construction, excavation, and grading; and
2. Demolition activities that are necessary and incidental to the development of facilities on the same lot, on another of several lots being developed at the same time, or on the public right-of-way or easement.

917.01.C Conflict with Other Zoning Provisions

In the case of any conflict between the performance standards of this Chapter and the other regulations of this Code, the more restrictive shall control.

917.01.D Conflict with Local, State or Federal Regulations

In case of conflict between the performance standards set forth in this Chapter and any rules or regulations adopted by any other governmental agencies, the more restrictive shall apply.

917.02. - Noise.

These standards apply to noise from any machinery or equipment that is part of or operated within any development, including continuous and intermittent noise, noise emitted by speaker boxes, pick-up and delivery trucks, and any other commercial or industrial activities that are under the control of the occupant of a building site.

917.02.A Method of Measurement

Noise shall be measured with a sound level meter that meets the standards of the American National Standards Institute (ANSI Section 51.4-1979, Type 1 or Type 2.) Noise levels shall be measured using an A-weighted sound pressure level scale. Impact noises, produced when two (2) or more objects strike each other, shall be measured using the fast response of the sound level meter, and other noises using the slow response. Impact noises shall be considered to be those noises whose peak values are more than three (3) decibels higher than the values indicated on the sound level meter.

917.02.B Maximum Permitted Sound Levels

The maximum permitted sound pressure levels in decibels across lot lines and district boundaries shall be in accordance with following table. This table shall be used to determine the maximum noise level, measured in A-weighted decibels, that shall be permitted at the property line of the closest use in each of the following categories. Background Sound Level shall mean the measured sound level in the area, exclusive of extraneous sounds and the sound contribution of the specific source in question.

Receiving Land Use (not the Zoning District)	Sound Level Limit (dBA)	
	7:00 a.m.—10:00 p.m.	10:00 p.m.—7:00 a.m.
Residential	65	55
Public or Institutional	65	55
Commercial	65	60

Industrial & Manufacturing	<u>75 or 5 above background sound level, whichever is greater.</u>	<u>75 or 5 above background sound level, whichever is greater.</u>
All Other Uses	<u>65 or 5 above background sound level, whichever is greater.</u>	<u>60 or 5 above background sound level, whichever is greater.</u>

917.03. - Vibration.

No use shall be operated in manner that causes earthborne vibrations in excess of the displacement values set forth below on or beyond the property line of the closest use in each of the following categories.

Receiving Land Use	Peak Particle Velocity (inches per second)	
	7:00 a.m.—10:00 p.m.	10:00 p.m.—7:00 a.m.
Residential	0.03	0.01
Public or Institutional	0.06	0.06

917.04. - Air Quality/Emissions.

Any land use or activity that is a source of the emission of smoke, particulate matter or other air pollutants shall comply with all applicable state and federal standards and regulations governing air quality and emissions. Any such land use or other activity shall obtain and maintain all necessary licenses and permits from the appropriate county, state, and federal Agencies.

917.05. - Hazardous Materials.

Any land use or activity that involves the use of toxic, hazardous, or radioactive materials shall comply with all applicable state and federal regulations governing the use, storage, transportation, emission, and disposal of such materials. Any such land use or other activity shall also obtain and maintain all necessary licenses from the appropriate state and federal Agencies, such as the United States Environmental Protection Agency.

917.06. – Construction Operations

Construction operations for projects that have current and valid permits are permitted during the hours of 7:00 AM and 8:00 PM, and subject to the following standards:

- A. Impact construction or demolition operations such as pile drivers, jackhammers, concrete saws, etc., shall be limited to between the hours of 8:00 AM and 6:00 PM, Monday through Friday.
- B. Exceptions to the construction operations standards of this section may be granted as part of a Construction Management Plan, which is subject to review and approval by the Zoning Administrator and the Director of Permits, Licenses and Inspections, who may require conditions of approval including but not limited to noise mitigation and additional time constraints.
- C. Construction efforts necessary for emergency and critical public works operations are exempted from the standards of this section.

917.0607. - Waiver of Operational Performance Standards.

The Zoning Board of Adjustment may approve a Special Exception, according to the provisions of Sec. 922.07, to waive one (1) or more of the Operational Performance Standards imposed by this chapter, subject to the following standards:

- A. The Board shall determine that the waiver will not create detrimental impacts on the surrounding properties, taking into consideration the physical relationship of the proposed use and structure to surrounding uses and structures, the probable hours of operation, and the emission of odors, fumes, dust, noise, vibration or glaring light;
- B. The waiver does not cause the proposed project to violate any Federal, State or other local laws which may apply; and
- C. The Board shall impose alternative methods which will cause the development to comply with the stated purpose and intent of the Operational Performance Standards.

Section 4. The Pittsburgh Code, Title Nine, Zoning Code, Article IX, Chapter 926, Definitions, is hereby amended as follows:

56.1 Construction Management Plan

Means a plan that identifies the scope and details of a construction operation, including but not limited to transportation routing, street closures and obstructions, debris/dumpster maintenance, work crew parking, site maintenance, etc.; A Construction Management Plan shall include measures that will be taken during construction operations to mitigate environmental impacts to the greatest extent possible.



**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: WALNUT CAPITAL		Phone Number: (412) 889-3810	
Address: 5500 WALNUT ST.	City: PITTSBURGH	State: PA	Zip Code: 15232
2. Applicant/Company Name: STRADA LLC		Phone Number: (412) 263-3800	
Address: 425 SWTH AVE	City: PITTSBURGH	State: PA	Zip Code: 15219
Applicant/Contractor ID:(assigned by the City)			
3. Development Name: THE MILL			
4. Development Location: PITTSBURGH TECHNOLOGY CENTER LOT 28-N-315			
5. Development Address: PENDING			
6. If applicant is proposing a change to the Zoning District, the following is required: (Attach Zone Change Petition)			N/A
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: N/A			
Certificate of Occupancy#:	N/A	Date Issued:	N/A
		Existing Use of Property:	N/A
8. Estimated Construction:	Start Date: 2/01/2016	Occupancy Date: 6/01/2017	Project Cost: \$ PENDING

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 W/ POTENTIAL	
10. Select the Type of Work:	
<input checked="" type="checkbox"/> New Construction, New	<input type="checkbox"/> Renovation, Interior RESTAURANT, LIQUOR LICENSE (GEN)
<input checked="" 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: APARTMENT COMPLEX BUILT OVER PARKING GARAGE WITH POTENTIAL RESTAURANT	
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 (1) Commercial (1) Recreational (1) Industrial Institutional

14. Gross Floor Area:

Existing to be Razed:	<u>N/A</u>	sq ft	
Existing to be Retained:	<u>N/A</u>	sq ft	
Retained Area to be Renovated:	<u>N/A</u>	sq ft	
To be Constructed:	<u>510,700</u>	sq ft	= (GARAGE 131,500 sq ft + APARTMENTS 374,200 sq ft)
Building Footprint: <u>APARTMENT + COMMONS BUILDING</u>	<u>80,000</u>	sq ft	

	Existing		Proposed	
	Stories	Feet	Stories	Feet
Main Structure			6	70
Proposed Addition/Extension				

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

	Existing	Proposed
<u>COMMON AMENITY BLDG.</u>		2
<u>RESTAURANT</u>		1
		56
		24

16. Number of Dwelling Units:
 Existing to Remain: N/A Proposed: 368

17. Lot Area: 176,617 sq ft

18. On Site Parking: N/A

	Existing	Proposed
Full (8 1/2' x 19')		240
Compact (7 1/4' x 16')		97
Handicap (13 1/2' x 19')		8

Off-Street Loading Spaces: N/A
 Actual: 4
 Required: 4

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

<input type="checkbox"/> Demolition	<input checked="" type="checkbox"/> HVAC (Interior)	<input checked="" type="checkbox"/> HVAC (Exterior)	<input checked="" type="checkbox"/> Electrical	<input checked="" type="checkbox"/> Fire Alarm
<input checked="" type="checkbox"/> Fire Protection/Sprinklers	<input checked="" type="checkbox"/> Deck Construction	<input checked="" type="checkbox"/> Commercial Cooking Hood	<input checked="" type="checkbox"/> 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)

(TO BE PROVIDED, IN PROGRESS W/ CIVIL ENGINEER)

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:

(TBD)

- 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: **MARK HENSLER**



**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)

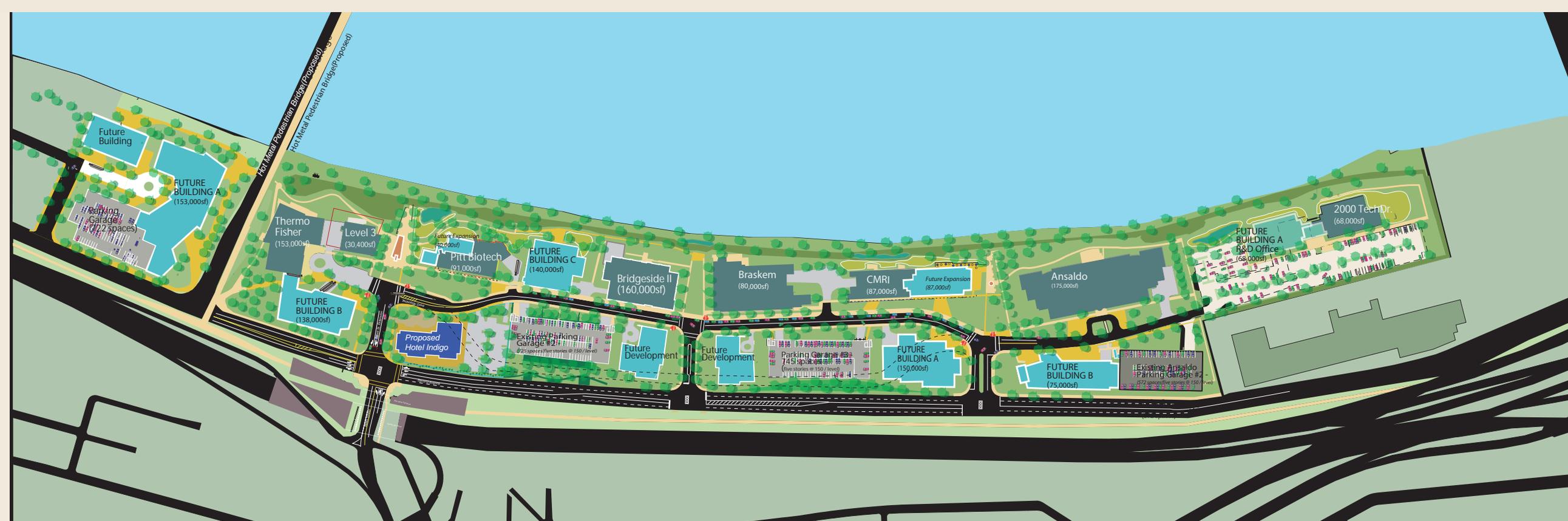
Plumbing Division
3901 Penn Avenue, Building #5
Pittsburgh, PA 15224
(412) 578-8036
www.achd.net/plumbing/index.html

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)

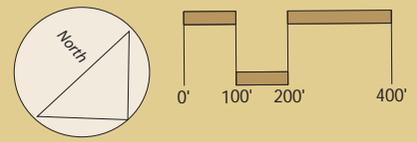
Housing and Community Environment
3190 Sassafras Way
Pittsburgh, PA 15201
(412) 350-4046
www.achd.net/housing/commenvironstart.html

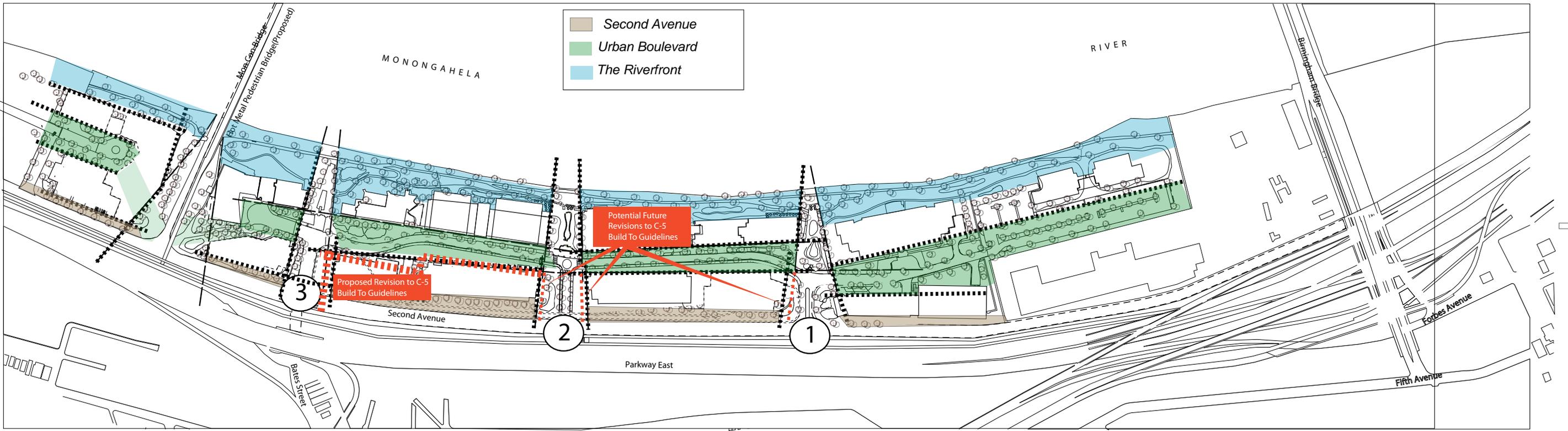


Pittsburgh Technology Center

Illustrative Site Plan

The Urban Redevelopment Authority of Pittsburgh
 The City of Pittsburgh
 July 27 2015



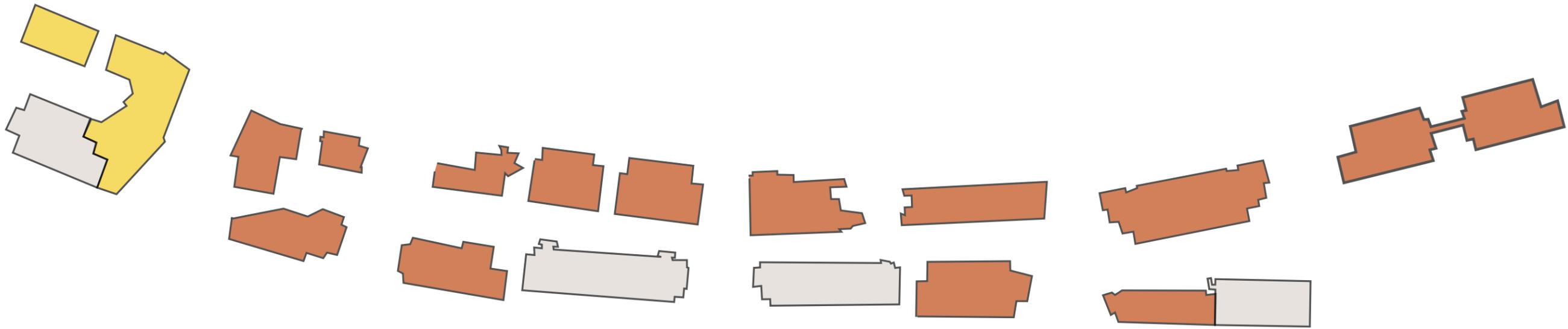


Build-To

Existing buildings on the Pittsburgh Technology Center site are defined by a strongly held Build-to line along the Boulevard, which clearly unifies structures across the site and defines the public space. New development will maintain and reinforce the Build-to line on both sides of the Boulevard. The intent of the original site planning was to have the buildings in each group give the impression of a single large complex similar in mass to the traditional complexes of our industrial river valleys. The new PLDP guidelines reaffirm this while allowing for additional flexibility across the site.

