PROJECT INFORMATION

Zoning District:
Urban Neighborhood Commercial, Baum Centre Corridor Overlay

Address: 121 N. Beatty Street

Project Description:
• 42 apartment units
• 9 two bedroom units, 33 one bedroom units
• Amenities and loft style units on level 1
• Square footage: 38,592 NSF, 42,367 GSF
ACCESSIBILITY AND UNIVERSAL DESIGN SUMMARY

1. Fully Accessible Units:
   - 6 total units to be ANSI Type A accessible and equipped for the hearing and vision impaired
     - 3 1BR units on levels 1-4
     - 3 2BR units on levels 2-4

2. Hearing and Vision impaired + Visitable unit:
   - (1) 1BR unit to be equipped for the hearing and vision impaired

3. Visitability
   - All units to follow PHFA Visitability Standards

4. Fully Accessible Common and Amenity Areas:
   - Lobby, laundry, office, balcony, and fitness rooms fully accessible
   - Commons Room fully accessible
Trek Development’s Community Outreach/Input Process

The Community outreach process grew out of the need for affordable housing in the East Liberty neighborhood, especially in light of the closure of Penn Plaza Apartments. Trek Development Group, with PWWG architects, has held meetings and received feedback and support from the following community groups and stakeholders:

1. Outreach dates:
   2016 – Ongoing

2. Outreach groups:
   Baum-Center Initiative;
   East liberty Development, Inc.;
   Penn Plaza Tenant Council;
   Penn Plaza Support and Action Group;
   Village Collaborative

3. Letter of Support
   East Liberty Development, Inc.
East Liberty Community Plan
Development area zones
East Liberty Development, Inc
2010
NW PENN CIRCLE
East Liberty Community Plan Zones + Development Diagram
EXISTING CONDITIONS PLAN
SITE PLAN (GRAPHIC)
STORMWATER MANAGEMENT AND SUSTAINABILITY SUMMARY

by Cosmos Technologies

A. Land Cover:
1. Site is currently a Pittsburgh Parking Authority paved asphalt parking lot
2. Proposed development exceeds required landscaping provisions and minimizes impervious area
3. Post-development impervious cover less than pre-development

B. Proposed Landscaping:
1. Proposing native plant species
2. Street trees selected from the Pittsburgh Shade Tree Commission Approved Tree Species List for Pittsburgh Streets reference document
3. Tree trenches/planted bump-out bioretention areas installed recently within adjacent r/w on North Beatty Street (URA project)
4. 13 street trees proposed along adjacent streets (includes URA tree trenches)

C. Subsurface Stormwater Management System:
1. ADS R-Tank storage system beneath parking lot
   i. R-Tank SD Septa modules (~325 modules @ 5.12 ft height) with a minimum of 24” of cover
2. Manages the required 95th percentile rainfall event volume (1.5” of rainfall)
3. Reduces total stormwater runoff for all storms events

D. Management Requirements:
1. Project to meets City of Pittsburgh stormwater management requirements
2. Project will not require a PADEP NPDES Permit (project area < 1-acre)

E. Sustainability
1. P4 Checklist (Rainwater Sections, R.1 – R.5)
   i. Storage Volume increased to above 110% of required to achieve an additional point

SW corner of Utility Plan pictured above by Cosmos Technologies
SUSTAINABILITY SUMMARY

1. Zero Energy Ready Certified
2. Enterprise Green Communities Certified

- Meets Energy Star v3 Standards
- Target HERS rating of 59-60 for all units (energy star reference design unit at 79)
- Projected utility savings of $399/unit from energy star reference design unit
- 19 Mmbtu/year energy usage (energy star reference design unit is 27.1)
- Energy star certified appliances
- Water Sense labeled fixtures
- Floor Score Certified flooring
CONSTRUCTION MANAGEMENT PLAN

1. Site Safety:
   - Site will be fenced off for the safety of the public and construction workers.
   - Measures will be taken to ensure the safety of the public, this will be done with signage and/or live personnel as needed and/or required.
   - Contractor signage with all pertinent information will be in plain sight showing contact information and a number to call in case of emergency.

2. Site Soil/Sediment plan:
   - Mistick will employ BMP procedures as it relates to stormwater control, erosion, and sedimentation measures.

3. Compliance: All work will comply with local and federal requirements.

4. Compliance: Any work will be done in compliance with all associated utility companies such as Duquesne Light, PWSA, Comcast, and/or Verizon, and People's Gas.

5. Trailer location:
   - Construction Trailer is located to minimize street traffic interference.

HARVARD BEATTY HOUSING
MISTICK CONSTRUCTION,
TREK DEVELOPMENT GROUP

PROPOSED CONSTRUCTION MANAGEMENT SUMMARY:

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BIKE PARKING

Resident Interior Bike Parking
- 10 spaces in secure bike storage room
- Specified product: Dero Duplex (above)

Exterior Bike Parking
- 4 U bars outside building front entry
- 2 U bars outside rear stair entry
BOARD AND BATTEN SIDING
(Fiber-cement panel & synthetic wood, painted)

FLUSH NICKEL-GAP SIDING
(Synthetic wood, painted)

VARIED EXPOSURE LAP SIDING (right), AND SPANDREL PANELS (left)
(Fiber-cement boards, painted)

ADAIR LIMESTONE BLOCK,
Blue vein, smooth finish

BRICK
Bowerston Pioneer blend, Burgundy

Note: Images are an approximation: actual material color and scale vary
FIBER CEMENT SIDING, BOARD AND BATTEN
ALUMINUM STOREFRONT
FIBER CEMENT LAP SIDING; VARIED EXPOSURE PATTERN
JULIETTE BALCONY/RAILING AT SLIDING VINYL DOOR
FIBER CEMENT PANEL
VINYL WINDOW

CAST STONE MASONRY
ALUMINUM CURTAINWALL
BRICK MASONRY
SYNTHETIC WOOD SIDING; NICKEL GAP

1ST FLR T/SLAB
COMMON AREA
99'-0-1/2''

1ST FLR T/SLAB, BIKE/UTILITY
101'-5-1/2''

ROOF TRUSS BEARING
149'-7-5/8''

FOURTH FLOOR
140'-6-1/2''

THIRD FLOOR
129'-6-5/8''

SECOND FLOOR
118'-6-3/4''

MEZZ, UNITS 101, 102
106'-6''

FIRST FLOOR
100'-0''
EAST/Front Building Entry View
At Corner of N. Beatty and Ansley
N. BEATTY STREET AT ANSLEY/BROAD STREET, FACING NORTH WITH CONCEPTUAL PHASE 3 AT RIGHT
CORNER OF N. BEATTY ANSLEY/BROAD STREET, FACING NORTH. SITE AT LEFT, CONCEPTUAL PHASE 3 AT RIGHT
SOUTH-EAST BUILDING VIEW AT CORNER OF N. BEATTY AND ANSLEY STREET
SITE AT CORNER OF N. BEATTY AND ANSLEY/BROAD STREET, FACING SOUTH
CORNER OF HARVARD AND N. BEATTY STREET FACING SITE
MELLON’S ORCHARD, N. BEATTY STREET FACING SOUTH
SITE AT RIGHT, CONCEPTUAL PHASE 3 AT LEFT