CITY OF PITTSBURGH
DEPARTMENT OF CITY PLANNING

ZONING & DEVELOPMENT REVIEW
ZBA REQUESTS SUPPLEMENT
Posse #DCP-ZDR-2020-00315

A. PROJECT INFORMATION

1. APPLICATION IS: ☒ Development Project ☐ Protest Appeal

2. STAFF REVIEW DATE: 4/13/2020

3. SITE INFORMATION

Development Address: 2400 Smallman St.

Parcel ID(s)/Lot-and-Block Number(s): 0025-N-00076-0000-00

Project Description: Core and shell renovation and fitout of existing structure into Retail (General), Recreation and Entertainment, Indoor (Limited), Restaurant (General), and Public Assembly (Limited) uses; exterior work including masonry, new windows and storefronts, outdoor seating deck, and rooftop HVAC screen platform.

3. CONTACT INFORMATION

Applicant Name: Rob Pfaffmann

Applicant Contact (phone and email): (412) 471-2470, info@pfaffmann.com

B. ZBA HEARING INFORMATION

Zone Case #Click here to enter text. 97 of 2019 2020

Date of Hearing: Click here to enter a date. Time of Hearing: Click here to enter text.

Zoning Designation: RIV-IMU

Neighborhood: Strip District

Zoning Specialist: Kathleen Oldrey

C. ZBA REQUESTS

Type of Request: Special Exception Code Section: 911.02

Description: The Public Assembly (Limited) use requires a Special Exception in the RIV-IMU district.

Type of Request: Special Exception Code Section: 914.07.G.2(a)

Description: A Special Exception requested to approve off-site parking. Thirty-three parking spaces, included two accessible spaces, are required; according to the Parking Demand Analysis provided by the applicant, the applicant has a lease for 125 unreserved parking spaces at a parking garage at 114 27th St., of which 34 are still available. The parking garage is located 990' from the subject property.

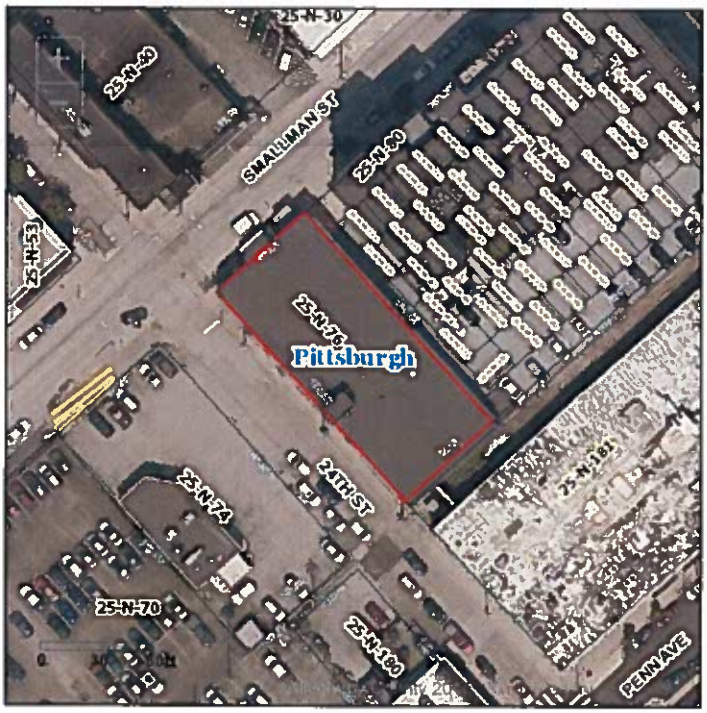
Parcel ID : 0025-N-00076-0000-00
Property Address : 2400 SMALLMAN ST
PITTSBURGH, PA 15222

Municipality : 102 2nd Ward - PITTSBURGH
Owner Name : TERMINAL LEASING INC

Data displayed on this map is for informational purposes only. It is not survey accurate and is meant to only show a representation of property lines.

Print

Note: This button uses pop-ups. Please click help button for further printing instructions.



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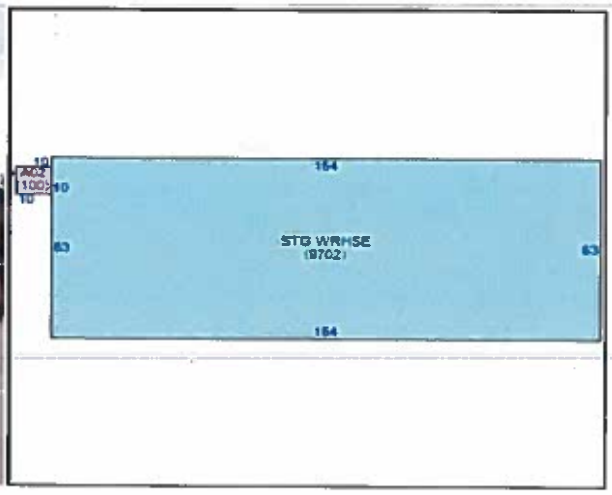


Appl.
02-21-94
Use Group S2

CERTIFICATE OF OCCUPANCY

CITY OF PITTSBURGH

94-352 '94 JUN -9

No. _____

Location 2400 Smallman & 24th Street **Ward** 2-02

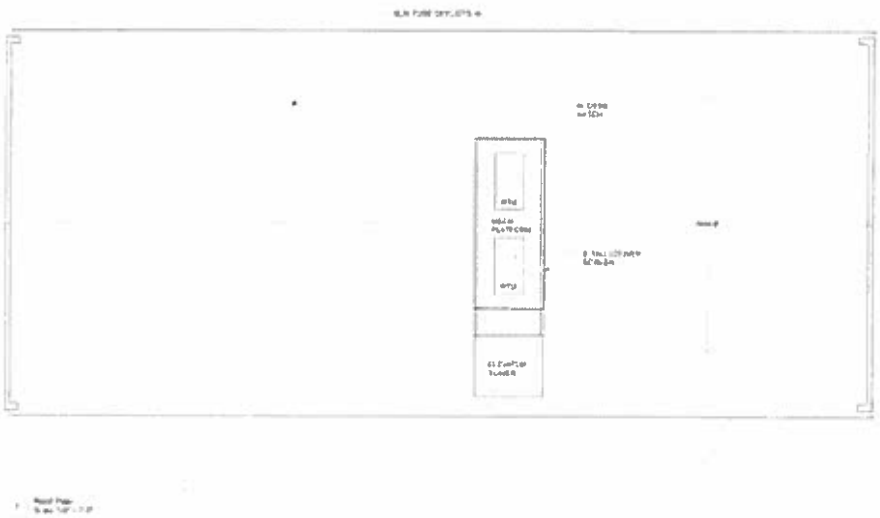
Permitted Occupancy Continued use of an existing 2 story warehouse for the storage and distribution of food products.

Owner J. & N. Sunseri Produce Inc. **Lessee** _____

Address 1906 Penn Avenue Pittsburgh PA 15222 **Address** _____

Permission is hereby granted for the occupancy above described.

Chief, Bureau of Building Inspection



Terminal Leasing Inc
18 27th Street
Pittsburgh, PA 15222

2400 Smallman
Prefilm Scematic Desig

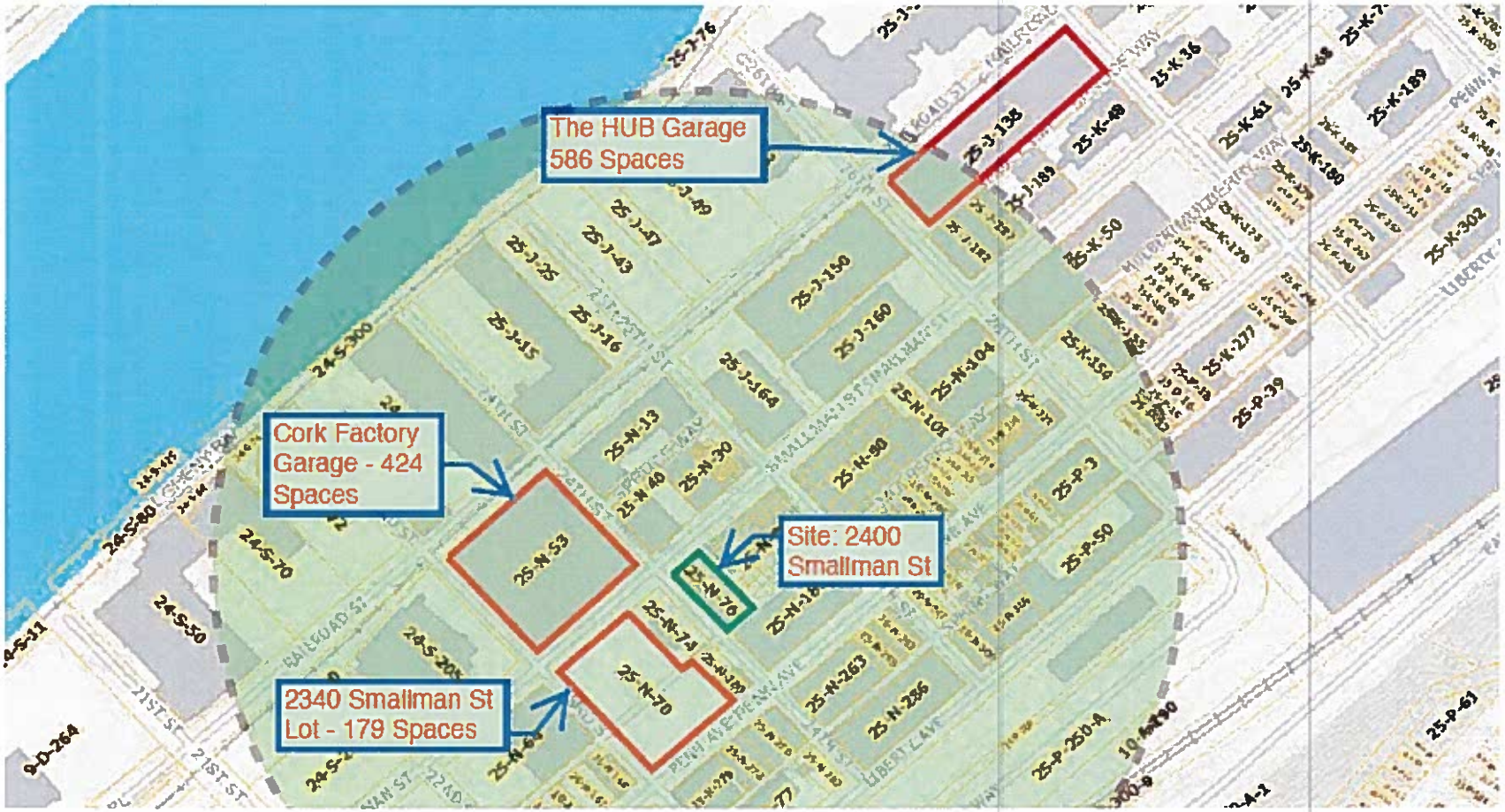
2400 Smallman Street
Pittsburgh, PA 15222