Build-to lines indicated on the plans define primary public spaces within the site and regulate its edges. They maintain the urban form, define urban spaces, reinforce pedestrian movements. Along the Hedgerow zones, the Build-to lines reinforce view corridors to the river and provide spaces to sit and watch the river. At Second Avenue, Build-to-Lines define the setback of buildings from the roadway.

Build-To Guidelines



Uses

The Pittsburgh Technology Center was established in the 1990's as a premier facility for institutional and business research and associated manufacturing. As the site evolves, the focus on research and technology uses will be maintained and encouraged. New uses for the site should serve to reinforce and strengthen the established use pattern and should serve a secondary, complementary role. Small retail and restaurant uses to serve the needs of the site's population will be encouraged. Large scale retail development will be discouraged.

Business Uses: Office/Lab/Hotel

Business uses may be located on any of the parcels throughout PTC.

Retail

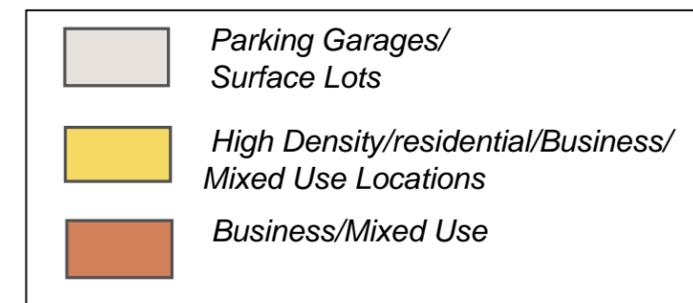
Retail parcels are located along Entry 2, with frontage onto Hedgerow 6, as defined by the original PLDP. Retail uses within other buildings shall be located along the Greensward and/or the Hedgerows.

Parking

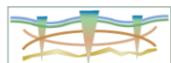
Structured parking will be located along 2nd Avenue. Structured parking is not allowed along The Riverfront, nor is surface parking permitted along the riverfront.

Residential

Low density residential development is not permitted within PTC. High density residential uses are permitted. High density residential uses are encouraged to locate at the southeastern (Hazelwood) end of the site.

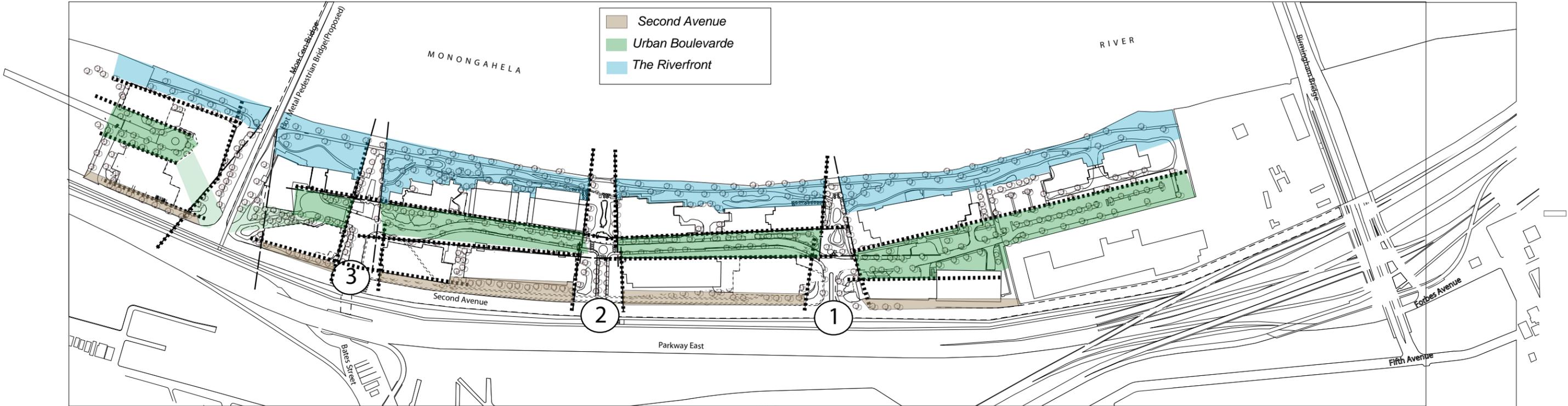


Building Use Guidelines



ARCHITECTURAL GUIDELINES

© 2005 LaQuatra Borci Associates/Loysen+Kreuthmeier Architects.

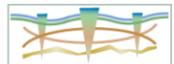


Build-To

Existing buildings on the Pittsburgh Technology Center site are defined by a strongly held Build-To line along the Boulevard, which clearly unifies structures across the site and defines the public space. New development will maintain and reinforce the Build-To line on both sides of the Boulevard. The intent of the original site planning was to have the buildings in each group give the impression of a single large complex, similar in mass to the traditional complexes of our industrial river valleys. The new PLDP guidelines reaffirm this while allowing for additional flexibility across the site.

Build-To lines indicated on the plans define primary public spaces within the site and regulate its edges. They maintain the urban form, define urban spaces reinforce pedestrian movements. Along the Hedgerow zones, the Build-to lines reinforce view corridors to the river and provide spaces to sit and watch the river. At Second Avenue, Build-to-Lines define the setback of buildings from the roadway

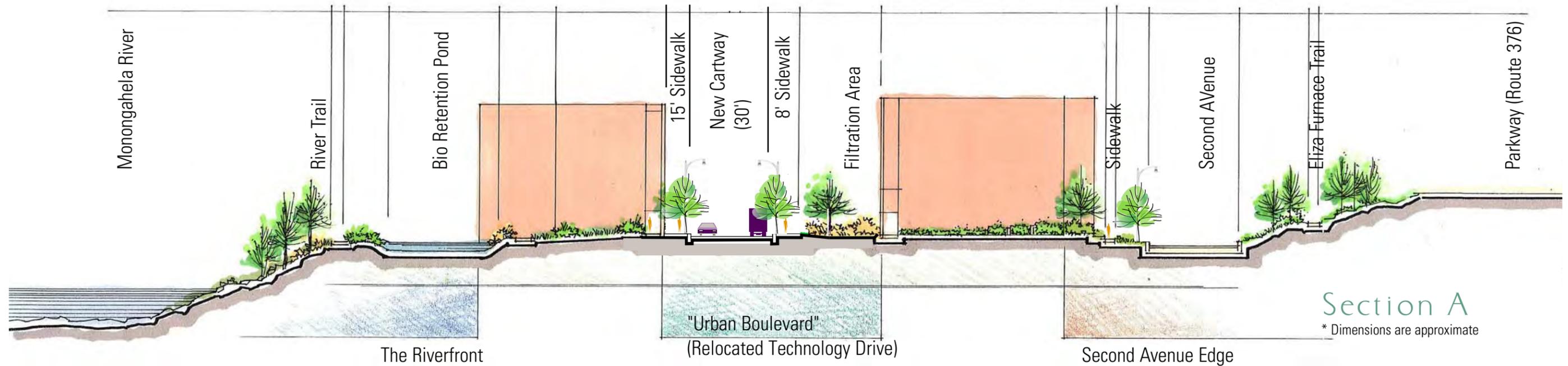
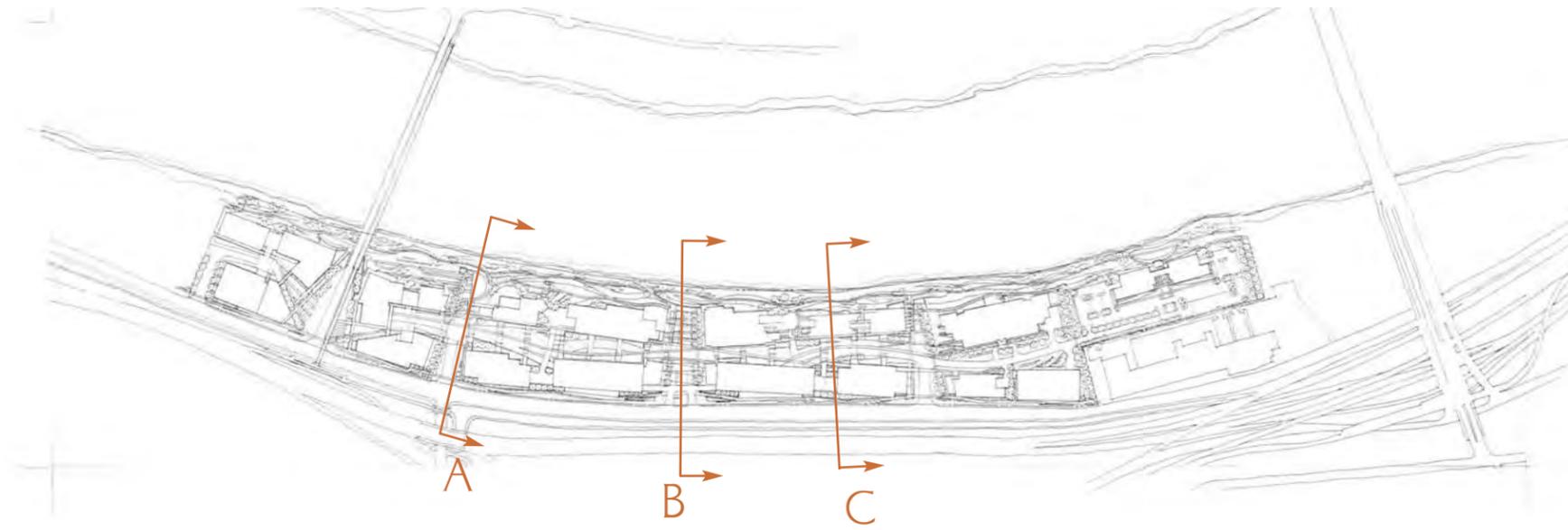
Build-To Guidelines



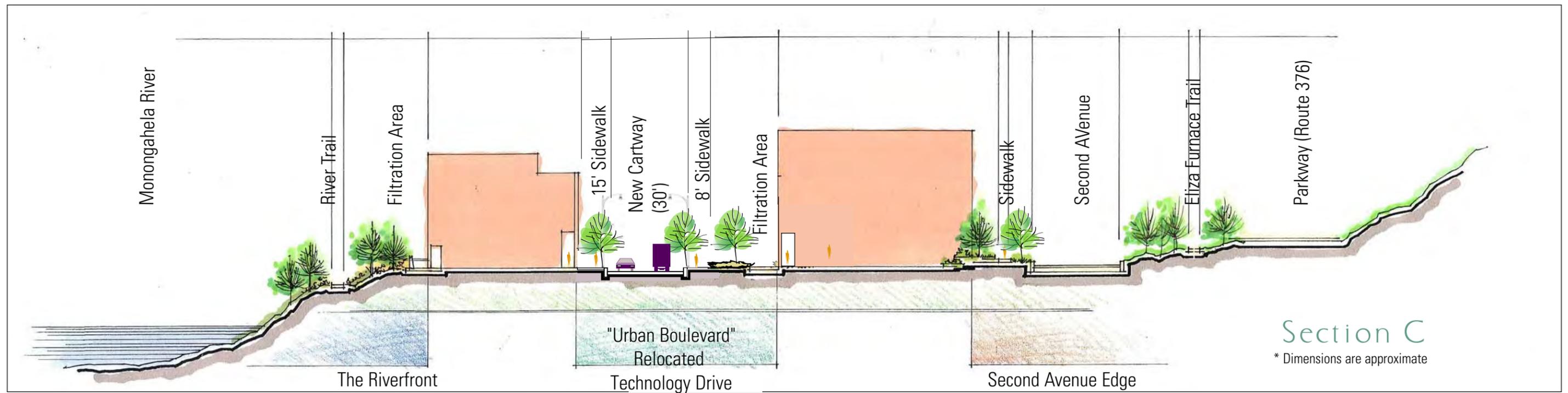
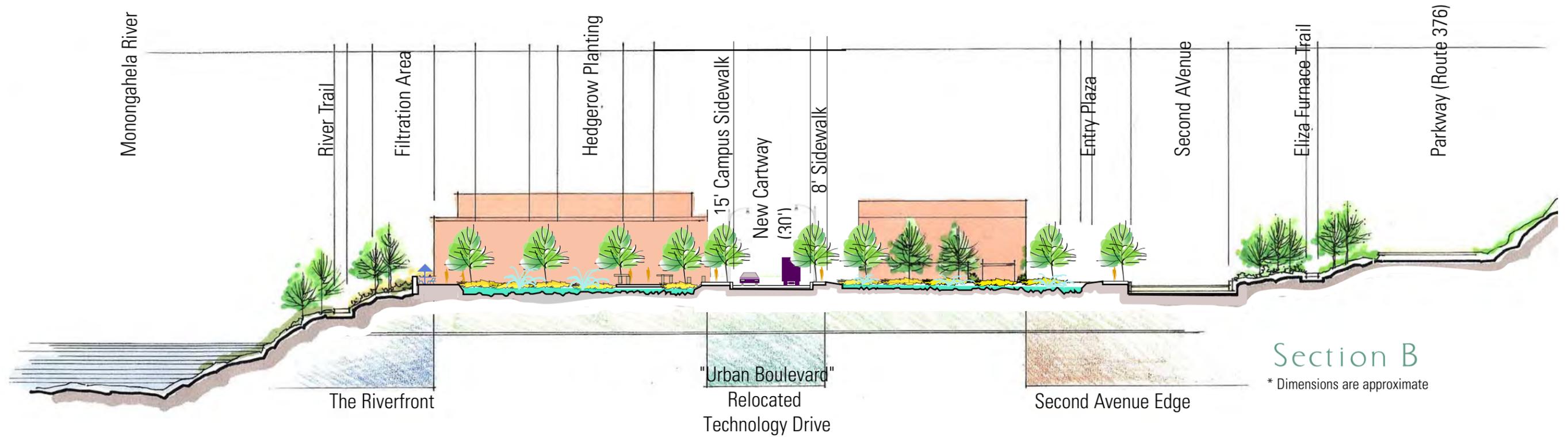
ARCHITECTURAL GUIDELINES

© 2005 LaQuatra Bonci Associates/Loysen+Kreuthmeier Architects.

