1501 Penn

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

Key Approval Meetings & Submissions
23 January 2020
1501 Penn / CDAP presentation
Existing Wholey Building
Design Concepts
Podium
Scale, Context & Rhythm

New York City: 4-6 story podium with towers above
Regent Street, London
Champs-Élysées, Paris

Smallman St. - existing building
Smallman St. - 1501 Penn
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)
Typical Office Floor Plan
Levels 10-21
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 3 ft for public seating
- 5 ft remaining circulation zone

fixed or loose public seating

bleacher seating with planters integrated into areas of the grand stair
Colonnade
Along Smallman Street Near
Intersection with 15th Street

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

fixed or loose public seating

Planter Section

42" tall

14'-4" clear ht.

14'-4"
42" tall
9'-11"

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- Strip District Neighbors \ 1/16 & 1/23* 
  (* targeted)
Colonnade
Landscape Examples

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(* targeted)
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.
Smallman Street
Penn Avenue

- Bike Room
- Parking Entry
- Retail (Bike Cafe)
- Loading Entry
- Adjacent Building
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

Benefits
• Lower stress route
• Reduces pedestrian / loading conflicts

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

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

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
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
### PARKING REQUIREMENTS

#### PARKING REQUIRED

<table>
<thead>
<tr>
<th>Development Components</th>
<th>Size, SF</th>
<th>Minimum Requirements without Bicycle Reductions</th>
<th>Required Minimum Bicycle Parking</th>
<th>Maximum Reduction of Automobile Parking Spaces Due to Implementation of Bicycle Spaces</th>
<th>Total Number of Automobile Parking Spaces Required with Provided Bicycle Reductions</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td>Off-Street Automobile Rate</td>
<td>Required Number of Automobile Spaces</td>
<td>Bicycle Parking Rate</td>
<td>Required Number of Bicycle Spaces</td>
</tr>
<tr>
<td>Retail</td>
<td>18,393</td>
<td>1 Space per 500 SF above first 2,400 SF</td>
<td>25</td>
<td>17</td>
<td>43</td>
</tr>
<tr>
<td>Office Space</td>
<td>516,683</td>
<td>1 Space per 500 SF</td>
<td>827</td>
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<tr>
<td><strong>TOTAL</strong></td>
<td>852</td>
<td>17</td>
<td>43</td>
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<td></td>
</tr>
</tbody>
</table>

#### 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

852 PARKING SPACES REQUIRED 122 PROTECTED, INDOOR BIKE SPACES PROVIDED (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)

### LOADING REQUIREMENTS

#### LOADING REQUIRED

<table>
<thead>
<tr>
<th>Development Component</th>
<th>Size</th>
<th>Minimum Off-Street Loading Standard</th>
<th>Required Number of Loading Spaces</th>
</tr>
</thead>
<tbody>
<tr>
<td>Retail</td>
<td>18,383 GSF</td>
<td>1 loading spaces for 2,401 to 25,000 SF</td>
<td>1</td>
</tr>
<tr>
<td>Office</td>
<td>516,603 GSF</td>
<td>3 loading spaces for 200,001 SF to 250,000 SF plus 1 per 150,009 SF above 250,000</td>
<td>5</td>
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<tr>
<td><strong>TOTAL</strong></td>
<td>--</td>
<td>--</td>
<td>6</td>
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</table>

**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.
Traffic Study
Study Intersections

Legend
- Site Location
- Signalized Study Intersection
- Unsignalized Study Intersection
- Proposed Site Driveway

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23 January 2020
1501 Penn / CDAP presentation

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(* targeted)
Traffic Study
Future Signal - Smallman & 15th

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Key Approval Meetings & Submissions
23 January 2020
1501 Penn / CDAP presentation

- City to Install New Traffic Signal

Future Roadway Layout from City Strip District Study
Traffic Study
Bus Stops & Routes

