PLANNING COMMISSION HEARING
12/08/20
Golden Triangle District B
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
Design Changes Since 9/15/20 Hearing
Design Modifications

to the Design Reviewed by Planning Commission on 9/15/2020

1. **BREAK DOWN THE TOWER MASSING & SCALE**
   by introducing terraces & balconies to create 4 'quadrants' or 'mini towers' of varying heights

2. **FURTHER ARTICULATE THE TOWER CLADDING**
   by indenting the corners of the towers & making the glazing modules more horizontal & detailed

3. **ENHANCE THE TOP OF THE TOWER**
   by making the cladding of the mechanical bulkheads and cores a translucent glass that will subtly glow at night

4. **REINFORCE THE PUBLIC OPEN SPACE** **ALONG SMALLMAN ST.**
   by extending accessible bleacher seating to the full width of Smallman, enlarging the colonnade, enlarging the plaza, enlarging the overall Urban Open Space and adding a 3rd ADA ramp on Smallman St. to increase accessibility
Design Modifications

to the Design Reviewed by Planning Commission on 9/15/2020

1. Balance massing/scale
   - Step up to Golden Triangle
   - Step down to Strip District...
   - Introduce outdoor terraces to each level - create notches for balconies!
   - Breakdown plan into four quadrants - one taller, one lower, two the same. Each quadrant separated by double height terraces!

2. Add horizontality to cladding system
   - Move from standard 10' high x 5' wide glazing modules to 8' wide system...

3. Work with CIP to create greater accessibility to raised public open space
   - Move retail facade line back to create more open area...
   - Break out existing foundations to extend bleacher seating full length of Smallman St.
   - "People love to sit on steps!"

12/08/20 // Design Update
Design Modifications

to the Design Reviewed by Planning Commission on 9/15/2020

previous tower massing

new tower massing
New Tower Massing & Design
New Elevations
North & West

Key Approval Meetings & Submissions

- City Planning Pre-Application Meeting \ 06/25
- DOMI Transportation Impact Study (TIS) Scoping Meeting \ 06/25 & 07/21
- Development Committee for the Strip District Neighbors \ 08/01
- Allegheny County Department of Public Works \ 09/09
- Strip District Neighbors Community Presentation \ 09/12
- Design Review Submittal #01 \ 09/23
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- Bike Pittsburgh \ 11/12
- Healthy Ride \ 11/20
- Design Review Submittal #02 \ 11/22
- Design Review Submittal #03 \ 12/05
- CDAP Presentation \ 12/10
- Riverlife Design Review Committee \ 12/12
- Meeting with Councilwoman Deb Gross \ 1/9
- Strip District Neighbors \ 1/16 & 1/23* (* targeted)
Project Info
Zoning

SITE ADDRESS:
1501 PENN AVENUE
PITTSBURGH, PA 15222

ZONING DESIGNATION:
GOLDEN TRIANGLE SUBDISTRICT GT-B

BUILDING HEIGHT: 315'- 0” TO ROOF
23 stories 340'- 0” TO T.O. BULKHEAD

NO MAXIMUM BUILDING HEIGHT IN GT-B DISTRICT

LOT AREA:
57,994 SF

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

GROSS FLOOR AREA ACHIEVED IN PROJECT:
555,846 SF
9.58 PROJECT F.A.R.

TOTAL FLOOR AREA OF PROJECT:
967,215 SF

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

URBAN OPEN AREA PROVIDED IN PLAZA & COLONNADE:
7,751 SF
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 8'-0" WIDE PANELS IGU
(1/4", 1/2", 1/4") COATING/TINT TBD.

PERIMETER ELECTRIC HEATER
2'-6" ZONE FOR FLOOR FINISH

- CURTAINWALL GLAZING - NEUTRAL COLOR
- CHANNEL GLASS - GROUND FLOOR
Cladding Materials & Finishes

Podium Cladding: Floor to Ceiling, Perforated, Corrugated Metal Screen
View from Penn Ave.
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
- current site is 100% impervious (57,994 sf)
- new site will be 42% pervious (24,000 sf)

Amenity Green Roof Terrace = 8,000 sf
Upper Green Roof = 16,000 sf
Total Green Roof = 24,000 sf
**Bulkhead**

Fritted Glazing System - Illuminated Bulkhead

50% DOT FRIT ON “STARWHITE” LOW IRON GLAZING SYSTEM

INTERIOR CORRIDOR

EXTERIOR

12"

2’6” - 3’0”

50% DOT FRITTED GLAZING

POLISHED ALUMINUM RODS

GLOWING LANTERN

BEACONS AT NIGHT

FRITTED GLAZING SYSTEM AT BULKHEAD

TRANSLUCENT, NEUTRAL COLOR

Key Approval Meetings & Submissions

1501 Penn / CDAP presentation
**Lighting Strategies**

Parking Podium

- Embedded occupancy sensing and daylight harvesting
- **Typ Parking Level RCP**
- **Rendering of Parking Screen at Night**
- **Parking Ceiling Fixture**

**Lighting Concepts**

- **Luminaires for Parking Garages**
- **Bird Guard with LEL**

**Notes**

- Light emanates from within the parking garage defining the interior volume and proving a contrasting light distribution to the spot lights on the exterior.

