Existing Use
• ALCOSAN employee private surface parking lot (access controlled)
• Within Woods Run Wastewater Treatment Plant (3300 Preble Avenue)
• WWTP is a US Homeland Security Nationally-critical site

Proposed Use
• 53,000sf, 3-story Laboratory/Office building
• 461-space, 5 ½ floor private parking garage

Context
• Marshall-Shadeland neighborhood
• RCO: Brightwood Civic Group
• RIV-GI zoning district
• Industrial area
• Water-dependent use

Regulatory Review Status
• Staff & CDAP Design Review complete. Met with Riverlife.
• RCO meeting complete
• ZBA Hearing complete
  • All required variances granted.
ALCOSAN Master Plan & Project Purpose

Drawing Key

- Construction Site

Base image courtesy of Allegheny County Sanitary Authority
Site Plan

- ENVIRONMENTAL COMPLIANCE FACILITY
- PARKING GARAGE
- Controlled Gate
- Controlled Gate
- Tracy Street
- Preble Avenue (private)
- ALCOSAN Security Building (WWTP entry)

Refer to drawing dimensions over graphically scaling drawing
Surrounding Site Context

Aerial view of existing parking lot/construction site at bottom left

View of secured entrance to ALCOSAN’s WWTP at the northern terminus of Preble Avenue. Existing parking lot/construction site at left side of view.

View of railroad tracks running along east side of WWTP
Surrounding Site Context

View of industrial buildings along south side of Tracy Street

View of ALCOSAN lime factory on north side of Tracy Street, west of the Environmental Compliance Facility

View of construction site (right) along the north side of Tracy Street behind the existing secure fence line
Surrounding Site Context

View of existing fence line along Tracy Street at Laboratory building site

View at corner of Preble Avenue and Tracy Street looking west

View of locked gate at west end of Tracy Street

View of existing sidewalk along south side of Tracy Street looking east
Site Elevations

View of site looking north along Tracy Street (public street)

View of site looking west along Preble Avenue (private)
Parking Garage East Elevation & Materials

East Elevation (from Preble Avenue—a private street): Maximum height of building less than 60'-0"

1. Concrete Panel
   Vertical Texture Accent
2. Perforated Panel
   Vertical Profile
3. Gray Brick
   Horizontal Stackbond Pattern
4. Welded Wire Security Fence
Parking Garage South Elevation & Materials

South Elevation (from Tracy Street): Maximum height of building less than 60'-0”

1. Concrete Panel
   *Vertical Texture Accent*

2. Perforated Panel
   *Vertical Profile*

3. Gray Brick
   *Horizontal Stackbond Pattern*

4. Welded Wire Security Fence
View of Parking Garage near corner of Preble Avenue & Tracy Street

View looking northwest
Environmental Compliance Facility - North Elevation & Materials

1. Ribbon Window w/ Vertical Fins & Spandrel Panels
2. Metal Panel
3. Gray Brick
   - Horizontal Stackbond Pattern Accent
4. Concrete Panel
   - Vertical Texture Accent
5. Vertical Metal Panel

North Elevation (view inside site) - Staff Entrance / Sample Drop-off - Electrical Room Access
Environmental Compliance Facility - East Elevation & Materials

East Elevation (view inside site)

1. Ribbon Window w/ Vertical Fins & Spandrel Panels
2. Metal Panel
3. Gray Brick
   *Horizontal Stackbond Pattern Accent*
4. Concrete Panel
   *Vertical Texture Accent*
5. Vertical Metal Panel

Stair Tower
Egress Exit

Main Building Entrance
Environmental Compliance Facility - South Elevation & Materials

1. KALWALL Translucent Wall Panel
2. Metal Panel
3. Gray Brick
   - Horizontal Stackbond Pattern Accent
4. Concrete Panel
   - Vertical Texture Accent
5. Vertical Metal Panel

South Elevation (Tracy Street view)
Environmental Compliance Facility - West & Roof Garden Elevations & Materials

West Elevation (view inside site)

Roof Garden Elevations (view inside site)
Environmental Compliance Facility – Second Floor Roof Garden Design

**Typical Extensive Assembly**
- Depth (3”-6” of Growing Media)
- Reduce & delay stormwater runoff
- Requires minimal maintenance
- Can be used on flat / low slope roofs
- Available for modular applications
- Lightweight

*Roof Garden Plan*

*Example Imagery*
Views of Environmental Compliance Facility

View looking southwest

View looking northwest
Views of Environmental Compliance Facility

View looking northeast

View looking northwest
Views of Environmental Compliance Facility & Parking Garage on Site

