Three Buildings:  
Rehabilitated Garden Theater – 6,795 sf  
Address: 26 West North Avenue (commercial)

New Corner Building – approximately 50,512 sf  
Address: 6 West North Avenue (residential)  
4 West North Avenue (commercial)

Rehabilitated Morton House – 8,371 sf  
Address: 1201 Federal Street (residential)  
1203 Federal Street (residential)

Zoning District:  
Local Neighborhood Commercial (LNC)

Project Description:  
62 rental apartments with amenities  
2 street level commercial tenant space
COMMUNITY PROCESS SUMMARY

Community Process/Project History:
• 2014 – Trek/Q begins community engagement process in response to the URA’s RFP
• 2015 – ZBA approval for the Federal/North corner is appealed and overturned in 2016
• 2017 – Trek/Q proceeds with acquisition and restoration of the Garden Theater and The Bradberry
• 2019 – The URA demolishes existing structures at 4, 6, and 8 W North Ave

Community Meetings:
• 03/11/19 – 1st Community Meeting - community listening session that addressed the loss of 4, 6, and 8 West North Avenue and provided residents with an opportunity to comment upon plans for the future development site. See attached notes from Allegheny City Central Association.
• 06/13/19 – Small Group Meeting – met with MWSS and ACCA representatives in advance of 07/11 meeting.
• 07/11/19 – 2nd Northside Community Meeting – second meeting to present the initial design concept to the community and receive and record community input on the development. See attached meeting notes from ACCA and MWSS.
• 08/21/19 – Bradberry Resident Meeting – in response to question #10 at 07/11 Community Meeting.
• 09/09/19 – Small Group Meeting – met with representatives from ACCA, PHLF, and YPA to provide opportunity to review and comment on plans of the proposed design to ensure it is compatible with the neighborhood and streetscape, within the constraints of local zoning.
• 10/25/19 – Federal North Infrastructure Meeting – in response to question #2 at 07/11 Community Meeting, met with the Mayor’s office, DOMI, and ACCA president to discuss opportunity for Federal Street and North Avenue infrastructure improvements that align with ACCA Master Plan.
• 11/07/19 – 3rd Northside Community Meeting – third meeting to present any revisions made to the project, including any revisions derived from comment provided at the 7/11 meeting
• 11/19/19 – phone call with ACCA & MWSS – confirmed community support for proposed design in advance of ZBA hearing.

Letter of Support:
• Allegheny City Central Association (ACCA)
RELATIONSHIP TO COMMUNITY MASTER PLAN

- Related Community Plans:
  - Allegheny City Central Association Federal/North Master Plan (pictured below)
    - Includes street infrastructure at Federal and North
    - DOMI support and grant application for portion of plan
    - Letter of Support for Garden Theater Project received from Allegheny City Central Association
  
- Memorandum of Agreement
  - Parties: City of Pittsburgh, Urban Redevelopment Authority, and the Pennsylvania State Historic Preservation Officer regarding the Federal North Redevelopment Project.
THE SITE AT THE CORNER OF WEST NORTH AVENUE AND FEDERAL STREET
ZONING DEVELOPMENT STANDARDS
LNC (LOCAL NEIGHBORHOOD COMMERCIAL) DISTRICT

**Uses:** Multi-Unit Residential, Retail and Restaurant are all permitted
(special exception for Restaurant with gross area over 2,400 sf)

**Height:** Meets Contextual Height Limit (Alphabet City/Masonic Hall)

**Setbacks:** No front, side or rear setback requirements

**Lot Coverage:** Meets 90% maximum lot coverage

**Floor Area Ratio:** Meets maximum floor area (utilizing sustainability bonus)

**Car Parking:** Meets off-street parking with approved parking plan in adjacent garage

**Bike Parking:** Meets requirement of 1 per 3 dwelling units

**Loading:** Meets requirement for two 10’ x 25’ loading spaces
RESIDENTIAL COMPATABILITY STANDARDS

The project lots are more than 100 feet from an R1A District therefore it is not subject to Chapter 916 Height and Setback standards, but it is subject to Chapter 916 screening, site design, operating hours, noise, lighting and odor control regulations.
Block: Not within a current city historic district

Garden Theater: City of Pittsburgh List of Historic Designations, 2008
Previous exterior renovation was reviewed and approved by the Historic Review Commission.
Sarah Quinn, the city’s Historic Preservation Planner has determined that the current proposed work does not require the Historic Review Process.

Morton House: No historic listing, but required to follow Secretary of the Interior Standards by MOA
APPROVED PARKING PLAN

Total Parking Spaces Required (after bicycle reduction): 59

Required Parking Provided at Parking Garage Adjacent to Site

- Lease agreement between Trek and garage owner (HTA) provides use of 62 parking spaces for 15 years, with right to secure an additional 38 spaces as needed and to extend an additional 14 years and 11 months
- A parking space will be included with residential lease agreements
- All parking spaces in garage are less than 1,000 ft from a building entry.