1501 Penn / JMC Holdings | Brandon Haw Architecture

12/08/20 // Design Update // Page 21
A More Accessible Urban Open Space
Continuous Activation Along Smallman
Site Plan, Landscaping & Accessibility Plan

Ground Floor

1. Extend bleacher seating & steps to entire length of Smallman St. frontage & add bleachers to plaza
2. Increase width of colonnade by 4'-8"
3. Increase width of plaza by 12'-0"
4. Create ‘blend’ of ADA ramp & bleacher seating
5. Added ADA seating to bleachers
6. Introduce ADA ramp mid-Smallman St., blended with bleachers & stairs

Design Changes:

1501 Penn / JMC HOLDINGS / Brandon Haw / MUSE Architecture

12/08/20 // Design Update // Page 25
DESIGN CHANGES:

1. EXTEND BLEACHER SEATING & STEPS TO ENTIRE LENGTH OF SMALLMAN ST. FRONTAGE & ADD BLEACHERS TO PLAZA
2. INCREASE WIDTH OF COLONNADE BY 4'-8"
3. INCREASE WIDTH OF PLAZA BY 12'-0"
4. CREATE ‘BLEND’ OF ADA RAMP & BLEACHER SEATING
5. ADDED ADA SEATING TO BLEACHERS
6. INTRODUCE ADA RAMP MID-SMALLMAN ST.; BLENDED WITH BLEACHERS & STAIRS
Accessibility & Universal Design

inclusive bleacher seating

current scheme

1. ADA seating
2. ADA companion seating
3. typ. bleacher
4. typ. stair

ADA seating added
dedicated accessible seating
at sidewalk and colonnade with adjacent bleachers
Steps + Bleacher Seating

design inspiration
Accessibility & Universal Design

16th Street & Smallman

- **Moved retail glass line** back by 12'-0" to increase urban open space area compared to 9/15/20 scheme.
- **1:20 ramp slopes** (walking surface), no handrails required.
- **Bleachers added** more bleachers introduced compared to 9/15/20 scheme.

15th Street & Smallman

- **Moved retail glass line** back by 4'-8" to increase urban open space area compared to 9/15/20 scheme.
- **1:12 ramp slope** (walking surface), handrails required.
- **Bleachers added** more bleachers introduced compared to 9/15/20 scheme; now entire length of Smallman frontage.
- **Bleacher seating blends with ramp** handrails required.

Key Approval Meetings & Submissions

23 January 2020

- 1501 Penn / CDAP presentation
- City Planning Pre-Application Meeting \ 06/25
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Accessibility & Universal Design
midblock Smallman St. ADA access

- 5% SLOPE
- bleachers ‘blend’ with slope of ramp
- large entrance to ramp
- planters integrated into guardrail & wall with expressive concrete & stretched-wire guardrail that allows climbing plants to grow

Key Approval Meetings & Submissions
23 January 2020
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117'- 2'' long out of 339'- 0'' total Smallman frontage

Office Entry

12/08/20 // Design Update // Page 33
Steps + Bleacher Seating

design inspiration

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• Strip District Neighbors \ 1/16 & 1/23* 
   (* targeted)
Smallman St.

after
# PARKING REQUIREMENTS

<table>
<thead>
<tr>
<th>Development Components</th>
<th>Size, GSF</th>
<th>Automobile Parking Requirement: City of Pittsburgh Code</th>
<th>Bicycle Parking Requirement: City of Pittsburgh Code</th>
<th>Total Number of Automobile Parking Spaces Provided</th>
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</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td>Minimum Requirements without Bicycle Reductions</td>
<td>Required Minimum Bicycle Parking</td>
<td>Maximum Reduction of Automobile Parking Spaces Due to Implementation of Bicycle Spaces:</td>
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<tr>
<td></td>
<td></td>
<td>Required Number of Reserved ADA Spaces[9]</td>
<td>Bicycle Parking Rate</td>
<td>Maximum Bicycle Parking Reduction Rate</td>
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<tr>
<td>Off-Street</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Retail</td>
<td>17,794</td>
<td>1 Space per 500 SF above first 2,400 SF</td>
<td>18</td>
<td>1 bicycle space per every 10,000 SF</td>
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<tr>
<td>Office Space</td>
<td>538,052</td>
<td>1 Space per 500 SF</td>
<td>861</td>
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<tr>
<td>TOTAL</td>
<td>885</td>
<td>18</td>
<td>44</td>
<td>261</td>
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</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

