

**Basic Conditions Reports  
Murray-Forward Study Area  
East Allegheny Study Area  
Greater Hill Study Area**

**City of Pittsburgh Planning Commission  
October 4, 2016**

# Background

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- The Basic Conditions Reports focus on existing conditions in three Study Areas within the City of Pittsburgh as they relate to the criteria for an area in need of redevelopment pursuant to the Pennsylvania Urban Redevelopment Law



# PA URL Finding of Blight

- The PA URL outlines seven characteristics of blight, the documented presence within a designated Study Area of any one of such conditions of blight as defined in the PA URL is sufficient to warrant certification of the defined area.
  - Inadequate Planning of the Area
  - Excessive Coverage of Land by Buildings
  - Unsafe, Unsanitary, Inadequate, or Overcrowded Conditions of Dwellings
  - Lack of Proper Light, Air, and Open Space
  - Defective Design and Arrangement of Buildings
  - Faulty Street or Lot Layout
  - Economically or Socially Undesirable Land Uses



# Study Areas

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- Murray Forward Study Area
- Allegheny East Study Area
- Greater Hill Study Area

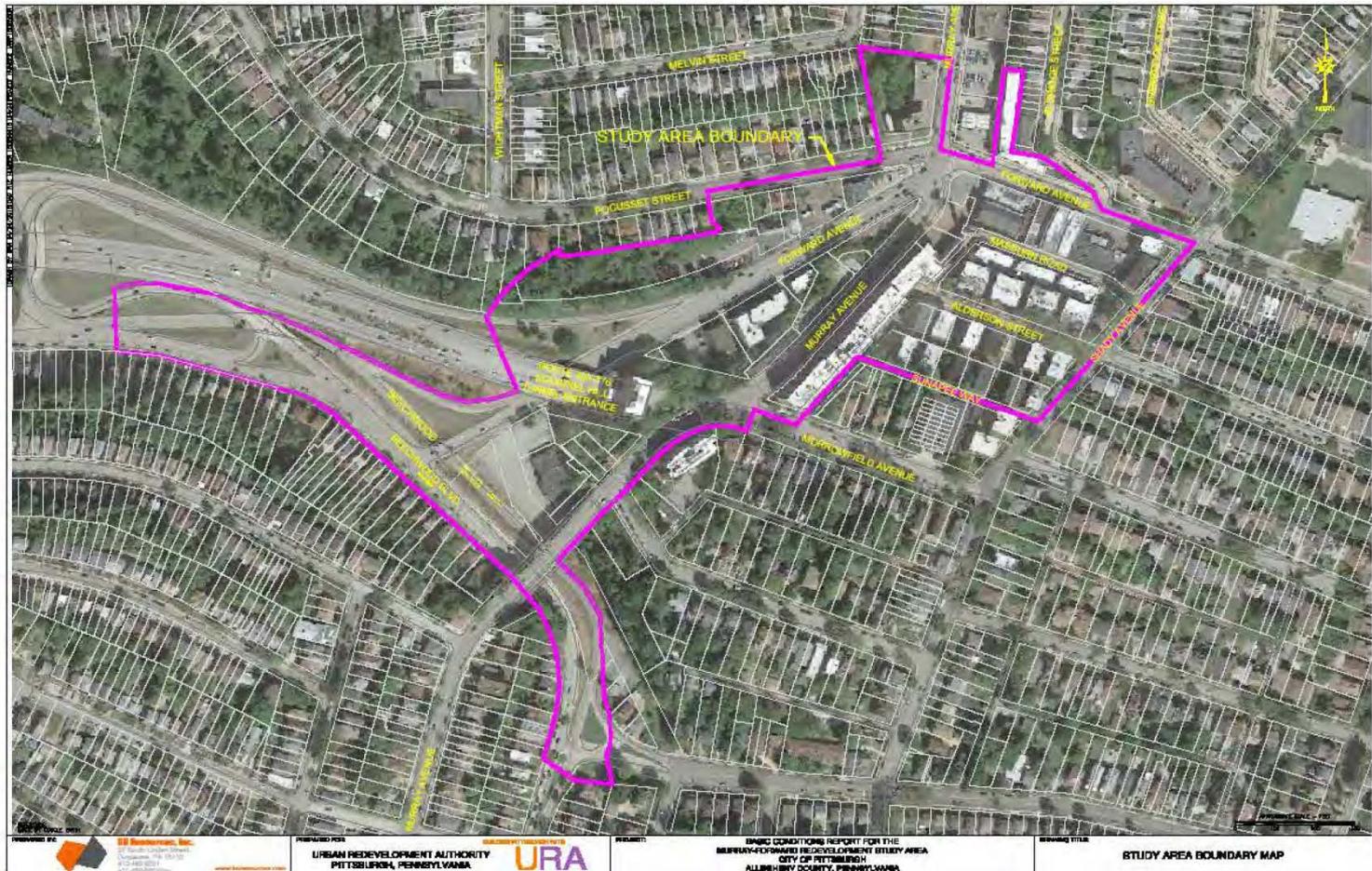


# Murray- Forward Study Area

- The Study Area lies in the southern portion of the Squirrel Hill neighborhood of the City of Pittsburgh.
- The Study Area is generally delineated by Interstate 376 (Parkway East/Squirrel Hill Tunnels) to the south, Pocussett Street to the northwest, Forward Avenue to the north, and Shady Avenue to the east.
- The Study Area includes 49 separate parcels of land that encompass approximately 11 acres according to Allegheny County real property records.



# Murray-Forward Study Area Boundary



# Murray-Forward Study Area

## Defective Design and Arrangement of Buildings

- The original layout of the commercial buildings on the northern side of Forward Avenue between Murray Avenue and Eldridge Street in the “Study Area” present challenges for conversion or reuse.
  - The commercial frontage on 5813-5819 Forward Avenue (Parcel 87-G-210) of the L-shaped building on this site is trapezoidal in shape with the eastern-most end of the building significantly deeper than the western-most end. This design limits the building’s reuse potential.
  - 5835 Forward Avenue (Parcel 87-G-193) has 85 feet of frontage on Forward Avenue, its maximum depth is approximately 24 feet, and the depth of the eastern-most end of the building is actually less than 7 feet
  - The former Squirrel Hill Theater building (Parcel 87-G-155) is not economically or physically adaptable to other potential uses.



# Murray-Forward Study Area - Faulty Street Layout

- Intersection of Murray Avenue, Forward Avenue and Pocusset Street
  - The complicated five-leg intersection of Murray Avenue, Forward Avenue and Pocusset Street characterizes a faulty street layout in the Study Area.



# Murray-Forward Study Area

## Faulty Street Layout

- Forward Avenue between Beechwood Boulevard and Murray Avenue is wide and has four lanes. The configuration encourages drivers to accelerate to enter the Parkway. Drivers exiting the Parkway must quickly transition from the high speed of the Interstate to an urban street which can also lead to conflicts.



# Murray-Forward Study Area - Faulty Street Layout

- Acute and Odd-Angled Intersections
  - Several of the intersection configurations require unorthodox traffic movements within the Study Area.



# Murray-Forward Study Area

## Faulty Lot Layout- Small, Irregularly-shaped Lots

- There are two very small parcels, 87-K-33 and 87-F-282, in the Study Area. Each of these lots is triangular in shape and currently vacant. Parcel 87-K-33 is approximately 1,200 square feet (sf) in size and Parcel 87-F-282 is slightly less than 3,000 sf in total area.
- 5835 Forward Avenue (Parcel 87-G-193) is irregularly shaped; and, although it has 85 feet of frontage on Forward Avenue, its maximum depth is approximately 24 feet, and the depth of the eastern-most end is actually less than 7 feet.
- 2700 Murray Avenue is a 3,000 sf, irregularly shaped lot that currently contains a small dry cleaning building. The small size and awkward shape of this lot limit replacement uses.



# Murray-Forward Study Area- Economically or Socially Undesirable Land Use

- Vacant Buildings and Land
  - Vacant buildings, under-utilized buildings, and vacant land in the Study Area represent economically and socially undesirable land uses.
  - Vacant land comprises nearly 23% of the total parcel area within the Study Area. The key location of some of this vacant land represents a blighting condition that discourages investment in the area.



# Murray-Forward Study Area- Economically or Socially Undesirable Land Use

- Vacant and/or Underutilized Commercial Structure
  - 5824 Forward Ave (Parcel 87 -G-155) The Squirrel Hill Theater was a neighborhood institution and asset for many years but the building is currently vacant and deteriorating.



# Murray-Forward Study Area- Economically or Socially Undesirable Land Use

- Vacant Land
  - There are currently eight vacant parcels in the Study Area. These parcels are not only visually unappealing, but they contribute relatively little to the tax base and represent potential health and safety risks. Some of these vacant lots have been in that state for some time.



# Murray-Forward Study Area- Economically or Socially Undesirable Land Use

- Vacant Land
  - Parcel 87-F-215 - This parcel is the only vacant parcel in the Study Area located within a residentially-zoned area. Zoned R2-L, the site fronts on Pocusset Street, but with the existing fencing, the orientation is more toward the commercially-zoned Lifetime Auto on Forward Avenue.
  - Parcel 87-F-218 - This property is one of the former valet parking lots that served Poli's Restaurant. This lot is adjacent to the Forward Avenue on-ramp to the Parkway East.
  - Parcel 87-F-282 - This property is a small 2,900-sf vacant parcel located at the western limit of the Study Area adjacent to the Parkway East and Parcel 87-F-218. This small parcel is currently owned by the City of Pittsburgh and by itself is undevelopable.
  - 2704 Murray Avenue - Parcel 87-F-320 - This vacant property is the site of the former Burton L. Hirsch Funeral Home
  - Parcel 87-G-46 - This 9,200-sf vacant property is the second of the former valet parking lots for Poli's Restaurant.
  - 2607 Murray Avenue - Parcels 87-G-65 and 87-G-66 - Two vacant parcels that were the location of Poli's Restaurant
  - The western portion of Parcel 87-G-155 - The building formerly on this site was consumed by fire along with the former Poli's Restaurant building.



# Murray-Forward Study Area

## Review of Findings

- Based on the analysis of the existing conditions in Murray Forward Study Area, conditions are present within the Study Area which address three of the seven characteristics described in the PA URL:
  - Defective Design and Arrangement of Buildings
  - Faulty Street or Lot Layout
  - Economically or Socially Undesirable Land Uses



# East Allegheny Study Area

- The Study Area is comprised of significant portions of the East Allegheny and Spring Garden neighborhoods of the City of Pittsburgh.
- The area includes 1,110 separate parcels of land which total approximately 48 acres of total parcel area (excluding streets and other public rights-of-way) according to Allegheny County property records.



# East Allegheny Study Area Boundary



## East Allegheny Study Area – Unsafe, Unsanitary, Inadequate or Overcrowded Conditions

- There are abandoned and dilapidated structures throughout the study area that characterize unsafe, unsanitary, inadequate, or overcrowded conditions.
- Vacant, unsecured row houses attract criminal activity and are targets for arson which puts all houses in the row at risk.
- Vacant row houses share walls with occupied adjacent residences which puts these structures, and their occupants at risk.



# East Allegheny Study Area – Unsafe, Unsanitary, Inadequate or Overcrowded Conditions

- **820 Vista Street** - An abandoned, boarded-up, and dilapidated three-story yellow-sided duplex located on a steep section of Vista Street approximately 200 feet west of Madison Avenue. The structure is not well secured, and in its existing condition will not be economically feasible to renovate
- **804 Constance Street** - A vacant row house. The deteriorated and unsafe condition of this structure is particularly evident at the rear of the building on Ahlers Way. From that perspective, the structure is overgrown with vines, open and not well-secured.
- **904 Constance Street**
  - An abandoned boarded-up brick row house which shares walls with adjacent occupied residences.
- **916 Constance Street**
  - An abandoned boarded-up brick row house that shares a wall with 914 Constance Street, an occupied residence.
- **728 Cedar Avenue**
  - A vacant brick duplex located at the corner of Cedar Avenue and Foreland Street adjacent to Allegheny Commons. This property is located at the western limit of the Study Area just across Cedar Avenue from Allegheny Commons. The rear portion of the structure is a wood-framed addition that is in an advanced state of deterioration.
- **506 Foreland Street**
  - An abandoned, unsecured three-story insulbrick-sided row house. Insulbrick was a widely used siding material in the early to mid-twentieth century that consists of a fiberboard sheathing coated with tar and an embedded granular material. That material has been associated with an increased hazard for fire, and in the case of 506 Foreland Street, there are occupied residences on both sides.



# East Allegheny Study Area - Lack of Proper Light, Air, or Open Space

- The lack of open space in the Spring Garden section of the Study area is confirmed by Pittsburgh City Planning Data, which shows open space as comprising less than 3% of the land.
- *The Open Space, Parks and Recreation Plan*, a component of Pittsburgh's Comprehensive Plan, rates the quality of existing parks and open space in the Study Area as only "fair."



# East Allegheny Study Area- Faulty Street Layout

- Interstate 279
  - I-279 divides the East Allegheny/Deuschtown area into two separate areas. The I-279 right-of-way consumes over 8 acres of land within the Study Area, forming a depressed barrier between the two sections that is over 300 feet in width. Access between the east and west sections is limited to a two-way underpass at East Ohio Street; a two-way bridge at Tripoli Street; and a one-way bridge at East North Avenue.



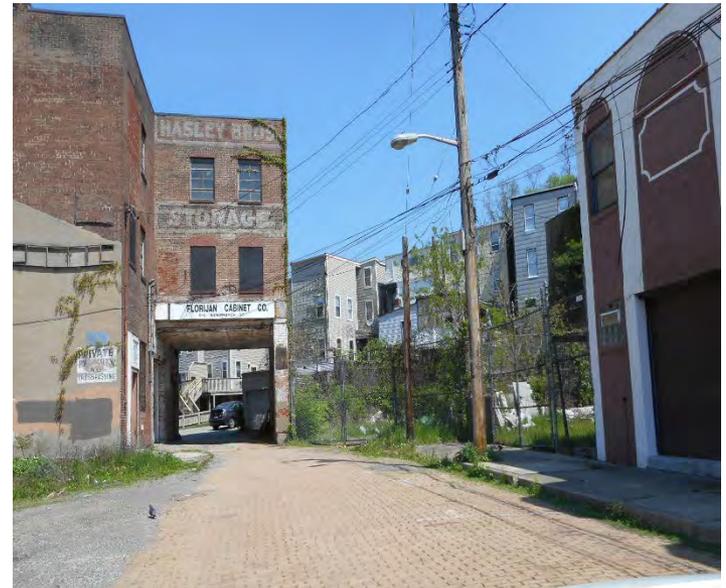
# East Allegheny Study Area - Faulty Street Layout

- Intersection of Spring Garden Avenue, Vinial Street, and Concord Street
  - The irregular intersection of Spring Garden Avenue, Vinial Street, and Concord Street is oddly configured and confusing. Traffic can approach the intersection from six directions, and directional and street signage is deficient.



# East Allegheny Study Area - Faulty Street Layout

- Rickenbaugh Street
  - Rickenbaugh Street is located in East Deutschtown that carries traffic between Suismon Street and Ahler's Way. The narrow street is two-way, and passes through the Florian Cabinet building as it makes a tight turn.



# East Allegheny Study Area - Faulty Lot Layout

- Small and Irregularly Shaped Lots
  - Small-Size Lots
    - 36% of the parcels in the Study Area are less than 1,000 square feet in size. Many of these lots are less than 500 square feet in size. Developing or otherwise reusing these lots will likely require that they be consolidated with other lots to create larger lots that are economically feasible to use.
  - Triangular Lots
    - The area where East Deutschtown and Spring Garden come together at Vinial Street produces triangular lots that are difficult to use effectively. Similarly, Spring Garden Avenue's configuration also leads to some triangular lots further up the valley. Examples of these small triangular lots in the Study Area include:
      - 1035 Vinial Street (Parcel 24-F-118)
      - 1050 Spring Garden Avenue (Parcel 24-F-162)
      - 1103 Spring Garden Avenue (Parcel 24-F-195)
      - 910 Wettach Street (Parcel (24-K-188)
      - 1005 Vinial Street (24-K-344)
      - 801 Vinial Street (Parcel (24-K-182)



# East Allegheny Study Area – Economically or Socially Undesirable Land Use

- Vacant and/or Underutilized Structures
  - Vacant, deteriorating buildings, or buildings not utilized to their greatest potential negatively impact the social environment, degrade prospective tax revenue, reduce surrounding property values, and contribute to neighborhood blight within the Study Area:
    - 926 Peralta Street (Parcel 24-K-219) - Vacant three-story brick Victorian row house on Peralta Street in East Deutschtown. According to Allegheny County records, the property was sold in 2015 for only \$16,000 and is currently shown as tax delinquent.
    - 1414 Spring Garden Avenue (Parcel 47-R-88) - Reportedly once a tannery.
    - 901 Chestnut Street (Parcel 24-K-12) - A Vacant commercial building located at the intersection of Chestnut Street and Suismon Street in West Deutschtown.



# East Allegheny Study Area - Economically or Socially Undesirable Land Use

- Vacant and/or Underutilized Structures (cont'd)
  - 907 East Street (Parcel 24-J-37) - Vacant former gasoline station located on East Street adjacent to I-279 in West Deutschtown. As a former gasoline filling station, the site is considered a brownfield, and with that concerns about past use and potential contamination are blighting influences in the community.
  - 812 Concord Street (Parcel 24-E-166) - Former Allegheny Social Hall building on Concord Street in East Deutschtown. The Allegheny Social Hall was built in the early 1900s and has been vacant for many years. There have been proposals to reuse the structure that have not moved forward.
  - 800 East Ohio Street (Parcel 24-N-142) - The former Workingman's Savings Bank known more recently known as ARC House. Both historically and architecturally significant, the building has been vacant since 2006.
  - Unused Upper Floors of Commercial A number of commercial structures have occupied commercial space on the first-floor street level, but are vacant on the upper floors. Vacant upper stories present challenges for reuse.



# East Allegheny Study Area – Economically or Socially Undesirable Land Use

- Vacant land comprises approximately 30% of the properties in the Study Area. Examples of this condition within the Study Area include:
  - 818-826 Madison Avenue Parcels (24-J-200, 203, 204, 206, and 207)
    - This site is comprised of five vacant commercial lots under common ownership at prominent and visible location on Madison Avenue along I-279.
  - Phineas Street and Guckert Way Lots - Vacant lots under separate ownership fronting on Phineas Street and Guckert Way between Phineas Street and East Ohio Street.
  - 808 - 850 East Ohio Street - Formerly part of the East Ohio Street commercial district; now separated from the now more intact commercial area in the western section.
  - Vacant Lots on Madison - Five contiguous vacant lots that are under single ownership on the north side of Phineas Street and fronting on Madison Avenue at I-279.



# East Allegheny Study Area

## Review of Findings

- Based on the analysis of the existing conditions in East Allegheny Study Area, conditions are present within the Study Area which address four of the seven characteristics described in the PA URL:
  - Unsafe, Unsanitary, Inadequate, or Overcrowded Conditions
  - Lack of Proper Light, Air, or Open Space
  - Faulty Street or Lot Layout
  - Economically or Socially Undesirable Land Uses



# Greater Hill Study Area

- The Study Area encompasses all of the Hill District neighborhoods including Crawford-Roberts, the Upper Hill, the Middle Hill, Bedford Dwellings, and Terrace Village, a significant portion of the Bluff neighborhood, and small portions of the West Oakland, and Polish Hill neighborhoods,.
- The Study Area includes 5,609 separate parcels of land according to Allegheny County real property records, and encompasses approximately 675 acres of total parcel area.



# Greater Hill Study Area Boundary



# Greater Hill Study Area - Unsafe , Unsanitary, Inadequate or Overcrowded Conditions

- Vacant, unsecured properties represent unsafe, unsanitary, and inadequate conditions within the Study Area.
- Examples in the Study Area include the southern side of Bedford Avenue between Francis Street and Morgan Street; the northern side of Bedford Avenue between Wandless Street and Tulsa Street; and the southern side of Orbin Street between Wandless Street and the cul-de-sac.
- Open, unsecured row houses attract criminal activity and are potentially targets for arson which puts all houses in the row at risk. The properties are littered with debris of all sorts.



# Greater Hill Study Area – Faulty Street or Lot Layout

- Conditions typically associated with faulty street layouts include:
  - Poor vehicular access and/or internal circulation;
  - Offset or irregular intersections;
  - Substandard circulation, defective intersections, truncated streets, and poor, obstructed, or non-existent circulation.

These faulty street conditions are present in several locations in the Study Area.



# Greater Hill Study Area – Faulty Street or Lot Layout

- Unimproved or Abandoned Streets - Unimproved or abandoned streets are themselves a product of ongoing blight. As the purpose of the road disappears, to access improved properties along the right-of-way, so too does the road itself.
- Barricaded Streets - There are several streets in the Study Area that have had barricades placed to block access. These streets no longer provide through access or a useful function, and as currently configured represent a faulty layout.
  - Examples of this condition in the Study Area include Cliff Street at Manilla Street, Francis Street at Bedford Avenue, Granite Street at Orbin Street and Crockett Street, Horton Street at Wylie Avenue, Jacobus Way at Hallett Street, and Seneca Street at the Boulevard of the Allies



# Greater Hill Study Area – Faulty Lot Layout

- Inadequately sized lots are found throughout the Study Area, and are especially prevalent where extensive demolition activities have been conducted. A multiplicity of ownership, combined with liens and other title encumbrances often makes consolidation of these lots challenging.
  - Lawson Street and Belinda Street Parcels
    - Approximately twenty small vacant residential parcels located between Lawson Street and Belinda Street in an area bounded by Wylie Avenue and Webster Avenue. Some of the lots are privately owned and others are publicly owned. Each of the parcels is approximately 2,000 sf in size and there are multiple owners.
  - Morgan Street and Wandless Street Parcels
    - Approximately eighty-five lots. Ownership is a mix of public and private. The lots in the center of this bounded area are landlocked with no current street frontage or access. Some of the lots are less than 2,000 square feet in size.



# Greater Hill Study Area – Economically or Socially Undesirable Land Use

- Abandoned buildings and vacant land in the Study Area represent economically and socially undesirable land uses.
  - Vacant buildings and land impact adjacent areas socially and increases the potential for vandalism, arson, and other crime.
  - Vacant institutional structures that were once key threads in the social fabric of the community are tax exempt and contribute no new revenue to the community.



# Greater Hill Study Area - Economically or Socially Undesirable Land Use

- *The Pittsburgh Neighborhood Distress and Health Study* released by the University of Pittsburgh's Center for Social and Urban Research in July 2015 provided profiles on each of the 90 neighborhoods in the City of Pittsburgh. The profiles the neighborhoods in the Study Area indicate that the average percentage of tax delinquent parcels in each is higher than the overall percentage for the City of Pittsburgh which is 20.5%.

| Neighborhood               | % of Tax Delinquent Parcels |
|----------------------------|-----------------------------|
| Bedford Dwellings          | 42.48%                      |
| Bluff                      | 21.86%                      |
| Crawford Roberts           | 40.34%                      |
| Middle Hill                | 49.91%                      |
| Terrace Village            | 32.23%                      |
| Upper Hill                 | 38.55%                      |
| City of Pittsburgh Overall | 20.50%                      |

Source: The Pittsburgh Neighborhood Distress and Health Study, July 2015



# Greater Hill Study Area – Economically or Socially Undesirable Land Use

- Vacant Buildings
  - There are vacant homes, schools, churches and commercial buildings throughout the Study Area. These vacant and mostly unsecured structures are not only unsafe, but are economically and socially damaging to the community. Prominent examples in the Study Area include:
    - Madison Elementary School -3401 Milwaukee Street
    - Former Crawford Grill -2141 Wylie Avenue
    - New Granada Theater, located at 2007 Centre Avenue
    - Central Mission CME Church - 1539 Bedford Avenue
    - St. Michaels Archangel Russian Orthodox Cathedral and Parsonage House 43 Reed Street



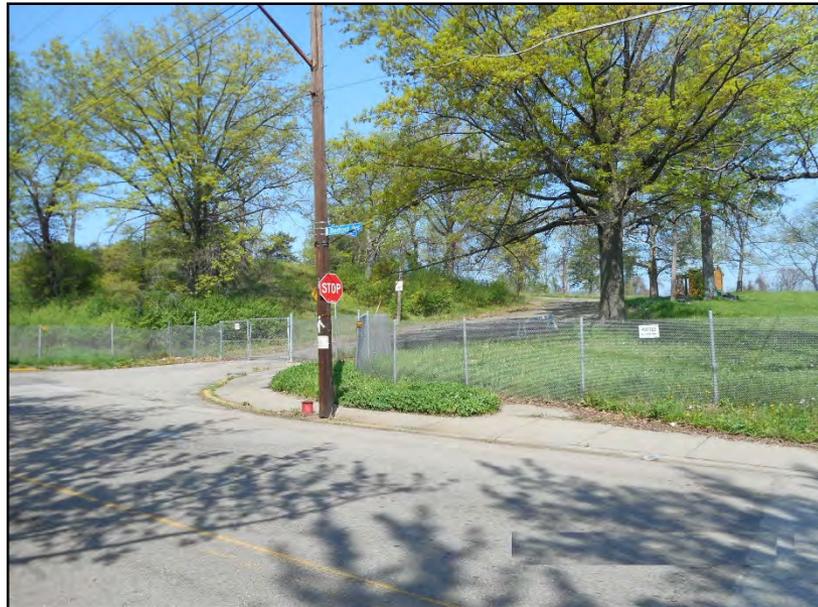
# Greater Hill Study Area – Economically or Socially Undesirable Land Use

- Vacant Land
  - A survey of the area and a review of current Allegheny County property records indicate that approximately 1,500 parcels, comprising approximately 27% of the total parcels in the Study Area are currently vacant residential, commercial, or industrial land.



# Greater Hill Study Area – Economically or Socially Undesirable Land Use

- Vacant Land
  - Former Francis Street Housing Project Site
    - Located on Bedford Avenue at Francis Street in the eastern portion of the Bedford Dwellings, the former Francis Street Housing Project property is the largest vacant site within the Study Area.



# Greater Hill Study Area – Economically or Socially Undesirable Land Use

- Surface Parking Lots
  - Surface parking consumes large amounts of land for small economic or social gain.
  - Examples include two lots in the Bluff neighborhood across Marion Street from Mercy Hospital, and another large surface parking lot is located at the corner of Crawford Street and Reed Street.



# Greater Hill Study Area Review of Findings

- Based on the analysis of the existing conditions in Study Area, and the aforementioned findings of fact, conditions are present which address three of the seven characteristics of blight outlined in the PA URL:
  - Unsafe, Unsanitary, Inadequate, or Overcrowded Conditions
  - Faulty Street and Lot Layout
  - Economically and Socially Undesirable Land Uses



**NAME OF THE PROJECT:**

*Minor Expansion of Residential Parking Permit (RPP) Program area "H"*

**Zoning District(s) or Locations Applicable:**

*Bloomfield*

**Brief Description:**

*Under chapter 549 of the municipal code, residents living on public streets can request and petition for the Residential Parking Permit Program. The purpose of the program is to reduce the number of commuter vehicles parking in residential neighborhoods.*

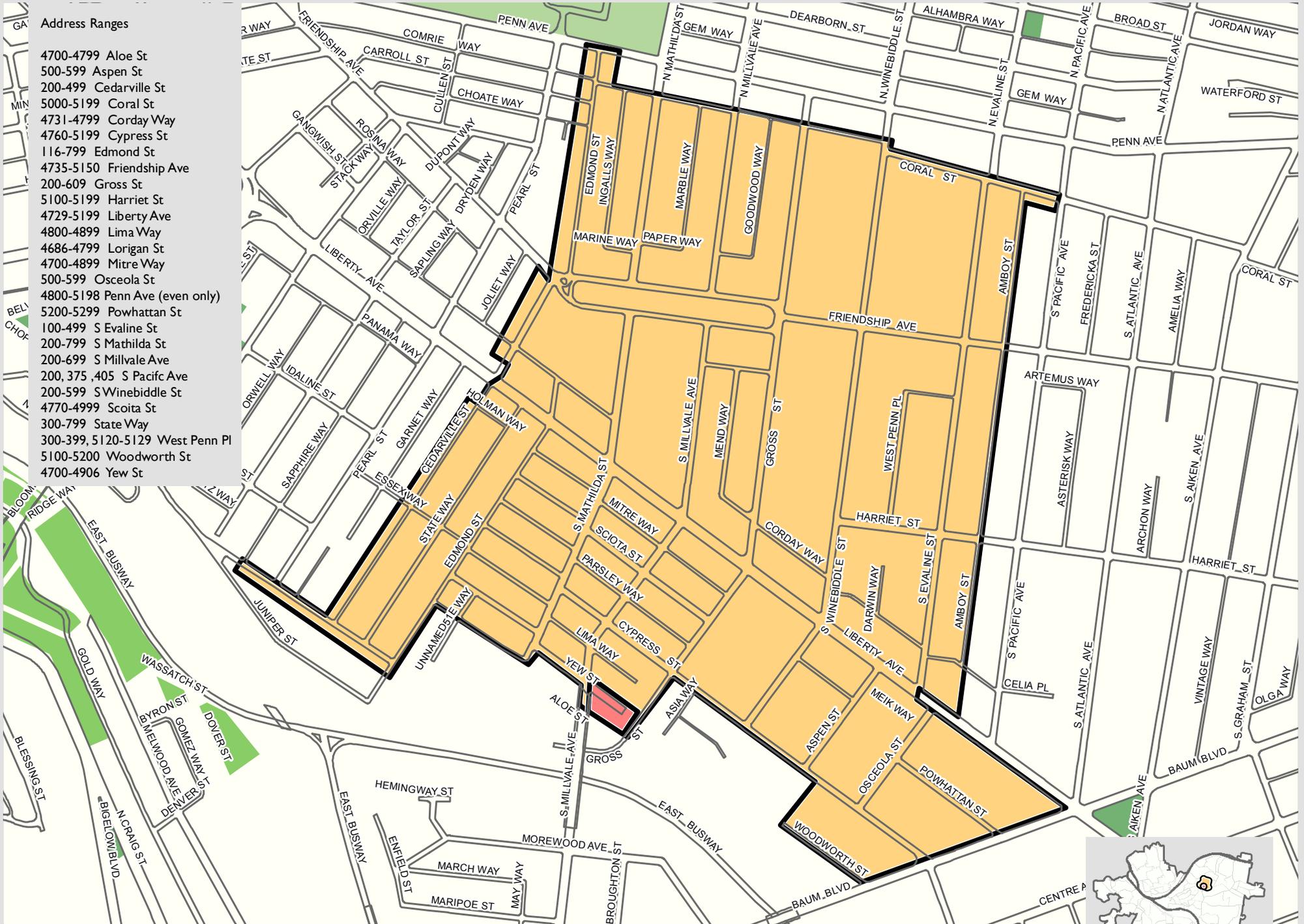
**City Planning Commission Recommending Criteria:**

*No recommendation required. This is just for informational purposes only.*

*Residents living in the dead-end block of Yew Street requested to have permit parking implemented on their block. In June of 2016 residents circulated the petition for permit parking. This block successfully petitioned for permit parking by having 75% of occupied households (9 of 12) in favor of permit parking. The required parking survey was performed by the Department of City Planning on August 22, 2016. If approved for permit parking, this block will be a minor expansion into permit area "H".*

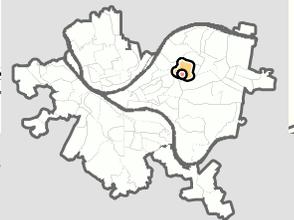
Address Ranges

- 4700-4799 Aloe St
- 500-599 Aspen St
- 200-499 Cedarville St
- 5000-5199 Coral St
- 4731-4799 Corday Way
- 4760-5199 Cypress St
- 116-799 Edmond St
- 4735-5150 Friendship Ave
- 200-609 Gross St
- 5100-5199 Harriet St
- 4729-5199 Liberty Ave
- 4800-4899 Lima Way
- 4686-4799 Lorigan St
- 4700-4899 Mitre Way
- 500-599 Osceola St
- 4800-5198 Penn Ave (even only)
- 5200-5299 Powhattan St
- 100-499 S Evaline St
- 200-799 S Mathilda St
- 200-699 S Millvale Ave
- 200, 375, 405 S Pacific Ave
- 200-599 SWinebiddle St
- 4770-4999 Scoita St
- 300-799 State Way
- 300-399, 5120-5129 West Penn Pl
- 5100-5200 Woodworth St
- 4700-4906 Yew St



Residential Permit Parking  
Proposed Expansion District H

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



**NAME OF THE PROJECT:**

*Minor Expansion of Residential Parking Permit (RPP) Program area “DD”*

**Zoning District(s) or Locations Applicable:**

*South Side Flats*

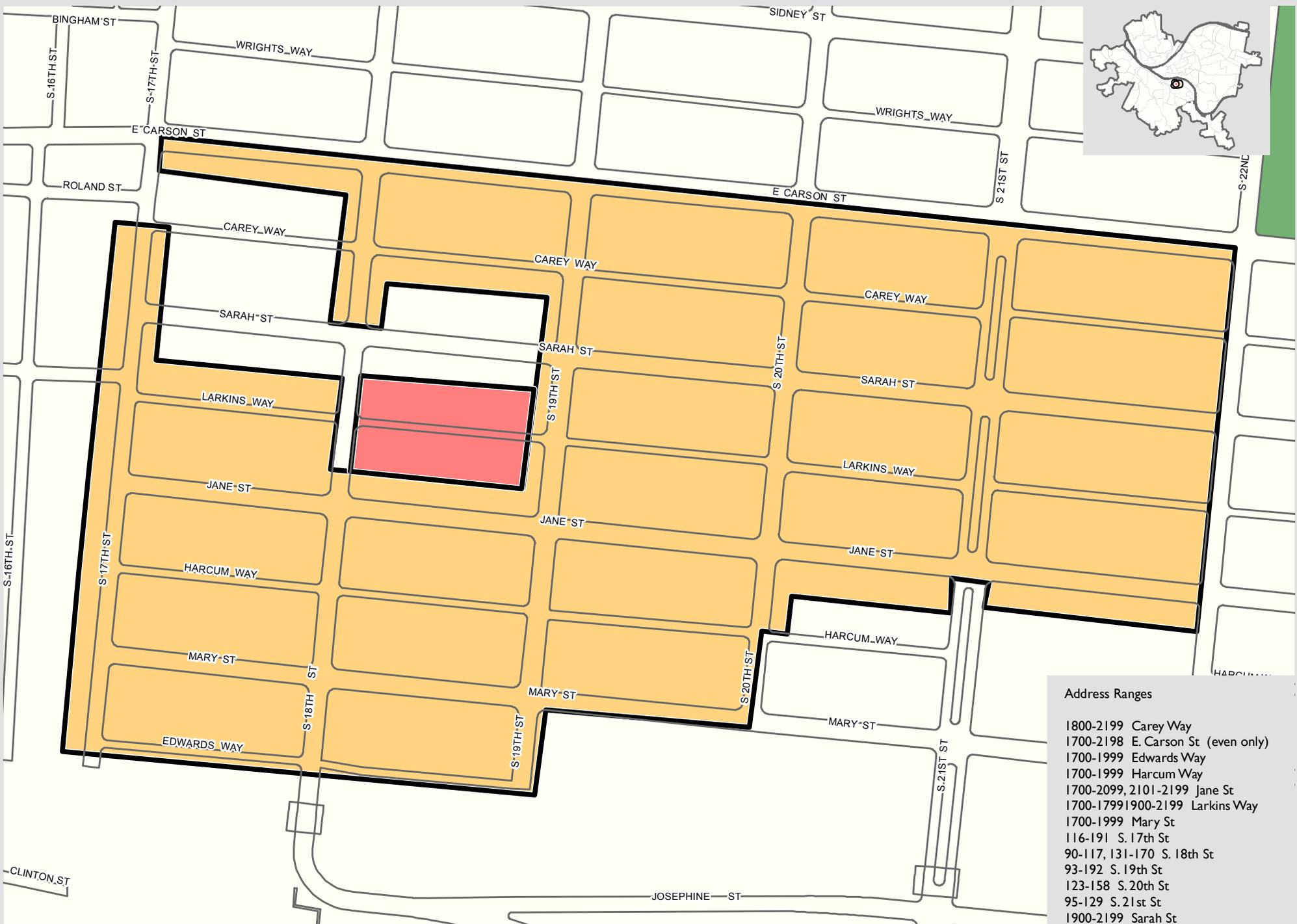
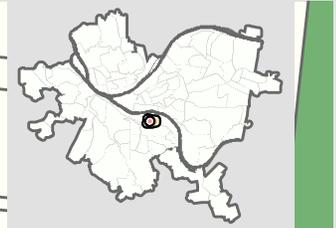
**Brief Description:**

*Under chapter 549 of the municipal code, residents living on public streets can request and petition for the Residential Parking Permit Program. The purpose of the program is to reduce the number of commuter vehicles parking in residential neighborhoods.*

