FIFTH AVENUE PLACE
PLANNING COMMISSION
BRIEFING

NOVEMBER 10, 2020
INTRODUCTION

PROJECT STATEMENT

THIS RENOVATION OF FIFTH AVENUE PLACE SEeks TO ENGAGE PEDESTRIANS AND THE CITY OF PITTSBURGH BY VISUALLY OPENING THE FACADES TO THE INTERIOR RETAIL AND PUBLIC GATHERING SPACES. THIS INCLUDES FACADE RENOVATIONS TO THE PRIMARY PUBLIC ENTRANCES ON STANWIX STREET AND LIBERTY AVENUE, AS WELL AS TO THE SECONDARY RETAIL ENTRANCES AROUND THE PERIMETER OF THE BUILDING. IN ADDITION, CONSTRUCTION OF A NEW RAISED TERRACE AT THE CORNER OF STANWIX STREET AND PENN AVENUE WILL BE AN AMENITY TO A GROUND FLOOR RESTAURANT AND ACTIVATE THE CORNER WITH RESTAURANT SEATING. THE RENOVATION WILL ALSO INCLUDE UPDATED EXTERIOR PAVING, SEATING AREAS, AND PLANTINGS TO ACTIVATE THE URBAN CONTEXT.
PROJECT ADDRESS:
• 120 5TH AVENUE, PITTSBURGH, PA 15222
• ZONING DISTRICT: GT-C

EXTERIOR SCOPE OF WORK:
• REPLACING EXISTING CURTAINWALLS, STOREFRONTS, DOORS, & LIGHTING.

• SELECTIVE REPLACEMENT OF CLADDING AT ENTRANCES

• CREATING NEW RESTAURANT TERRACE AT CORNER OF STANWIX STREET AND PENN AVENUE.

• UPDATING LANDSCAPE DESIGN AT ENTRANCES AND NEW RESTAURANT TERRACE WITH NEW EXTERIOR PAVING, SEATING AREAS, AND PLANTINGS
SURROUNDING CONTEXT

INTERSECTION OF STANWIX STREET AND PENN AVENUE

INTERSECTION OF STANWIX STREET AND PENN AVENUE

INTERSECTION OF PENN AVENUE AND 5TH AVENUE

INTERSECTION OF LIBERTY AVENUE AND 5TH AVENUE

INTERSECTION OF LIBERTY AVENUE AND STANWIX STREET
PROPOSED SITE PLAN

AREAS OF FACADE WORK

AREAS OF LANDSCAPE WORK

NEW RAISED RESTAURANT TERRACE LEVEL WITH GROUND FLOOR ELEVATION WITH NEW PLANTINGS

AREAS OF EXISTING PAVING AND LANDSCAPING TO REMAIN

NEW PAVING AT PRIMARY PUBLIC ENTRANCE

REPLACE CURTAINWALL AND SELECTIVE REPLACEMENT OF CLADDING AT STANWIX STREET ENTRY

REPLACE STOREFRONT AT PENN AVENUE RETAIL ENTRY

REPLACE CURTAINWALL AND SELECTIVE REPLACEMENT OF CLADDING AT LIBERTY AVENUE ENTRY

REPLACE STOREFRONT AT LIBERTY AVENUE RETAIL ENTRY

NEW PAVING AT PRIMARY PUBLIC ENTRANCE
LANDSCAPE DESIGN

FEATURE COUNTS

EXISTING TREES TO REMAIN: 20
EXISTING TREES TO BE RELOCATED: 2
NEW TREES TO BE PLANTED: 11

SECTION DIAGRAMS

PROPOSED LANDSCAPE PLAN
OPEN AIR RESTAURANT (2,610 SF)

URBAN OPEN SPACE (12,846 SF)

EXISTING PLANTERS WITH LEDGES FOR ALTERNATIVE SEATING TO REMAIN

NEW RAISED RESTAURANT TERRACE LEVEL WITH GROUND FLOOR ELEVATION

OPEN PEDESTRIAN SPACE AT PRIMARY ENTRANCE

SITE PLAN - LEVEL 01
SURROUNDING CONTEXT - STANWIX STREET

STANWIX STREET TOWARD PENN AVENUE

STANWIX STREET ENTRANCE TO 5TH AVENUE PLACE
EXTERIOR SCOPE OF WORK

- REPLACING EXISTING CURTAINWALLS, DOORS, & LIGHTING.
- SELECTIVE REPLACEMENT OF CLADDING AT ENTRANCES
- UPDATING LANDSCAPE DESIGN AT ENTRANCE WITH NEW EXTERIOR PAVING, AND PLANTINGS
NEW STANWIX STREET ENTRANCE ELEVATION