Pittsburgh Technology Center PLDP



Site Sections



Site Sections (cont.)

Parking & Services

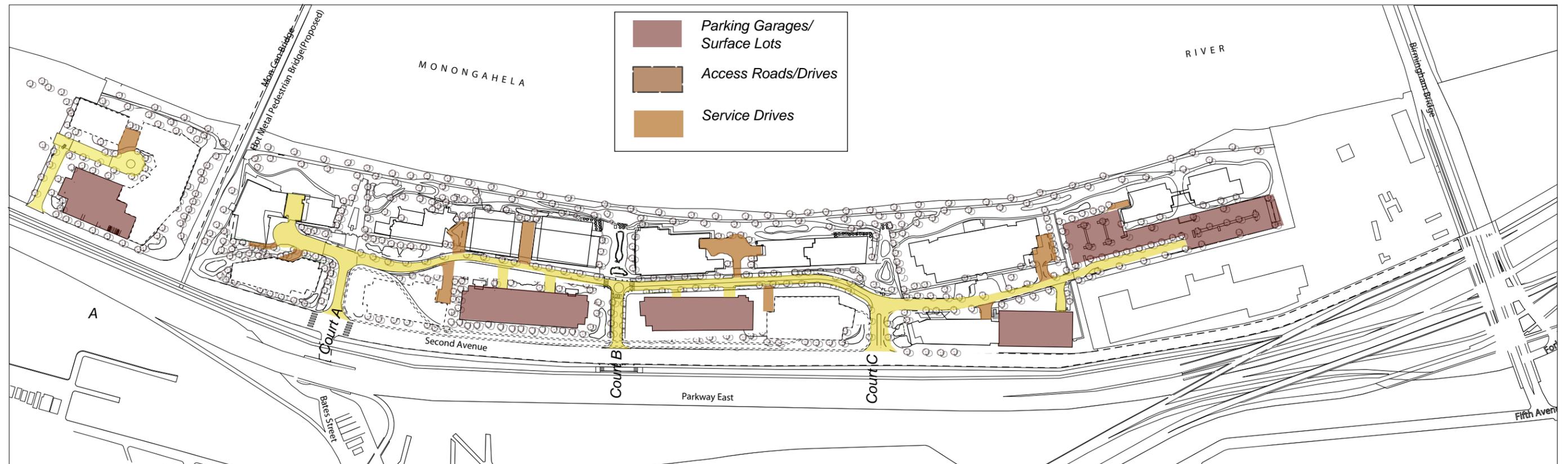
The site will be accessed off of Second Avenue at its two existing entrances. Slight alterations are being considered for each. The Bates Street entrance will be narrowed and the Technology Drive entrance will be shifted slightly. A third entrance will be added mid-site to access the new parking garages and provide some on-street parking for the proposed retail. The only alteration to Second Avenue will be the addition of a traffic-light mid-site at the new retail entrance.

The existing Technology Drive will be demolished and reconstructed as an internal urban street extending through the middle of the site from Court A to Court B. This road will establish frontage and flexibility for further subdivision here, affording appropriate access and service. As well, the new street will provide more flexibility for access into the parking structures and also to allow transit a route that can more directly serve individual building sites.

Service for individual buildings will be located between buildings in service courts that are landscaped and screened from the internal and surrounding streets and adjacent walkways. Short-term deliveries will not be allowed except in the service courts.

Although the plan will incorporate traditional street tree planting along the Urban Boulevard, trees and landscaping along its length will be located in such a way as to establish a natural character and scale reinforcing the vegetative planting zones.

It is a goal of the development to encourage recycling and therefore there will be appropriate drop-off and pick-up locations within each service bay.



Parking & Services Plan

Open Space Plan

The site will be developed as a series of park-like spaces in which the new buildings will be sited. Architecture is primary and parking, as a function, is secondary.

The site will be divided into three specific zones: The Second Avenue Edge, the Urban Boulevard, and the Riverfront. An additional component will be the Hedgerows.

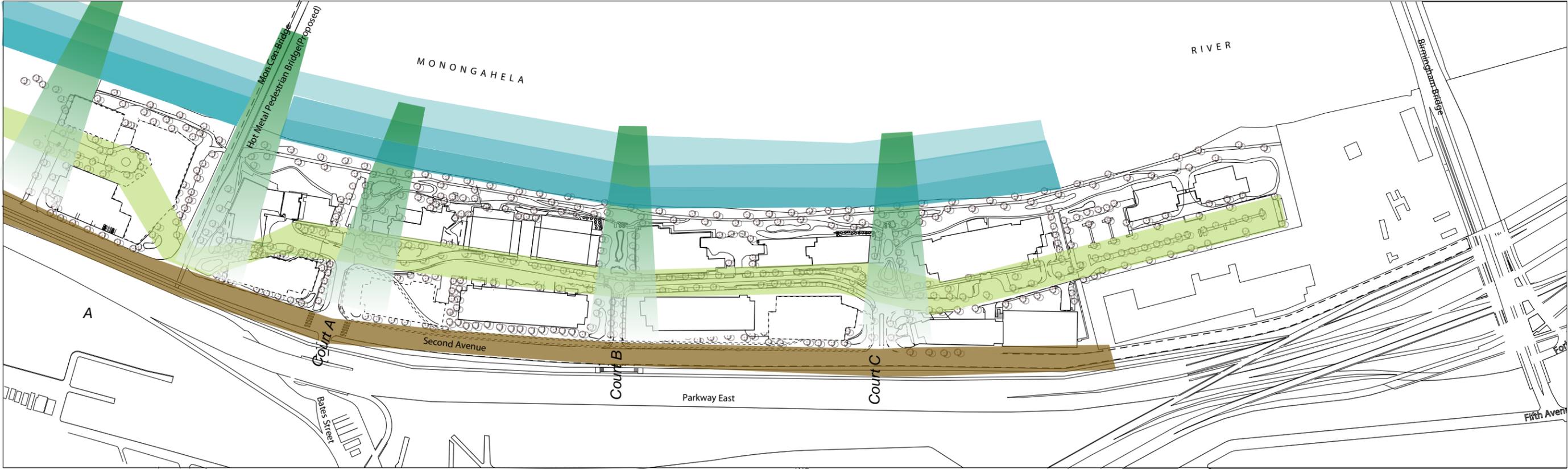
The Second Avenue Edge will have a unique character as being the crisp urban edge buffering the site.

The Urban Boulevard will be the pedestrian campus space that will help to separate the pedestrian from the vehicle. This space is envisioned as a linear park connecting the individual spaces throughout the site.

The Riverfront will continue to provide a natural edge for the site along the river. Future development of this area will preserve that naturalness and provide additional indigenous plantings.

The Hedgerows will tie all of this together in well designed overlooks to the river. These areas are envisioned as the public gathering spaces and areas where individuals can pass the time in an outdoor environment.

- Second Avenue Edge
- The Greensward
- The Riverfront
- The Hedgerows



Open Space Plan



Public Open Space
And Overlooks



Private Open Space



Waterfront Views



New Connections

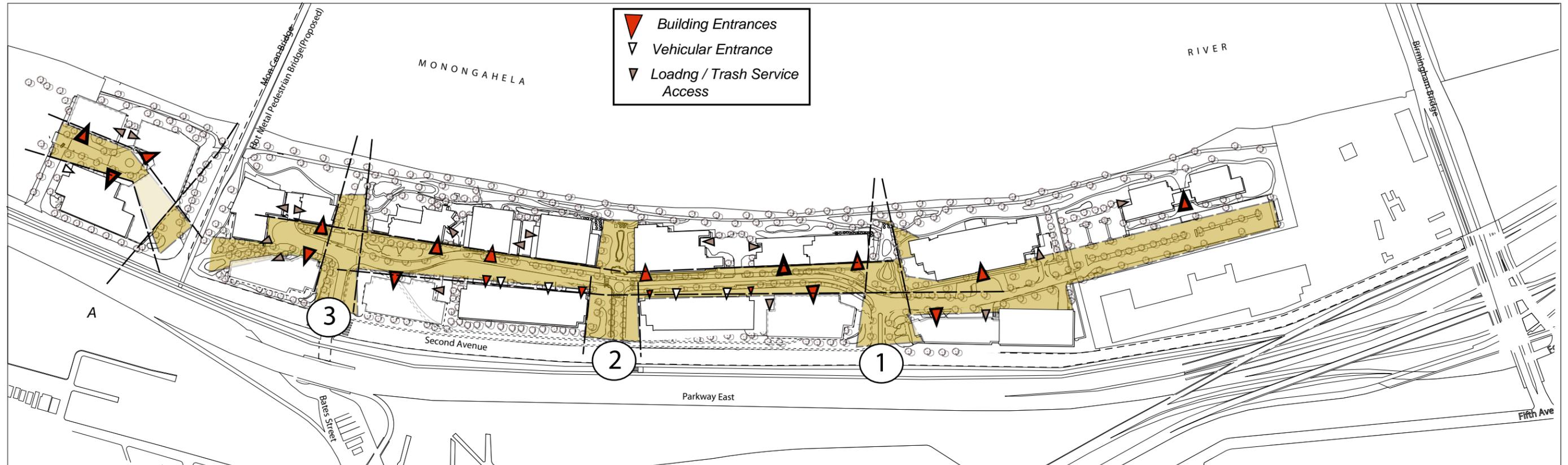


Hot Metal Bridge



Eliza Trail and Hot Metal Bridge
Pedestrian And Bike
Connections





Frontage

Building fronts and entrances are to face onto the Urban Boulevard, which is a continuous east- west campus space between the building fronts. Internal building planning should locate public and people spaces along the Boulevard, Hedgerows or The Riverfront to maximize view opportunities and animate these spaces. Like the buildings, parking garages should locate their lobbies and public circulation along the Boulevard and/or Hedgerows.

Secondary entrances may be located along Entry drives and Hedgerows. Retail frontages are to be located along Entry Courts and/or the Boulevard with servicing coordinated with other building services at locations out of view from external and internal streets. Retail uses integrated into any other buildings shall be serviced from within those buildings.

Most buildings will have two primary frontages. The Riverfront buildings will include primary facades or fronts along both The Riverfront and the Boulevard. Primary

building entrances should be located along the Boulevard and at corners adjacent to public spaces, with additional access to terraces and outdoor areas provided along The Riverfront.

Buildings along Second Avenue will also have two primary frontages - The Boulevard and Second Avenue. While pedestrian entrances and pedestrian-oriented spaces will be located along the Greensward faces of these buildings, Second Avenue facades are the most publicly visible images of the development.

Loading and Delivery

Service and delivery areas are to be located between buildings and concealed from view. The screening, either with building mass or landscaping, shall conceal the service area from 2nd Avenue, the Boulevard, and The Riverfront. Adequate shipping and loading facilities will be located in the building zones. to the greatest extent possible, no truck maneuvering will be permitted on the Access Roads; site planning must accommodate required service and loading within the development zones.

Loading spaces will be screened from public view and conform to City standards.

Fences and Walls

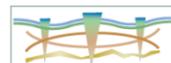
Erection of security fences and walls will be prohibited. However, architecturally compatible walls extending between buildings or screening parking or loading facilities will be permitted. Architecturally compatible walls, proposed as a design device to unify, integrate or give form to the area, may be considered. Materials of walls will be of the same high standards as building materials. Berms with plant materials are preferred as screens along the Boulevard. Where not possible, screened and fenced service courts shall be installed. Walls are preferred on the Second Avenue side.

Waste Disposal

All refuse, if stored outside buildings, will be kept in closed containers stacked in a neat and safe manner, will not be allowed to accumulate, and will be totally enclosed and screened from view from the river, streets, and from adjoining properties. Adequate bays for trash compactors will be provided in addition to required loading spaces. No burial of waste material will be permitted on the project site. Refuse containers are considered insufficient screening devices.

All outdoor screening and waste disposal areas must be shown in the developers' approved site designs and landscape plans.

Building Orientation



ARCHITECTURAL GUIDELINES

© 2005 LaQuatra Bonci Associates/Loysen+Kreuthmeier Architects.



