

PLANNING COMMISSION SUBMISSION

June 23, 2020



TROIANI
GROUP

Rothschild
COLLABORATIVE
Doyne
ARCHITECTURE AND URBAN DESIGN

BUROHAPPOLD
ENGINEERING

 PJ DICK

SUPPLEMENTAL EXHIBITS

Summary of Reference Exhibits included in submission package

Exhibit

*Market Street Corridor
Office & Retail Analysis*

*Cushman & Wakefield /
Grant Street Associates*

Exhibit

*Proposal for Transportation
Engineering Services*

Trans Associates

Exhibit

*Structural Viability Inspections
100-102 Market Street
104 Market Street
106-108 Market Street
209 First Avenue*

AE&C Engineering Consultants

Exhibit

*Historic Property
Assessment*

Heritage Consulting Group

Exhibit

*Structural facade retention
study*

Rothschild Doyno Collaborative

Exhibit

*Community Interaction
Timeline*

Rothschild Doyno Collaborative

Exhibit

*Design Analysis: Market
Street & First Avenue*

PHLF and IKM

Exhibit

*Pittsburgh Overview -
COVID-19 Impact on Office*

JLL

Exhibit

*Appeal of Emergency
Application for 209 First
Avenue*

Dentons Cohen & Grigsby P.C.

Exhibit

*Interim Site Plan, Sidewalk
Obstruction Plan, and Construction
Management Plan*

Rothschild Doyno Collaborative

Exhibit

*MEP, Structural, Facades
Services Proposal*

BurroHappold Engineering

Exhibit

*Proposal for Civil Engineering
Services*

PVE

Exhibit

*Proposal
and Contract*

Future of Cities

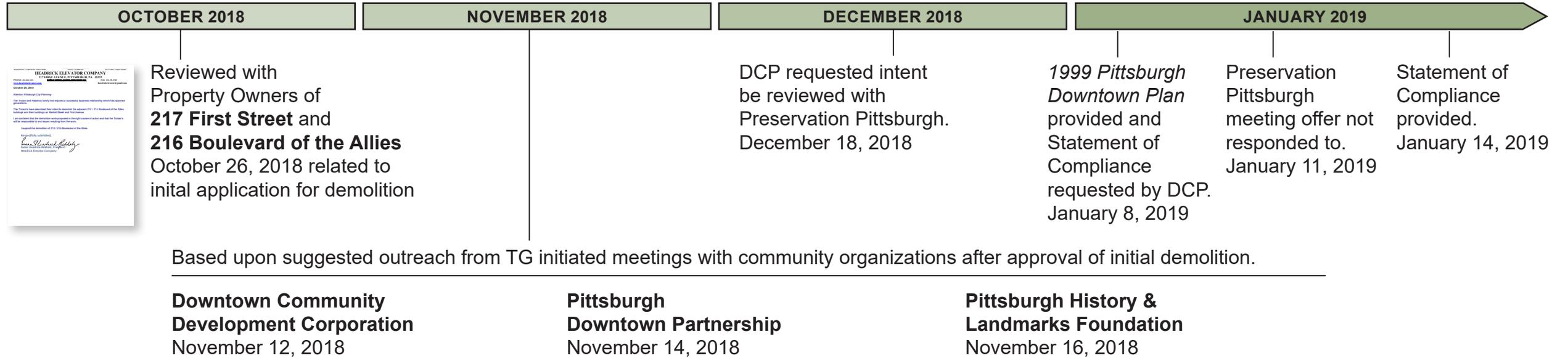
Exhibit

*Statement
of Compliance*

Rothschild Doyno Collaborative

COMMUNITY PROCESS

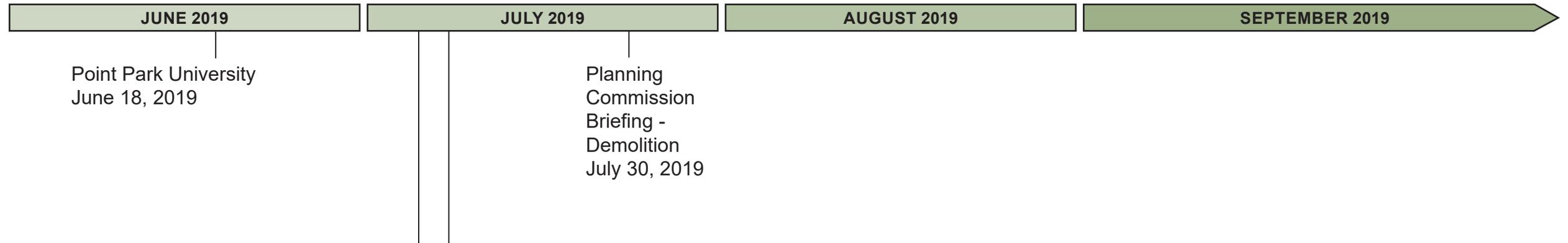
Following approval of initial building demolition of 212/214 building, Troiani Group openly communicated and met with adjacent property owners and community organizations. The Design Sketchbook articulated context, conditions, and intent.



COMMUNITY PROCESS

Troiani Group sought to advance demolition, community development intent, and goals.

Summer of 2019

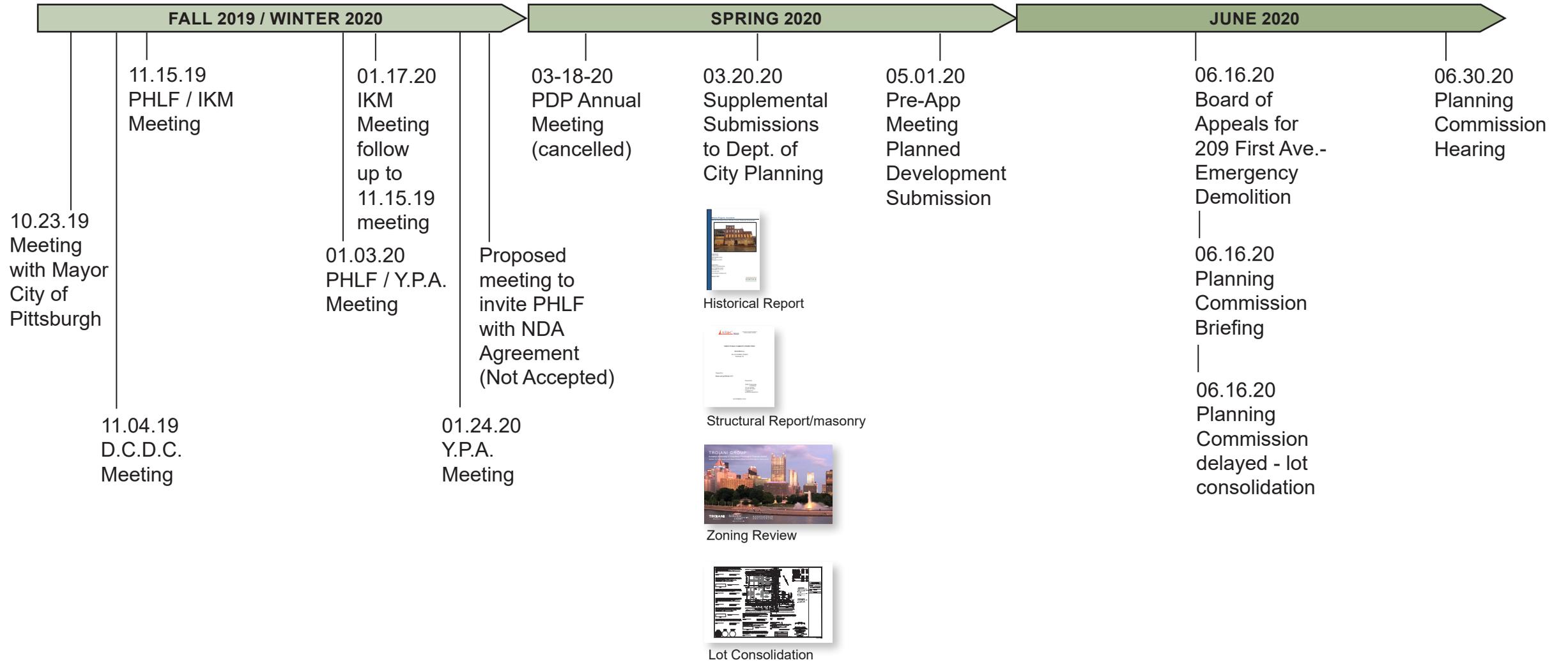


Based upon suggested outreach from DCP, outreach with community organizations and interested parties were held

Pittsburgh History & Landmarks Foundation / Y.P.A. July 9, 2019	Pittsburgh Downtown Partnership July 17, 2019	Downtown Community Development Corporation	Riverlife Design Review Committee	Preservation Pittsburgh
Meet on-site and walked through existing structures	Reviewed Sketchbook at Executive Committee Meeting	Multiple email interactions expressing support based on earlier dialogue at 214/214	Design Review Committee declined to review demo application, but plans to review proposed future design	Did not participate in dialogue after initial communication.