Roof Plan

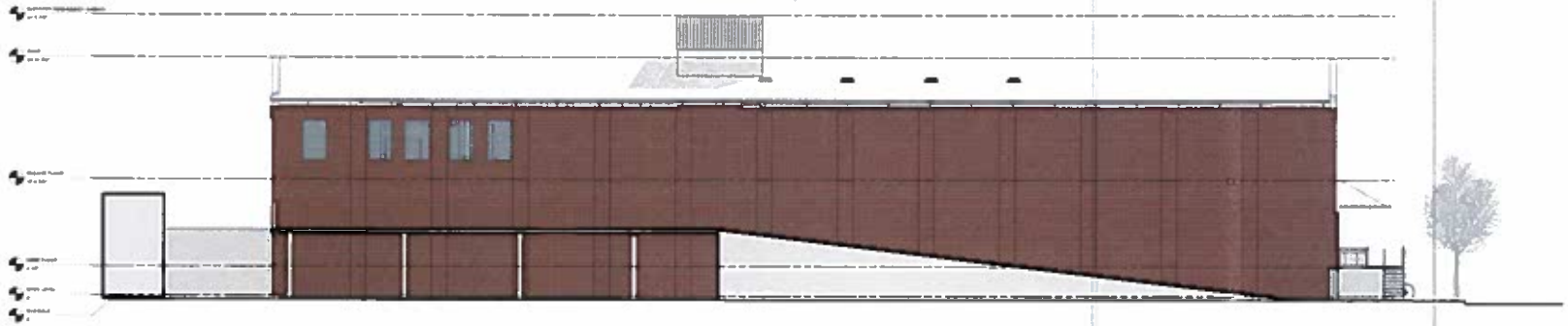
A 1.3

STOP

"Per the Pittsburgh Zoning Code, the 2400 Smallman requires at **least 17 automobile spaces including one ADA space.** During peak demand of the development, there are at least **200 available spaces on a weekday** and more than **500 available spaces on a Saturday in three facilities within a 1,000 foot walking distance** from the development. Applicant has a parking easement at the HUB Garage at 114 27th Street for 125 unreserved spaces of which **34 spaces are still available. Adequate off-site parking is available in the immediate area to serve the proposed use."** - *Trans Associates Parking Study 12-20-19*



Offsite Parking within 1000 feet



1 NORTH ELEVATION
Scale: 1/8" = 1'-0"

PFAFFMANN + ASSOCIATES

Client
Terminal Leasing Inc.
15 27th Street
Pittsburgh, PA 15222

Project
2400 Smallman
ProBike Scematic Design

Address
2400 Smallman Street
Pittsburgh, PA 15222

Sheet Title
North Elevation

Date issued December 19, 2019

Sheet Number
A 2.2

PRO BIKE + RUN 2400 SMALLMAN

Planning & Zoning Design Review Submittals

13 January 2020

PFAFFMANN + ASSOCIATES

PROBIKE+RUN 2400 SMALLMAN

Project Development Team

- Chuck Hammel, Owner
- Craig Cozza, ProBike + Run
- Rob Pfaffmann, Pfaffmann + Associates, Architects
- John Schneider, Gateway Engineers, Structural
- Iams Consuting, MEP/FP Systems
- Rycon Construction, General Contractor

PROBIKE+RUN 2400 SMALLMAN

2020 Project Schedule

- Complete Interior Demolition & Remediation (December 2019)
- Submit Development Application to DCP (January 2020)
- Planning Commission Review (February 2020)
- Submit Building Permit Applications (PWSA, PLI Feb. 2020)
- Start Construction (May 2020)
- Tenant Fitout & Fixturing (Summer 2020)
- Complete Construction (Fall 2020)

PROBIKE+RUN 2400 SMALLMAN

Program Use	Net Leaseable
ProBike-Run	4,822
Bike Repair Shop	575
Cafe/Coffee	1,637
Conference/Meeting	6,951
Distillery/Pub	4,412
Fitness studio	1,748
Total Leaseable	20,145

Floor Area	Gross
Basement:	8,923
Floor 1:	9,338
Floor 2:	9,338
Total Building Area	27,599

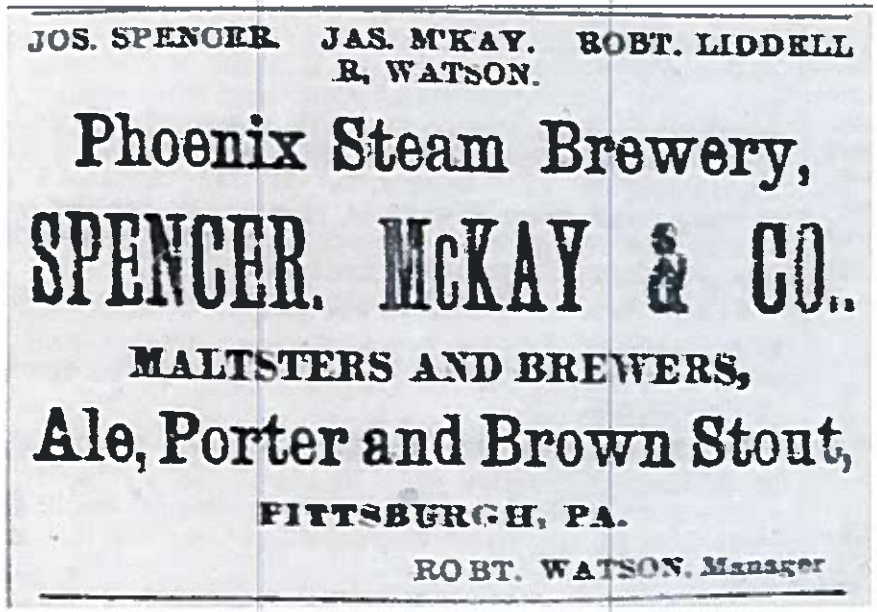
PRO BIKE+RUN 2400 SMALLMAN

- Fast Facts
- Pro(meaning 'for') Bike+Run is and has been one of America's Top Shops for 5+ years running
- Carries Pittsburgh's largest selection of bikes(10+ brands, 4,000+ bikes) and run shoes(7+ brands, 2000+ shoes)
- Locally owned and operated, all in Pittsburgh
- Pro Bike+Run is innovating and growing, helping build and preserve the run and ride communities in Pittsburgh.
- We teamed up with Mechanics Coffee to build an amazing coffee bar and are in discussions with many other local companies to partner and bring the best to our clubhouse
- Pro Bike+Run participated in over 180 runs, rides, and events last year, the majority of which were charity events

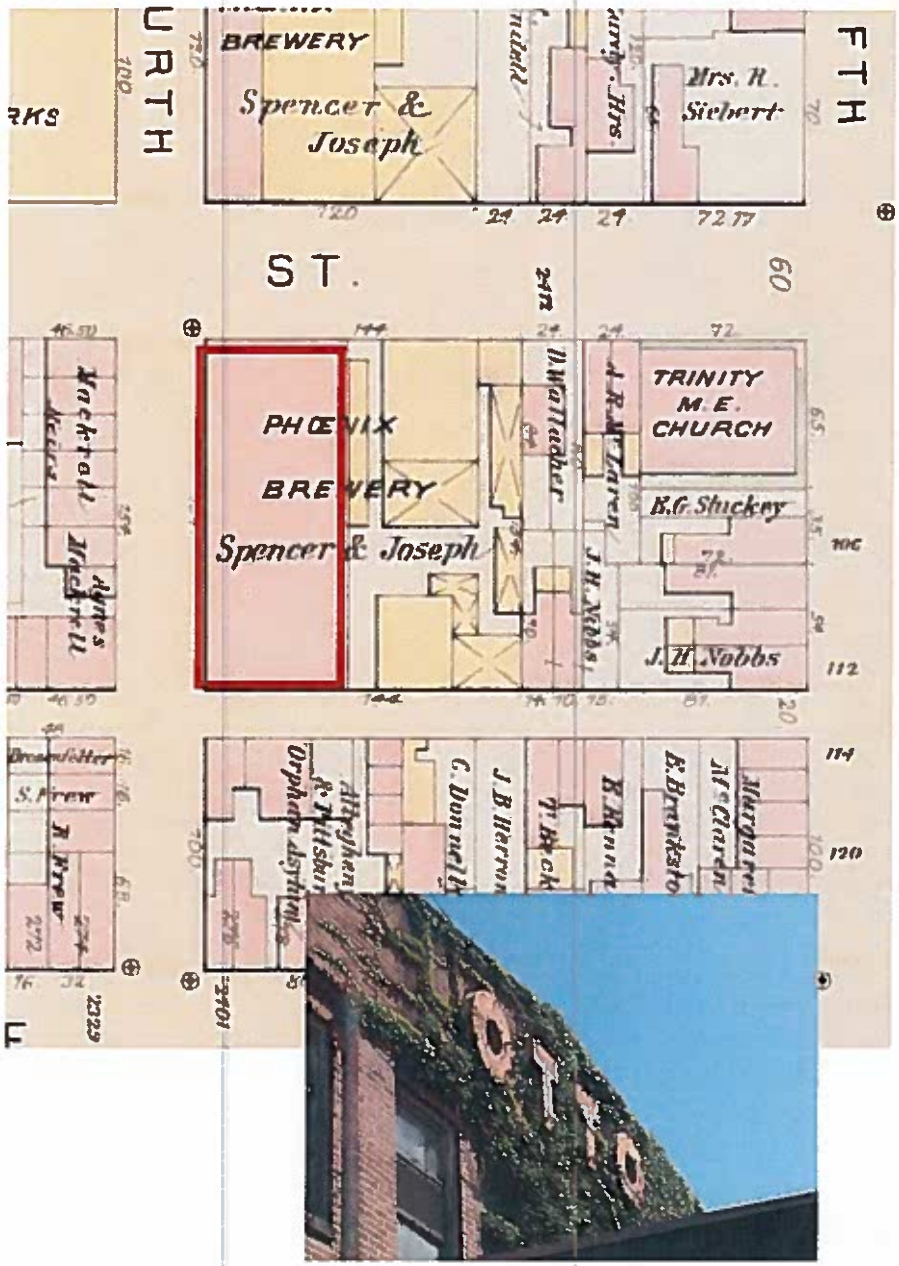
Argo
Otto Milk
2400 Smallman
24th Street
Diner
Wigle Whiskey
Spruce Way
Smallman Street
Public Parking

