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

- City Planning Pre-Application Meeting \ 06/25
- DOMI Transportation Impact Study (TIS) Scoping Meeting \ 06/25 & 07/21
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Existing Wholey Building
Design Concepts
Podium
Scale, Context & Rhythm

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

Smallman St. - existing building
Smallman St. - 1501 Penn

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Responses to CDAP

• Refined Parking Access with DOMI - Minimized Access on Penn Ave.
  majority of leaseholders now enter from 16th Street as opposed to Penn Ave, which now serves a smaller population of guest and public parking

• Plaza / Colonnade Re-design
  replaced raised plaza with universally accessible ‘stair-ramp blend’; re-designed grand stair near 16th Street; re-designed ADA ramp with planting near 15th Street

• Increased Separation of Tower from Parking Podium
  added 6ft to the height of level 9, the setback amenity floor, to further differentiate the tower from the base

• Added Curved Facade to Level 9
  articulated the setback facade differently by making the wall ‘undulate’ in plan, which is legible as a flowing design from the street

• Refined Articulation & Proportion of Tower Cladding
  as suggested, we increased the height of the horizontal metal spandrel and decreased the height of glass; we also increased the ornamental ‘projection’ of the spandrel

• Created More ‘Convertible’ Parking Levels
  increased height of second parking level; now two levels have taller floor heights, which makes their future conversion easier

• Increased Transparency of Ground Floor Substantially
  changed remaining solid walls to glass walls wherever possible, including on 15th Street, the 16th Street Plaza and on Penn Ave

• Increased Height of Penn Avenue Retail
  bike cafe is now a double height space, which gives it more prominence to retail on the Penn Ave. elevation

• Improved Landscape & Design of the Urban Open Space, Encouraging Passive Recreation
  added additional landscaping and greenery to the colonnade and plaza; created pockets of public seating throughout the colonnade and plaza to encourage passive recreation
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)
Accessibility & Universal Design

16th Street & Smallman St.:
ADO 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

Fixed or loose public seating

Bleacher seating with planters integrated into areas of the grand stair

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Raised Public Areas in Context
Produce Terminal & 1600 Smallman

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Strip District Produce Terminal - raised, covered urban space
1600 Smallman St. - raised, covered urban space
Colonnade
Along Smallman Street Near Intersection with 15th Street

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

42" tall

14'-4" clear ht.

fixed or loose public seating

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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

[Architecture Diagram showing PLAZA, RETAIL, OFFICE ENTRY, and RETAIL sections]
Smallman Street
Bike Path
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

• 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

- 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

- Exposed Panel Frame: Bronze color to match screens
- Perforated Corrugated Aluminum Coated Screen: Bronze and Slate Blue color (20% open)
- Support Frames Behind Panel: Bronze color to match screens
- Beam Penetrations for Sprinklers & Services
- Lighting Between Beams

- Zone for Topping & Coating as Req'd

- Corrugated, Perforated Metal Parking Screen
- Decorative Block Wall - Ground Floor
Cladding Materials & Finishes

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

**FIRE STOP**
- BENT ALUMINUM SPANDREL PANEL
- COLOR TBD.
- ALUMINUM EXTRUSION ATTACHMENT
- CURTAIN WALL SYSTEM MULLION COLOR TO MATCH SPANDREL PANEL

**TYP. OFFICE GLAZING**
- 5' 6" PANELS
- IGU (1/4", 1/2", 1/4")
- COATING/TINT TBD.

**PERIMETER ELECTRIC HEATER**
- 2" ZONE FOR FLOOR FINISH

**MULLION GAP**
- 2' 3 3/8"
- 1' 2 7/8"

**CLEAN HEIGHT**

**Curtainwall glazing - neutral color**

**Channel glass - ground floor**
Construction Management Plan

- Construction Staging Area (Shaded Purple)
- Twin Hoists
- Temporary Loading Dock
- Gate No. 1
- No Construction Zone
- Pedestrian Walkway Relocation on Smallman Street
- Pedestrian Walkways on 16th Street
- No Impact to Traffic Lanes on 16th Street
- Pedestrian Walkway Relocation on Penn
- Lane Closures for Deliveries and Truck Access
- Construction Site
- Tower Crane

