A. PROJECT INFORMATION

1. APPLICATION IS:  ☑ Development Project  □ Protest Appeal

2. STAFF REVIEW DATE: 6/1/2021

3. SITE INFORMATION

Development Address: 5500 Hamilton Avenue
Parcel ID(s)/Lot-and-Block Number(s): 125-E-170
Project Description: Interior renovations for core and shell with 61 stall parking lot

3. CONTACT INFORMATION

Applicant Name: Chad Wheatley
Applicant Contact (phone and email): chad@forefrontdevelops.com

B. ZBA HEARING INFORMATION

Zone Case # (Click here to enter text.)
Date of Hearing: 6/1/2021
Time of Hearing: 9:30 a.m.
Zoning Designation: UI
Neighborhood: Larimer
Zoning Specialist: William Gregory

C. ZBA REQUESTS

Type of Request Variance:  Code Section: 912.04.B
Description: Minimum rear setback for accessory parking and dumpster is 5'; 0' requested

Type of Request Variance:  Code Section: 912.04.C
Description: Minimum side setback for accessory parking and accessory dumpster is 10'; 0' requested

Type of Request Variance:  Code Section: 918.03.B.4
Description: All required screening shall be located within the site’s property lines
Data displayed on this map is for informational purposes only. It is not survey accurate and is meant to only show a representation of property lines.

Note: This button uses pop-ups. Please click help button for further printing instructions.
Project Description:
The current site at 6550 Hamilton Ave contains two buildings. The main building consists of office and warehouse space. The main building was originally built in the 1920's and expanded in the 1960's. See existing certificate of occupancy (65981) from 1993 for current use. The secondary building is used for storage and will be demolished as part of the renovation.

The renovation will consist of a new expanded parking lot that includes the space of the demolish storage building, an exterior renovation that attempt to create a more cohesive aesthetic between the original and expanded buildings and an interior core renovation for future tenants. The new use will be 100% business.

General Information:
- Address: 6550 Hamilton Ave, Pittsburgh, PA 15206
- Parcel Number: 125-E-170
- Site Area: 1.5658 Acres
- Building Area: 52,581SF
- Zoning District: UI
- Within 1,500' of Major Transit: Yes

Zoning Information:
904.07 – UI, Urban Industrial District:
Section 904.07.B.1:
- Proposed Primary use: Office (General)
Section 904.7.C:
- 1. Residential Compatibility shall follow Chapter 916.
  - Not required to comply based on separation distance from residential zoning.
- 2. Environmental Performance shall follow Chapter 915.
  - We provide a Erosion and Sediment Control Plans, Post Construction Stormwater Management Plans & Narrative along with a Landscaping Plan which address these items.
    - No trees are within the Limit of Disturbance and therefore a survey was not provided. The LOD is limited to the existing parking lot and sidewalk.
    - There are no slopes greater than 15% on the site.
- 3. Contextual setback allowed per Sections 925.06 and 925.07.
  - Not required since no new exterior construction is proposed.
- Table:
  - Minimum Lot Size: 0sf
  - Maximum Floor Area Ratio (within 1,500ft of major transit): 4:1
  - Maximum Lot Coverage: N/A
  - Minimum Front Setback: N/A
  - Minimum Rear Setback (when not adjacent to a way): 20'
  - Minimum Exterior Sideyard Setback: 10'
  - Minimum Interior Sideyard Setback: 10'
  - Maximum Height: 60' (not to exceed 4 stories)
- 4. Special Exception for Height in the UI District.
  - N/A
- 5. Special Exception for FAR Adjustment in the UI District.
  - N/A
Section 904.07.D:
- 1. Site Plan Review is required based on both (a) and (b)
  o (a) Any new construction, building addition or enlargement or exterior renovation of an existing structure on a lot that has an area of eight thousand (8,000) square feet or more; or
  o (b) Any off street parking area that includes more than ten (10) parking spaces or more than 2500 square feet of surface area.
- 2. If required, you must follow Section 922.04.E.

911 – Primary Uses:
- Proposed Primary use: Office (General)

914 – Parking:
- Parking 61
- Loading 6.

