1501 Penn

JMC/HOLDINGS | WOOLLY MAMMOTH | THE AM GROUP

Ownership: 1501 Penn Owner, LLC

Design Architect: Brandon Haw Architecture

Architect of Record: Renaissance 3 Architects

Counsel: Reed Smith LLP

MEP, FA, SC, IT, AV: BuroHappold Engineering

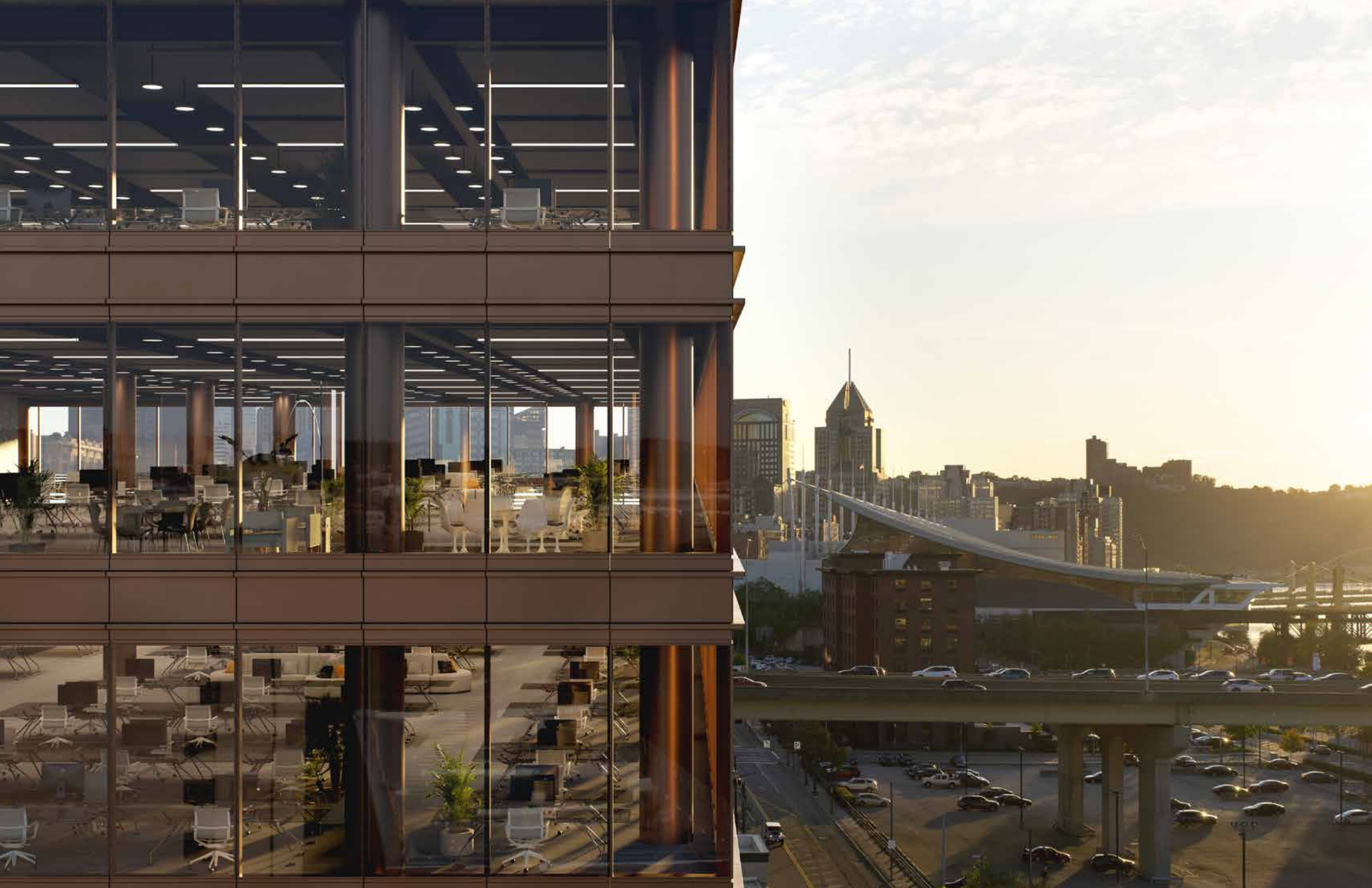
Structural Engineering: Churches Engineering

Civil Engineering: Langan

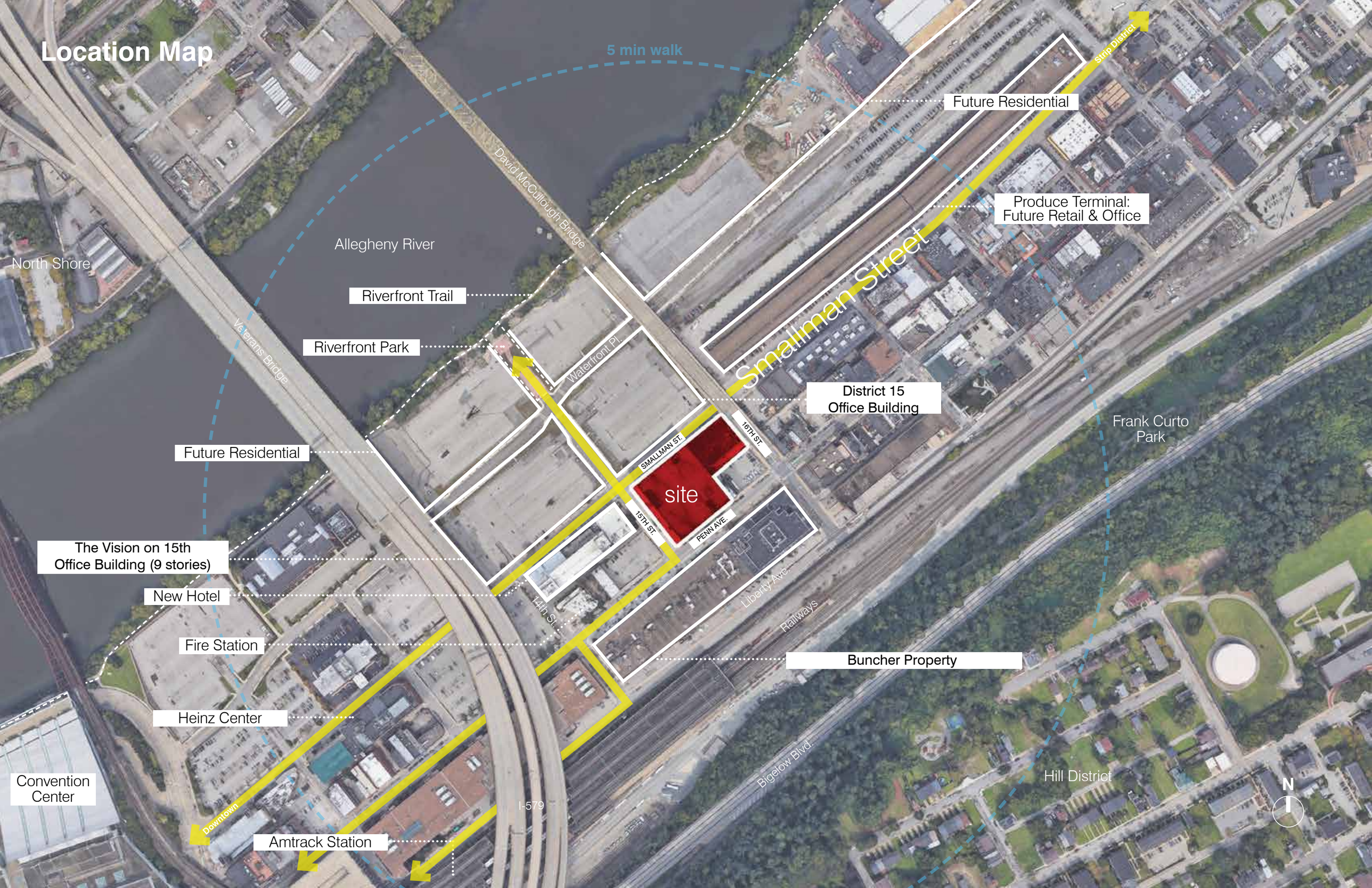
Project Management: Gardiner & Theobald

Transportation Planning: Trans Associates

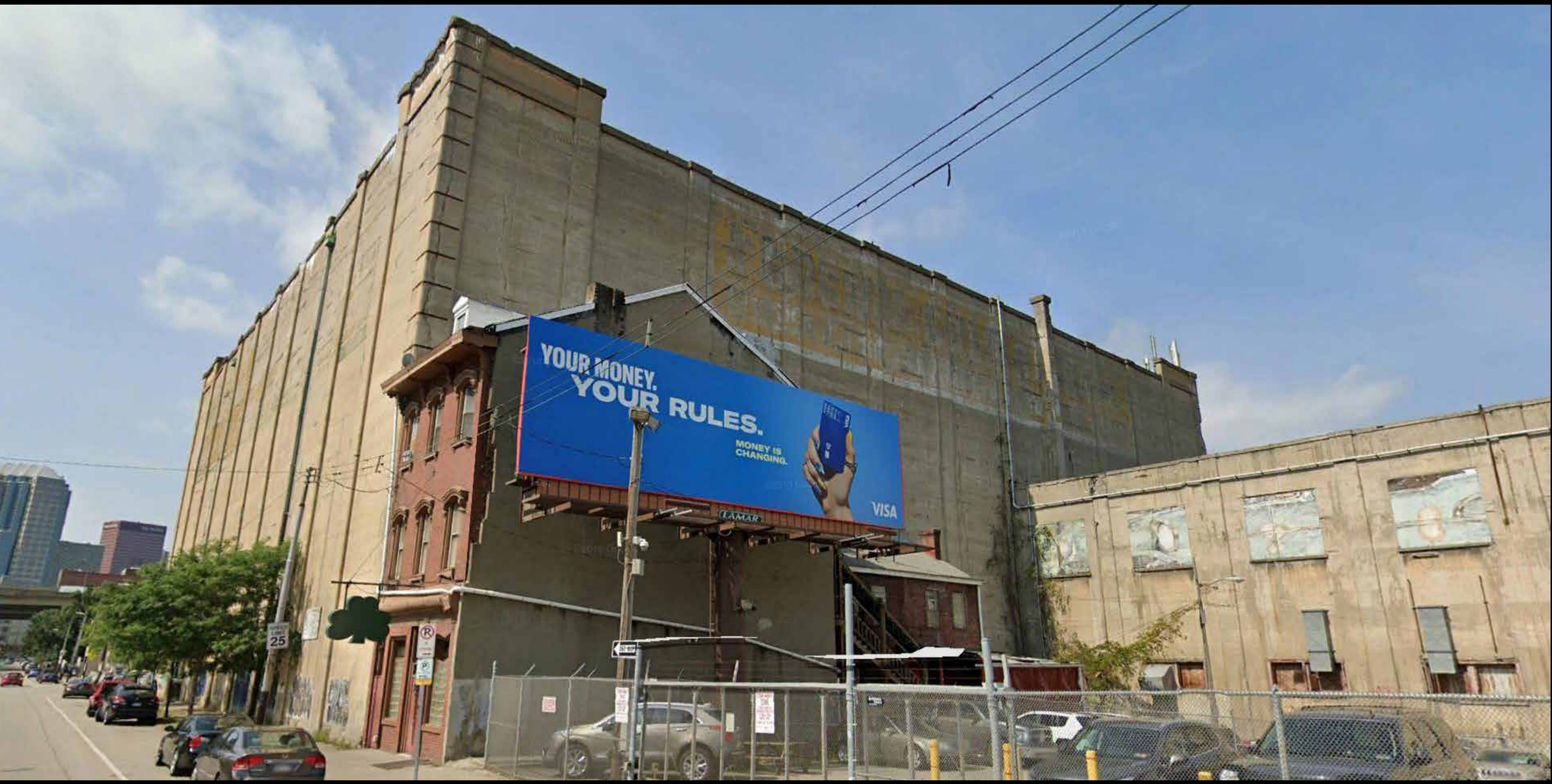
Vertical Transportation: Jenkins & Huntington