THE MILL

ON SECOND AVENUE

Address: 575 Technology Drive, Pittsburgh, PA 15219

Zoning District: Pittsburgh Technology Center, Specially Planned District 1 (SP-1)

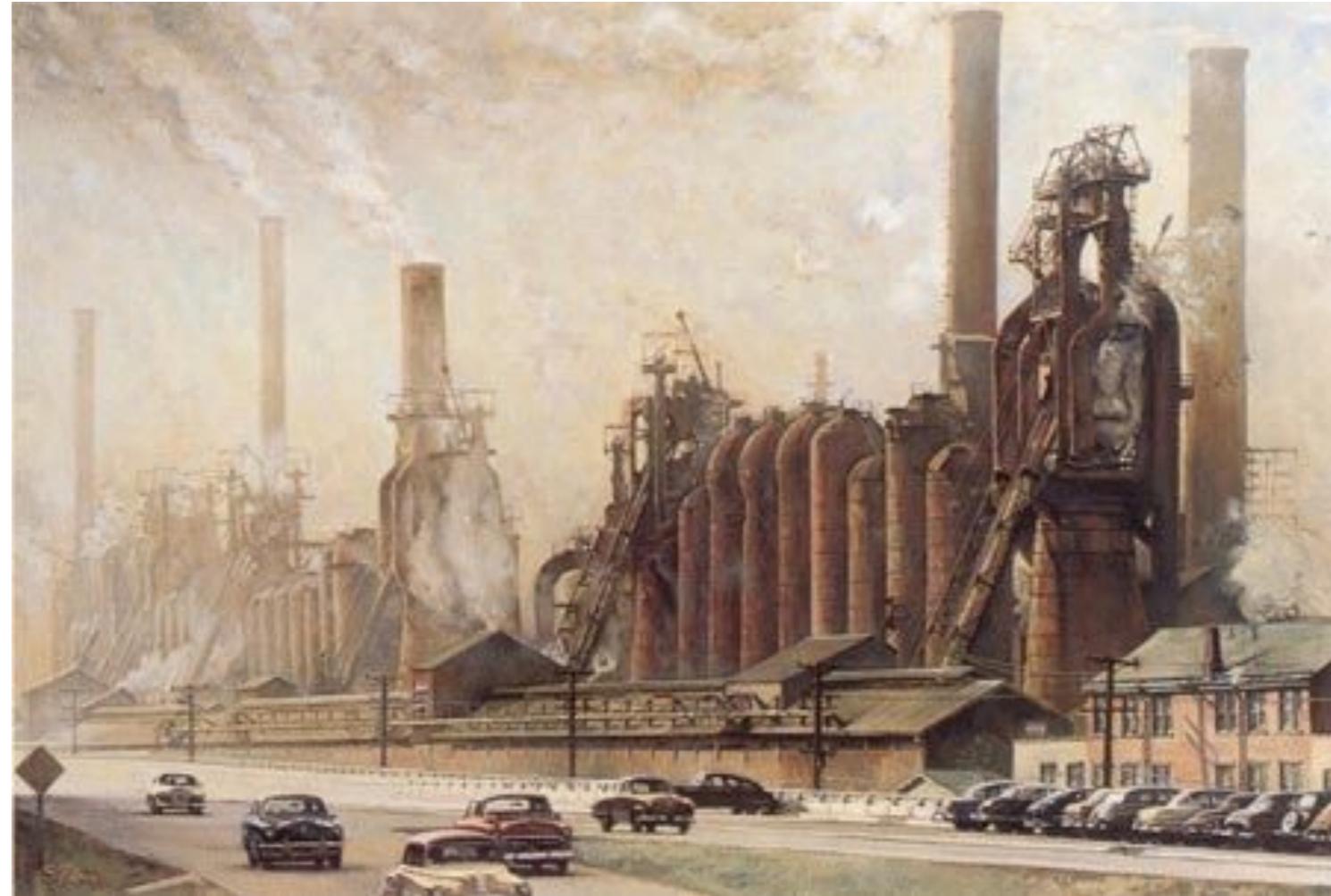
Project Description: Development of market rate apartments with associated parking and social amenities. The project will be constructed in two phases.

Community Process: Conducted two meetings with the PTC Association

Location Map



A site with an interesting past



Dense industrial steel mills, cross-river connectivity, the crucible of Pittsburgh's historic economy

Presently a technology park

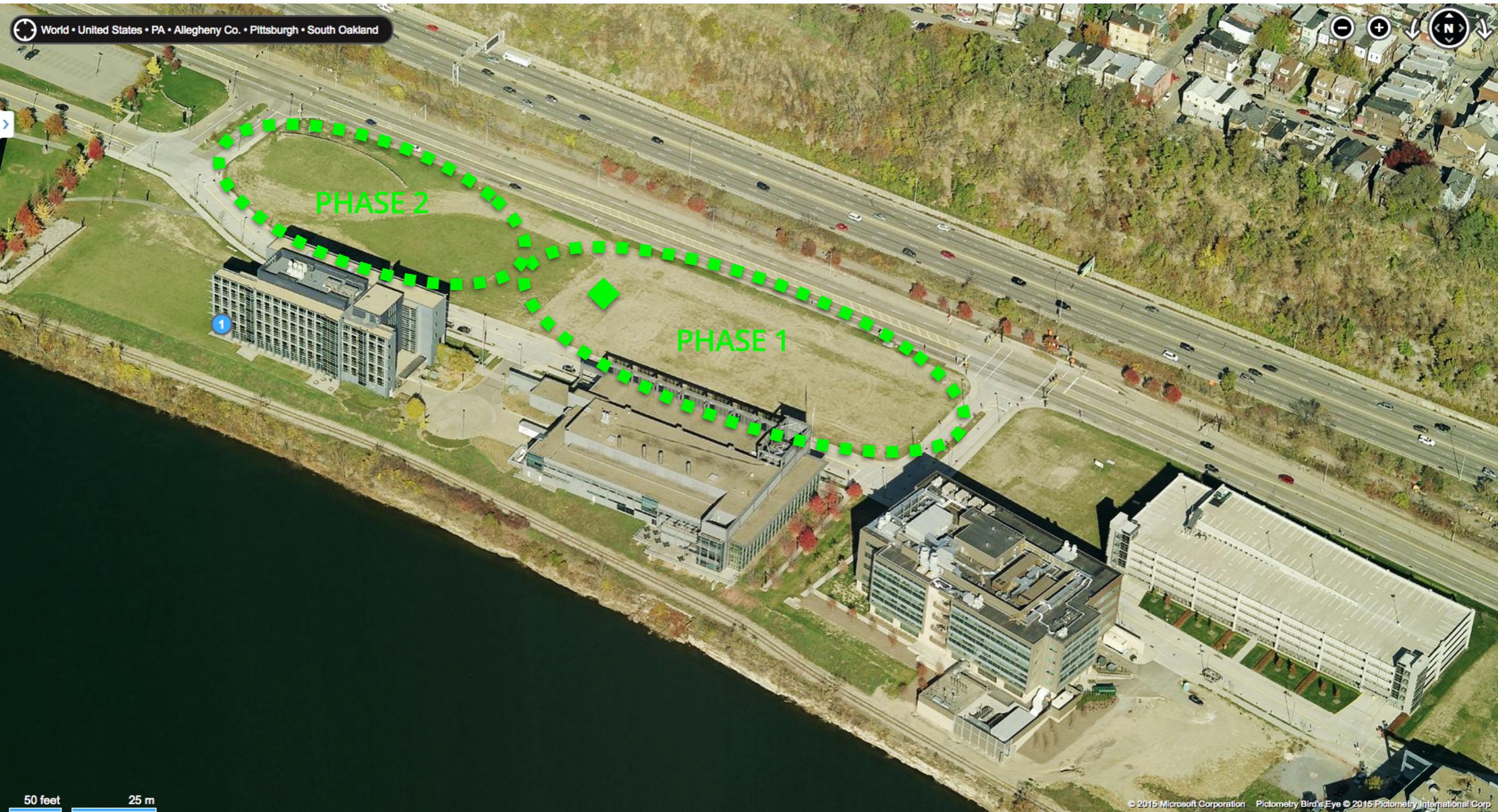


Tech, Eds, & Meds - research + development

Infusing LIFE & color into a “closed” door environment



An Opportunity to create an “exclusive” living community



The nature of the site sustains abundant access, views, opportunity, and “start-up style” creativity

Making Connections - to the river, existing development, and downtown



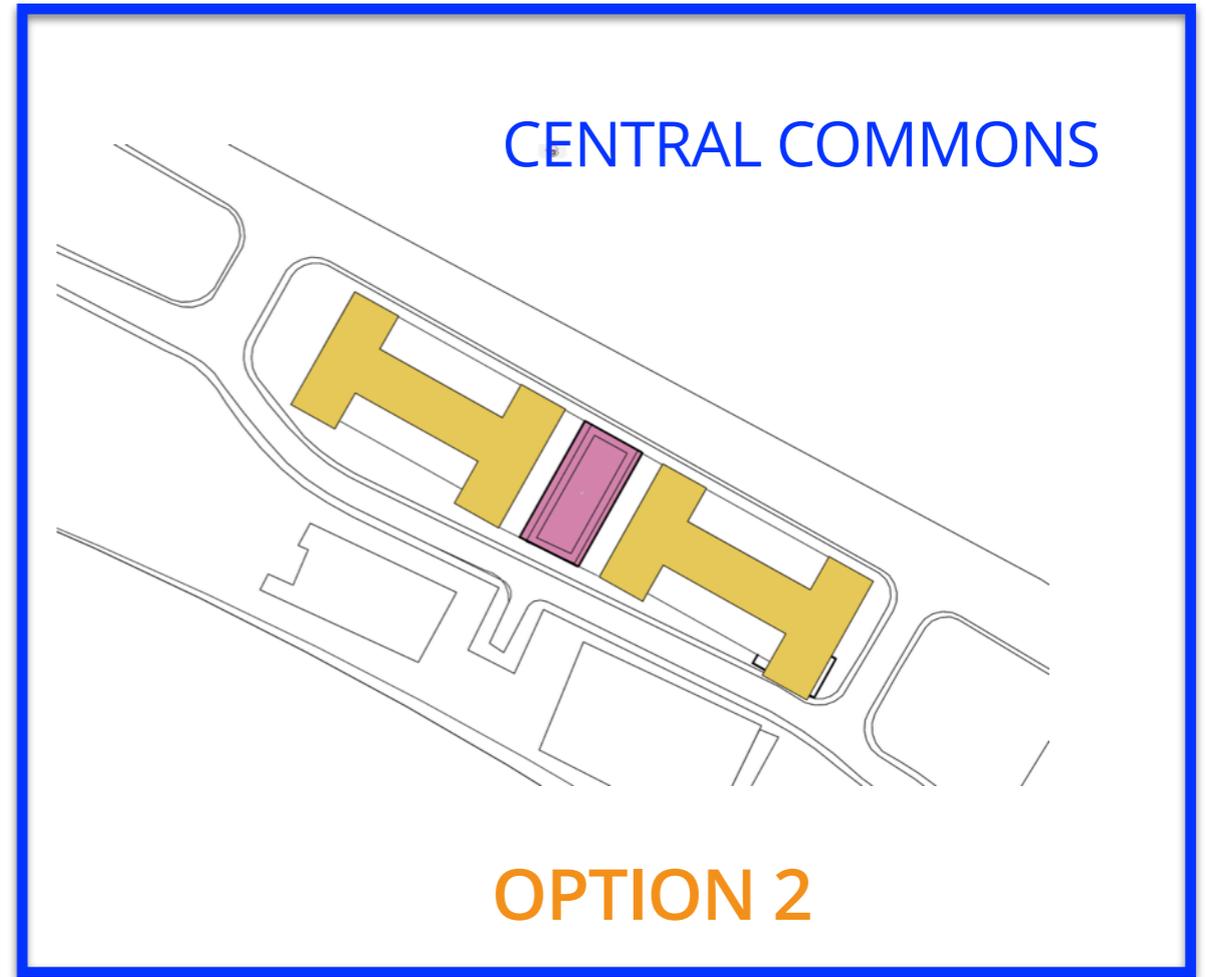
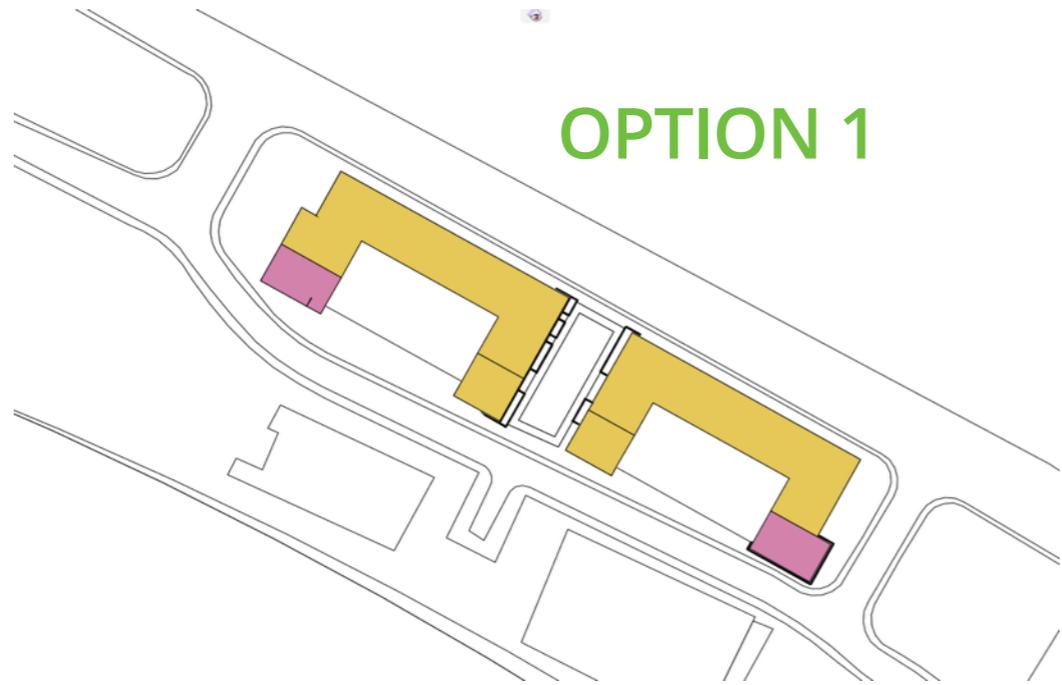
Reinforcing the existing PLDP



