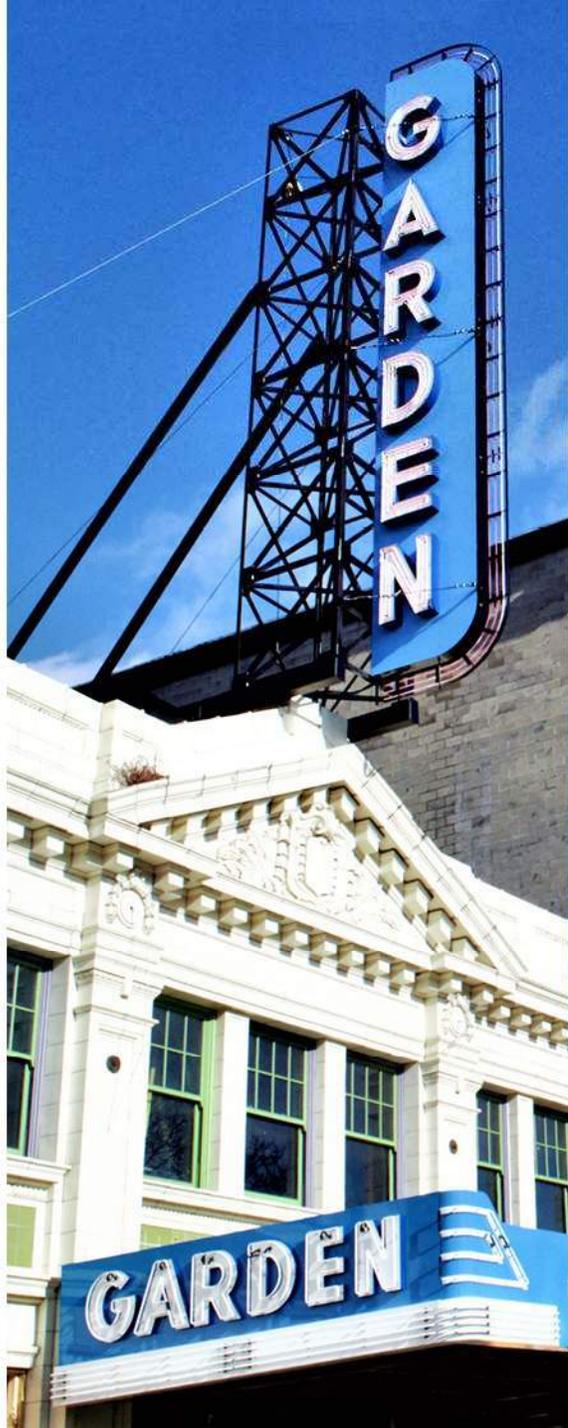


PLANNING COMMISSION MEETING
JUNE 30, 2020

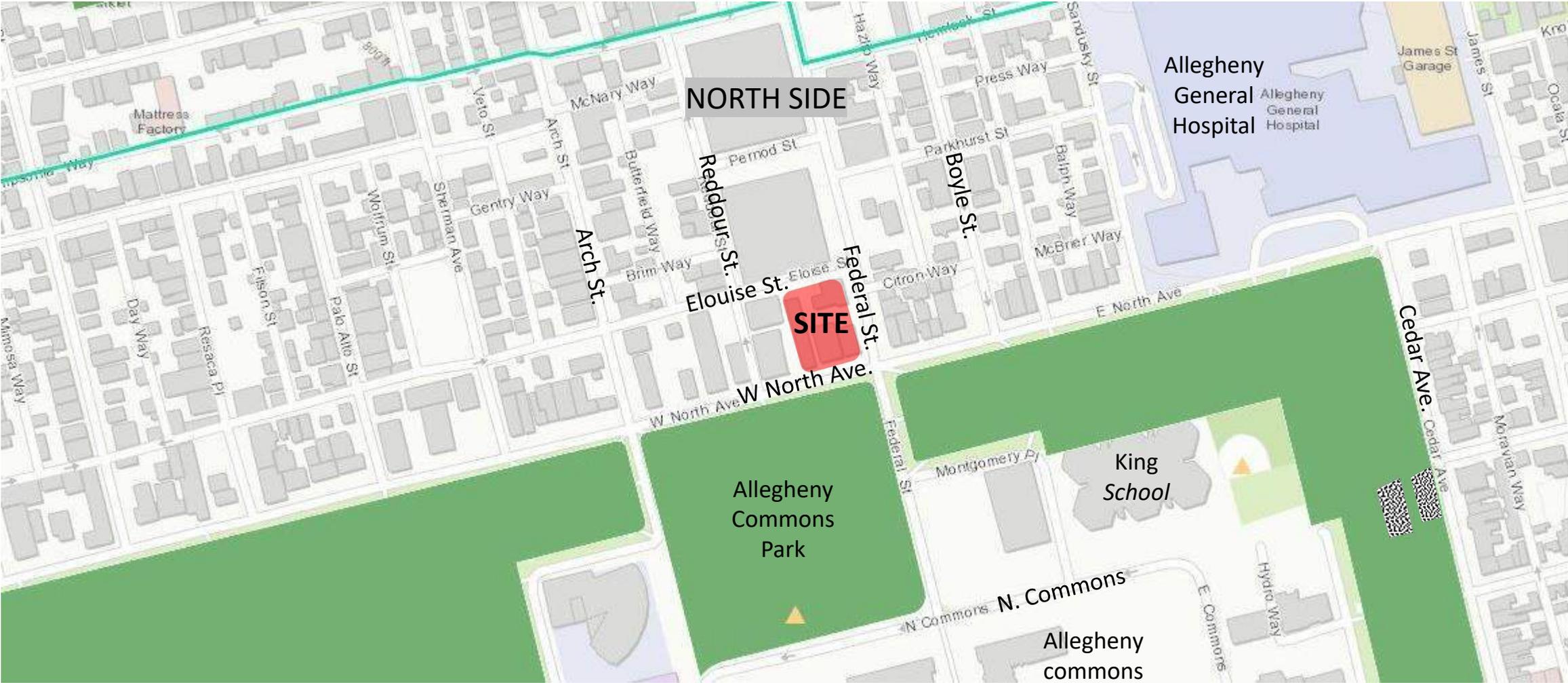


GARDEN THEATER BLOCK



PERFIDO
WEISKOPF
WAGSTAFF +
GOETTEL

LOCATION MAP



NORTH SIDE

Allegheny
General
Hospital

SITE

King
School

Allegheny
Commons
Park

Allegheny
commons



BASIC PROJECT DATA

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



WEST NORTH



Central Northside
W North Ave E North Ave

1700 Central Northside
Federal

crazy Mocha

DELI

WEST NORTH



THE BLOCK – BRADBERRY & ALPHABET CITY (MASONIC HALL)