BUILDING MATERIALS

- NEW STANWIX STREET ENTRANCE ELEVATION
- NEw Metal LOuVER scREEN
- OVER  NEw CuRTaiNwall
- NEW METal claddiNg wRaP wiThiN ExisTiNg GrAInTE OPEniNg
- EXisTiNg GrAInTE claddiNg TO REMaiN
- NEw METal cOluMN ENclOsuReS
- TwO-TONE aluMiNuM claddiNg wiTh KyNAR fiNish
- NEw POiNT suPPORTeD cuRTaiNwall wiTh aluMiNuM MulliONS
- NEw GRaINTE PaVERs aT PRiMaRy ENTRaNcEs
- EXisTiNg GRaINTE claddiNg TO REMaIN
- AREA OF WORK
- 7' - 0"
- 8' - 4"
- 7' - 9"
- 7' - 9"
- 8' - 4"
- 7' - 0"
- 6"
SURROUNDING CONTEXT - LIBERTY AVENUE

CORNER OF LIBERTY AVENUE AND 5TH AVENUE

LIBERTY AVENUE TOWARD 5TH AVENUE

LIBERTY AVENUE ENTRANCE TO FIFTH AVENUE PLACE
**EXTERIOR SCOPE OF WORK**

- REPLACING EXISTING CURTAINWALLS, DOORS, & LIGHTING.

- SELECTIVE REPLACEMENT OF CLADDING AT ENTRANCES

- UPDATING LANDSCAPE DESIGN AT ENTRANCE WITH NEW EXTERIOR PAVING, SEATING AREAS, AND PLANTINGS

**BUILDING MATERIALS**

- NEW LIBERTY AVENUE ENTRANCE RENDERING

- EXISTING GRANITE CLADDING TO REMAIN

- NEW GRANITE PAVERS AT PRIMARY ENTRANCES

- NEW POINT SUPPORTED CURTAINWALL WITH ALUMINUM MULLIONS

- TWO-TONE ALUMINUM CLADDING WITH KYNAR FINISH
LIBERTY AVENUE ELEVATION

EXISTING GRANITE CLADDING TO REMAIN

NEW METAL CLADDING WRAP WITHIN EXISTING GRANITE OPENING

NEW CURTAINWALL

NEw METAL cOluMN ENCLOSURES

5TH AVENUE ELEVATION

EXISTING GRANITE CLADDING TO REMAIN

NEW CURTAINWALL

NEW CURTAINWALL

NEW METAL CLADDING WRAP WITHIN EXISTING GRANITE OPENING
**EXTERIOR SCOPE OF WORK**

• NEW RAISED TERRACE WITH NEW EXTERIOR PAVING, PLANTINGS, AND SEATING AREA AS AN AMENITY TO INTERIOR GROUND LEVEL RESTAURANT

• PROVIDING DIRECT ACCESS FROM GROUND LEVEL RESTAURANT TO NEW RAISED TERRACE WITH OPERABLE DOORS

• SELECTIVE REPLACEMENT OF CLADDING AT OPENINGS.

**BUILDING MATERIALS**

- TWO-TONE ALUMINUM CLADDING WITH KYNIAR FINISH
- NEW OPERABLE GLASS FOLDING WALL
- STEPPED PLANTERS
- NEW GRANITE PAVERS

NEW RESTAURANT TERRACE RENDERING
NEW RESTAURANT TERRACE ELEVATIONS

RESTAURANT TERRACE ELEVATION - STANWIX STREET

- Existing granite cladding to remain
- Areas of work
- New metal cladding within existing granite opening
- Replace storefront within existing opening

RESTAURANT TERRACE ELEVATION - PENN AVENUE

- Existing granite cladding to remain
- Areas of work
- New operable glass partition within existing opening
- New metal cladding within existing granite opening
SURROUNDING CONTEXT - RETAIL ENTRIES

PENN AVENUE RETAIL ENTRY

LIBERTY AVENUE RETAIL ENTRY
EXTERIOR SCOPE OF WORK

- REPLACING EXISTING RETAIL ENTRY STOREFRONT WITHIN EXISTING OPENINGS

BUILDING MATERIALS

- NEW STOREFRONT TO MATCH EXISTING
- EXISTING GRANITE CLADDING TO REMAIN
- EXISTING BLACK EXPOSED AGGREGATE CONCRETE TO REMAIN

PENN AVENUE RETAIL ENTRY ELEVATION

LIBERTY AVENUE RETAIL ENTRY ELEVATION
ACCESSIBILITY

• EXISTING SITE CONDITIONS ALLOW FOR ACCESSIBLE ROUTE FROM STREET CORNERS TO PRIMARY PUBLIC ENTRANCES.