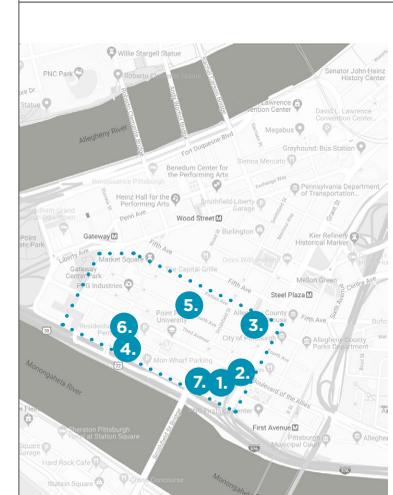
CONTINUED ENGAGEMENT

Based on planning commission request, Troiani Group continued to seek feedback and design progress was advanced.



CUSHMAN AND WAKEFIELD REPORT

October 2019



Gross Rent PSF: \$16.00
% Leased: 73%

COMPETITIVE SET AVERAGE

Capitalized Value	\$78.78	\$2,173,915
Less: Costs to Achieve Full Occupancy	(\$194.23)	(\$5,360,073)
Value to a Investor/Developer	(\$115.46)	(\$3,186,158)

Square Feet	Effective Market Rent (NNN)	Cash Flow
27,596	\$7.75	\$213,869
10.00%	(\$0.78)	(\$21,387)
	\$6.98	\$192,482
		8.85%
		\$2,173,915
		\$78.78

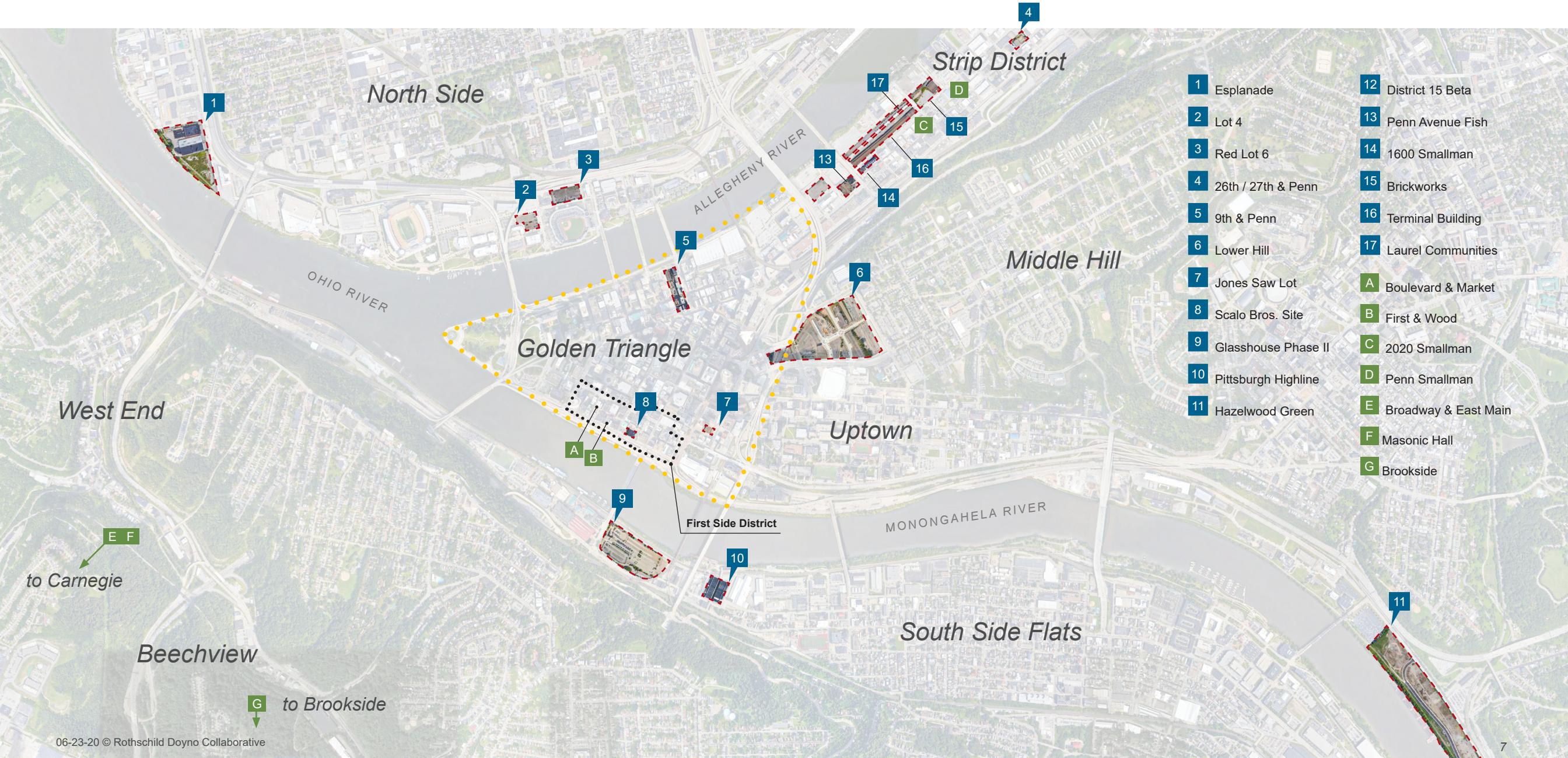
Improvement Type	Improvements Per Square Foot	Total
Tenant Work	\$50.00	\$1,379,800
Other Capex	\$110.00	\$3,035,560
	\$160.00	\$4,415,360
	PSE	TOTAL
6.00%	\$8.28	\$228,441
\$0.20	\$0.40	\$11,038
\$2.83	\$5.66	\$156,193
\$0.15	\$0.30	\$8,279
12.44%	\$19.60	\$540,761
	\$0.00	\$0
	\$34.23	\$944,713
	\$194.23	\$5,360,073

"The general market dynamics in their current state do not support a successful retail venture with the existing building"

"The instance where retail could serve the greater good would be under the creation of a critical mass element"