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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 - with 13ft floor to floor ceiling height
• garage is open to the public on nights and weekends

13'-0" level 8
13'-0" level 7
10'-0" typ levels

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, GSF</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>
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</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td>Off-Street Automobile Parking Rate</td>
<td>Required Number of Automobile Spaces</td>
<td>Required Number of Bicycle Spaces</td>
<td>Maximum Bicycle Parking Reduction Rate</td>
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<tr>
<td>Retail</td>
<td>18,303</td>
<td>1 Space per 500 SF above first 2,400 SF</td>
<td>25</td>
<td>17</td>
<td>1 Space per every 10,000 SF</td>
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<tr>
<td>Office Space</td>
<td>516,603</td>
<td>1 Space per 500 SF</td>
<td>827</td>
<td></td>
<td></td>
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<tr>
<td>TOTAL</td>
<td>852</td>
<td>17</td>
<td>--</td>
<td>43</td>
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</tbody>
</table>

### LOADING REQUIREMENTS

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<thead>
<tr>
<th>Development Component</th>
<th>Size</th>
<th>Number of Required Spacing</th>
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</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td>Minimum Off-Street Loading Standard</td>
</tr>
<tr>
<td>Retail</td>
<td>18,303 GSF</td>
<td>1 loading spaces for 2,401 to 25,009 SF</td>
</tr>
<tr>
<td>Office</td>
<td>516,603 GSF</td>
<td>3 loading spaces for 200,001 SF to 250,999 SF plus 1 per 150,000 SF above 250,000</td>
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<tr>
<td>TOTAL</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.

### 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)
Traffic Study
Study Intersections

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

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Traffic Study
Bus Stops & Routes

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

- Bus Stop
- East Busway Station

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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 Penn Avenue
City of Pittsburgh, Allegheny County, PA

2022 Build Levels of Service

Project Description:

- AM Peak Hour
- PM Peak Hour

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Traffic Study
Turning Radius - Penn Ave. Car Entry

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Traffic Study
Turning Radius - 16th St. Car Entry

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Transportation Demand Management (TDM) Plan

- Appoint building staff member (a TDM coordinator) as the resource person for tenants regarding TDM measures.
- Support awareness of Residential Permit Parking areas near the development.
- Encourage tenants to maximize the opportunities for employees to work remotely.
- Explore an informational kiosk in the building lobby, which would provide real time information on public transit as well as locations of available Healthy Ride bikes and scoobies.
- Encourage tenants to recommend ride-matching services to employees, such as the SPC program.
- Encourage tenants to offer parking cash out programs to employees.
- Provide leaflets on multi-modal options at the building reception desk.
- Provide controlled access bike room with a workbench and a few tools/air pump (provided).
- Provide information on website providing Port Authority information.
- Provide priority parking for carpools and vanpools.
- Provide follow-up on TDM strategies and results to DOMI as required.
**Meetings with Community Stakeholders**

*1501 Penn Outreach Process*

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<th>2019</th>
<th>2020</th>
</tr>
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<tbody>
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<td>• Meeting with Strip District Neighbors:</td>
<td>• Development Cmte. for the Strip District Neighbors</td>
<td>• Strip District Neighbors Board Mtg.</td>
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<tr>
<td>Kate Tunney</td>
<td>08/01/19</td>
<td>1/16/20</td>
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<tr>
<td>9/11/18</td>
<td>• Strip District Neighbors Public Mtg. #1</td>
<td>• Strip District Neighbors Public Mtg. #2</td>
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<tr>
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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

- Urban Open Space call with Corey Layman and Kate Rakus
  7/30/20

- Follow-up email confirming City Planning willingness to work with developer to refine design of bleacher seating on colonnade / Urban Open Space
  8/5/20