Otto Milk Condos
Argo
Wigle Whiskey
SMALLMAN STREET
PENN AVENUE
2400 Smallman
24th STREET
Parking
Kelly O's Diner
Mullaney's

usbeerlabels.com

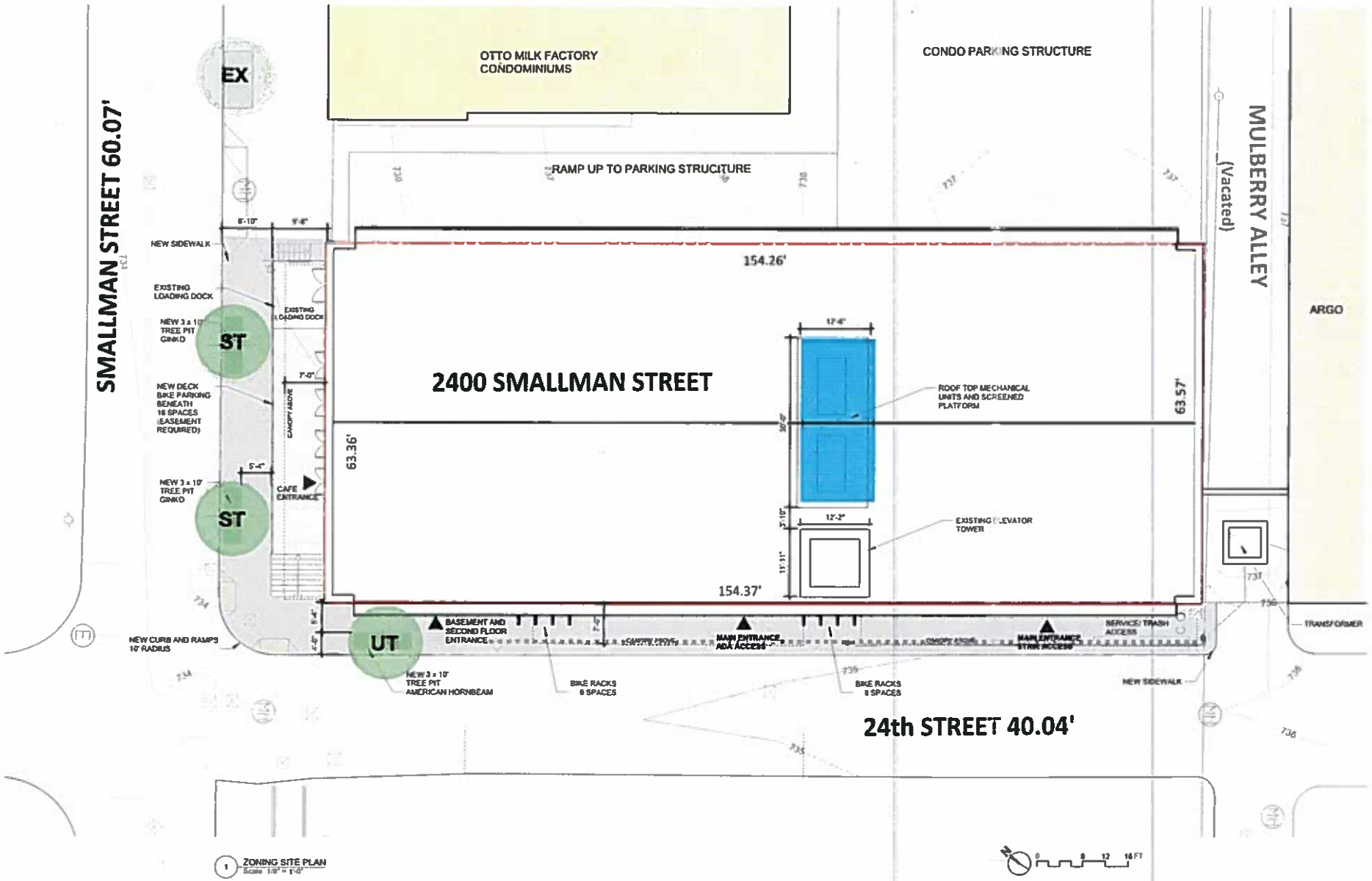


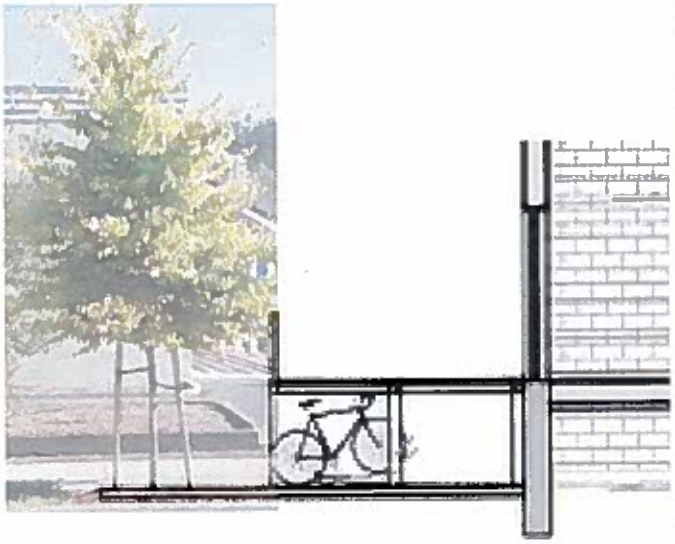
The 1826 directory lists the lot as housing the Phoenix Steam Cotton Factory, "which sat upon the ruins of the old factory run by J. Jelly. This is the footprint of the building we know today as 2400 Smallman Street. Smallman Street itself was constructed sometime between 1835 and 1855, when it appears on city maps. While the current building may date to the 1860s, the lot once housed industry of Pittsburgh's growing markets. The first business on the lot was a cotton factory during Pittsburgh's textile boom. It later became a brewery, which was rebuilt in 1865, and during Prohibition an iron and steel foundry, mirroring the varying industrial landscape of Pittsburgh itself. Otto Milk Company entered the building in 1928 and remained there until its closure in 1973.

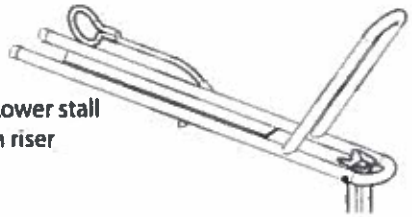


Phoenix Brewery

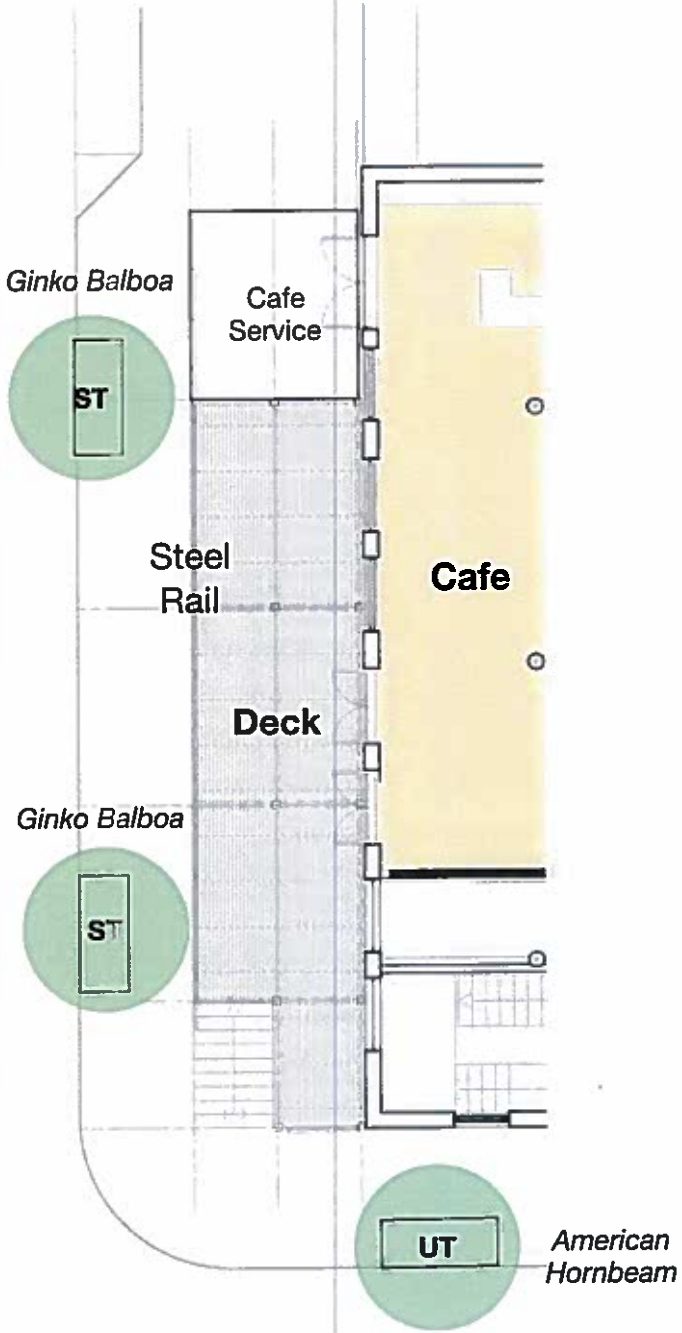
The building, which is still in existing as of 2012, was built in 1895, as noted by the date-stone. The brewing company would have been in existence prior to that date. There are several buildings on site and they span Smallman Street. The buildings on the Liberty Avenue side of Smallman were the brewing facilities and that on the other side of Smallman was the bottling house. It is the current home to Wigle Whiskey.


SMALLMAN STREET 60.07'
OTTO MILK FACTORY CONDOMINIUMS
CONDO PARKING STRUCTURE
RAMP UP TO PARKING STRUCTURE
MULBERRY ALLEY
(Vacated)
ARGO
EX
ST
ST
UT
NEW SIDEWALK
EXISTING LOADING DOCK
NEW 3 x 10' TREE PIT GINKO
NEW DECK BIKE PARKING BENEATH 16 SPACES (EASEMENT REQUIRED)
CANOPY ABOVE
CAFE ENTRANCE
NEW CURB AND RAMPS 10' RADIUS
NEW 3 x 10' TREE PIT AMERICAN HORNBEAM
BASEMENT AND SECOND FLOOR ENTRANCE
BIKE RACKS 8 SPACES
MAIN ENTRANCE ADA ACCESS
MAIN ENTRANCE STAIR ACCESS
SERVICE/ TRASH ACCESS
TRANSFORMER
2400 SMALLMAN STREET
154.26'
154.37'
63.36'
63.57'
ROOF TOP MECHANICAL UNITS AND SCREENED PLATFORM
EXISTING ELEVATOR TOWER
24th STREET 40.04'
ZONING SITE PLAN
Scale 1/8" = 1'-0"

