Pittsburgh Department of City Planning
Planning Commission Presentation for

GRANDVIEW LOFTS
115 Bigham Street     Mount Washington, PA

owner :     Mindful Grandview, llc
architect:   WAY architecture + design partners, llc
civil :     Redswing Group
existing aerial images
The proposed project entails the conversion of the defunct Saint Mary's on the Mount Catholic School that has been abandoned for the past eight years into a new 34-unit loft apartment building. The existing building consists of 4 floors with a ground level gymnasium, mechanical areas and 3 floors of classroom spaces. Project has been presented and approved by the local Mount Washington Community Development Corporation.

Proposed interior alterations include the following:

• **GROUND LEVEL** - new entry & lobby, business and fitness centers, ADA tenant apartment, building manager office, tenant storage, bike storage, mech space level. Existing classrooms will be converted to a mix of studio lofts and

• **FLOOR 1 THRU 3** – mix of studio and 2-bedroom lofts, lounge space and laundry rooms

• **ROOF DECK LEVEL** – stair and elevator structures lead to a new roof deck with 360-degree view of downtown Pittsburgh, Mon River, North Side, Grandview Boulevard & beyond.

Most of the exterior scope is restorative in nature with cleaning of existing brick and stone trim. New alterations are limited to the new entry vestibule on the east side of the building within screened parking lot and the new roof deck structures which enclose fire stair extensions and elevator for accessibility to the new roof deck itself. Glass railing guards are proposed for its transparency to minimize impact to surrounding views. The exterior high-pressure laminate rainscreen cladding will be a two-tone pattern with colors compatible with the existing pallet of the existing brick and stone. Roof design of the stair towers relates to the sloped roofs of the neighboring homes.
plans
context – proposed renovations
context renderings

BIGHAM STREET LOOKING NORTH - EXISTING

BIGHAM STREET LOOKING SOUTH - EXISTING

BIGHAM STREET LOOKING NORTH - PROPOSED

BIGHAM STREET LOOKING SOUTH
ENTRY / PARKING
context renderings

MCCARDLE / GRANDVIEW INTERSECTION LOOKING WEST
AMABEL STREET LOOKING WEST - EXISTING

AMABEL STREET LOOKING WEST - PROPOSED

PARKING LOT SCREEN FENCE PATTERN – BOK MODERN
VIEW LOOKING NORTH EAST FROM ROOF DECK

VIEW LOOKING EAST FROM ROOF DECK W/ PERGOLA
elements

- rain screen cladding
- trespa – santiago blanco
- glass railing @ deck
  - viewrail
- pergola concept
- deck lighting concept
Community Process Summary

Grandview Lofts and WAY architecture + design partners reached out to Anne Kramer to begin the process in winter of 2020. Anne Kramer connected the team with Perry Ninness, Gordon Davidson, Tom Tighe who suggested we reach out to the Mount Washington Community Development Corporation for collective community review.

Mount Washington Community Development Corporation - Community Review Meetings

- Presentation #1: Committee Review Presentation - 01.22.2020; Monthly Advertised Board Hearing – 608 Virginia Avenue
- Presentation #2: Community Hearing Presentation - 04.22.2020; Monthly Advertised Board Hearing – Online Presentation. Grandview Lofts/Community concerns chiefly pertained to acoustics from the roof deck, parking conversion of fire lane easement.
- WAY received letter or recommendation for the renovation of 115 Bigham Street, Conversion of Bishop Leonard, St. Mary of the Mount Building Academy. Community MW/CDC stated some community concerns were addressed by the principal parties. Dated 04.26.2020

Pittsburgh Fire Department Review

- Meeting #1: January 03, 2020: Met with Pittsburgh Fire Department of Investigations – Mr. Chris Skertich. Purpose was to review fire access and approach, fire lane easement. Fire Department requested direct access from Amabel Street through parking to building. Requested a new connecting stair and gate for fire access. Project was approved with site access revision.

City of Pittsburgh - Zoning Board of Adjustment

- Presentation #1: Zoning Board Adjustment Hearing on 06.25.2020. Sean Naylor, Max Beier, esq. and Mike Bliss, R.A., Dustin Jones presented the project and site related improvements.
- Presentation #2: Zoning Board Adjustment package resubmission by the Design Team / Max Beier on 08.18.2020.
- Team received email letter of approval regarding Zone Case 74, from the Zoning Board, Svetlana Ipatova on October 13, 2020.

City of Pittsburgh – Planning Commission Hearing Review Meeting

- Presentation #1: Initial Design Brief on 01.12.2021
- Presentation #2: Design Review Resubmission with comments. 01.26.2021: Today’s Presentation
approvals

Division of Development Administration and Review
City of Pittsburgh, Department of City Planning
220 Ross Street, Third Floor
Pittsburgh, Pennsylvania 15219

Date of Hearing: June 25, 2020
Date of Decision: October 12, 2020
Zone Case: 74 of 2020
Address: 115 Bingham Street
Lot & Block: 1-N-124
Zoning Districts: R1-D, H, CPR-A
Word: 19
Neighborhood: Mount Washington

Owner: Mindful Grandview LLC
Applicant: Sean Mayer

Request: Renovation and conversion of an existing former school structure into 34-unit residential structure, with exterior parking.

Application: 19-PDR-00018

Decision: The Applicant’s request for approval of the multi-unit residential use for 34 units is hereby APPROVED as a special exception under Section 521.02.A.4, subject to the conditions of compliance with the Code’s parking and other site development standards.

Alice B. Mitinger
Chair

Lashawn Burton-Faulk
John J. Richardson

Note: Decision issued with electronic signatures, with the Board members’ review and approval.