**City Planning Commission Recommending Criteria:**

*No recommendation required. This is just for informational purposes only.*

*Residents living in the 1800 block of Larkins Way requested to have permit parking implemented on their block. In June of 2016 residents circulated the petition for permit parking. This block successfully petitioned for permit parking by having 80% of occupied households (12 of 15) in favor of permit parking. The required parking survey was performed by the Department of City Planning on July 19, 2016. If approved for permit parking, this block will be a minor expansion into permit area “DD”.*



- Address Ranges**
- 1800-2199 Carey Way
  - 1700-2198 E. Carson St (even only)
  - 1700-1999 Edwards Way
  - 1700-1999 Harcum Way
  - 1700-2099, 2101-2199 Jane St
  - 1700-1799, 1900-2199 Larkins Way
  - 1700-1999 Mary St
  - 116-191 S. 17th St
  - 90-117, 131-170 S. 18th St
  - 93-192 S. 19th St
  - 123-158 S. 20th St
  - 95-129 S. 21st St
  - 1900-2199 Sarah St

**Residential Permit Parking  
Proposed Expansion District DD**

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

**NAME OF THE PROJECT:**

*Minor Expansion of Residential Parking Permit (RPP) Program area “X”*

**Zoning District(s) or Locations Applicable:**

*Shadyside*

**Brief Description:**

*Under chapter 549 of the municipal code, residents living on public streets can request and petition for the Residential Parking Permit Program. The purpose of the program is to reduce the number of commuter vehicles parking in residential neighborhoods.*

**City Planning Commission Recommending Criteria:**

*No recommendation required. This is just for informational purposes only.*

*Some residents in Shadyside requested to have permit parking implemented on their street. An informational meeting with residents was held December 14, 2015. After the holidays residents circulated petitions for permit parking. The blocks that successfully petitioned for permit parking are 5900 – 6300 blocks of Howe Street and 5900 – 6100 blocks of Kentucky Avenue. The required parking survey was performed by the Department of City Planning on July 7, 2016. If approved for permit parking, these blocks will be a minor expansion into permit area “X”.*

*Howe Street*

*5900 Block – 74%*

*6000/6100 Block – 70%*

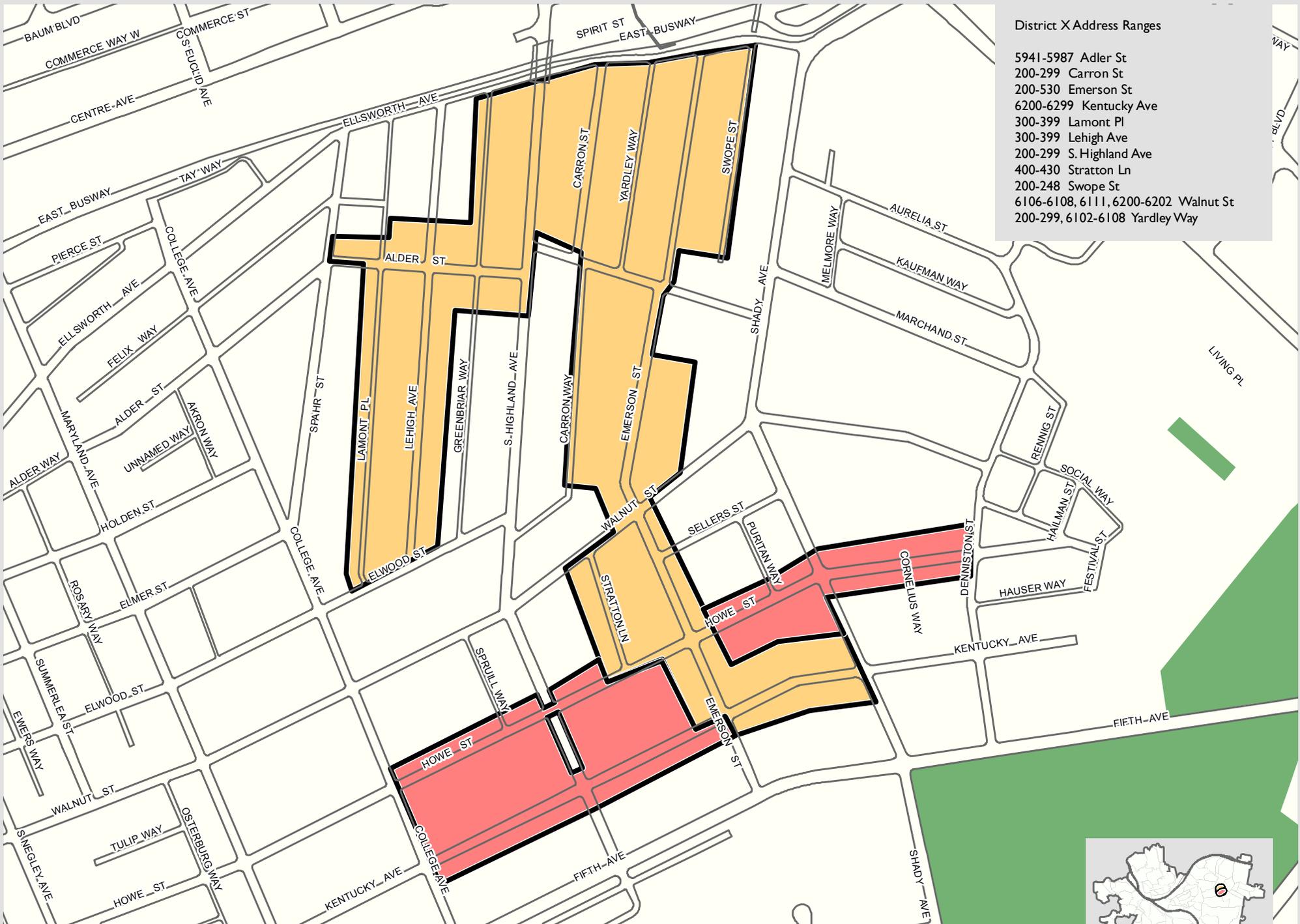
*6200 Block – 100%*

*6300 Block – 70%*

*Kentucky Avenue*

*5900 Block – 81%*

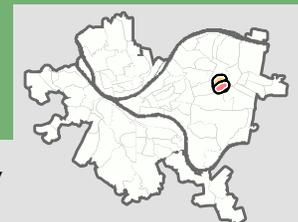
*6000/6100 Block – 75%*



- District X Address Ranges
- 5941-5987 Adler St
  - 200-299 Carron St
  - 200-530 Emerson St
  - 6200-6299 Kentucky Ave
  - 300-399 Lamont Pl
  - 300-399 Lehigh Ave
  - 200-299 S. Highland Ave
  - 400-430 Stratton Ln
  - 200-248 Swope St
  - 6106-6108, 6111, 6200-6202 Walnut St
  - 200-299, 6102-6108 Yardley Way

**Residential Permit Parking  
Proposed Expansion District X**

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



**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: TCB East Liberty South Commercial LLC   |   | Phone Number: (617 ) 695-9595  |  |
| Address: 95 Berkeley St., Suite 500   | City: Boston  | State: MA                      | Zip Code: 02116-6240                           |
| 2. Applicant/Company Name: The Community Builders, Inc., Developer  |   | Phone Number: ( 717 ) 397-0567 |  |
| Address: 44 N. Christian St., Ste 275   | City: Lancaster   | State: PA                      | Zip Code: 17602                                |
| Applicant/Contractor ID:(assigned by the City)  |   |                                |  |
| 3. Development Name: East Liberty Place South Commercial Condominium  |   |                                |  |
| 4. Development Location: SE Corner Penn Ave. and S. Euclid Street, East Liberty (formerly 5800 Penn. Ave.)  |   |                                |  |
| 5. Development Address: Building address is 5836 Penn Avenue, but street addresses for commercial space doors will be applied for.  |   |                                |  |
| 6. If applicant is proposing a change to the Zoning District, the following is required: (Attach Zone Change Petition)  |   |                                |  |
| Proposed Zoning District:   | No change requested. Currently in AP Zone   |                                |  |
| Present Use of Site:<br>(Select from attached list)   | Vacant. Purpose of this application is to request the uses on the attached list, which is list approved for East Liberty Place North across Penn Ave. |                                |  |
| 7. If a Certificate of Occupancy exists, the following is required: The mixed-use (res./comm.) building as a whole has a C of O, but the commercial condo is a raw shell. |   |                                |  |
| Certificate of Occupancy#:  | 12-B-02981  | Date Issued:                   | Final 2/16/15.                                 |
|   |   | Existing Use of Property:      | 52 apartments above this 11,604 SF comm. shell |
| 8. Estimated Construction:  | Start Date: Not/known   | Occupancy Date: / / Not known  | Project Cost: \$ Not known                     |

Use the attached Worksheet to continue answering the questions. For additional reference in answering Items 9-12 go to [pittsburghpa.gov/dcp/zoning/](http://pittsburghpa.gov/dcp/zoning/) and select the link for the City Zoning Code maintained at the Municode.com website.

9. Proposed Use of Site (Select from attached list): See attached list of proposed commercial uses for which we seek approval.

10. Select the Type of Work:

|   |  |   |
|---|--|---|
| <input type="checkbox"/> New Construction, New        | <input type="checkbox"/> Renovation, Interior      | The space is a raw shell. Front bays would be in-filled with commercial storefronts and rear ones with wall and/or rear entries, and the interiors fit out to the needs of the commercial tenant(s). The parking lot to the rear is in place. |
| <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:

East Liberty Place South is the redevelopment of the former East Mall highrise which was demolished in 2005/6. It is a four-story elevator building with residential lobby/lounge on the ground floor and 52 apartments above. It has a residential and a commercial condo unit. The commercial unit includes a 17-space parking lot.

12. Is a Land Operations Permit needed?       YES       NO

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



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

Office of the Zoning Administrator

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

**DEVELOPMENT REVIEW APPLICATION**

**LAND AND BUILDING INFORMATION**

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

14. Gross Floor Area:  
 Existing to be Razed: \_\_\_\_\_ sq ft  
 Existing to be Retained: 11,604 sq ft  
 Retained Area to be Renovated: 11,604 sq ft  
 To be Constructed: \_\_\_\_\_ sq ft  
 Building Footprint: 11,604 for comm. condo sq ft

| 15. Height of Structures:   | Existing |                                 | Proposed  |           |
|-----------------------------|----------|---------------------------------|-----------|-----------|
|                             | Stories  | Feet                            | Stories   | Feet      |
| Main Structure              | 4        | 62'8" to highest pt. of parapet | No change | No change |
| Proposed Addition/Extension |          |                                 |           |           |

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

|  |     |  |  |  |
|--|-----|--|--|--|
|  | N/A |  |  |  |
|  |     |  |  |  |
|  |     |  |  |  |

16. Number of Dwelling Units:  
 Existing to Remain: 11604 SF Comm. Space      Proposed: 11,604 SF Comm. Space

17. Lot Area: 25,160 sq ft      See attached Condo. Plans. Commercial condo lot area is 25,160 SF.

18. On Site Parking:  N/A      17 parking spaces gated commercial parking area

| See attached plan        | Existing | Proposed |
|--------------------------|----------|----------|
| Full (8 1/2' x 19')      | 16       | 16       |
| Compact (7 1/4' x 16')   | 0        | 0        |
| Handicap (13 1/2' x 19') | 1        | 1        |

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 *\*IF BESTO. TENANT FOUND*  
 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

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DEVELOPMENT REVIEW APPLICATION

WATER AND SEWER INFORMATION

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

For reference in answering Items 21-24, please refer to the Pittsburgh Water and Sewer Authority's Procedures Manual for Developers (available at [www.pgh2o.com](http://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-tapped in New Water Service Connection(s) 0 Termination of Existing Water Service Tap(s)  
0-tapped in 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 Comm. EDUs were in orig. permitting for the project

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

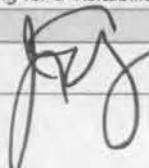
WORK IN AND AROUND THE CITY RIGHTS-OF-WAY

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:

 JAMES EBY 9/1/16

# East Liberty Place South

## Ground Floor Commercial Storefront Design

### Location:

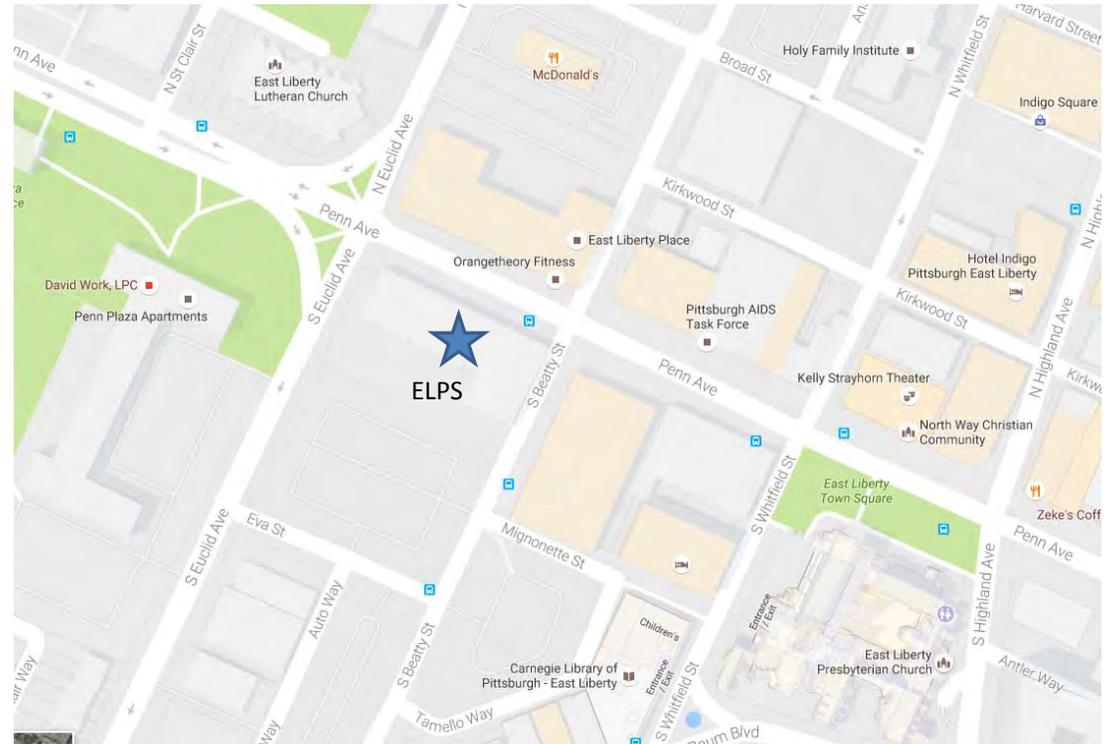
SE Corner Penn Ave. and S. Euclid Street,  
East Liberty (formerly 5800 Penn Ave.)  
Pittsburgh PA 15206

### Proposed Zoning District:

AP Zone (no change)

### Proposed Use of Site:

The ground floor commercial space is a raw shell that is not enclosed. The existing street-side bays will be in-filled with commercial storefronts and the rear bays with wall and/or rear entries. The parking lot to the rear is in place and four (4) bike racks are to be installed along Penn Avenue.



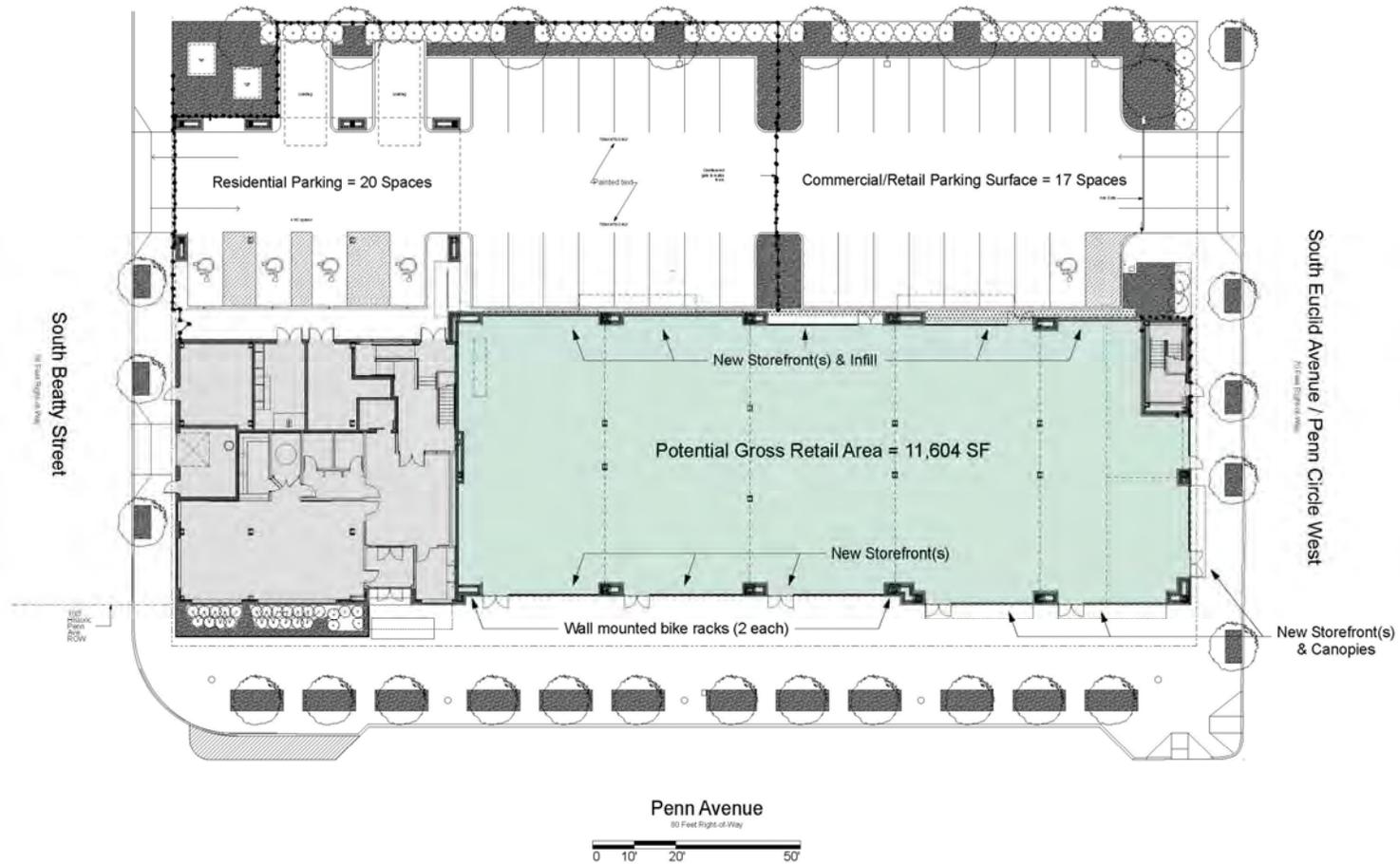
## East Liberty Place South (ELPS)

East Liberty South Commercial LLC  
(The Community Builders, Inc., Sole Member)

## Project Overview



4055 LIBERTY AVENUE SUITE 3 PITTSBURGH PA 15224  
(ph) 412 208 2200 (fax) 412 208 2208  
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## East Liberty Place South (ELPS)

East Liberty South Commercial LLC  
 (The Community Builders, Inc., Sole Member)

## Site Plan- Existing



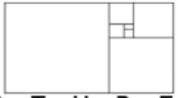
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## East Liberty Place South (ELPS)

East Liberty South Commercial LLC  
(The Community Builders, Inc., Sole Member)

Penn Avenue  
Eastern Context

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## East Liberty Place South (ELPS)

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## Penn Avenue Central Context

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## East Liberty Place South (ELPS)

East Liberty South Commercial LLC  
(The Community Builders, Inc., Sole Member)

## ELPS/ELPN - Today

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## Accessibility

Access to, and egress from, the ground floor commercial retail spaces will be fully accessible and in compliance with current ADA (Americans with Disabilities Act) guidelines.

## Sustainability

Our request to PPC: Approval of uses for Commercial Space Fit Out for already constructed building which has achieved LEED Gold Certification. Commercial space shell and parking area completed and received C of O in late 2014. Landscape screening along Penn Avenue placed to soften building and create visual interest until commercial spaces fit out (intended as temporary). Commercial leases, as they do at ELP North, will contain the language:

Tenant acknowledges that the multifamily and commercial building constructed on the Property is “LEED Certified” and Tenant agrees not to engage in any activities in connection with Tenant’s Work or its use of the Premises that would be detrimental to such LEED Certification and agrees to *proactively use reasonable efforts to comply with LEED requirements, including, but not limited to, the use of Energy Star rated light fixtures, light bulbs, HVAC equipment, and bathroom venting units, the use of plumbing fixtures that conserve water and to maintain high air quality in the Premises through the use of low VOC paints and wall coverings and green label carpets and fabric.*

---

### **East Liberty Place South (ELPS)**

East Liberty South Commercial LLC  
(The Community Builders, Inc., Sole Member)

### Accessibility & Sustainability



## Community Process:

East Liberty Place South predevelopment and public funding approvals involved a multi-year process with community stakeholders, primarily URA (the land owner), East Liberty Development Inc., East Liberty Quarter Chamber of Commerce and COR (Coordinated Residents of East Liberty).

As with our similar use request to PPC for ELP North in 2015, we formally informed these major shareholders in writing of our intent to request the uses we are seeking for ELPS. (Uses accommodated at ELPN pursuant to PPC's 2015 approval of uses requested have been OrangeTheory Fitness, StudioME, and Painting With a Twist).

The building seen today is the result of a number of iterations responding to stakeholder input, as well as a CDAP review by the PPC.

The flexible commercial space seen today was developed to ensure the EL main street was extended one block but also recognized the commercial weakness of this end of the CBD in East Liberty at the time. We are seeking permission to lease to commercial tenants for uses allowed in the CDB adjacent to ELPS.

The ELPS commercial space is designed to accommodate a variety of uses for a market not known at the time it was built. They including capacity to accommodate several restaurants (several generous chases to the roof were designed in), single user or in-line shops, and even a user whose space would exceed the 11,600 footprint under the building and extend along Euclid Street.

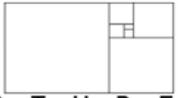
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### **East Liberty Place South (ELPS)**

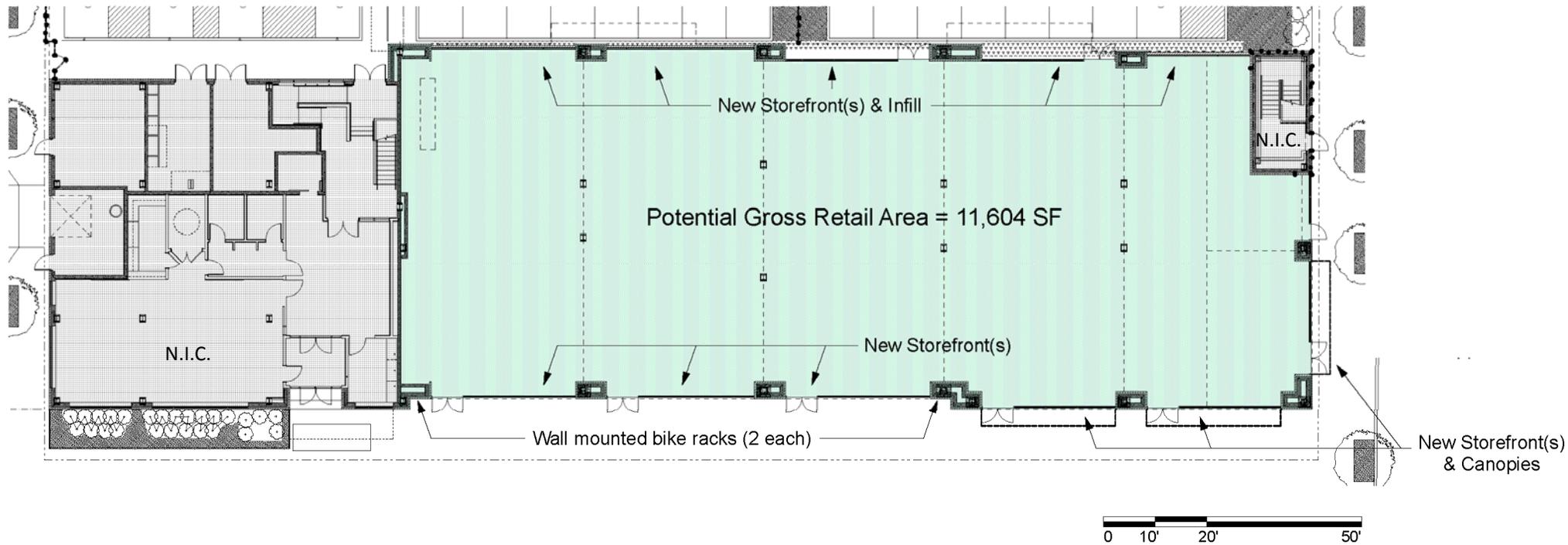
East Liberty South Commercial LLC  
(The Community Builders, Inc., Sole Member)

### Community Process

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and associates  
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Penn Avenue

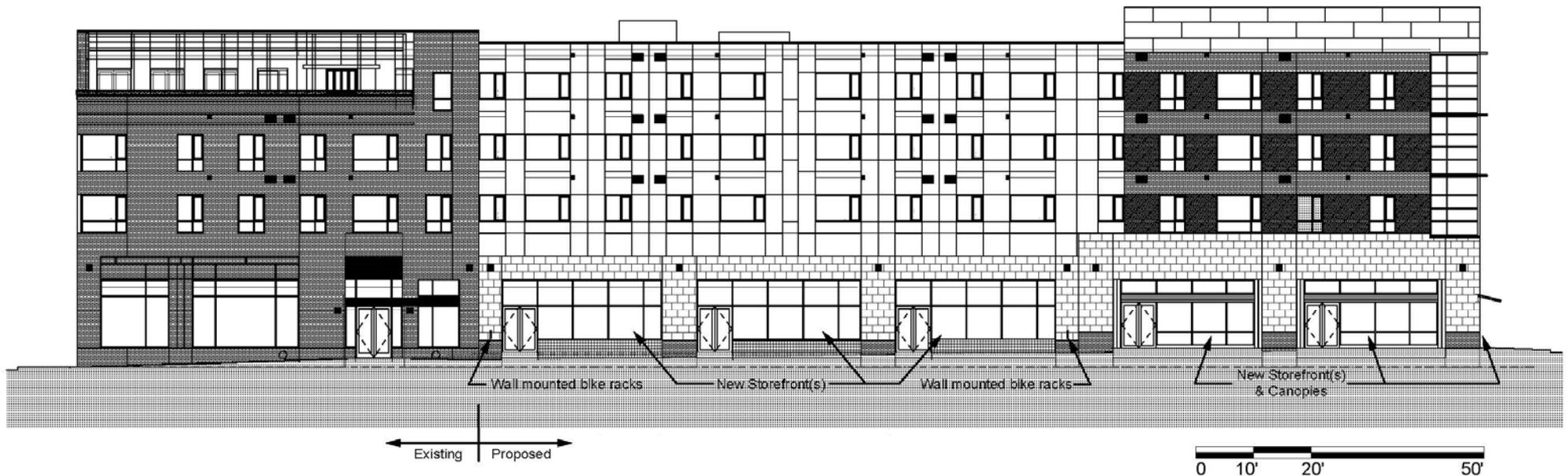
## East Liberty Place South (ELPS)

East Liberty South Commercial LLC  
 (The Community Builders, Inc., Sole Member)

## Ground Floor Building Plan



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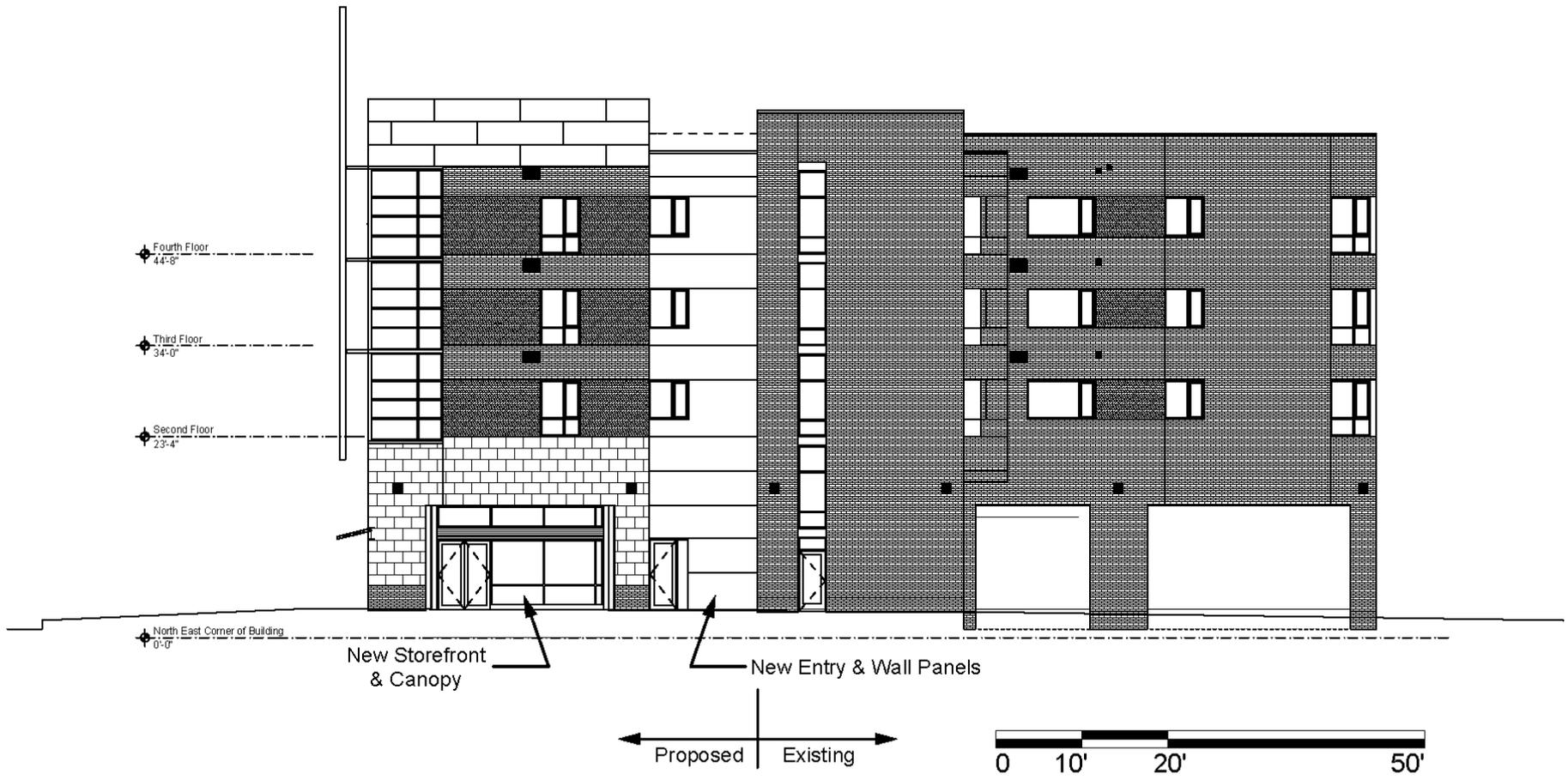
## East Liberty Place South (ELPS)

East Liberty South Commercial LLC  
 (The Community Builders, Inc., Sole Member)

## North Elevation Penn Avenue

**golba**  
 and associates  
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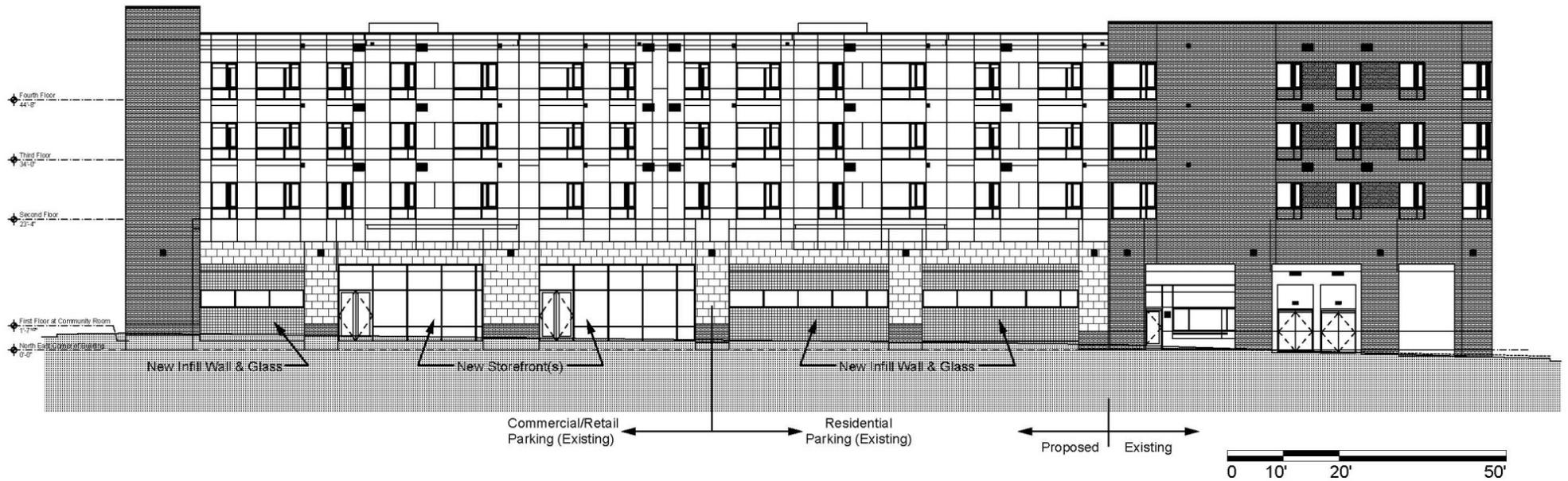
## East Liberty Place South (ELPS)

East Liberty South Commercial LLC  
 (The Community Builders, Inc., Sole Member)

## West Elevation South Euclid Avenue



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## East Liberty Place South (ELPS)

East Liberty South Commercial LLC  
 (The Community Builders, Inc., Sole Member)

## South Elevation

**golba**  
 and associates  
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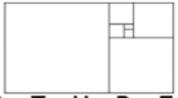
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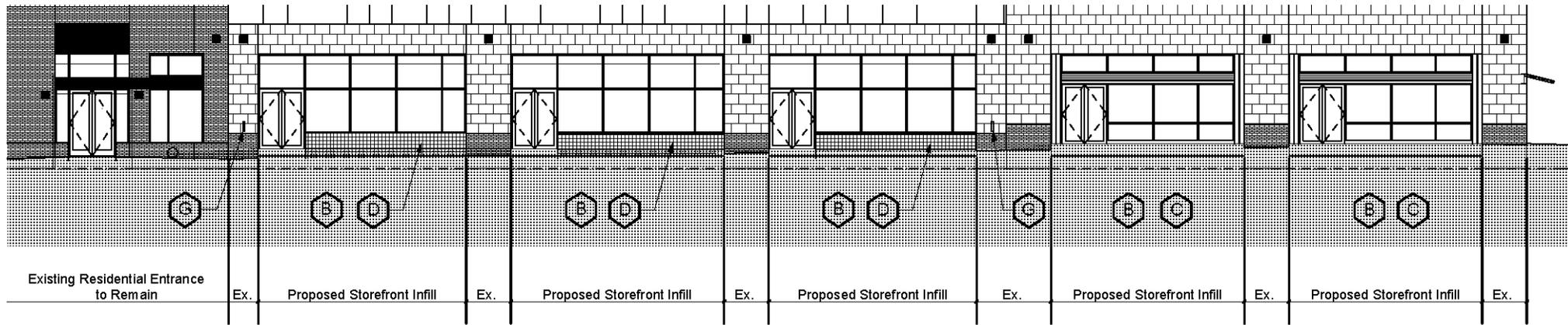


## East Liberty Place South (ELPS)

East Liberty South Commercial LLC  
(The Community Builders, Inc., Sole Member)

## Existing Ground Floor Commercial

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Material Finish Keynotes:

- A. Extend "red" wall panels to grade at this area
- B. New aluminum and glass storefront doors and sidelight
- C. New painted steel storefront framing (similar to ELPN) with matching painted steel sunscreen awning
- D. Light brown brick knee wall with brick cap at storefront with aluminum and glass windows above
- F. Light brown brick infill wall with aluminum-framed clerestory type windows as shown
- G. Wall-mounted bike racks