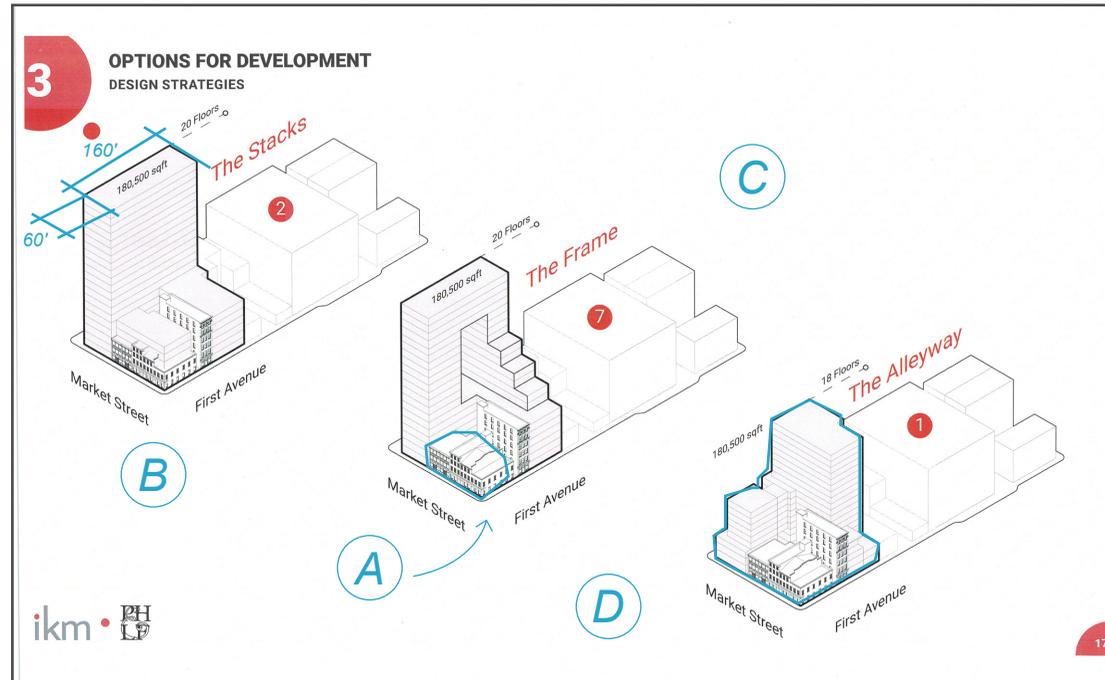
MARKET ANALYSIS

Pittsburgh development scene has shifted focus from the Golden Triangle to the downtown fringe

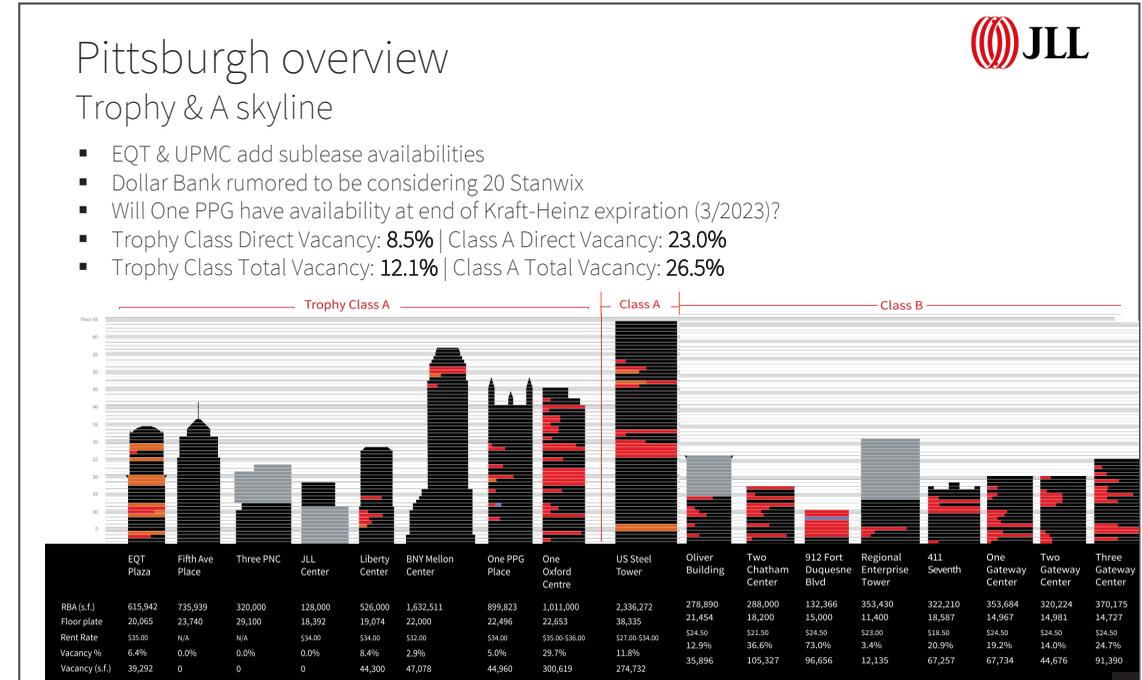


COMPARING FEEDBACK & MARKETS

PHLF/IKM study & JLL identifying significant differences and traits



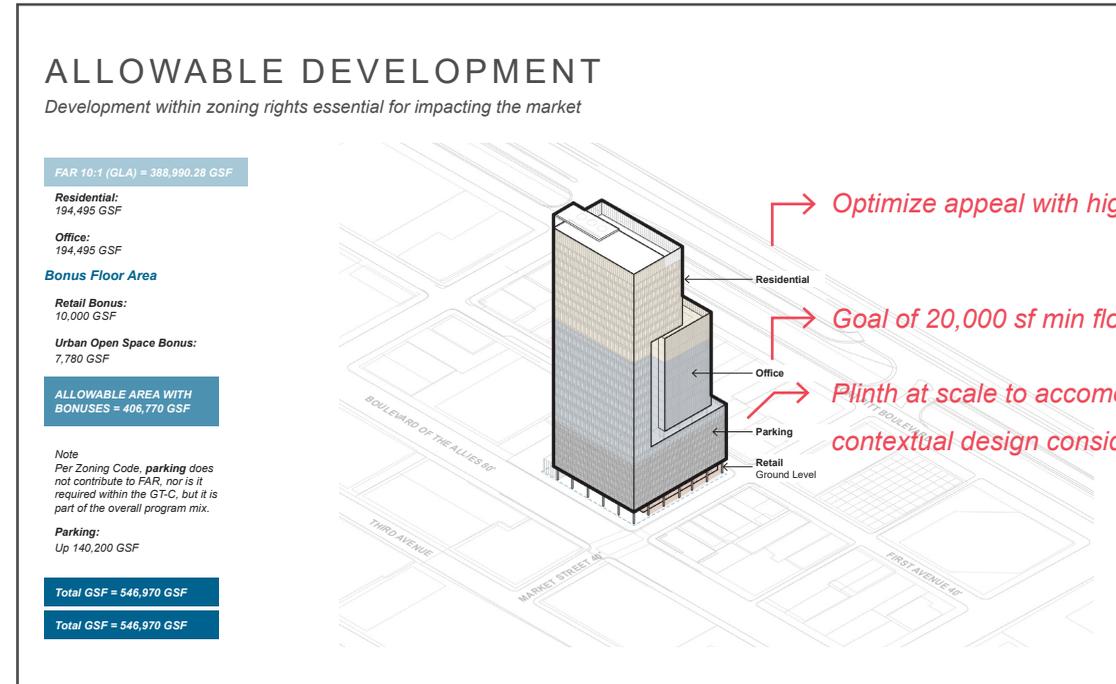
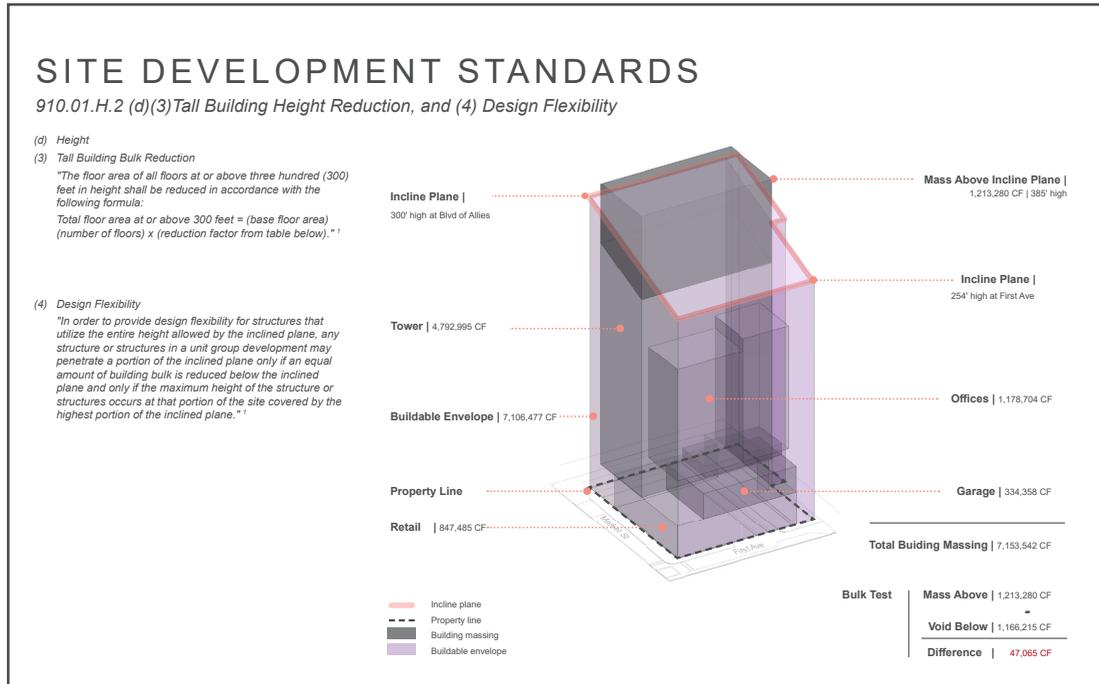
- A** Troiani group received PHLF/IKM report in November of 2019 exhibit () - "Option for Development 3" suggested restoration with retail, apartments, and existing parking lot contradicting October 2019 Cushman&Wakefield/Grant St Associates, Inc report
- B** Option 2 suggested retail and apartment tower of 60'x160' = 9,600 gsf/floor tower on Boulevard of the Allies and a robotic parking structure on First Ave: compare with JLL market summary
- C** Option 2 suggested variations of forms filling in whole site around retained buildings or facades with no urban open space contradicting criteria C
- D** All proposals fall short of GTC district allowable area and volume nor seek any bonus square footage or urban open space