922.04 – Site Plan Review:
- Required as noted above in Section 904.07.D.

Section 922.04.E:
- Note that this is an existing building.
- For all properties zoned UI, GI, and NDI, the following standards shall apply:
  o a. Orientation
    - It is recommended that the orientation of industrial buildings be toward the street parallel to the front property line. All building elevations that have entrances should be treated as facades (except loading docks to the rear).
  o b. Roof Forms and Materials
    - Mechanical equipment on roofs should be screened with a parapet wall.
  o c. Entrances and Windows
    - Entrances and windows should be placed in the main facade of the building.
  o d. Setback
    - Parking areas in industrial districts should not be located between the right-of-way and the building; however, the Zoning Administrator may permit limited parking between the right-of-way and the building provided that such parking is landscaped in conformance with a plan approved by the Zoning Administrator.
  o e. Service and Docking Facilities
    - i. Service and docking facilities should be located on the side or rear of the building.
    - ii. Service and docking facilities should be separate from the main circulation and parking functions.
    - iii. All dumpsters should be screened on all sides exposed to street view and adjacent land uses. All dumpsters should be shown on the approved site plan.
    - iv. Service and docking facilities should be easily accessible by service vehicles.
    - v. Service and docking facilities should be screened from the remainder of the project, adjacent land uses, and major thoroughfares.
  o f. Utilities/Mechanical/Outdoor Storage
    - i. Utilities should be underground from R.O.W. to building to reduce visual clutter. If overhead electrical service is provided at the street, similar services can be provided to the building.
    - ii. Screen mechanical equipment from the project and adjacent land uses.
    - iii. Outdoor storage must be screened from the remainder of the project, adjacent land uses, and streets.
  o g. Streetscape
    - Create a landscaped edge outside of the right-of-way along the street.
Urban Design Targets

Project/Location: 6550 Hamilton Avenue; 125-E-170
Pittsburgh, PA 15206
Larimer Neighborhood
Urban Industrial (UI) Zoning

Zoning Record Number: DCP-ZDR-2021-01620
Date of Review: March 8, 2021
Project Contact: Chat Wheatley, ForeFront Development

Follow up with City Planning staff with an updated design addressing these Urban Design Targets.

The Department of City Planning sets the following targets for this project to achieve:

- Project provides visible and distinct pedestrian entrances along the project's main street frontage.
- Project activates the public realm with transparency on the ground floor and an emphasis on the main entrance.
- Sidewalk on Hamilton Avenue is sufficiently sized to create a high quality pedestrian realm that facilitates unimpeded pedestrian movement.
- Project uses durable, high quality building materials and screening that are appropriate for the site's location.
- All façades are designed with a consistent, unified architectural theme that advances a cohesive design.
- Articulation, detailing and secondary architectural elements are employed to create depth, add visual interest, and break up long, blank façades
- Building on a corner lot is designed to address Hamilton Avenue and Putnam Street.
- Building and site design adequately incorporate universal design practices to accommodate users of all abilities.

Department of City Planning staff had the following comments, suggestions, or questions from their review:

- Staff appreciated the project's attempt to modernize the existing building through the added transparency and material choice, and create an active pedestrian realm along Hamilton Avenue.
- Is there a way of softening the foundation wall of the building – particularly along Hamilton Avenue – through articulation or additional openings? Staff
noted that doing so would create a more engaging building façade at pedestrian level. 
Response: The wall in question is the exterior foundation wall for the interior floor that is raised above the sidewalk. Therefore, openings are not possible. To break up the long foundation wall we’ve proposed painting the foundation a different color that aligns to the 2'-0" wide window and orange color banding above. Please see revised rendering.

- Please note that any proposed signage is not considered a part of this review, and will require separate applications and potential variances.

**About Urban Design Targets:**

During the initial review of a project design, City Planning staff members develop a list of urban design targets specific to that project. The goals are broad and not prescriptive, intending to highlight important issues related to high-quality architecture and urban design. Urban Design Targets serve as stable benchmarks as the project moves through the design review process. After the first review, a project may already be meeting some of the goals. In developing each set of targets, the staff members draw from relevant general and specific neighborhood design guidelines.
6550 Hamilton Ave.