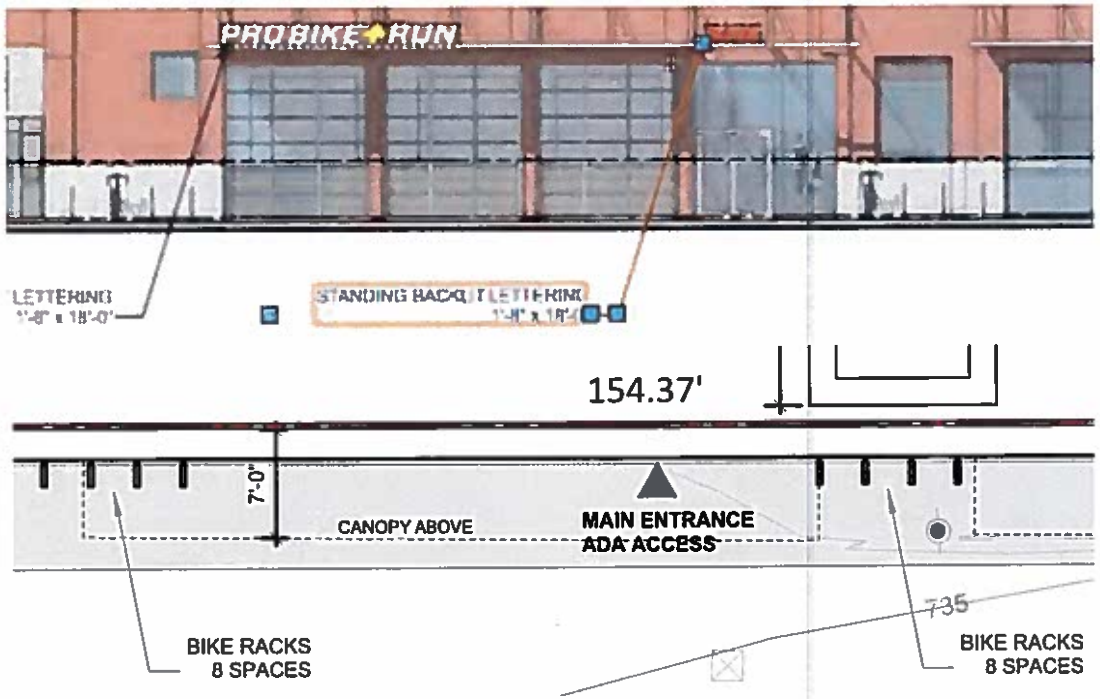


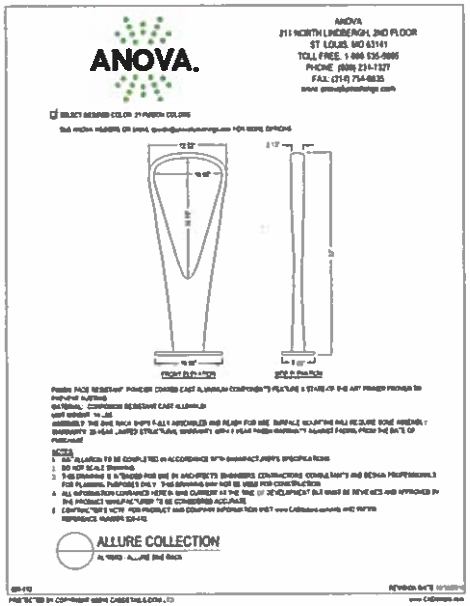


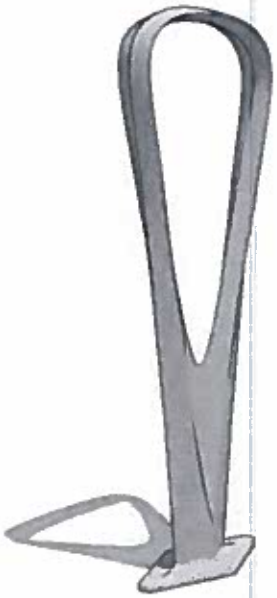
Rack Below Deck



Smallman Deck & Bike Parking

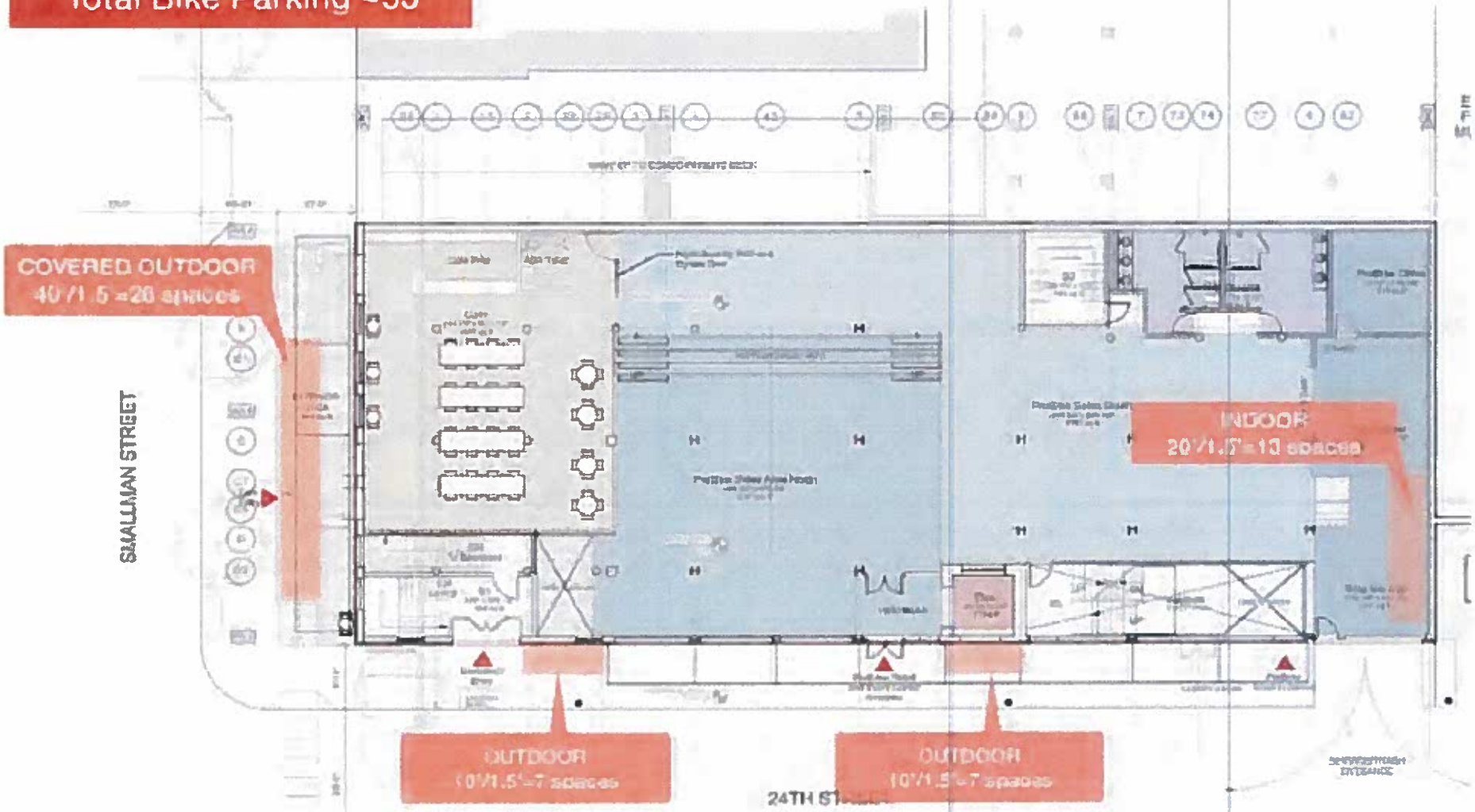






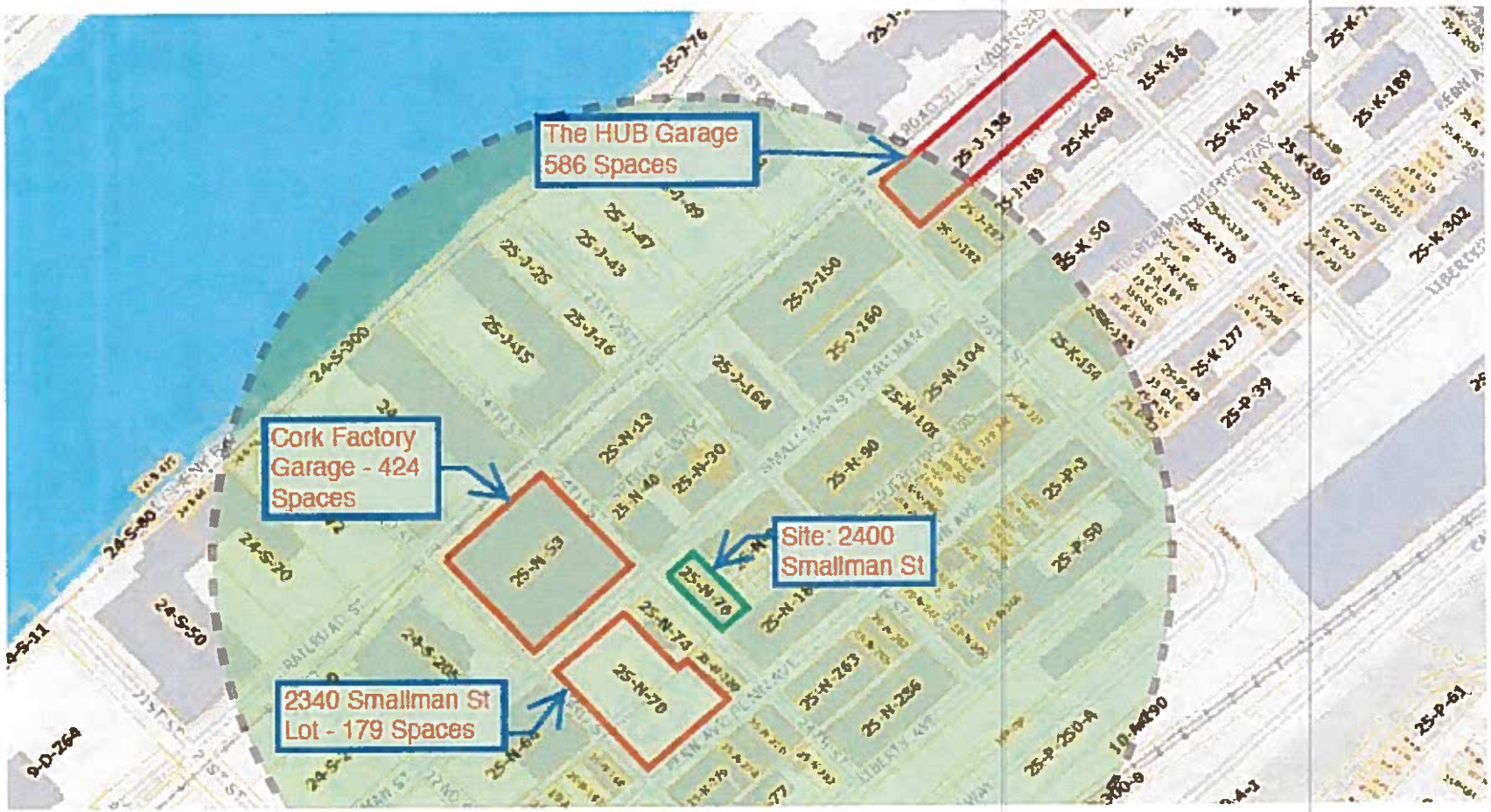
Bike Racks@24th Street

Total Bike Parking ~53



Bike Parking

"Per the Pittsburgh Zoning Code, the 2400 Smallman requires at **least 17 automobile spaces including one ADA space.** During peak demand of the development, there are at least **200 available spaces on a weekday** and more than **500 available spaces on a Saturday in three facilities within a 1,000 foot walking distance** from the development. Applicant has a parking easement at the HUB Garage at 114 27th Street for 125 unreserved spaces of which **34 spaces are still available. Adequate off-site parking is available in the immediate area to serve the proposed use.**" - *Trans Associates Parking Study 12-20-19*