THE BLOCK – GARDEN THEATER & MORTON HOUSE

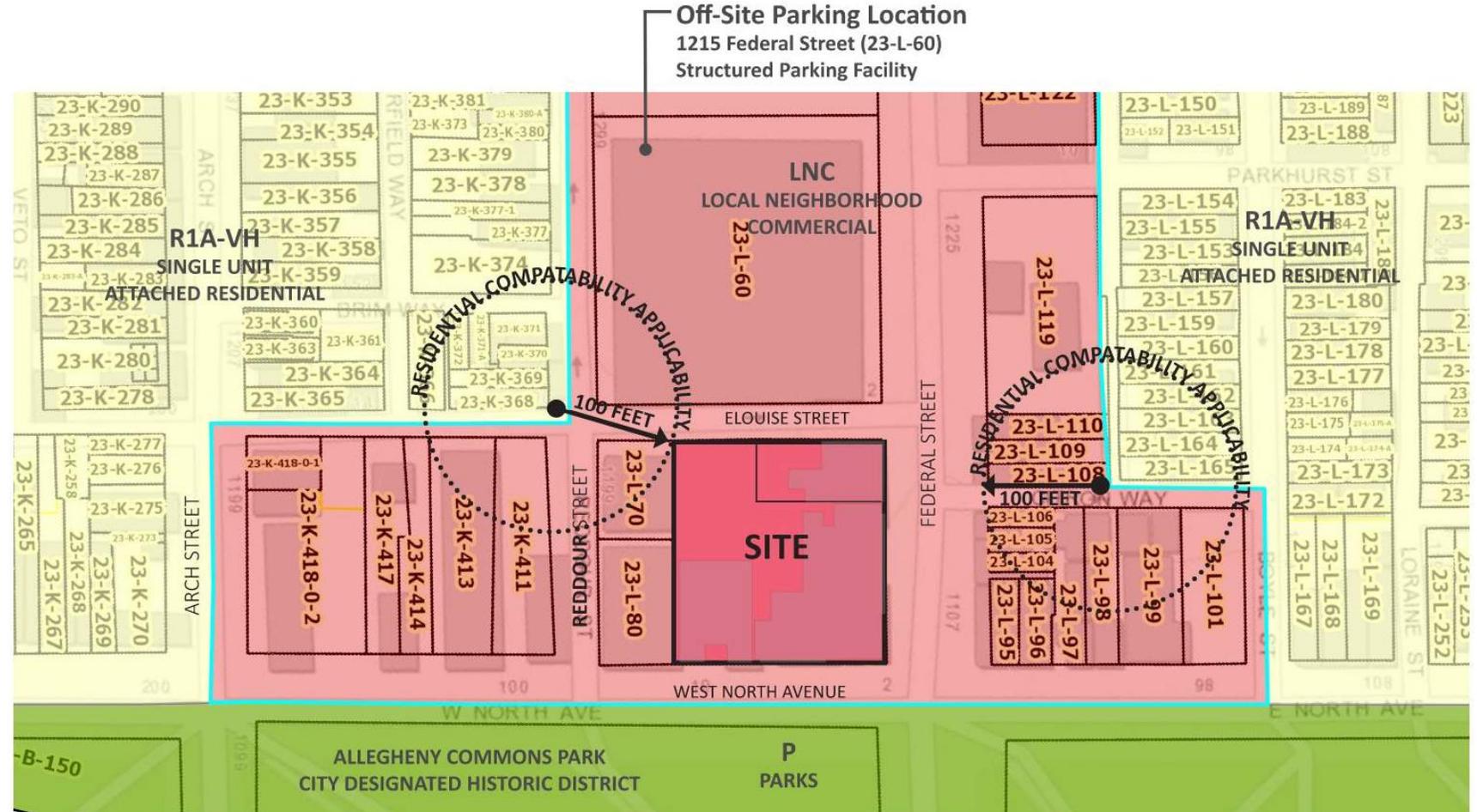
ZONING DEVELOPMENT STANDARDS

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.



HISTORIC STATUS & CRITERIA

Block: Not within a current city historic district

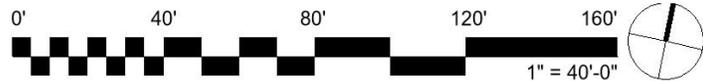
Garden Theater: City of Pittsburgh List of Historic Designations, 2008

Previous exterior renovation was reviewed and approved by the Historic Review Commission.

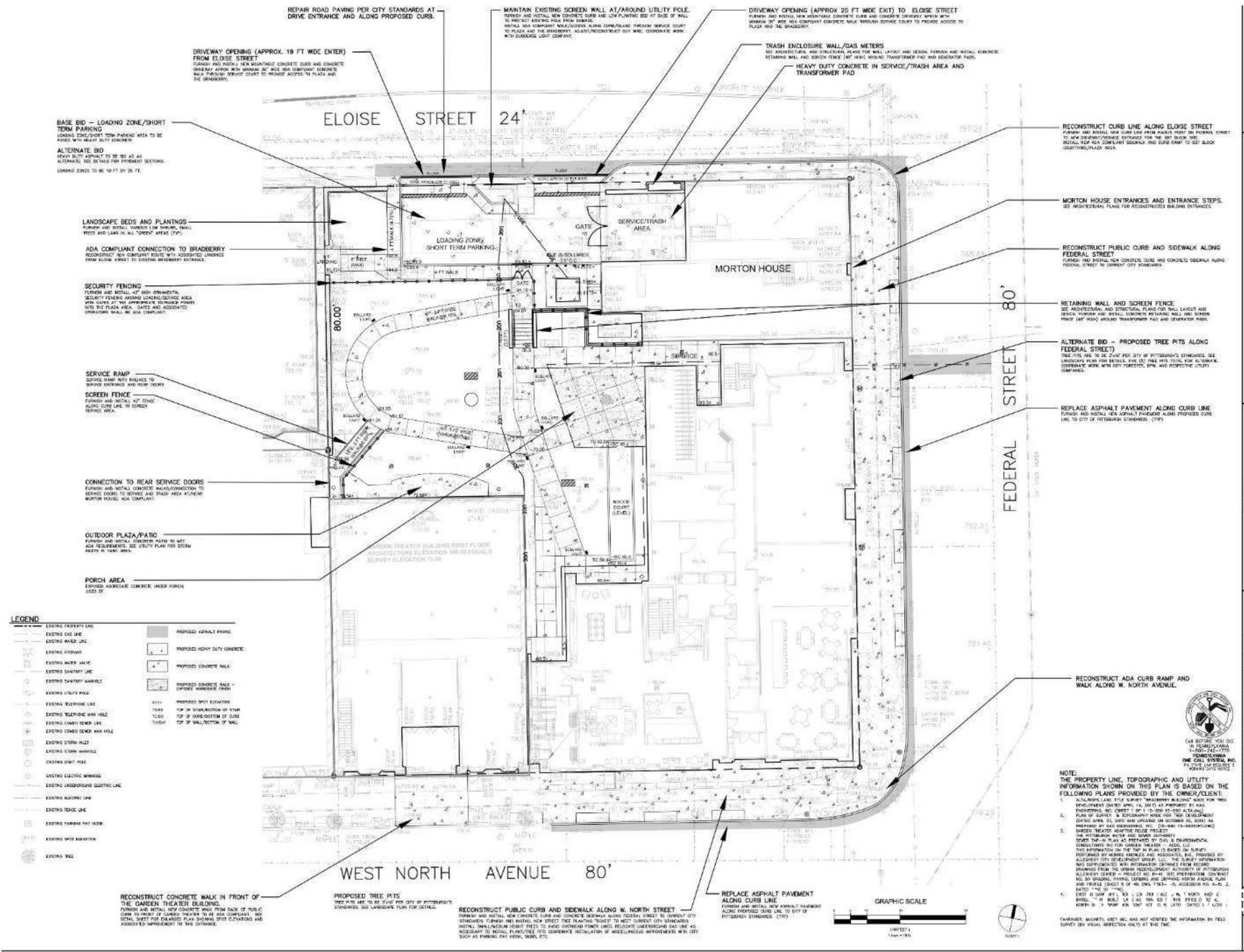
Sarah Quinn, the city's Historic Preservation Planner has determined that the current proposed work does not require the Historic Review Process.