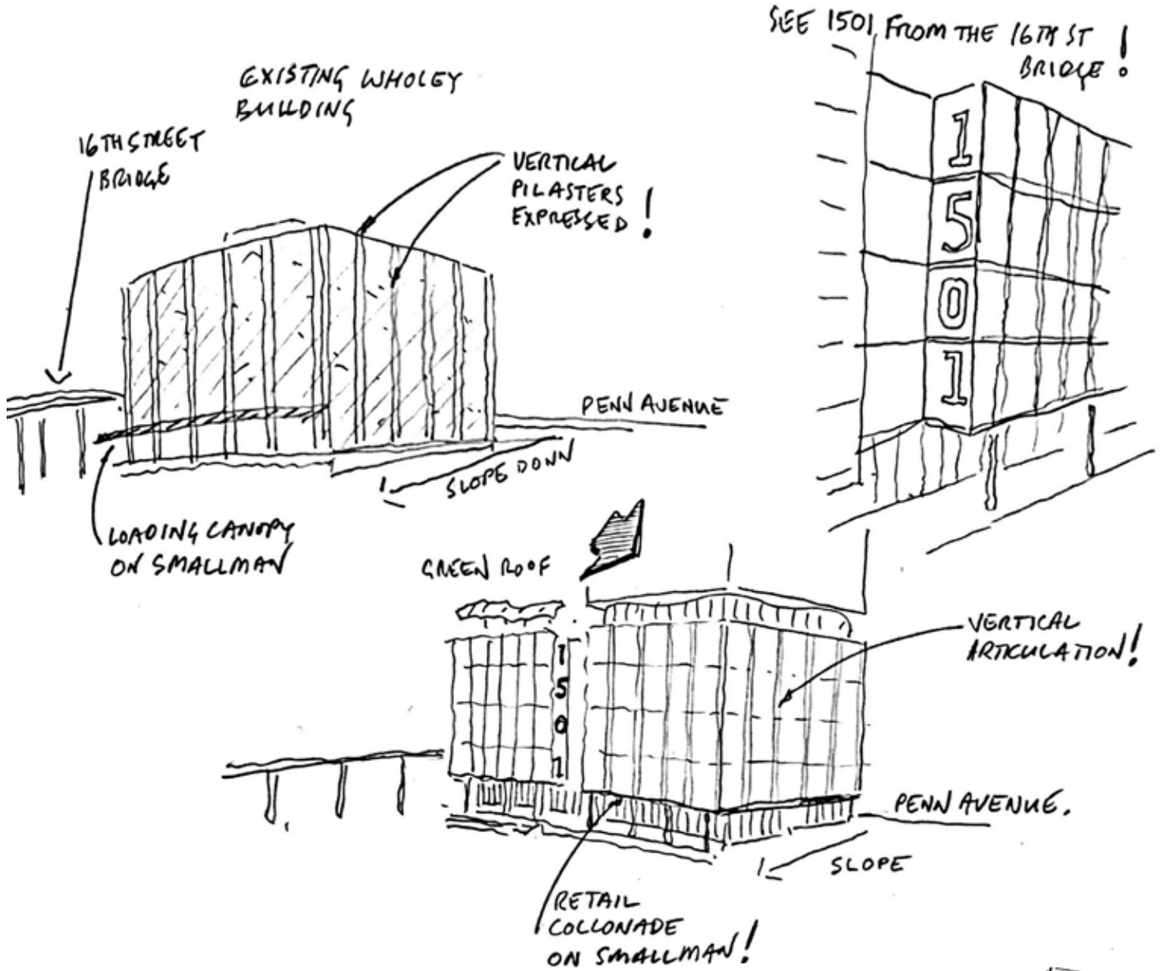
Location Map

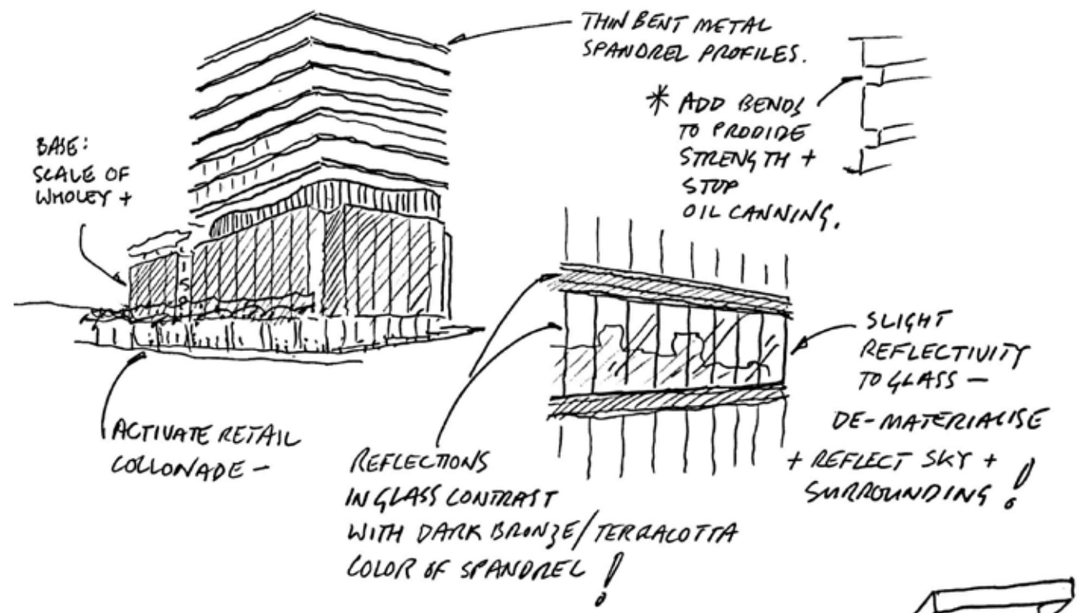


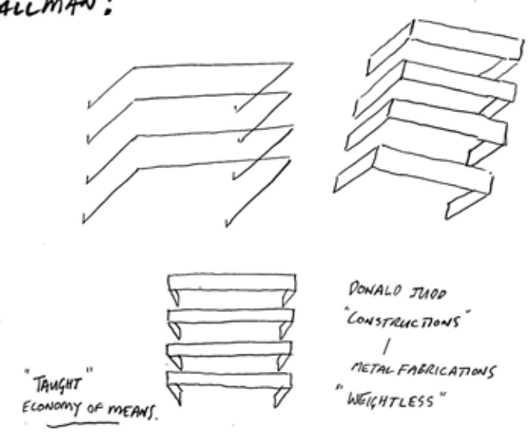
Existing Wholey Building

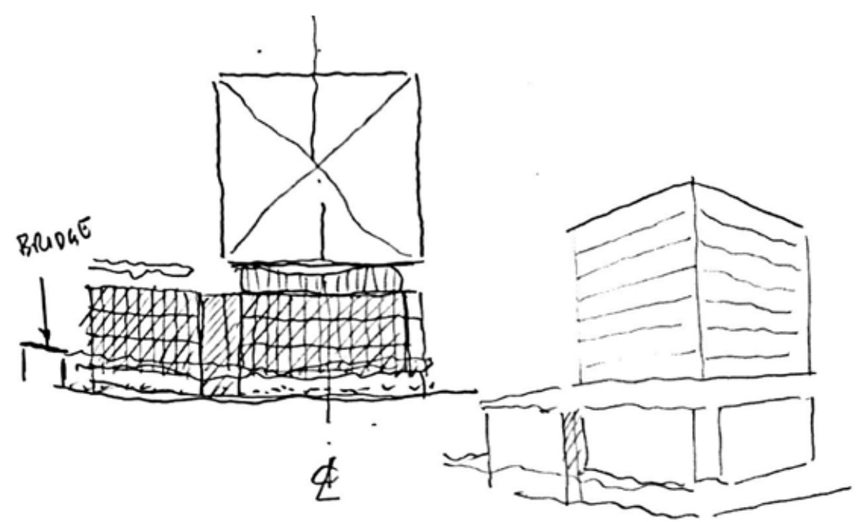


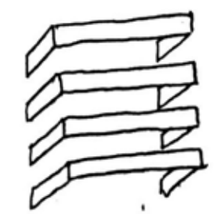
Design Concepts











HOW STRIPPED DOWN CAN WE MAKE IT ?!

- REFLECTIVE GLASS
- SHEAR + TAUGHT —
- MINIMAL LINES —
- REDUCTIVE + ELEGENT

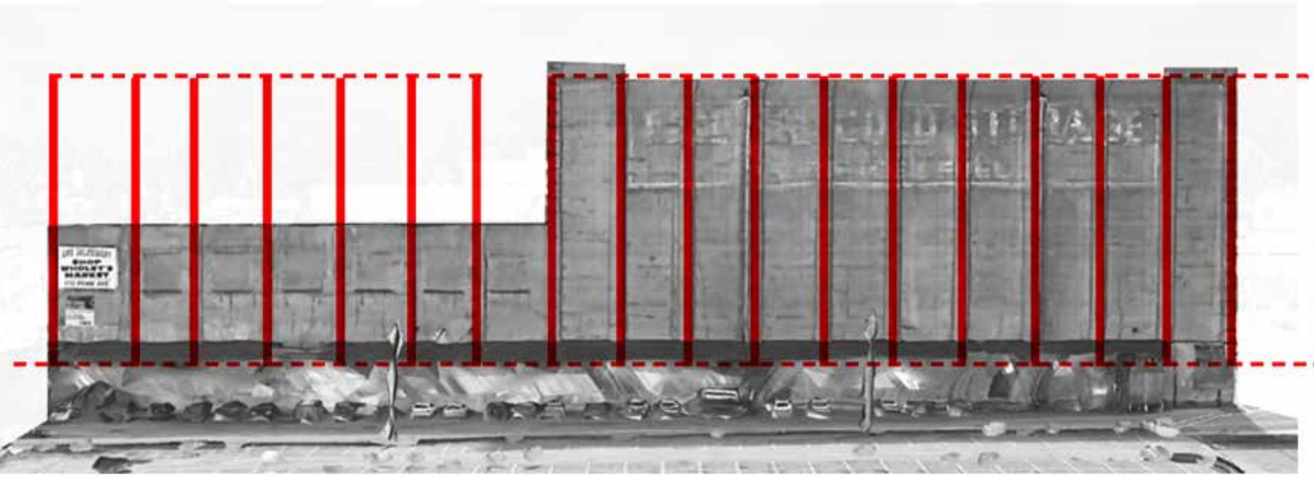
Podium

Scale, Context & Rhythm

New York City: 4-6 story podium with towers above

Champs-Élysées, Paris

Regent Street, London



Smallman St. - existing building

Smallman St. - 1501 Penn

Smallman St. View
Looking East

Penn Ave. View
Looking West

UPMC
K&L GATES

Project Info
Zoning

SITE ADDRESS:
1501 PENN AVENUE
PITTSBURGH, PA 15222

ZONING DESIGNATION:
GOLDEN TRIANGLE SUBDISTRICT GT-B

BUILDING HEIGHT: **287'-0" TO ROOF**
318'-6" TO T.O. BULKHEAD

NO MAXIMUM BUILDING HEIGHT IN GT-B DISTRICT

LOT AREA:
57,994 SF

MAXIMUM ALLOWABLE ZONING AREA IN GT-B DISTRICT:
753,922 SF
13.00 ALLOWABLE F.A.R.

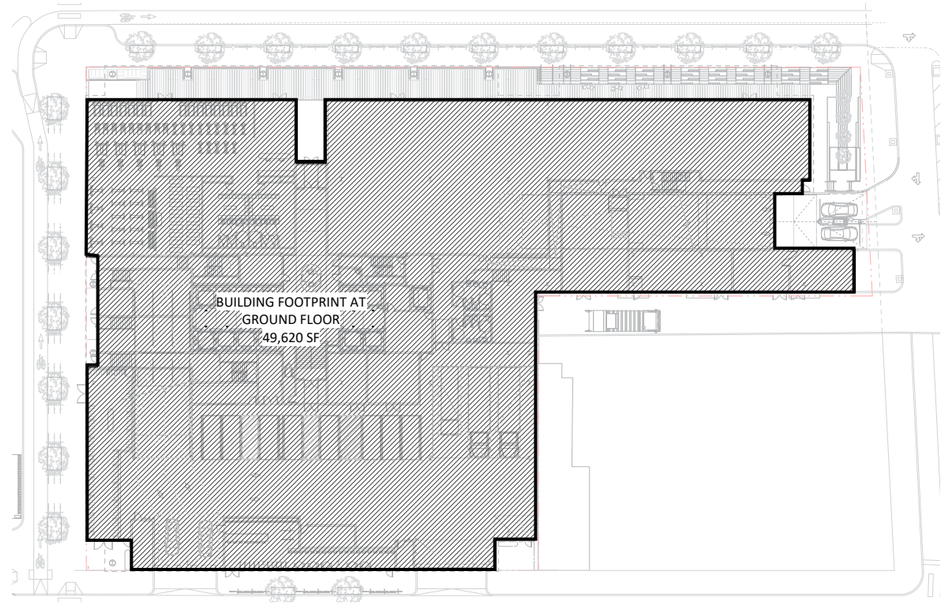
ZONING AREA ACHIEVED IN PROJECT:
558,461 SF
9.63 PROJECT F.A.R.

GROSS PROJECT AREA:
949,483 SF

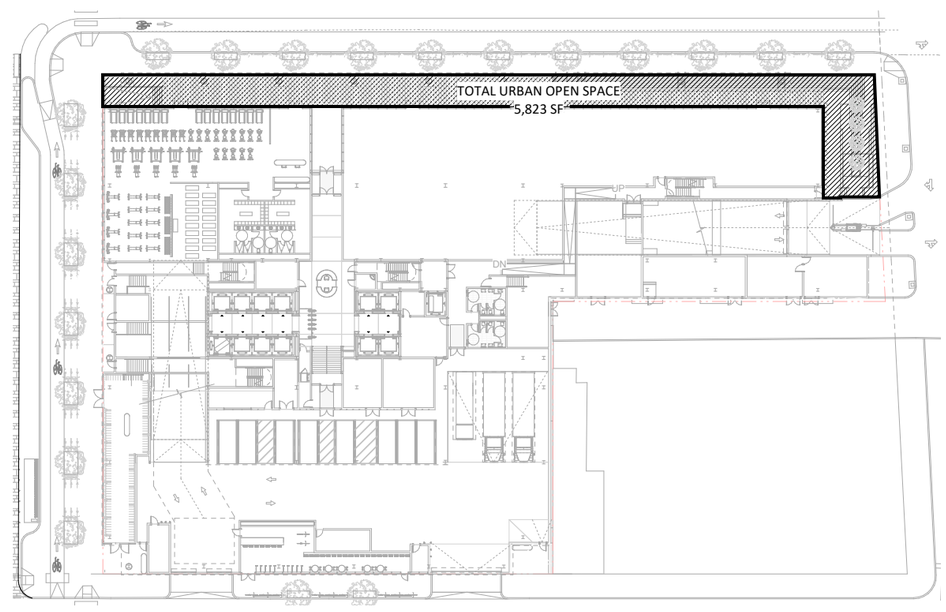
MIN. REQUIRED OPEN URBAN AREA:
10% = 5,799.4 SF

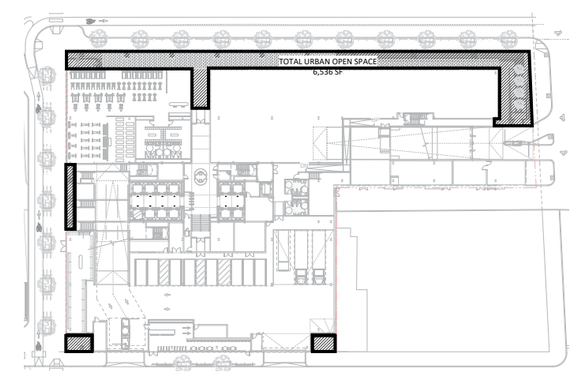
OPEN URBAN AREA PROVIDED:
6,536 SF

BUILDING FOOTPRINT - GROUND FLOOR
49,620 SF **PROJECT FOOTPRINT IS LESS THAN 50,000 SF**



URBAN OPEN SPACE - GROUND FLOOR
5,823 SF **PROJECT URBAN OPEN SPACE IS GREATER THAN 10%**
(INCL. PLAZA & COLONNADE ONLY)