Site Energy



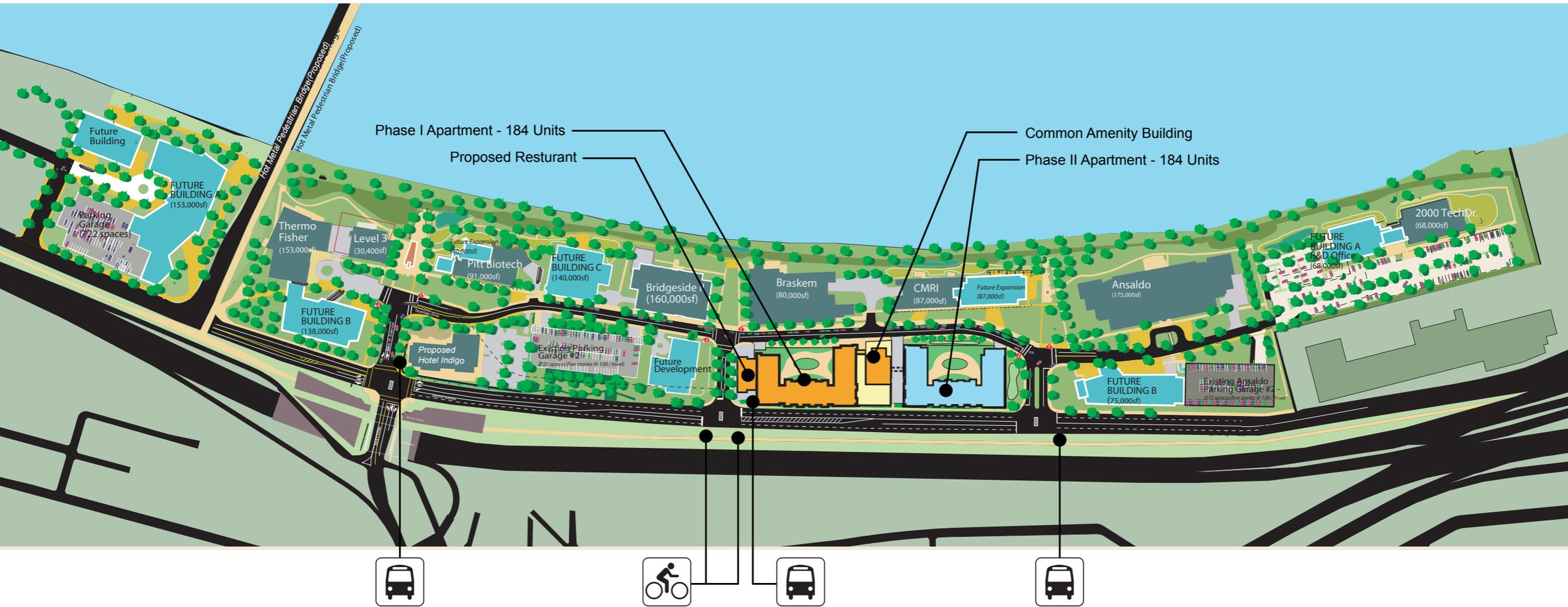
Site Massing Strategies



Massing in Context



Technology Center PLDP Overview

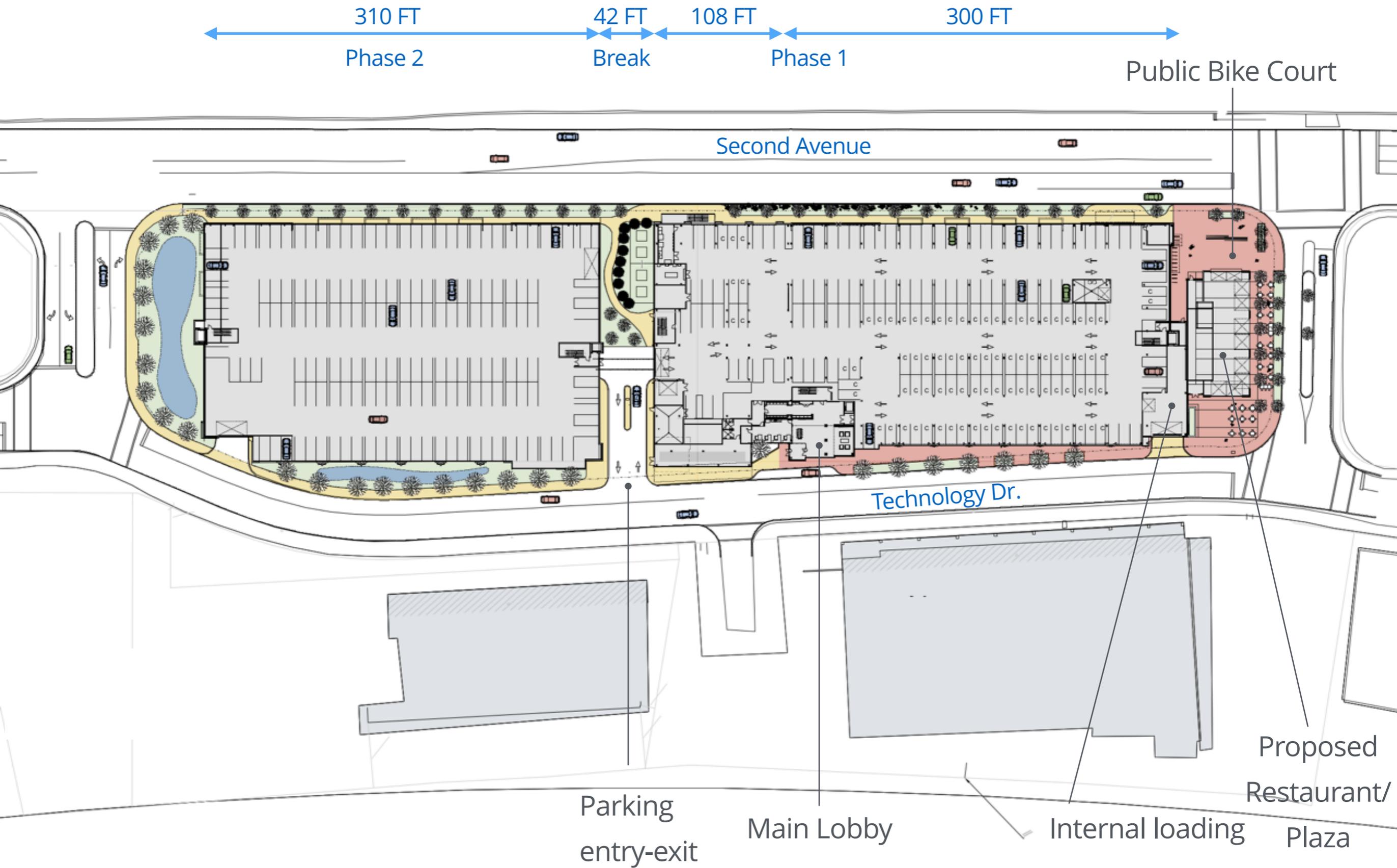


Illustrative Plan Update for PLDP

Phase I Parking: 185 Spaces
Phase II Parking: 160 Spaces
Total: 345 Spaces



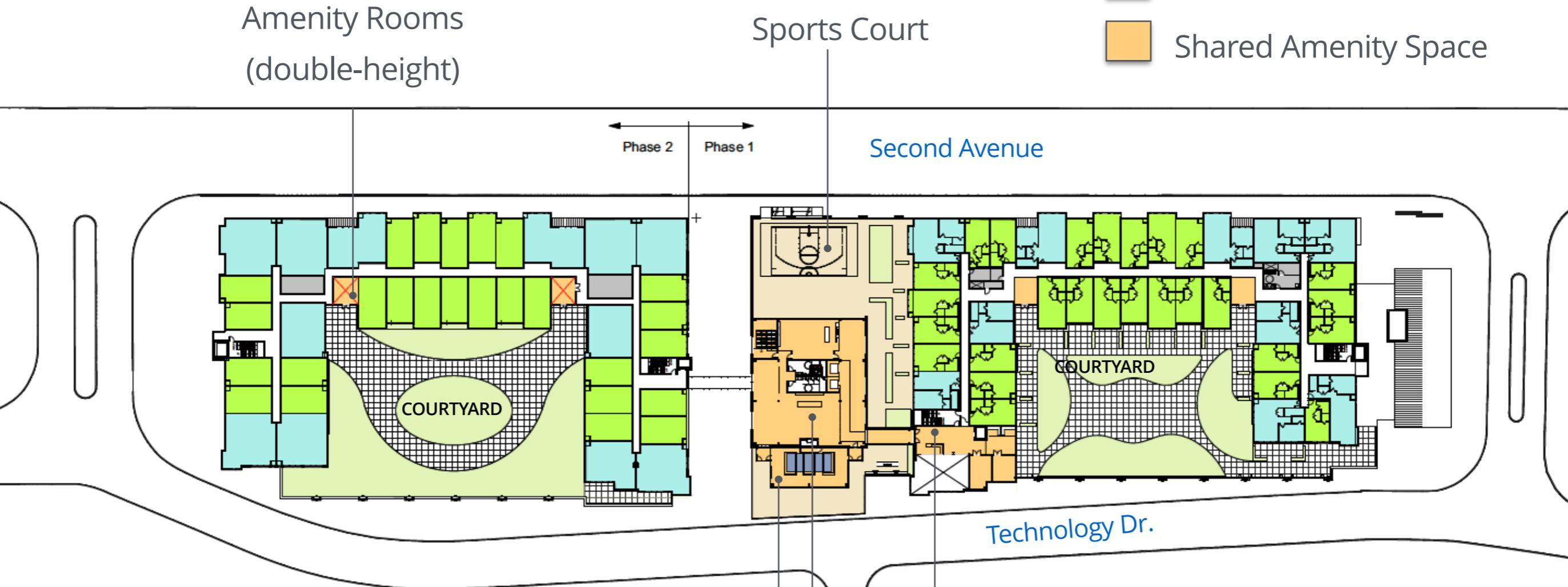
1st Floor Street Level Master Plan



2nd Floor Master Plan

Building A & Building B = 368 UNITS

- Micro Unit
- 1 Bedroom
- 2 Bedroom
- Shared Amenity Space



Phase 2 Unit Mix:

- [126] Micros (68%)
- [55] 1-Bedrooms (30%)
- [3] 2-Bedrooms (2%)
- [184] Units

Pool Pavilion & Sun Deck

Grand Stair

Central Commons

Phase 1 Unit Mix:

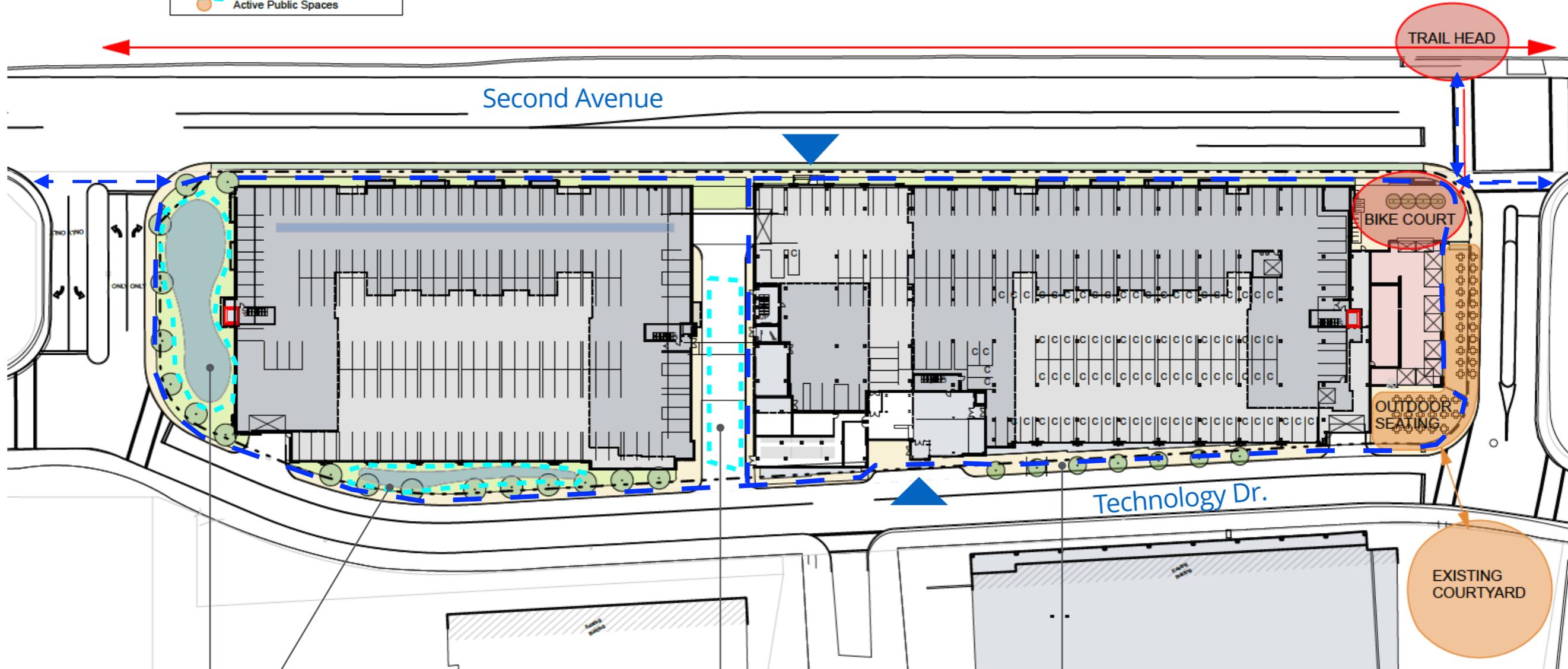
- [126] Micros (68%)
- [55] 1-Bedrooms (30%)
- [3] 2-Bedrooms (2%)
- [184] Units

Sustaining the multimodal urban environment



Accessibility, Sustainability, & Stormwater Management

LEGEND	
	Pedestrian Circulation & Nodes
	Bike Circulation & Nodes
	Water Retention Areas
	Active Public Spaces