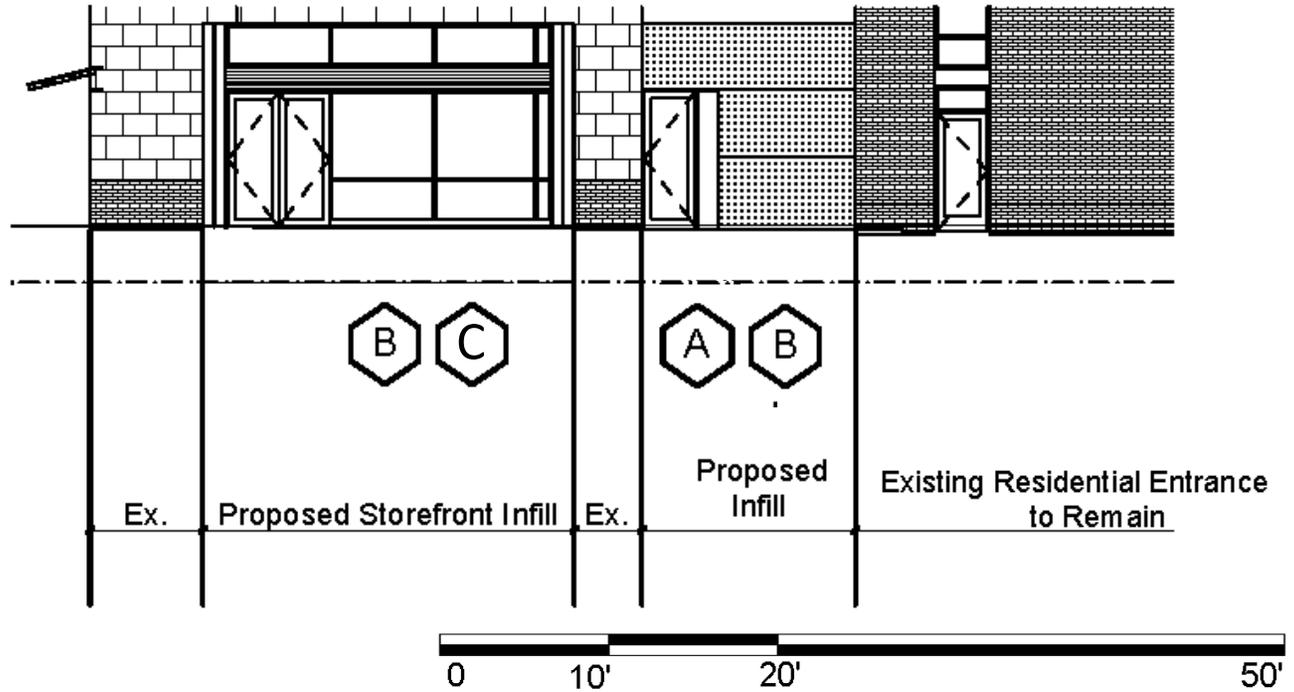
## East Liberty Place South (ELPS)

East Liberty South Commercial LLC  
 (The Community Builders, Inc., Sole Member)

## Enlarged North Elevation Proposed Storefront Finishes Penn Avenue

**golba**  
 and associates  
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Material Finish Keynotes:

- A. Extend "red" wall panels to grade at this area
- B. New aluminum and glass storefront doors and sidelight
- C. New painted steel storefront framing (similar to ELPN) with matching painted steel sunshade awning
- D. Light brown brick knee wall with brick cap at storefront with aluminum and glass windows above
- F. Light brown brick infill wall with aluminum-framed clerestory type windows as shown
- G. Wall-mounted bike racks

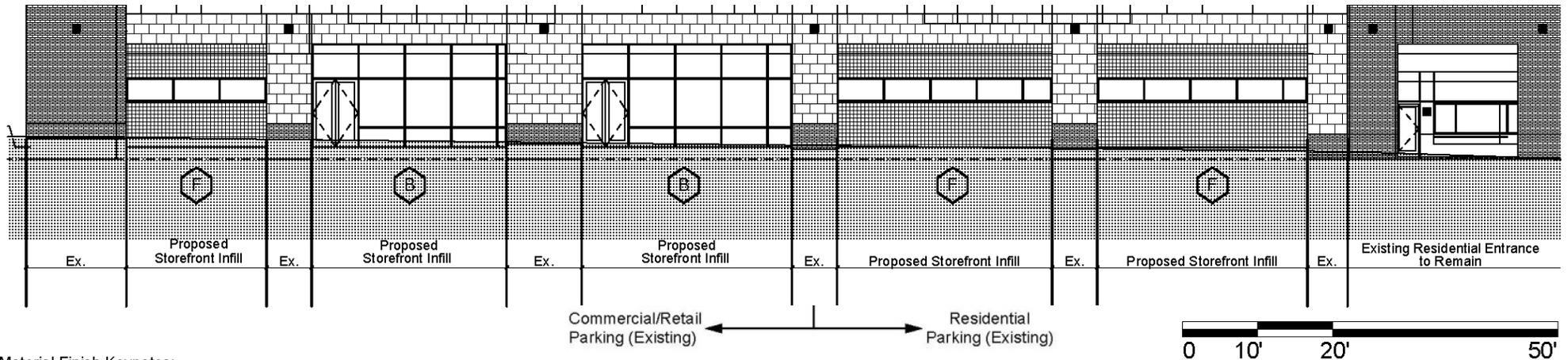
**East Liberty Place South (ELPS)**

East Liberty South Commercial LLC  
 (The Community Builders, Inc., Sole Member)

Enlarged West Elevation  
**Proposed Storefront Finishes**  
 South Euclid Avenue

**golba**  
 and associates  
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Material Finish Keynotes:

- A. Extend "red" wall panels to grade at this area
- B. New aluminum and glass storefront doors and sidelight
- C. New painted steel storefront framing (similar to ELPN) with matching painted steel sunscreen awning
- D. Light brown brick knee wall with brick cap at storefront with aluminum and glass windows above
- F. Light brown brick infill wall with aluminum-framed clerestory type windows as shown
- G. Wall-mounted bike racks

## East Liberty Place South (ELPS)

East Liberty South Commercial LLC  
(The Community Builders, Inc., Sole Member)

## Enlarged South Elevation Proposed Storefront Finishes

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and associates  
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## East Liberty Place South (ELPS)

East Liberty South Commercial LLC  
(The Community Builders, Inc., Sole Member)

## Rendering – Proposed Commercial Storefronts

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and associates  
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## East Liberty Place South (ELPS)

East Liberty South Commercial LLC  
(The Community Builders, Inc., Sole Member)

## Rendering – Proposed Commercial Storefronts

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

Date Filed:

**Office of the Zoning Administrator**

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

*(Zoning Use Only)*

**DEVELOPMENT REVIEW APPLICATION**

The Development Review Application **can be** used for the following:

- New Construction of a Primary Use Structure larger than a 2-Family Dwelling. (Including new Non-Residential Primary Use Structures);
- Any project or development that requires a Land Operations Permit;
- Any other types of work not listed under the Walk-Through and Zoning Applications.

**GENERAL INFORMATION**

|  |   |   |                                   |
|--|---|---|-----------------------------------|
| 1. Property Owner Name: <b>Alcoa</b>   |   | Phone Number: ( <b>412</b> ) <b>553-4545</b>                      |                                   |
| Address: <b>201 Isabella St.</b>   | City: <b>Pittsburgh</b>                                       | State: <b>PA</b>  | Zip Code: <b>15212</b>            |
| 2. Applicant/Company Name: <b>Boyd Bryant, Design Box</b>  |   | Phone Number: ( <b>412</b> ) <b>610-2325</b>                      |                                   |
| Address: <b>4327 Butler St.</b>  | City: <b>Pittsburgh</b>                                       | State: <b>PA</b>  | Zip Code: <b>15201</b>            |
| Applicant/Contractor ID:(assigned by the City) <b>Colite</b>   |   |   |                                   |
| 3. Development Name: <b>Alcoa Corporate Center - Pittsburgh</b>  |   |   |                                   |
| 4. Development Location: <b>Northshore</b>   |   |   |                                   |
| 5. Development Address: <b>201 Isabella St., Pittsburgh, PA 15212</b>  |   |   |                                   |
| 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:<br>(Select from attached list)  |   |   |                                   |
| 7. If a Certificate of Occupancy exists, the following is required:  |   |   |                                   |
| Certificate of Occupancy#<br><b>201 Isabella St., Pittsburgh, PA 15212</b>   | Date Issued:<br><b>201 Isabella St., Pittsburgh, PA 15212</b> | Existing Use of Property:<br><b>Corporate Office Headquarters</b> |                                   |
| 8. Estimated Construction:   | Start Date: <b>09/01/16</b>                                   | Occupancy Date: / / <b>currently occupied</b>                     | Project Cost: \$ <b>50,000.00</b> |

Use the attached Worksheet to continue answering the questions. For additional reference in answering Items 9-12 go to [pittsburghpa.gov/dcp/zoning/](http://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): **81**

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: **A new Arconic high wall sign to be added to the south facade of the Alcoa Corporate Center on the North Shore of Pittsburgh; as well as a replacement sign for the existing Alcoa sign**

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: \_\_\_\_\_ 0 sq ft  
 Retained Area to be Renovated: \_\_\_\_\_ 0 sq ft  
 To be Constructed: (2) High Wall Signs 778.5 sq ft  
 Building Footprint: \_\_\_\_\_ approx. 60,000 sq ft

|                             | <u>Existing</u> |             | <u>Proposed</u> |             |
|-----------------------------|-----------------|-------------|-----------------|-------------|
|                             | <u>Stories</u>  | <u>Feet</u> | <u>Stories</u>  | <u>Feet</u> |
| Main Structure              | 6 Stories       | 114 ft      |                 |             |
| 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:** \_\_\_\_\_ approx. 99,500 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](http://www.pgh2o.com)).

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

|                                       |  |
|---------------------------------------|--|
| _____ New Water Service Connection(s) | _____ Termination of Existing Water Service Tap(s) |
| _____ New Sewer Service Connection(s) | _____ Termination of Existing Sewer Service Tap(s) |

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

YES                       NO

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

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

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

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

**WORK IN AND AROUND THE CITY RIGHTS-OF-WAY**

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

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

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

Applicant Signature:



# High Wall Sign

High Wall Sign  
City Submittal

July 8, 2016

colite

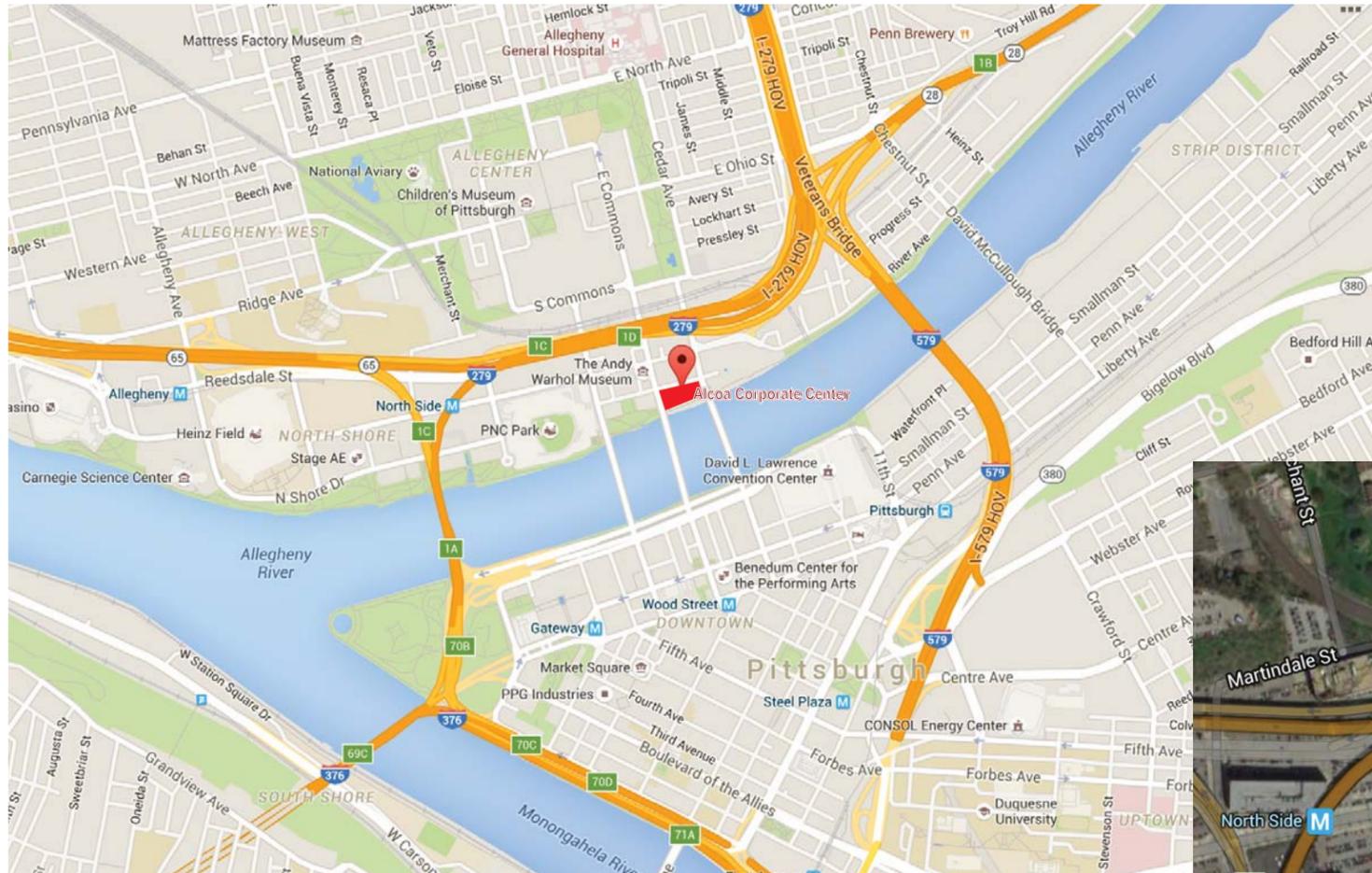
5 Technology Circle · Columbia, SC · 29203  
803.926.7926 P · 803.926.8412 F  
www.colite.com

DESIGN  BOX

325 Lamont Place Pittsburgh PA 15232

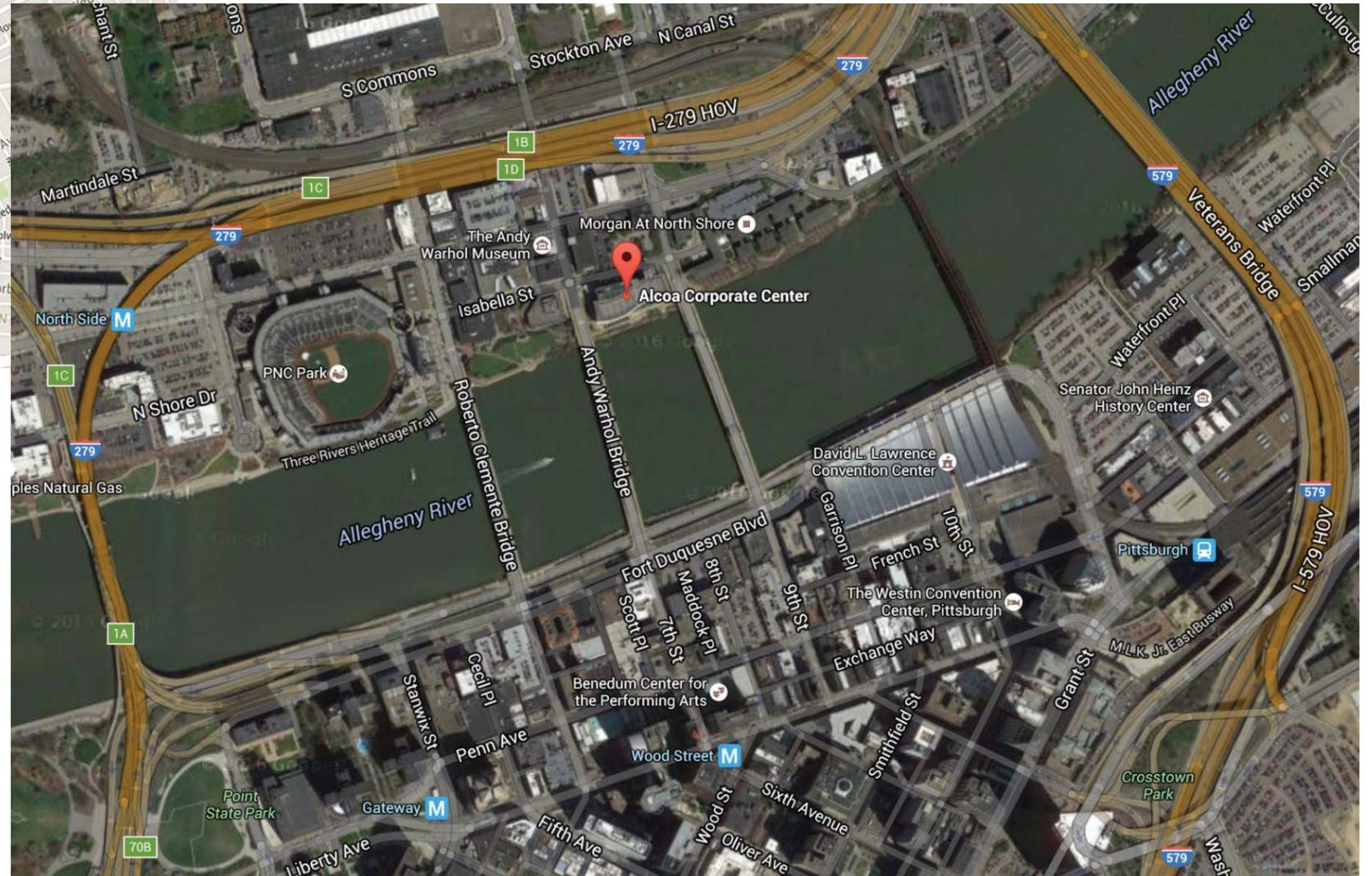
Boyd 412.610.2325 • Scott 412.606.1105

boyd@designbox.co • scott@designbox.co



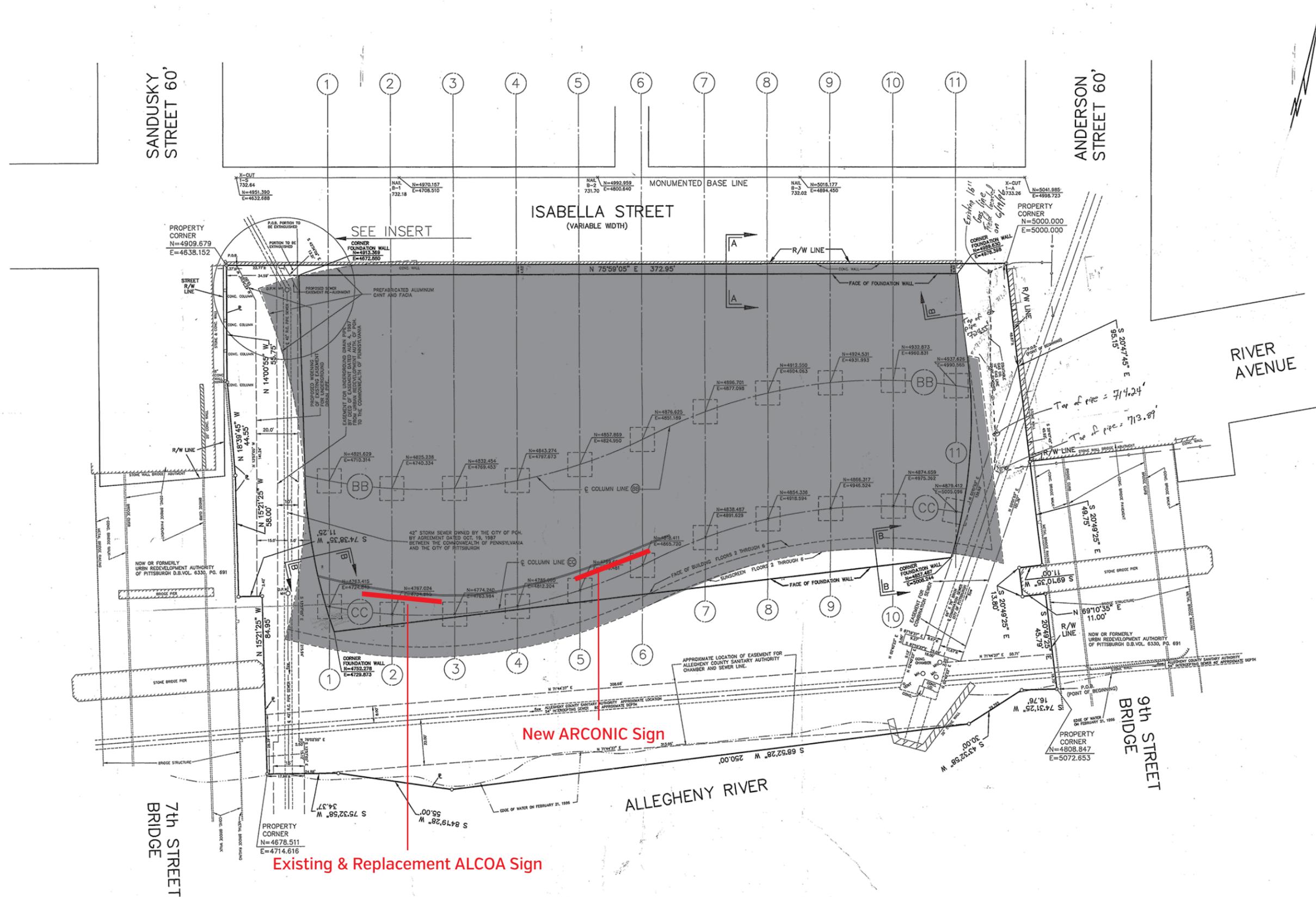
**Alcoa Corporate Center - Pittsburgh**  
**201 Isabella St.**  
**Pittsburgh, PA 15212**

**Zoning District DR-C, Downtown Riverfront**  
**Lot 8-H-330**



**Current Code for High Wall Signs**  
**919.03.M.7 - GT and DR Zoning Districts**

(c) Only the name of the building or business shall be mounted higher than forty (40) feet above grade and may face in all directions but shall not be roof mounted nor project at above the roof peak or parapet wall, shall not exceed in face area forty (40) square feet or two (2) percent of exposed façade area whichever is larger, shall be limited to four (4) per building, shall include no motion or animation, shall not exceed a luminance of 2,500 nits during daylight hours between sunrise and sunset, shall not exceed a luminance of 250 nits at all other times, shall permit electronic illumination with no motion or animation, and shall be subject to design review and approval by the City Planning Commission. All applications shall include certification that the sign will comply with luminance level standards at the time of application and must certify again that the sign is operating in compliance with the standards prior to issuance of an occupancy permit.



Existing ALCOA Sign



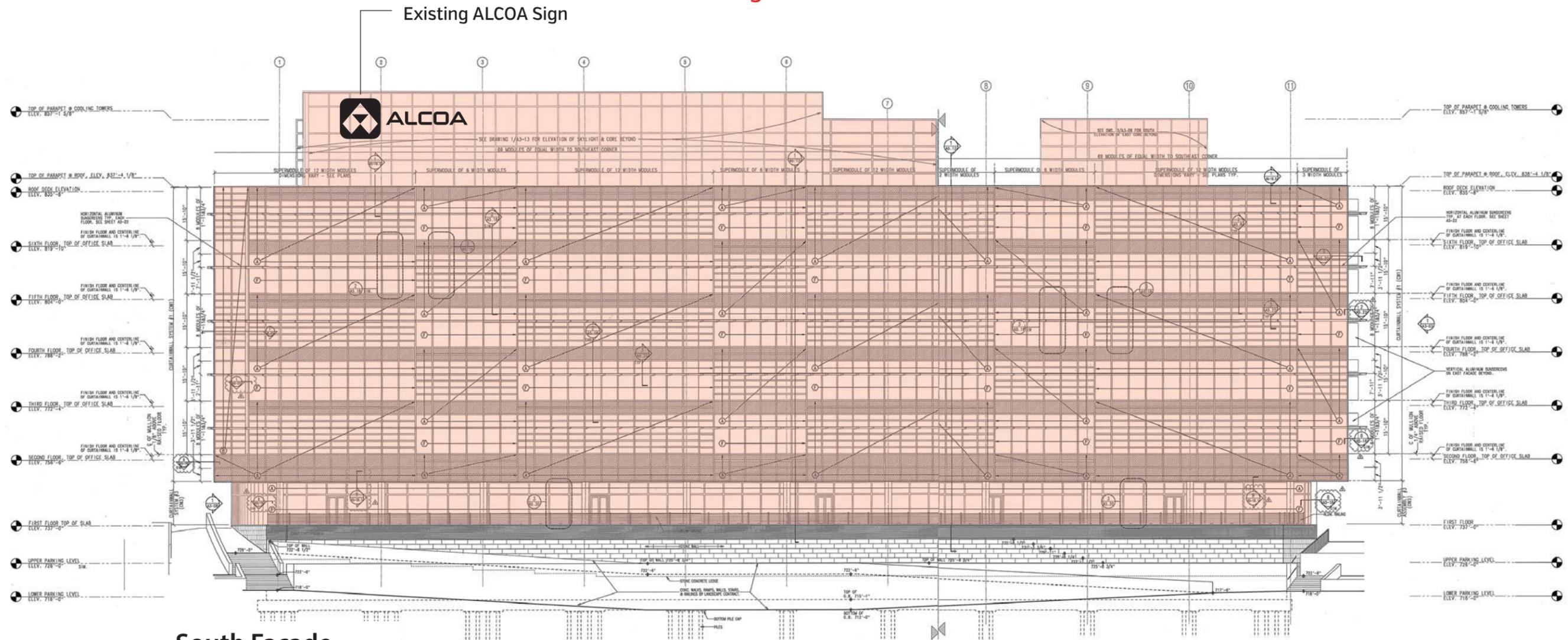
Replcement ALCOA Sign

New ARCONIC Sign

12'-0"

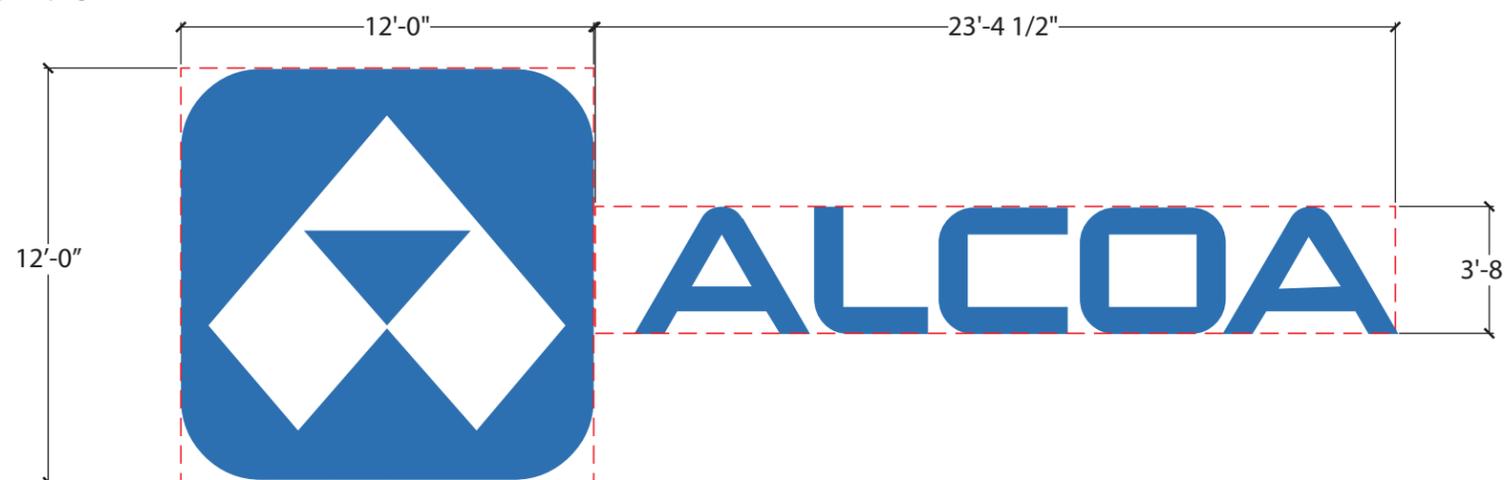


Total Square Footage of South Facade of Building = 39,292.21 sf  
2% of Bulding sf = **785.84 sf**



South Facade

scale 1/32" = 1'-0"



Existing Alcoa Sign

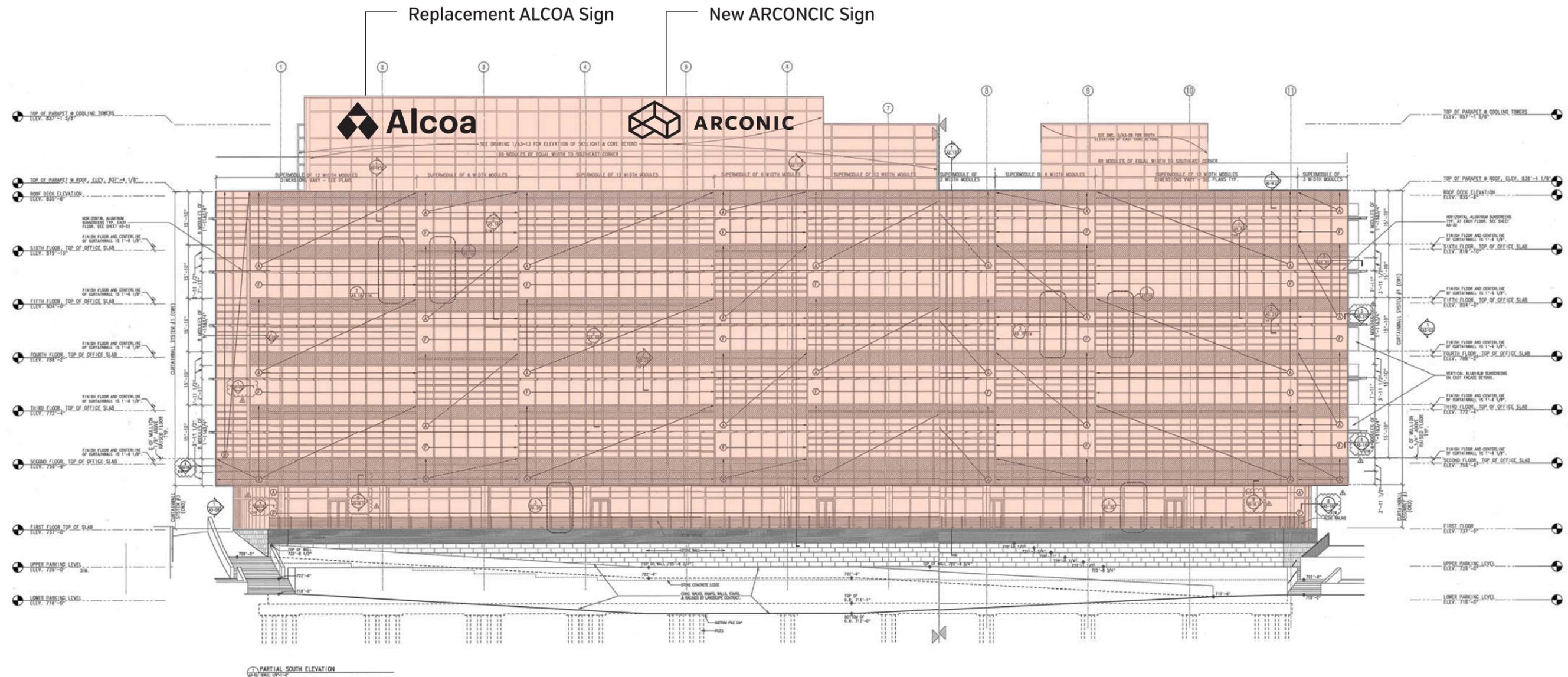
Logo Mark 12'-0" x 12'-0" = 144 sf

Logo Type 3'-8" x 23'-4.5" = 85.7 sf

Total = 229.7 sf

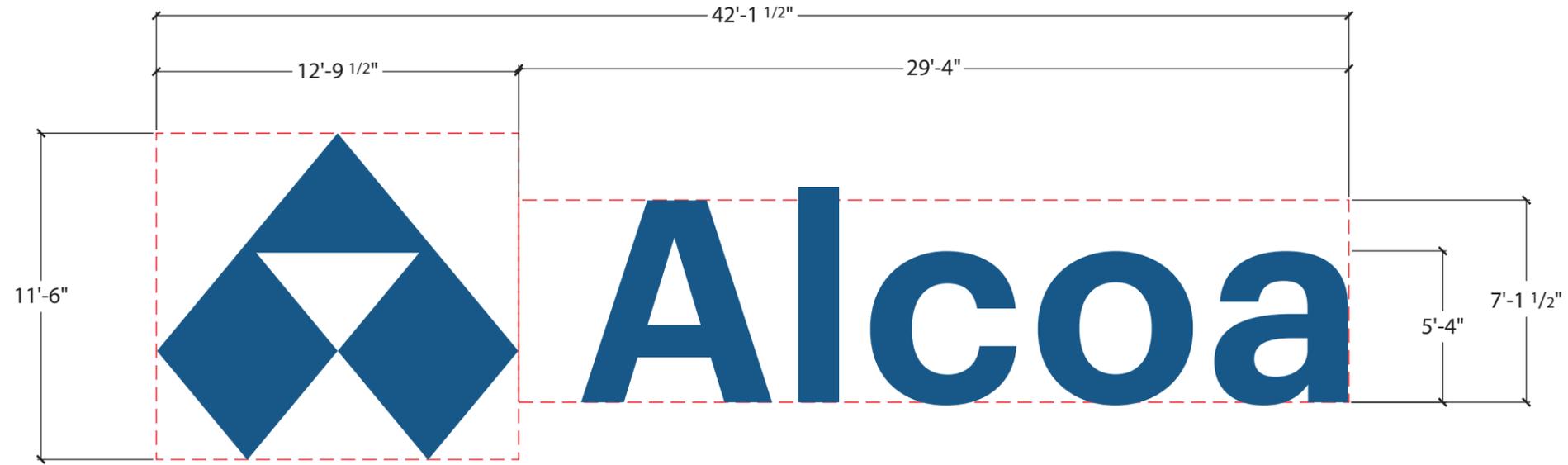
Scale: 3/16" = 1'-0"

Total Square Footage of South Facade of Building = 39,292.21 sf  
2% of Bulding sf = **785.84 sf**



### South Facade

scale 1/32" = 1'-0"



Replacement Alcoa Sign  
New Arconic Sign

356.1 sf  
422.4 sf

Total Square Footage of Signs

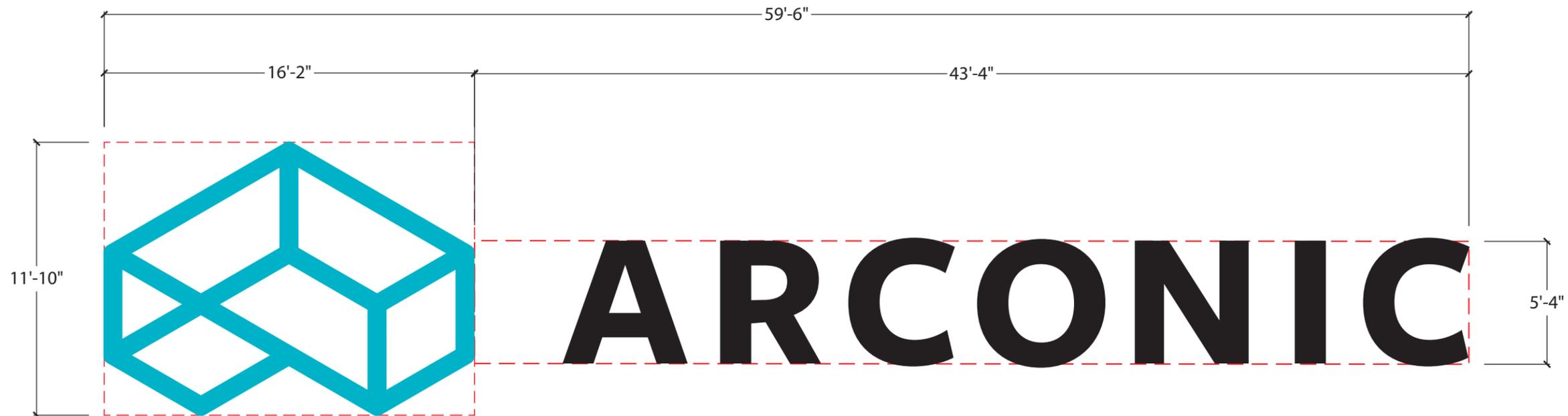
778.5 sf

**Replacement Alcoa Sign**

Logo Mark 11'-6" x 12'-9.5" = 147.1 sf  
Logo Type 7'-5" x 30'-7.5" = 209 sf  
Total = 356.1 sf

Sign Allowance  
2% of Building Facade

785.84 sf



**New Arconic Sign**

Logo Mark 11'-10" x 16'-2" = 191.3 sf  
Logo Type 5'-4" x 43'-4" = 231.1 sf  
Total = 422.4 sf