- two most recent transformative large-scale mixed-use downtown development
- Owner goal of an activating catalytic development is reflected on Market St mixed use Trophy Class development featuring office, residential, retail, parking, and urban open space
 - 18,000 to 29,000 sf per office floor
 - TROPHYCLASS A: 2 developments have "boutique" qualities with 130,000 to 320,000 sf
 - OLDER AND SMALLER CLASS A&B: Need stronger market and a reason to be renovated upward as office or continue being changed to mixed and residential use
 - In Golden Triangle Class A is only reason to build
 - Class B - all older buildings with smaller floor plates, some converting over into residential

COMPARING FEEDBACK & MARKETS

JLL market report from fall of 1999 identifying character of recent development in the area



- Reviewed zoning extensively to identify highest impact essential to bridging the Boulevard of the Allies and overcoming inactive market conditions

ASSESSMENT OF STRUCTURAL CONDITIONS

Structural Report Conclusion

<p>AE&C Engineering Consultants</p> <p>STRUCTURAL VIABILITY INSPECTION</p> <p>BUILDINGS @ 100-102 MARKET STREET Pittsburgh, PA</p> <p>Prepared for: Boulevard and Market, LLC</p> <p>Prepared by: AE&C Engineering Consultants 161 Orr Avenue Apollo, PA 15613 724-980-8187 aec0008@comcast.net</p> <p>NOVEMBER 8, 2019</p>	<p>STRUCTURAL VIABILITY INSPECTION</p> <p>BUILDINGS @ 100-102 MARKET STREET Pittsburgh, PA</p> <p>Prepared by: AE&C Engineering Consultants 161 Orr Avenue Apollo, PA 15613 724-980-8187 aec0008@comcast.net</p> <p>NOVEMBER 8, 2019</p>	<p>STRUCTURAL VIABILITY INSPECTION</p> <p>BUILDINGS @ 100-102 MARKET STREET Pittsburgh, PA</p> <p>Prepared by: AE&C Engineering Consultants 161 Orr Avenue Apollo, PA 15613 724-980-8187 aec0008@comcast.net</p> <p>NOVEMBER 8, 2019</p>	<p>STRUCTURAL VIABILITY INSPECTION</p> <p>BUILDINGS @ 100-102 MARKET STREET Pittsburgh, PA</p> <p>Prepared by: AE&C Engineering Consultants 161 Orr Avenue Apollo, PA 15613 724-980-8187 aec0008@comcast.net</p> <p>NOVEMBER 8, 2019</p>
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CONCLUSION

The present conditions of the front portion of the left brick bearing wall, as observed and photographed, lead to the conclusion that the front portion of the left

STRUCTURAL VIABILITY INSPECTION – 209 First Avenue
(Revision 1)
June 5, 2020

1st floor brick bearing wall of the building is very unsafe structurally and is in danger of, a possibly imminent, collapse. The collapse of this section of the left brick bearing wall would more likely, than not, cause the drastic and complete collapse of the entire structure.

FEDERAL HISTORIC DISTRICT

What it means to be in a Federal Historic District

Historic Significance of Market Street Assembly



- In 2013 the building was accepted as a contributing resource to the Firstside National Register Historic District Boundary Increase. Buildings were not listed in the original 1988 district
- Listing as a resource which contributes to a historic district is not the same level of significance required for individual listing the National Register
- The buildings are not designated local landmarks nor a contributing buildings to a Local Historic District.

- These buildings are of marginal significance when viewed in context with the National Register Historic District. Research has established that the tenants of the subject building were not of particular significance during the historic district's period of significance from 1845-1938.
- A direct connection between the businesses which operated at the subject buildings and the commercial activity of the Monongahela Wharf cannot be established.
- There are no architects or developers of historical significance attributed to the subject buildings.
- Limited information was readily available on any of the tenants that occupied the buildings during the district's period of significance from 1845-1938, attesting to their relative insignificance.

Example History of 106-108 Market Street

c.1910

The building was constructed according to the Firstside Historic District Inventory

District Period of Significance: 1927 Sanborn Map for the property lists a Plumbing Supplies Store

1931-1940 City Directories list that a plumbers supply store continued to occupy the space

Businesses that occupied the building between c.1910 and 1927 have not been identified

No further information has been found on Bruce Co. Plumbers Supplies History Outside of the District Period of Significance

1946

Opening of an electric equipment supply

1951

The building was vacant

1956-1960

Building used as a construction warehouse

1965

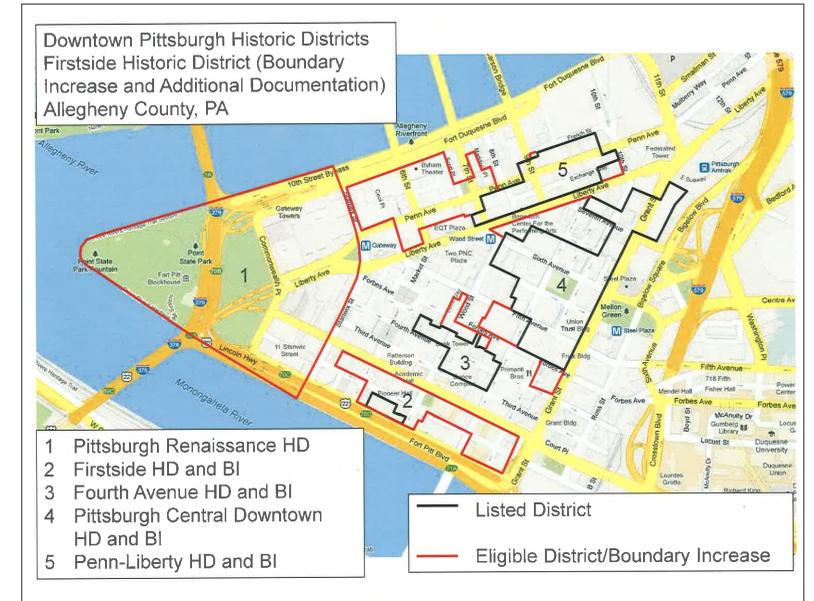
Building used by an electric corporation