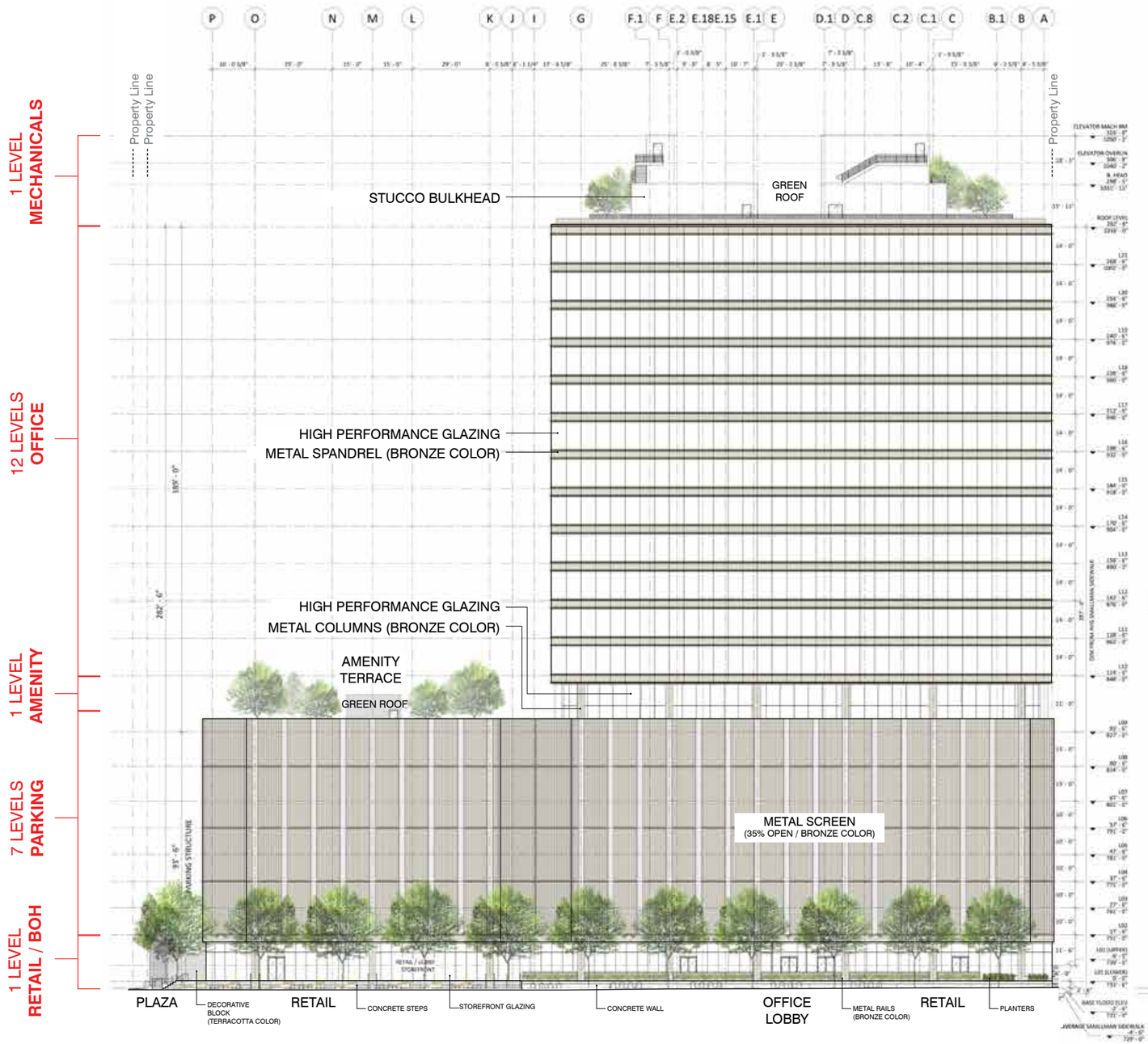




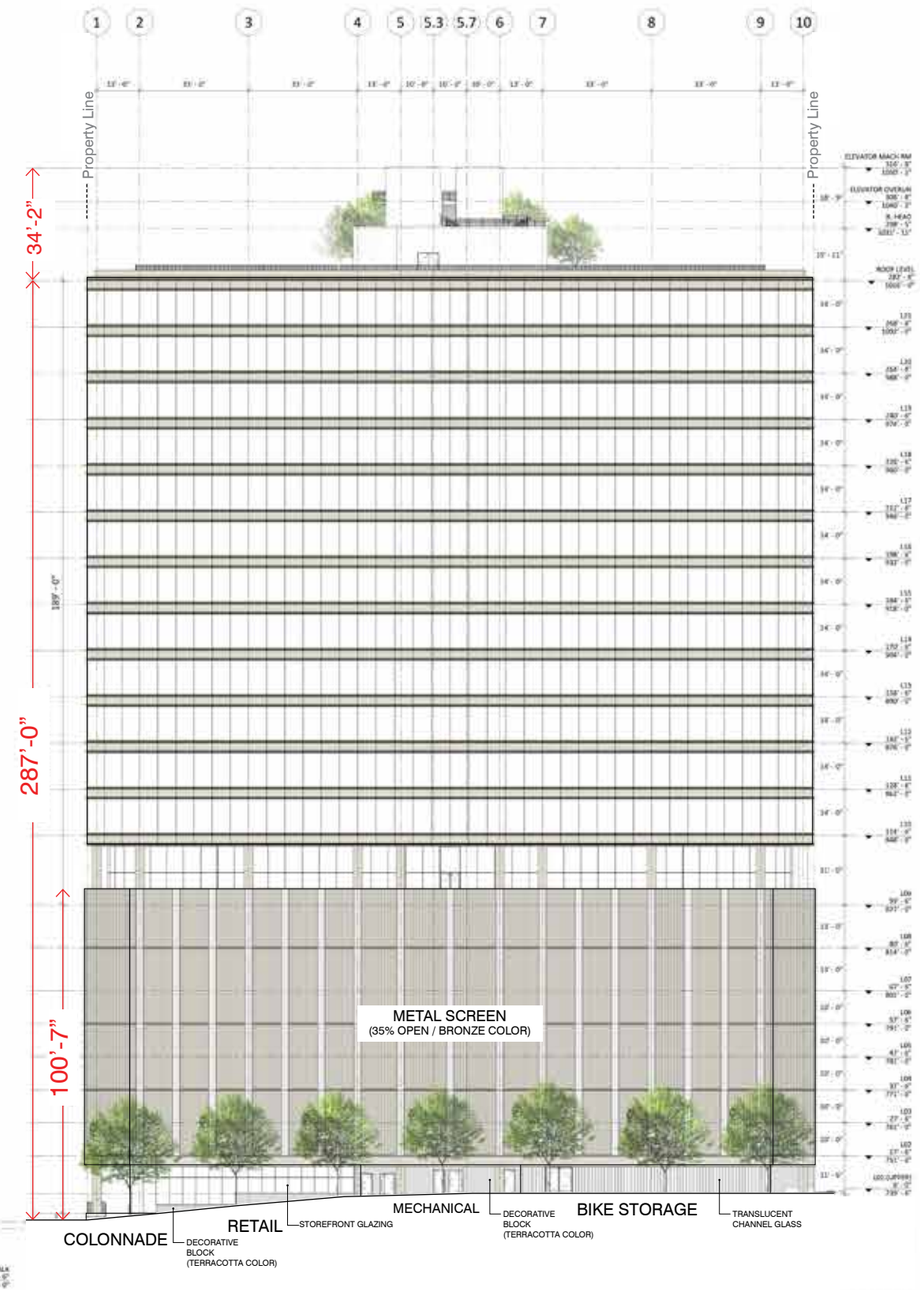
NOTE:
URBAN OPEN SPACE INCL. OTHER MISC. SPACES
6,536 SF
(+740 SF MORE THAN REQ'D)

Elevations

North & West



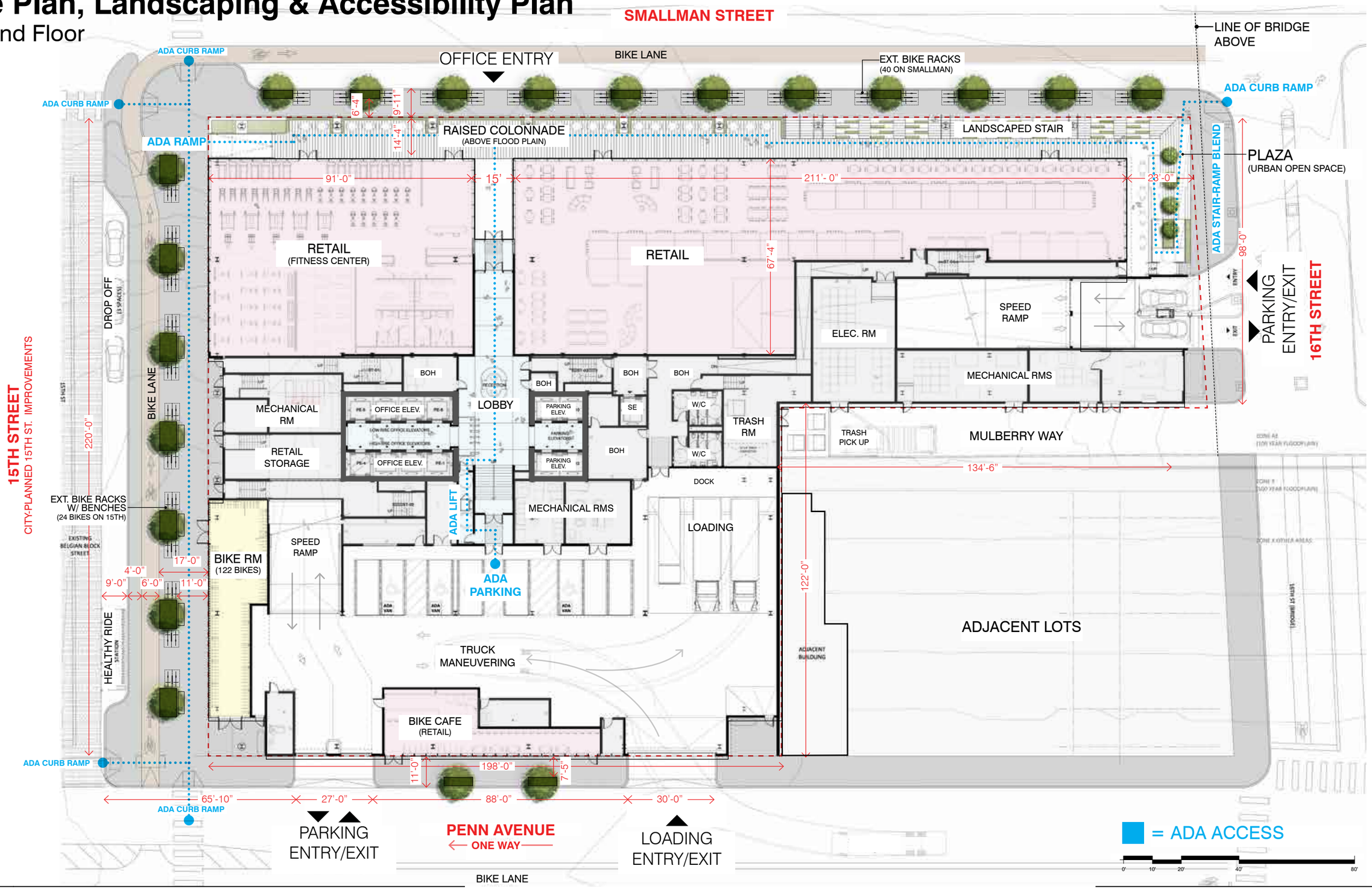
Smallman St. Elevation



15th St. Elevation

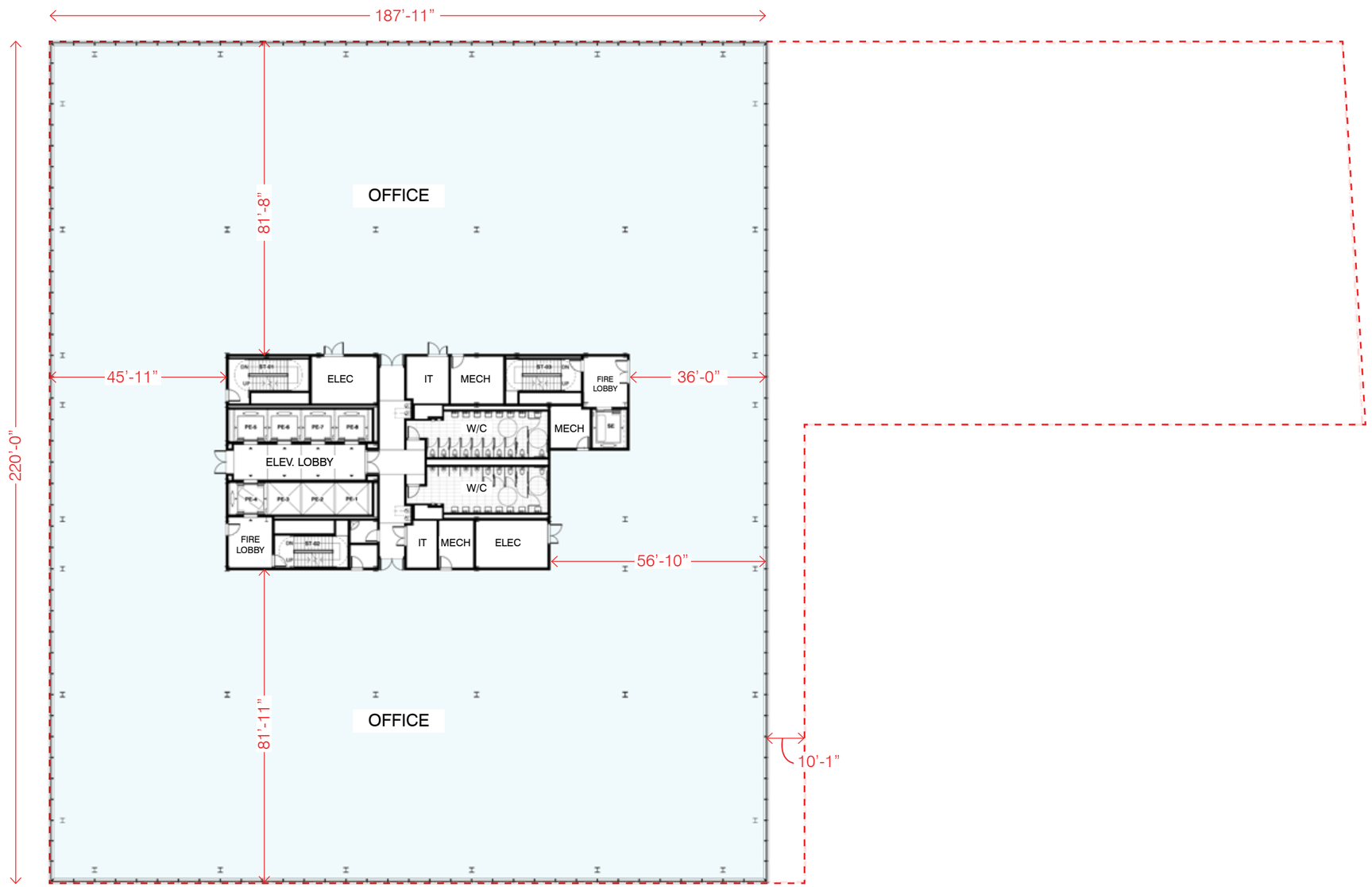
Site Plan, Landscaping & Accessibility Plan