Scale: 3/16" = 1'-0"



Photo from Downtown side of River, existing view



Existing Alcoa High Wall Sign, Close Up  
Ghosted White Line shows approx. size of replacement sign



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>Carnegie Museums Pittsburgh</i>   |  | Phone Number: (    )                |                                    |
| Address: <i>1 Allegheny Ave</i>  | City: <i>Pittsburgh</i>                                  | State: <i>PA</i>                    | Zip Code:                          |
| 2. Applicant/Company Name: <i>Oxford Dev. Company</i>  |  | Phone Number: <i>(412) 261-1500</i> |                                    |
| Address: <i>301 Grant</i>  | City: <i>Pittsburgh</i>                                  | State: <i>PA</i>                    | Zip Code:                          |
| Applicant/Contractor ID: (assigned by the City)  |  |                                     |                                    |
| 3. Development Name: <i>Carnegie Science Center, Science Pavillion Addition</i>  |  |                                     |                                    |
| 4. Development Location:   |  |                                     |                                    |
| 5. Development Address: <i>1 Allegheny Ave.</i>  |  |                                     |                                    |
| 6. If applicant is proposing a change to the Zoning District, the following is required: (Attach Zone Change Petition)   |  |                                     |                                    |
| Proposed Zoning District:  | <i>North Shore Dr.</i>                                   |                                     |                                    |
| Present Use of Site:<br>(Select from attached list)  | <i>49</i>  |                                     |                                    |
| 7. If a Certificate of Occupancy exists, the following is required:  |  |                                     |                                    |
| Certificate of Occupancy#:   | Date Issued:   | Existing Use of Property:           |                                    |
| 8. Estimated Construction:   | Start Date: <i>10/1/2016</i>                             | Occupancy Date: <i>6/1/2018</i>     | Project Cost: \$ <i>37,000,000</i> |
| Use the attached Worksheet to continue answering the questions. For additional reference in answering Items 9-12 go to <a href="http://pittsburghpa.gov/dcp/zoning/">pittsburghpa.gov/dcp/zoning/</a> and select the link for the City Zoning Code maintained at the Municode.com website. |  |                                     |                                    |
| 9. Proposed Use of Site (Select from attached list): <i>49</i>   |  |                                     |                                    |
| 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 type="checkbox"/> Renovation, Exterior            |                                     |                                    |
| <input type="checkbox"/> Change in Use Only  | <input type="checkbox"/> Renovation, Change in Use       |                                     |                                    |
| 11. Describe the Development: <i>Renovation of existing interior spaces, construction of 48,240 SF exhibit and education Science Pavillion, and new landscaping.</i>   |  |                                     |                                    |
| 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, <a href="http://www.city.pittsburgh.pa.us/bbi/">http://www.city.pittsburgh.pa.us/bbi/</a> )  |  |                                     |                                    |



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

Office of the Zoning Administrator

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

**DEVELOPMENT REVIEW APPLICATION**

**LAND AND BUILDING INFORMATION**

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

**14. Gross Floor Area:**  
 Existing to be Razed: \_\_\_\_\_ sq ft  
 Existing to be Retained: \_\_\_\_\_ sq ft  
 Retained Area to be Renovated: \_\_\_\_\_ sq ft  
 To be Constructed: 48,240 sq ft  
 Building Footprint: \_\_\_\_\_ sq ft

| 15. Height of Structures:                          | Existing |      | Proposed |            |
|--|----------|------|----------|------------|
|  | Stories  | Feet | Stories  | Feet       |
| Main Structure                                     |          |      |          |            |
| Proposed Addition/Extension                        |          |      | <u>3</u> | <u>72'</u> |
| Provide Accessory Structure Type(s) and Height(s): |          |      |          |            |
|  |          |      |          |            |
|  |          |      |          |            |

**16. Number of Dwelling Units:**  
 Existing to Remain: \_\_\_\_\_ Proposed: \_\_\_\_\_

**17. Lot Area:** \_\_\_\_\_ sq ft

**18. On Site Parking:**  N/A

|                          | Existing   | Proposed |
|--------------------------|------------|----------|
| Full (8 1/2' x 19')      | <u>243</u> |          |
| Compact (7 1/4' x 16')   |            |          |
| Handicap (13 1/2' x 19') | <u>20</u>  |          |

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

**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

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DEPARTMENT OF CITY PLANNING  
DEVELOPMENT ADMINISTRATION AND REVIEW (ZONING)

Office of the Zoning Administrator

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

DEVELOPMENT REVIEW APPLICATION

WATER AND SEWER INFORMATION

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

- 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:

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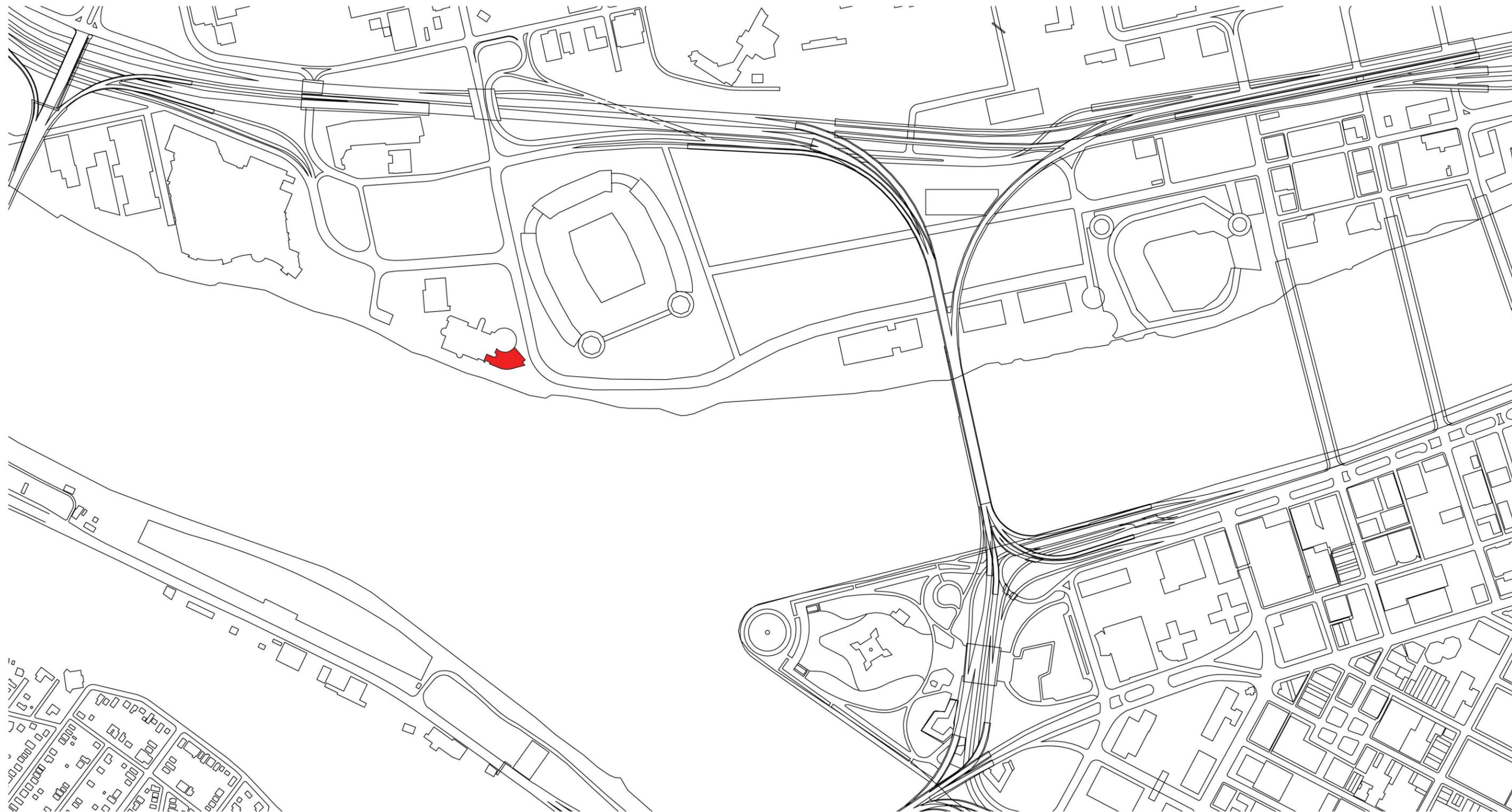
WORK IN AND AROUND THE CITY RIGHTS-OF-WAY

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- The proposed work includes the addition, deletion and/or relocation of City street lights in a City right-of-way.

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

Applicant Signature:



**Carnegie Science Center**  
Carnegie Museums of Pittsburgh

City of Pittsburgh Planning Commission Submission

CARNEGIE SCIENCE CENTER MASTER DEVELOPMENT PLAN

Pittsburgh, Pennsylvania

URBAN DESIGN ASSOCIATES  
INDOVINA ASSOCIATES ARCHITECTS

2 SEPTEMBER 2008

20 SEPTEMBER 2016 (UPDATED)



# Carnegie Science Center Master Development Plan

## PREPARED FOR

Carnegie Science Center

Ann Metzger  
*Co-Director*

Ron Baillie  
*Co-Director*

Carnegie Museums of Pittsburgh

## PREPARED BY

Urban Design Associates  
*Master Planning Process*

Renaissance 3 Architects  
*SportsWorks® Architect*

Atelier Driseitl  
*Landscape and Environmental Design*

Reed Smith Shaw & McClay  
*Legal*

Wilbur Smith Associates  
*Traffic*

**Indovina Associates Architects**  
***Science Pavilion Architect***

**LaQuatra Bonci Associates**  
***Science Pavilion Landscape Architect***

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Zoning and Ownership  
Transportation

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Urban Design Principles  
Illustrative Development Plan  
Project Description  
Phasing Plan  
Transportation Enhancements

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Parks and Open Space  
Parking  
Access and Service  
Building Heights  
Architectural Character  
Signage, Lighting, and Streetscape  
Project Art  
Stormwater Management  
Sustainable Design Principles

# Background

THE OPENING SECTION of the Master Development Plan provides the background for the Development Plan and Urban Design Guidelines that follow. This section has four subsections:

- Carnegie Science Center Background
- Project Background
- Context
- Zoning
- Transportation



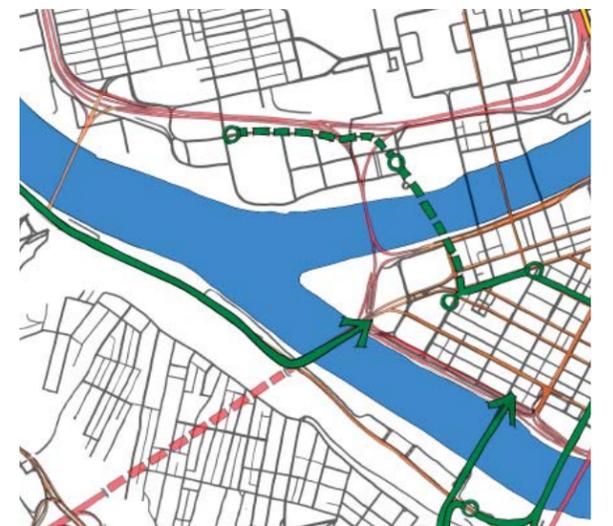
Carnegie Science Center Background



Context



Zoning



Transportation

# Carnegie Science Center

## Background

Carnegie Science Center, one of the four Carnegie Museums of Pittsburgh, is a popular science exploration destination and an anchor in the ongoing development of the city's downtown riverfronts. Recognized as a leader in promoting science and technology literacy, the Science Center partners with a host of organizations on innovative programming that engages diverse audiences, and encourages young people to consider careers in science and technology.

Carnegie Science Center connects science and technology to everyday life in ways that are fun and engaging. The Science Center sees more than 500,000 onsite visitors annually including about 120,000 onsite school groups. Science Center programs reach an additional 170,000 through offsite educational outreach programs and more than 12,000 at onsite camps, classes and sleepovers.

## Visitor Experience

In 2006, after an extensive process of stakeholder input, the Science Center embarked on a long range plan to transform visitor experiences around the content areas of astronomy; robotics; sports and the human body; rivers and the environment; and forces, matter and motion. Another content area involves new programs to spark scientific curiosity in early learners.

As part of this transformation, the Science Center is developing new programs, designing new exhibits and entering into new partnerships to position itself as a very real solution to the gap in science literacy faced by our region and our nation.

## Mission

Carnegie Science Center is dedicated to inspiring learning and curiosity by connecting science and technology with everyday life. The Science Center provides experiences that are entertaining, interactive, first hand, accessible, relevant, and understandable. The Science Center strives to identify and meet the needs of the community in its full diversity.



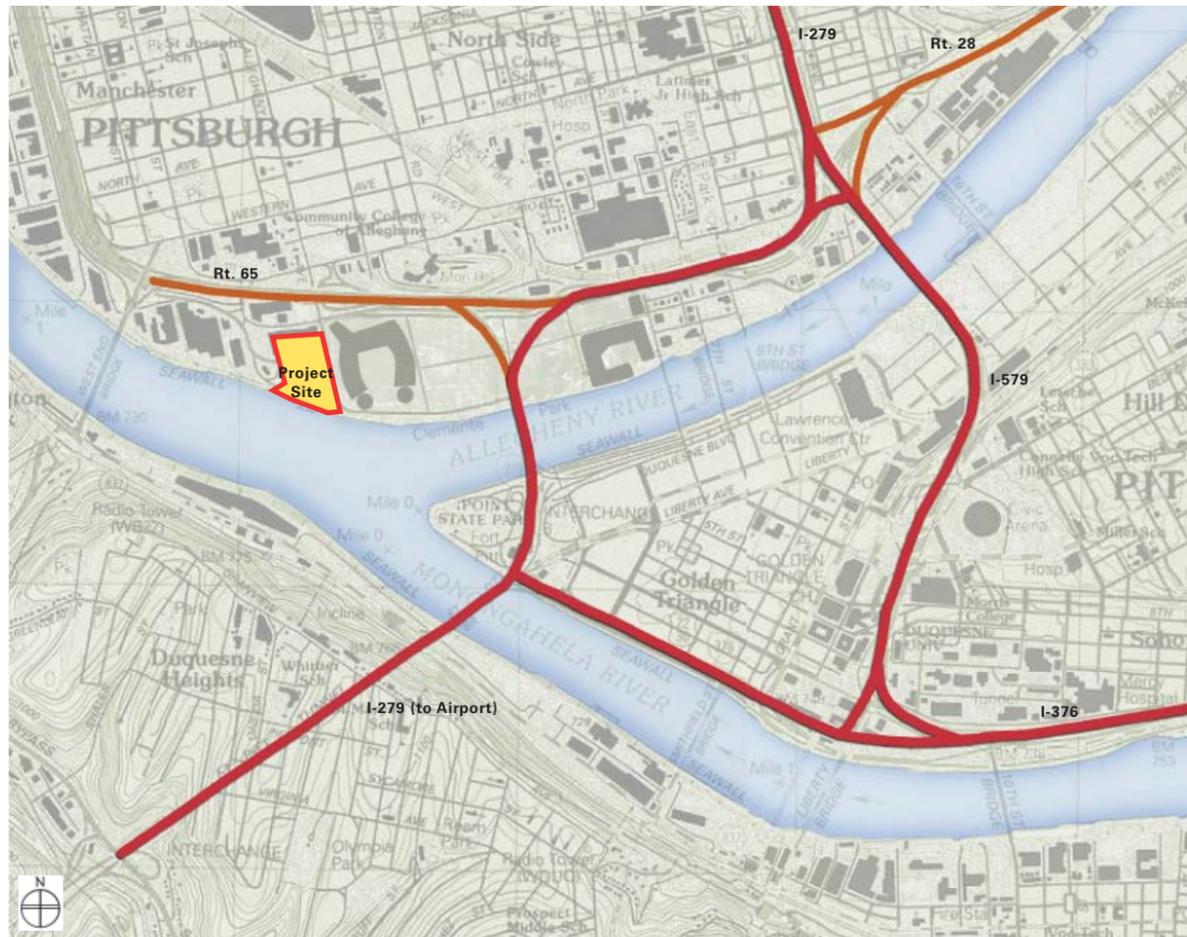
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# Context

Carnegie Science Center is situated on Pittsburgh's North Shore at the confluence of the Allegheny, Monogahela and Ohio rivers. The campus encompasses 13.5 acres and is adjacent to Heinz Field to the east, Pittsburgh's new casino to the west, and Route 65 and the Manchester neighborhood to the north.

The City of Pittsburgh and the Riverlife Task Force have developed urban design guidelines for development along the North Shore, including standards for landscaping, lighting, and sustainable design. These guidelines have been incorporated into the design of the new Science Center campus.



LOCATOR The site is located on the North Shore, to the west of Heinz Field



1999 North Shore Master Plan



View of existing riverfront park near Heinz Field



Existing Science Center parking lot

# Zoning

Carnegie Science Center is located within the Downtown Riverfront District (DR), Subdistrict A.

## 910.02.A Purpose

The DR, Downtown Riverfront District is intended to:

- (1) Maximize opportunities for riverfront use in accordance with the Riverfront Plan to take full advantage of this unique and limited resource;
- (2) Promote public access to the riverfront;
- (3) Encourage reuse of riverfront sites which had previously been occupied by heavy industry.

## Permitted Uses

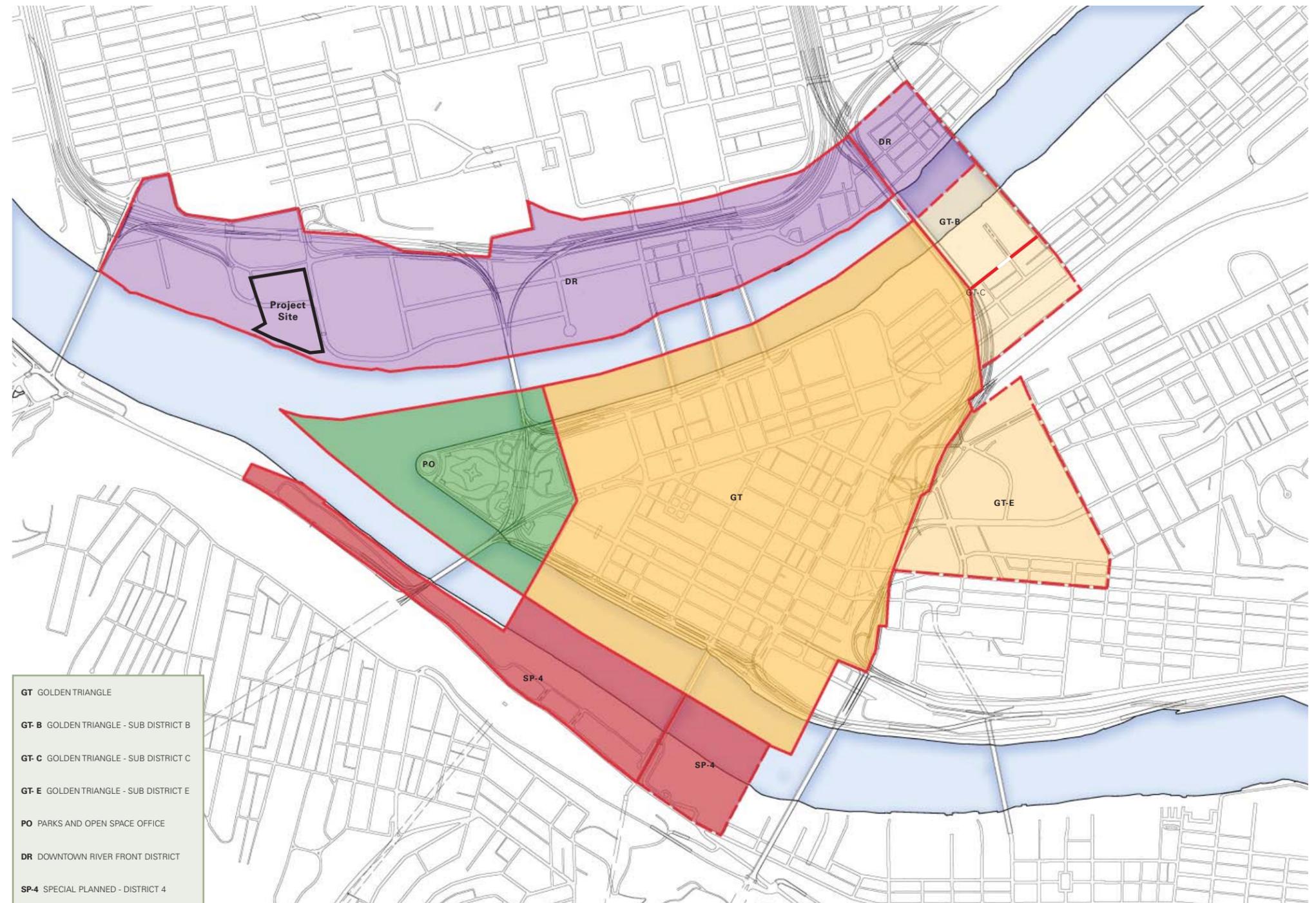
As detailed in the Use Table of the Zoning Code of the City of Pittsburgh (“Code”) Section 911.02, a multitude of uses are permitted within the DR district. These include Residential, Retail, Office, Hotel, and Recreation.

## Transportation and Parking

Amendments to the Code have eliminated fixed parking requirements in favor of transportation and parking demand studies. A traffic study and a parking study have been submitted in accordance with the Code.

## Landscape and Screening Standards

The landscaping and screening standards of Chapter 918 shall be applied to this Master Development Plan in accordance with the Code.



#### Required Master Development Plan; Review Criteria

##### 922.10.D.2 Development on sites of three or more acres

Any development of a building or buildings that require Project Development Plan review on a site of three or more acres is required to submit a Master Development Plan prior to the application for individual building or buildings review.

A complete application for a Master Development Plan shall be submitted to the Zoning Administrator in a form established by the Zoning Administrator. Upon determining that the Master Development Plan application is complete, the Zoning Administrator shall schedule a review by the Planning Commission.

The Planning Commission shall approve a Master Development Plan application only if it finds that the proposal meets all of the following criteria:

- (a) That the proposed development shall create an efficient, functional and attractive urban area which incorporates a high level of amenities;
- (b) That the proposed development shall create a favorable environmental, social and economic impact on the City;
- (c) That the proposed development shall not be injurious to other property in the immediate vicinity, nor substantially diminish or impair property values within adjacent zoning districts;
- (d) That adequate utilities, road, drainage and other necessary facilities have been or shall be provided;

- (e) That adequate measures have been or shall be taken to provide ingress and egress designated so as to minimize traffic congestion in the public streets; and
- (f) That the proposed development complies with plans and policy documents adopted from time to time by the City.

#### Development Standards/Building Heights/Open Space

##### Section 910.02.F.2 Site Development Standards

Each site in the DR District shall be subject to the following site development standards:

###### (a) Floor Area Ratio

The maximum floor area ratio for structures that do not contain residential dwelling units shall be 6. The maximum floor area ratio for structures that contain residential dwelling or hotel units shall be 7.5 provided the total amount of residential and/or hotel floor area exceeds one-half ( 1/2) the of total floor area.

###### (b) Urban Open Space

Urban Open Space shall be provided at ground level on lots of 20,000 sq. feet or more in an amount at least equal to 10 percent of the lot area.

###### (c) Height

- (1) Maximum building height shall not exceed eighty-five (85) feet within two hundred (200) feet of the Ohio River.
- (2) Maximum building height shall not exceed one hundred twenty (120) feet at any point more than two hundred (200) feet from the Ohio River.

#### Contextual Height

##### Section 925.07.D

Regardless of the maximum height limit imposed by the zoning district standards of this Code, applicants shall be allowed to use a contextual height limit. The allowed contextual height may fall at any point between the zoning district maximum height limit and the height of a building that exists on a lot that is adjacent to the subject lot.

# Transportation

## Existing Auto Access

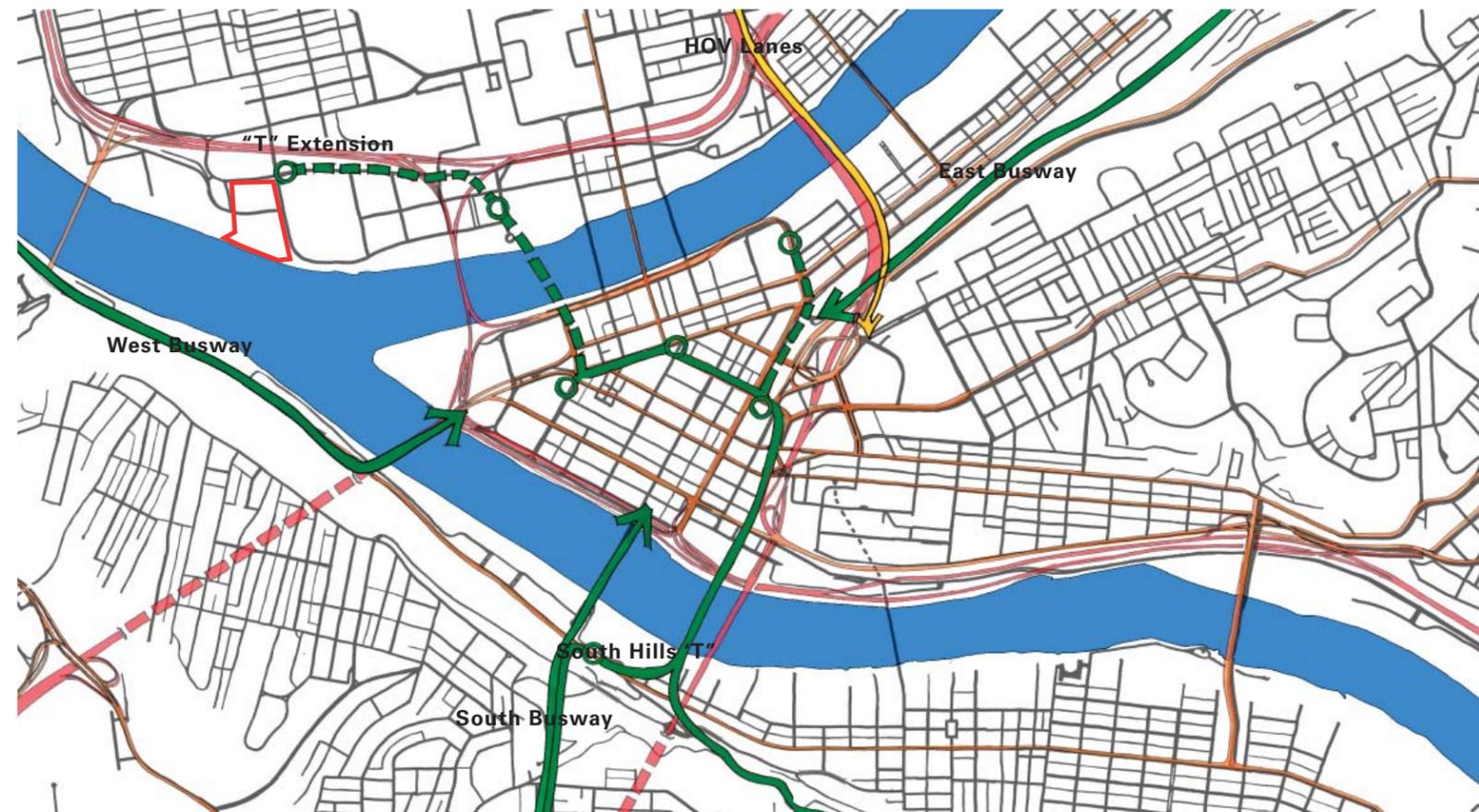
The Science Center site is well served by local streets, arterials and highways. The primary regional automobile access is directly from Route 65, which connects to the Interstate Highway System. North Shore Drive and General Robinson Street connect the site to Downtown and North Side neighborhoods.

## Existing Public Transit Access

The Port Authority of Allegheny County is currently constructing the “North Shore Connector” which expands the existing light rail system from Downtown to the North Shore. A new transit station will be built at the corner of Reedsdale Street and Allegheny Avenue—directly connecting the LRT to the Science Center campus and the larger transit hub of Downtown Pittsburgh. Additionally, the 16A and 16D routes provide direct bus service via Reedsdale and North Shore Drive.

## Existing School/Tour Bus and Pedestrian Access

Carnegie Science Center currently provides direct access and parking for school and tour buses. In addition to the sidewalks surrounding the facility, pedestrians can conveniently access the Science Center from the riverfront trail.



The site in its context with regional transportation, including the future light rail extension



# Master Development Plan

THE MASTER DEVELOPMENT PLAN SECTION describes the overall plan including the planning process and the phasing for the project. This section has five subsections:

- Planning Process
- Urban Design Principles
- Master Development Plan
- Project Description
- Phasing Plan
- Transportation Enhancements



Planning Process



Urban Design Principles



Master Development Plan



Project Description



Transportation Enhancements

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\*Page partially updated by Indovina Associates Architects, March 2016

# Planning Process

The official Planning Commission approval process for a master development plan includes:

- Meetings with the Department of City Planning staff
- Meetings with the Contextual Design Advisory Panel (CDAP)
- Planning Commission Briefing
- Planning Commission Hearing
- Planning Commission Hearing and Action

A public participation process conducted by the applicant must precede the Planning Commission Briefing to gather community input to the Master Development Plan.

## Community Participation

The Science Center is currently meeting with local residents, community groups, and adjacent property and business owners to gather feedback on the site plan and new SportsWorks® building.

The stakeholder groups include:

- Allegheny West
- Continental Development
- Pittsburgh's new casino
- Northside Leadership Conference
- Pittsburgh Steelers
- Riverlife Task Force (Urban Design Committee)
- Sports and Exhibition Authority
- Manchester Citizen Corporation



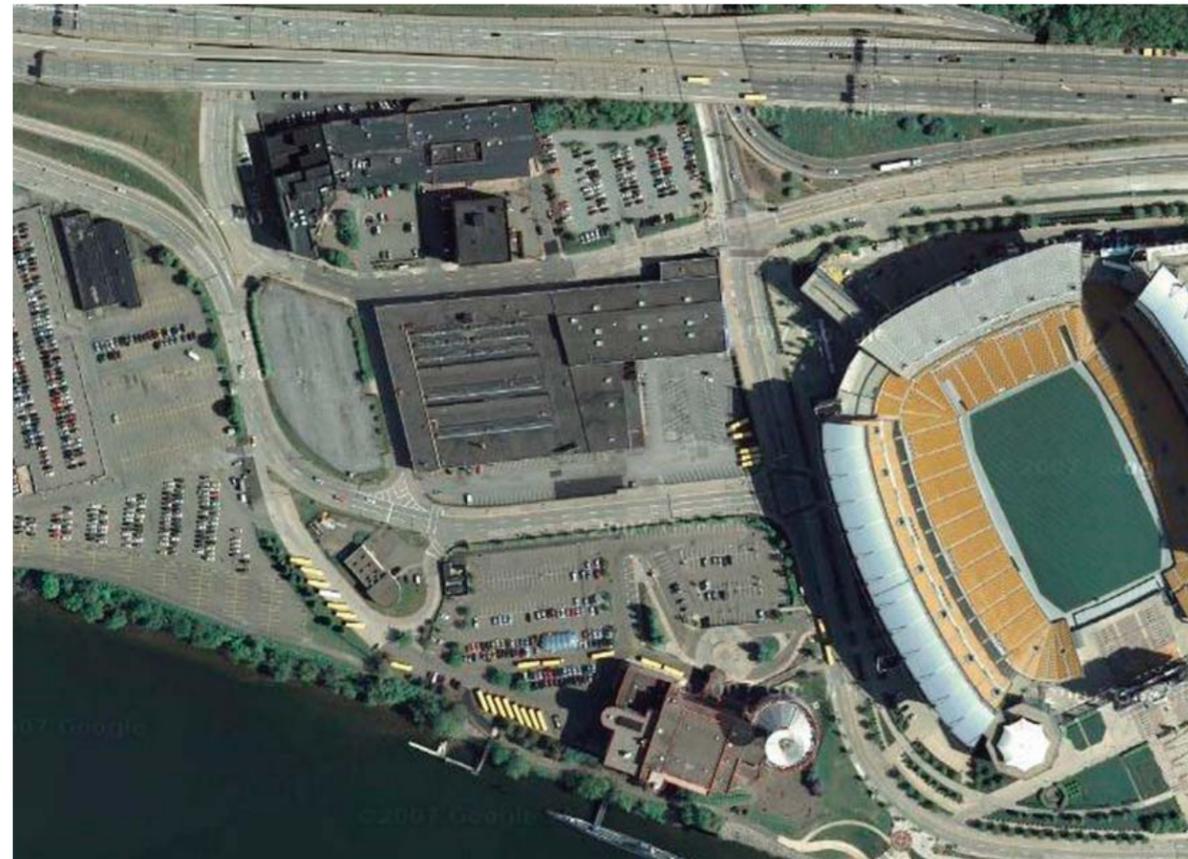
Existing Conditions



## Urban Design Principles

The Science Center began to develop a campus master plan in 2004 when the Port Authority determined that the Miller Building would have to be demolished to accommodate a new LRT station. SportsWorks® would have to be relocated to the southern half of the campus on the existing parking lot near the Science Center. Several master plan studies have been developed since then. Each iteration of the design has affirmed the following urban design principles:

- 1 Build a world-class Science Center campus
- 2 Strengthen the connection between the river and the campus by moving parking away from the riverfront and by extending Three Rivers Park along the river's edge
- 3 Integrate nature and science into the campus landscape by creating an “eco-experience” park
- 4 Incorporate sustainable design principles into the design of the campus landscape and in future buildings
- 5 Preserve and enhance views to Downtown and the Ohio River Basin, especially in new buildings and the renovation of the existing Science Center building
- 6 Involve citizen groups and adjacent business owners in the creation of the new campus plan
- 7 Provide public art that supports the Science Center's mission and its stunning location at the confluence of the three rivers.



Aerial view of the existing Carnegie Science Center and Heinz Field

# Illustrative Master Plan

The Carnegie Science Center Master Development Plan has the following elements illustrated on the drawing to the right:

- 167,500 sq. ft. Main Building
- **48,240 sq.ft.** future addition to Main Building
- 25,000 sq. ft. SportsWorks® Building
- 10,000 sq. ft. Reception Center
- 2,000 sq. ft. Chiller Building
- 490 parking spaces and 40 bus spaces
- 2.94 acres of open space, including discovery eco-park
- 1.60 acre riverfront park (Three Rivers Park extension)

The existing Science Center site will be transformed from acres of asphalt parking lots into a series of green spaces, including a new discovery eco-park and a renovated riverfront park. A new SportsWorks® building with a dramatic 25 foot tall window wall, will frame a new discovery eco-park. The park will have hands-on exhibits pertaining to nature and science. A new Reception Center addition on the front of the existing Science Center will link the new SportsWorks® building and the existing building. The Reception Center is envisioned to be a dramatic atrium-like space containing ticketing functions and an expanded gift shop.

The **east** addition to the existing Science Center building will house additional exhibit space, office space, and meeting rooms. Active spaces in the addition will face the Ohio River.

Parking areas will include exhibits that pertain to the discovery eco-park and will be landscaped accordingly. Signage, lighting and public artwork will be woven throughout the campus, creating an exciting and unified image.



Illustrative Master Plan

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\*Page updated by Indovina Associates Architects, March 2016

# SportsWorks®

An important component of the campus master plan is the exhibit space and collateral activities found in the new SportsWorks® building. The urban design guidelines for landscaping, lighting and sustainability will be highlighted in the building, which will be LEED Certified.

A high volume, open steel structure, with a sloping roof will offer ample height for exhibits such as a 25 foot high rock climbing wall. A dramatic circulation ramp will connect the mezzanine level exhibit space and multi-purpose rooms to the main exhibit floor. A glass façade above the ramp will showcase the activities of the exhibits.