1975

Building was vacant

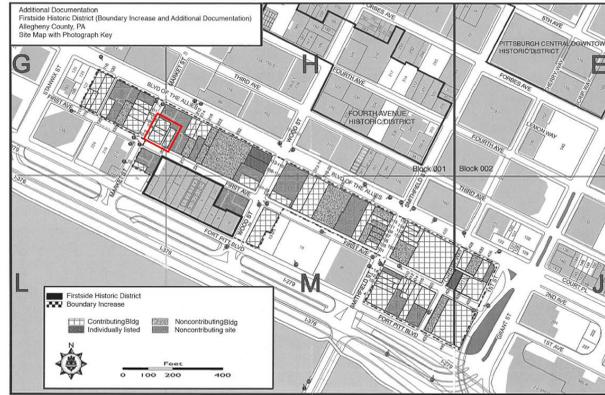
1980s-2000s

Building was occupied by commercial tenants



ALTERATIONS TO MARKET ASSEMBLY

Historic Timeline



Firstside Historic District Boundary Increase | 2013



The 2013 district expansion included adjacent blocks with buildings of significant scale and significant original material detail



Over the years many of these buildings had been maintained, renovated, continuously occupied, or previously restored

Early 20th century The original façade of the building was altered at an unknown date. Windows and doors have been replaced and 3rd bay was subsequently demolished

The interior finishes and furnishings were altered in multiple campaigns as ownership and occupancy constantly changed. Thus, little historic fabric remains



While others with remarkable material history transferable uses and ornate façades were renovated



The assemblage of buildings at Market and First do not share these characteristics; They are NOT of significant scale nor do they feature significant original material detail. When purchased, each building had not been maintained, renovated to current standards, continuously occupied, nor restored. The current owner stabilized the Market Street buildings. 209 First, the most recent purchase in 2015, has been empty for > 50 years The buildings do not reflect any remarkable material history or ornate façades



Across Market Street a three story brick building was adapted into 3 for-sale, exclusive condominiums with an expressive rooftop addition and six garage curb cut along the sidewalk on Market and First. The continuity of these structures allows for us to have confidence the removal of the structures would not threaten the historic district status while the proposed development investment and activity would foster continued activation and investment in both the original and extended district.

LESSONS LEARNED

Based on our experience at the Northside's Garden Block

PHLF bracing example



Structural configuration, if structurally feasible, would in reality be a much bigger imposition on First Avenue for the duration of construction, possibly 2+ years.

All too familiar



PHLF bracing example comparable to efforts tried and abandoned at the Garden Block; 04/2014 to 04/2016

Do not pursue, we need less depth as Boulevard and Market is tighter to the structure

BRACE YOURSELF

STRUCTURAL OPTIONS TO PRESERVING THE HISTORIC FACADES

INITIAL APPROACH:
Four floors were reworked into five behind FACADES in order to maximize unit

OPTION ONE:
Structural bracing from the outside requires DEEP FOUNDATIONS, which are further complicated by recent utility work at sidewalk

OPTION TWO:
Creating a new structural frame behind the facade requires EXTENSIVE LABOR, and inhibits new construction within.

OPTION THREE:
Preferred approach STABILIZES existing lateral floor systems, allowing them to be reused in place. This also maintains the front 30' of the historic building

existing structure stabilized new, independent system beyond

Do not pursue for same reasons as above

Not an option at Boulevard and Market due to interior site constraints, must go back to Option One

BRACING BEFORE BUILDING

Understanding the efforts needed to keeping the brick facades along Market street and First avenue

Bracing system along Market street

(Load bearing brick has limited capability to withstand renovations and life cycle of new building)

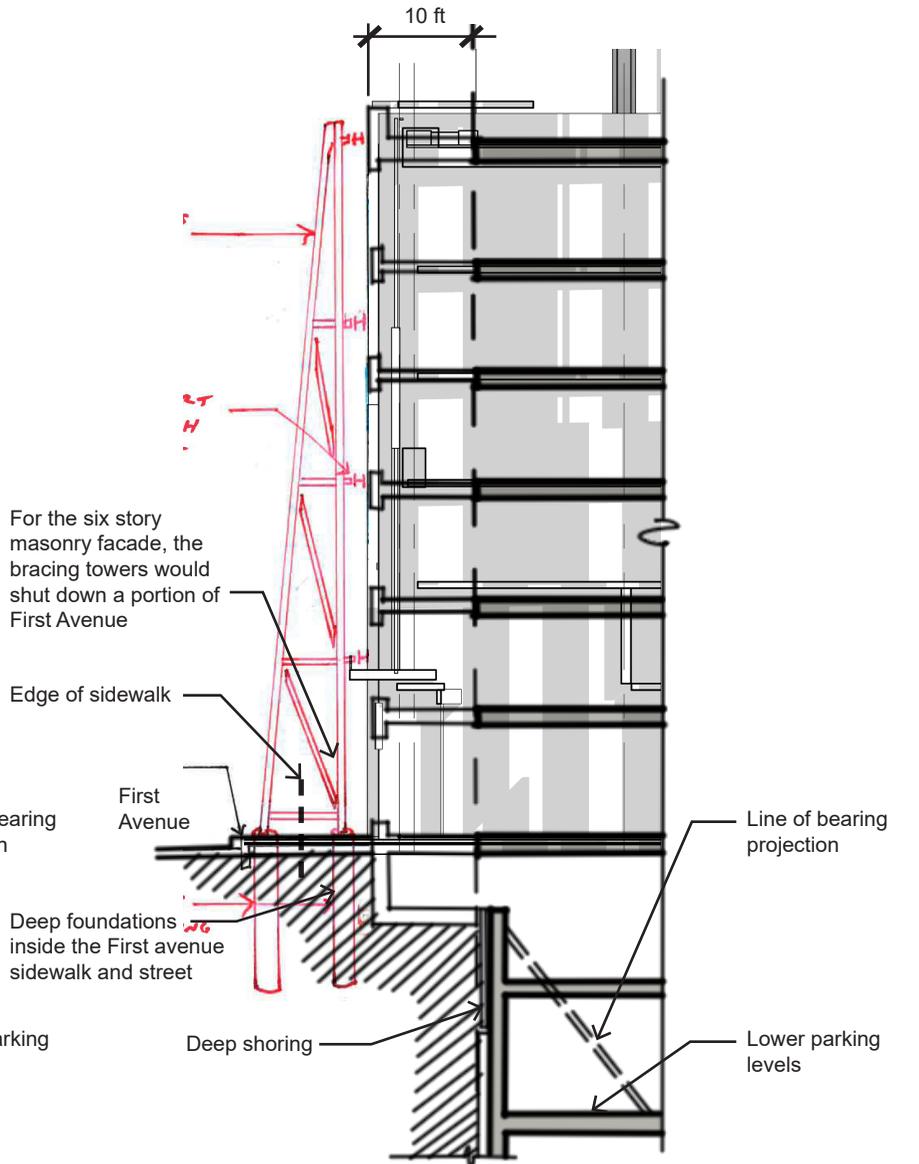
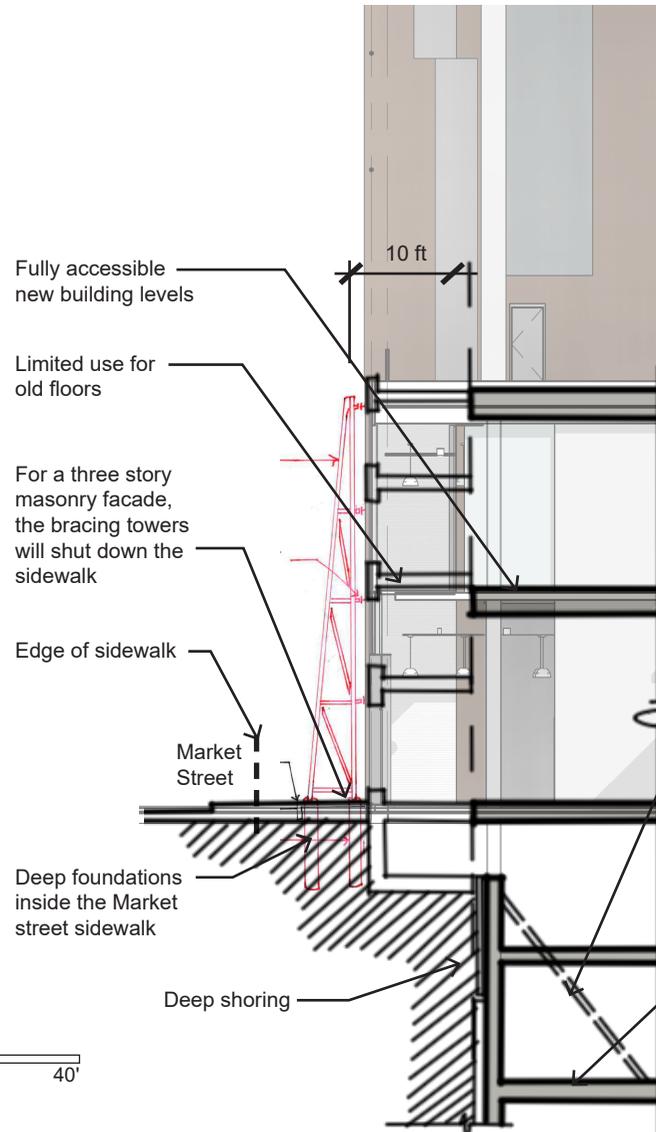
Bracing system along First avenue