• NEW PAVING AT PRIMARY PUBLIC ENTRANCES WILL MATCH THE GRADE OF THE EXISTING SIDEWALK TO MAINTAIN ACCESSIBLE ROUTES FROM STREET CORNERS TO PRIMARY PUBLIC ENTRANCES.

• EACH PRIMARY PUBLIC ENTRANCE AS PART OF THIS PROJECT WILL FEATURE NEW ENTRANCE VESTIBULES UTILIZING AUTOMATED SWING DOORS ACTIVATED BY NEARBY ADA PUSH BUTTONS.

• NEW RAISED RESTAURANT TERRACE IS ACCESSIBLE BY BOTH EXTERIOR ACCESSIBLE RAMP AND INTERIOR ACCESSIBLE ROUTE THROUGH PRIMARY PUBLIC ENTRANCE AND RESTAURANT TENANT SPACE.
• COORDINATED WITH DEREK DAUPHIN TO REACH OUT TO REGISTERED COMMUNITY ORGANIZATION (RCO)

• COORDINATED WITH CAITLIN FADGEN TO SCHEDULE A DEVELOPMENT ACTIVITIES MEETING

• SUBMITTED PRESENTATION TWO WEEKS IN ADVANCE FOR REVIEW PRIOR TO DEVELOPMENT ACTIVITIES MEETING

• PARTICIPATED IN DEVELOPMENT ACTIVITIES MEETING ON OCTOBER 08, 2020 WITH PITTSBURGH DOWNTOWN PARTNERSHIP

• REPLACEMENT OF EXISTING CURTAINWALL, REVOLVING DOORS, AND DOORS WITH NEW HIGHER PERFORMANCE GLASS CURTAINWALL, AUTOMATIC REVOLVING DOORS, AND VESTIBULES AT OTHER DOORS

• SELECTIVE REPLACEMENT OF CLADDING AT ENTRANCES ENHANCING WEATHER BARRIER AND INSULATION AT PERIMETER OF BUILDING

• UPGRADES TO INFRASTRUCTURE SYSTEMS INCLUDING MECHANICAL SYSTEMS TO BE OF HIGHER PERFORMANCE

• UTILIZATION OF LED LIGHTING AND DAYLIGHT HARVESTING

• EXISTING PERVIOUS AREA AT RESTAURANT TERRACE: 0 SF

• EXISTING IMPERVIOUS AREA AT RESTAURANT TERRACE: 2,630 SF

• PROPOSED PERVIOUS AREA AT RESTAURANT TERRACE: 430 SF

• PROPOSED IMPERVIOUS AREA AT RESTAURANT TERRACE: 2,200 SF

• PROPOSED AREA TO BE CAPTURED ON-SITE IN TRENCH DRAIN (OUTFALL TO BE DETERMINED): 1,940 SF

• REMAINDER OF SCOPE OF WORK WILL NOT INCREASE STORMWATER RUNOFF LEVELS
PROJECT DESCRIPTION

THE RENOVATION OF FIFTH AVENUE PLACE INCLUDES FAÇADE RENOVATIONS TO THE PRIMARY PUBLIC ENTRANCES ON STANWIX STREET AND LIBERTY AVENUE, AS WELL AS TO THE SECONDARY ENTRANCES AROUND THE PERIMETER OF THE BUILDING. IN ADDITION, CONSTRUCTION OF A NEW RAISED TERRACE AT THE CORNER OF STANWIX STREET AND PENN AVENUE WILL BE AN AMENITY TO A GROUND FLOOR RESTAURANT. THE RENOVATION WILL ALSO INCLUDE UPDATED EXTERIOR PAVING, SEATING AREAS, AND PLANTINGS.

THE PROJECT WILL BE MULTI-PHASED WITH A MAJORITY OF THE WORK OCCURRING WITHIN THE BUILDING ITSELF. IT IS ANTICIPATED THAT THE PROJECT WILL BE STARTING FEBRUARY OF 2021. AT ALL TIMES, A MINIMUM OF TWO MEANS OF EGRESS WILL BE MAINTAINED FROM THE BUILDING LOBBY. STREET CLOSURES HAVE BEEN MINIMIZED AND AVOIDED IN THEIR ENTIRETY ALONG THE MAIN THOROUGHFARES OF LIBERTY AVENUE AND STANWIX STREET.
PHASE 1: INTERIOR RENOVATIONS

A PORTION OF THE INTERIOR RENOVATIONS ASSOCIATED WITH THE PROJECT WILL OCCUR IN PHASE 1.