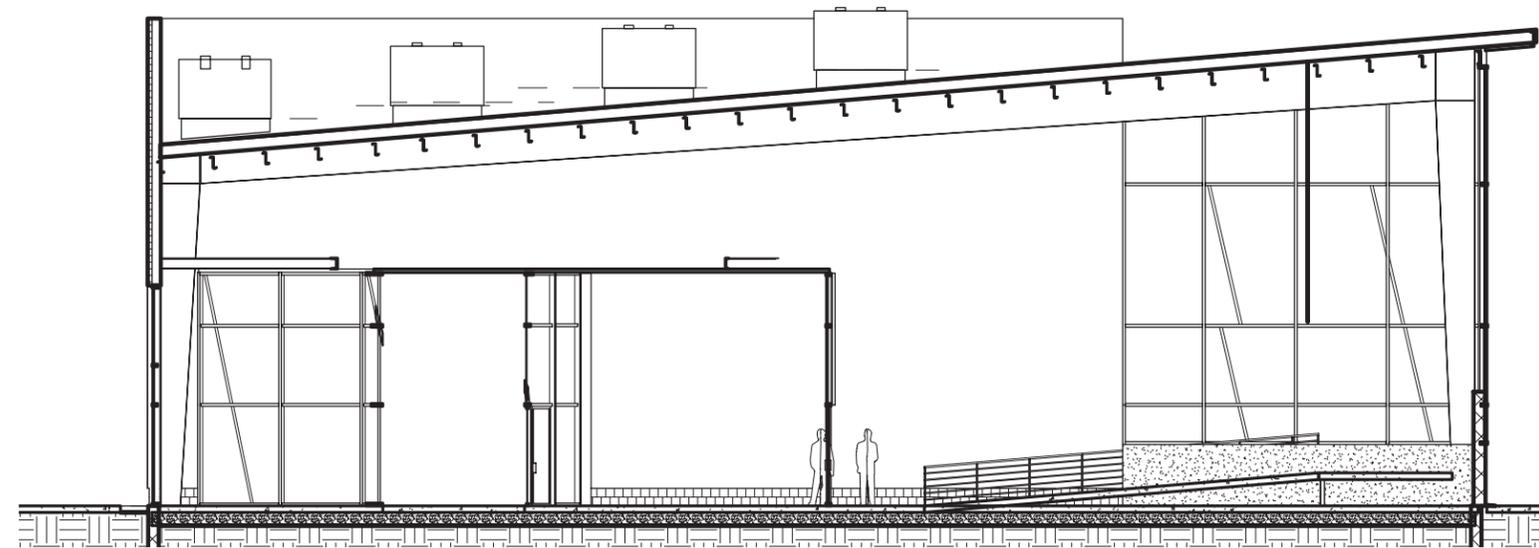
Proposed view of SportsWorks® looking towards Heinz Field from North Shore Drive



Proposed view of SportsWorks® from North Shore Drive



Proposed view of SportsWorks® from the current Carnegie Science Center entrance



Proposed section through SportsWorks®

# Phasing Plan

The new Science Center campus will be completed over the next ten years. The first phase will involve the demolition of the Miller Building for the new LRT station. Land not occupied by the station will eventually become the North Lot, which will accommodate the majority of visitor parking. The first phase will conclude with the construction of the new SportsWorks® building just west of the current Science Center building. Phase Two will include the new riverfront park and the reclamation of the balance of the Miller site for additional parking. The discovery eco-park will follow thereafter.

The final phase of the master plan includes the construction of the new Reception Center addition and the west wing of the Science Center. The new wing will replace the temporary service lot created with the construction of SportsWorks®.

## Phase One

- 1A Miller Building demolished 2008
- 1B Return of Miller property for first phase of North Lot (225 spaces)
- 1C New SportsWorks® built
- 1D West Lot resurfaced and landscaped

## Phase Two

Balance of North Lot completed and landscaping: additional 225 spaces

## Phase Three

- 3A Discovery eco-park and riverview café
- 3B Riverfront park
- 3C Pedestrian enhancements

## Phase Four: Final build-out

- 4A West addition to main building
- 4B Reception Center addition to main building



Phase 1: SportsWorks® building and initial parking



Phase 2: Balance of North Lot restored, landscaping added



Phase 3: Riverfront park, eco-park, and upgraded pedestrian features



Phase 4: East addition and final park improvements

\*Page updated by Indovina Associates Architects, March 2016

# Transportation Enhancements

A traffic study has been commissioned by Carnegie Science Center for the master development plan submission.

Based upon the work to date and the recent attention given to traffic issues on the North Shore, three potential recommendations may be:

- 1 Re-time existing traffic signals at the intersections (blue circles). Adjustments could include modified wait times, additional time for left turns, and/or pedestrian-activated movements.
- 2 Coordinate parking lot access points (green circles) with any new traffic patterns and other surrounding land uses.
- 3 Improve pedestrian movements (yellow circle) across North Shore Drive at Allegheny Avenue to ensure safe and effective access between the Science Center and the new parking lot. Improvements could include revised crossing times and new pedestrian count-down timers.



Transportation Diagram

■ SIGNAL TIMING ADJUSTED   
 ■ IMPROVED PARKING LOT ACCESS   
 ■ IMPROVED PEDESTRIAN MOVEMENT

# Urban Design Guidelines

THE URBAN DESIGN GUIDELINES establish standards for:

- Building Use
- Parks and Open Space
- Parking
- Access and Service
- Building Heights
- Architectural Character
- Signage, Lighting, and Streetscape
- Project Art
- Stormwater Management
- Sustainable Design Principles

Each are illustrated with appropriate drawings, sections, and/or diagrams.



Building Use



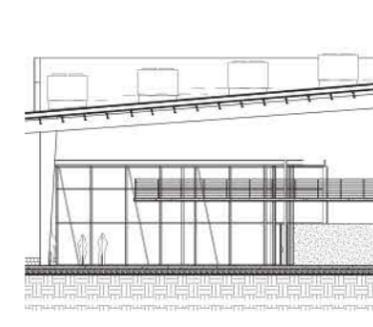
Parks and Open Space



Parking



Access and Service



Building Heights



Architectural Character



Signage, Lighting, and Streetscape



Project Art



Stormwater and Sustainable Design

## Building Use

The Science Center Master Development Plan includes three new buildings:

- 1 A new SportsWorks® complex
- 2 An eventual east expansion of Carnegie Science Center
- 3 Reception Center addition

All of these proposed new buildings are institutional in use, as indicated on the diagram to the right. No other permanent structures are proposed for the Master Development Plan.



Building Use Diagram



View of the west side of the building, riverfront park, and expanded Riverview café  
Rendering by Indovina Associates Architects 2016

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# Open Space

The vision for the Science Center campus plan is defined largely by a series of interconnected open spaces. The proposed plan seeks to connect pedestrians from the neighborhoods to the river through a series of public spaces. An enhanced pedestrian spine extends from the proposed light rail stop to a new eco-park at the front door of the Science Center. Three Rivers Park is then extended west to complete the connection from the campus to the river. The adjacency of this park to the Science Center provides a unique opportunity for interactive learning experiences through outdoor exhibits.

The Outdoor Urban Experience as described by the Atelier Dreiseitl plan outlines the various components of this experience including “teaser platforms” over a wetland landscape, simulated rain events, and “discovery islands.” The resulting form will be a series of outdoor rooms, each defined by the natural topography of the park.



View of the proposed riverfront park



Open Space Diagram

■ SITE OPEN SPACE    ■ RIVERFRONT PARK



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Examples of public open space

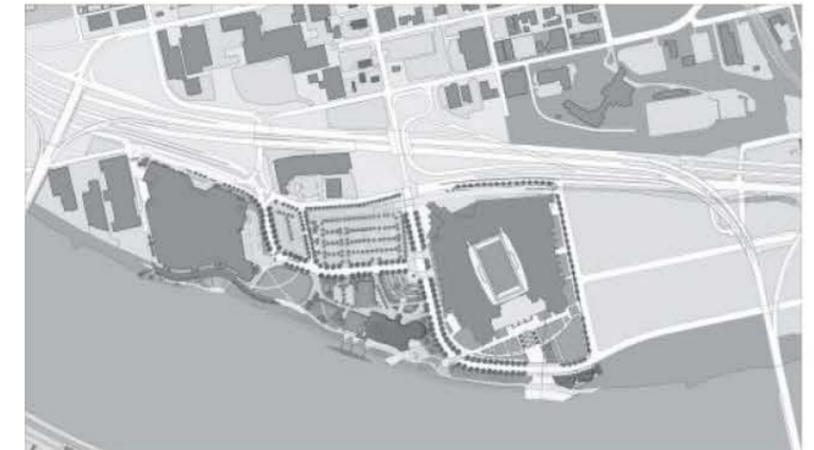
\*Page updated by Indovina Associates Architects, March 2016

# Parking

Existing parking lots around the main Science Center building and the riverfront will be removed and replaced with new buildings and open space. A majority of visitor parking will now be accommodated on the North Lot. The West Lot will be used primarily for buses, and on occasion for overflow visitor parking. A smaller lot, located next to the proposed SportsWorks® building, will also provide additional parking as well as access to loading areas.



|  |                   |
|--|-------------------|
| <b>EXISTING PARKING PROGRAM</b>                                    |                   |
| NORTH LOT (FRONT/SIDE)   | 192 spaces        |
| WEST LOT   | 150 spaces        |
| CSC LOTS (FRONT/SIDE)  | 367 spaces        |
| <b>TOTAL EXISTING</b>  | <b>709 spaces</b> |
| <b>CONCEPTUAL PARKING PROGRAM</b>                                  |                   |
| NORTH LOT  | 450 spaces        |
| CSC LOT  | 40 spaces         |
| <b>TOTAL</b>   | <b>490 spaces</b> |
| * WEST LOT   | 40 buses          |
| *West Lot used for overflow parking on special events (150 spaces) |                   |



Permeable pavement for parking lots

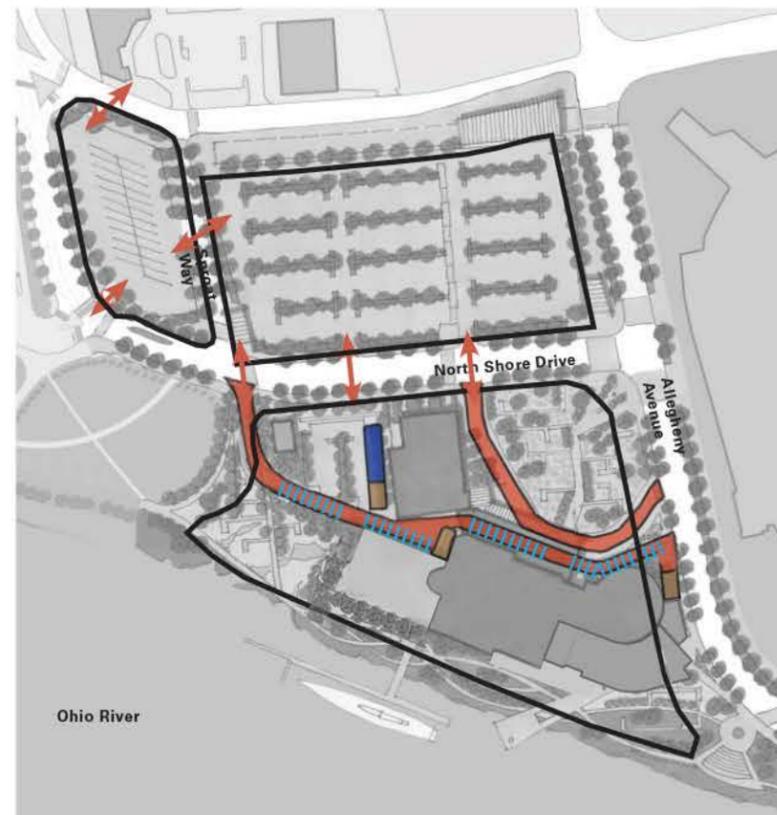
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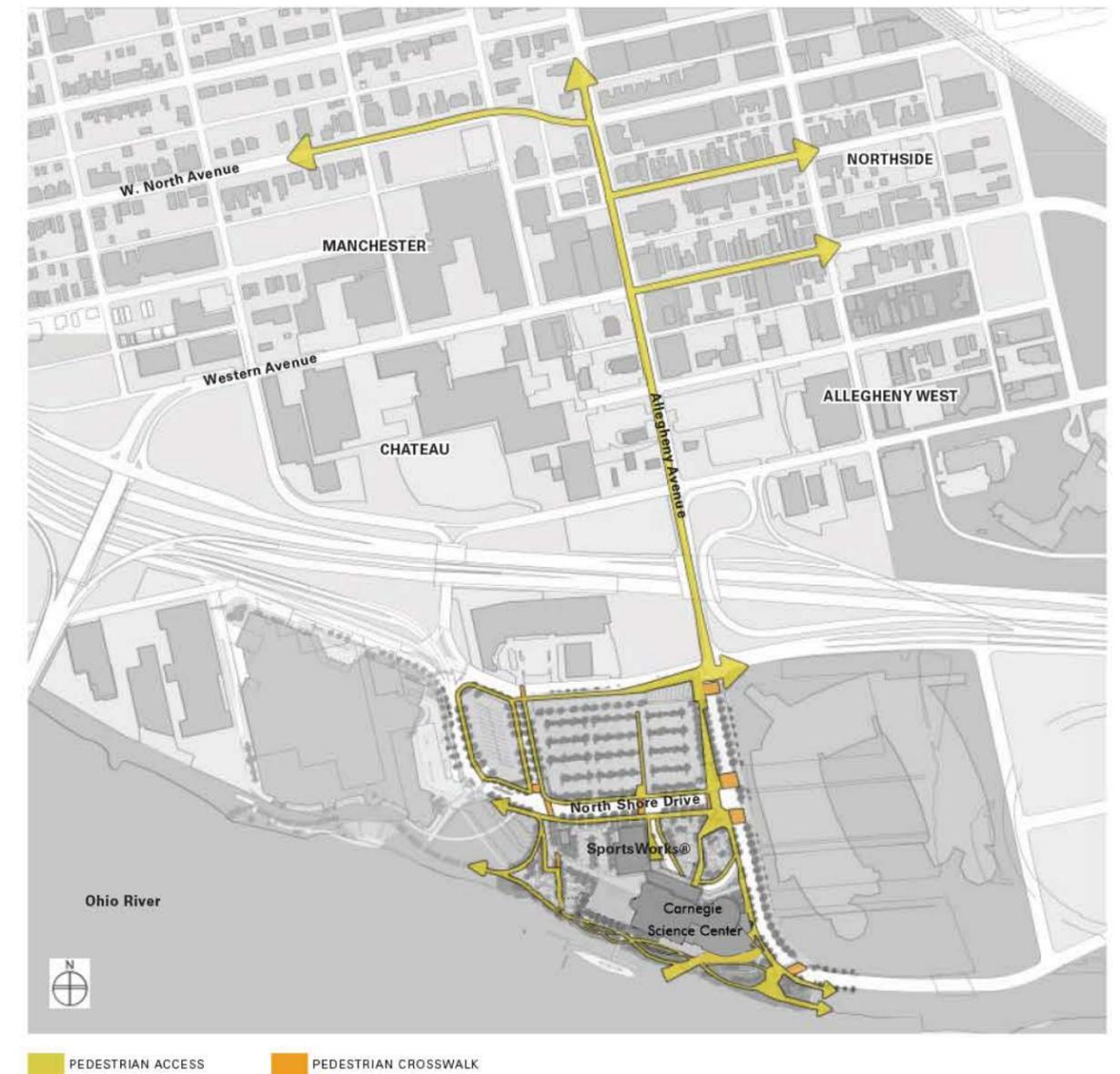
## Access and Service

The Science Center service entry and exit pattern for delivery trucks, school buses, and tour buses will be similar to the existing path. Buses will enter the West Lot from Reedsdale Street and queue at the North Shore Drive end of the lot, where a looped traffic signal will permit them to exit the lot. They will cross North Shore Drive and turn right onto Sprout Way South to gain access to the site and drop off passengers at the lower level group services entrance of the Main Building. Trucks will continue to make deliveries and pickups at the loading docks, which will be located on the new western wing of the science center. Automobiles will be able to access the site from the existing driveway on Allegheny Avenue, thus enabling drop-off and pick-up for families at the main entrance. There will be a new, improved turnaround as well as departure to North Shore Drive for automobiles.

Pedestrian access to the science center site will be greatly improved with the addition of a widened sidewalk along Allegheny Avenue to the north of North Shore Drive. Pedestrian crosswalks will be located across North Shore Drive at both the west and east ends of the parking lot. Access from every direction will be clearly marked and will include new, green park spaces and interactive educational experiences. A strengthened connection to both the river and the North Side neighborhoods will be created.



- VEHICULAR ACCESS
- HANDICAPPED PARKING
- LOADING
- ||||| BUS STAGING
- ➔ PARKING ACCESS



- PEDESTRIAN ACCESS
- PEDESTRIAN CROSSWALK

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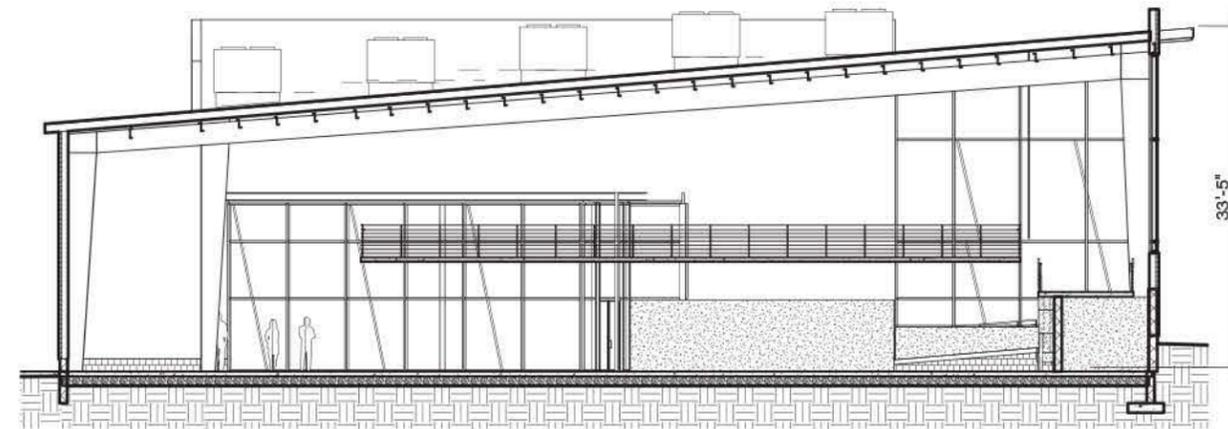
\*Page updated by Indovina Associates Architects, March 2016

## Building Heights

The heights proposed throughout the Science Center campus are within the allowable zoning range of the DR-Downtown Riverfront District, Subdistrict A. The new SportsWorks® building is approximately 36 feet in height above the sidewalk at North Shore Drive. The eastward addition to the existing science center building will be approximately 72 feet in height and will not exceed the height of the existing building.



SECTION AA Through bus loading driveway



SECTION CC Sports center

## Architectural Character

As the master plan is constructed, future buildings will respond to the riverfront and the new open spaces created within the campus plan. The new SportsWorks® building as currently designed, features a dramatic 25 foot window wall which will face the proposed discovery eco-park. The internal pedestrian circulation is located along the window wall which will create an active and dynamic interface with the outside.

A new visitor welcome center is envisioned to connect the existing Science Center building and the new SportsWorks® building. It most likely will be a multi-story atrium building containing a new ticketing center and an expanded gift shop.

The proposed eastern expansion of the Science Center will also include similar design features. Office space, meeting rooms and daylight exhibits will face the riverfront. In addition, the existing Riverview Café within the Science Center will be expanded. A large glass atrium facing Downtown Pittsburgh is envisioned for the cafe which will enliven the current facade which is dominated by the Rangos Omnimax Theater.

New parking lots, signage, street lighting, and landscaping will follow guidelines as established by the City of Pittsburgh. In addition, the Science Center will incorporate sustainable design principles into the design of the campus.



View looking from riverfront park back towards Science Center

Rendering by Indovina Associates Architects 2016

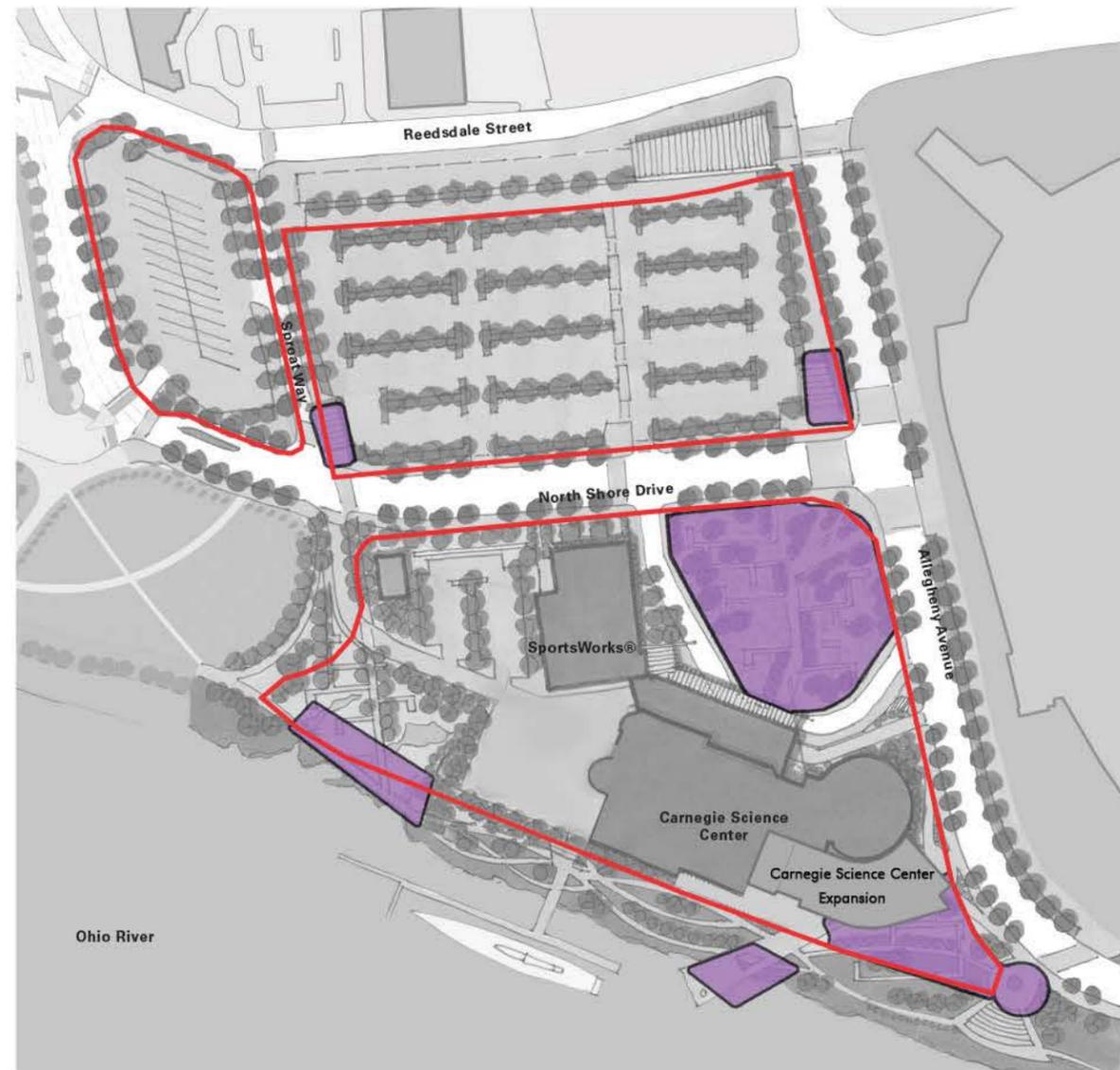


Views of proposed SportsWorks® from the Science Center entry and North Shore Drive

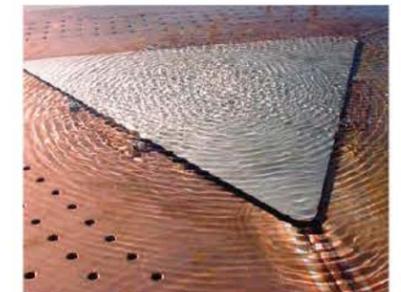
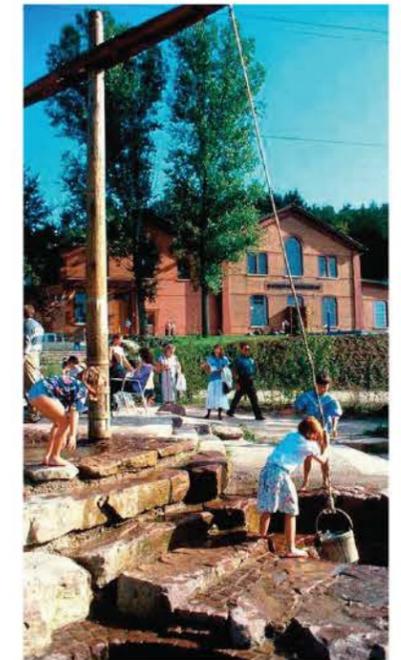
\*Page updated by Indovina Associates Architects, March 2016

# Public Art

Eco-experience provides various opportunities for public art. Public art can become an integral part of the vision for a continuous pedestrian experience from the riverfront, along the walkways to the science center and the pathway to the proposed LRT Station.



Possible exterior locations for public art (shown in purple)



Examples of public art for the Science Center

© 2008 URBAN DESIGN ASSOCIATES

## Stormwater Management

Sustainable stormwater practices will be an integral part of the long term vision for the Science Center campus. Stormwater management will become an integrated and understandable part of the open space design and will be highly visible to visitors.

Vegetation will be used to cleanse and retain stormwater from paved surfaces onsite. These park-like spaces will be integrated into the open space network and reduce the impact of large paved areas.

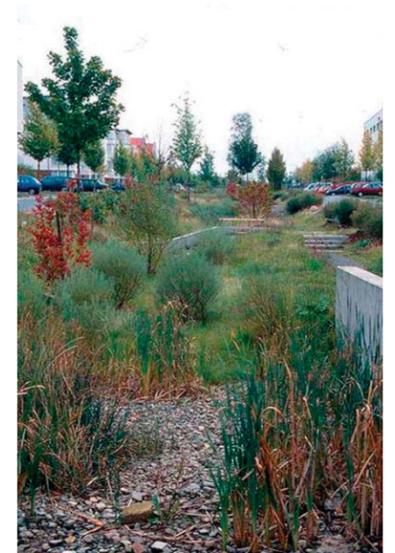
A stormwater management plan will be implemented for the entire project to accommodate for the Best Management Practices (BMPs), stormwater detention, water quality requirements, and a conveyance system that utilizes new and existing combined stormwater/sewer infrastructure. Stormwater will be conveyed with yard and roadway inlet drains located throughout the proposed project area. The pre- and post-development impervious surface areas are estimated to be similar. BMPs will be implemented to detain stormwater runoff and improve water quality to local and state criteria. Therefore, no increase (or impact) in storm water runoff is projected to existing conveyance systems, and decreased peak rates of stormwater runoff discharge are anticipated.

New sanitary sewer connections will be required to convey the sanitary sewage from the new buildings. A detailed analysis of the sanitary sewer-sheds will be performed to determine if there is adequate conveyance capacity. We estimate that the development sewage flows will be equal to or less than the existing sewage flows. The capacity of the existing sewers will be evaluated and coordinated with the Pittsburgh Water and Sewer Authority (PWSA) and the

Pennsylvania Department of Environmental Protection (PADEP) as required during the planning module process.

Fire hydrants will be provided in accordance with PWSA requirements. Since the new buildings will be fully sprinklered, a combination of new and existing fire hydrants will be spaced around the building exteriors to not exceed 500 lineal feet of running fire hose between hydrants.

Approvals by the City of Pittsburgh, the Pittsburgh Water and Sewer Authority (PWSA), the Pennsylvania Department of Environmental Protection (PADEP), the Allegheny County Department of Health and the Allegheny County Conservation District will be obtained prior to start of construction work. An Erosion and Sedimentation (E&S) Control Plan, a National Pollutant Discharge Elimination System (NPDES) general permit for stormwater discharge from a construction activity and a Post Construction Storm Water Management Plan (PCSMMP) will be required for a construction permit. A sewage facilities planning module will be required in accordance with Pennsylvania Act 537.



Examples of open space that include stormwater management

# Sustainable Design Principles

Opportunities to optimize the sustainable design of Carnegie Science Center can be divided into these general categories: sustainable sites; water efficiency; energy optimization and atmosphere protection; materials and resources conservation; and indoor environmental quality and health. Carnegie Science Center will seek LEED certification for SportsWorks®.

## Sustainable Sites

As a LEED certification prerequisite, the contractor shall take measures to control air and water pollution during construction activity. Additional opportunities for a sustainable site include integration of the project within the surrounding community to take advantage of public transportation and share surface parking and structured parking with neighboring businesses. The building and site will mitigate the urban heat island effect of the development by means of light-colored roofing material and open green space and vegetated plaza areas.

## Water Efficiency

Strategies for water efficiency will extend the life of the local water and wastewater infrastructure by reducing the use of potable water for inappropriate uses such as irrigation and sewage conveyance. The project landscape will feature drought-tolerant or native or adapted vegetation to reduce potable water use for irrigation. Low flow plumbing fixtures and a high-efficiency irrigation system will also contribute to potable water use reduction.

## Energy Optimization and Atmosphere Protection

The project team will strive to achieve energy efficiency within the parameters of the project budget by focusing on the systems that are most effective in reducing energy use. As LEED certification prerequisites, the building must achieve compliance with ASHRAE Standard 90.1-2004 for energy performance. Furthermore building systems must be commissioned to optimize their operation and no CFC-based refrigerants can be used. In addition to these prerequisites, energy performance will be optimized through thoughtful building envelope design, selection of energy-efficient HVAC equipment and hot water systems, energy recovery systems within the HVAC and refrigeration system, low-energy interior lighting, and the use of a building automation system to optimize equipment operating sequences. Enhanced commissioning is being considered to help ensure the optimization of integrated building systems.

## Materials and Resources Conservation

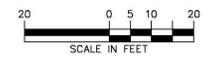
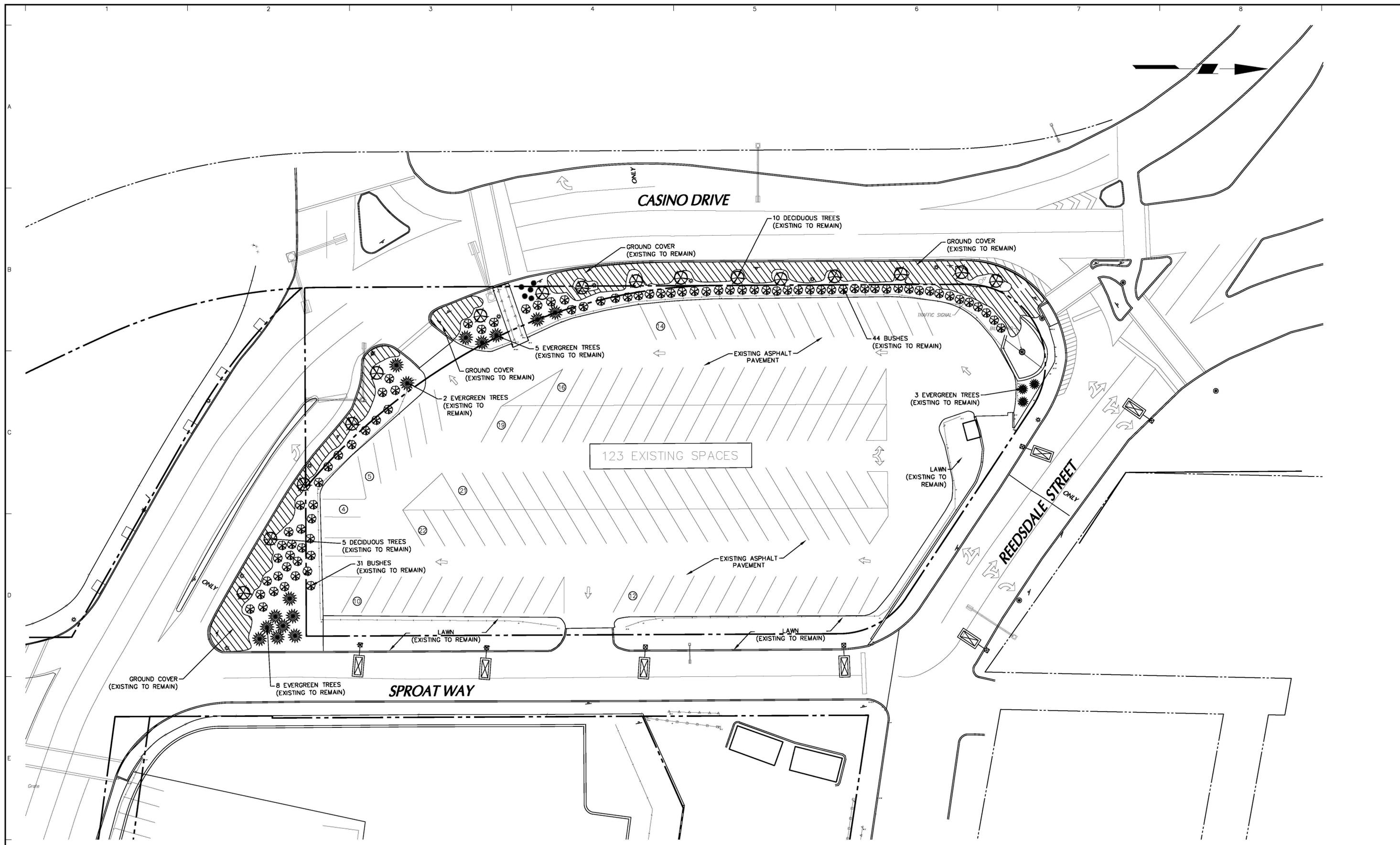
The design and construction of the project will offer many opportunities for materials conservation and recycling and purchase of environmentally preferred materials and resources. As a LEED requirement, the project will plan for occupant recycling with collection storage areas. In addition, the project team will work with the contractor to set a goal for diverting construction waste from landfills by recycling or donating materials. As a matter of best practice, we will select materials with longevity and durability to avoid the need for premature replacement and design to avoid product waste. Material

selections and specifications will emphasize products with high-recycled content, preferable post-consumer content, and materials that are recyclable at the end of lifetime. Designers will research materials and resources that are sourced or extracted and manufactured from within 500 miles of the project site.