Zoning Board of Adjustment Hearing 11/21/19:

- Special Exception 914.04.G.2(a) Request for off-site parking at neighboring parking garage to fulfill parking requirement
- Special Exception granted 01/23/20
- No “detrimental impact” of off-site parking
<table>
<thead>
<tr>
<th>Development Component</th>
<th>Size (SF gross)</th>
<th>Minimum Requirements without Bicycle Reductions</th>
<th>Bicycle Parking Requirement: City of Pittsburgh Zoning Code</th>
<th>Total Minimum Number of Automobile Parking Spaces Required with Maximum Bicycle Reductions</th>
<th>Total Number of Bicycle Parking Spaces Required for Maximum Parking Reductions</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td>Restaurant/Commercial SF Reduction: 2,400 SF for one space</td>
<td>Required Maximum Bicycle Parking</td>
<td>Maximum Reduction of Automobile Parking Spaces Due to Implementation of Bicycle Spaces</td>
<td></td>
</tr>
<tr>
<td>Apartments</td>
<td>62 Units</td>
<td>N/A</td>
<td>1 Space per every 3 dwelling units or fraction thereof</td>
<td>21</td>
<td>30% of required number of automobile spaces, not including spaces reserved for persons with disabilities: 83 spaces x 30% = 24 space reduction</td>
</tr>
<tr>
<td>Restaurant 1</td>
<td>4200 SF</td>
<td>1,440 SF remaining</td>
<td>1 Space per 125 SF (above first 2,400 SF)</td>
<td>1</td>
<td>24</td>
</tr>
<tr>
<td>Restaurant 2</td>
<td>1,266 SF</td>
<td>N/A</td>
<td>1 Space per 125 SF</td>
<td>9</td>
<td>83</td>
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<tr>
<td>Totals</td>
<td></td>
<td></td>
<td></td>
<td>83</td>
<td>22</td>
</tr>
</tbody>
</table>

Minimum Number of Reserved Spaces for Persons with Disabilities: 62

Total Minimum Number of Reserved Spaces for Persons with Disabilities: 83

71 spaces x 30% = 21

24 spaces x 30% = 7
BIKE PARKING

Resident Interior Bike Parking
- 40 +/- spaces in secure bike storage room
- Specified product: Dero Duplex (above)

Commercial Exterior Bike Parking
- Existing U bars along North Avenue (3)
LOADING ZONE ON ELOISE STREET

• Two zoning compliance truck loading spaces
• To provide loading and trash access for the entire Garden Theater Block
  • Garden Theater Block Project
    • 4 W North (Garden Theater)
    • 6 W North, 22 W North (Corner Building)
    • 1201-1203 Federal Street (Morton House)
    • 40 W North Avenue (Masonic Hall)
    • 1126 Reddour Street (Bradberry Building)
• To provide 5 primary functions: Trash Removal, Restaurant Delivery, Package Parcel Delivery, Tenant Move-in/out, Passenger Loading (schedule below)
• No parking will be permitted in the loading zone.
• Trek Development to enforce
• Signs reading “Loading only, no parking at any time. Violators will be ticketed and towed at owner’s expense”

<table>
<thead>
<tr>
<th>FUNCTION</th>
<th>USER</th>
<th>FREQUENCY</th>
<th>DURATION</th>
<th>TIME OF DAY</th>
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</thead>
<tbody>
<tr>
<td>Trash Removal</td>
<td>Commercial/Residential</td>
<td>Daily</td>
<td>30 minutes</td>
<td>6AM – 9AM</td>
</tr>
<tr>
<td>Restaurant Delivery</td>
<td>Commercial</td>
<td>Daily</td>
<td>30 minutes</td>
<td>9AM – 12PM</td>
</tr>
<tr>
<td>Package/Parcel Delivery</td>
<td>Commercial/Residential</td>
<td>Daily</td>
<td>15 minutes</td>
<td>9AM – 7PM</td>
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<tr>
<td>Tenancy Move-in/out</td>
<td>Residential</td>
<td>Infrequent</td>
<td>3 - 4 hours</td>
<td>6AM – 10PM</td>
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<tr>
<td>Passenger Loading</td>
<td>Residential</td>
<td>Daily</td>
<td>5 minutes</td>
<td>ANYTIME</td>
</tr>
</tbody>
</table>

Note: Functions outside of those listed above will need to be coordinated with the property manager.
ACCESSIBILITY & UNIVERSAL DESIGN

Project Site – Courtyard Amenity Areas:
• Accessible from building and Eloise gate

Commercial Space:
• Garden Theater commercial space accessible
• Corner Building commercial space accessible

Corner Building and Garden Theater Residential:
• Amenity areas fully accessible
• Two units to be ANSI Type A accessible
• All other units in new construction to be ANSI Type B Accessible

Morton House Residential:
• Not accessible per historic designation exemption
LANDSCAPE PLAN
SUSTAINABILITY & STORMWATER MANAGEMENT SUMMARY

LEED Certification:
• Pursuing LEED v4 BD+C Multi-family Midrise
  • Applies to Corner Building and Garden Theater
  • LEED Certification allows for FAR Bonus
• LEED Consultant: BPA (Building Performance Architecture)
• LEED Provider: Sol design and consulting
• LEED Rater: The Energy Doctor
• LEED Charette held at start of design process

Stormwater Management Plan:
• SWM system will store and detain volume and amount required by City Code
• Underground system to collect roof water and water from paved areas
• Morton House and Garden Theater will continue to use existing drains to Federal and West North
• Plan shown at right
FLOOR AREA RATIO (FAR) DIAGRAM

915.04
Sustainable Development Bonus =
20% increase of floor area ratio or height

LNC Base FAR = 2.0
Increased FAR = 2.4
CONTEXTUAL BUILDING HEIGHT

ZONING CODE SECTION 925.07.D:

• Applicants “shall be allowed to use” contextual height

• Measurement is based on “average height of buildings that exist on adjoining lots that are oriented to the same side of the street”

• Alphabet City/Masonic Hall (only adjoining lot) is 61.995’ tall, proposed building is 61.655’ tall
BUILDING ELEVATIONS – CONTEXTUAL HEIGHT

EXISTING

PROPOSED

CONTEXTUAL HEIGHT DIAGRAM