(Potential failure likely)

“The proposed bracing is significant and would increase cost while not increasing the potential for an income producing activity ...it makes the project less financially feasible than it would be otherwise”

“the shoring will need to be set back from the facades reducing the size of the garage below. This would effect parking count (likely) which also makes the project less financially feasible....working around the bracing and existing facades will effect construction productivity”

John Robinson
Executive Director, Development
PJ Dick - Trumbull - Lindy Paving

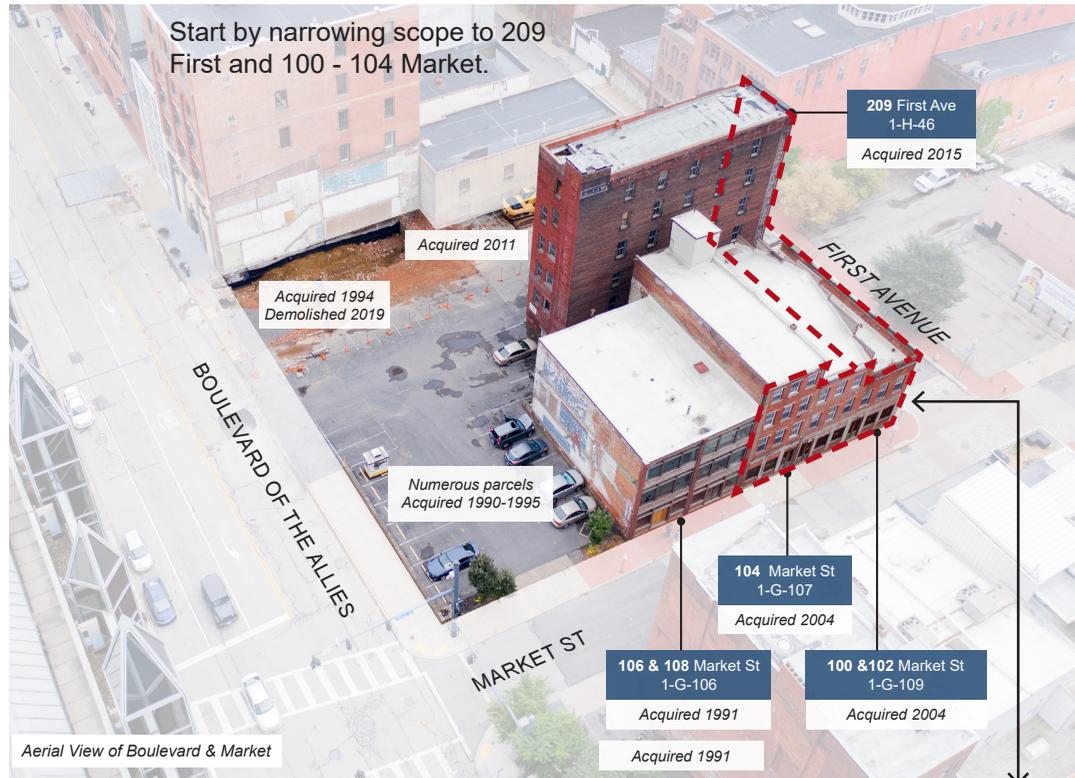


Scale 1" = 20'-0"
0' 5' 10' 20' 40'

BRACING BEFORE BUILDING

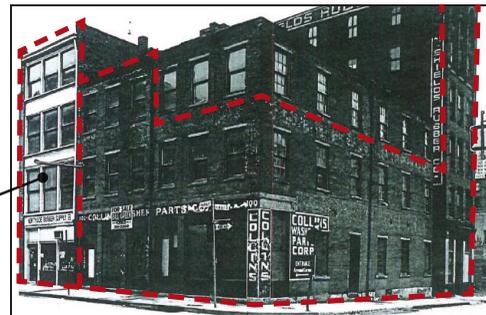
Understanding the efforts needed to keep the brick facades along Market street and First avenue

Rethinking Scope



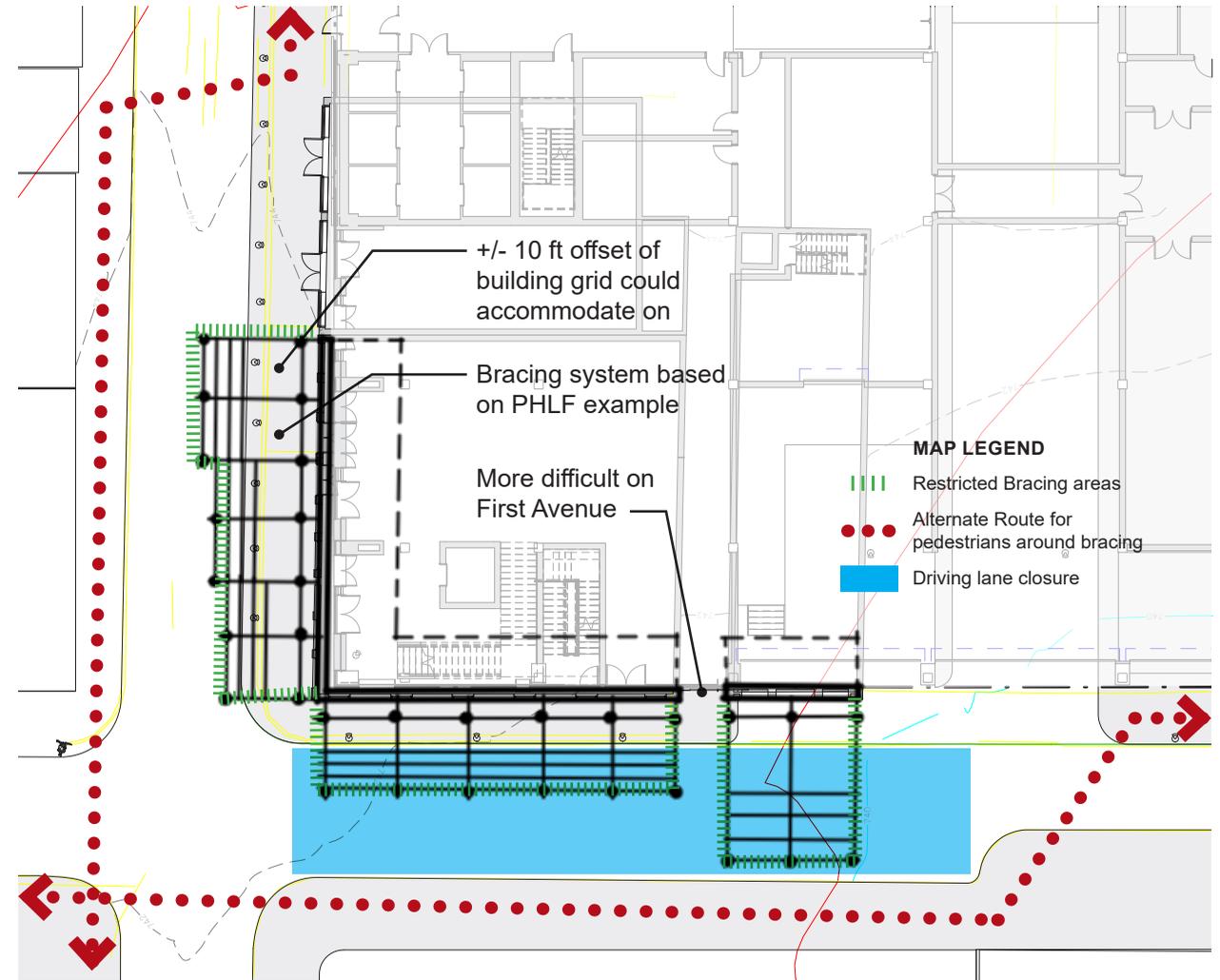
Narrow scopes to facades and bearing walls and returns for +/- 10 ft in from face