## LOADING REQUIREMENTS

<table>
<thead>
<tr>
<th>Development Component</th>
<th>Size, GSF</th>
<th>Number of Required Spaces</th>
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</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td>Minimum Off-Street Loading Standard</td>
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<tr>
<td>Retail</td>
<td>17,794</td>
<td>1 loading spaces for 2,400 to 20,000 SF</td>
</tr>
<tr>
<td>Office</td>
<td>538,052</td>
<td>3 loading spaces for 200,001 SF to 250,000 SF plus 1 per 150,000 SF above 250,000</td>
</tr>
<tr>
<td>TOTAL</td>
<td>--</td>
<td>--</td>
</tr>
</tbody>
</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.

*administrator exception to be sought

1. 885 PARKING SPACES REQUIRED (BEFORE REDUCTIONS)
2. 763 PARKING SPACES REQUIRED (AFTER REDUCTIONS)
3. 122 PROTECTED, INDOOR BIKE SPACES PROVIDED
4. 846 PARKING SPACES PROVIDED
5. 1.58 SPACES PER 1,000 RENTABLE SF (BELOW MARKET STANDARD)
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

- City Planning Pre-Application Meeting \ 06/25
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Key Approval Meetings & Submissions
23 January 2020
1501 Penn / CDAP presentation

Trans Associates
Small Firm Client Experience, Big Firm Capabilities
4955 Steubenville Pike, Twin Towers Suite 400
Pittsburgh, Pennsylvania 15205, 412-490-0610

PROJECT NO. 1510WNER00-18716
PROJECT: 1501 Penn Avenue
TITLE: Bus Routes

FIGURE 3
SCALE: 1"=75'1/2
REV.
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

PROJECT NO: 1501 Penn Avenue
City of Pittsburgh, Allegheny County, PA

PROJECT: 2022 Build Levels of Service

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

- City Planning Pre-Application Meeting \ 06/25
- DOMI Transportation Impact Study (TIS) Scoping Meeting \ 06/25 & 07/21
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- Riverlife Design Review Committee \ 12/12
- Meeting with Councilwoman Deb Gross \ 1/9
- Strip District Neighbors \ 1/16 & 1/23*

(* targeted)
Traffic Study

Turning Radius - 16th St. Car Entry
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

#### 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
- Strip District Neighbors Public Mtg. #3
  11/19/20
- Project Submission Update to Riverlife
  11/18/20 (no additional comments from Riverlife)
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 11/12/19
- Design Review Submittal #3 11/22/19
- CDAP Presentation 12/05/19

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
- Planning Commission Briefing 8/25/20
- Planning Commission Hearing 9/15/20
- Meeting w/ City Planning 10/6/20
- CDAP Presentation 10/20/20
Appendix
Immediate Context

NE 16th Street Bridge / Gaucho (Vacant)

SE Buncher Property

SW Lidia’s Pittsburgh (Closed) / Homewood Suites

NW District 15 Office

Smallman Street Corridor

Small Street Corridor Extension with District 15 and future Vision on 15th

Key Approval Meetings & Submissions

23 January 2020
1501 Penn / CDAP presentation
Existing Wholey Building
• **Ensure that landscaping proposed for rooftop green spaces includes temperate species that can withstand low temperatures and winter precipitation.**

We will work with the landscape architect to include temperate, native species that can withstand low temperatures and winter precipitation.

• **Consider alternatives to the horizontal banding featured along the office tower. While the Panel understood the budget constraints and desire to match the banding to the expression of the parking garage plinth, they noted the selected a different material could create a more contextual building.**

In considering the horizontal banding and architectural materials used for the office tower, the architects weighed what would be the most appropriate for a steel frame building and a transition building between the Golden Triangle and the Strip District, the use of a richly colored and profiled spandrel panel is the most appropriate architectural response that successfully bridges both contexts.
**Lighting Strategies**

Amenity Setback Level (L09)

- Level 09 Amenity Garden & Greenroof
- Landscape, Bollards & Built-In Lighting
- Tree Up-lighting
- Exterior Column Downlighting
Typical Office Plan
Levels 10-19; even floors
41,515 rsf
448 sf balconies

DESIGN CHANGES:
1. INTRODUCE VERTICAL NOTCHES ON EACH SIDE
2. ADD DOUBLE-HEIGHT BALCONIES, ALTERNATING ON EACH OFFICE FLOOR
3. ADD SETBACK CORNERS, SIMILAR TO PARKING LEVELS
4. ARTICULATE CLADDING MODULE... MAKE 8FT WIDE & ADD HORIZONTAL MULLIONS
5. STEP THE TOP OF THE TOWER, CREATING TERRACES - Shown on upper plans