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

SITE PLAN



SITE PLAN (CIVIL)



LEGEND

[Symbol]	EXISTING PROPERTY LINE	[Symbol]	PROPOSED ASPHALT PAVING
[Symbol]	EXISTING GAS LINE	[Symbol]	PROPOSED HEAVY DUTY CONCRETE
[Symbol]	EXISTING WATER LINE	[Symbol]	PROPOSED CONCRETE WALK
[Symbol]	EXISTING SEWER LINE	[Symbol]	PROPOSED CONCRETE WALK (EXPOSED REINFORCING FIBER)
[Symbol]	EXISTING SANITARY MANHOLE	[Symbol]	PROPOSED SPOT ELEVATION
[Symbol]	EXISTING UTILITY POLE	[Symbol]	TOP OF STAIR/WESTER OF WALL
[Symbol]	EXISTING TELEPHONE LINE	[Symbol]	TOP OF SUBGROUT OF CURB
[Symbol]	EXISTING TELEPHONE MAN HOLE	[Symbol]	TOP OF WALL/BOTTOM OF WALL
[Symbol]	EXISTING CABLE NEWS LINE	[Symbol]	
[Symbol]	EXISTING CABLE CARRIER MAN HOLE	[Symbol]	
[Symbol]	EXISTING STORM HOLE	[Symbol]	
[Symbol]	EXISTING STORM MANHOLE	[Symbol]	
[Symbol]	EXISTING LIGHT POLE	[Symbol]	
[Symbol]	EXISTING ELECTRIC MANHOLE	[Symbol]	
[Symbol]	EXISTING UNDERGROUND ELECTRIC LINE	[Symbol]	
[Symbol]	EXISTING GASING LINE	[Symbol]	
[Symbol]	EXISTING FENCE LINE	[Symbol]	
[Symbol]	EXISTING PAVING PAT MARK	[Symbol]	
[Symbol]	EXISTING SPICE EXHAUSTER	[Symbol]	
[Symbol]	EXISTING TREE	[Symbol]	

PREPARED BY:
MCCLARY
 &
CREY, INC.
 LANDSCAPE ARCHITECTS AND CIVIL ENGINEERS
 1000 W. PENNSYLVANIA AVE., SUITE 1000
 PITTSBURGH, PA 15222-3319

REVISIONS

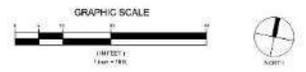
NO.	DATE	DESCRIPTION

GARDEN THEATER BLOCK
 CITY OF PITTSBURGH, FALCONSBURG COUNTY
 WEST NORTH AVENUE (EAST OF GARDEN THEATER)
TREK DEVELOPMENT GROUP
Q DEVELOPMENT

PRELIMINARY
SITE PLAN

DATE: 07/11/2017
 TIME: 10:17
SD-3.0
DD SET

NOTE:
 THE PROPERTY LINE, TOPOGRAPHIC AND UTILITY INFORMATION SHOWN ON THIS PLAN IS BASED ON THE FOLLOWING PLANS PROVIDED BY THE OWNER/CLIENT:
 1. PLAT MAP, LOTS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.



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

PARKING CALCULATION

Development Component	Size (SF gross)	Automobile Parking Requirement: City of Pittsburgh Zoning Code					Bicycle Parking Requirement: City of Pittsburgh Zoning Code				Total Minimum Number of Automobile Parking Spaces Required with maximum Bicycle Reductions	Total Number of Bicycle Parking Spaces Required for Maximum Parking Reductions
		Minimum Requirements without Bicycle Reductions					Required Maximum Bicycle Parking		Maximum Reduction of Automobile Parking Spaces Due to Implementation of Bicycle Spaces			
		Restaurant/Commercial SF Reduction: 2,400 SF for one space	BOH SF Reduction of 20% for Commercial Spaces	Off-Street Automobile Parking Rate	Required Number of Automobile Spaces	Total Number of Reserved Spaces for Persons with Disabilities	Bicycle Parking Rate	Required Number of Bicycle Spaces	Maximum Bicycle Parking Reduction Rate	Maximum Reduction		
Apartments	62 Units	N/A	N/A	1 Spaces per unit	62	3	1 space per every 3 dwelling units or fraction thereof	21	30% of required number of automobile spaces, not including spaces reserved for persons with disabilities: 83 spaces x 30% = 24 space reduction	24 spaces	59	24
Restaurant 1	4200 SF	1800	1,440 SF remaining	1 Space per 125 SF (above first 2,400 SF)	12							
Restaurant 2	1,266 SF	N/A	1,013 SF remaining	1 Space per 125 SF	9		1 space for 6,001 to 20,000 sf	1				
Totals					83		22		24	59	24	