Ground Floor

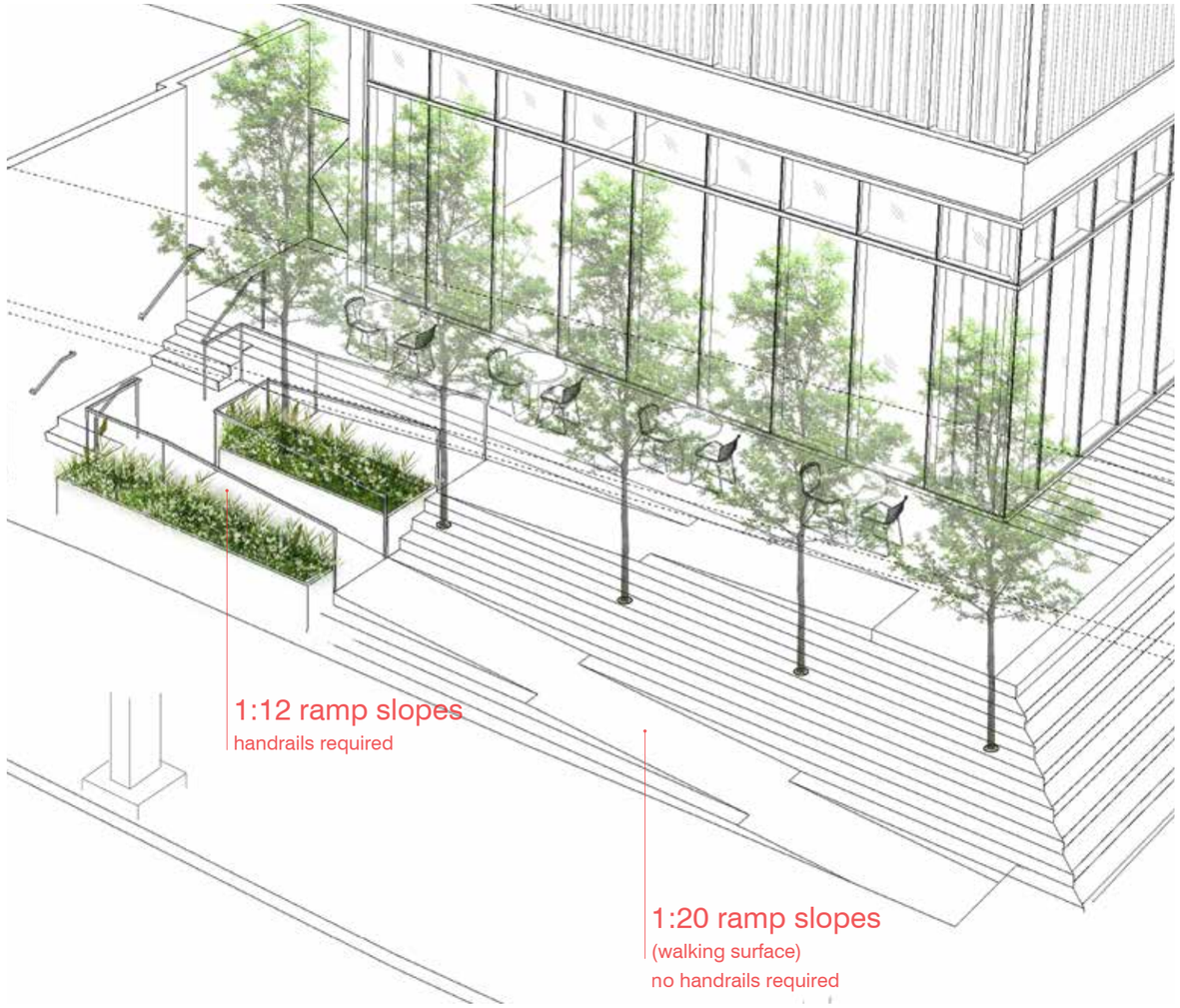


Typical Office Floor Plan

Levels 10-21



Accessibility & Universal Design

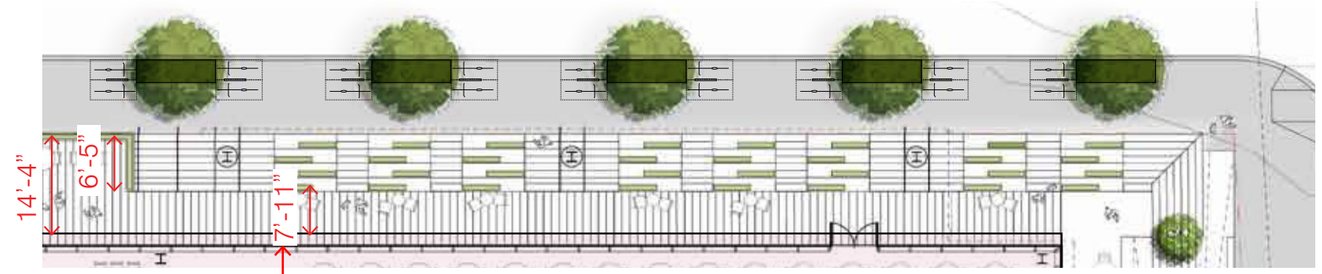


16th Street & Smallman St.:
ADA **stair-ramp blend** & landscape feature **promotes Universal Design,** this feature was designed with recommendations from CDAP, Strip District Neighbors and Riverlife.

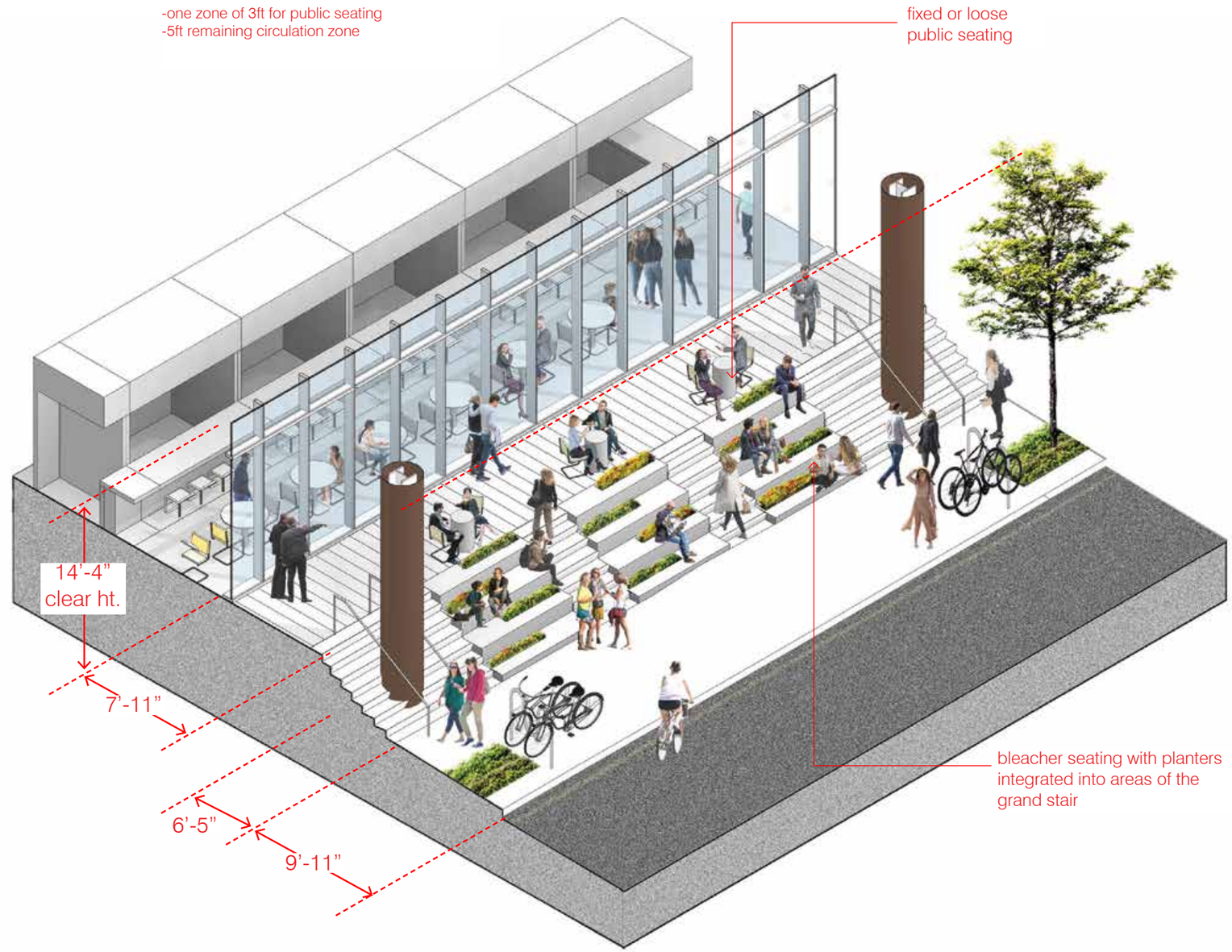
15th Street & Smallman St.:
wide **ADA ramp** provides access to raised colonnade, surrounded by lush planting.

Colonnade Stair - Bleacher Seating

Along Smallman Street Near Intersection with 16th Street



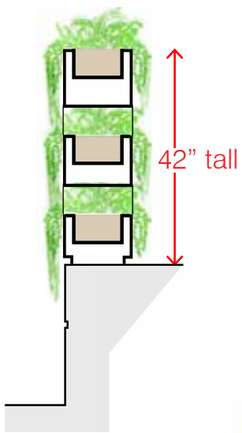
width allows for:
-one zone of 3ft for public seating
-5ft remaining circulation zone



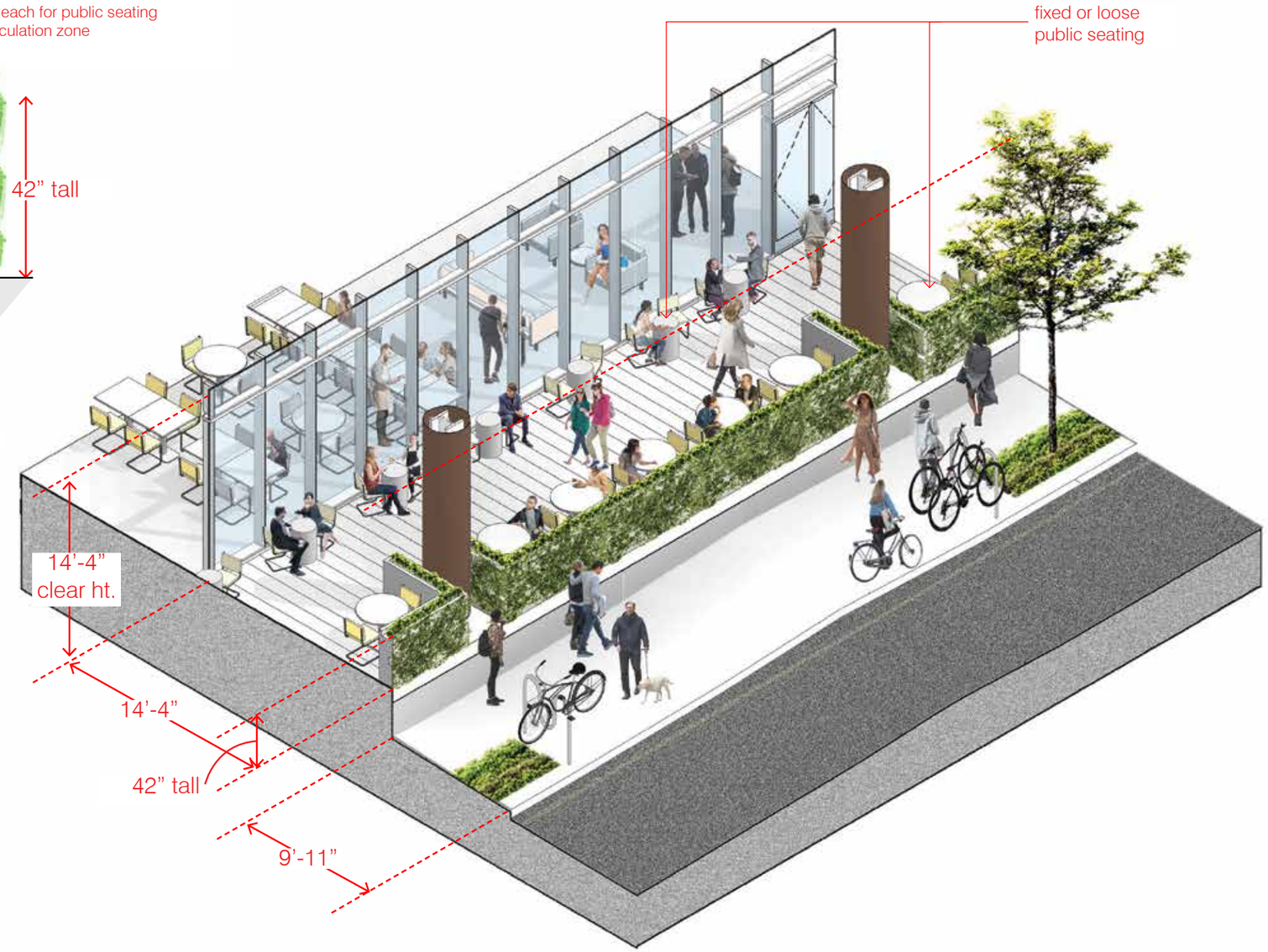
Colonnade

Along Smallman Street Near Intersection with 15th Street

width allows for:
-two zones of 4ft each for public seating
-6ft remaining circulation zone



Planter Section



Colonnade
Landscape Examples

Smallman Street

Smallman Street Retail Colonnade

Passive Recreation

Combination of Fixed & Loose Seating (majority public seating provided & maintained by ownership)

Ownership intends to maintain the Urban Open Space as inclusive and well-activated, providing a combination of fixed and loose furniture, the majority of which is dedicated public seating. Good examples are shown on the right.

Integrated Chess Tables - Central Park, NYC

Public Furniture - Tuileries Garden, Paris

Passive Recreation - Bryant Park, NYC

Public Furniture - Bryant Park, NYC

Highline, NYC - people watching in landscape

Passive Recreation - Tuileries Garden, Paris

Integrated Charging Stations

Passive Recreation - Tuileries Garden, Paris

Smallman Street

PLAZA | RETAIL | OFFICE ENTRY | RETAIL

Smallman Street

Bike Path

15th Street

COLONNADE

RETAIL
(FITNESS CENTER)

MECHANICAL/
EGRESS

RETAIL
STORAGE

BIKE
ROOM

Penn Avenue

← BIKE ROOM → ← PARKING ENTRY → ← RETAIL (BIKE CAFE) → ← LOADING ENTRY → ← ADJACENT BUILDING →

Penn Avenue

Bike Cafe

Healthy Ride

BIKE PGH!

15th Street

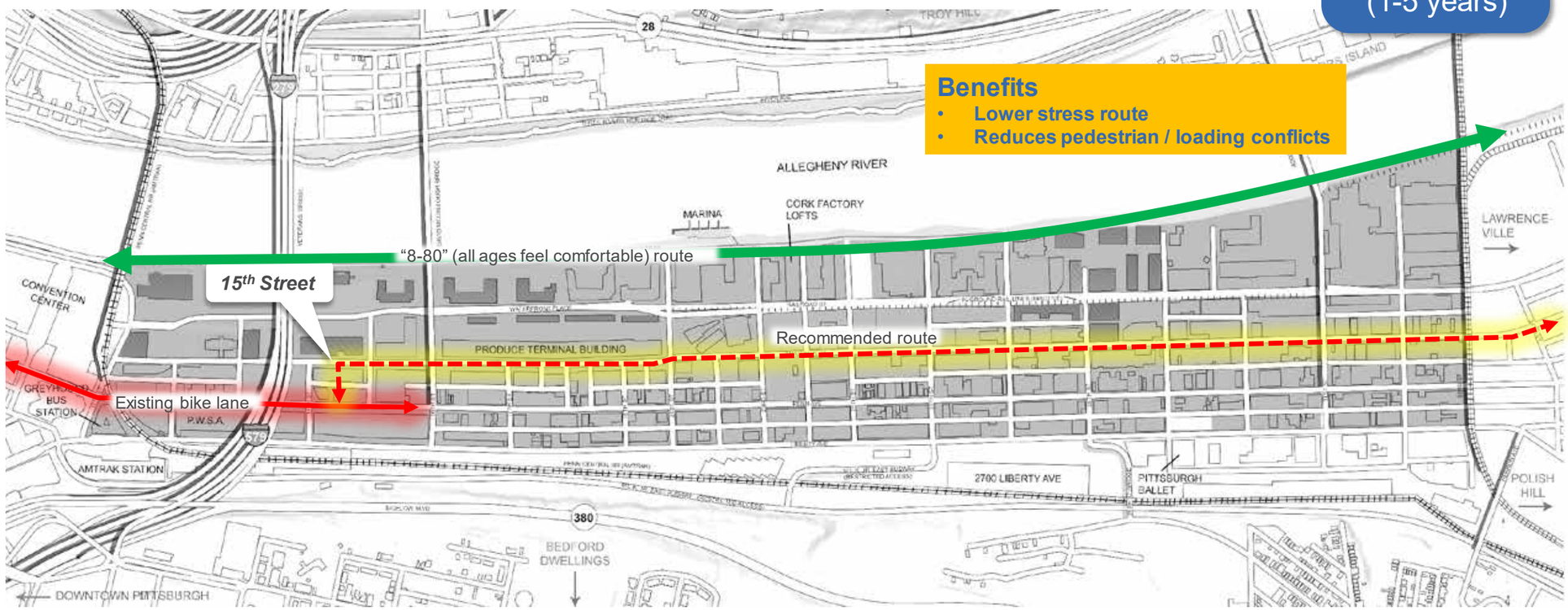
Important Part of Strip District Masterplan