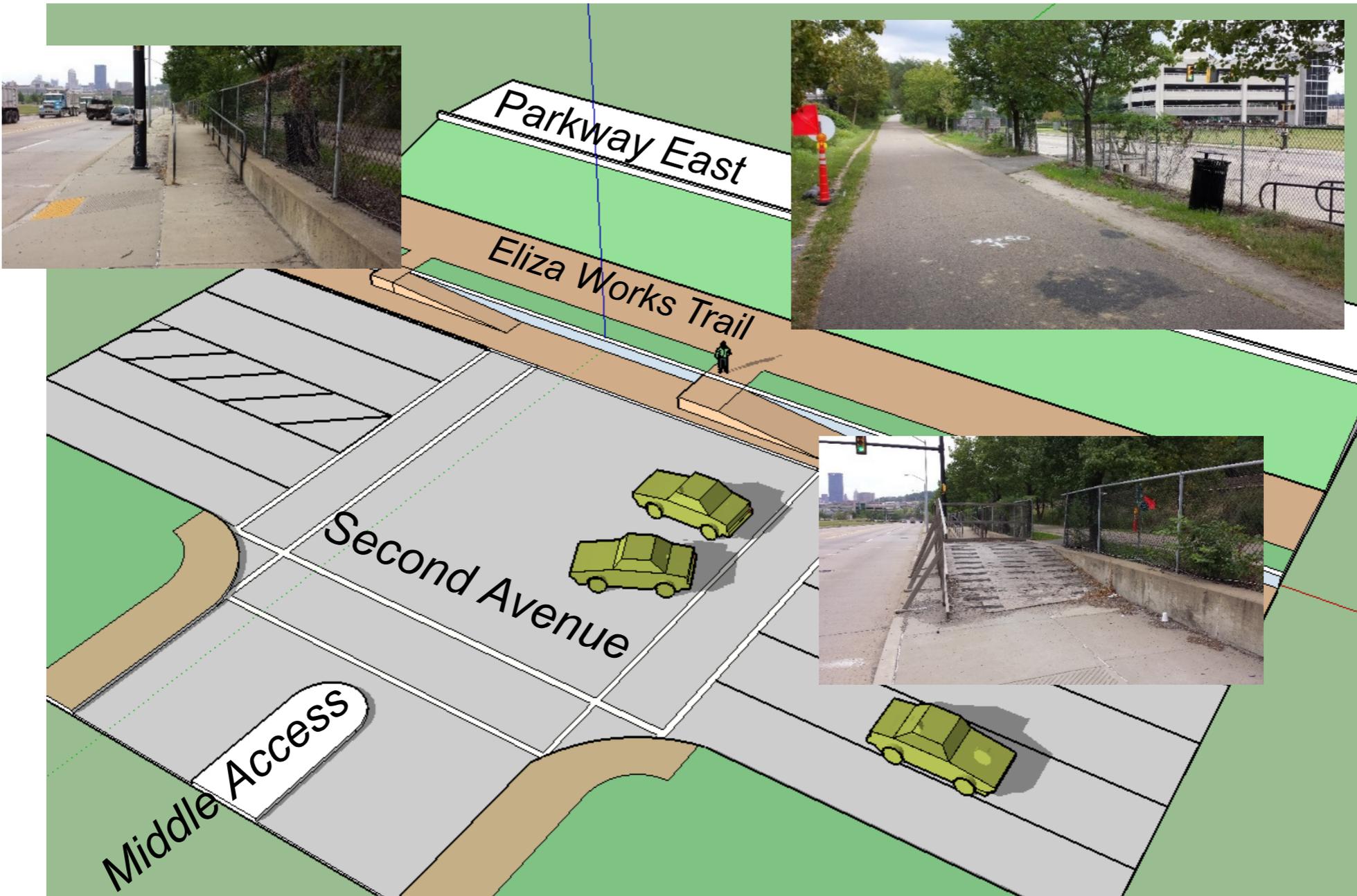
Raingardens/Bioswales

Underground infiltration/
detention tank

Permeable pavers

Buses & Bikes - Existing Conditions

Eliza Works Trail Crossing Concepts @ Middle Access Drive
Pittsburgh Technology Center
Pittsburgh, PA 15219



Buses & Bikes - Improvement Opportunity

Eliza Works Trail Crossing Concepts @ Middle Access Drive
Pittsburgh Technology Center
Pittsburgh, PA 15219



Improvements: Public Bike Court

Possible eye-catching
metal sculpture

Bike Court

Proposed 6,000 SF
Restaurant



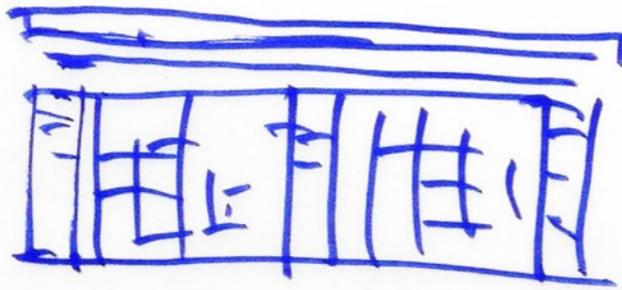
Architectural & Industrial Inspiration

Simply detailed warehouse buildings adapted to urban lifestyles

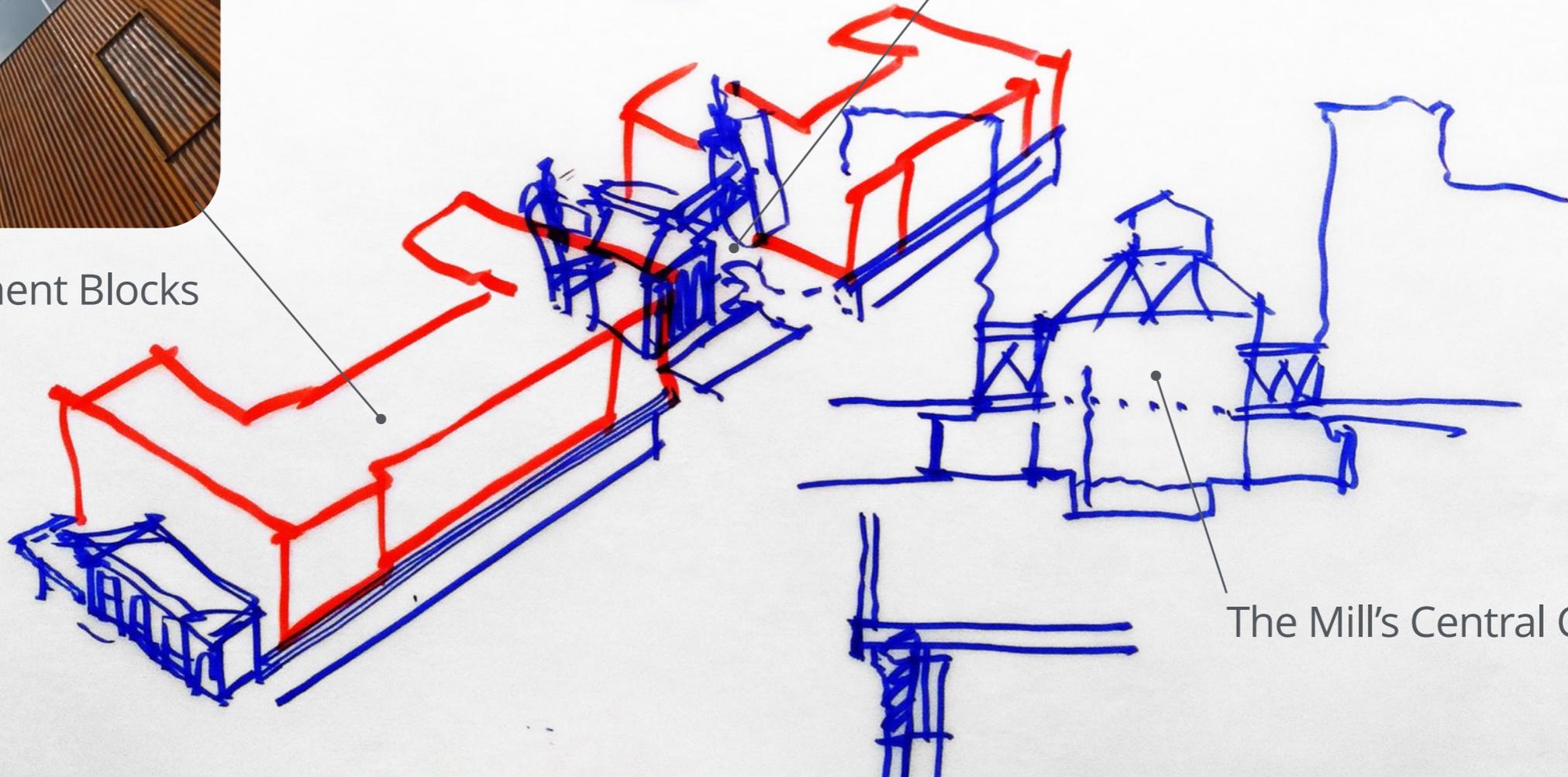
Blended with an Industrial “machine” aesthetic



Exterior Look & Feel Concepts

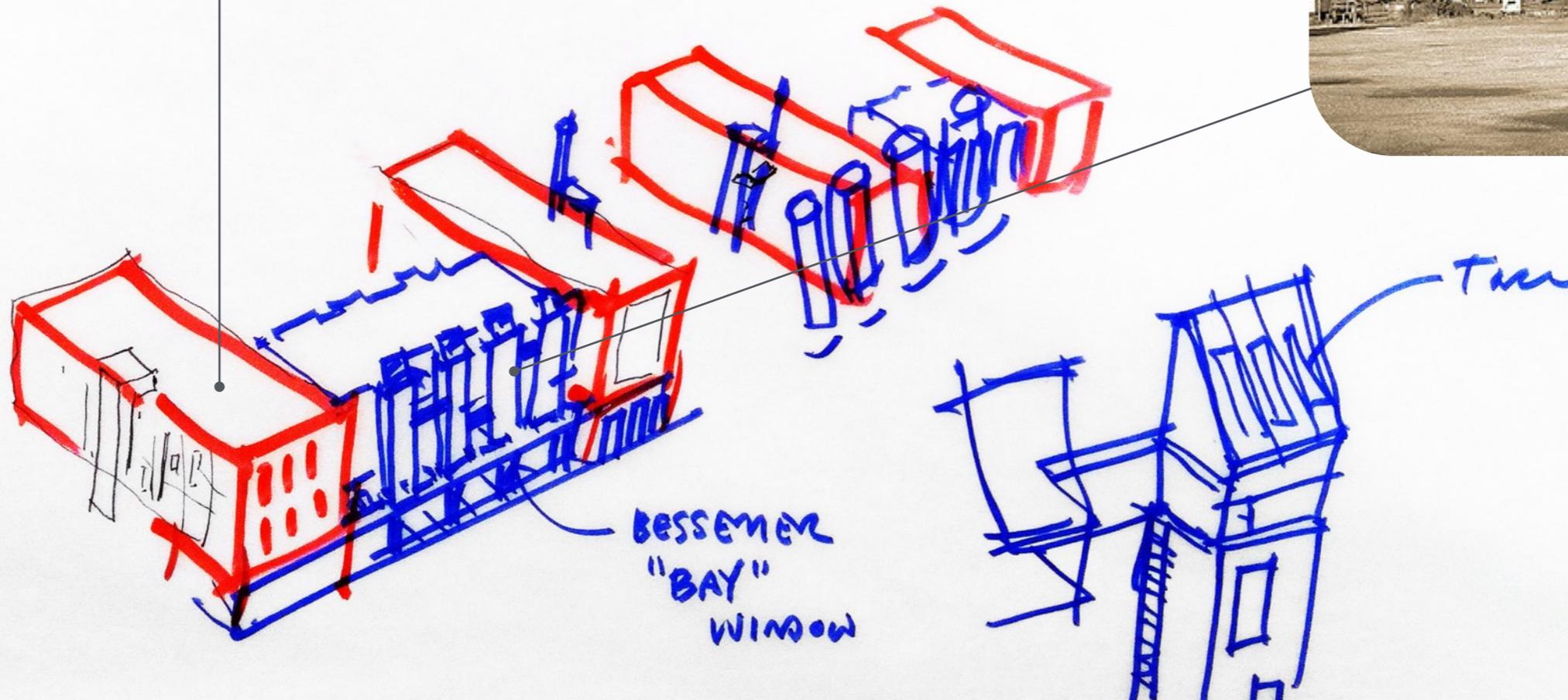
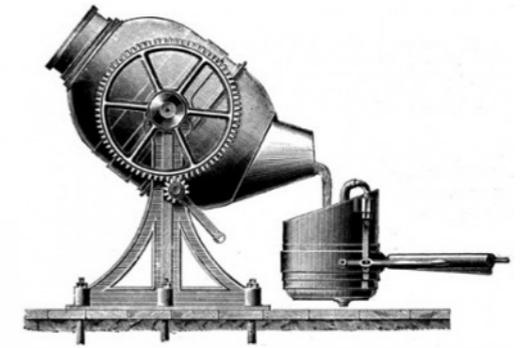
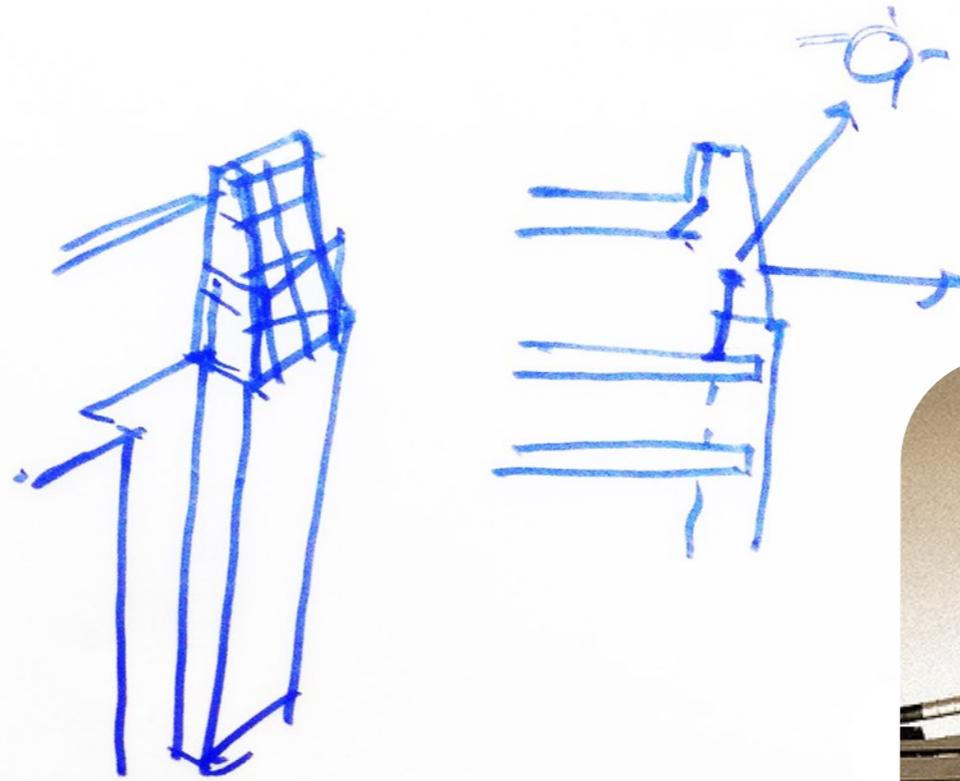