Legend:
- Route 54
- Routes 87, 86, 88, 91
- Routes P1, P2, P7, P10, P12, P16, P17, P67, P68, P69, P71, P76, and P78
- Bus Stop

SITE

14TH
LIBERTY AVE
16TH
17TH
SPRING

23 January 2020
1501 Penn / CDAP presentation

Port Authority Bus Routes and Stops
Traffic Study

Bike Routes

Legend:
- Cautionary Bicycle Route
- On-Street Bicycle Route
- Bike Lane
- Future Bike Lane to be implemented by the City of Pittsburgh
Traffic Study

Levels of Service

Legend
- Overall Intersection LOS A, B, C, or D
- Overall Intersection LOS E
- Overall Intersection LOS F
- AM Peak Hour | PM Peak Hour

SCALE: N.T.S.

PROJECT NO: 1501 owner00 - 18216

PROJECT:
1501 Penn Avenue
City of Pittsburgh, Allegheny County, PA

2022 Build Levels of Service

<table>
<thead>
<tr>
<th>Mode</th>
<th>PROJECT</th>
<th>City of Pittsburgh, Allegheny County, PA</th>
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<tbody>
<tr>
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<td>1501 Penn Avenue</td>
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Traffic Study
Turning Radius - Penn Ave. Car Entry

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Traffic Study
Turning Radius - 16th St. Car Entry
### Meetings with Community Stakeholders
1501 Penn Outreach Process

<table>
<thead>
<tr>
<th>Year</th>
<th>Event Description</th>
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<tbody>
<tr>
<td>2018</td>
<td>- Meeting with Strip District Neighbors: Kate Tunney  9/11/18</td>
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<tr>
<td>2019</td>
<td>- Development Cmte. for the Strip District Neighbors  08/01/19</td>
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<tr>
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<td>- Strip District Neighbors Public Mtg. #1  09/12/19</td>
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<td>- Bike Pittsburgh  11/12/19</td>
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<td>- Healthy Ride  11/20/19</td>
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<tr>
<td></td>
<td>- Riverlife Design Review Cmte. Presentation  12/12/19</td>
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<tr>
<td>2020</td>
<td>- Strip District Neighbors Board Mtg.  1/16/20</td>
</tr>
<tr>
<td></td>
<td>- Strip District Neighbors Public Mtg. #2  1/23/20</td>
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</table>
Meetings with City Stakeholders
1501 Penn Outreach Process

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<thead>
<tr>
<th>Year</th>
<th>Event</th>
<th>Date</th>
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<tbody>
<tr>
<td>2018</td>
<td>Meeting with DCP: Ray Gastil, Kate Rakus</td>
<td>9/10/18</td>
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<tr>
<td></td>
<td>Meeting with: City Council: Deb Gross, Mayor’s Office: Majestic Lane, URA: Bob Rubenstein, Kyle Chintalapali</td>
<td>9/11/18</td>
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<tr>
<td>2019</td>
<td>City Planning Pre-Application Meeting</td>
<td>06/25/19</td>
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<td>DOMI TIS Scoping Meeting #1</td>
<td>06/25/19</td>
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<td>Allegheny County Department of Public Works</td>
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<td>Design Review Submittal #1</td>
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<td>Meeting with Councilwoman Deb Gross</td>
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<td>Design Review Submittal #3</td>
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<td>CDAP Presentation</td>
<td>12/10/19</td>
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<td>2020</td>
<td>Meeting with Councilwoman Deb Gross</td>
<td>1/9/20</td>
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<td>Meeting with the Mayor’s Office</td>
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<td>Meeting with Fire Bureau - Chris Skertich</td>
<td>3/19/20</td>
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<td>DOMI - call with Dir. Karina Ricks</td>
<td>3/19/20</td>
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<td>DOMI - call with DOMI engineers</td>
<td>5/7/20</td>
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<td></td>
<td>DOMI - call with Dir. Karina Ricks</td>
<td>6/2/20</td>
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