## Indoor Environmental Quality and Health

As LEED certification prerequisites, the building will be designed to meet ASHRAE Standard 62.1-2004 for ventilation systems and will also be designated as a non-smoking building. An opportunity to further impact the indoor environmental quality is through protection of the building systems during and after construction in order to deliver a healthy building at occupancy. Increased ventilation rates, increased filtration, and pre-occupancy flush out procedures are being considered to help optimize the interior environment. Selection and specification of low-emitting interior materials, such as paints, insulation, carpet systems, sealants and adhesives and sequencing installation of absorptive materials until after emissive materials are installed and off-gassed will further enhance the quality of the indoor environment. Maximizing daylight and views in public areas will provide a connection between the building interior and its exterior, as well as to the neighboring community.





| Date      | Description | No. |
|-----------|-------------|-----|
| REVISIONS |             |     |

|                        |             |
|------------------------|-------------|
| SIGNATURE              | DATE SIGNED |
| PROFESSIONAL XXXXXXXXX |             |
| STATE LIC. No. XXXXX   |             |

**LANGAN**  
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 Langan Engineering, Environmental, Surveying and Landscape Architecture, D.P.C.  
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**CARNEGIE SCIENCE CENTER WEST LOT**  
 CITY OF PITTSBURGH  
 ALLEGHENY COUNTY PENNSYLVANIA

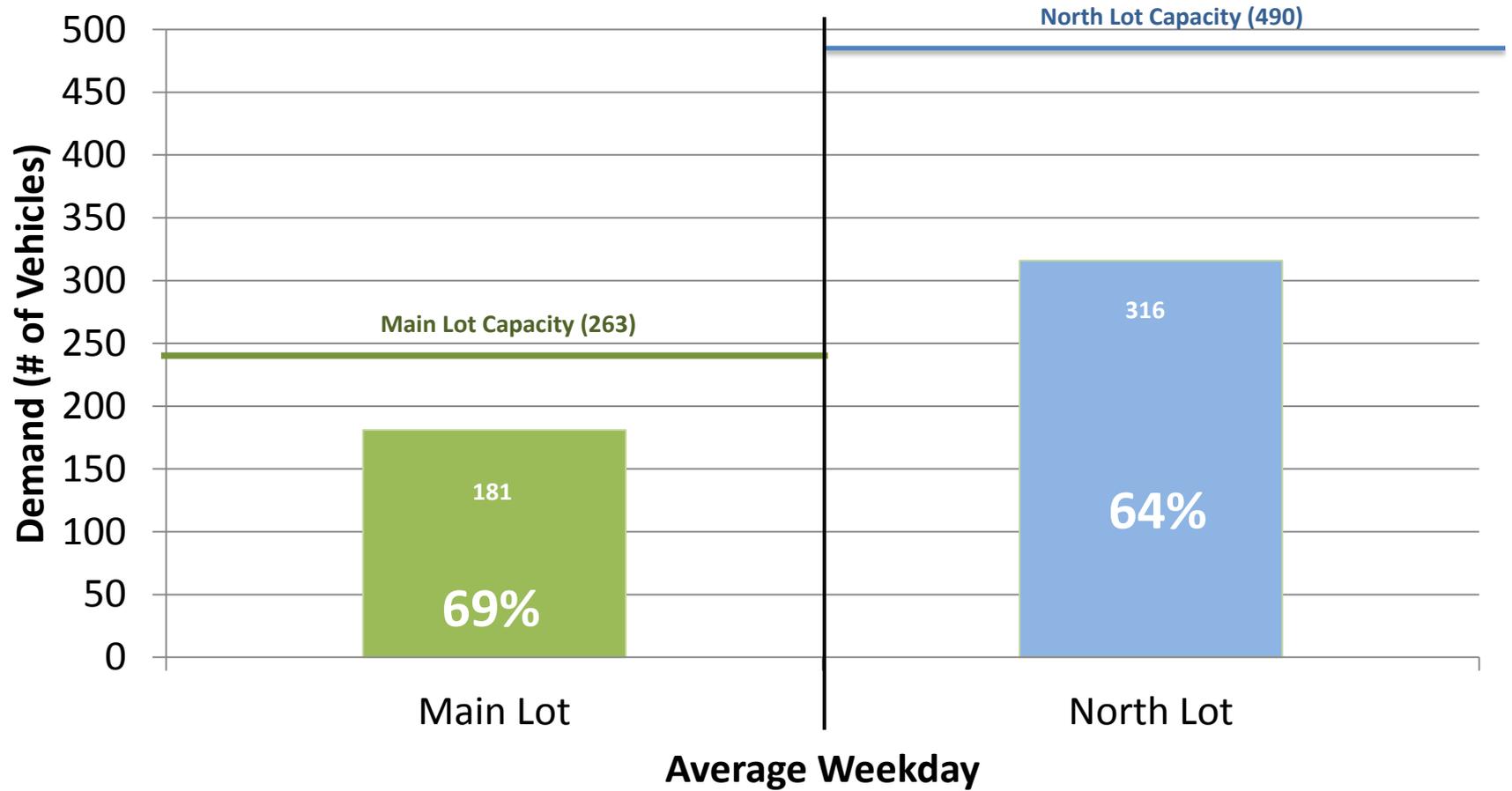
**SITE AND LANDSCAPE PLAN**

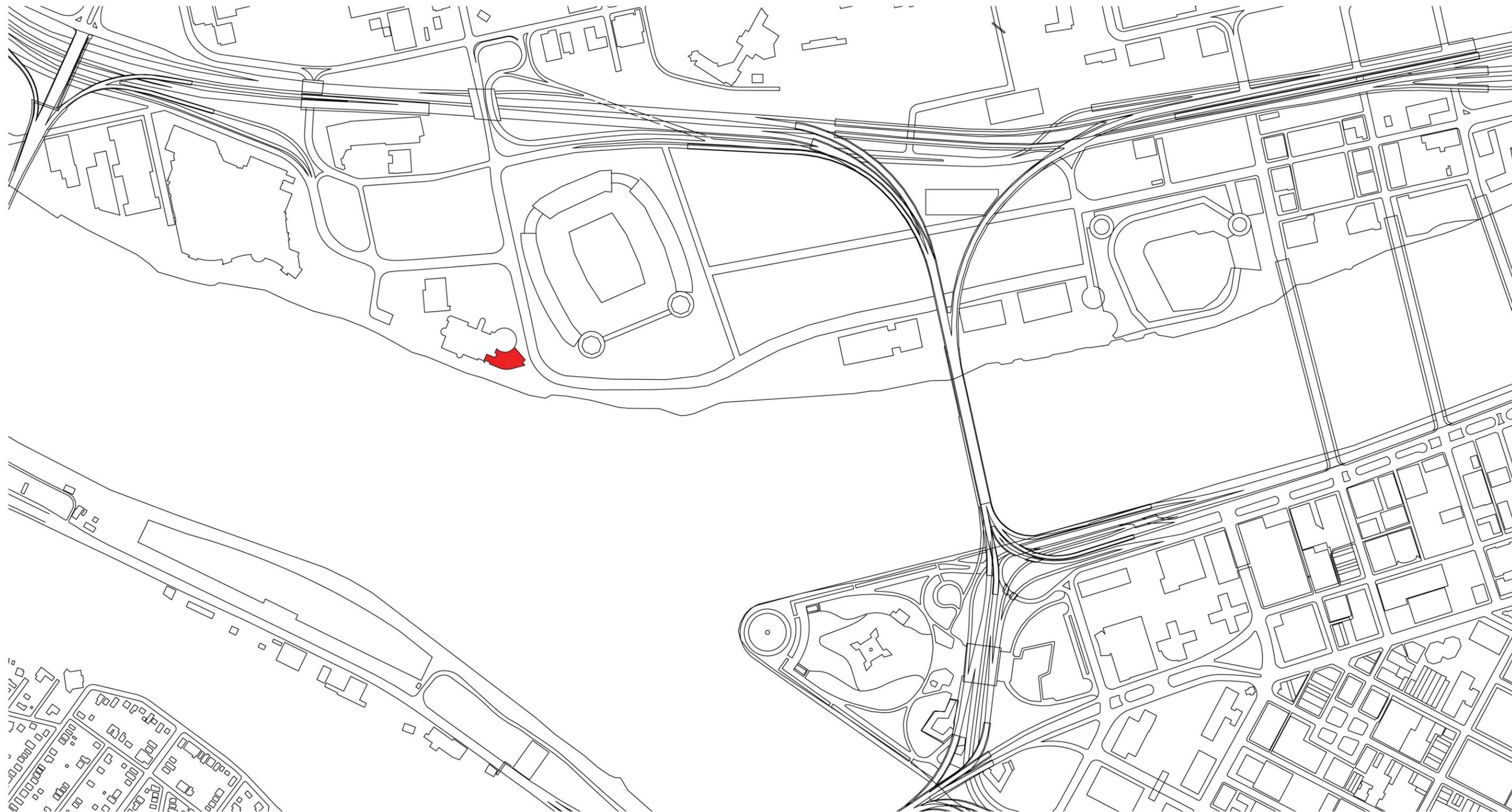
|                    |     |
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| 250021101          |     |
| SEPTEMBER 19, 2016 |     |
| 1"=20'             |     |
| PJE                | BDH |
| Submission Date    |     |

**SP1**



# CSC Parking Demand

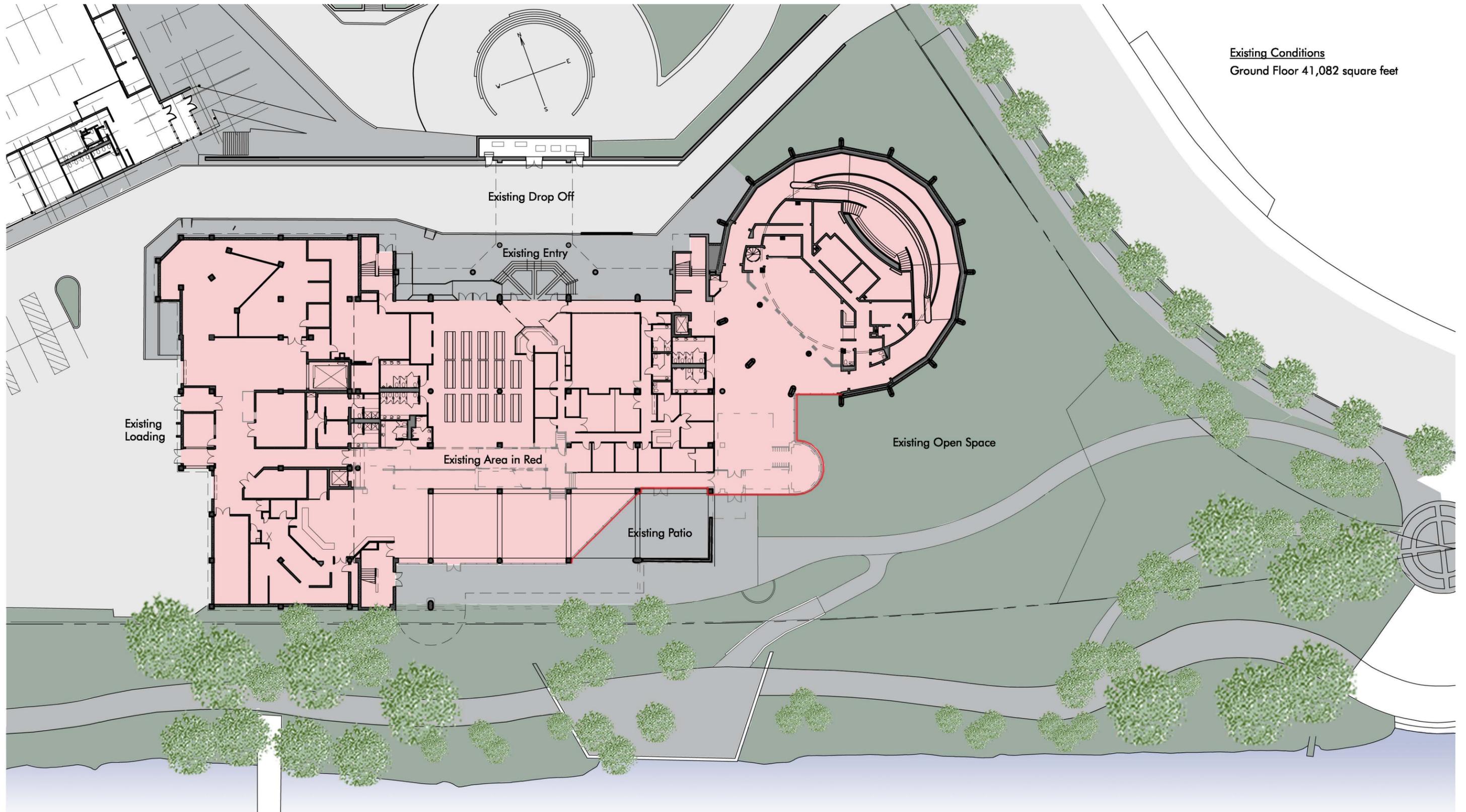




**Carnegie Science Center**  
Carnegie Museums of Pittsburgh

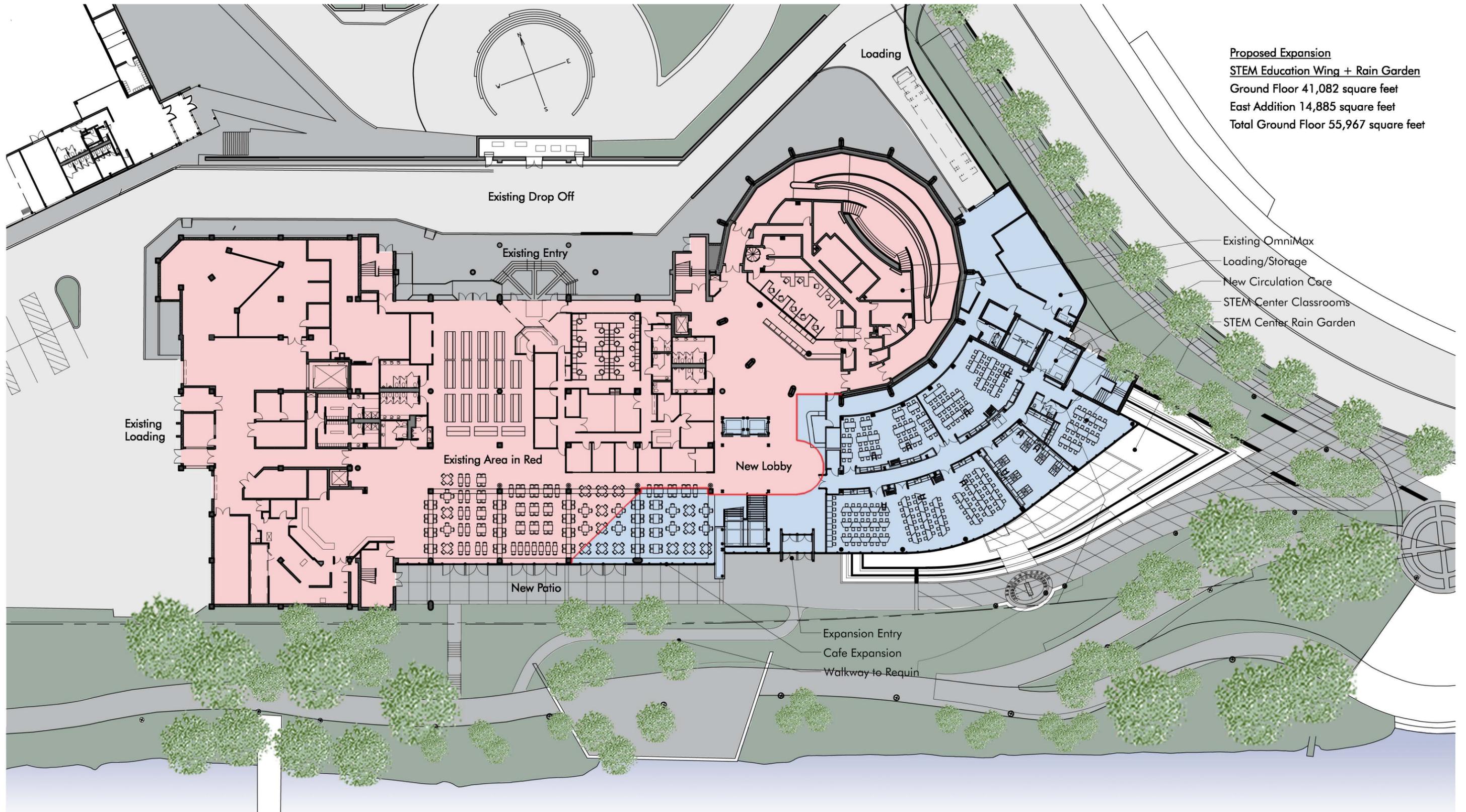
City of Pittsburgh Planning Commission Submission





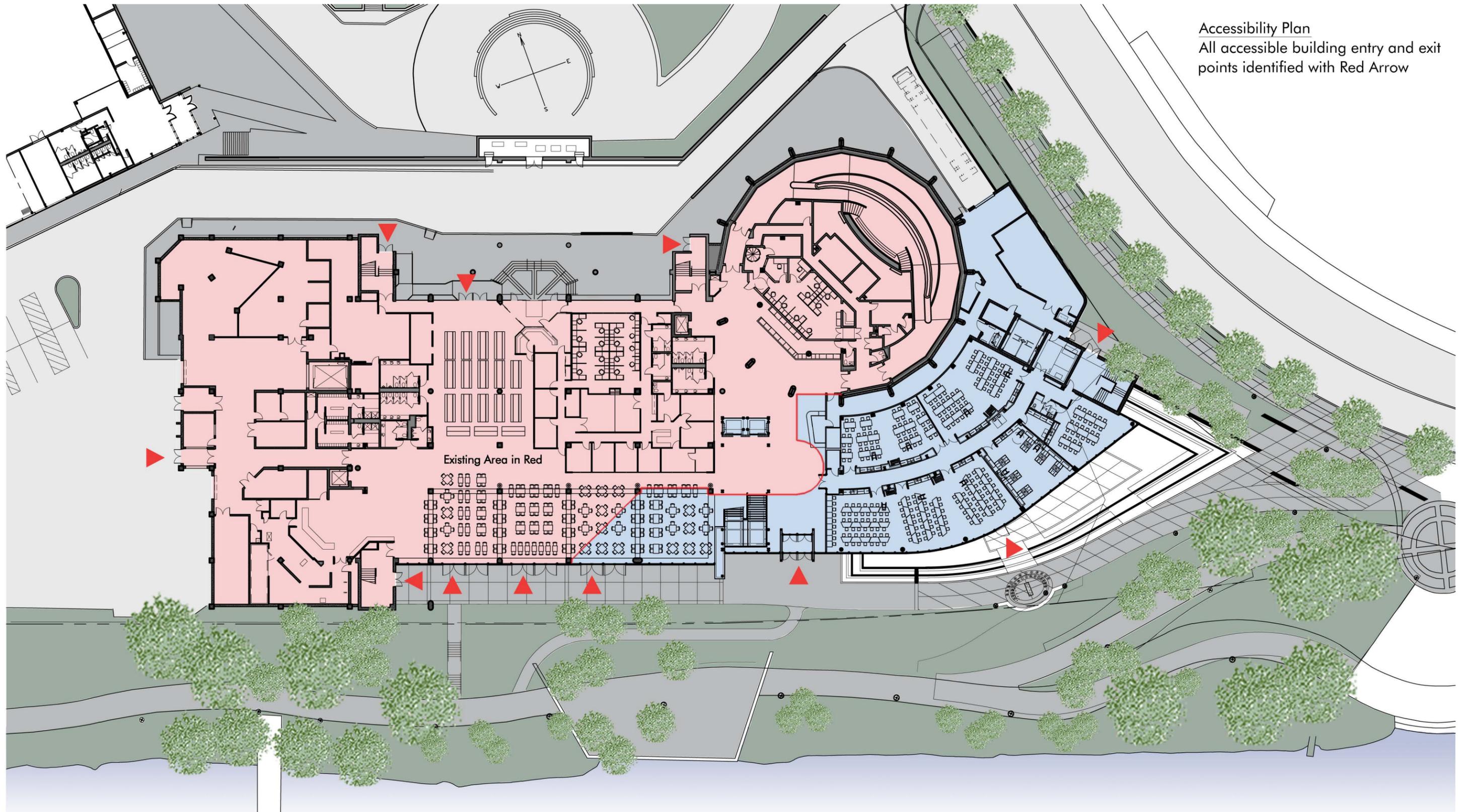
Existing Conditions  
Ground Floor 41,082 square feet

Ground Floor Plan - Existing

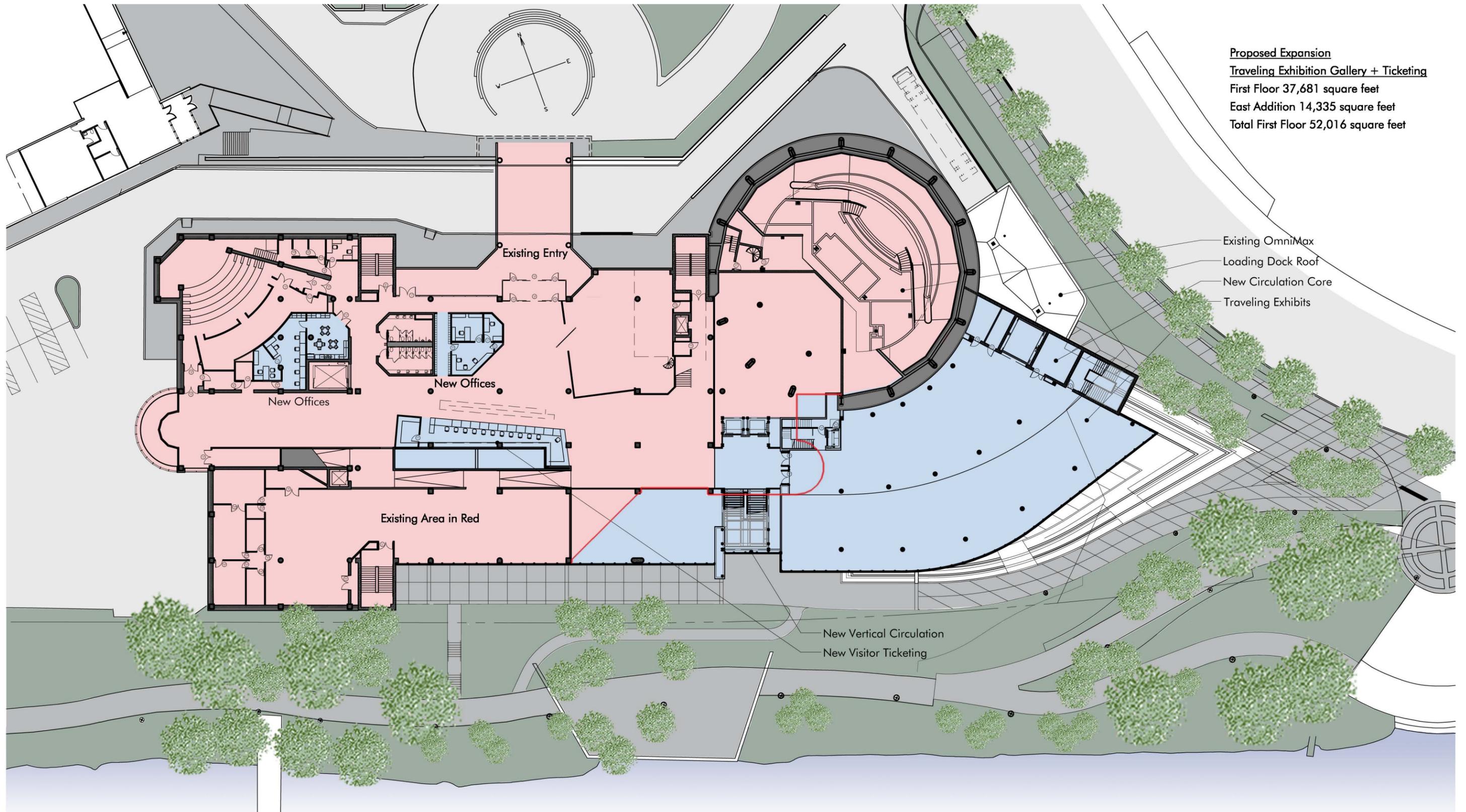


Ground Floor Plan

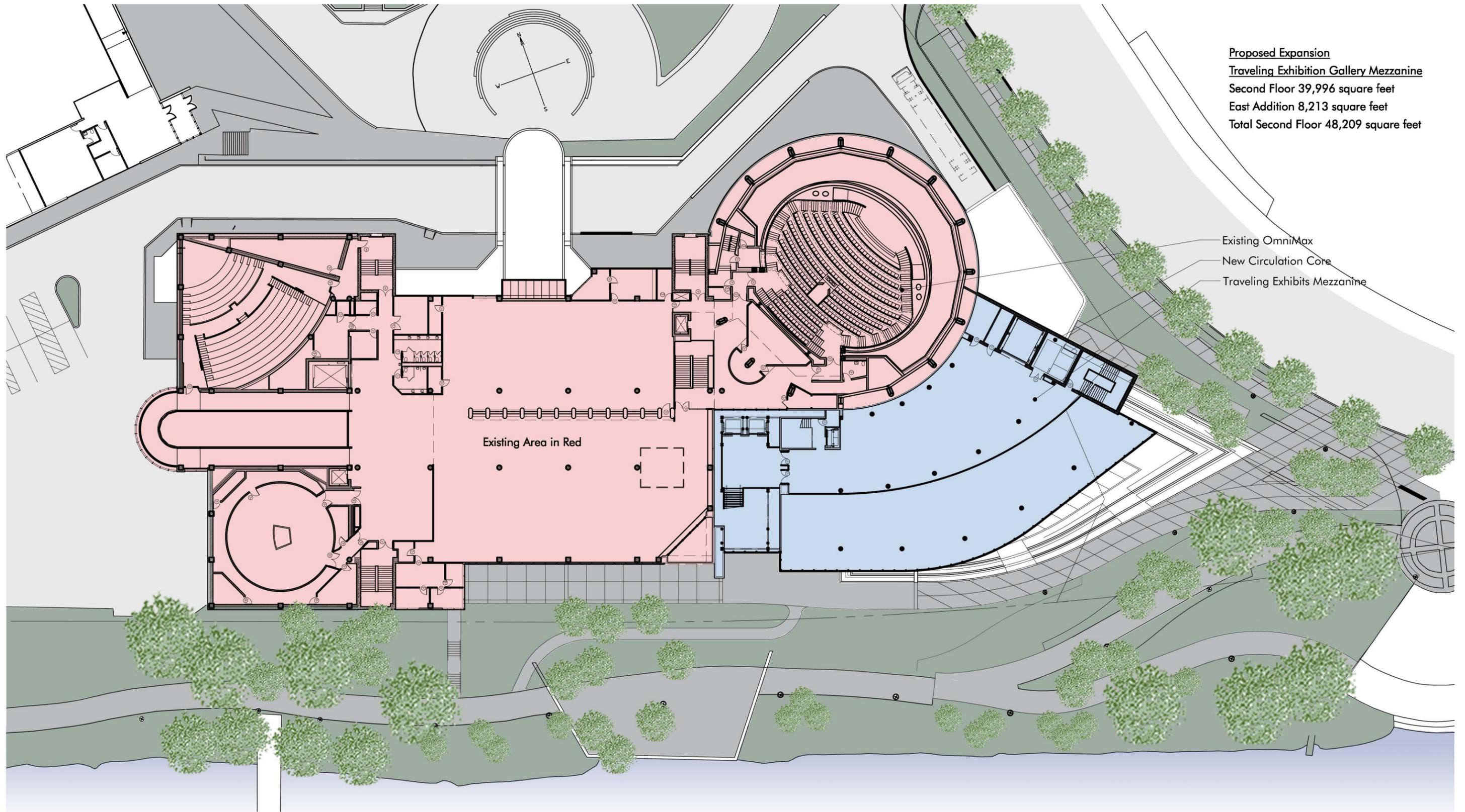
Accessibility Plan  
All accessible building entry and exit points identified with Red Arrow



Ground Floor Accessibility Plan



First Floor Plan

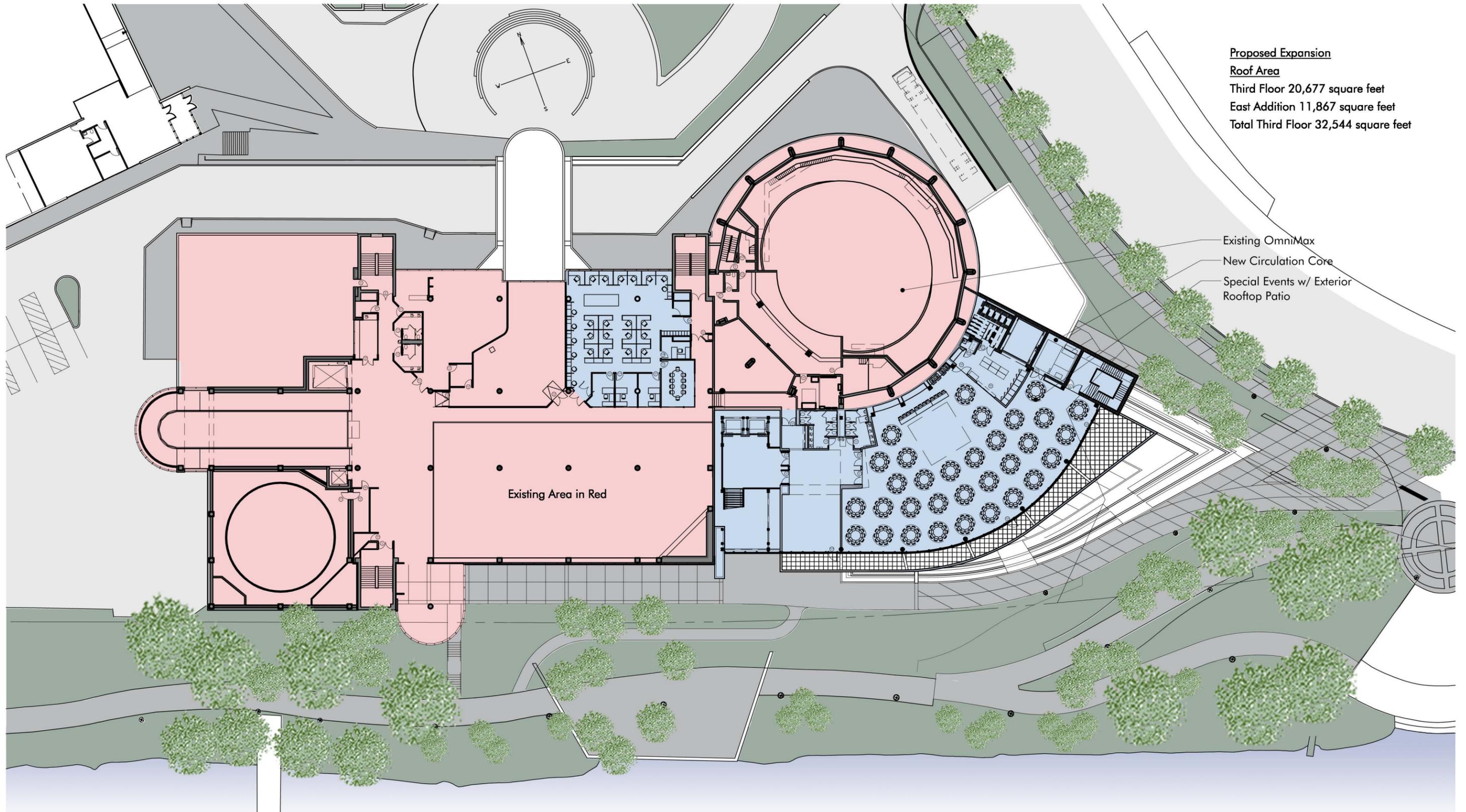


**Proposed Expansion**  
**Traveling Exhibition Gallery Mezzanine**  
Second Floor 39,996 square feet  
East Addition 8,213 square feet  
Total Second Floor 48,209 square feet

Existing OmniMax  
New Circulation Core  
Traveling Exhibits Mezzanine

Existing Area in Red

Second Floor Plan



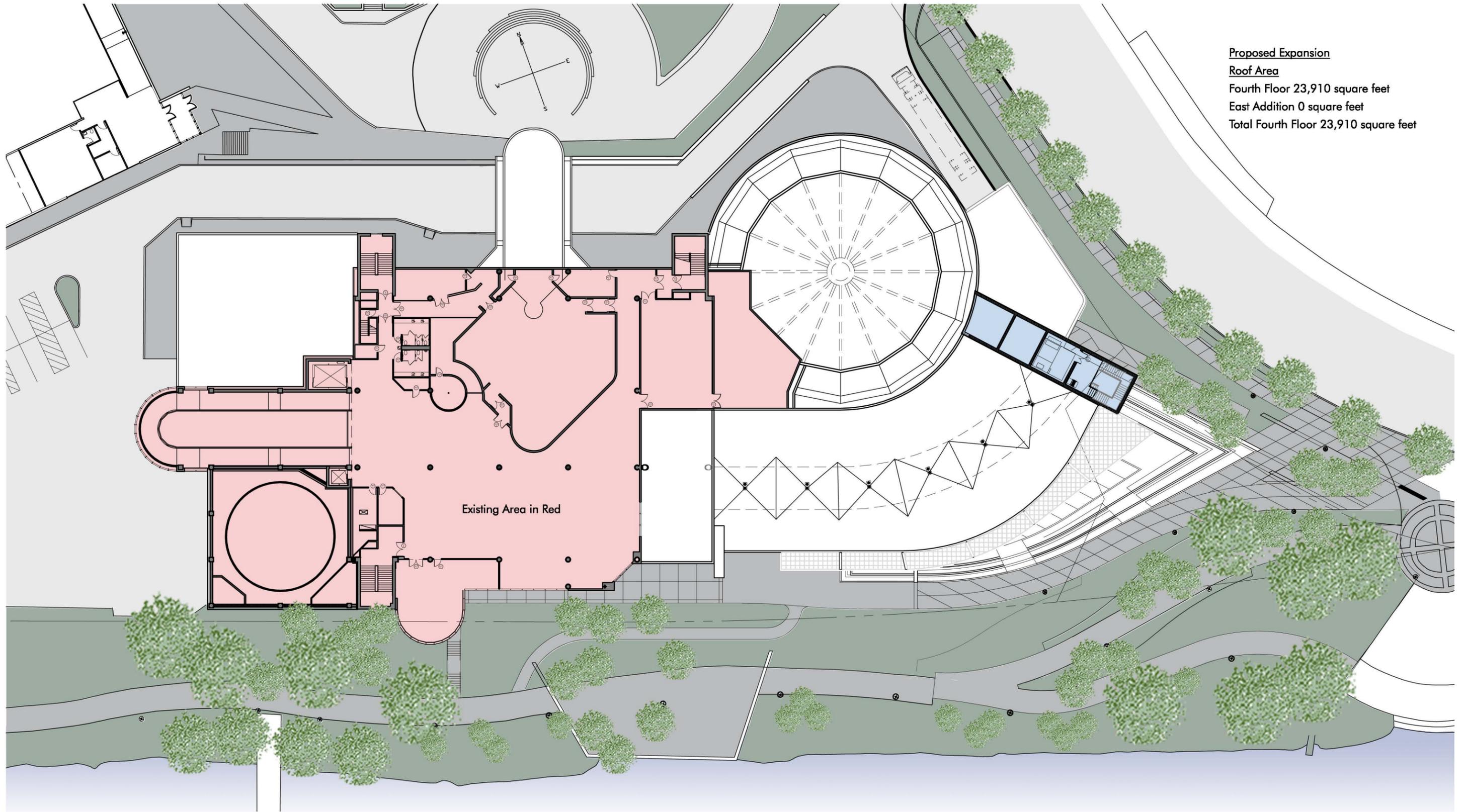
**Proposed Expansion**  
**Roof Area**  
 Third Floor 20,677 square feet  
 East Addition 11,867 square feet  
 Total Third Floor 32,544 square feet

Existing OmniMax  
 New Circulation Core  
 Special Events w/ Exterior Rooftop Patio

Existing Area in Red

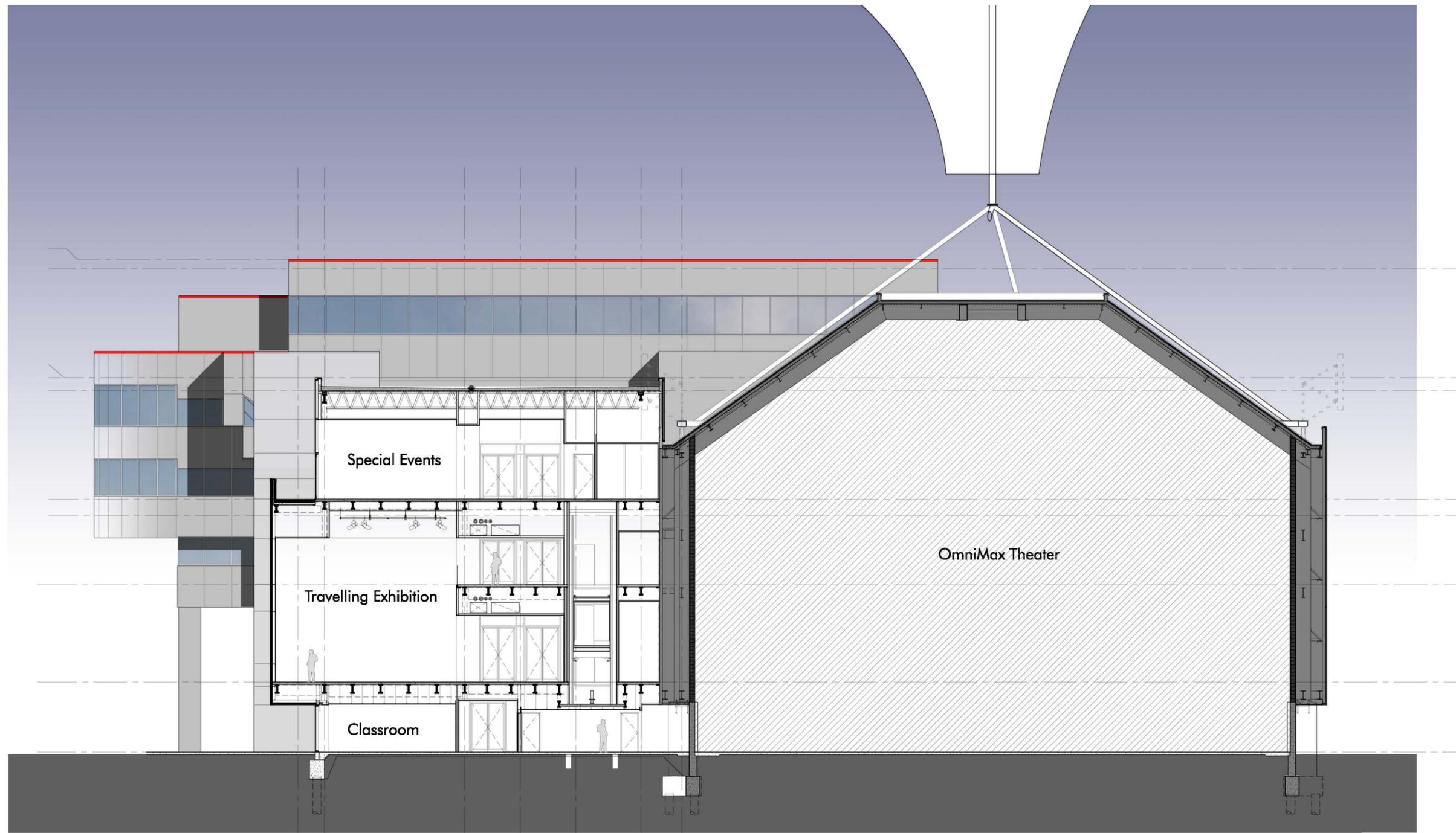
Third Floor Plan

Revised - 6.30.2016



**Proposed Expansion**  
**Roof Area**  
Fourth Floor 23,910 square feet  
East Addition 0 square feet  
Total Fourth Floor 23,910 square feet