Apartment Blocks



The Mill's Central Commons

Composition: Bookends and Bessemer "Bay" Windows



Massing & Building Articulation



Birdseye Perspective from Second Avenue with Proposed Restaurant



Phase 1

Proposed 6,000 SF
Restaurant & Outdoor Seating

The Mill's Central
Commons

Phase 2

Resident only access
stair to podium
Sport Court

Public Bike Court

Birdseye Perspective from Second Avenue without Proposed Restaurant



Proposed Park-Plaza

Phase 1

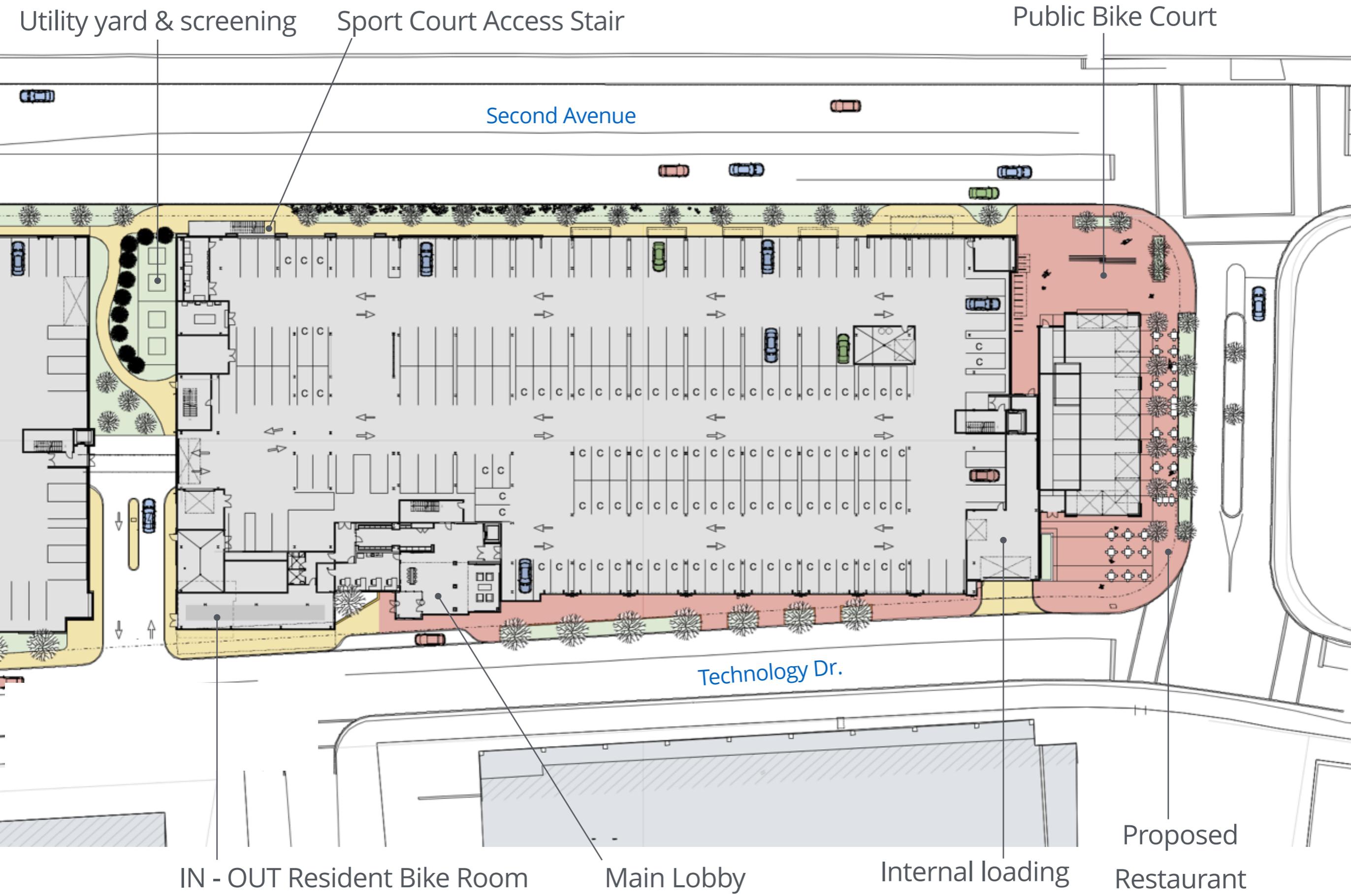
The Mill's Central
Commons

Phase 2

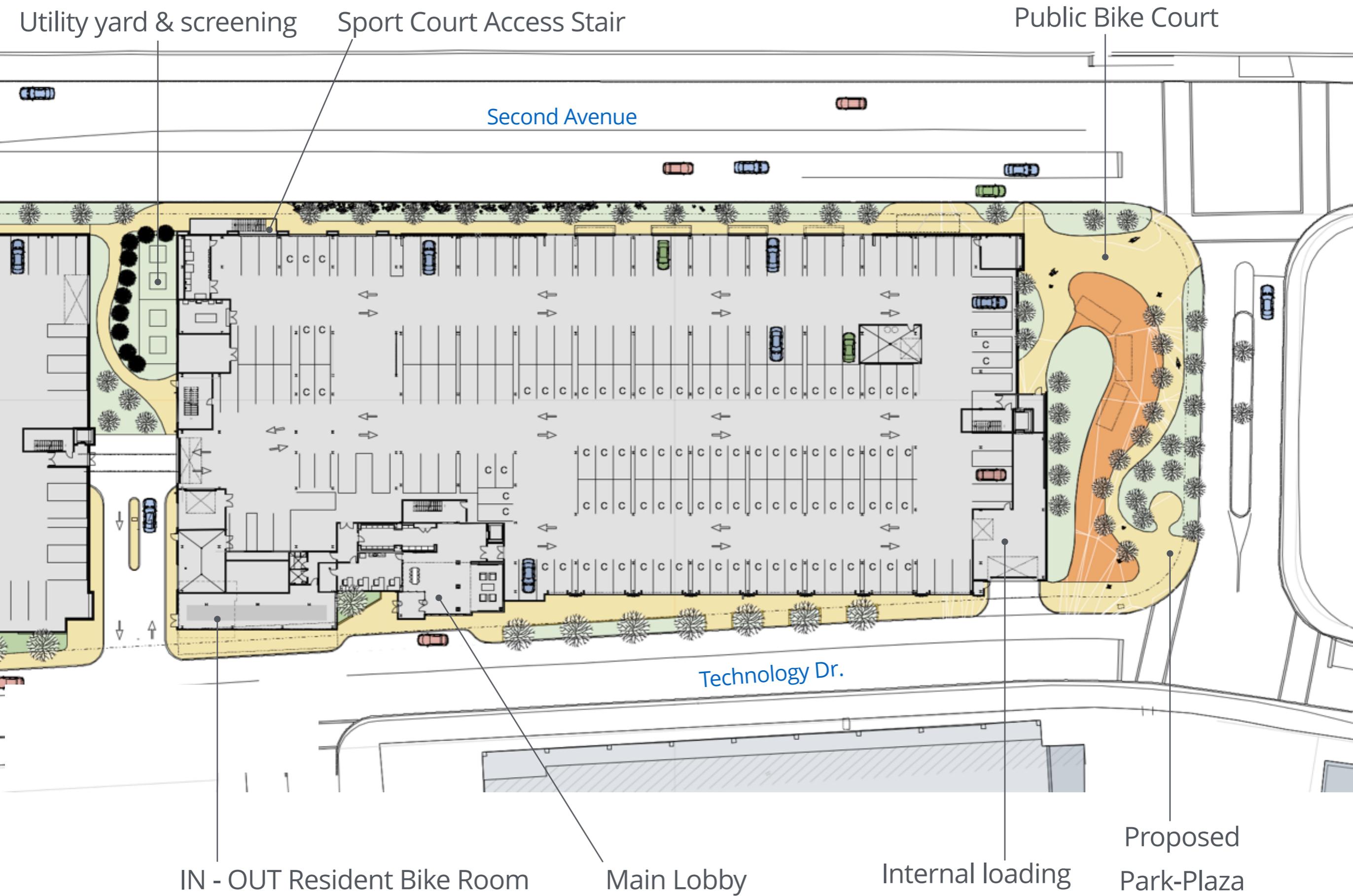
Resident only access
stair to podium
Sport Court