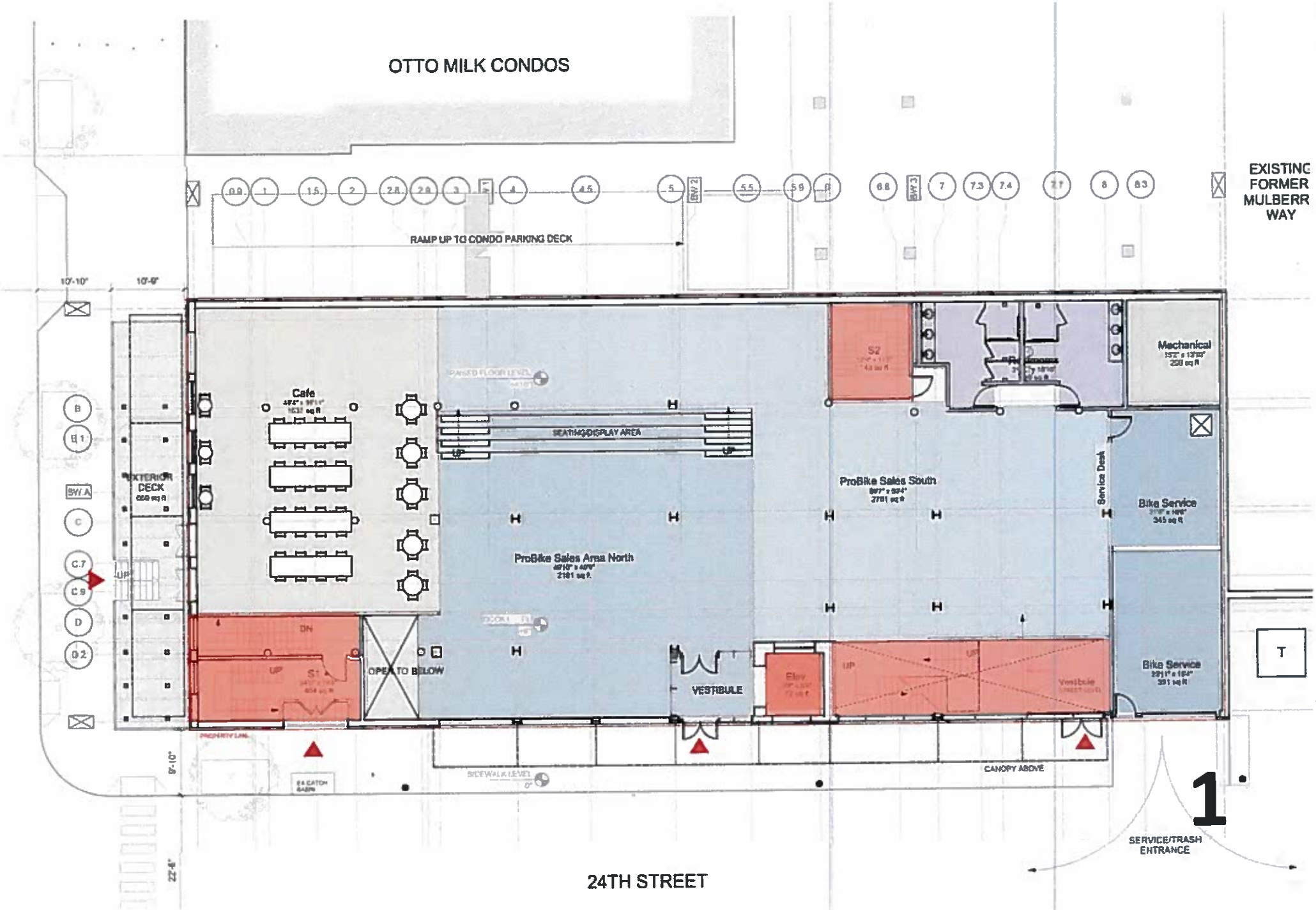


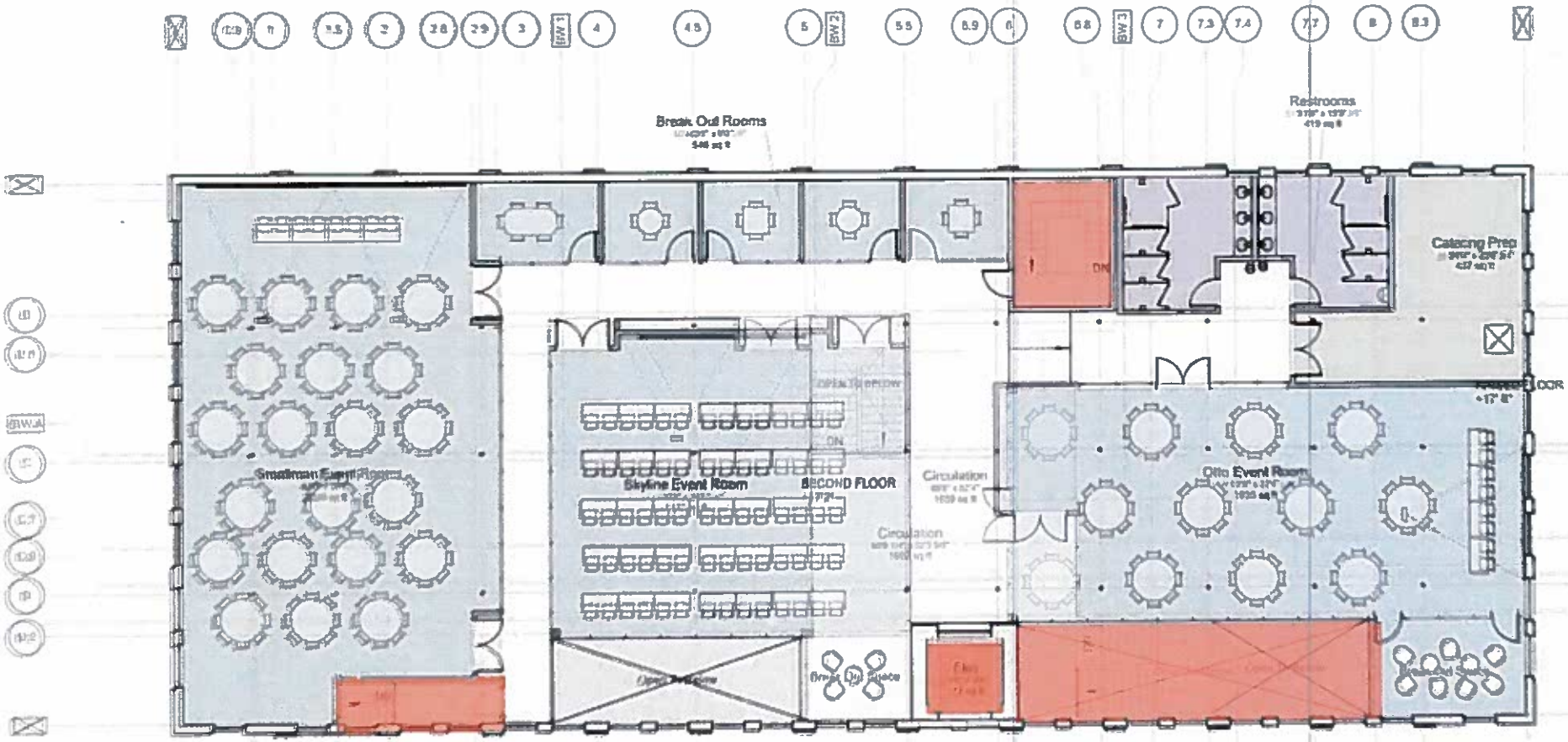
Offsite Parking within 1000 feet

B

1 Basement Plan
Scale: 1/8" = 1'-0"

GROSS FLOOR AREA: 8827 SF


OTTO MILK CONDOS
EXISTING FORMER MULBERRY WAY
RAMP UP TO CONDO PARKING DECK
Cafe
SEATING/DISPLAY AREA
EXTERIOR DECK
ProBike Sales Area North
ProBike Sales South
Service Desk
Mechanical
Bike Service
Bike Service
OPEN TO BELOW
VESTIBULE
Elev
CANOPY ABOVE
SERVICE/TRASH ENTRANCE
24TH STREET
1


Break Out Rooms
Restrooms
Catering Prep
Smallman Event Room
Skyline Event Room
SECOND FLOOR
Circulation
Circulation
Otto Event Room