DURING THIS PHASE, THERE SHOULD BE MINOR OR NO IMPACTS TO THE EXTERIOR OF THE BUILDING:

- THE DUMPSTERS WILL BE LOCATED AT THE INTERIOR LOADING DOCK
- ALL ENTRANCES AND EXITS TO THE BUILDING WILL NOT BE AFFECTED
PHASE 2: STANWIX STREET ENTRANCE

IT IS ANTICIPATED THAT THIS WORK WILL COMMENCE IN THE SPRING OF 2021.


DURING THIS PHASE, THE PENN AVENUE PEDESTRIAN BRIDGE, PENN AVENUE ENTRANCE, LIBERTY AVENUE ENTRANCE, AND ANCILLARY EXIT DOORS WILL BE MAINTAINED AS MEANS OF EGRESS.

THE FOLLOWING ITEMS ARE RELEVANT TO THIS PHASE:

• THE SIDEWALKS ALONG STANWIX STREET WILL NEED TO BE CLOSED TO SAFELY CONDUCT THIS WORK. ALL PEDESTRIANS WILL BE DIRECTED VIA APPROPRIATE AND CLEAR SIGNAGE TO CROSS AT ADJACENT INTERSECTIONS AT LIBERTY AVENUE AND PENN AVENUE. A CRANE AND OTHER ERECTION EQUIPMENT WILL BE UTILIZED FOR THIS WORK. IT IS INTENDED FOR ALL OF THE EQUIPMENT TO OPERATE FROM THE EXISTING SIDEWALK AREA. A SUBSURFACE INVESTIGATION WILL BE CONDUCTED TO VERIFY THE CONDITION AND LOADING CAPACITY OF THIS SIDEWALK PRIOR TO CONSTRUCTION STARTING.

• ALL NECESSARY PEDESTRIAN CROSSING SIGNAGE WILL BE INSTALLED.

• MATERIALS WILL BE STAGED IN THE PLAZA AREA NEAR THE INTERSECTION OF STANWIX STREET AND PENN AVENUE. THIS WILL NOT AFFECT THE ACCESS ALONG PENN AVENUE NOR THE CROSSWALKS AT STANWIX STREET AND PENN AVENUE.

• DUMPSTERS WILL CONTINUE TO BE PLACED IN THE LOADING DOCK, BUT ADDITIONAL DUMPSTERS AS NECESSARY WILL BE PLACED WITHIN THE PROJECT SITE. AT NO TIME IS IT ANTICIPATED THAT DUMPSTERS WILL NEED TO BE PLACED ON THE STREET.

• BOTH THE STAGING AREA AND STANWIX STREET SIDEWALK AREA WILL BE ENCLOSED WITH 8'-0” HIGH CONSTRUCTION FENCING. THIS FENCING WILL INCLUDE MESH TO LIMIT VISIBILITY INTO CONSTRUCTION AREA AS WELL AS KEEP DUST AND DEBRIS WITHIN THE CONFINES OF THE FENCING.

• WHILE EARTH WILL BE DISTURBED, TEMPORARY EROSION AND SEDIMENT MEASURES WILL BE IMPLEMENTED TO CONTROL WATER AND DEBRIS FROM LEAVING THE CONSTRUCTION AREA.

• DELIVERIES WILL BE SCHEDULED TO AVOID BOTH THE MORNING AND AFTERNOON RUSH HOURS.

• CONSTRUCTION ACCESS AND DELIVERIES WILL EITHER BE THROUGH THE LOADING DOCK OR THE MATERIALS STAGING AREA. AT NO TIME WILL DELIVERIES AND CONSTRUCTION WORKERS SHARE AN ENTRANCE WITH THE GENERAL PUBLIC OR BUILDING TENANTS.

AT THE COMPLETION OF THIS PHASE, THE STANWIX STREET SIDEWALKS AND ENTRANCE WILL BE RE-OPENED. THE MATERIALS STAGING AREA WILL REMAIN CLOSED AS IT WILL BE RENOVATED INTO THE EXTERIOR RESTAURANT TERRACE IN A LATER PHASE. THIS PLAZA AREA WILL CONTINUE TO BE THE CONSTRUCTION ACCESS FOR THE PROJECT AS WELL.
PHASE 3: LIBERTY AVENUE ENTRANCE

It is anticipated that this work will commence in the summer of 2021 and continue through the fall of 2021.