BIKE PARKING



Resident Interior Bike Parking

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

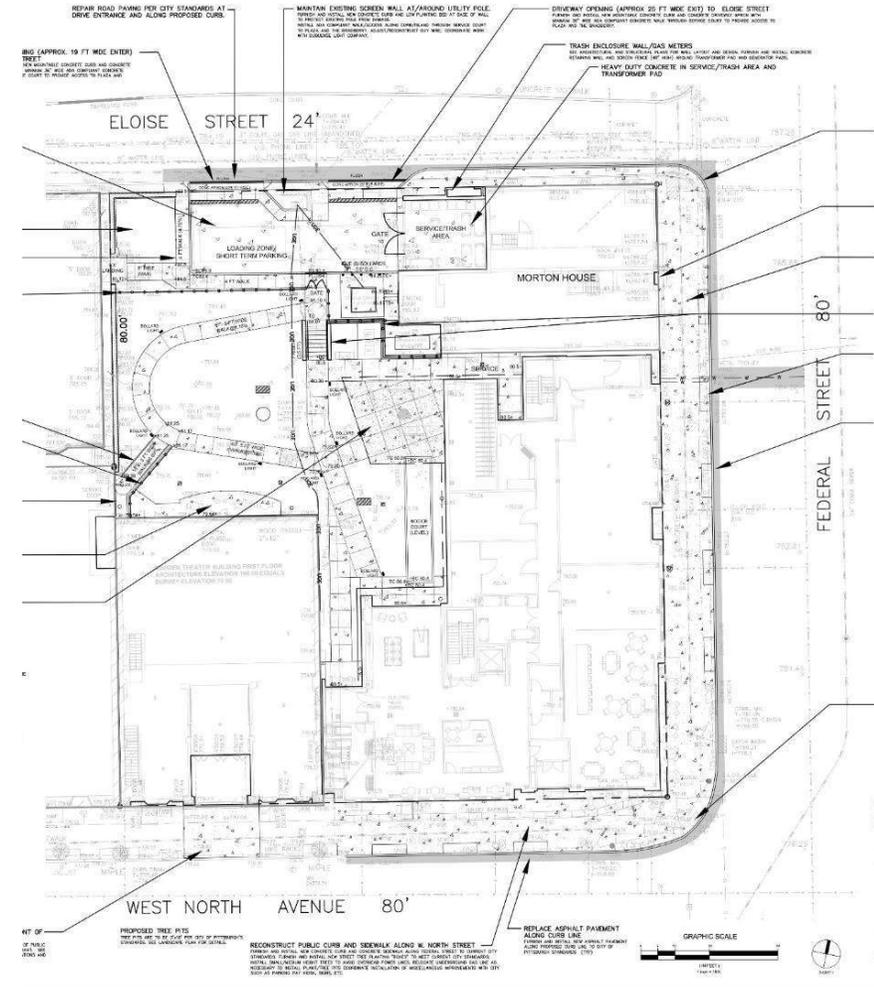


Commercial Exterior Bike Parking

- 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”



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

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

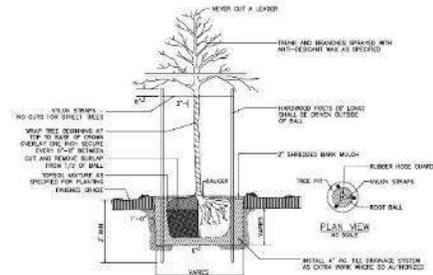
Morton House Residential:

- Not accessible per historic designation exemption

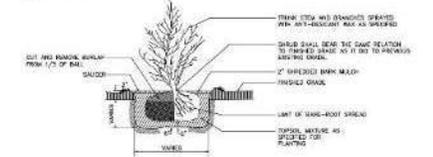
LANDSCAPE PLAN

LEGEND:

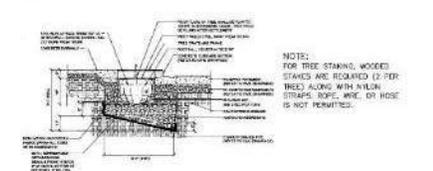
-  PROPOSED DECIDUOUS TREE
-  PROPOSED EVERGREEN SHRUB
-  PROPOSED DECIDUOUS SHRUB
-  PROPOSED PERENNIAL PLANT
-  PROPOSED PERENNIAL MASSING
-  PROPOSED K9 GRASS-LAWN SYSTEM