Fourth Floor Plan

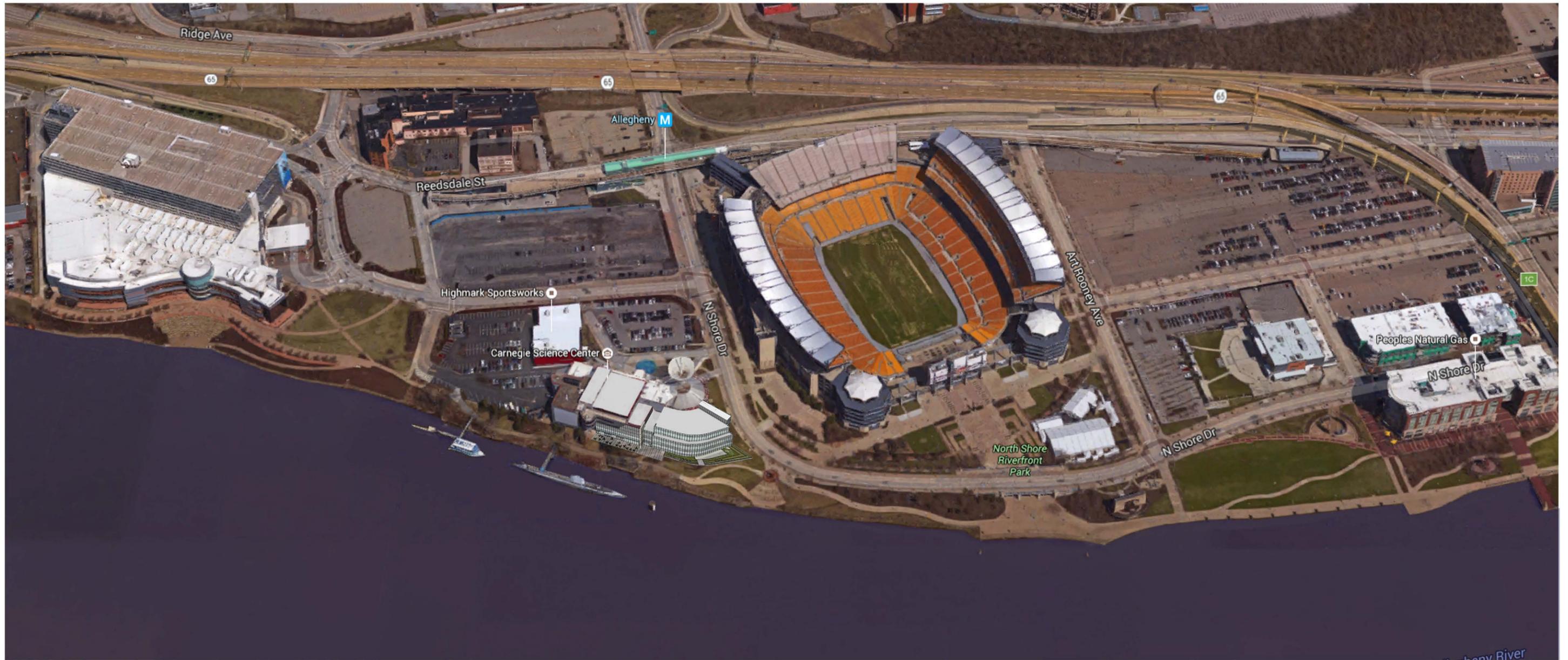


Building Section

Revised - 6.30.2016

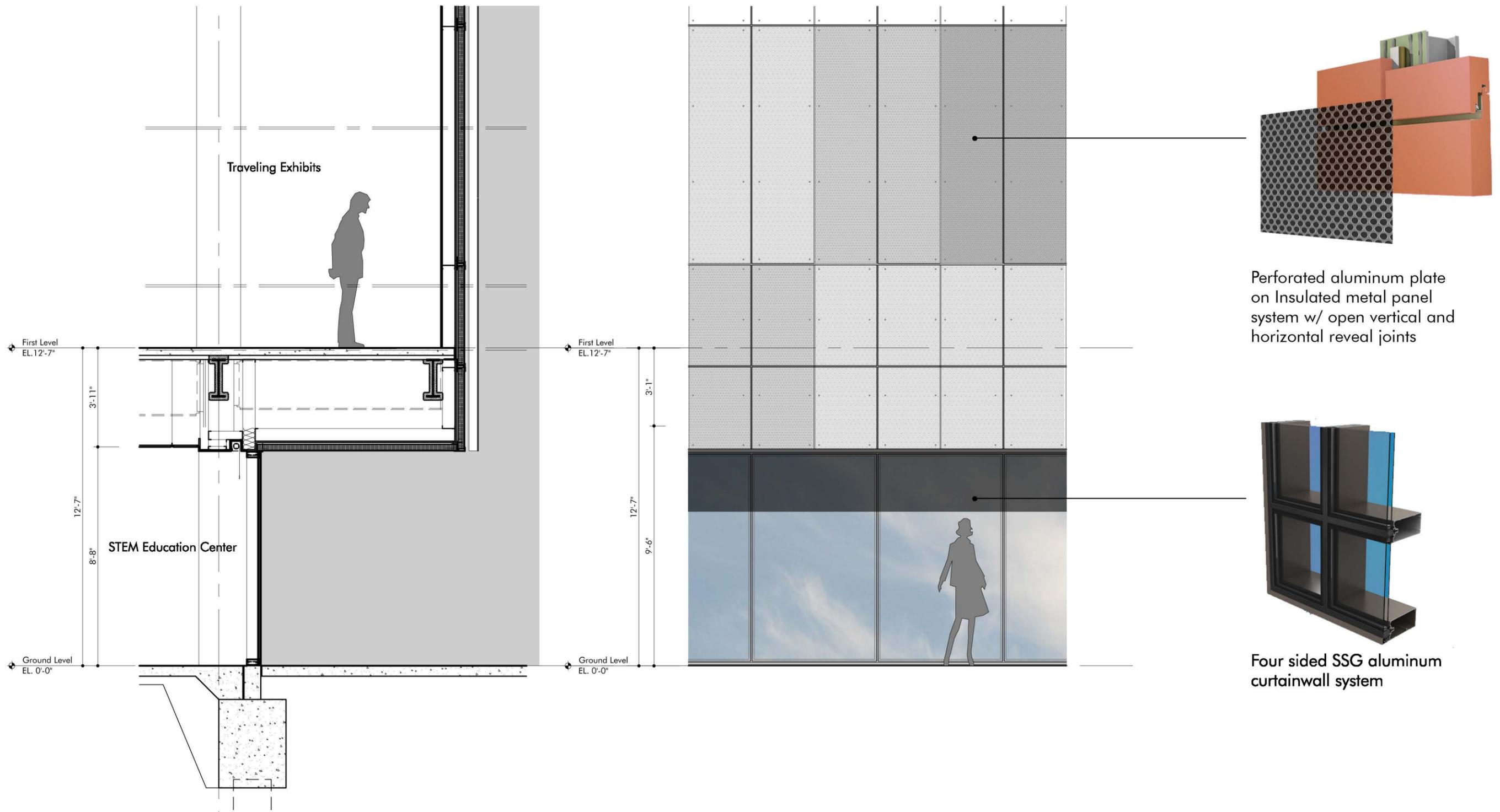
Carnegie Science Center  
City of Pittsburgh Planning Commission Submission

 Indovina  
Associates  
Architects



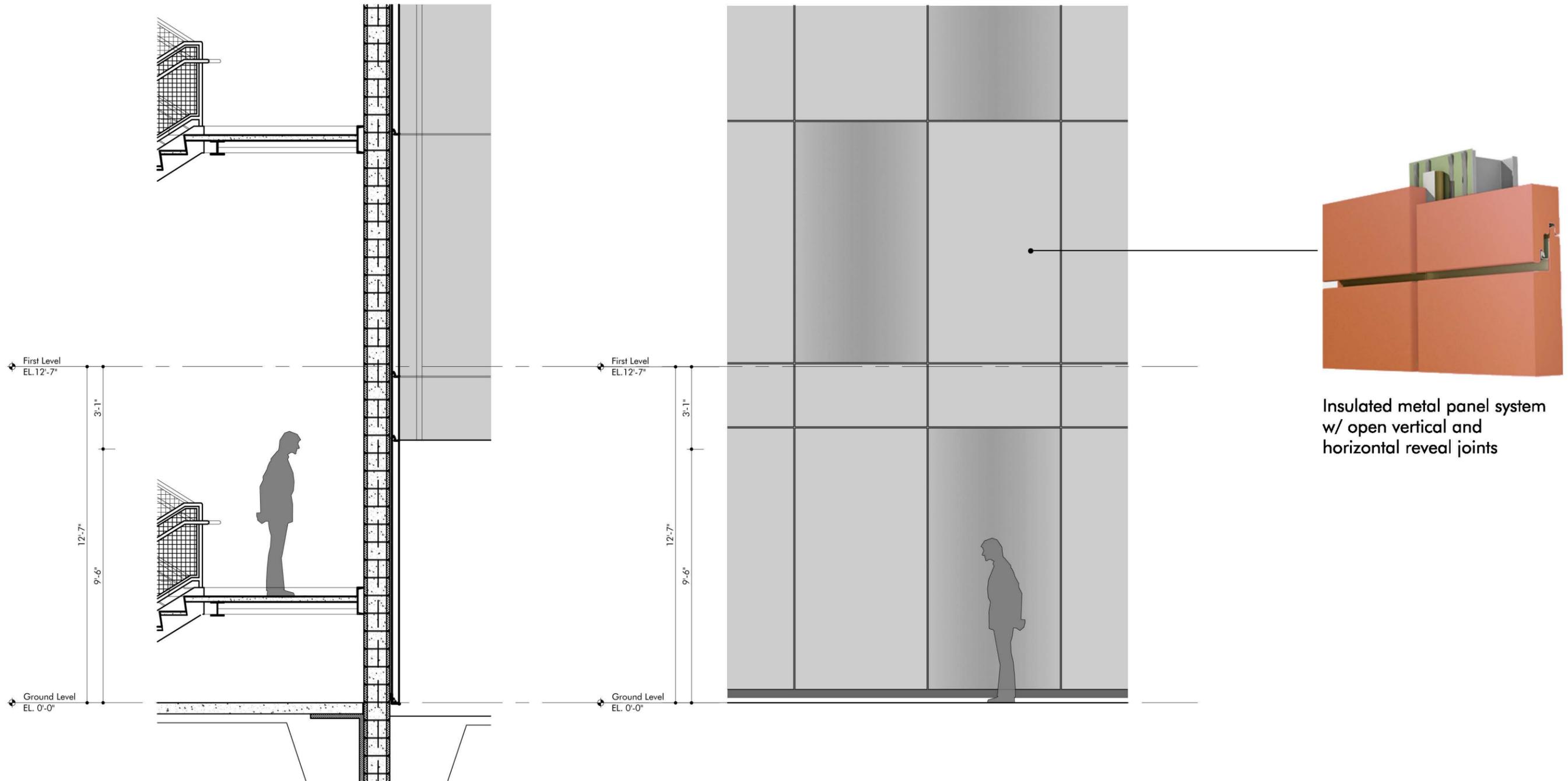
Site Context

Carnegie Science Center  
City of Pittsburgh Planning Commission Submission



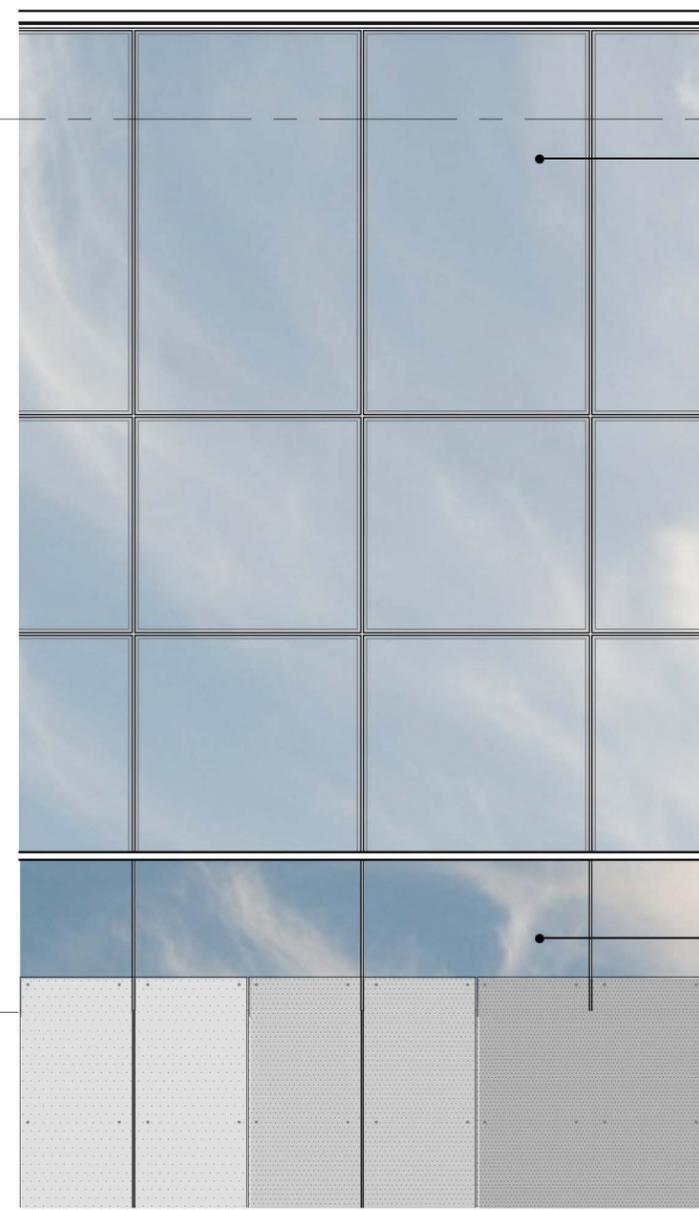
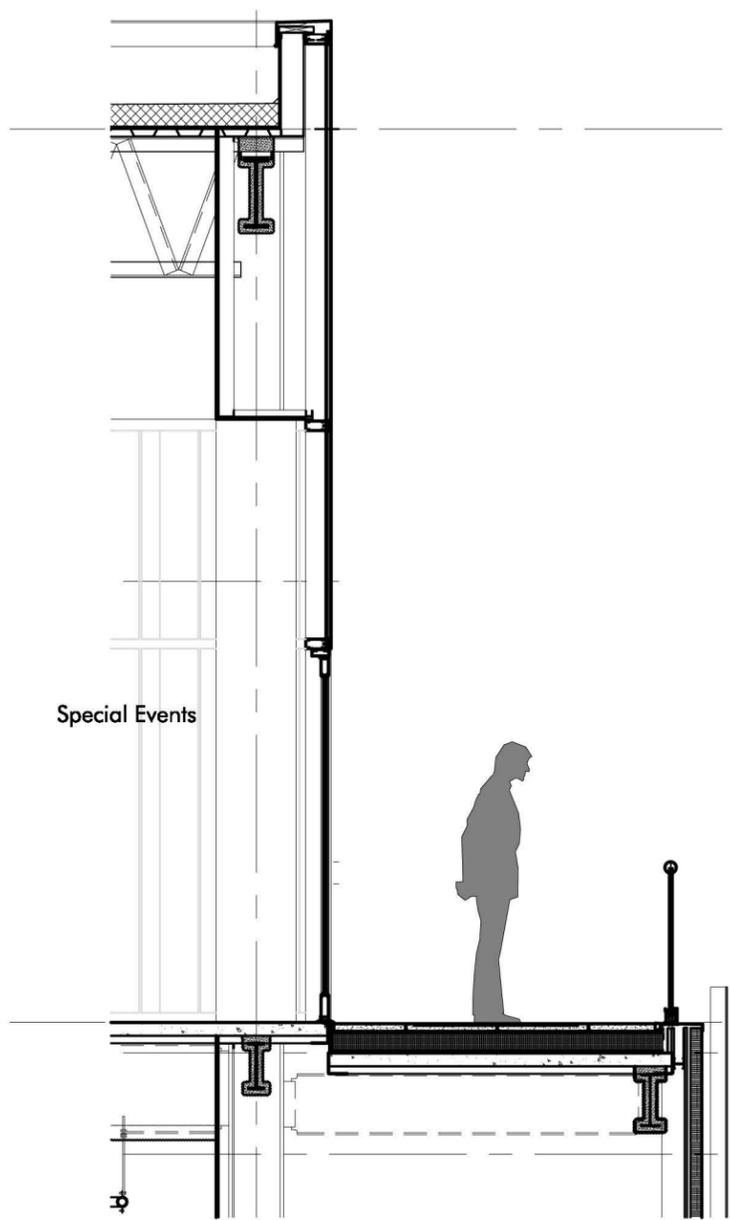
Material Palette - Expansion

Revised - 6.30.2016



Material Palette - Expansion

Carnegie Science Center  
 City of Pittsburgh Planning Commission Submission

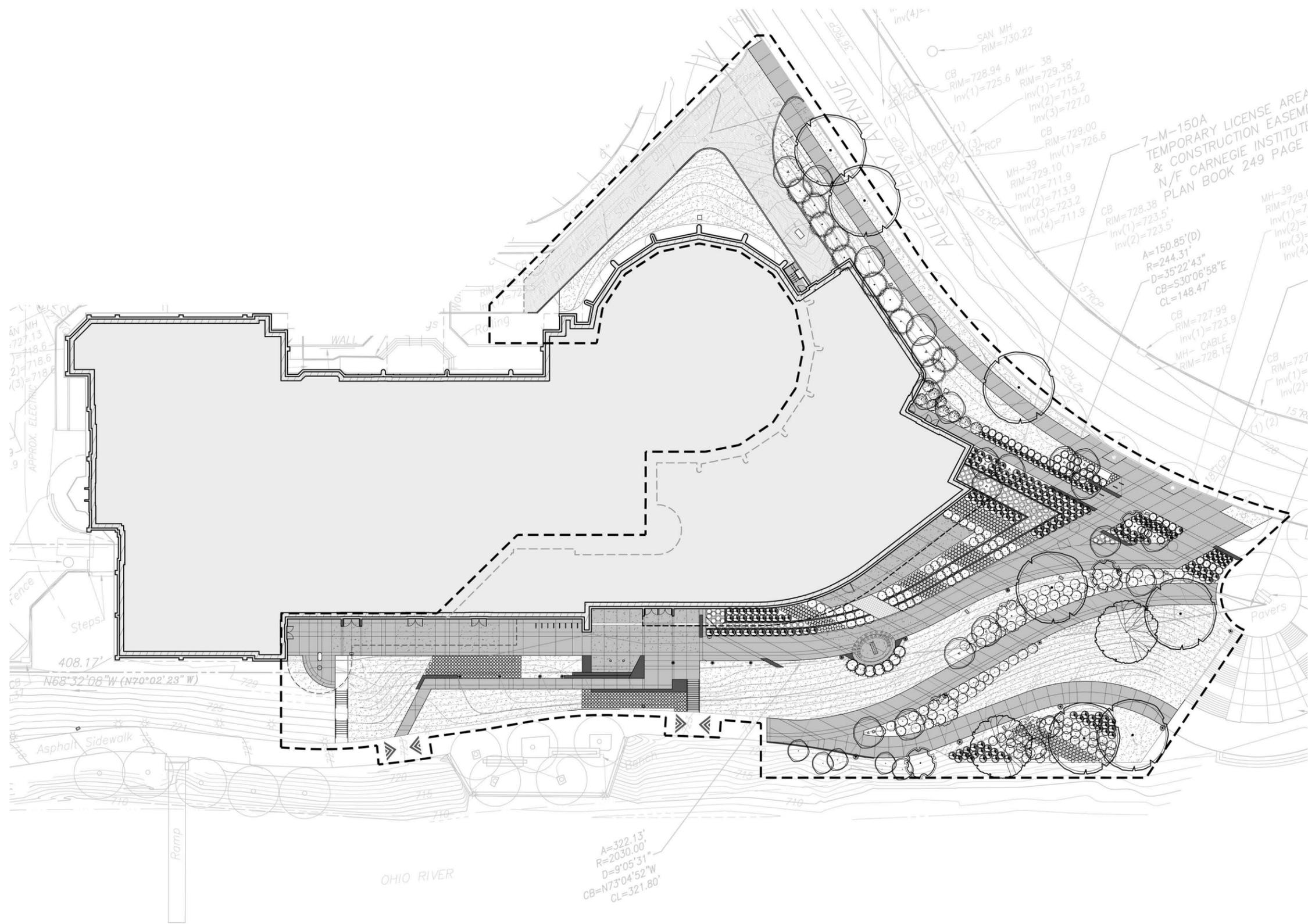


Four sided SSG aluminum curtainwall system



Laminated glass handrail with aluminum shoe





Site Landscape and Planting Plan

Revised - 8.30.2016



Site Landscape Section

Carnegie Science Center  
City of Pittsburgh Planning Commission Submission



© Indovina Associates Architects

Rendering

Revised - 8.30.2016

Carnegie Science Center  
City of Pittsburgh Planning Commission Submission





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Rendering

Revised - 8.30.2016

Carnegie Science Center  
City of Pittsburgh Planning Commission Submission





Rendering

Revised - 6.30.2016

Carnegie Science Center  
City of Pittsburgh Planning Commission Submission





Rendering

Revised - 6.30.2016

Carnegie Science Center  
City of Pittsburgh Planning Commission Submission





Rendering

Revised - 6.30.2016

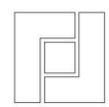
Carnegie Science Center  
City of Pittsburgh Planning Commission Submission





Rendering

Carnegie Science Center  
City of Pittsburgh Planning Commission Submission

 Indovina  
Associates  
Architects



Rendering

Carnegie Science Center  
City of Pittsburgh Planning Commission Submission

Carnegie Science Center  
Sustainability Plan

Sustainable Programs

- USGBC LEED Silver Achievement
- 2030 District Pittsburgh - Membership
- Coordination with Pittsburgh GBA
- Coordination with Riverlife Pittsburgh
- Implementation of 'Building as an Exhibit'

Sustainable Site

- Stormwater Management - On site Retention
- Experiential and Educational Rain Garden at STEM Center
- Native Plantings Landscape Plan

Exterior Envelope

- High Performance Glazing
- High Performance Wall Assembly

Interior Elements

- High Performance Mechanical Systems
- Low/No VOC Interior Products
- Recycled Content
- Rapidly Renewable Products

Stormwater Management

The Rain Garden at the STEM Education Center will retain and infiltrate, at a minimum, the required rain event by the City of Pittsburgh. Water gained on site in excess will be discharged into the river/storm system with limited impact on existing inland storm systems.



One of the four Carnegie Museums of Pittsburgh



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Sustainability Plan



© Indovina Associates Architects

Rendering

Carnegie Science Center  
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>Carnegie Museums Pittsburgh</i>   |  | Phone Number: (    )                            |                  |
| Address: <i>1 Allegheny Ave.</i>   | City: <i>Pittsburgh</i>                                  | State: <i>PA</i>                                | Zip Code:        |
| 2. Applicant/Company Name: <i>Oxford Dev. Company</i>  |  | Phone Number: <i>(412) 261-1500</i>             |                  |
| Address: <i>301 Grant</i>  | City: <i>Pittsburgh</i>                                  | State: <i>PA</i>                                | Zip Code:        |
| Applicant/Contractor ID: (assigned by the City)  |  |   |                  |
| 3. Development Name: <i>Carnegie Science Center, Parking Lot Improvements</i>  |  |   |                  |
| 4. Development Location:   |  |   |                  |
| 5. Development Address: <i>1 Allegheny Ave</i>   |  |   |                  |
| 6. If applicant is proposing a change to the Zoning District, the following is required: (Attach Zone Change Petition)   |  |   |                  |
| Proposed Zoning District:  | <i>Sprout Way and Casino Drive</i>                       |   |                  |
| Present Use of Site:<br>(Select from attached list)  | <i>85</i>  |   |                  |
| 7. If a Certificate of Occupancy exists, the following is required:  |  |   |                  |
| Certificate of Occupancy#:   | Date Issued:   | Existing Use of Property:<br><i>Parking Lot</i> |                  |
| 8. Estimated Construction:   | Start Date: <i>10/1/2016</i>                             | Occupancy Date: <i>1/1</i>                      | Project Cost: \$ |
| Use the attached Worksheet to continue answering the questions. For additional reference in answering Items 9-12 go to <a href="http://pittsburghpa.gov/dcp/zoning/">pittsburghpa.gov/dcp/zoning/</a> and select the link for the City Zoning Code maintained at the Municode.com website. |  |   |                  |
| 9. Proposed Use of Site (Select from attached list): <i>85</i>   |  |   |                  |
| 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: <i>Landscaping, line striping, and surface improvements to existing parking lot.</i>   |  |   |                  |
| 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, <a href="http://www.city.pittsburgh.pa.us/bbi/">http://www.city.pittsburgh.pa.us/bbi/</a> )  |  |   |                  |



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

Office of the Zoning Administrator

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

**DEVELOPMENT REVIEW APPLICATION**

**LAND AND BUILDING INFORMATION**

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

Residential       Commercial       Recreational       Industrial       Institutional

**14. Gross Floor Area:**

Existing to be Razed: \_\_\_\_\_ sq ft

Existing to be Retained: \_\_\_\_\_ sq ft

Retained Area to be Renovated: \_\_\_\_\_ sq ft

To be Constructed: \_\_\_\_\_ sq ft

Building Footprint: \_\_\_\_\_ sq ft

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

**16. Number of Dwelling Units:**

Existing to Remain: 0      Proposed: 0

**17. Lot Area:** 224,020.53 sq ft

**18. On Site Parking:**  N/A

|                          | Existing       | Proposed   |
|--------------------------|----------------|------------|
| Full (8 1/2' x 19')      | <u>Unlined</u> | <u>450</u> |
| Compact (7 1/4' x 16')   | <u>Unlined</u> |            |
| Handicap (13 1/2' x 19') | <u>0</u>       | <u>9</u>   |

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](http://www.pgh2o.com)).

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

|       |                                 |       |  |
|-------|---------------------------------|-------|--|
| _____ | New Water Service Connection(s) | _____ | Termination of Existing Water Service Tap(s) |
| _____ | New Sewer Service Connection(s) | _____ | Termination of Existing Sewer Service Tap(s) |

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

YES       NO

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

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

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

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

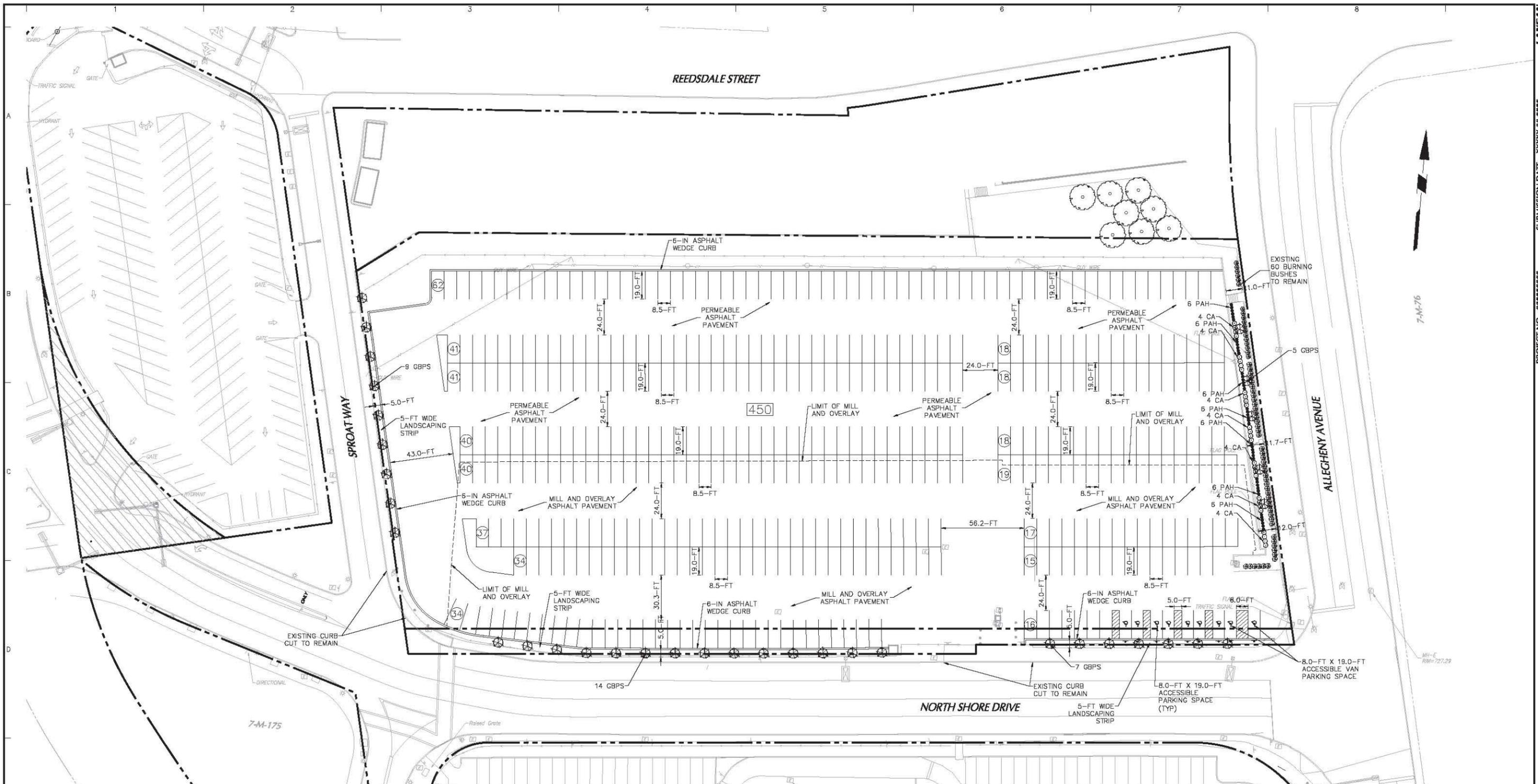
WORK IN AND AROUND THE CITY RIGHTS-OF-WAY

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

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

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

Applicant Signature:



**PLANT SCHEDULE**

| KEY                  | QTY. | BOTANICAL NAME                    | COMMON NAME                     | SIZE          | ROOT      | REMARKS |
|----------------------|------|-----------------------------------|---------------------------------|---------------|-----------|---------|
| SHADE TREE(S)        |      |                                   |                                 |               |           |         |
| GBPS                 | 35   | GINKGO BILOBA 'PRINCETON SENTRY'  | PRINCETON SENTRY BRAND GINKGO   | 2 1/2-3" CAL. | B+B       | -       |
| DECIDUOUS SHRUB(S)   |      |                                   |                                 |               |           |         |
| CA                   | 28   | CLETHRA ALNIFOLIA HUMMINGBIRD     | HUMMINGBIRD SUMMERSWEET CLETHRA | 24-30"        | #3 CAN    | -       |
| ORNAMENTAL GRASS(ES) |      |                                   |                                 |               |           |         |
| PAH                  | 42   | PENNISETUM ALOPECUROIDES 'HAMELN' | DWARF FOUNTAIN GRASS            | 2 GAL.        | CONTAINER | -       |

NOTE: IF ANY DISCREPANCIES OCCUR BETWEEN AMOUNTS SHOWN IN THE PLAN AND THE PLANT LIST, THE PLAN SHALL DICTATE.



| Date      | Description | No. |
|-----------|-------------|-----|
| REVISIONS |             |     |

SIGNATURE \_\_\_\_\_ DATE SIGNED \_\_\_\_\_  
 PROFESSIONAL XXXXXXXXXX  
 STATE LIC. No. XXXXX

**LANGAN**  
 2400 Ansys Drive, Suite 403, Canonsburg, PA 15317  
 T: 724.514.5100 F: 724.514.5101 www.langan.com  
 Langan Engineering, Environmental, Surveying and Landscape Architecture, D.P.C. S.A.  
 Langan Engineering, Environmental, Surveying and Landscape Architecture, D.P.C.  
 Langan Engineering and Environmental Services, Inc.  
 Langan CE, Inc.  
 Langan International LLC  
 Collectively known as Langan

Project  
**CARNEGIE SCIENCE CENTER NORTH LOT**  
 CITY OF PITTSBURGH  
 ALLEGHENY COUNTY PENNSYLVANIA

Drawing Title  
**SITE AND LANDSCAPE PLAN**

|   |                           |
|---|---------------------------|
| Project No.<br><b>250021101</b>         | Drawing No.<br><b>SP1</b> |
| Date<br><b>JULY 20, 2016</b>            |                           |
| Scale<br><b>1" = 30'</b>                |                           |
| Drawn By<br><b>KSG</b>                  | Checked By<br><b>BDH</b>  |
| Submission Date<br><b>JULY 20, 2016</b> |                           |



**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**

|   |   |                                       |                             |
|---|---|---------------------------------------|-----------------------------|
| <b>1. Property Owner Name:</b> Carnegie Museums of Pittsburgh   |   | <b>Phone Number:</b> (    )           |                             |
| <b>Address:</b> 1 Allegheny Avenue  | <b>City:</b> Pittsburgh                     | <b>State:</b> PA                      | <b>Zip Code:</b> 15212      |
| <b>2. Applicant/Company Name:</b> Oxford Development Company  |   | <b>Phone Number:</b> ( 412 ) 261-1500 |                             |
| <b>Address:</b> 301 Grant Street  | <b>City:</b> Pittsburgh                     | <b>State:</b> PA                      | <b>Zip Code:</b> 15219      |
| <b>Applicant/Contractor ID:</b> (assigned by the City)  |   |                                       |                             |
| <b>3. Development Name:</b> Carnegie Science Center, West Parking Lot   |   |                                       |                             |
| <b>4. Development Location:</b>   |   |                                       |                             |
| <b>5. Development Address:</b> 1 Allegheny Avenue   |   |                                       |                             |
| <b>6. If applicant is proposing a change to the Zoning District, the following is required:</b> (Attach Zone Change Petition) |   |                                       |                             |
| <b>Proposed Zoning District:</b>  | Sproat Way, Casino Drive & Reedsdale Street |                                       |                             |
| <b>Present Use of Site:</b><br>(Select from attached list)  | 85  |                                       |                             |
| <b>7. If a Certificate of Occupancy exists, the following is required:</b>  |   |                                       |                             |
| <b>Certificate of Occupancy#:</b>   | <b>Date Issued:</b>                         | <b>Existing Use of Property:</b>      | Parking Lot                 |
| <b>8. Estimated Construction:</b>   | <b>Start Date:</b> / / N/A                  | <b>Occupancy Date:</b> / /            | <b>Project Cost:</b> \$ N/A |

Use the attached Worksheet to continue answering the questions. For additional reference in answering Items 9-12 go to [pittsburghpa.gov/dcp/zoning/](http://pittsburghpa.gov/dcp/zoning/) and select the link for the City Zoning Code maintained at the Municode.com website.

|   |  |
|---|--|
| <b>9. Proposed Use of Site (Select from attached list):</b>   | 85   |
| <b>10. Select the Type of Work:</b>   |  |
| <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       |
| N/A   |  |
| <b>11. Describe the Development:</b> Existing overflow parking lot with 123 lined spaces and perimeter landscaping.   |  |
| <b>12. Is a Land Operations Permit needed?</b> <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO  |  |
| (See the Bureau of Building Inspection (BBI) website for activities requiring a Land Operations Permit, <a href="http://www.city.pittsburgh.pa.us/bbi/">http://www.city.pittsburgh.pa.us/bbi/</a> ) |  |



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

Office of the Zoning Administrator

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

**DEVELOPMENT REVIEW APPLICATION**

**LAND AND BUILDING INFORMATION**

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

**14. Gross Floor Area:**  
 Existing to be Razed: \_\_\_\_\_ sq ft  
 Existing to be Retained: \_\_\_\_\_ sq ft  
 Retained Area to be Renovated: \_\_\_\_\_ sq ft  
 To be Constructed: \_\_\_\_\_ sq ft  
 Building Footprint: \_\_\_\_\_ sq ft

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

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

|  |  |  |  |  |
|--|--|--|--|--|
|  |  |  |  |  |
|  |  |  |  |  |
|  |  |  |  |  |

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

**17. Lot Area:** 224,020.53 sq ft

**18. On Site Parking:**  N/A

|                          | Existing | Proposed |
|--------------------------|----------|----------|
| Full (8 1/2' x 19')      | 123      |          |
| Compact (7 1/4' x 16')   |          |          |
| Handicap (13 1/2' x 19') | 0        |          |

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)

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DEVELOPMENT REVIEW APPLICATION

WATER AND SEWER INFORMATION

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

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

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

\_\_\_\_\_ New Water Service Connection(s)      \_\_\_\_\_ Termination of Existing Water Service Tap(s)  
\_\_\_\_\_ New Sewer Service Connection(s)      \_\_\_\_\_ Termination of Existing Sewer Service Tap(s)