View from Route 65

View from the McKees Rocks Bridge

View looking southwest

View looking northeast
Landscape Plan
Construction Management Plan Summary

- **Curb cut site access for construction of ECF only**
- **Existing pedestrian gate for worker access for construction of garage**
- **Site access for construction materials and equipment for garage only**
- **Site access for construction materials and equipment for ECF and garage**
- **On occasion, the sidewalk along the west side of Preble Avenue and the north lane of Tracy Street will be closed.**

**Construction timing**
- **Parking Garage:** April 2021-2022
- **ECF (lab):** April 2022-October 2023
- **Contractor parking will be off-site**
- **Material and equipment staging will be on-site**

Refer to drawing dimensions over graphic scale.
Sustainability and Stormwater Management

Project Highlights

- Extensive Green Roof Assembly and Tree Planters on Environmental Building 2nd Floor
- Native Low Maintenance Plantings Throughout Site
- Five Reserved Electrical Vehicle Charging Station Parking Spots in Garage (additional space available for expansion)
- Indoor Bike Parking Space for Garage
- LED and Sensor Controlled Garage and Building Light Fixtures
- Energy Recovery Air Handling Units for Building
- High-efficiency Variable Refrigerant Flow System for Laboratory/Office
- All Captured Stormwater Directed to ALCOSAN Wastewater Processing Plant

Typical Extensive Assembly
- Depth (3"-6" of Growing Media)
- Reduce & delay stormwater runoff
- Requires minimal maintenance
- Can be used on flat / low slope roofs
- Available for modular applications
- Lightweight

Reserved Electrical Vehicle Parking and Indoor Bicycle Parking in Garage

Green Roof Assembly

Green Roof Layout
## Community Process Summary

### Key Activities Meetings, and Hearings

<table>
<thead>
<tr>
<th>Date</th>
<th>Event Description</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>April 15, 2020</td>
<td>Project Pre-Application Meeting</td>
<td>Project introduction for City Staff. Considerations and activities reviewed.</td>
</tr>
<tr>
<td>August 24, 2020</td>
<td>Receipt of Urban Design Targets (UDTs) from City Planning Staff</td>
<td>Responses and updated materials initially provided on September 10, 2020 and updated as needed since that date.</td>
</tr>
<tr>
<td>October 6, 2020</td>
<td>Contextual Design Review Panel Design (CDAP) Review</td>
<td>Letter received summarizing presentation notes. No design changes requested.</td>
</tr>
<tr>
<td>October 6, 2020</td>
<td>Development Activities Meeting with Brightwood Civic Group</td>
<td>Notes available on City of Pittsburgh RCO DAM webpage. No design changes requested.</td>
</tr>
<tr>
<td>November 11, 2020</td>
<td>Meeting with Riverlife</td>
<td>Letter received summarizing position on project. Favorable review, request to consider a public sidewalk on north side of Tracy Street.</td>
</tr>
<tr>
<td>November 12, 2020</td>
<td>Zoning Board of Adjustment Hearing (virtual) – Zone Case 211 of 2020</td>
<td>Four (4) variances requested.</td>
</tr>
<tr>
<td></td>
<td>• Variance from Section 905.04.E4.b.1 Required build-to-zone for primary structure is 10’, 14’ requested.</td>
<td></td>
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<tr>
<td></td>
<td>• Variance from Section 905.04.E4.b.2 At least 60% of the building’s frontage (lab [ECF] and garage) shall be in the 10’ build-to-zone.</td>
<td></td>
</tr>
<tr>
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<td>• Variance from Section 905.04.E4.b.3 Continuous sidewalks at least 10’ along public streets required, no sidewalk on Tracy Street requested.</td>
<td></td>
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<tr>
<td></td>
<td>• Variance from 914.09.F Gates for parking areas shall be setback a minimum of 20’ from sidewalks and street ROW, 6’ setback requested from Tracy Street.</td>
<td></td>
</tr>
<tr>
<td>December 31, 2020</td>
<td>Zoning Board of Adjustment Decision</td>
<td>All four (4) variances noted above granted.</td>
</tr>
<tr>
<td>January 12, 2021</td>
<td>Planning Commission Briefing</td>
<td>Today’s presentation</td>
</tr>
<tr>
<td>January 26, 2021</td>
<td>Planning Commission Hearing and Action</td>
<td>Projected presentation of project for final approval</td>
</tr>
</tbody>
</table>