1 TRIPLE GUYING DETAIL
NO SCALE



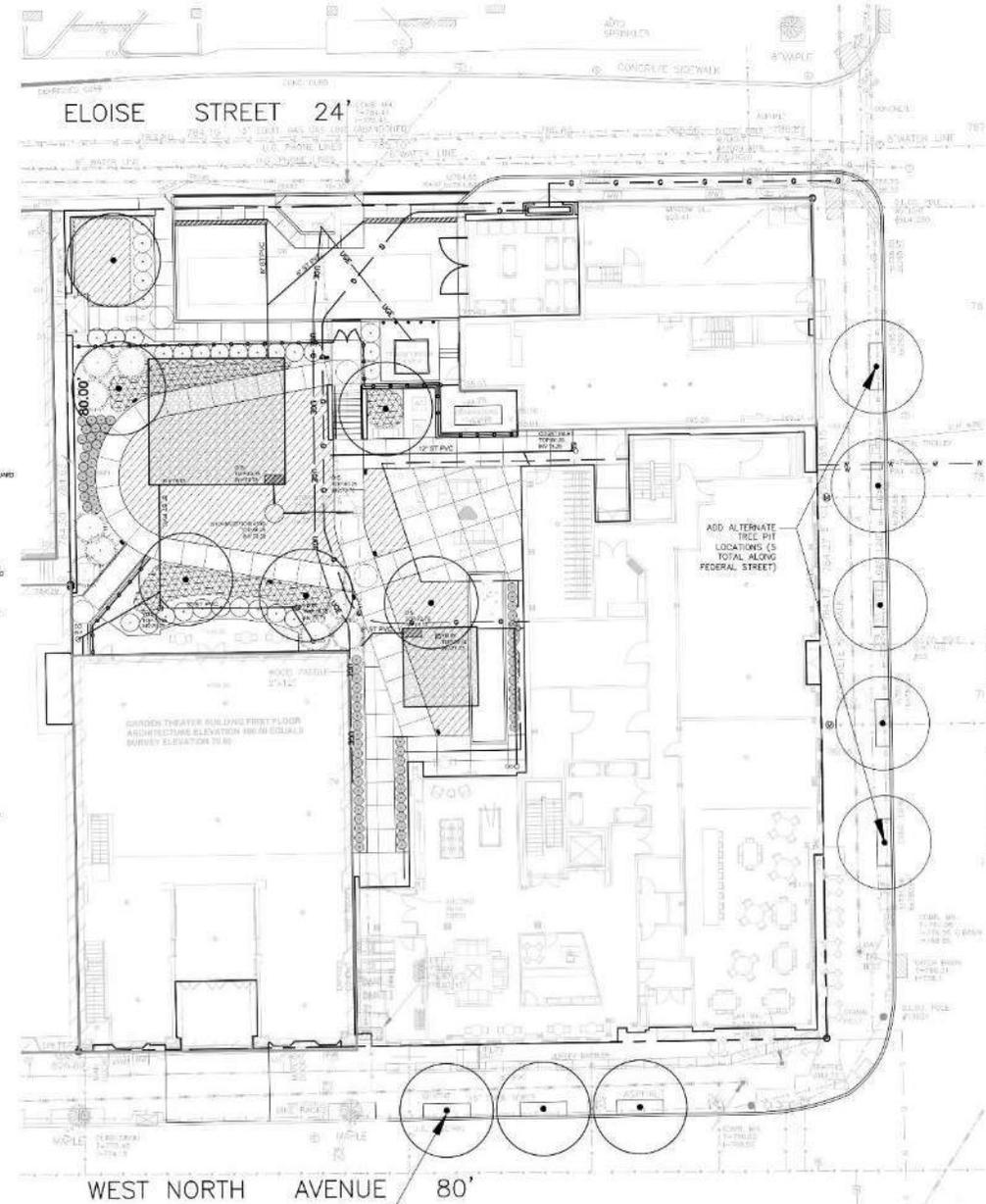
2 SHRUB PLANTING DETAIL
NO SCALE



3 TYPICAL STREET TREE PLANTING DETAIL
CITY OF PITTSBURGH STANDARD



4 K9 GRASS SYSTEM
NO SCALE



SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	QUANTITY	REMARKS
STREET TREES					
	SMALL DECIDUOUS TREE		27" DBH	3	SPECIES
TREES					
	SMALL DECIDUOUS TREE		27" DBH	8	SPECIES
SHRUBS					
	EVERGREEN SHRUB		NO. 5 CORN	9	SPECIES
	DECIDUOUS SHRUB		NO. 5 CORN	30	SPECIES
PERENNIALS					
	INDIVIDUAL PERENNIAL PLANTING	HEMEROCALLIS STELLARIS	NO. 2 CORN	74	27" DBH
	PERENNIAL MASSING	VERGA MAJOR	SWARTZ PERENNIAL	PLUG	NO. 2 CORN

NOTE: THE PROPERTY LINE, TOPOGRAPHIC AND UTILITY INFORMATION SHOWN ON THIS PLAN IS BASED ON THE FOLLOWING PLANS PROVIDED BY THE OWNER/CLIENT:
 1. ALLIANCE LAND, INC. ARCHITECTURAL PLANS, PREPARED BY THE ARCHITECT (DATE: APRIL 14, 2015) AS REFERRED TO BY THE PROPOSAL, NO. 15-000 (2015) (P.L. 15-000).
 2. PLAN OF SURVEY & SURVEYOR'S REPORT FOR THE DEVELOPMENT OF WEST NORTH AVENUE, 2015, AND UPDATES ON OCTOBER 10, 2015, AS PREPARED BY THE SURVEYOR, INC. (15-000-15-000-001).
 3. GARDEN THEATER ADAPTIVE REUSE PROJECT, THE PITTSBURGH AREA AND VISION STATEMENT SOUTH TAP-IN PLAN AS PREPARED BY CIVIL & ENVIRONMENTAL CONSULTANTS FOR GARDEN THEATER - K9E, LLC.
 THIS INFORMATION ON THE PLAN IS BASED ON SURVEY PROVIDED BY ALLIANCE LAND, INC. RESEARCH, INC. PROVIDED BY ALLIANCE CITY DEVELOPMENT GROUP, LLC. THE SURVEY INFORMATION WAS SUPPLEMENTED WITH INFORMATION OBTAINED FROM RECORD DRAWINGS FROM THE FOREST REDEVELOPMENT AUTHORITY OF PITTSBURGH ALLEGANY COUNTY - PROJECT NO. 14-11. THE PREPARATION, CONTRACT NO. 14-0000, PLANNING, DESIGN AND DRAWING NUMBER, PLAN AND PROFILE SHEET 3 OF 46, DWS 14B-C-A, ACCESSOR NO. A-0000, DATE: APRIL 20, 2015.
 4. GARDEN THEATER ADAPTIVE REUSE PROJECT, THE PITTSBURGH AREA AND VISION STATEMENT SOUTH TAP-IN PLAN AS PREPARED BY CIVIL & ENVIRONMENTAL CONSULTANTS FOR GARDEN THEATER - K9E, LLC.
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GARDEN THEATER BLOCK
CITY OF PITTSBURGH ALLEGANY COUNTY
WEST NORTH AVENUE LOT 100000
TREK DEVELOPMENT GROUP
Q DEVELOPMENT



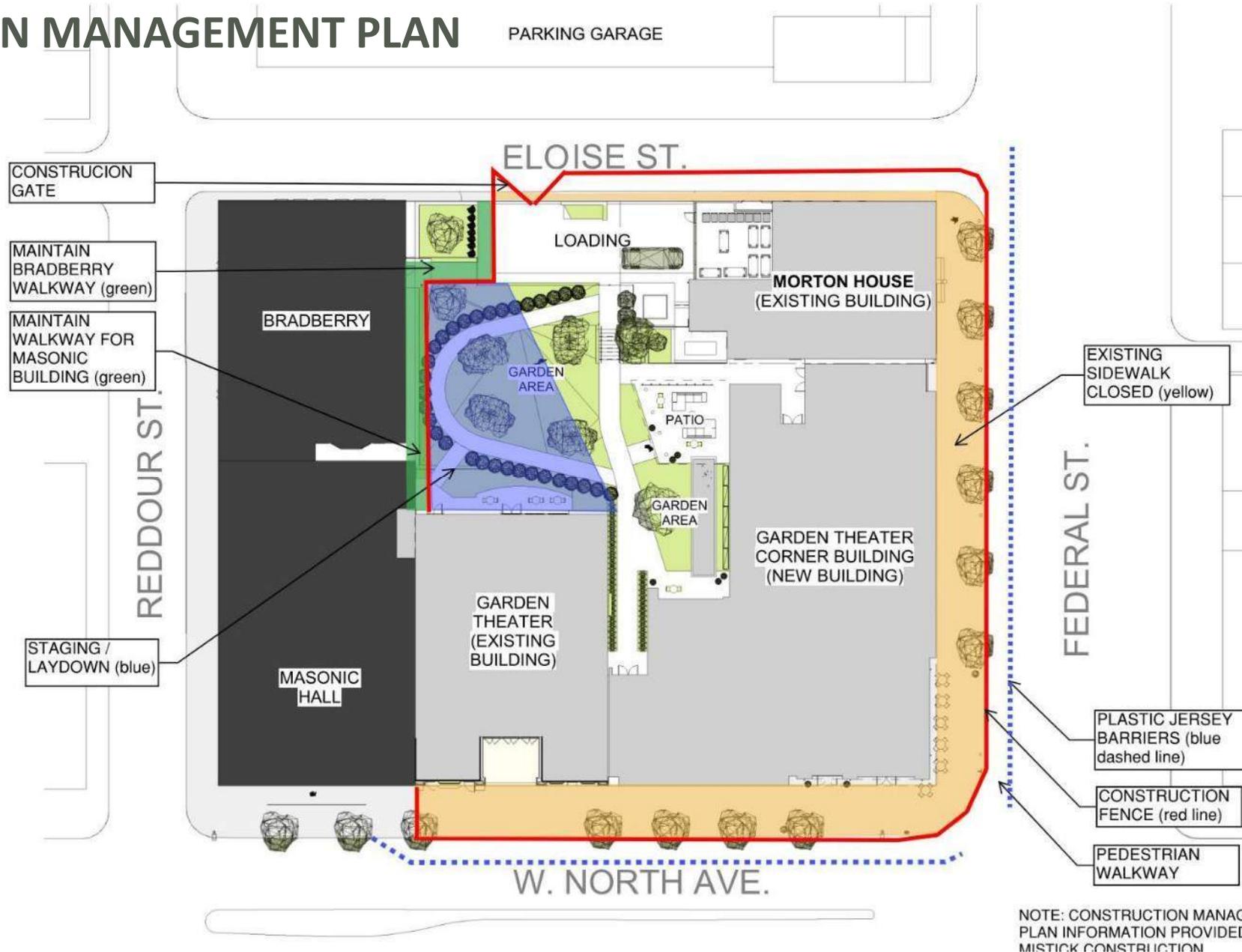
PRELIMINARY
LANDSCAPE
PLAN

DATE: 05/26/2015
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 DATE: 05/26/2015