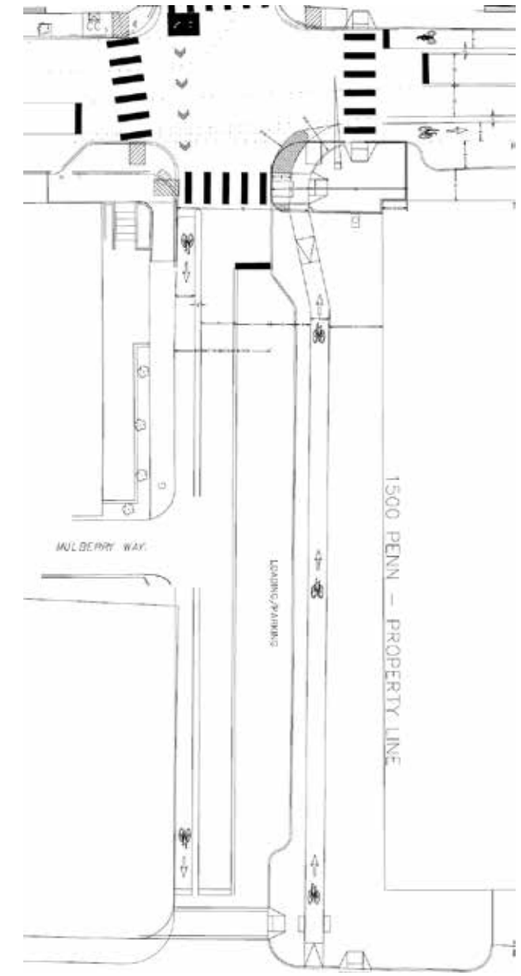
Emphasis on 15th & Smallman Street

Strategy: Direct to Smallman Street at 15th Street, Complete Path

What is the best route through the neighborhood? → **Smallman Street Bike Lane**

Timeframe: Short- and mid-term (1-5 years)





PITTSBURGH STRIP DISTRICT

Stantec

DRAFT

From Stantec "Mobility Network & Parking Study"

Sustainability Goals

Targeting LEED Gold & Well certification and up to 30% more energy efficient than code requirements. Active Chilled Beam system provides cooling; hydronic heaters to provide heating; electric car charging stations; smart metering with energy and water tracking; recycled and local construction materials and finishes; high-performance envelope with industry-leading thermal insulation and solar coating technology; energy recovery system.

- REDUCED ENERGY CONSUMPTION

considering a high-efficiency active chilled beam HVAC system, energy-efficient lighting systems and high performance cladding system, which will reduce energy by up to 40% compared to typical office buildings

- REDUCED WATER CONSUMPTION

considering low-flow fixtures and water-monitoring systems

- IMPROVED AIR QUALITY

active chilled beam system provides the higher air quality than forced-air systems

- SMART MATERIAL USAGE

efficiency of mechanical system offsets need for passive shading, thus reducing overall embodied energy of facade

- EXCELLENT STORM-WATER MANAGMENT

green roof systems to be the majority of roof area, meeting and exceeding water retention requirements

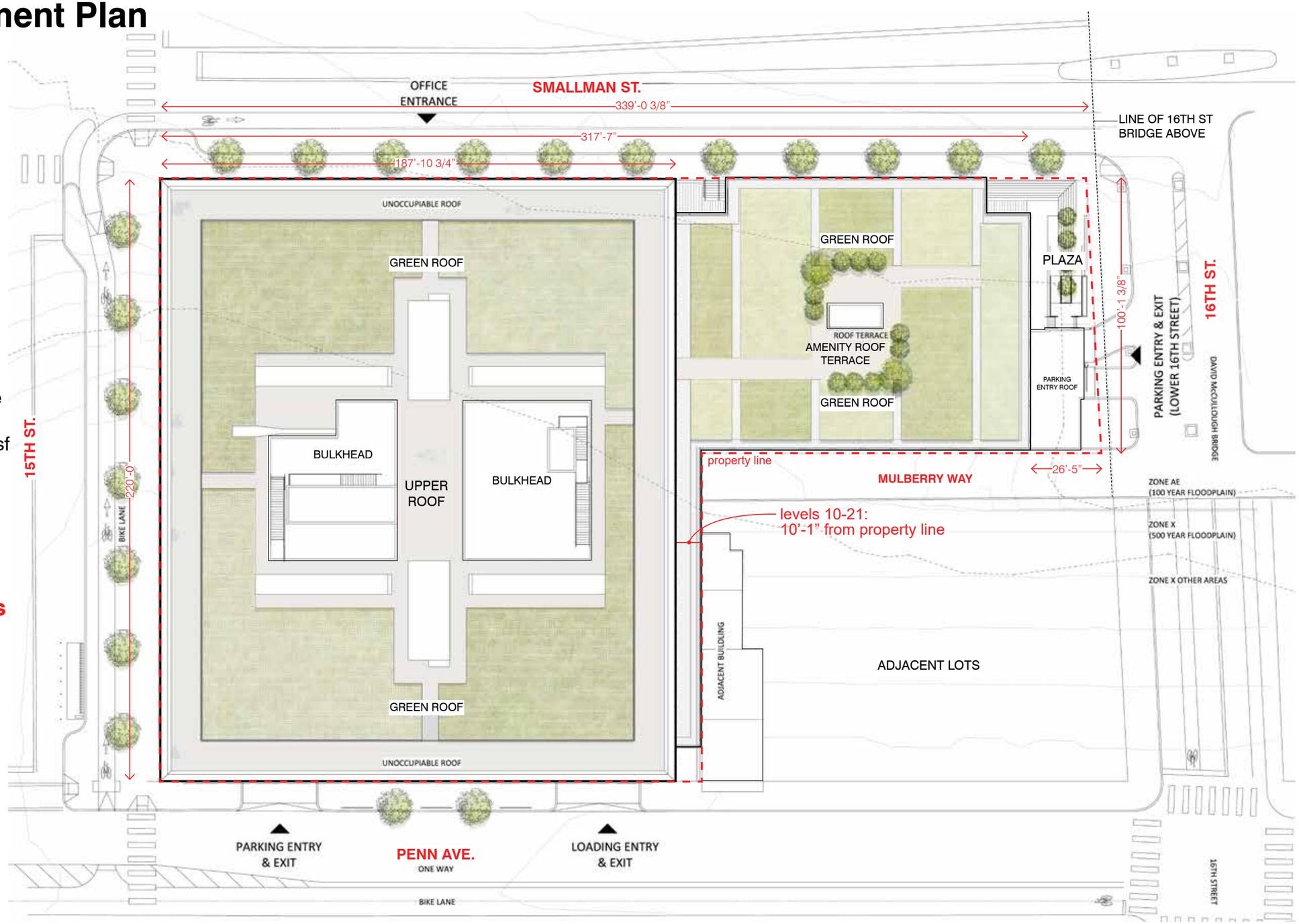
Stormwater Management Plan

Roof

Stormwater Management

- 1501 Penn complies with City code
- 2 vegetated roofs address the rate control, volume control and water quality requirements per the City code
- Amenity Green Roof Terrace= 8,000 sf
- Upper Green Roof= 16,000 sf
- Total Green Roof = 24,000 sf
- current site impervious service = 57,994 sf

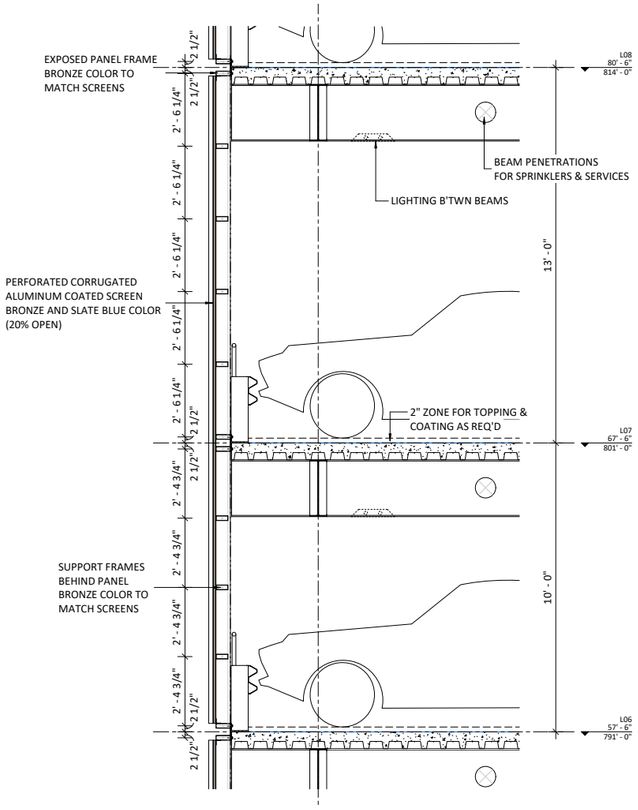
42% of new site area is pervious

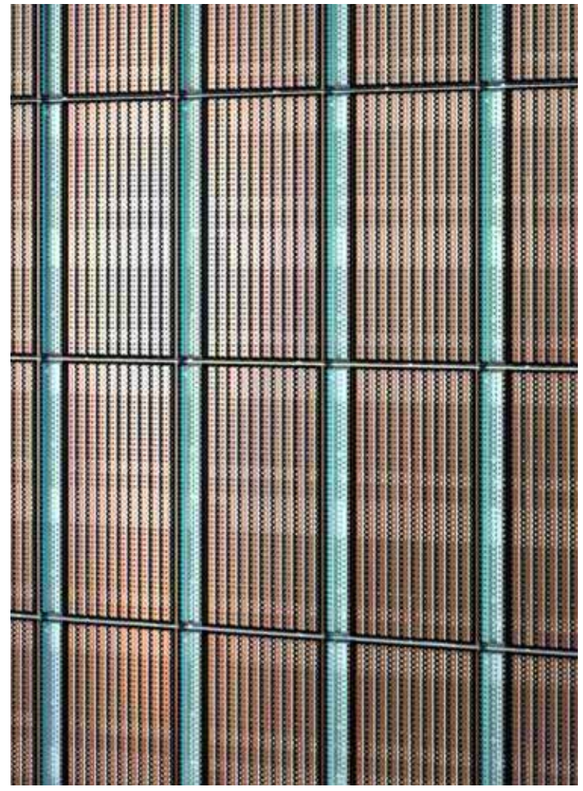


Amenity Roof Terrace (Green Roof)

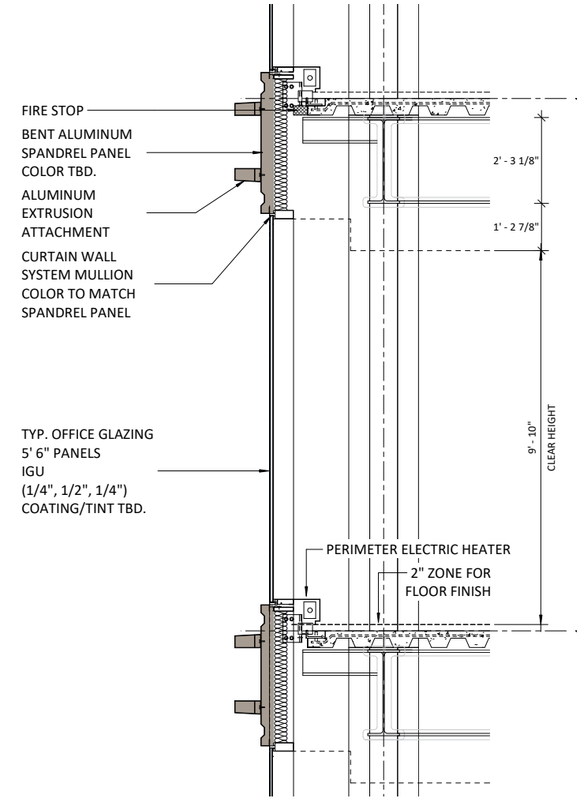
Cladding Materials & Finishes

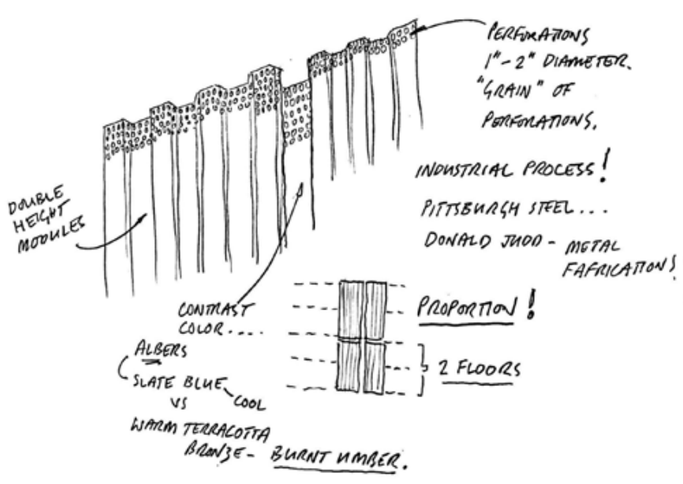
Podium Cladding: Floor to Ceiling, Perforated, Corrugated Metal Screen

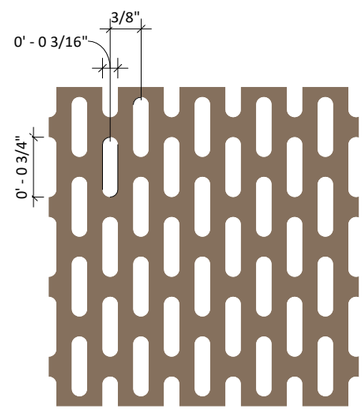




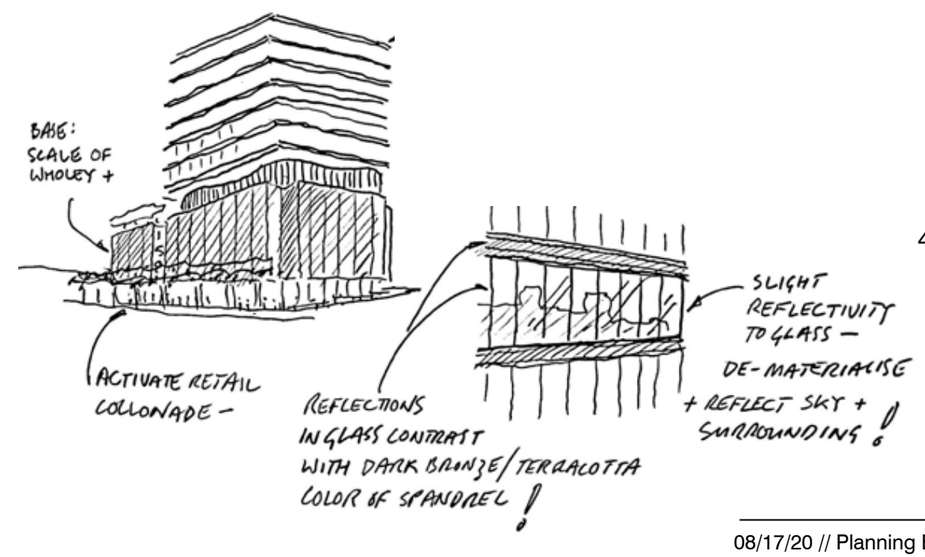
Office Tower Cladding: Curtain Wall with Horizontal, Sculpted Metal Spandrel