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

YES       NO

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

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

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

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

WORK IN AND AROUND THE CITY RIGHTS-OF-WAY

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

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

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

Applicant Signature:



**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/](http://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/](http://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/](http://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](http://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](http://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](http://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](http://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](http://www.achd.net/food/foodstart.html)

**Allegheny County Health Department (ACHD)**

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



**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**

|   |                                 |                                       |                                       |
|---|---------------------------------|---------------------------------------|---------------------------------------|
| <b>1. Property Owner Name:</b> Three Crossings Riverfront West, LP  |                                 | <b>Phone Number:</b> ( 412 ) 261-1500 |                                       |
| <b>Address:</b> 301 Grant St  | <b>City:</b> Pittsburgh         | <b>State:</b> PA                      | <b>Zip Code:</b> 15219                |
| <b>2. Applicant/Company Name:</b> Ben Kelley/<br>Oxford.DevelopmenCompany   |                                 | <b>Phone Number:</b> ( 412 ) 261-1500 |                                       |
| <b>Address:</b> 301 Grant Street  | <b>City:</b> Pittsburgh PA      | <b>State:</b> PA                      | <b>Zip Code:</b> 15219                |
| <b>Applicant/Contractor ID:</b> (assigned by the City)  |                                 |                                       |                                       |
| <b>3. Development Name:</b> Riverfront West   |                                 |                                       |                                       |
| <b>4. Development Location:</b> 2500 Block of Railroad Street   |                                 |                                       |                                       |
| <b>5. Development Address:</b> 2545 Railroad Street   |                                 |                                       |                                       |
| <b>6. If applicant is proposing a change to the Zoning District, the following is required:</b> (Attach Zone Change Petition) |                                 |                                       |                                       |
| <b>Proposed Zoning District:</b>  |                                 |                                       |                                       |
| <b>Present Use of Site:</b><br>(Select from attached list)  | Vacant                          |                                       |                                       |
| <b>7. If a Certificate of Occupancy exists, the following is required:</b>  |                                 |                                       |                                       |
| <b>Certificate of Occupancy#:</b>   | <b>Date Issued:</b>             | <b>Existing Use of Property:</b>      |                                       |
|   |                                 |                                       |                                       |
| <b>8. Estimated Construction:</b>   | <b>Start Date:</b> 11/01 / 2016 | <b>Occupancy Date:</b> 01/01 / 2018   | <b>Project Cost:</b> \$ 43,000,000.00 |

Use the attached Worksheet to continue answering the questions. For additional reference in answering Items 9-12 go to [pittsburghpa.gov/dcp/zoning/](http://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:**

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**12. Is a Land Operations Permit needed?**               YES               NO

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



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DEVELOPMENT ADMINISTRATION AND REVIEW (ZONING)**

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:       | 0       | sq ft |
| Retained Area to be Renovated: | 0       | sq ft |
| To be Constructed:             | 136,815 | sq ft |
| Building Footprint:            | 31,082  | sq ft |

| 15. Height of Structures:   | Existing |      | Proposed |      |
|-----------------------------|----------|------|----------|------|
|                             | Stories  | Feet | Stories  | Feet |
| Main Structure              | 0        | 0    | 5        | 80   |
| 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:** 64,033 sq ft

**18. On Site Parking:**  N/A

|                          | Existing | Proposed |
|--------------------------|----------|----------|
| Full (8 1/2' x 19')      |          | 69       |
| Compact (7 1/4' x 16')   |          | 29       |
| Handicap (13 1/2' x 19') |          | 5        |

Off-Street Loading Spaces:  N/A

Actual: 0 Loading in parking plaza

Required: 1

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

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

Fire Protection/Sprinklers     Deck Construction     Commercial Cooking Hood     Sign

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

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



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**DEVELOPMENT REVIEW APPLICATION**

**WATER AND SEWER INFORMATION**

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

For reference in answering Items 21-24, please refer to the Pittsburgh Water and Sewer Authority's Procedures Manual for Developers (available at [www.pgh2o.com](http://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>  0  </u> Termination of Existing Water Service Tap(s) |
| <u>  1  </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:



**PLANNING COMMISSION PRESENTATION 2016-09-20**

Riverfront West



OVERVIEW OF THREE CROSSINGS DEVELOPMENT



RIVERFRONT WEST

# Introduction

- Five story office building above one story underground garage
- Approximately 130,000 square feet of office space
- Below-building parking of 81 spaces; 48 bicycle parking spaces
- Height approximately 80'
- Multiple terraces facing river view
- Visitor parking area along Railroad Street
- Railroad Street entrance
- Rear ground level plaza with river trail access
- Glass and metal siding exterior with burnished concrete block base



CONTEXT - RIVER TRAIL



CONTEXT – PITT OHIO HEADQUARTERS



CONTEXT – CORK FACTORY



CONTEXT – RAILROAD STREET



CONTEXT – CRANE BUILDING



CONTEXT – HARRIS BUILDING



CONTEXT – 2501 SMALLMAN STREET



CONTEXT – 2555 SMALLMAN STREET



CONTEXT – SMALLMAN STREET



CONTEXT – COURTYARD 2501/2555



CONTEXT – 2555 SMALLMAN AT 27TH



CONTEXT – THE YARDS AT 3 CROSSINGS



CONTEXT – THE YARDS AT 3 CROSSINGS

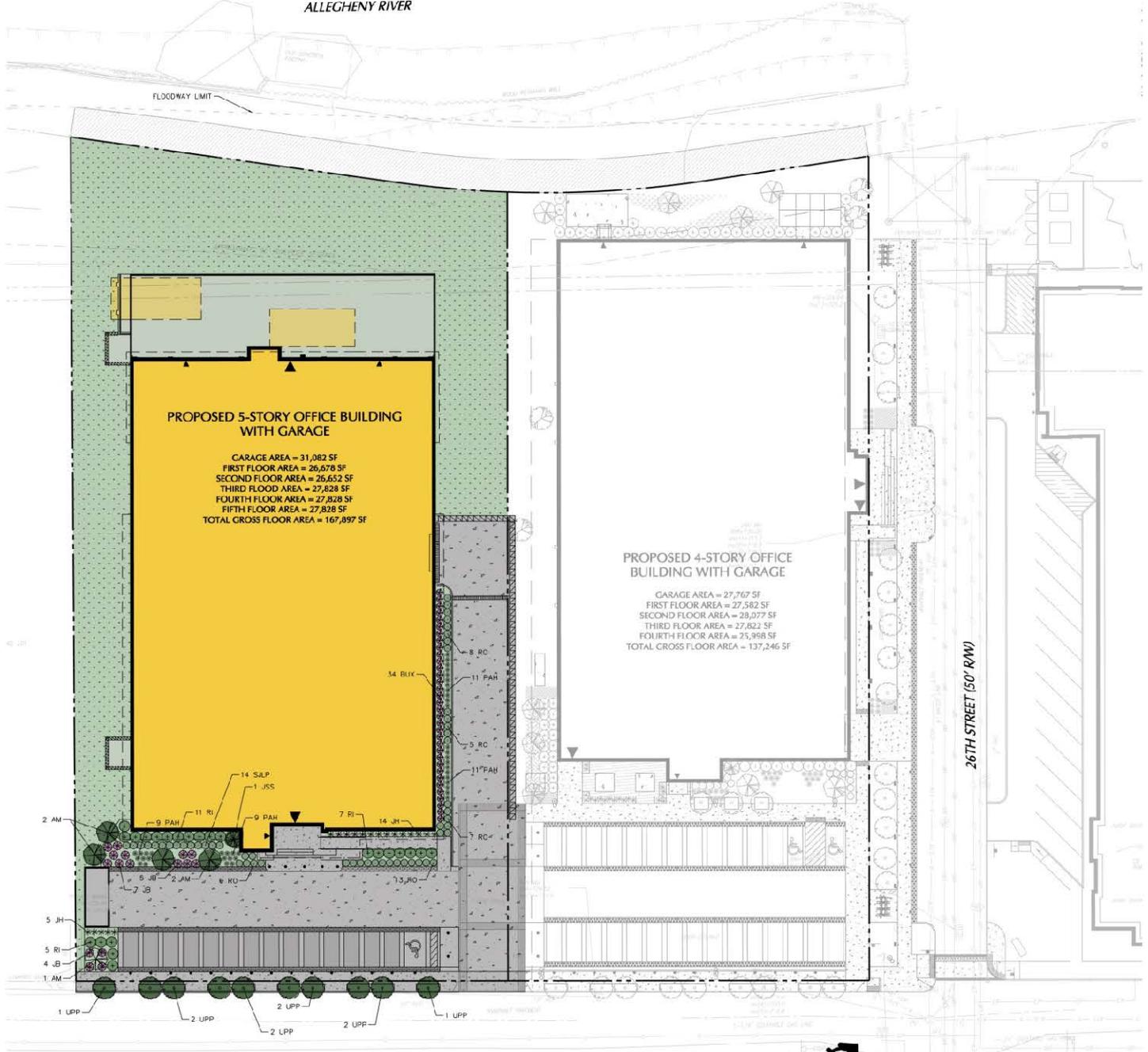


CONTEXT – RIVERFRONT EAST





EXAMPLE OF PLAZA/PARKING AREA



**PROPOSED 5-STORY OFFICE BUILDING WITH GARAGE**

CARAGE AREA = 31,082 SF  
 FIRST FLOOR AREA = 26,676 SF  
 SECOND FLOOR AREA = 26,652 SF  
 THIRD FLOOR AREA = 27,828 SF  
 FOURTH FLOOR AREA = 27,828 SF  
 FIFTH FLOOR AREA = 27,828 SF  
 TOTAL GROSS FLOOR AREA = 167,897 SF

**PROPOSED 4-STORY OFFICE BUILDING WITH GARAGE**

CARAGE AREA = 27,767 SF  
 FIRST FLOOR AREA = 27,582 SF  
 SECOND FLOOR AREA = 28,077 SF  
 THIRD FLOOR AREA = 27,822 SF  
 FOURTH FLOOR AREA = 25,968 SF  
 TOTAL GROSS FLOOR AREA = 137,246 SF

**OVERALL SITE PLAN**

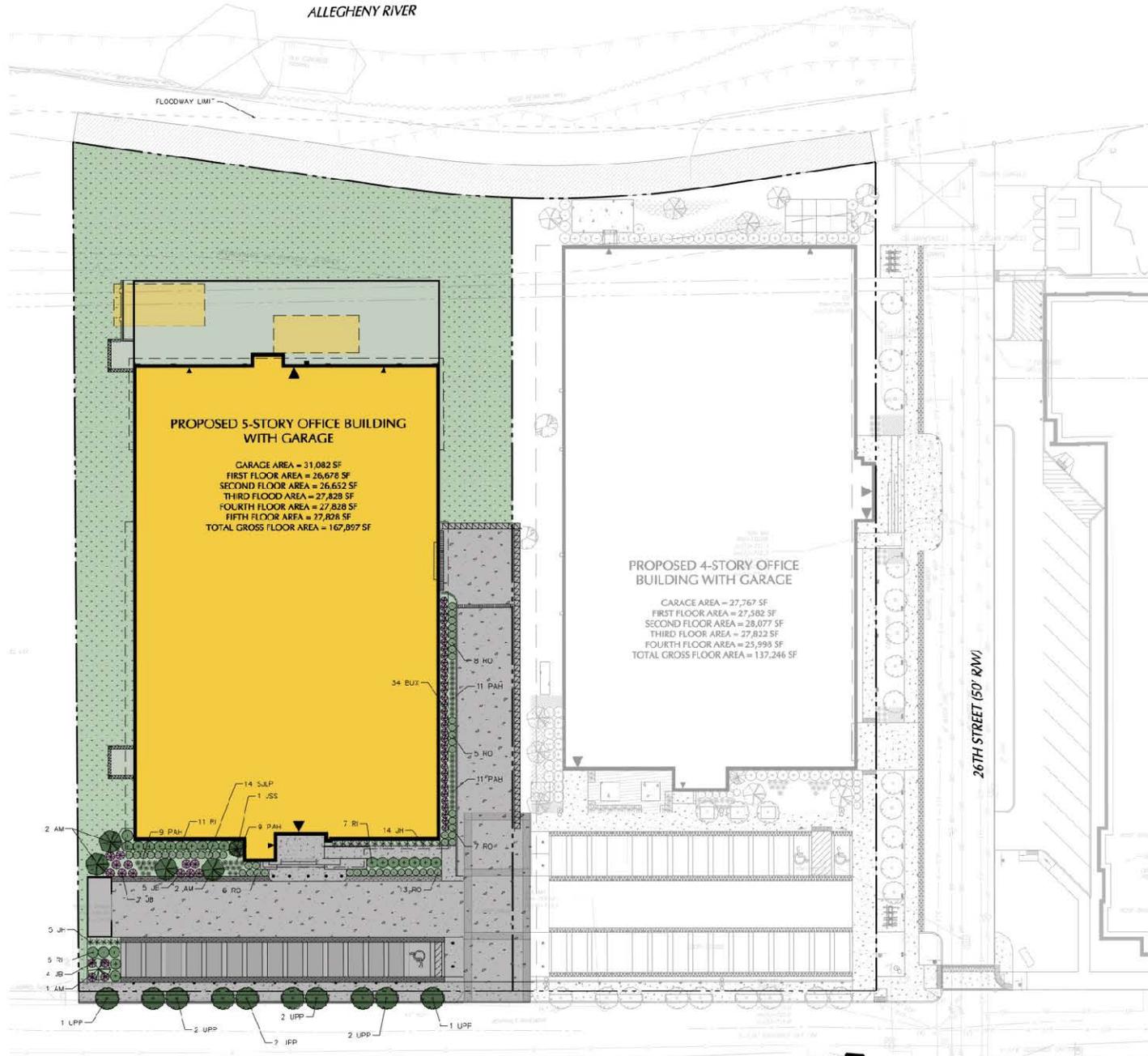
# Sustainability Features

- HVAC systems designed to exceed ASHRAE 90.1 requirements by 18%
- Rooftop units equipped with 100% enthalpy economizers
- 30% water use reduction using low-flow fixtures
- All glazing will be insulated low-E glass
- LED lighting at all interior and exterior locations with lighting controls
- Roof membrane is white TPO (thermoplastic Olefin) to reflect heat gain
- Occupancy sensors to control lighting in common areas
- Includes four electrical vehicle charging stations

Project is registered with LEED and targeting Certified Level

# Accessibility Features

- Universal design principals used throughout
- Main entrance designed to permit access from parking area
- All designated parking spaces accessible with appropriate designated signage and appropriate floor slopes
- All levels of the building accessible via elevator
- Exterior plaza accessible to all occupants
- All common amenity spaces accessible to all occupants



# LANDSCAPE PLAN



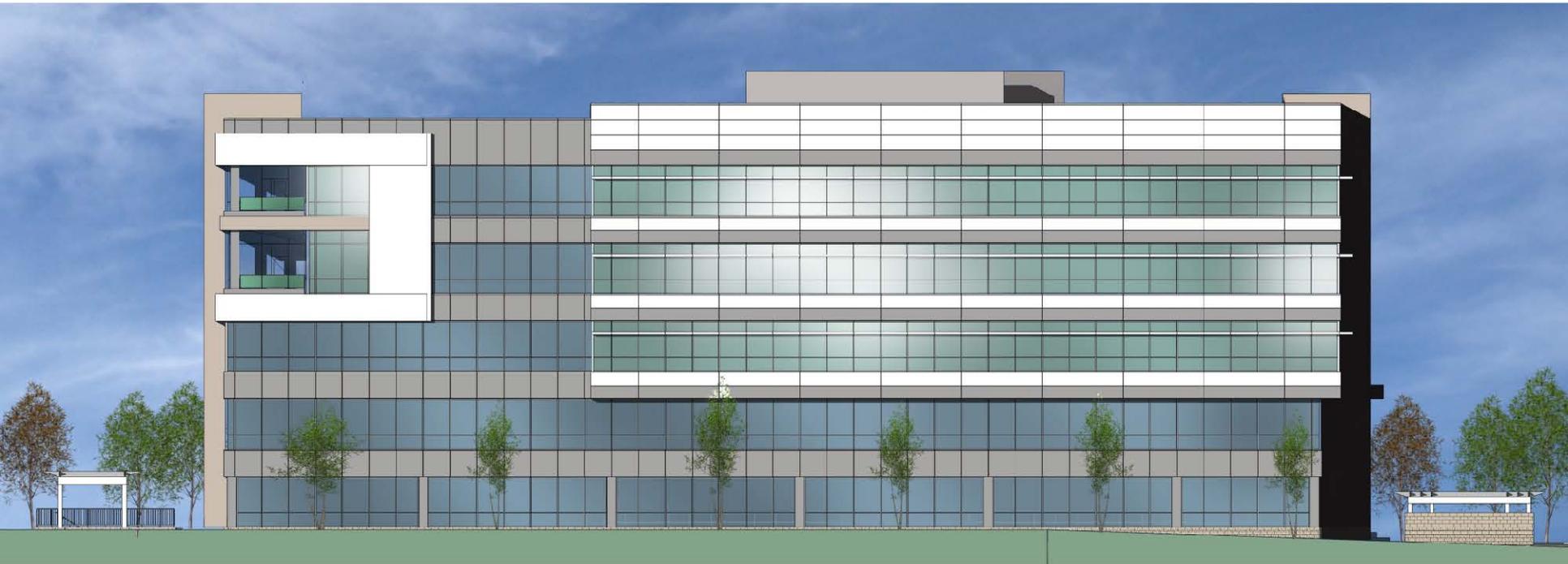




EARLY MASSING STUDIES



SOUTH ELEVATION (Railroad Street)



WEST ELEVATION



NORTH ELEVATION



EAST ELEVATION



VIEW LOOKING WEST ALONG RAILROAD STREET

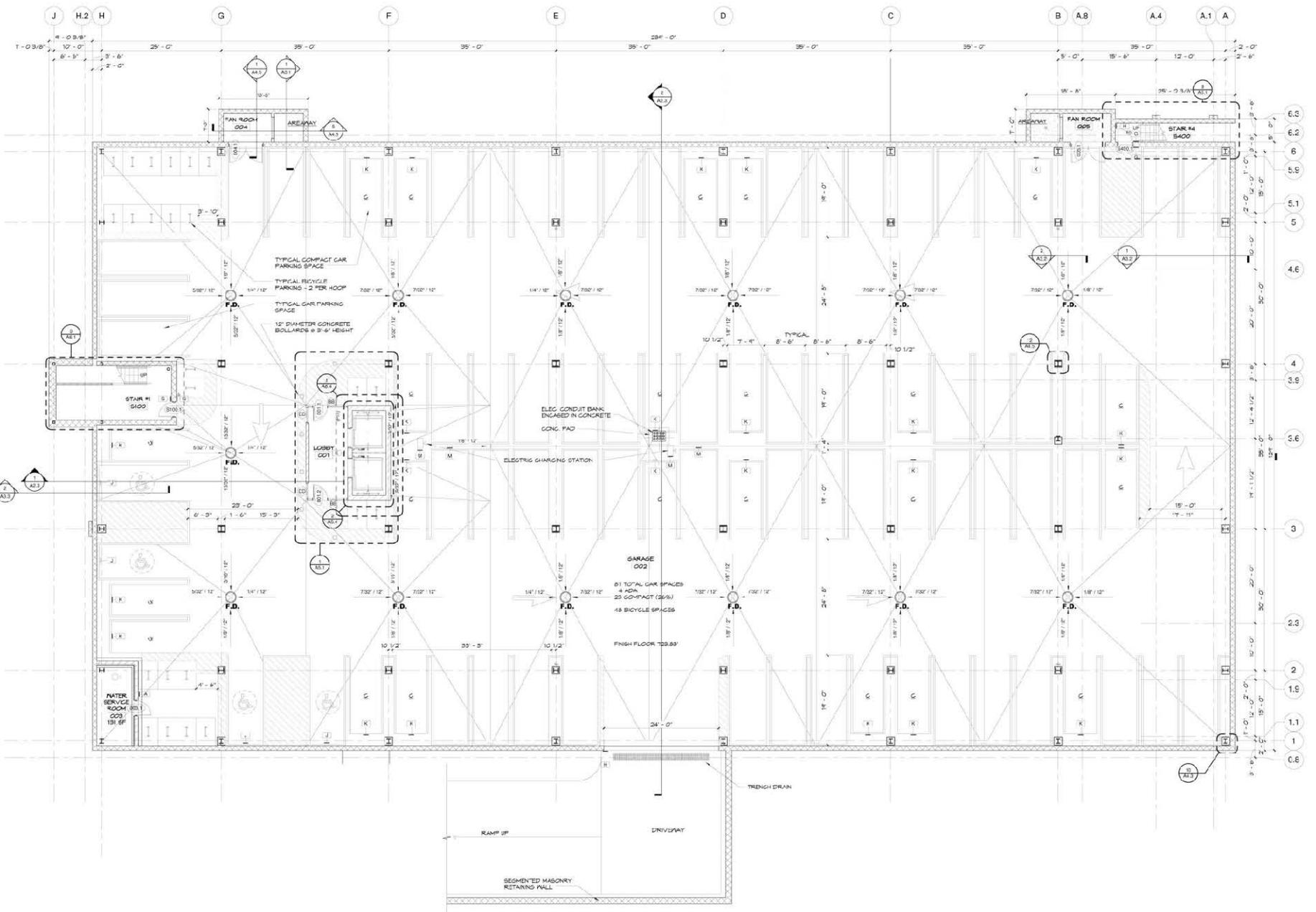


VIEW OF RAILROAD STREET ENTRANCE



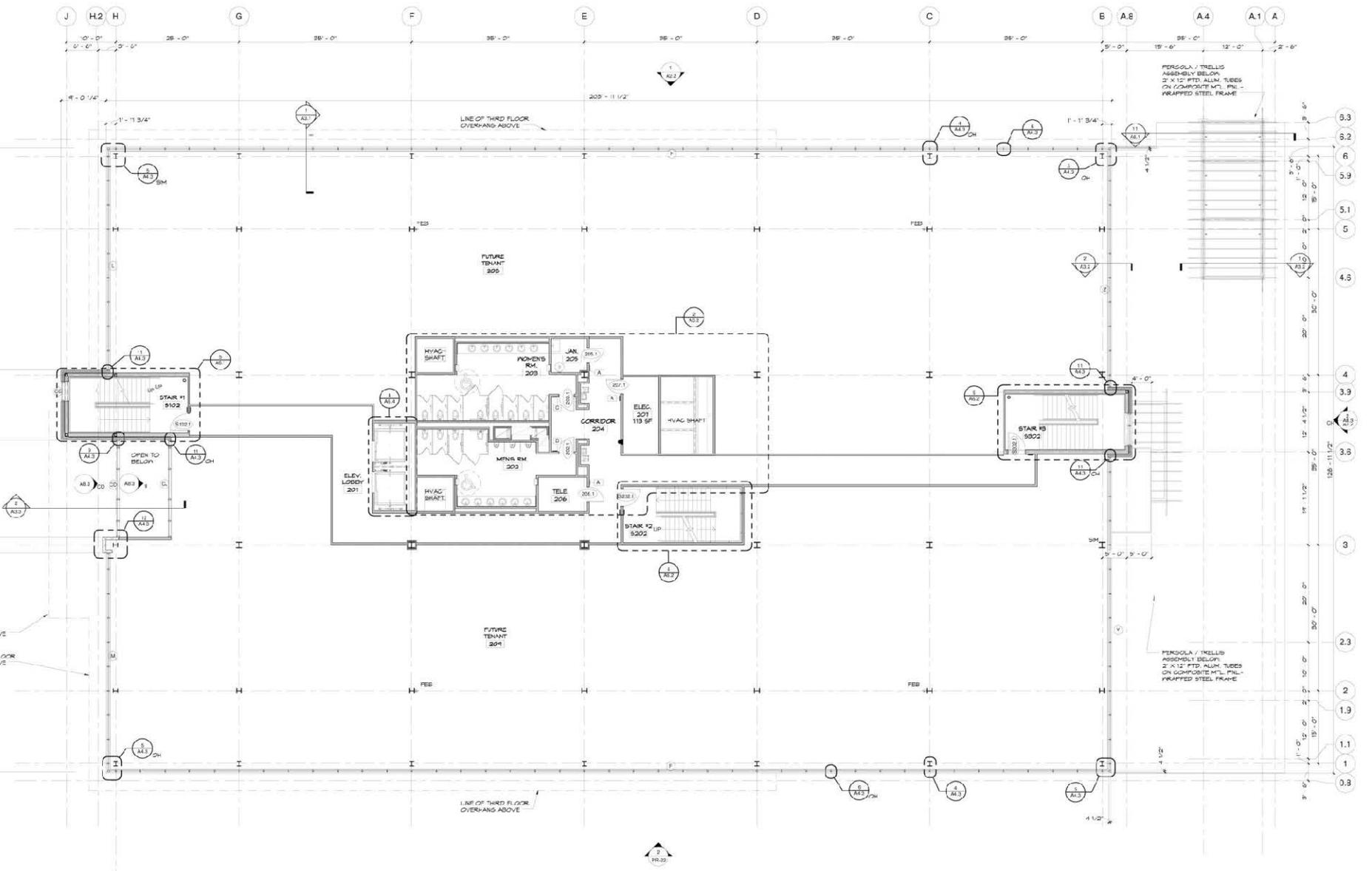


VIEW OF ENTRANCE TOWARD FUTURE RIVERWALK

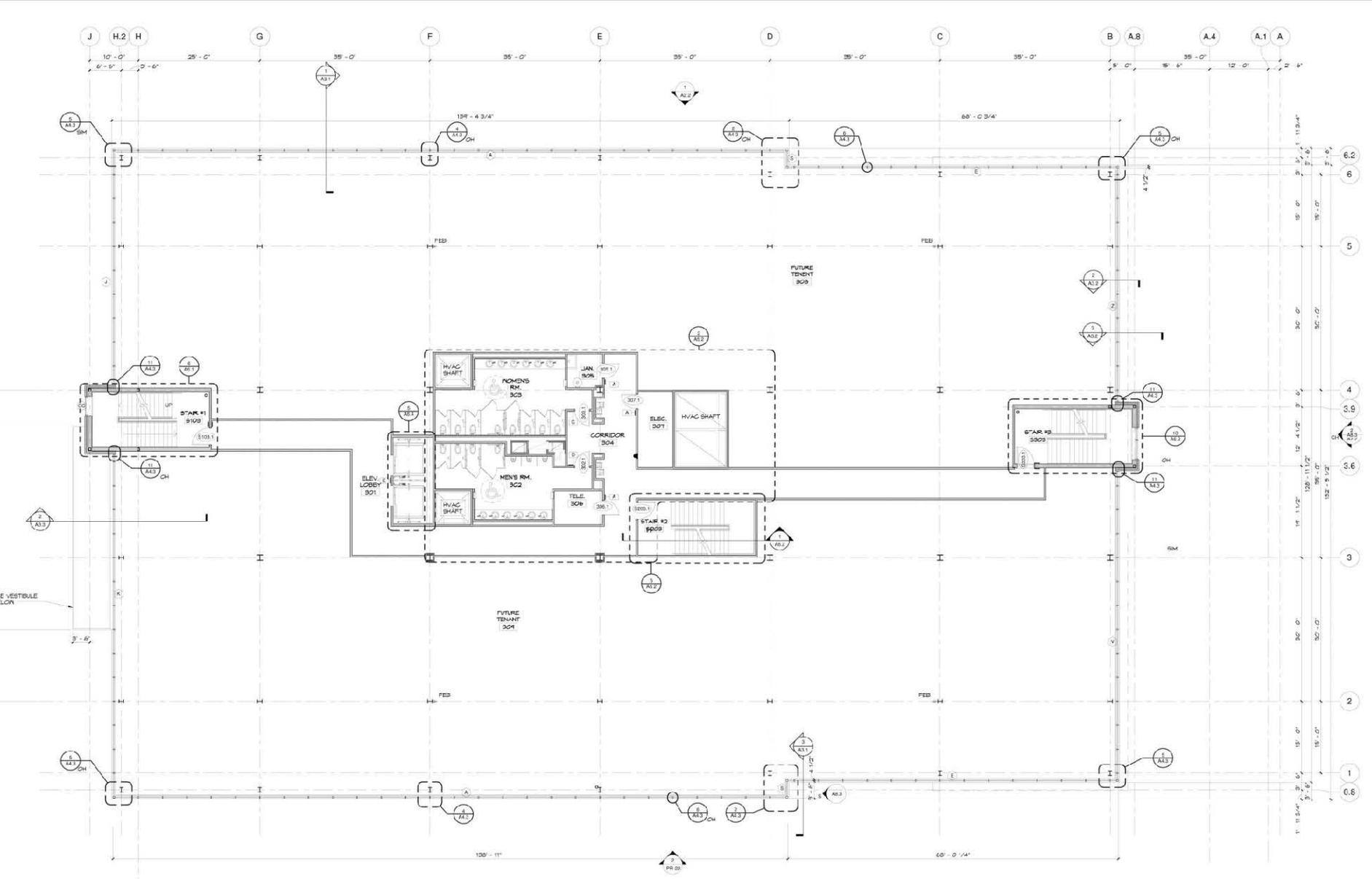


GARAGE LEVEL



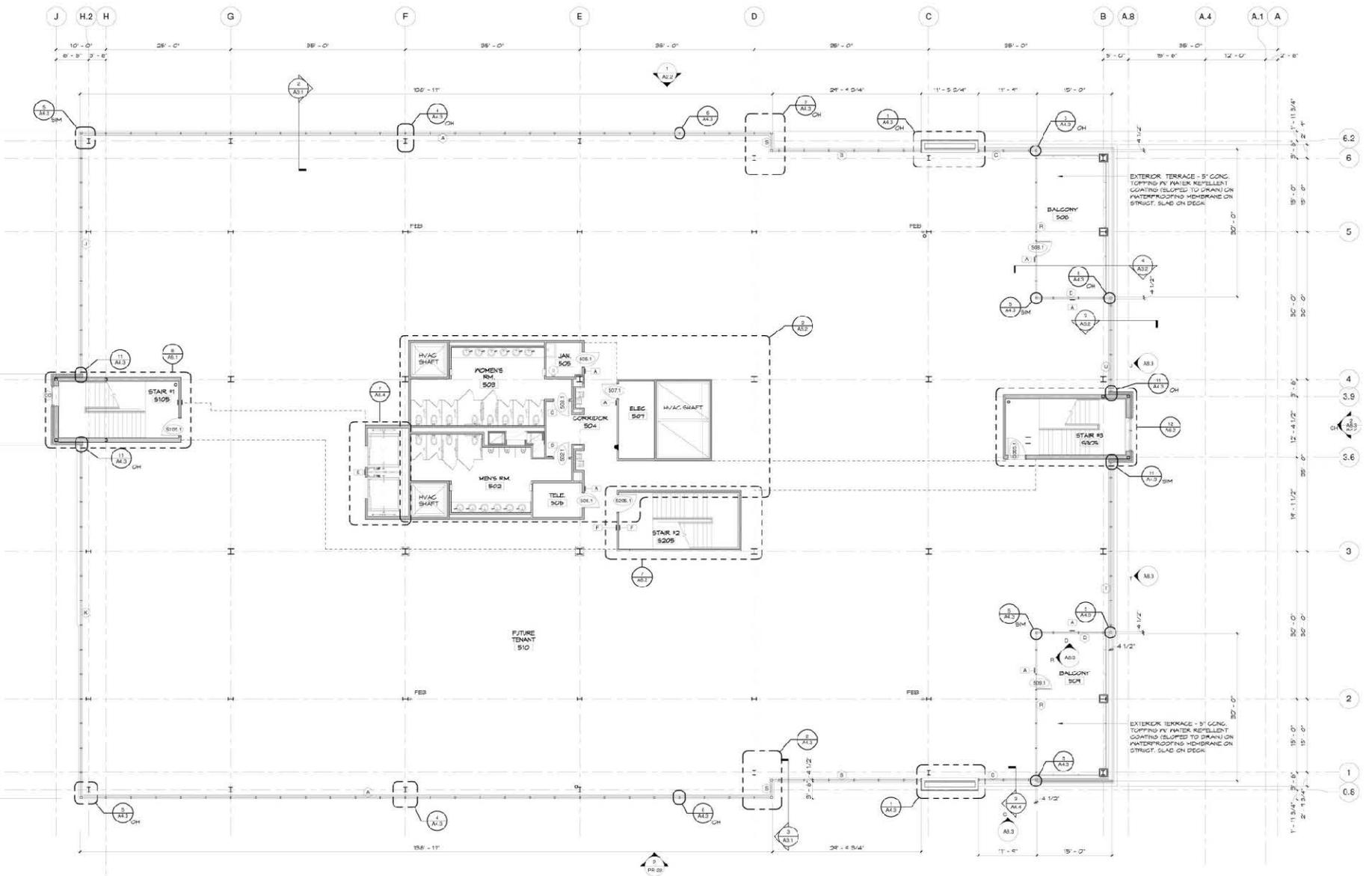


# SECOND FLOOR

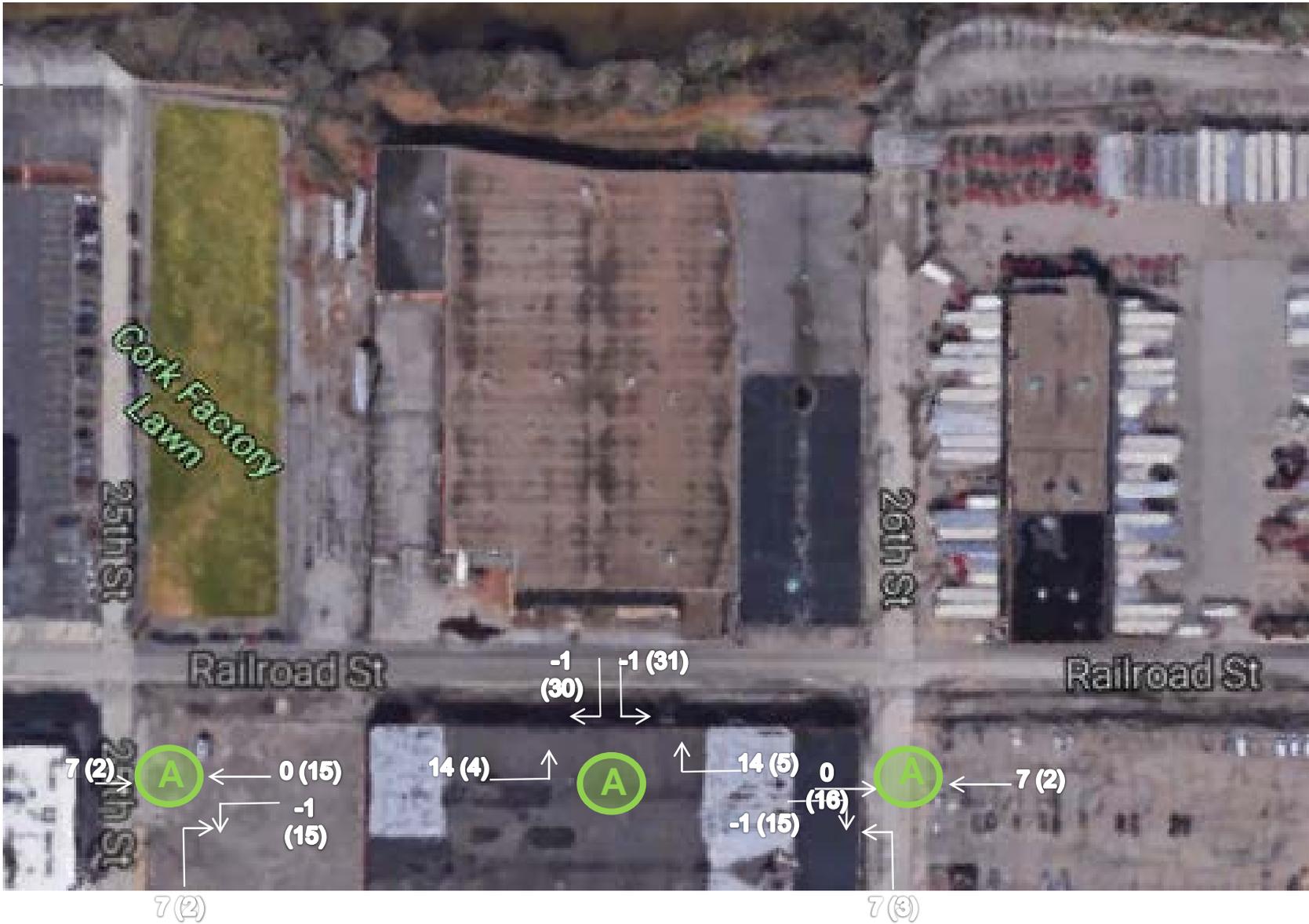


# THIRD FLOOR





# FIFTH FLOOR



Riverfront West –  
Site Trips + Build LOS



Riverfront West –  
Parking Supply + Access