2

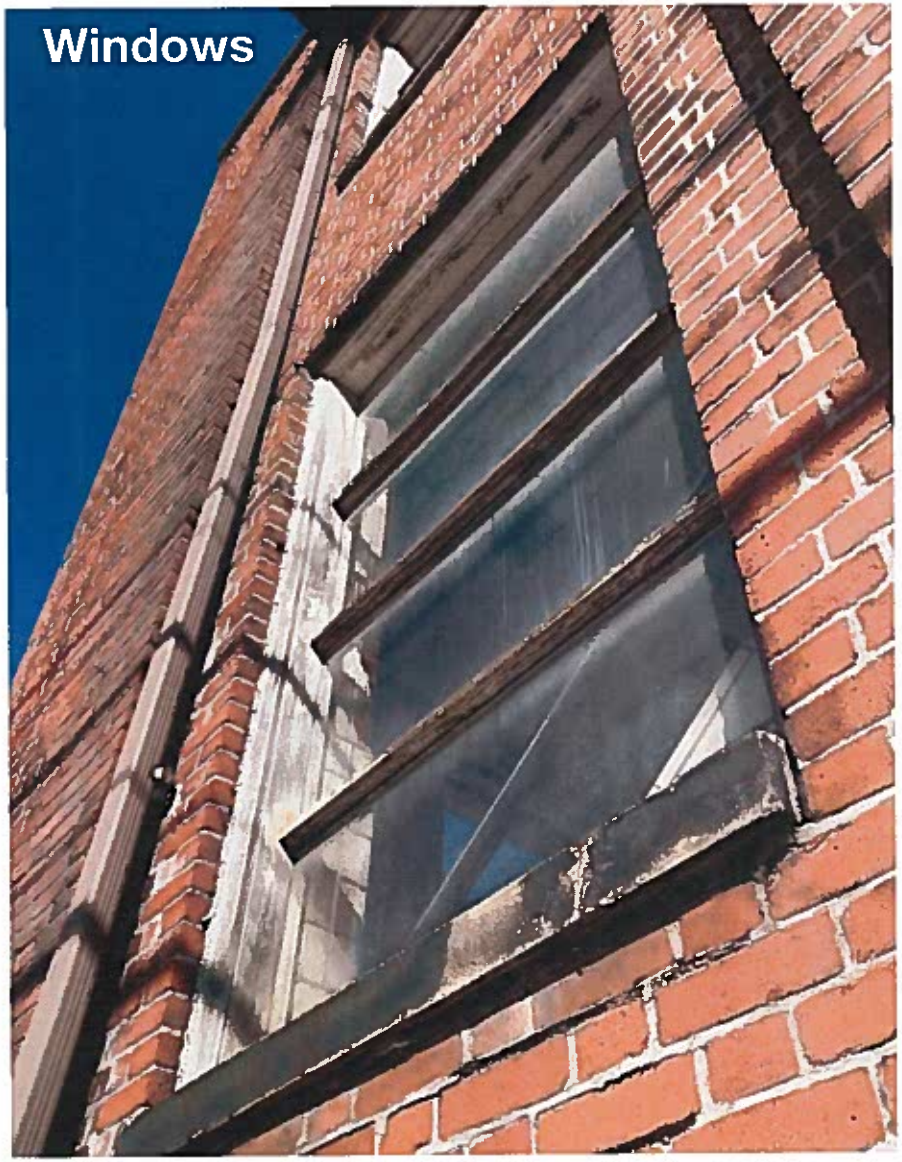
STOP

24th Street looking towards Penn

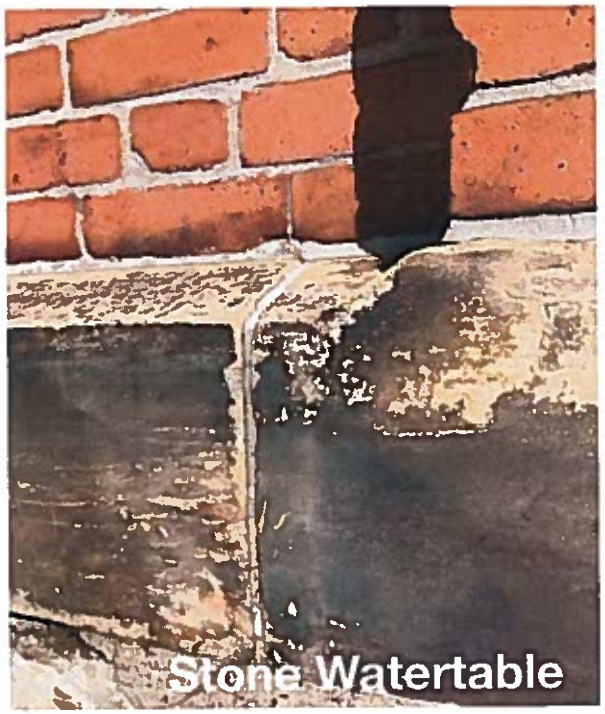
24th Street looking towards Penn

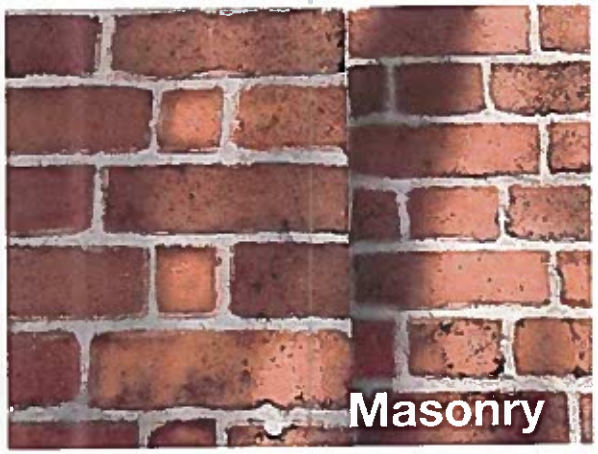
24th Street looking towards Smallman

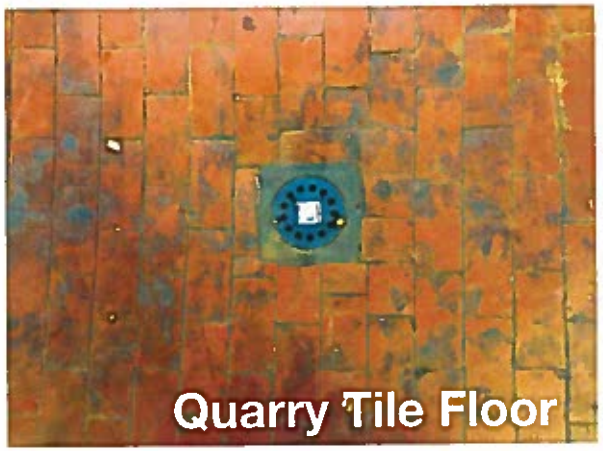
24th Street looking towards Smallman

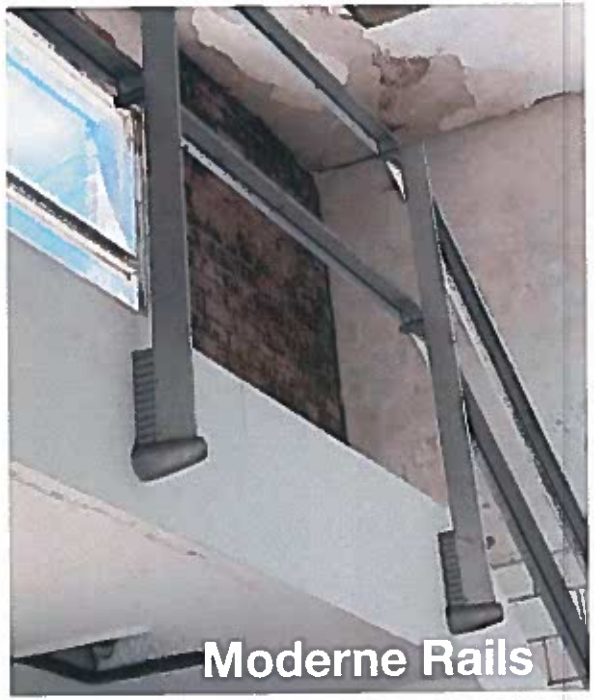


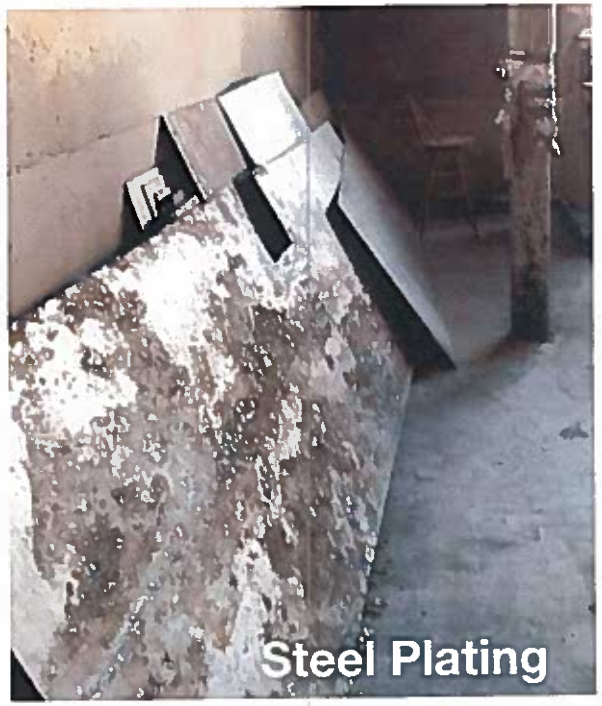
24th Street looking towards Smallman

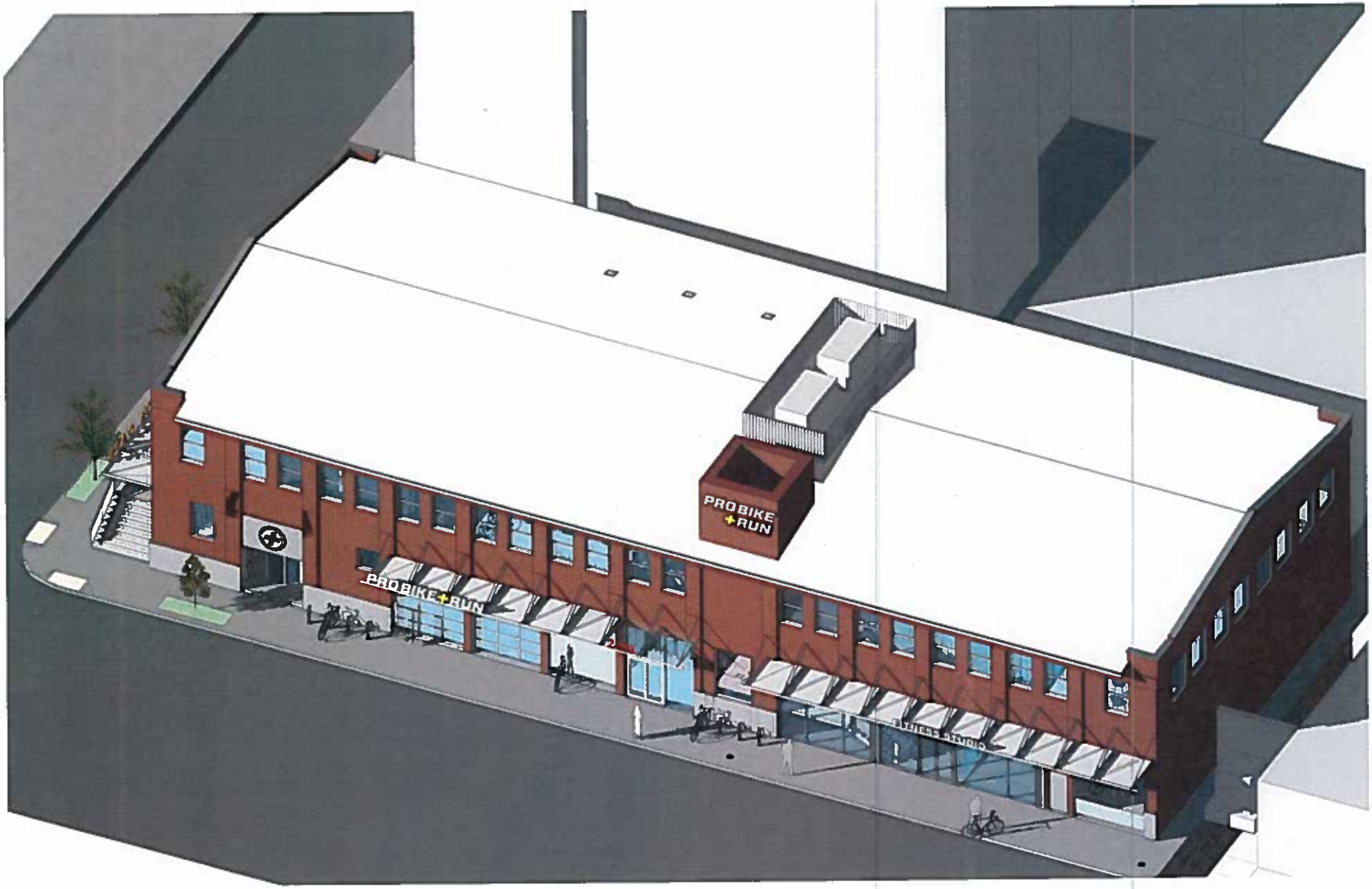

Stone Watertable


Masonry

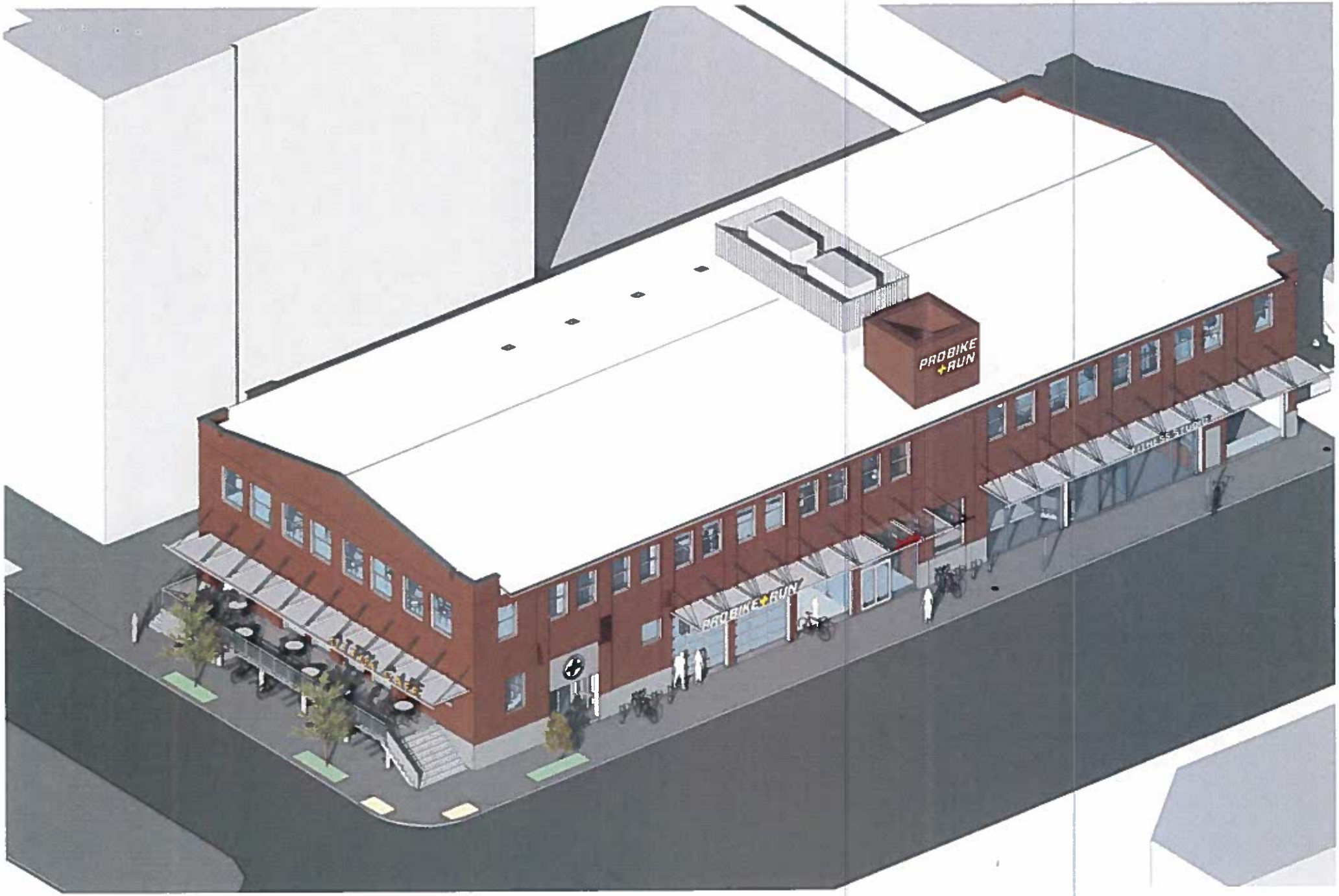

Quarry Tile Floor


Moderne Rails


Steel Plating



24th & Smallman



24th & Smallman

24th Street looking towards Smallman