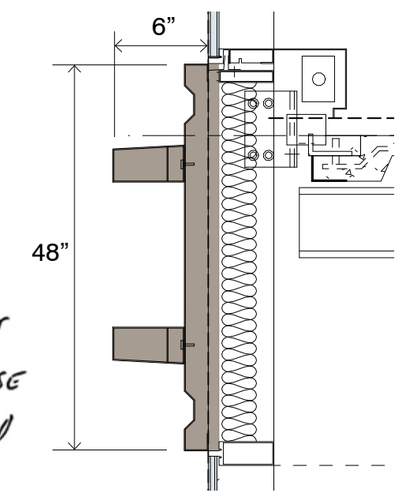






Perforation Pattern





Curtain Wall Metal Spandrel

GELATO

Construction Management Plan

Multi-Modal Transportation

dedicated curb side drop-off

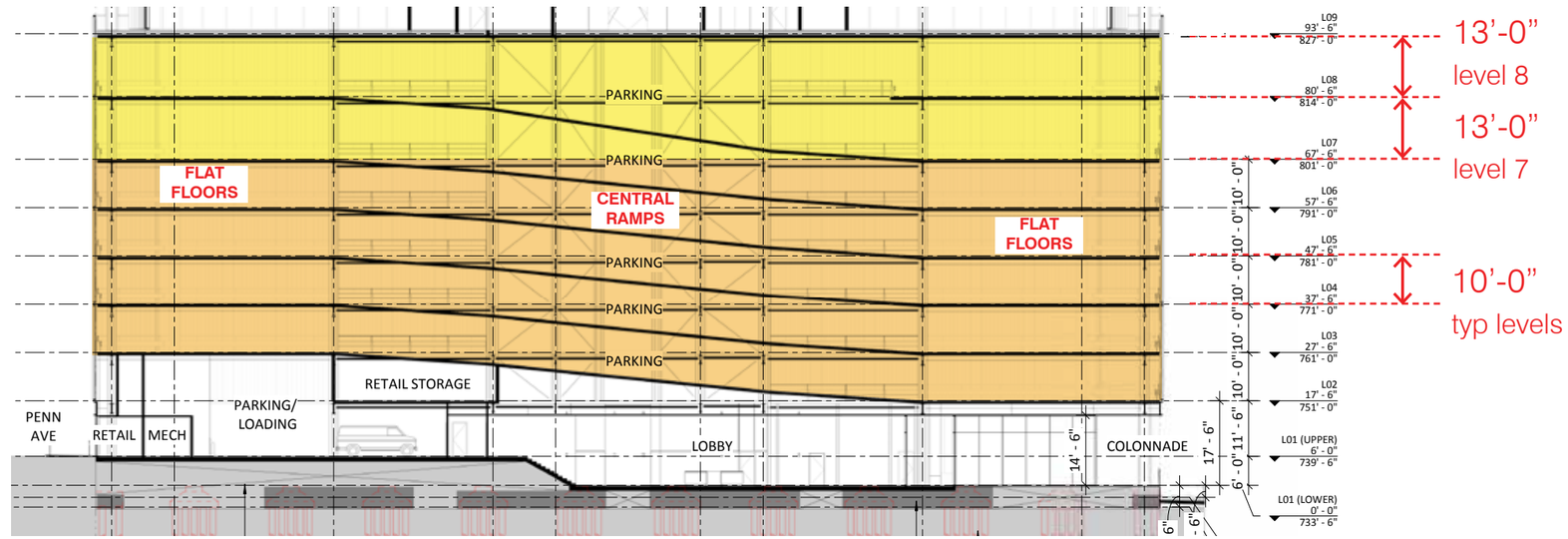
electric charging stations in garage (18 spaces)

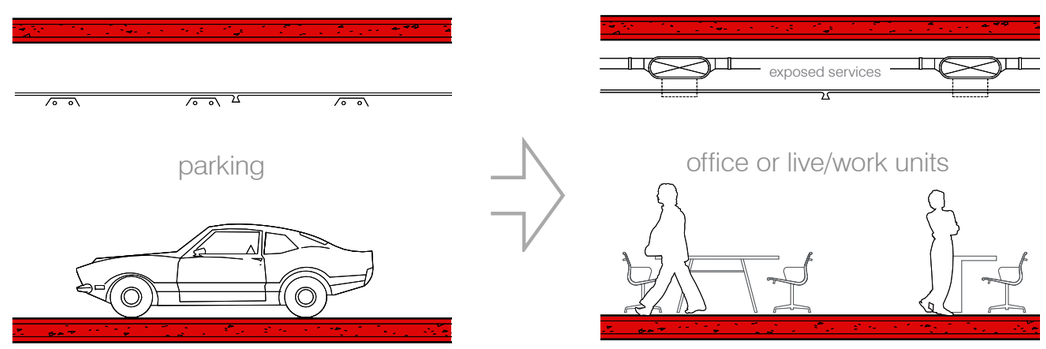
secure bike room (122 spaces)

Healthy Ride station

Parking Convertibility

- parking garage has flat floors & a central ramp
- top two levels are convertible to non-parking uses
- garage is open to the public on nights and weekends





top two levels convertible to:
- residential
- commercial
- live/work

bottom levels convertible to:
- last mile retail storage
- hydroponic urban farming

Project Info
Parking & Loading

PARKING REQUIREMENTS

PARKING REQUIRED

Development Components	Size, GSF	Automobile Parking Requirement: City of Pittsburgh Zoning Code			Bicycle Parking Requirement: City of Pittsburgh Zoning Code				Total Number of Automobile Parking Spaces Required with Provided Bicycle Reductions	
		Minimum Requirements without Bicycle Reductions			Required Minimum Bicycle Parking		Maximum Reduction of Automobile Parking Spaces Due to Implementation of Bicycle Spaces			
		Off-Street Automobile Parking Rate	Required Number of Automobile Spaces	Required Number of Reserved ADA Spaces	Bicycle Parking Rate	Required Number of Bicycle Spaces	Maximum Bicycle Parking Reduction Rate	Maximum Reduction	Automobile Spaces	Bicycle Spaces
Retail	18,393	1 Space per 500 SF above first 2,400 SF	25	17	1 bicycle space per every 10,000 SF	43	30% of required number automobile spaces, not including ADA spaces	251	730	122
Office Space	516,603	1 Space per 500 SF	827							
TOTAL			852	17	--	43	--	251	730	122

PARKING PROVIDED

1. TOTAL NUMBER OF SPACES 846
2. TOTAL NUMBER OF ADA SPACES 18
3. TOTAL NUMBER OF COMPACT SPACES 344
4. TOTAL NUMBER OF ELECTRIC CHARGING SPACES 18

BIKE PARKING PROVIDED

1. TOTAL # OF OFF-STREET BIKE PARKING SPACES 122

LOADING REQUIREMENTS

LOADING REQUIRED

Development Component	Size	Number of Required Spaces	
		Minimum Off-Street Loading Standard	Required Number of Loading Spaces
Retail	18,393 GSF	1 loading spaces for 2,401 to 20,000 SF	1
Office	516,603 GSF	3 loading spaces for 200,001 SF to 250,000 SF plus 1 per 150,000 SF above 250,000	5
TOTAL	--	--	6

LOADING PROVIDED*:

TOTAL LOADING SPACES PROVIDED =
(2) 40'x10' SPACES IN OFF-STREET LOADING OFF OF PENN AVE.
(1) 30'x10' SPACE IN OFF-STREET LOADING OFF OF PENN AVE.
(2) 15 MIN, 8'6" X 19'0" LOADING SPACES IN OFF-STREET LOADING OFF OF PENN AVE.