SCALE: 1" = 10'

SD-5.0
NO. 017

CONSTRUCTION MANAGEMENT PLAN



408 BOULEVARD OF THE ALLIES
 PITTSBURGH, PA 15219-1301
 412.391.2884 PH
 412.391.1657 FX
 WWW.PWWGARCH.COM

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PWWG PROJECT NO. 21912.00
 DATE 04/01/20

GARDEN THEATER BLOCK

NORTH AVENUE AND FEDERAL STREET,
 PITTSBURGH, PA 15212
 GARDEN THEATER BLOCK LLC

CONSTRUCTION MANAGEMENT PLAN DIAGRAM

SK-01

NOTE: CONSTRUCTION MANAGEMENT PLAN INFORMATION PROVIDED BY MISTICK CONSTRUCTION

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



DRAFT LOT CONSOLIDATION PLAN

We, Garden Theater Block, LLC, owners of the land shown on the Garden Theater Lot Consolidation Plan, do hereby adopt this plan as our plan of sale and irrevocably dedicate all streets and other property identified for dedication on the plan to the City of Pittsburgh. This adoption and dedication shall be binding upon our heirs, executors, and assigns.

IN WITNESS OF WHICH, to this we set our hand and seal this ____ day of _____ 20__.

ATTEST:

Notary Public _____ Garden Theater Block, LLC

Before me, the undersigned Notary Public in and for the Commonwealth of Pennsylvania and County of Allegheny, personally appeared the above named Garden Theater Block, LLC, and acknowledged the foregoing adoption and dedication to be their act.

Witness my hand and notarial seal the ____ day of _____ 20__.

My Commission expires on ____ day of _____ 20__.

Notary Public _____

(SEAL)

We, Garden Theater Block, LLC, hereby certify that the title to the property contained in the Garden Theater Lot Consolidation Plan are in the name of Garden Theater Block, LLC and are recorded in the following deed book volumes and pages:

Block 23-L Lot 78	DBV _____ Pg _____
Block 23-L Lot 79	DBV _____ Pg _____
Block 23-L Lot 83	DBV 16237 Pg 141
Block 23-L Lot 86	DBV 16237 Pg 141
Block 23-L Lot 87	DBV _____ Pg _____
Block 23-L Lot 89	DBV _____ Pg _____
Block 23-L Lot 90	DBV _____ Pg _____
Block 23-L Lot 91	DBV _____ Pg _____
Block 23-L Lot 92	DBV _____ Pg _____

We further certify that there is no mortgage, lien, or other encumbrance against these properties.

Witness _____ Garden Theater Block, LLC

I, Kimberly A. Gales-Dunn, a Professional Land Surveyor of the Commonwealth of Pennsylvania, do hereby certify, to the best of my information, knowledge and belief the survey and the plan shown hereon are correct and accurate to the standards required. The error of closure shall not be less than one in fifteen thousand.

Date _____ Kimberly A. Gales-Dunn, P.L.S.
(Seal) Registration No. SU375249

COMMONWEALTH OF PENNSYLVANIA } SS:
COUNTY OF ALLEGHENY } SS:

Recorded in the Department of Real Estate of the County of Allegheny, Commonwealth of Pennsylvania, in Plan Book Volume _____ page(s) _____

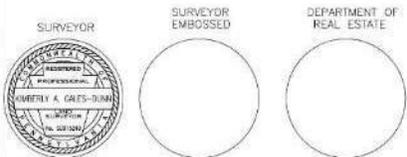
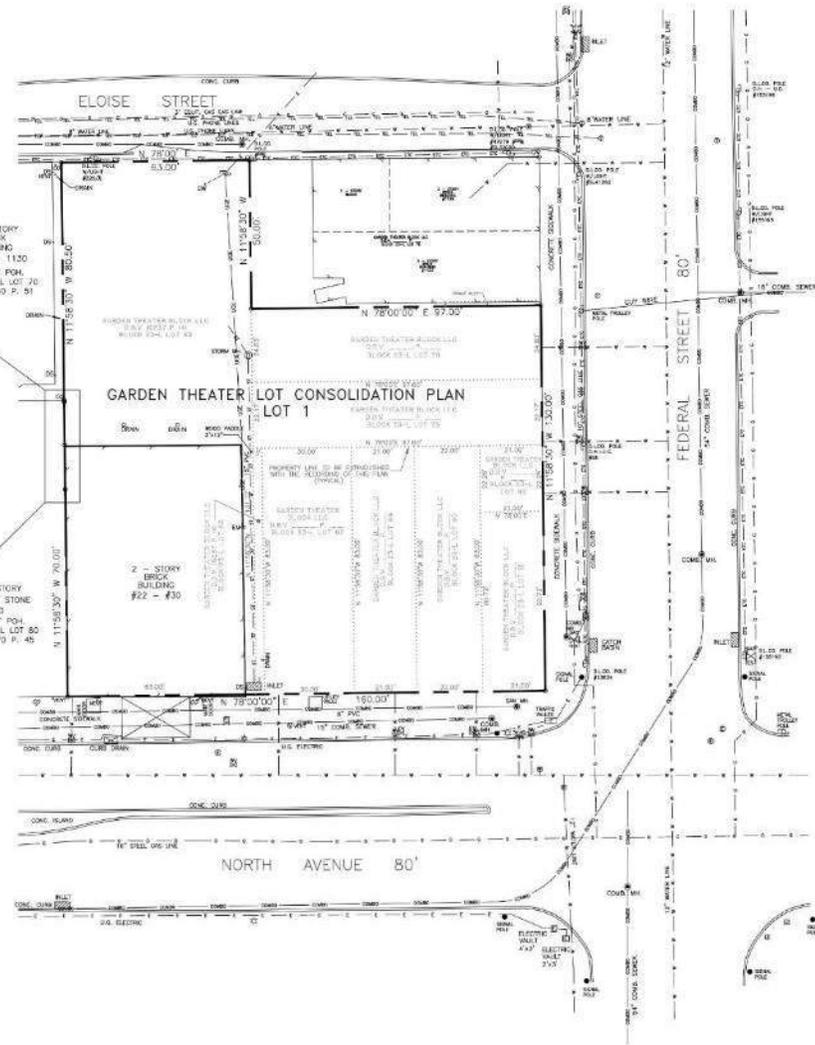
Given under my hand and seal this ____ day of _____ 20__.