24th & Smallman

24th & Smallman

PROBIKE+RUN 2400 SMALLMAN

24th & Smallman

North Elevation Signage

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

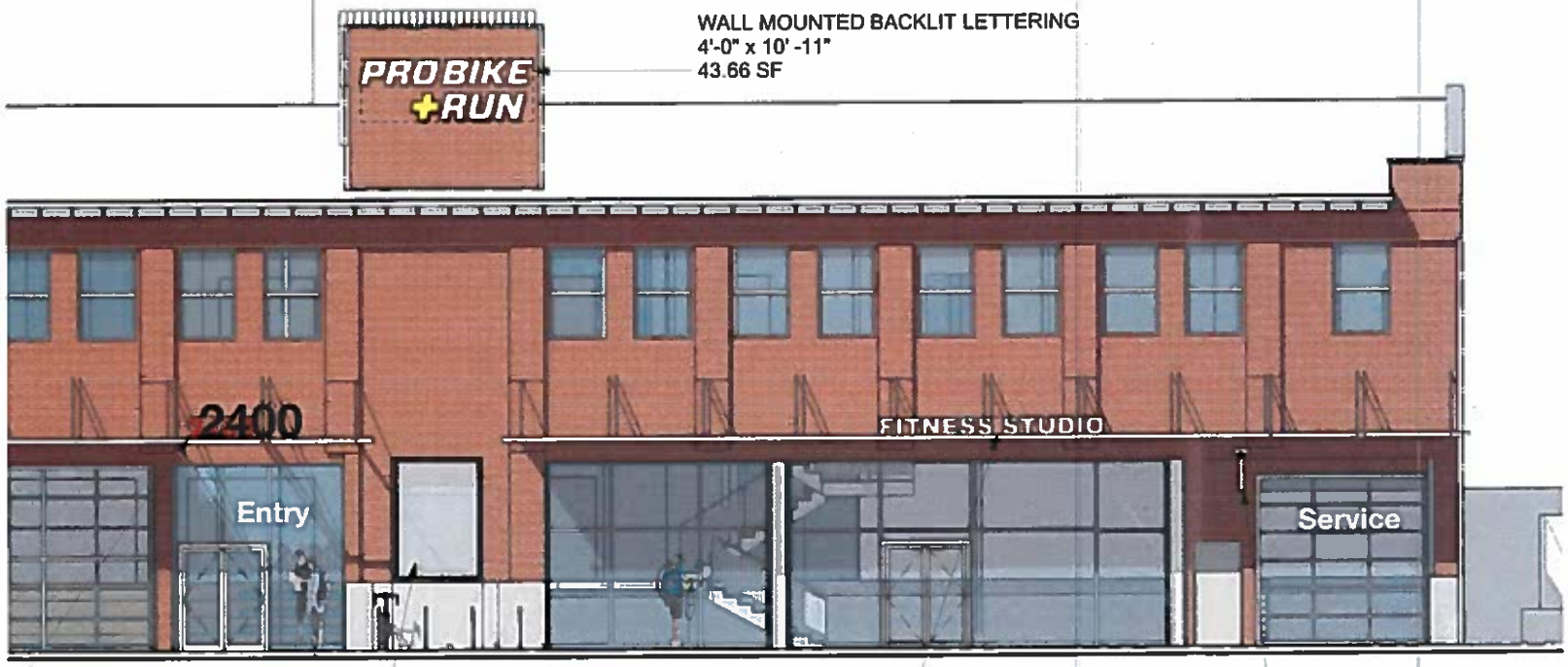
SIGNAGE SF WEST FACADE
AREA OF WEST FACADE: 4599 SF
SIGNAGE TOTAL: 153 SF

24th & Smallman

Wall mounted backlit aluminum letters 28' Dia x 3" Deep

Canopy edge mounted backlit aluminum letters 20"h x18L x 3D"

24th & Smallman



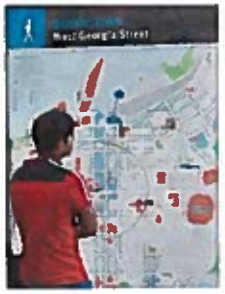
WALL MOUNTED BACKLIT LETTERING
4'-0" x 10' -11"
43.66 SF

BACKLIT WAYFINDING MAP
5'-2" x 7'-6"
38.75 SF

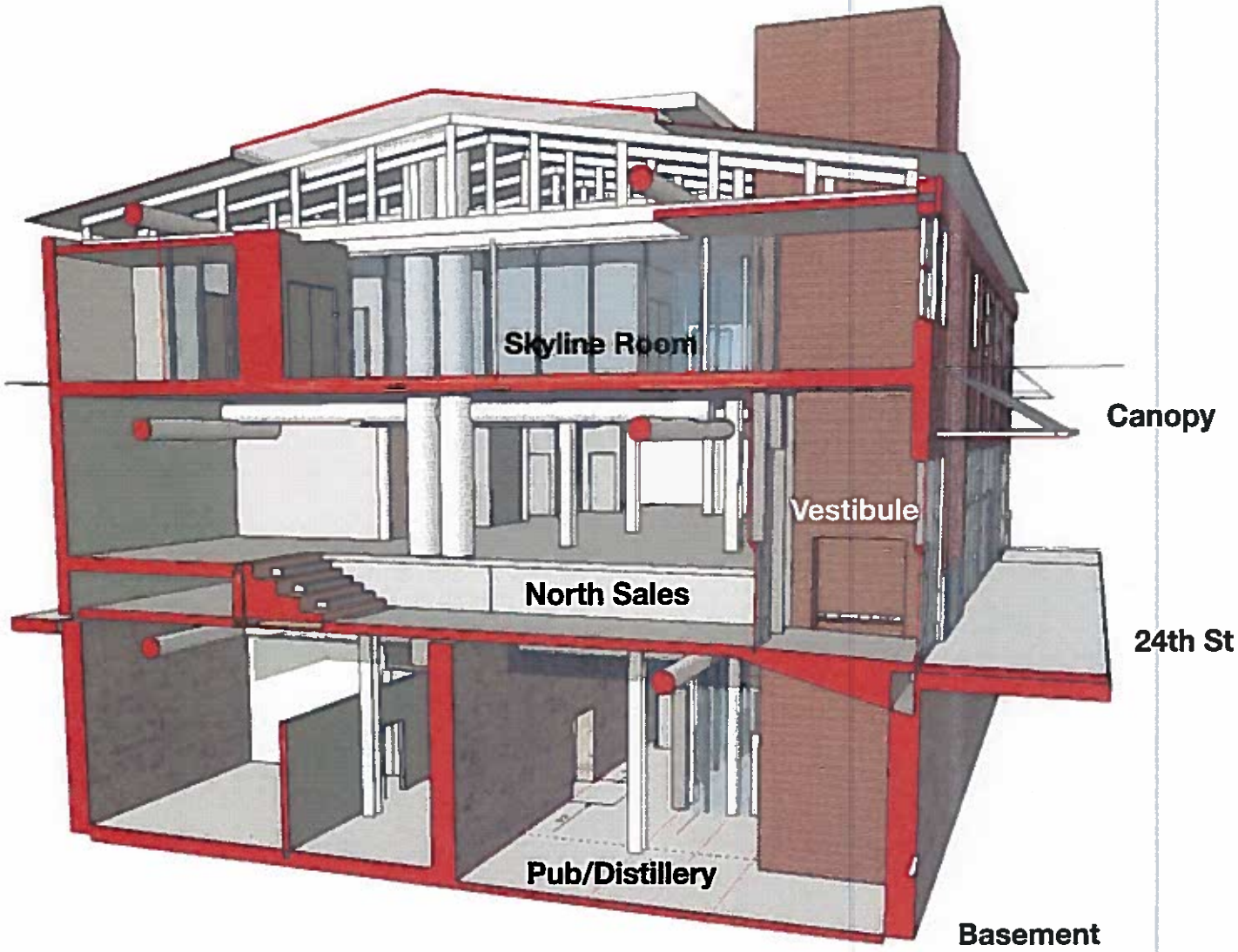
STANDING METAL LETTERS
1'-0" x 14'-2"
14.16 SF