852 PARKING SPACES REQUIRED
(BEFORE REDUCTIONS)

730 PARKING SPACES REQUIRED
(AFTER BICYCLE PARKING REDUCTIONS)

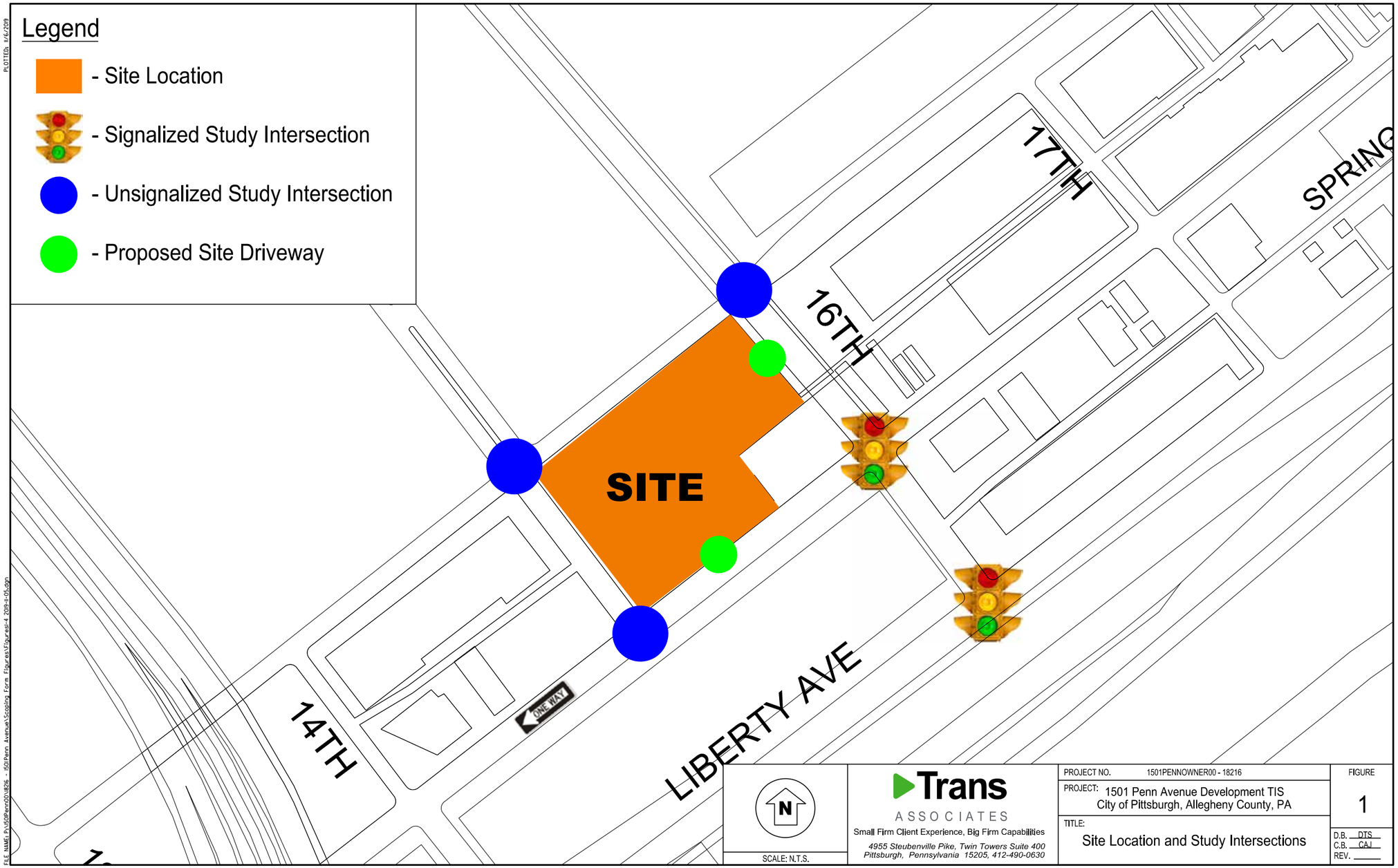
846 PARKING SPACES PROVIDED

1.58 SPACES PER 1,000 RENTABLE SF
(BELOW MARKET STANDARD)

122 PROTECTED, INDOOR BIKE SPACES PROVIDED

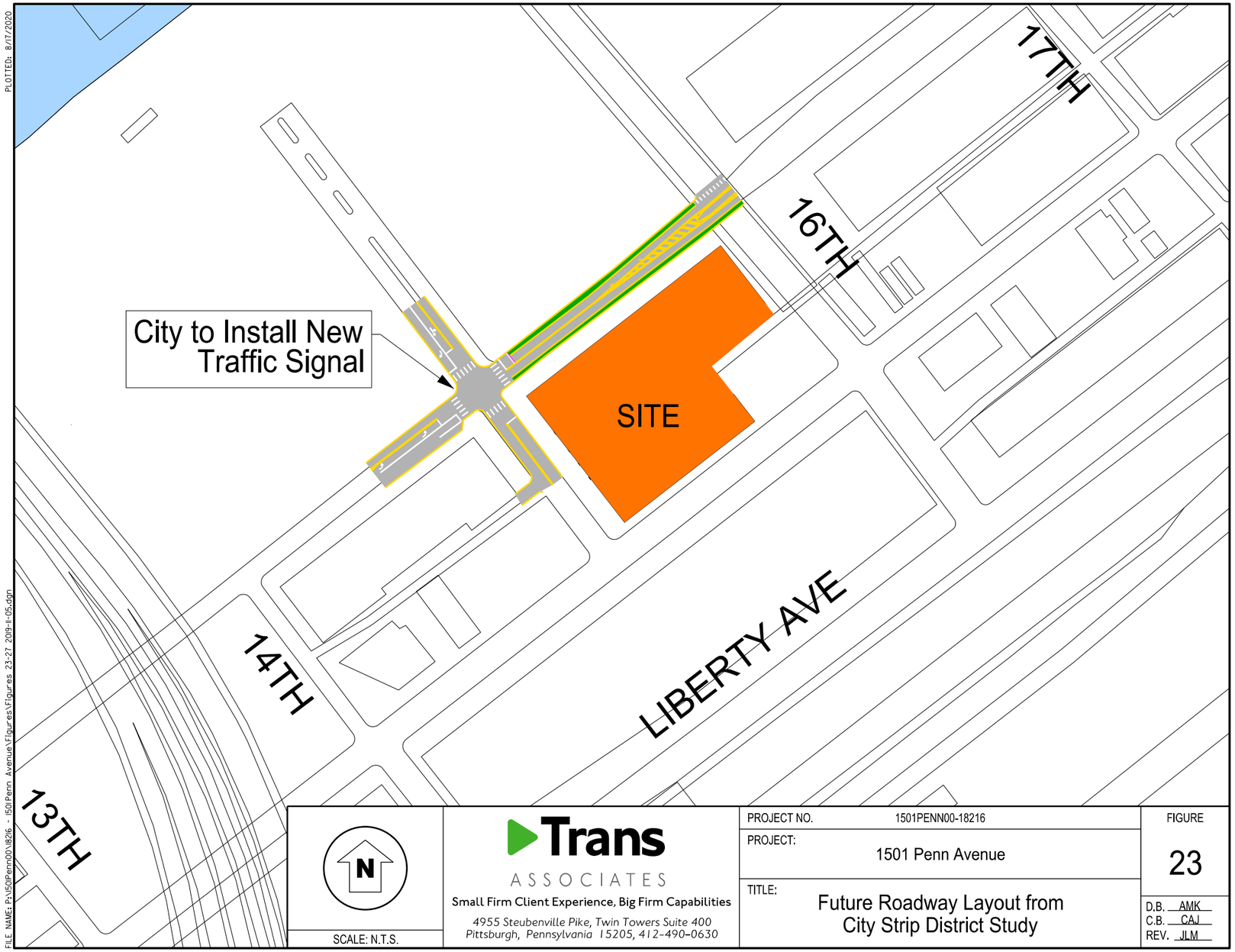
Traffic Study

Study Intersections



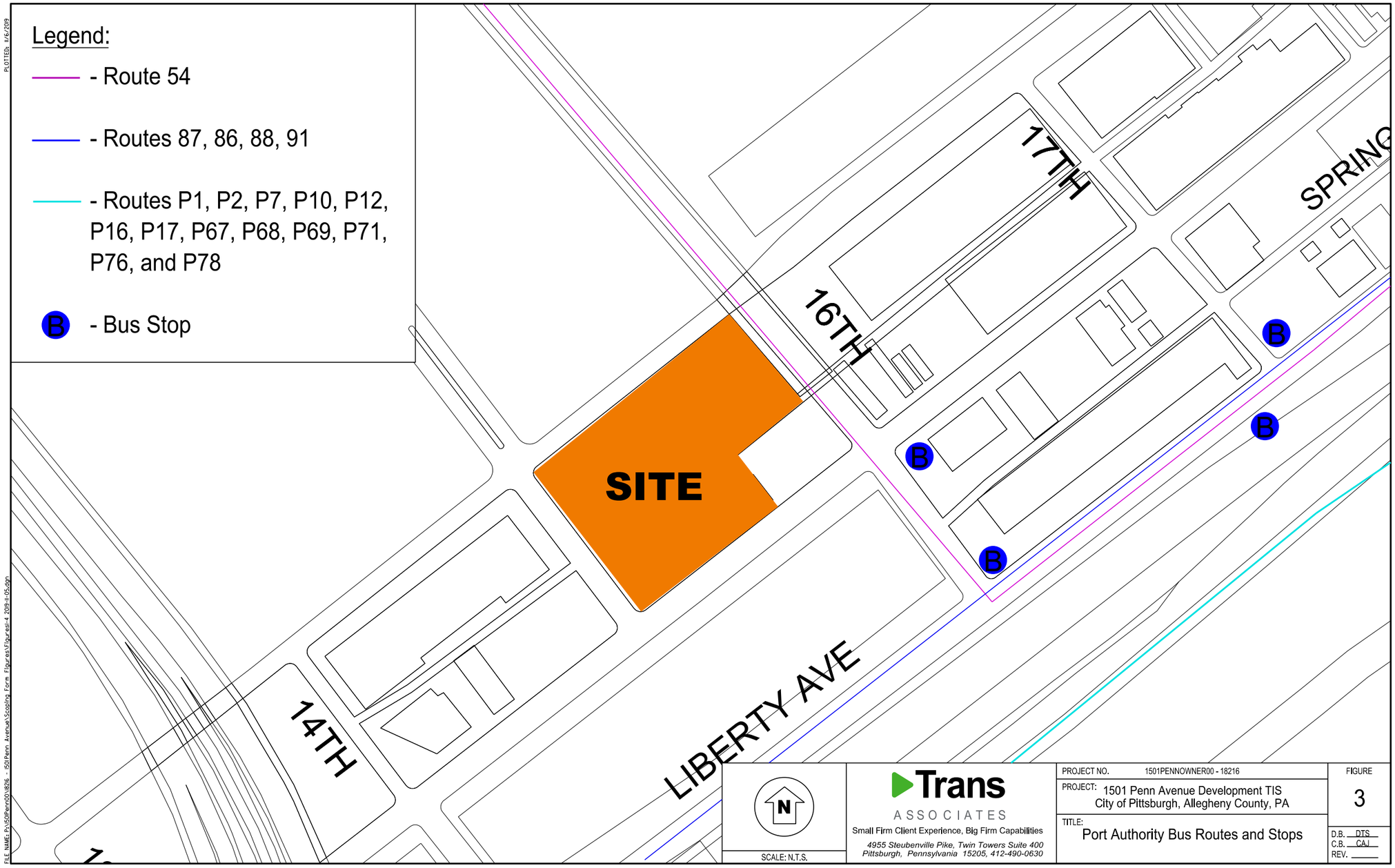
Traffic Study

Future Signal - Smallman & 15th



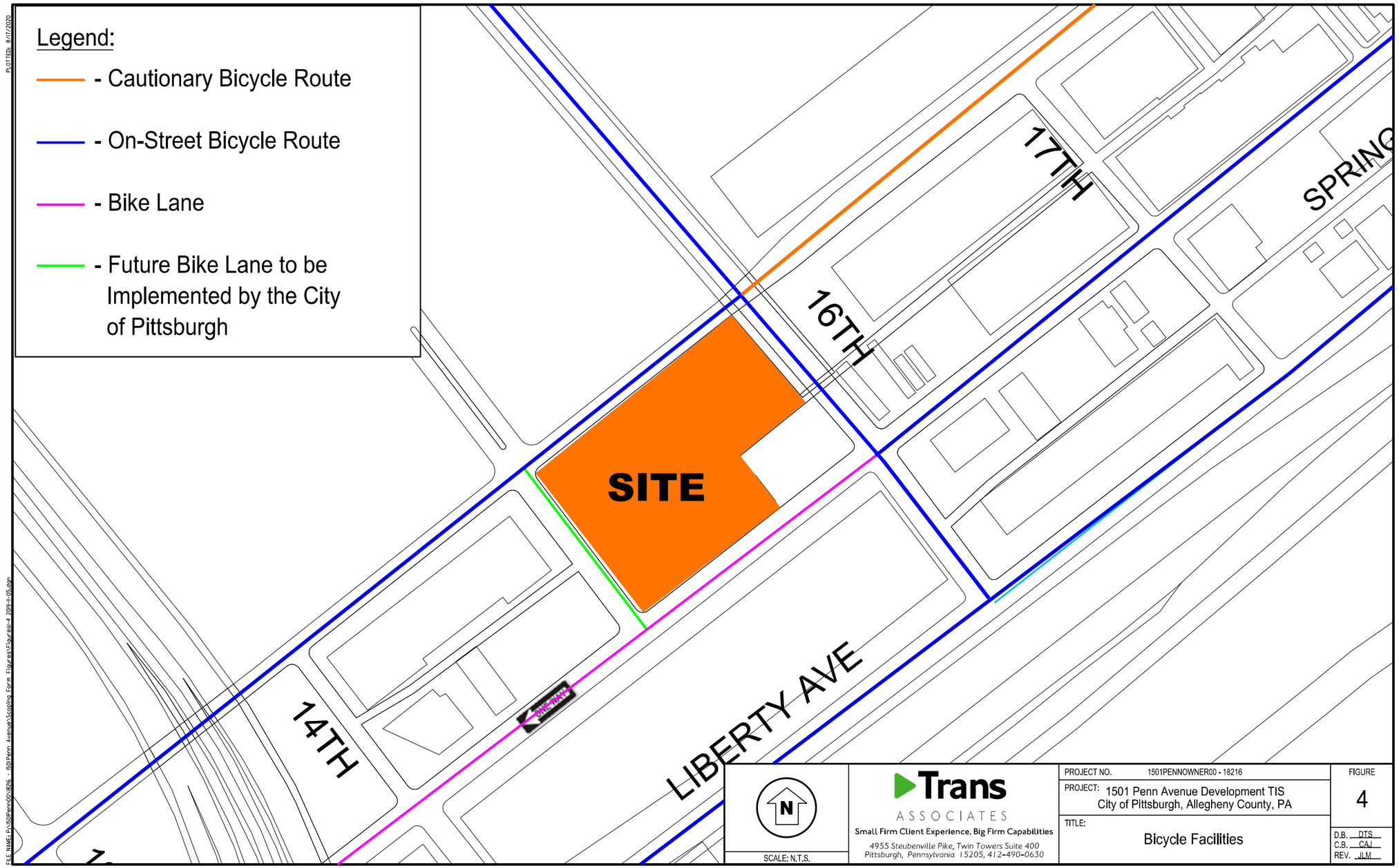
Traffic Study

Bus Stops & Routes

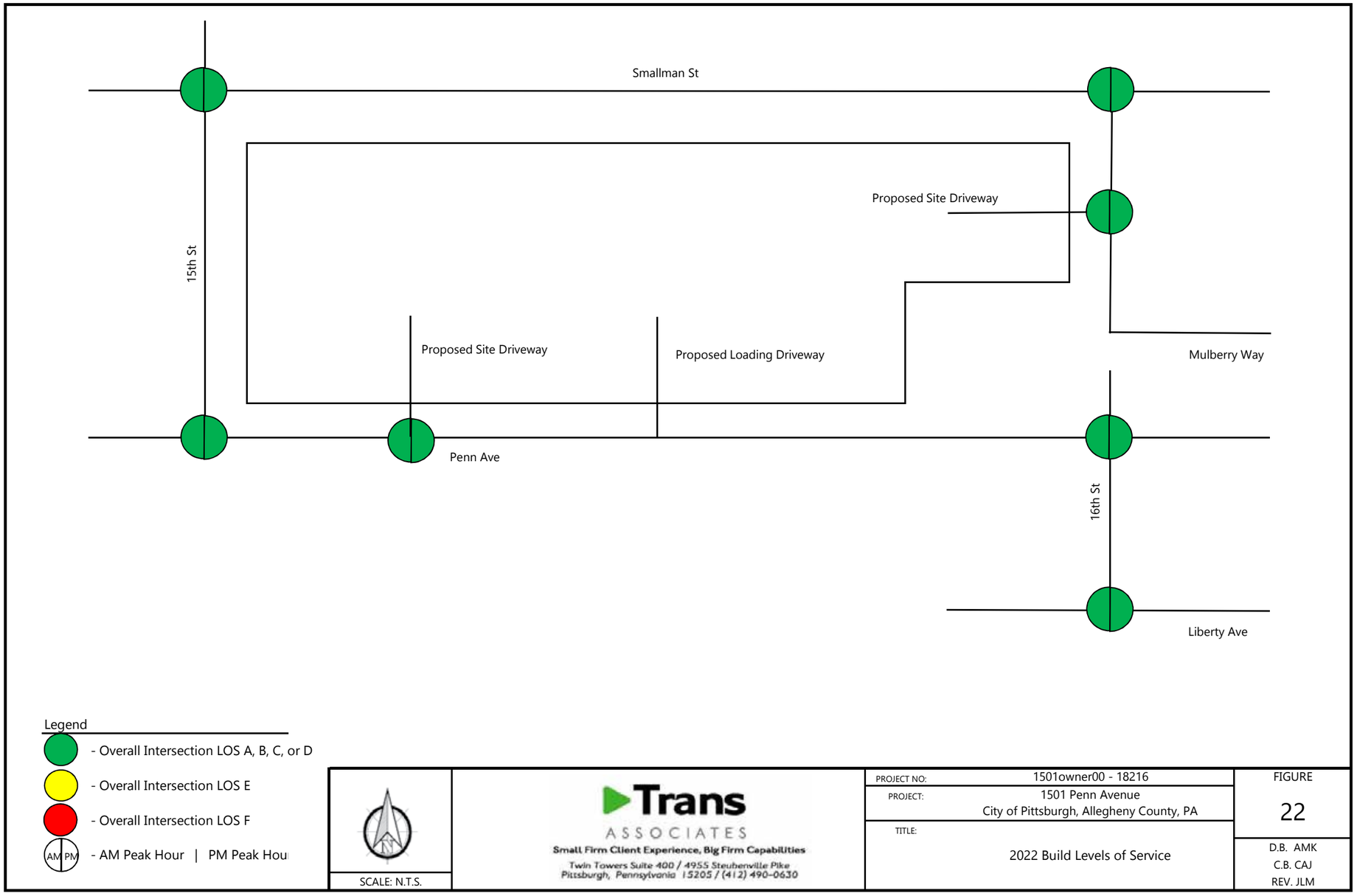


Traffic Study

Bike Routes

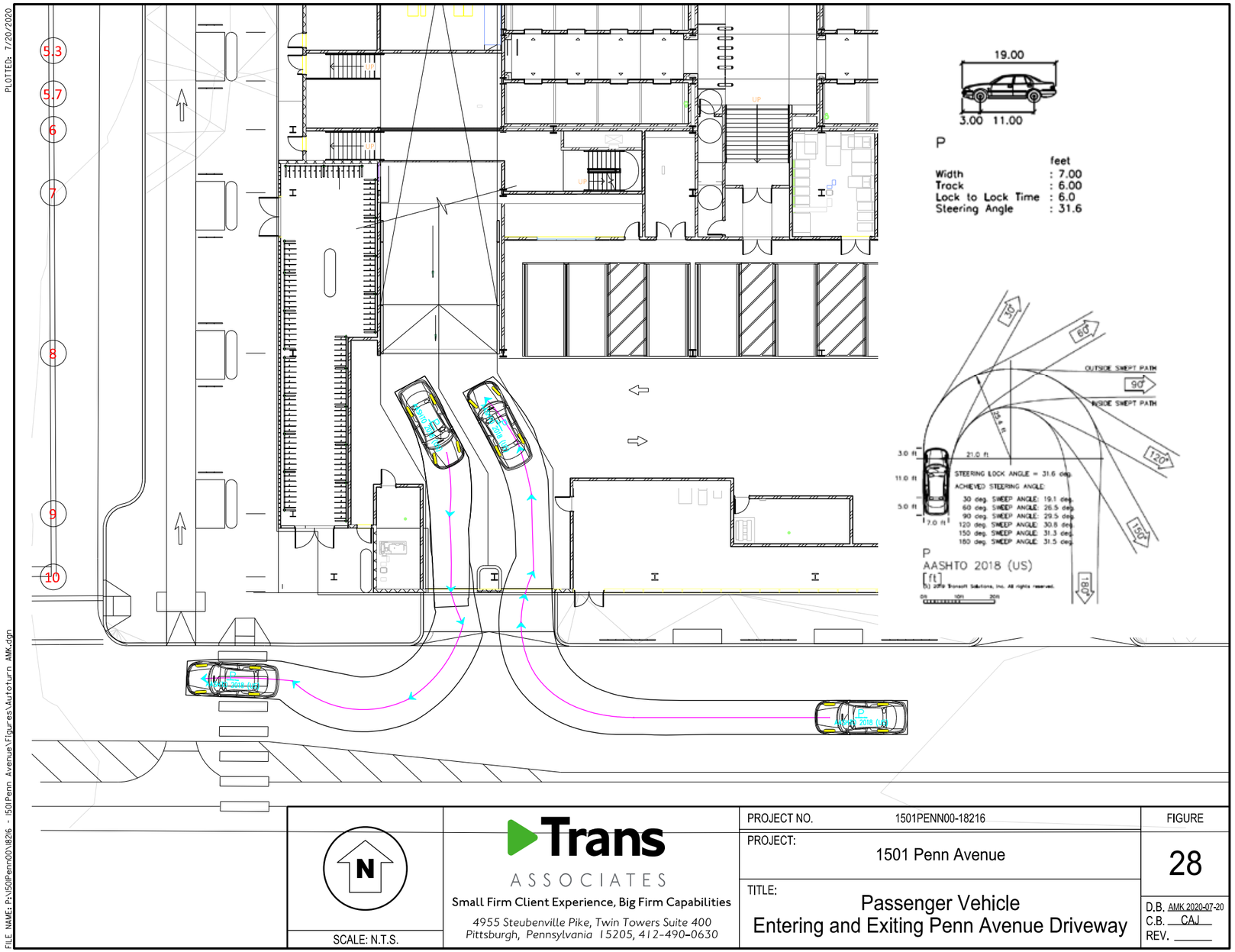


Traffic Study
Levels of Service



Traffic Study

Turning Radius - Penn Ave. Car Entry



N

SCALE: N.T.S.