The facade to 104 Market Street has been previously renovated/reconstructed



100 (center) and 104 Market (left), with 209 First in background
Source: "Design Analysis: Market Street & First Avenue." Pittsburgh History and Landmarks Foundation, 11/15/2019

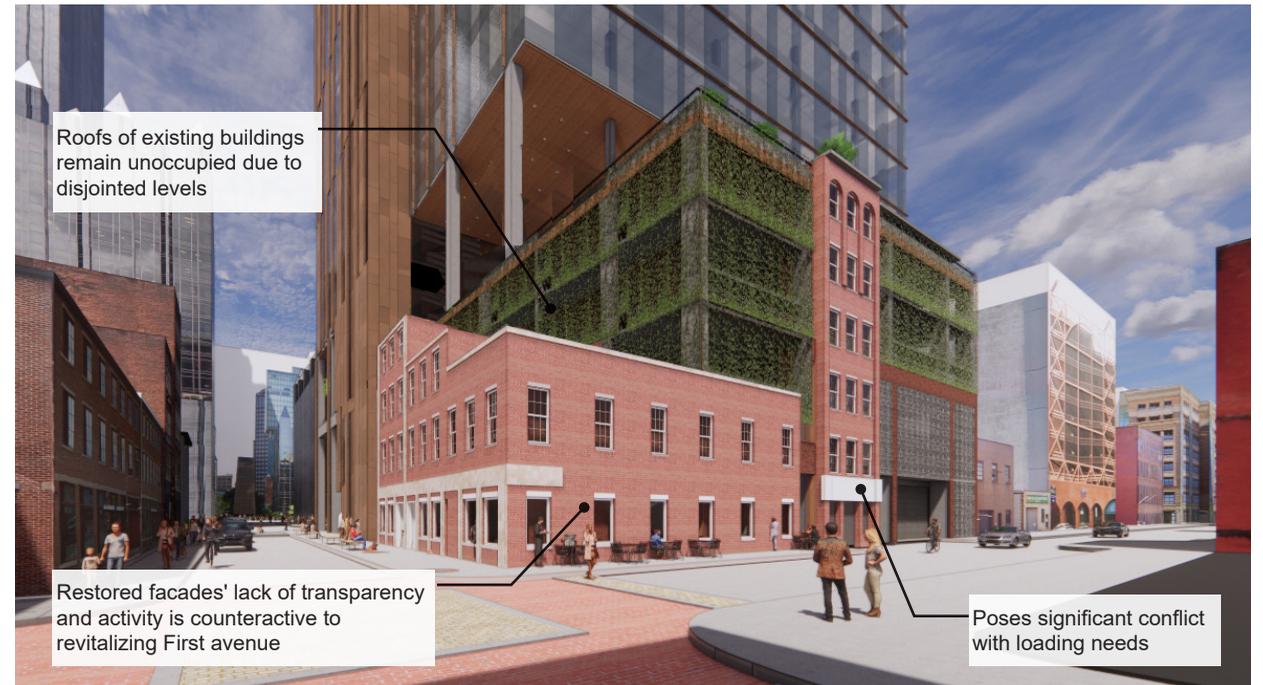
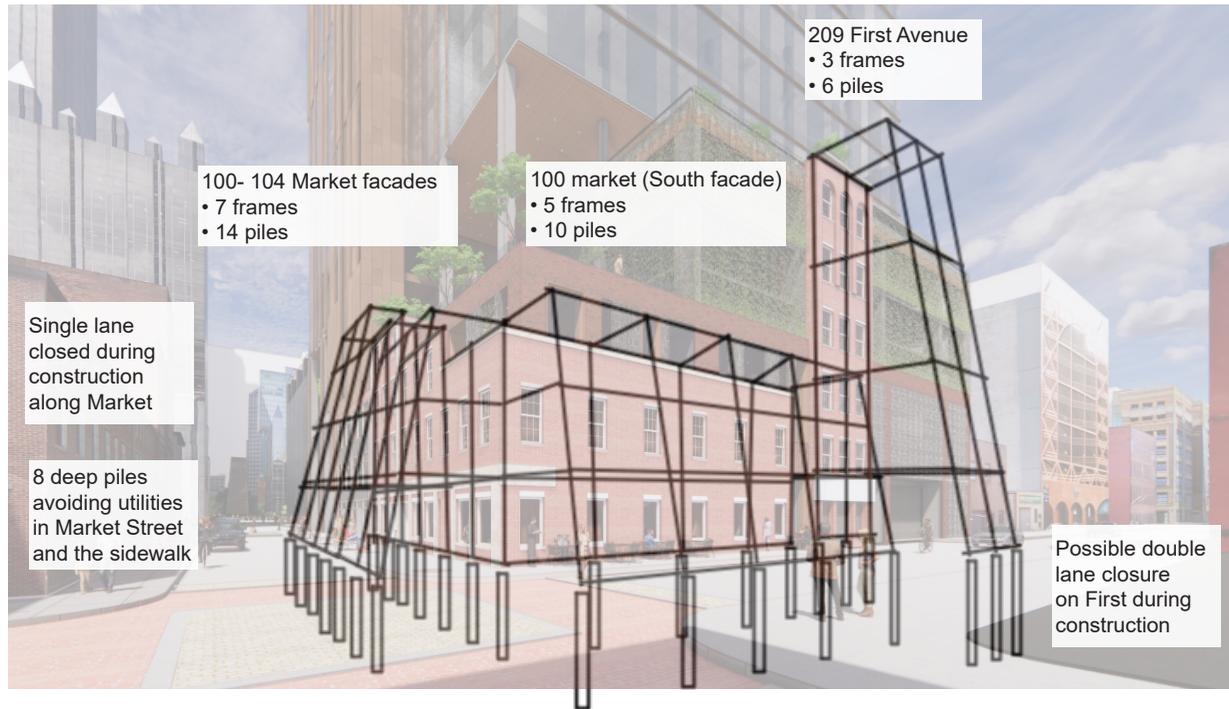
Bracing system plan



Scale 1" = 30'-0"
0' 15' 30' 60'