(SEAL)

Manager, Department of Real Estate

AREA SUMMARY

	SQ. FT.	ACRES
ORIGINAL BLOCK 23-L LOT 78	2,408,5100	0.0553
ORIGINAL BLOCK 23-L LOT 79	2,150,4900	0.0494
ORIGINAL BLOCK 23-L LOT 83	11,341,0400	0.2604
ORIGINAL BLOCK 23-L LOT 86	249,0000	0.0057
ORIGINAL BLOCK 23-L LOT 87	2,490,0000	0.0572
ORIGINAL BLOCK 23-L LOT 89	1,743,0000	0.0400
ORIGINAL BLOCK 23-L LOT 90	1,826,0000	0.0419
ORIGINAL BLOCK 23-L LOT 91	1,275,1200	0.0293
ORIGINAL BLOCK 23-L LOT 92	467,8800	0.0107
TOTAL	23,951,0400	0.5499
NEW LOT 1	23,951,0400	0.5499



OWNER ADDRESS
GARDEN THEATER BLOCK LLC
1429 FEDERAL STREET
PITTSBURGH, PA 15212
412-350-8599

PROPERTY ADDRESS
22-30 NORTH AVENUE &
1133-1135 FEDERAL STREET
PITTSBURGH, PA 15212



DATE	REVISION

"DRAFT"
GARDEN THEATER LOT CONSOLIDATION PLAN
RECORD A CONSOLIDATION BLOCK 23-L LOTS 78, 79, 83, 86, 87, 89, 90, 91 & 92.
SITUATE IN
22nd WARD, CITY OF PITTSBURGH
ALLEGHENY COUNTY, PA
MADE FOR
GARDEN THEATER BLOCK LLC
SCALE: 1" = 20' DATE: MARCH 24, 2020

PREPARED BY
K&J ENGINEERING, INC.
5024 BIRMINGHAM ROAD
PITTSBURGH, PA 15207
PHONE (412) 855-8599 FAX (412) 855-5146 15-690-119

FLOOR AREA RATIO (FAR) DIAGRAM

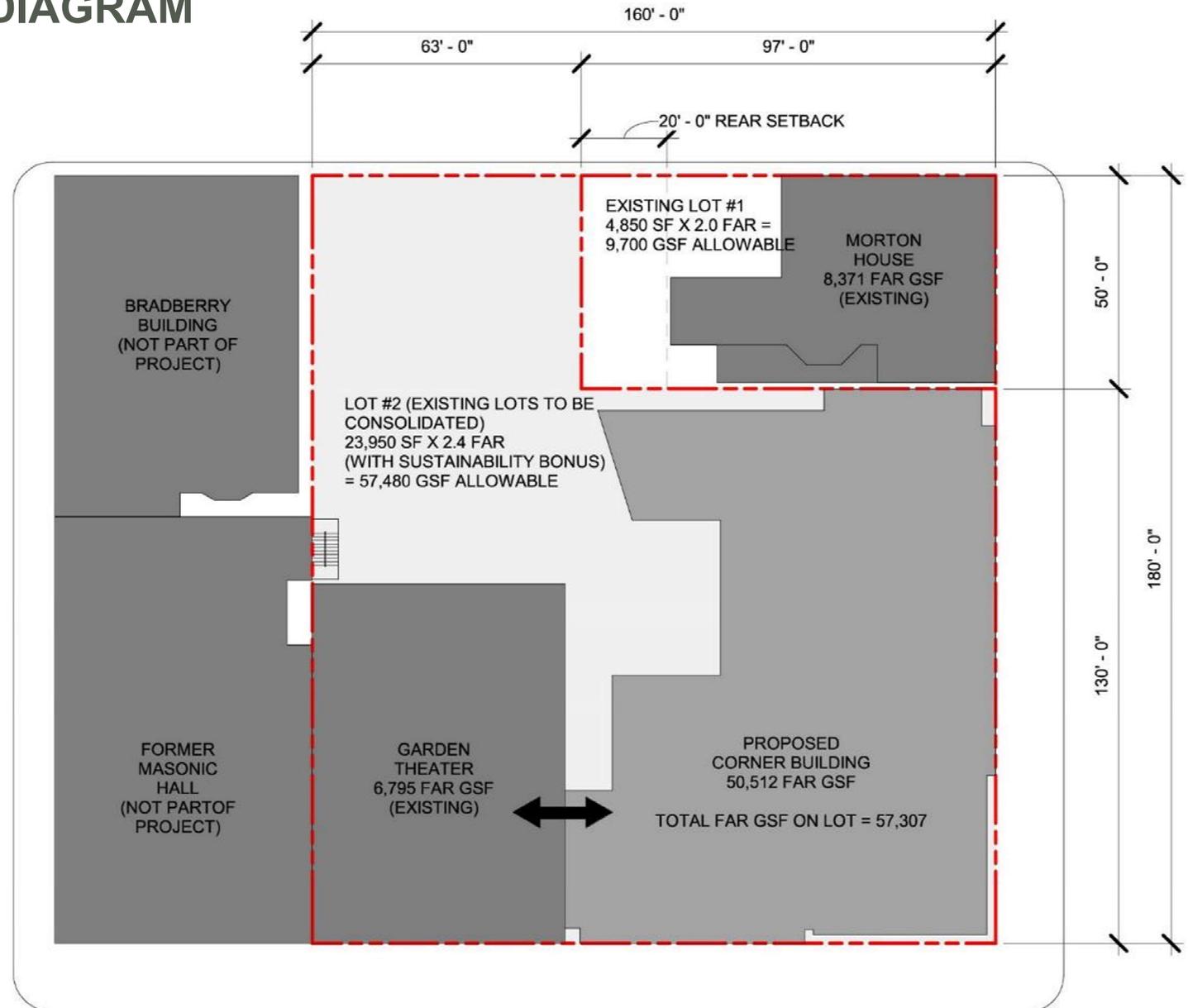
915.04

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:

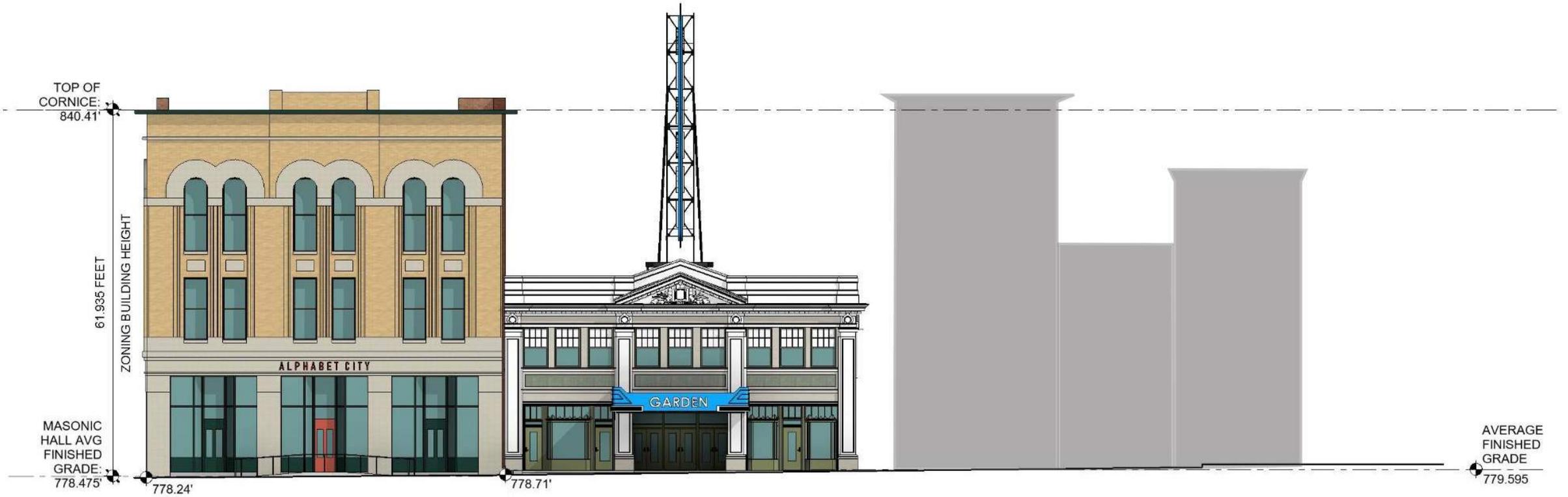
- Applicants “shall be allowed to use” contextual height
- Measurement is based on “average height of buildings that exist on adjoining lots that are oriented to the same side of the street”
- Alphabet City/Masonic Hall (only adjoining lot) is 61.995’ tall, proposed building is 61.655’ tall

BUILDING ELEVATIONS – CONTEXTUAL HEIGHT

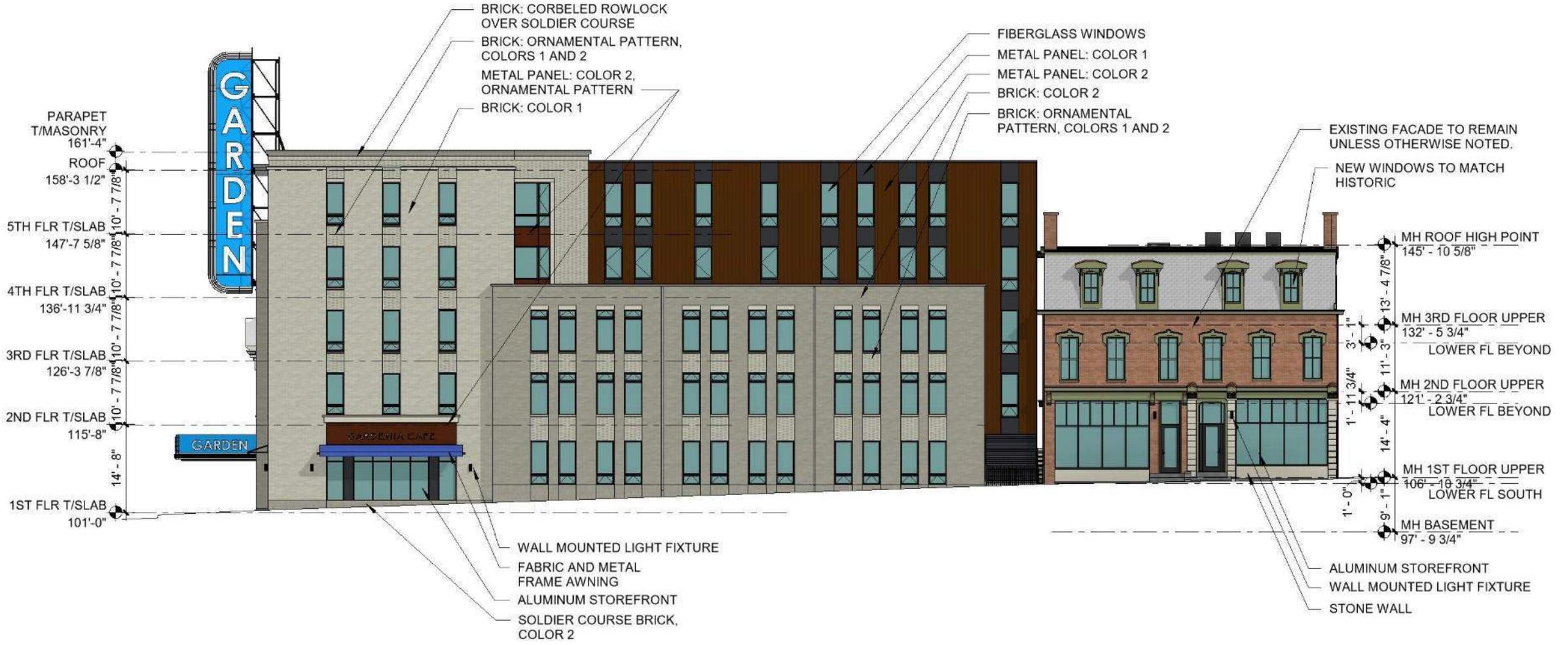


PROPOSED PROJECT FINISHED GRADES TAKEN FROM KAG ENGINEERING SURVEY, "PLAN OF SURVEY & TOPOGRAPHY"; REV DATE 10/10/19

BUILDING ELEVATIONS – CONTEXTUAL HEIGHT: PREVIOUS BUILDINGS



BUILDING ELEVATIONS



BUILDING ELEVATIONS





GARDEN

GARDEN

6
WEST NORTH

GARDENIA CAFE

GARDENIA CAFE

CORNER BUILDING MATERIALS PALETTE



BRICK – COLOR 1



BRICK – COLOR 2



LIMESTONE TRIM



WINDOWS AND STOREFRONT



METAL WALL PANELS



METAL FASCIA AND COPING



WOOD SOFFIT @ TERRACE



GARDEN

GARDEN

6 WEST NORTH

GARDENIA CAFE

GARDENIA CAFE





GARDEN

GARDEN GARDEN

CITY



GARDEN

GARDEN



6
WEST NORTH

GARDENIA CAFE

GARDENIA CAFE



















GARDEN

GARDEN

6
WEST NORTH

GARDENIA CAFE

GARDENIA CAFE