Trans ASSOCIATES

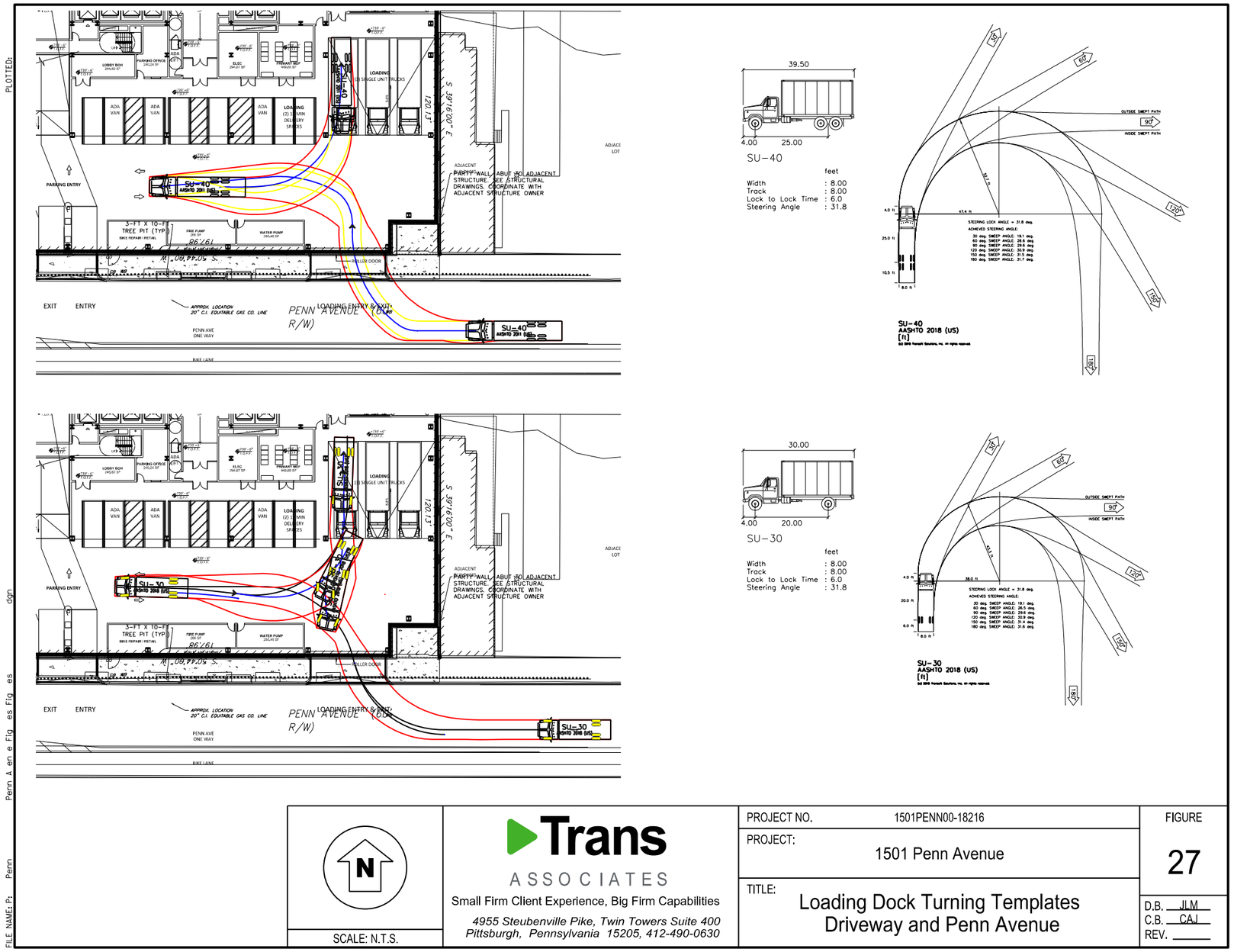
Small Firm Client Experience, Big Firm Capabilities

4955 Steubenville Pike, Twin Towers Suite 400
Pittsburgh, Pennsylvania 15205, 412-490-0630

PROJECT NO.	1501PENN00-18216
PROJECT:	1501 Penn Avenue
TITLE:	Passenger Vehicle Entering and Exiting Penn Avenue Driveway
FIGURE	28
D.B.	AMK 2020-07-20
C.B.	CAJ
REV.	

Traffic Study

Turning Radius - Penn Ave. Loading



N

SCALE: N.T.S.

Trans ASSOCIATES

Small Firm Client Experience, Big Firm Capabilities

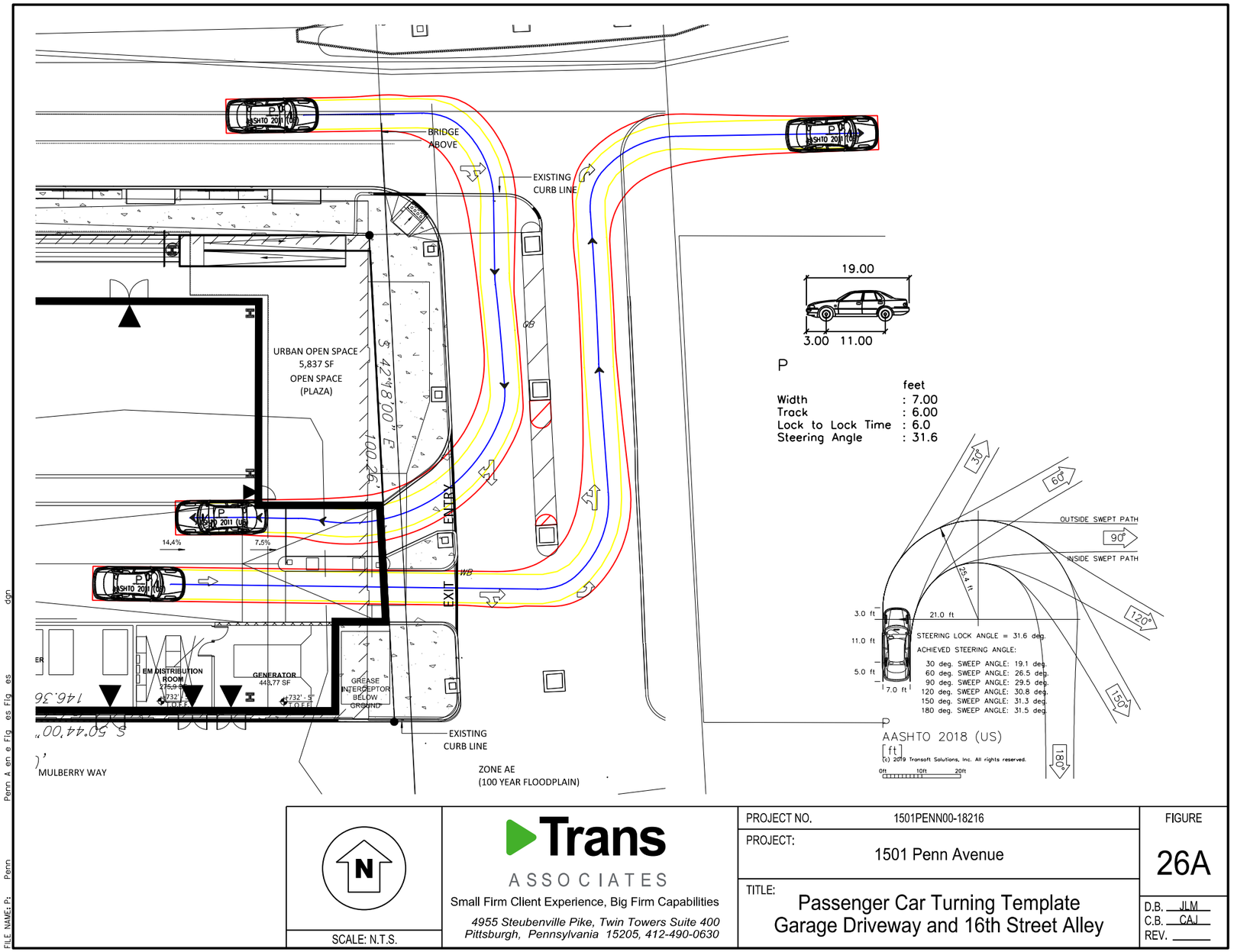
4955 Steubenville Pike, Twin Towers Suite 400
Pittsburgh, Pennsylvania 15205, 412-490-0630

PROJECT NO.	1501PENN00-18216
PROJECT:	1501 Penn Avenue
TITLE:	Loading Dock Turning Templates Driveway and Penn Avenue
FIGURE	27
D.B.	JLM
C.B.	CAJ
REV.	

FILE NAME: P: Penn Penn Avenue Figures.dgn

Traffic Study

Turning Radius - 16th St. Car Entry



Meetings with Community Stakeholders

1501 Penn Outreach Process

2018

- Meeting with Strip District Neighbors: Kate Tunney
  9/11/18

2019

- Development Cmte. for the Strip District Neighbors
  08/01/19
- Strip District Neighbors Public Mtg. #1
  09/12/19
- Bike Pittsburgh
  11/12/19
- Healthy Ride
  11/20/19
- Riverlife Design Review Cmte. Presentation
  12/12/19

2020

- Strip District Neighbors Board Mtg.
  1/16/20
- Strip District Neighbors Public Mtg. #2
  1/23/20

Meetings with City Stakeholders

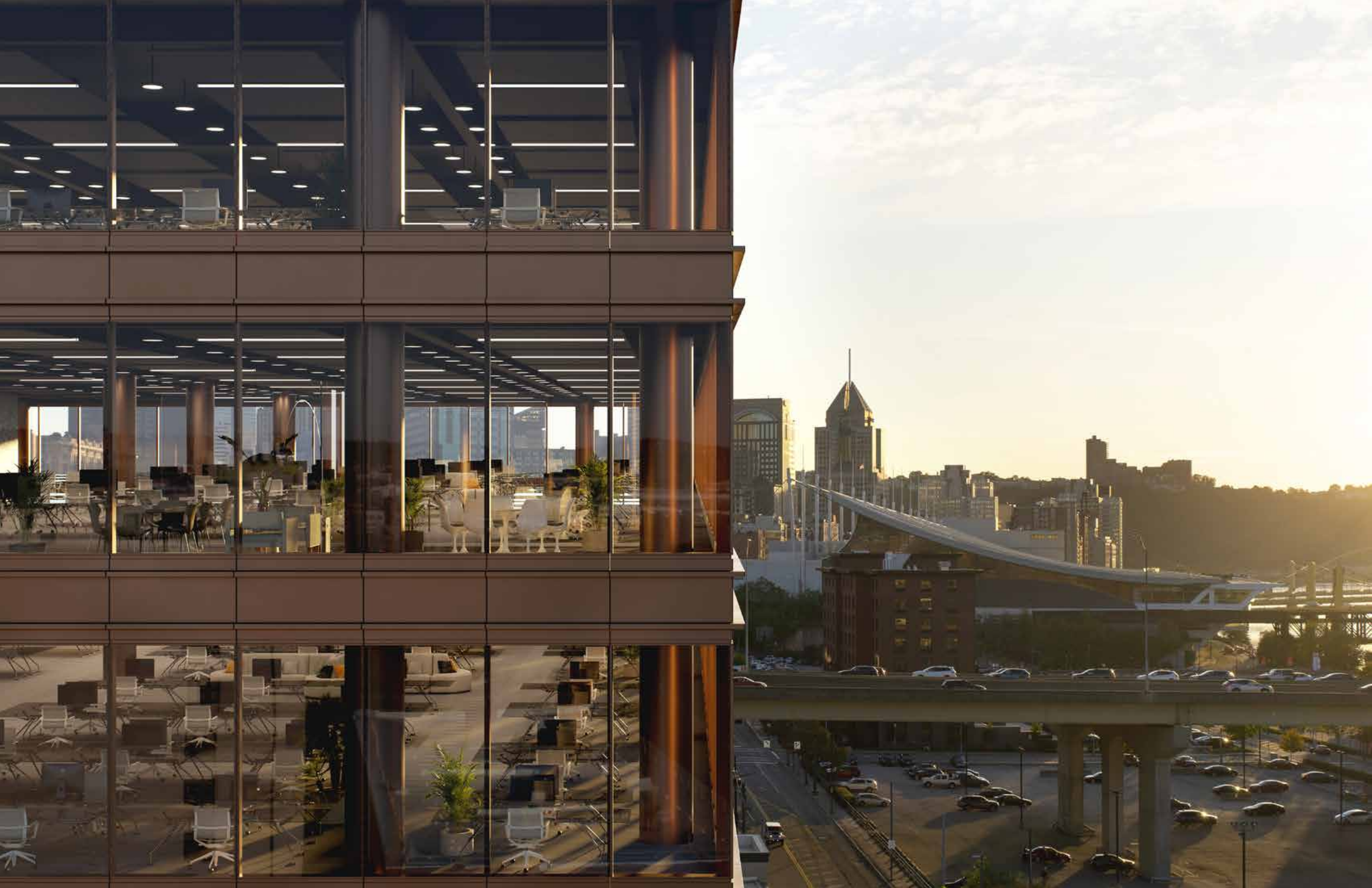
1501 Penn Outreach Process

2018

- Meeting with DCP: Ray Gastil, Kate Rakus
  9/10/18
- Meeting with:
  City Council: Deb Gross
  Mayor's Office: Majestic Lane
  URA: Bob Rubenstein, Kyle Chintalapali
  9/11/18

2019

- City Planning Pre-Application Meeting
  06/25/19
- DOMI TIS Scoping Meeting #1
  06/25/19
- DOMI TIS Scoping Meeting #2
  07/21/19
- Allegheny County Department of Public Works
  09/09/19
- Design Review Submittal #1
  09/23/19
- DOMI meeting - streetscape scope & details
  10/10/19
- Meeting with Councilwoman Deb Gross
  10/17/19
- Design Review Submittal #2
  11/22/19
- Design Review Submittal #3
  12/05/19
- CDAP Presentation
  12/10/19

2020

- Meeting with Councilwoman Deb Gross
  1/9/20
- Meeting with the Mayor's Office
  2/11/20
- Meeting with Fire Bureau - Chris Skertich
  3/19/20
- DOMI - call with Dir. Karina Ricks
  3/19/20
- DOMI - call with DOMI engineers
  5/7/20
- DOMI - call with Dir. Karina Ricks
  6/2/20