EVEN IF IT WERE FEASIBLE...

the outcome would take away from the projects quality and performance



FACADE SUPPORT STRUCTURAL CONCLUSIONS



Providing Structural Engineering Designs for:
• Architects • Engineers • Contractors

June 21, 2020

RE: Boulevard & Market Demolition AE&C Project No. 21848

Façade Support for reuse: 100/102 Market Street, 104 Market Street & 209 First Avenue

209 First Avenue

It is structurally infeasible to reuse the 6-story non-bearing brick façade of the front wall of 209 First Avenue. The building has been vacant and unmaintained against water damages for 50 years. This condition has likely deteriorated the brick and mortar on the interior of the façade bands/columns and created hidden, but potentially dangerous and unstable conditions throughout the façade. Additionally, a structural viability report prepared for 209 First Avenue has warned that the building is unsafe. The building could totally and unpredictably collapse due to any disturbance of the structural elements of the building. Attaching the façade elements to temporary steel bracing frames would necessarily create significant risks of disturbances to the building structure. Due to the conditions described above, the risks to public safety, and the risks to the other existing buildings on-site (along Market Street) from an unpredictable collapse of the building at 209 First Avenue; it is strongly recommended that an emergency demolition plan for the building be issued immediately.

100/102 Market Street

The structural feasibility of reusing the non-bearing brick façades of the front walls of 100/102 Market Street is dependent upon verifying the structural strength of the existing brick and verifying the mortar strength in brick work of the walls.

161 Orr Avenue, Apollo, PA 15613 aec0008@comcast.net (724) 980-8187

June 22, 2020

However, even if the façades are found to be structurally feasible for reuse, it is infeasible to reuse the existing brick façades due to the fact that the remaining useful life of the existing brick and existing mortar in the façades is much less than the expected useful life of the new construction.

Extensive steel bracing frames w/deep foundations could be erected to support the existing brick façade horizontally and allow traffic to use Market Street during construction of the project. The deep vertical foundations for the bracing frame will likely have to be installed on a grid of concrete grade beams to step around the underground utilities in Market Street. Utility lines may have to be relocated to permit the installation of the grade beams and deep foundations for the steel bracing frames. Thus, providing temporary steel bracing frames and their foundations to support the existing facade will likely become financially infeasible.

104 Market Street

The structural feasibility of reusing the non-bearing brick façade of the front wall of 104 Market Street is dependent upon verifying the structural strength of the existing brick and verifying the mortar strength in brick work of the wall.

However, even if the façade is found to be structurally feasible for reuse, it is infeasible to reuse the existing brick façade due to the fact that the remaining useful life of the existing brick and existing mortar in the facade is much less than the expected useful life of the new construction.

Extensive steel bracing frames w/deep foundations could be erected to support the existing brick façade horizontally and allow traffic to use Market Street during construction of the project. The deep vertical foundations for the bracing frame will likely have to be installed on a grid of concrete grade beams to step around the underground utilities in Market Street. Utility lines may have to be relocated to permit the installation of the grade beams and deep foundations for the steel bracing frames. Thus, providing temporary steel bracing frames and their foundations to support the existing facade will likely become financially infeasible.

106/108 Market Street

Horizontal support and reuse of the existing front façades (3-story wood and glass window walls) of 106/108 Market Street is not structurally feasible due to the extremely fragile nature of the window walls and the short remaining useful life of the materials in the façades.

MARKET STREET ELEVATION

Restored or Rebuilt Facade



MARKET STREET ELEVATION

New Proposed Facade



MARKET STREET ELEVATION

RESTORED MARKET STREET ELEVATION



Reuse of 10' of Existing Facade Depth

- Limited Floor to Floor Conditions
- Limited Retail Flexibility
- Limited Character to retain

PROPOSED MARKET STREET ELEVATION



New Facade Reuse of Materials

- Optimal Floor to Floor Retail
- Optimal Flexibility
- Optimal Transparency
- Optimal Transition in Scale

FIRST AVENUE ELEVATION

RESTORED FIRST AVE ELEVATION Without 209 First Ave



RESTORED FIRST AVE ELEVATION With 209 First Ave + 100-102 Market



Minimal Street Activation - Added Top Floor

PROPOSED FIRST AVE ELEVATION



South facing planted facade

Rooftop access
Improved Street activation and Rooftop space
Garage Loading

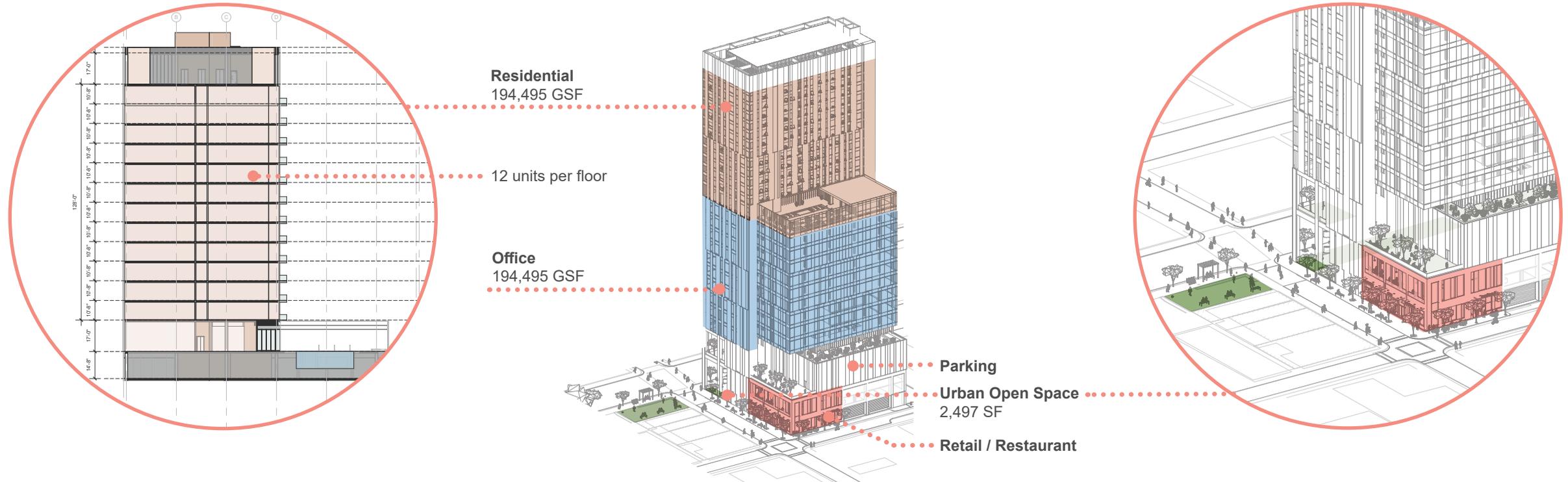
Building Service area inadequate





SITE DEVELOPMENT STANDARDS

910.01.H.2 Summary of site development standards - items (a) through (c)



- Residential**
- Maximizing air quality through natural ventilation creating healthy ecological systems
 - Reducing climate impacts by improving building performance
 - Reducing energy consumption through high performance mechanical systems

Code | **110 sf per unit / 24,968.40 lot area**
 Permitted | **227 units**

- FAR**
- Driving economic prosperity through equitable development
 - Allowing for enhancement of local transportation options to improve public access to the area
 - Driving market leadership through creative solutions to complex urban environments

Code | **10:1**
 Allowed | **388,990.28 (FAR 10:1 per Gross Lot Area)**
 Proposed Bonus Floor Area | **17,780 gsf**

- Urban Open Space**
- Reactivating abandoned and distressed lots returning them to productive use revitalizing the neighborhood
 - Activating public realm through inviting indoor and outdoor public spaces
 - Accentuating local identity through use of exterior materials and relationship with context

Code | **10% of lot area**
 Required | **2,497 sf (10% of 24,968.40 sf)**