Site Plan Review Presentation
6530 Hamilton Ave, Pittsburgh, PA 15206
Core and Shell Renovation in the UI District.

February 15, 2021
Updated: April 7, 2021

Prepared by:
NEXT architecture

PVE
Materials

- Existing Metal Panel
  - Gray Paint - Grizzle Gray

- Existing Metal Panel
  - Orange - Amber Wave

- Existing Metal Panel
  - Light Orange - Saffron Thread

- New Metal Panel
  - Black

- Vitro Solar Ban 60
  - K Aerospace-215 T Frame
  - Black

- Existing Brick
  - Dark Gray - Tricorn Black

- Existing Brick
  - Light Orange - Saffron Thread

Steel Grating @ Canopy
Painted Dark Gray - Tricorn Black
North Elevation with Materials

Black Metal Panel

451T Kawneer windows / Solarban 60 glazing and black anodized Aluminum framing.

Steel Grating @ Canopy
  Painted SW Tricom Black, Grating attached to painted steel outrigger and frame.

SW Tricom Black at existing foundation wall.

451T Kawneer windows / Solarban 60 glazing and black anodized Aluminum framing.
Development Activities Meeting Report (Version: 06/24/2020)

This report created by the Neighborhood Planner and included with staff reports to City Boards and/or Commissions.

<table>
<thead>
<tr>
<th>Logistics</th>
<th>Stakeholders</th>
</tr>
</thead>
<tbody>
<tr>
<td>Project Name/Address: Redevelopment of Warehouse for Office/Flex Space at 6550 Hamilton Ave</td>
<td>Groups Represented (e.g., specific organizations, residents, employees, etc. where this is evident): Larimer Consensus Group</td>
</tr>
<tr>
<td>Parcel Number(s): 125-E-170</td>
<td></td>
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<tr>
<td>ZDR Application Number: DCP-ZDR-2021-01620</td>
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<tr>
<td>Meeting Location: Virtual via Zoom, as part of Larimer Consensus Group's monthly Open Body Meeting</td>
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<tr>
<td>Date: 5/6/2021</td>
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<tr>
<td>Meeting Start Time: 6:00 PM</td>
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<tr>
<td>Applicant: ForeFront Development Group, with NEXT architecture</td>
<td>Approx. Number of Attendees: 28</td>
</tr>
<tr>
<td>Boards and/or Commissions Request(s): Zoning Board of Adjustment (ZBA), variance for parking encroachment into required side yard setback</td>
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</tbody>
</table>

How did the meeting inform the community about the development project?

Ex: Community engagement to-date, location and history of the site, demolition needs, building footprint and overall square footage, uses and activities (particularly on the ground floor), transportation needs and parking proposed, building materials, design, and other aesthetic elements of the project, community uses, amenities and programs.

- Chad Wheatley of ForeFront Development Group and Nick Miller of NEXT architecture presented the project to the community at the Larimer Consensus Group’s monthly Open Body Meeting.
- C. Wheatley began by discussing the goals of the project, which he identified as creating short-term jobs for the community through construction and bringing long-term job opportunities through new office and retail tenants. He mentioned that the goal of presenting at the meeting was to obtain feedback from the community and learn what the project team can do better.
- C. Wheatley said that Jim Fleming, who was present in the meeting, has been the owner of the property for over 40 years. ForeFront Development is assisting Jim with the redevelopment of the property, as he sees value in upgrading the property to attract “higher and better use” tenants, such as office and retail. The property is currently occupied by Transtar Industries, an auto parts distributor.
- C. Wheatley went over the City Planning process for development review, mentioning that the project team recently completed Design Review with their response to the Urban Design Targets. He said that the project team is currently in the middle of Site Plan Review. They will then go to the Zoning Board of Adjustment (ZBA) to apply for a variance to extend their parking area into the required side setback on the eastern side of the property. C. Miller mentioned that the owner of the neighboring property finds the side setback acceptable and is excited about the project.
- N. Miller summarized the layout of the existing site, which consists of a 1920s-era building on the western side, with a 1960s warehouse in the center, and a parking lot and storage hut on the eastern side. The storage hut is intended to be demolished to extend the parking lot.
- N. Miller then showed photos of the existing buildings, including the 1920s entryway and loading bay and the 1960s warehouse. He also showed several site context photos from adjacent vantage points down Hamilton Avenue and Putnam Street.
• N. Miller then showed a survey of the property, followed by a site plan and an elevation. He explained that no additions would be made to the building and that the building footprint would stay the same. Only the façades are to be renovated.