PERPENDICULAR WALL MOUNTED METAL SIGN
2'-0" x 2'-0"
4 SF

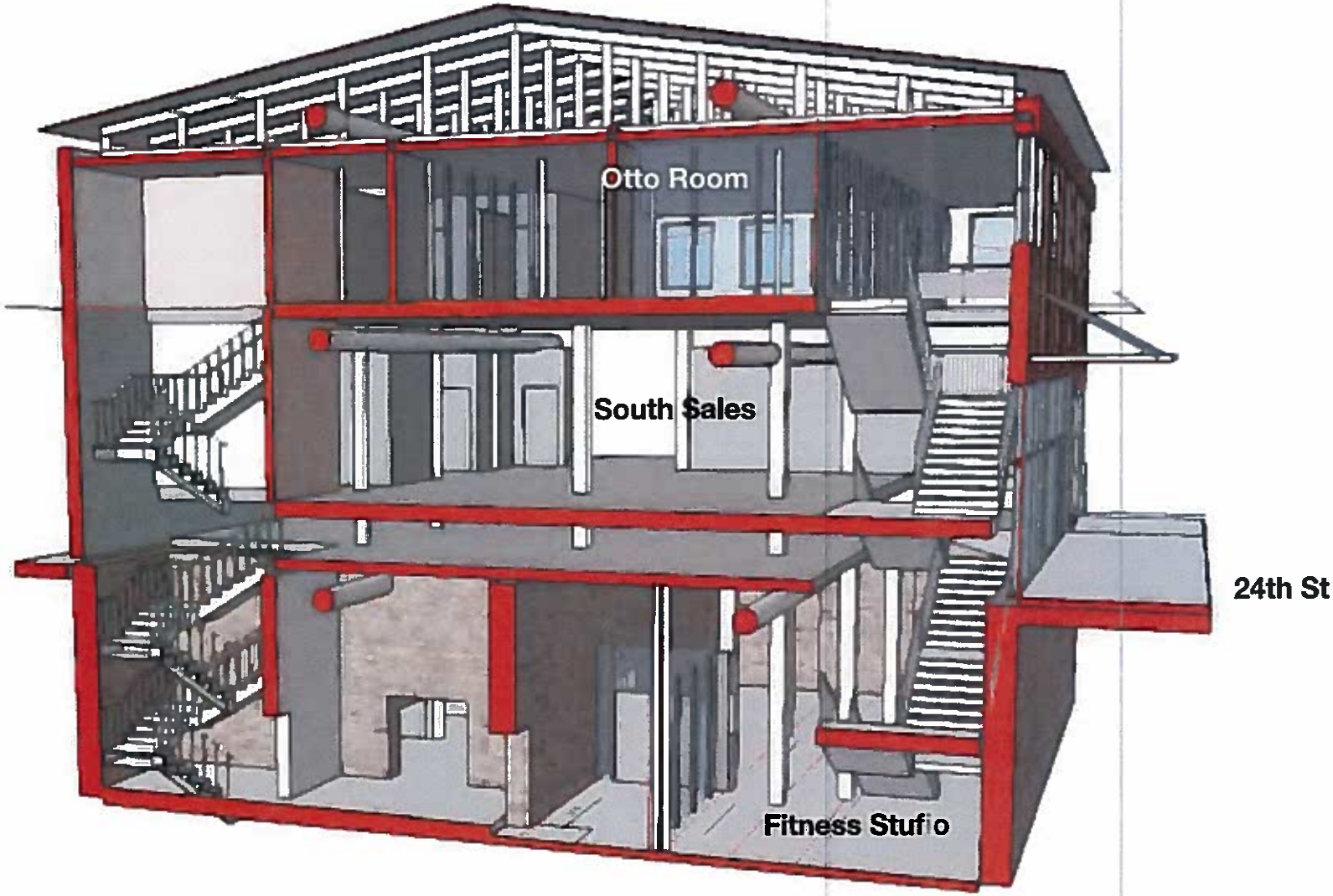
Building Entrance Address 14"x36" Laser cut aluminum on edge of glass canopy



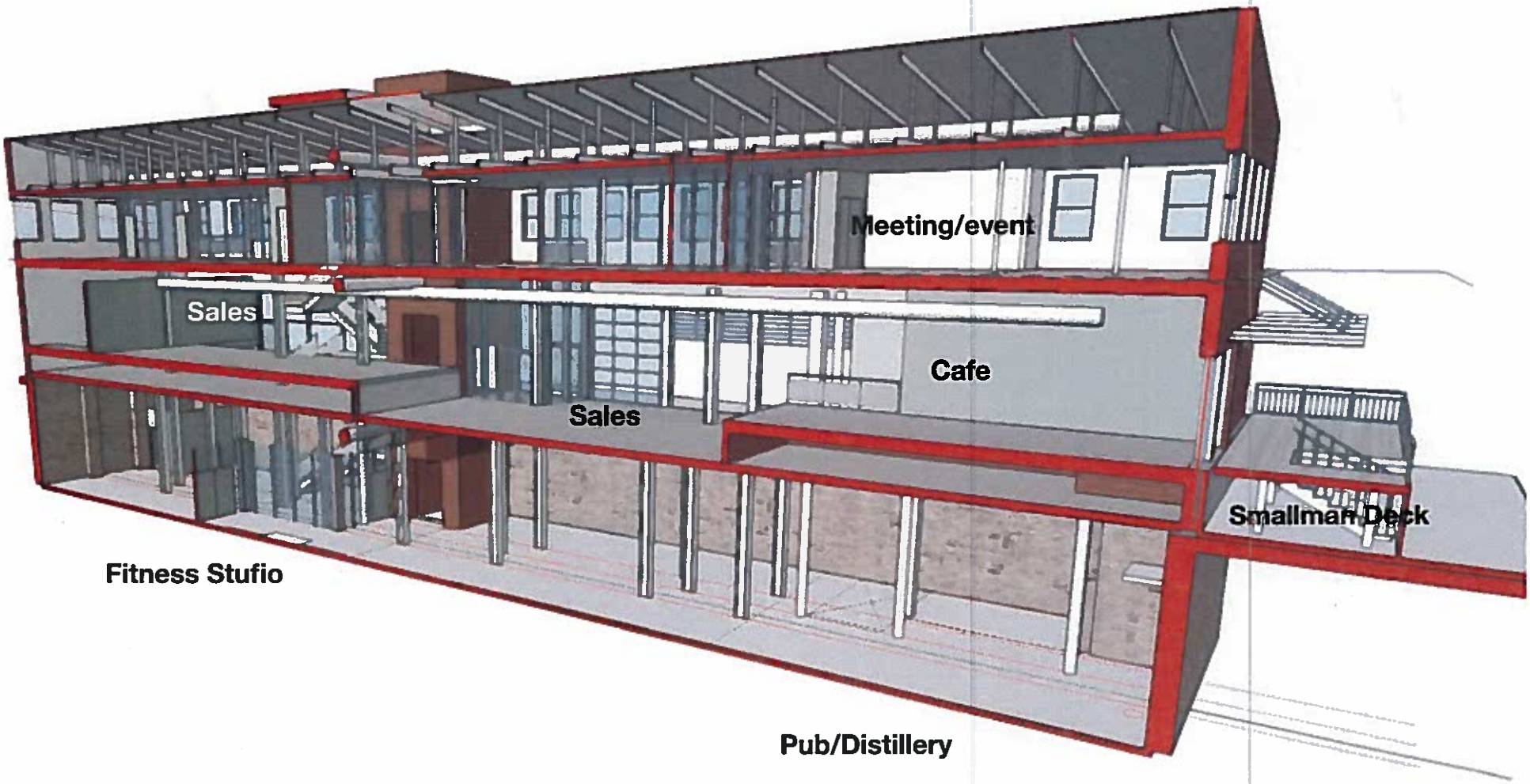
24th South End



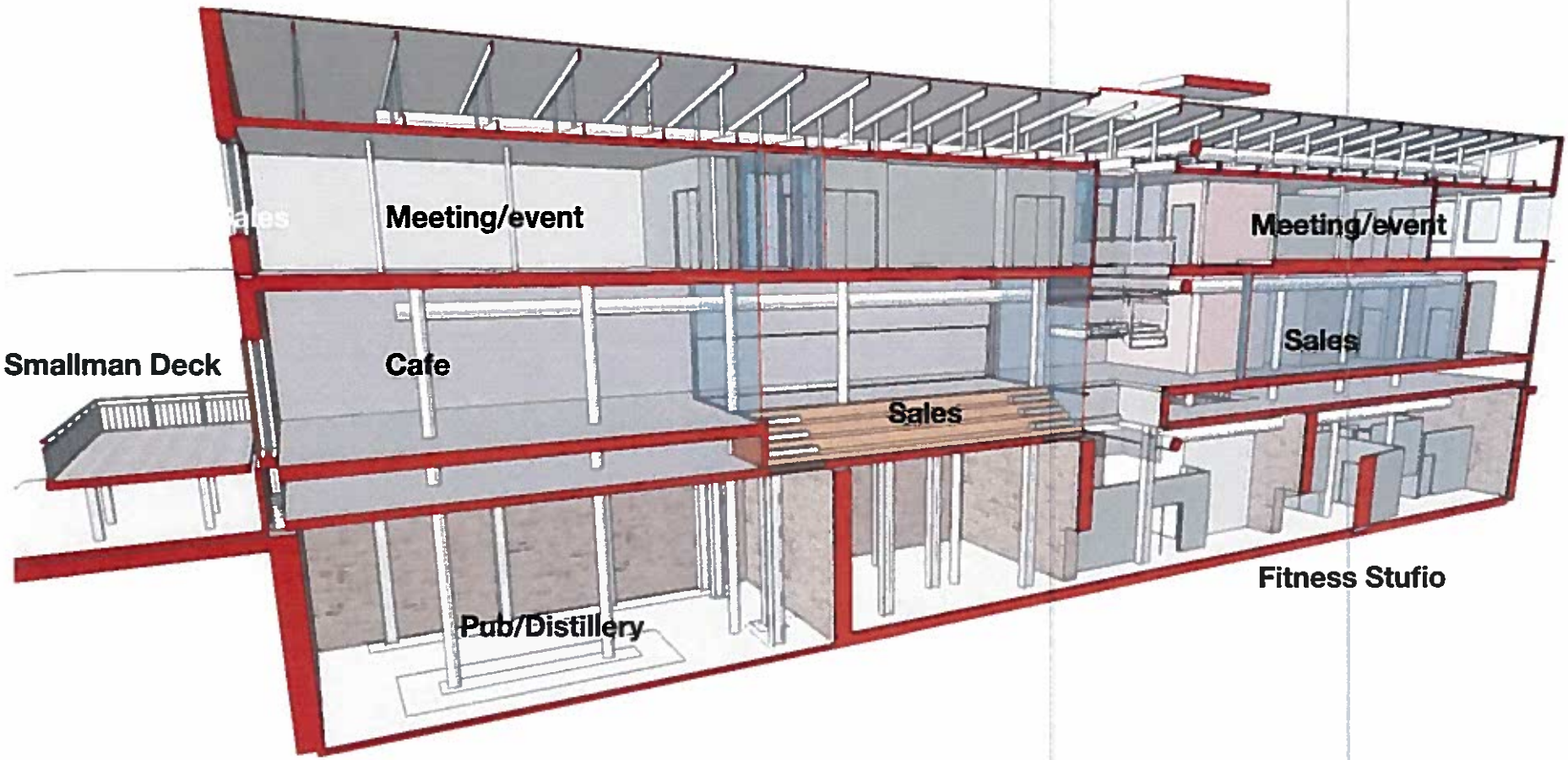
Section looking South@ Entry



Section looking South @ Stair



Section looking West



Section looking East

Cafe Area overlooking North Sales Area

North Sales Area from South Sales Area

24th Street Doors looking into North Sales Area

Division of Zoning & Development Review
City of Pittsburgh, Department of City Planning
200 Ross Street, Third Floor
Pittsburgh, Pennsylvania 15219

June 18, 2020

97/20

COPY

Blaine Lucas
Babst Calland Clements & Zomnir
2 Gateway Ctr 8th Fl
Pittsburgh, PA 15222

NOTICE OF PUBLIC HEARING

The Zoning Board of Adjustment will hold a virtual public hearing regarding:

Zone Case Number:	97/20	Ward:	2
Property Address:	2400 Smallman St	Zone:	RIV-IMU
Property Owner(s):	Terminal Leasing INC		
Date & Time:	Thursday, July 9, 2020 @ 9:20 AM		

The appellant has filed an appeal with the Board of Adjustment:

Core and shell renovation and fit out of existing structure into Retail (General), Recreation and Entertainment, Indoor (Limited), Restaurant (General), and Public Assembly (Limited) uses; exterior work including masonry, new windows and storefronts, outdoor seating deck, and rooftop HVAC screen platform.

Plans are on file with the Department of City Planning and information about the application will be posted on pittsburghpa.gov/dcp/virtual-zba. Your attendance at the virtual public hearing is required to present testimony; Letters or written petitions are not accepted.

For instructions on how to attend the virtual public hearing or watch the live stream, visit pittsburghpa.gov/dcp/virtual-zba. A phone number will be posted on the website prior to the hearing which can be used to attend the hearing and provide testimony if internet access is not available. Contact zoningboard@pittsburghpa.gov for assistance.