Similar to the second phase, this phase will start with the demolition of the existing curtainwall and granite cladding. The structural steel will be modified as necessary and metal cladding installed. The existing black exposed aggregate concrete and hydronic piping will be removed and new granite pavers and new hydronic piping installed at the sidewalk outside of the Liberty Avenue entrance. The interior lobby space at the Liberty Avenue entrance will be renovated as part of this phase. During this phase, the crane will also be utilized for setting new rooftop equipment.

During this phase, the Penn Avenue pedestrian bridge, Penn Avenue entrance, Stanwix Street entrance, and ancillary exit doors will be maintained as means of egress.

The following items are relevant to this phase:

- The sidewalks along Fifth Avenue will need to be closed to safely conduct this work. Additionally, the southbound lane of 5th Avenue will be closed for the crane and other erection equipment. The parking lane can be temporarily removed so that two-way traffic can be maintained between Penn Avenue and Liberty Avenue. A portion of the Liberty Avenue sidewalk will be closed. If at all possible, a pedestrian path along Liberty Avenue would be maintained. For the 5th Avenue closure, all pedestrians will be directed to cross at adjacent intersections at Liberty Avenue and Penn Avenue. A crane and other erection equipment will be utilized for this work. It is intended for all of the equipment to operate from 5th Avenue.

- All necessary pedestrian crossing signage will be installed.
- Materials will be staged along 5th Avenue in both the sidewalk and closed lane.
- Dumpsters will continue to be placed in the loading dock, but additional dumpsters as necessary will be placed within the project site.
- Both the Liberty Avenue and 5th Avenue sidewalk areas will be enclosed with 8’-0” high construction fencing. This fencing will include mesh to limit visibility into construction area as well as keep dust and debris within the confines of the fencing.
- While no earth will be disturbed, temporary erosion and sediment measures will be implemented to control water and debris from leaving the construction area.
- Deliveries will be scheduled to avoid both the morning and afternoon rush hours.
- Construction access and deliveries will continue to be either through the loading dock or the materials staging area. At no time will deliveries and construction workers share an entrance with the general public or building tenants.

At the completion of this phase, the Liberty Avenue and 5th Avenue sidewalks as well as the 5th Avenue street closure will be re-opened. Any remaining exterior work will not require sustained sidewalk or street closures.
PHASES 4 THROUGH 6: INTERIOR RENOVATIONS

THE REMAINDER OF THE INTERIOR RENOVATIONS WILL OCCUR SUBSEQUENT TO THE COMPLETION OF THE LIBERTY AVENUE ENTRANCE.

DURING THIS PHASE, THERE SHOULD BE MINOR OR NO IMPACTS TO THE EXTERIOR OF THE BUILDING:

• THE DUMPSTERS WILL BE LOCATED AT THE INTERIOR LOADING DOCK
• ALL ENTRANCES AND EXITS TO THE BUILDING WILL NOT BE AFFECTED
GENERAL NOTES:

MAINTAINING A SAFE PERIMETER SEPARATING PEDESTRIANS FROM THE CONSTRUCTION WILL BE A PRIORITY WHENEVER ANY EXTERIOR WORK OCCURS.

MOST CONSTRUCTION WILL OCCUR DURING NORMAL DAYLIGHT HOURS OF 7AM TO 3PM. IF WORK WILL BE DISRUPTIVE TO BUILDING TENANTS, THE WORK MAY NEED TO HAPPEN OUTSIDE OF THIS WINDOW, BUT WILL COMPLY WITH ORDINANCES FOR THE DOWNTOWN AREA.

DURING ALL PHASES, WORKERS WILL BE REQUIRED TO PARK OFF-SITE.

WHILE PEDESTRIAN ACCESS WILL BE AFFECTED DURING PHASES 2 AND 3, THIS WILL BE MINIMIZED AS MUCH AS POSSIBLE BY KEEPING ALL INTERSECTIONS AND CROSSWALKS OPEN. AT ALL TIMES, PEDESTRIANS WILL BE ABLE TO ACCESS AND EGREE THE BUILDING THROUGH AT LEAST TWO ENTRANCES.

AS THE PLAN IS TO MAINAIN TWO-WAY TRAFFIC ON 5TH AVENUE DURING PHASE 3, THERE SHOULD NOT BE ANY SIGNIFICANT IMPACT ON TRAFFIC FLOW DURING THIS PROJECT. THE BICYCLE LANE ON PENN AVENUE SHOULD NOT BE AFFECTED WHILE CONSTRUCTION IS ONGOING.
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