• The parking lot is to be enlarged to fit 59 cars. Permeable pavement is to be installed in the middle of the parking lot, with the parking lot sloping to the area of the pavers. A staircase is also to be added to access the parking lot from the Hamilton Avenue streetscape. The existing retaining wall, which will be refurbished, will screen the parking area. The storage hut is to be demolished to accommodate the new parking. Additional street trees are to be planted, and new landscaping and trees are to be added to the parking lot.

• N. Miller presented a material palette. He explained that the existing metal panels are to be painted with a new color scheme: “Grizzle Gray,” “Amber Wave” (an orange), and “Saffron Thread” (a light orange).

• A new perforated canopy/coping is to extend from the original 1920s building to the redeveloped 1960s-era warehouse section. The orange color from this canopy/coping will continue around the 1960s warehouse to face the East Bushway.

• The 1960s warehouse is to see new slot windows, with a larger corner window. In the 1920s building, the original windows along Hamilton Avenue are to be opened back up.

• Depending on the tenant, the current loading bay garage doors may be replaced with new glass doors and a seating area.

### Input and Responses

<table>
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<tr>
<th>Questions and Comments from Attendees</th>
<th>Responses from Applicants</th>
</tr>
</thead>
<tbody>
<tr>
<td>What is the correct address?</td>
<td>• 6550 Hamilton Ave</td>
</tr>
</tbody>
</table>

Looks nice. Exactly what types of businesses are you looking for in this building, and how many jobs can this provide the community? Main thing is the make sure that people in the community have access to the jobs with the new developments.

• We’re targeting a higher and better use office type of tenant and hope that opening up the façade that we can attract some neighborhood retail tenants; don’t have any specific tenants in mind right now. We don’t have anyone on the hook. More office driven, Class B/Class A type and more desk jobs. It’ll be a higher density of jobs per square foot than now. I can’t tell you how many new jobs will be created. We’re currently working on project in North Point Breeze that is doubling both square footage and new jobs, from 100 to 200. The total property is 50,000 square feet; if it’s all office tenants, it may be around 250 employees when all said and done.

Do you have all your financing in place to do this building?

• Not at this time. We’re close to getting documents in place to get the construction bids but still working through the entitlement process. We have some lenders that we’ve been speaking with that are aware of the property and the project. That will hopefully be coming.

Which financial entities have you been speaking with?

• I don’t know which ones have been engaged; that would be a question for the Lardo family.

I think PNC may have some loans available for this community.

• I’ll make note, and we’ll find out.
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| The presentation today is to get approval from City Planning, correct? | • Yes, correct, and I think Phillip Wu, the neighborhood planner with the City is on this call. He might be able to speak more to that.  
• P. Wu response: “That is correct. The project will be going before the Zoning Board of Adjustment (ZBA) to get a variance for the parking to extend into the required side yard of the building. Projects that require a public hearing and that add 10 or more new parking spaces require the developer to present at a community meeting like this one tonight before the Registered Community Organization for the neighborhood, in this case the Larimer Consensus Group. More information can be found here: [https://pittsburghpa.gov/dcp/dev-activities-meeting](https://pittsburghpa.gov/dcp/dev-activities-meeting).” |
| Hamilton Ave is a part of Larimer; people don’t really think of it as part of it. | |
| Is the footbridge near this new project? | • DeAnna Davis (Larimer Consensus Group): “It'll be about half a block down. I was wondering how the footbridge would tie into this new building.” |
| If you have any questions, you can send an email to Malik and we’ll forward to Chad and Nick. The design looks nice. | |

**Other Notes**

**Planner completing report: Phillip Wu**