Public Bike Court

PHASE I - 1st Floor Street Level Master Plan with Restaurant



PHASE I - 1st Floor Street Level Master Plan without Restaurant



Potential Restaurant Experience

Abundant Outdoor Cafe Seating

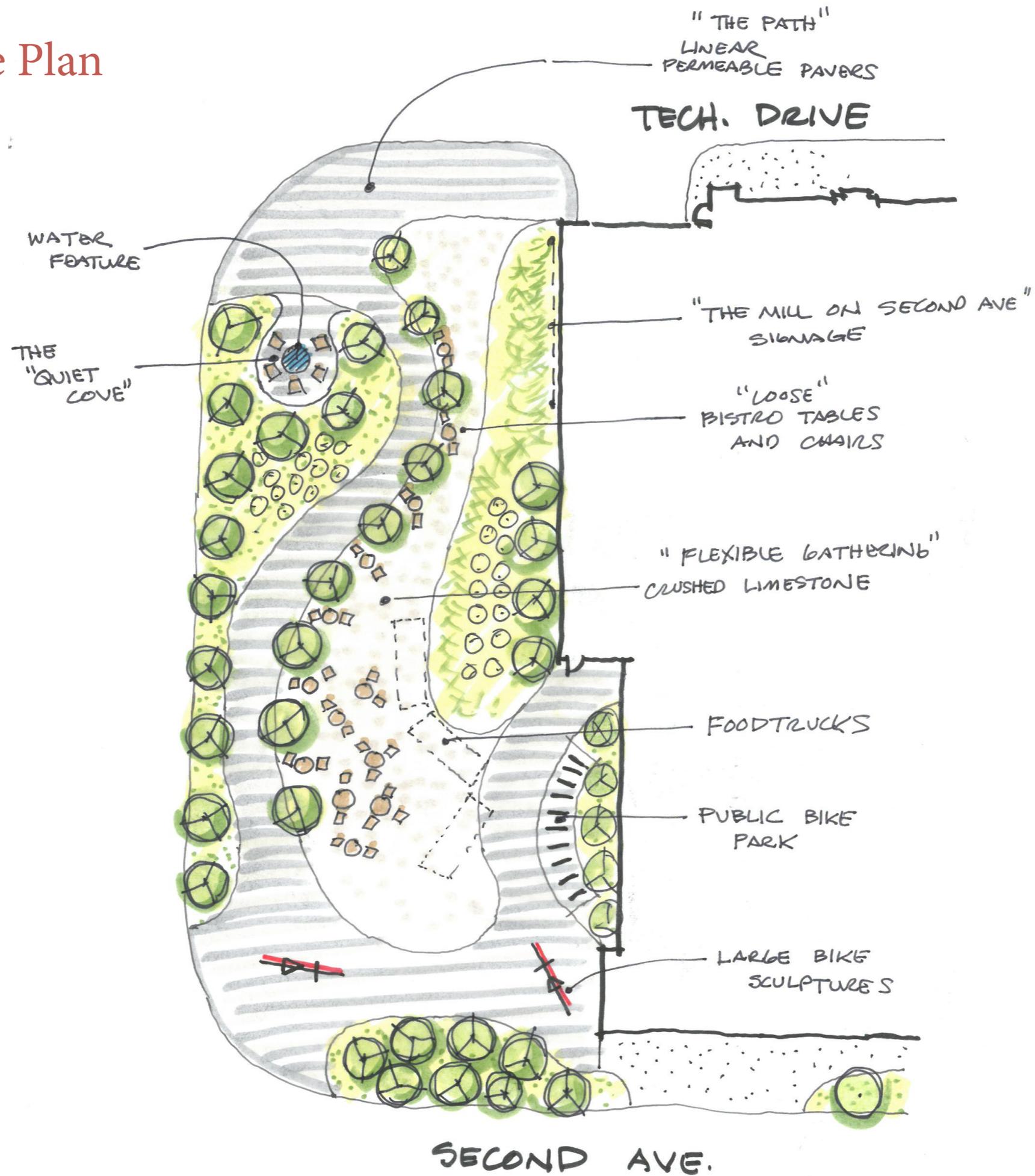
Operable facade



Alternative Design (without restaurant) = Park-Plaza



Park-Plaza Site Plan



Exterior Building Material's



Copper-bronze
corrugated metal panel

Smooth-Black metal
panels

Ironspot Charcoal
Brick

Silver lap-seam
metal panels

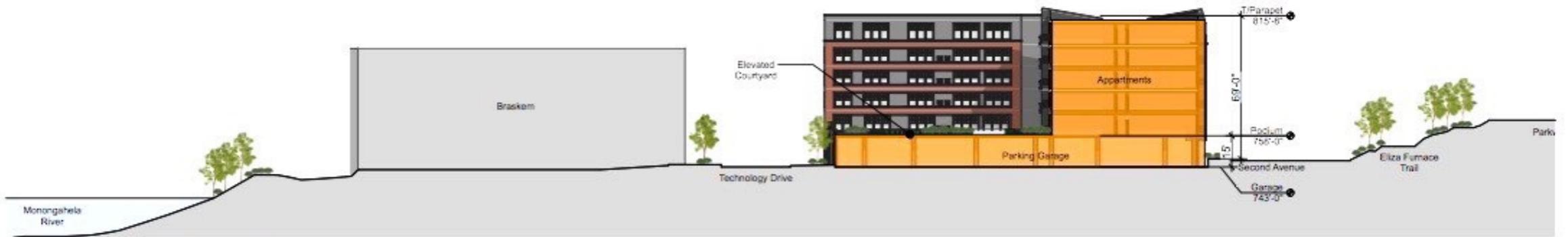
Red blend utility
size brick

Elevations & Sections

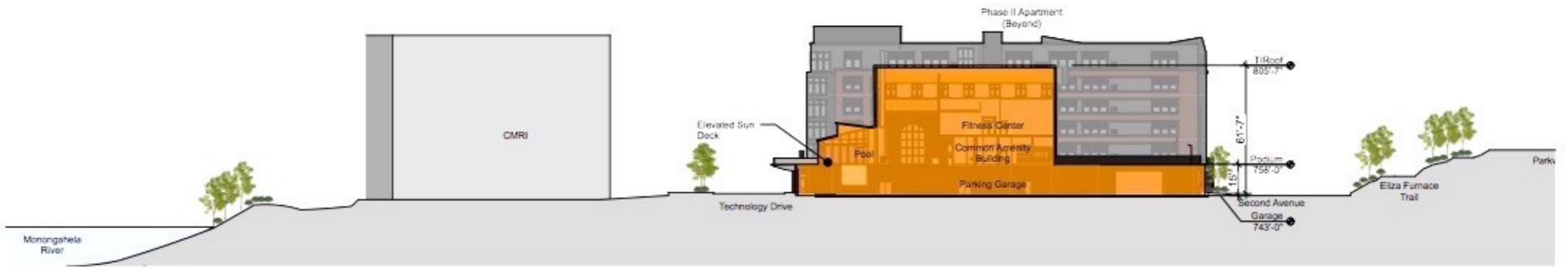
Phase 1 | Phase 2



A North Elevation Second Avenue
SCALE: 1:646.59

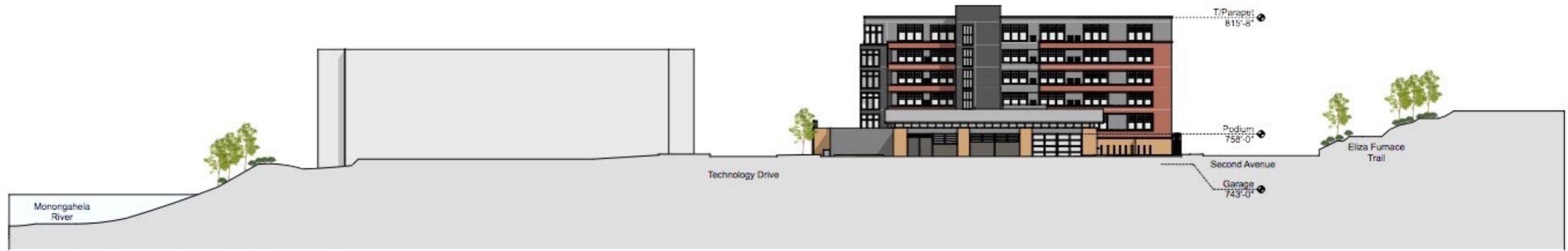


B Site Section
SCALE: 1:646.59



C Site Section
SCALE: 1:646.59

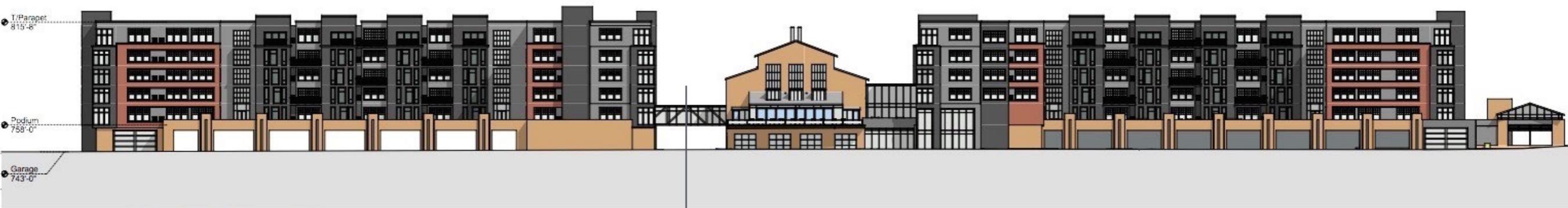
Elevations



1 East Elevation
SCALE: 1/645



2 West Elevation
SCALE: 1" = 40'



3 South Elevation Technology Drive
SCALE: 1/645

Phase 2 | Phase 1

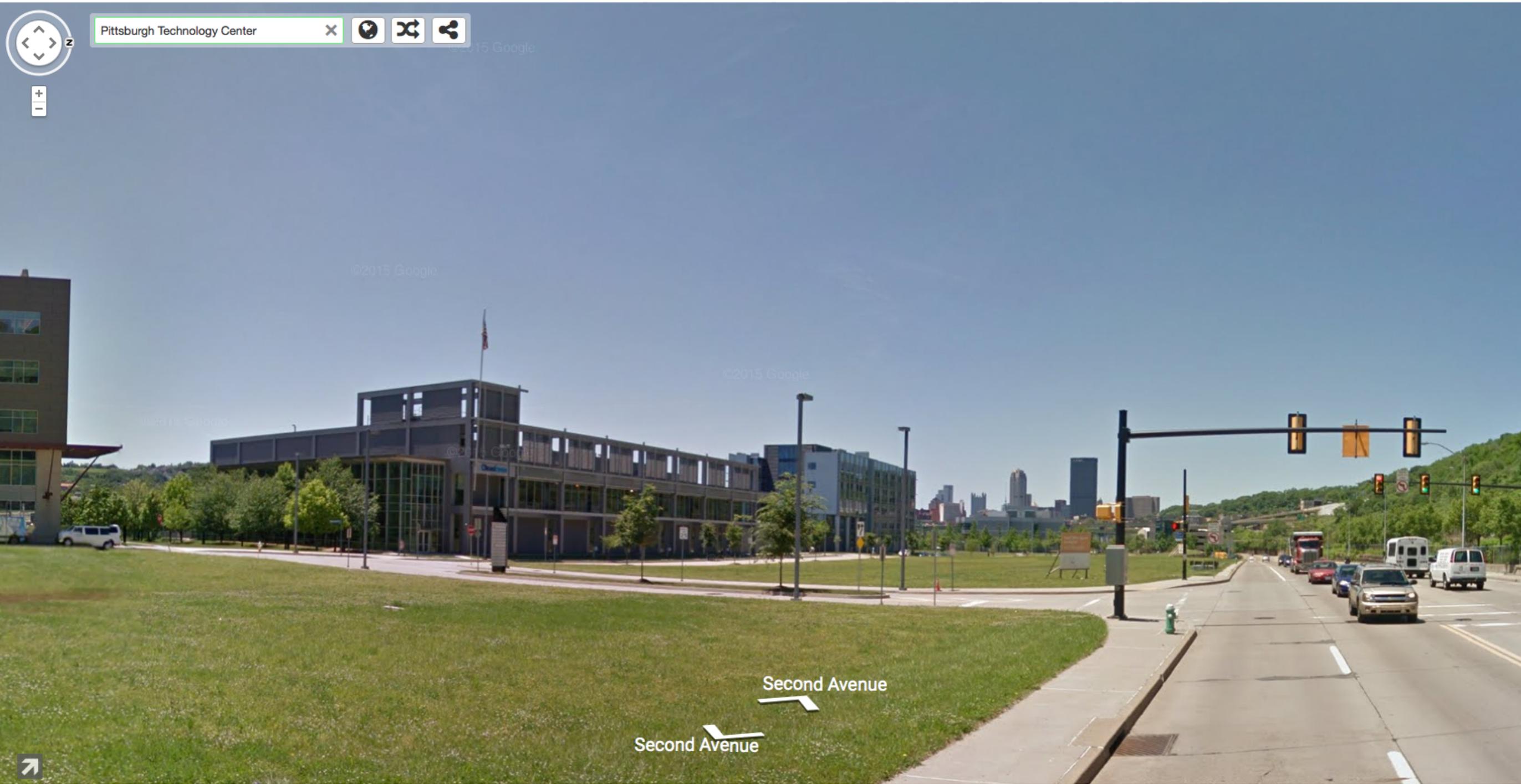
Visual Impact - view from I-376 - making a statement



Rendering - view from I-376 - making a statement



Attraction - view looking west along Second Avenue



Rendering - view looking west along Second Avenue



Streetlevel View from Second Ave & Middle Access Drive

Proposed 6,000 SF
Restaurant

"Book-ends"

"Bessemer Bay-
Windows"

The Mill's Central
Commons



Streetlevel View along Second Avenue

Red Twig Dogwood - summer & winter



Resident only access stair
to podium Sport Court

10-12 ft

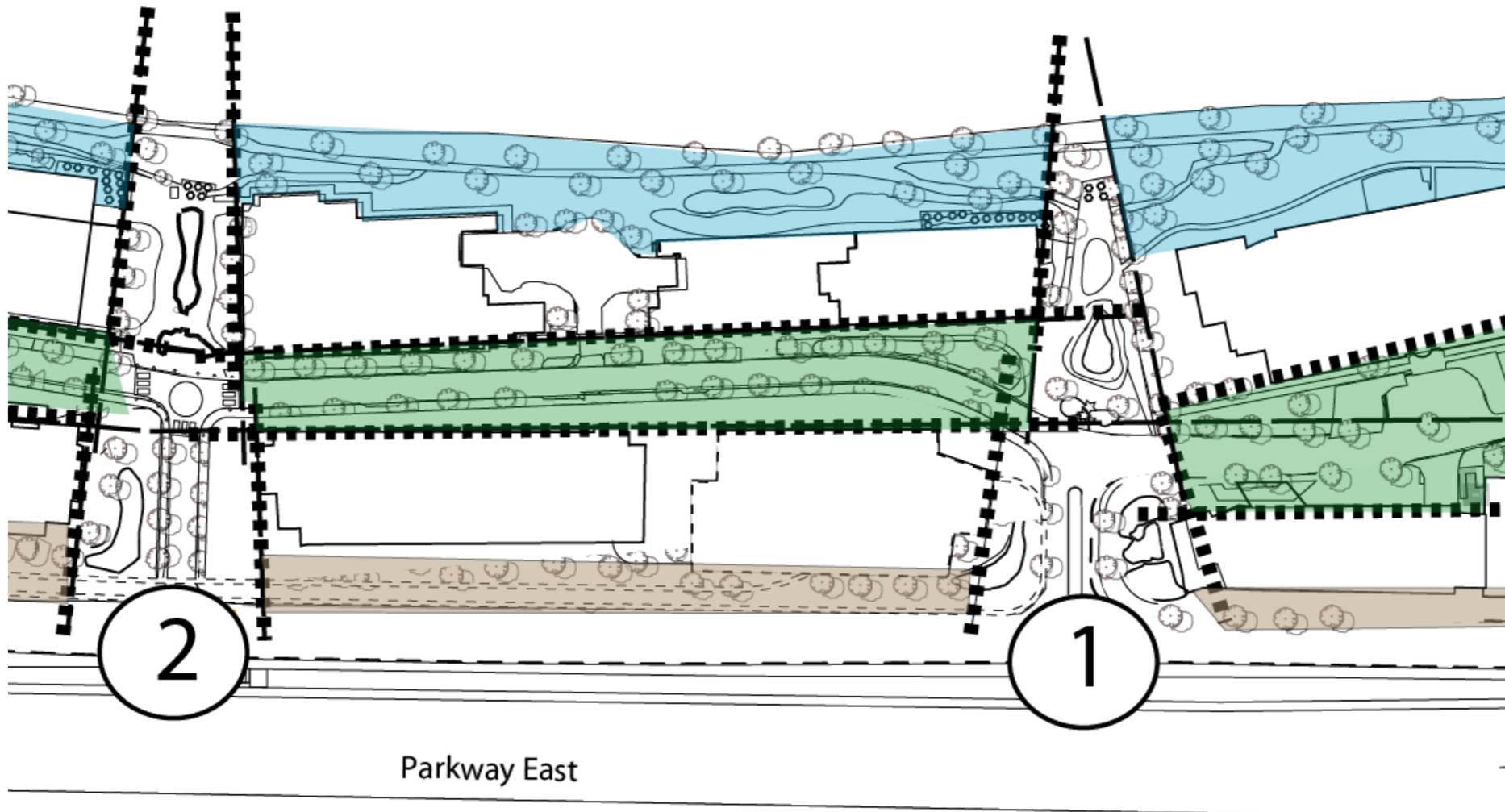
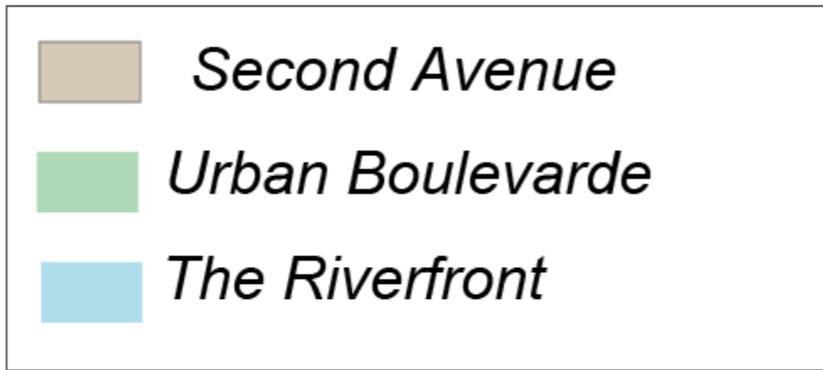
6 ft

9 ft

Sidewalk

Landscaped Buffer Strip

PLDP - View Corridor Diagram



Rendering - view looking down Middle Access View Corridor



Birdseye Perspective from Technology Drive & Sustainable Streetscapes

Rain
Gardens



Phase 2

The Mill's Central
Commons

Phase 1



Context - view looking west along Technology drive



Rendering - view looking west along Technology drive



Context - view looking east along Technology drive



Streetlevel Experience and Materiality - View along Technology Drive



Porous paver
and planting beds

Birdseye Perspective from Technology Drive

The Mill's Central
Commons

Sport Court & Outdoor
exercise area



Phase 2 enclosed
skybridge

Pool Pavilion & Sun
Deck

Street Level "Jump
Lobby" Main Entrance

View of raised courtyard



Streetlevel View from Technology Drive

Pool Pavilion



Ride IN - Ride OUT
Resident Bike Room

Street Level "Jump
Lobby" Main Entrance

That's It For Now! Thanks.



THE MILL

ON SECOND AVENUE



Strada