North Shore Lot 10
Multi-Family Building and Entertainment Plaza

Continental Real Estate Companies, Pittsburgh Pirates and Pittsburgh Steelers

November 23, 2021
Project Parameters

With the completion of the Lot 10 Parking Garage, the Multi-Family Building and Entertainment Plaza remain the keystone to the North Shore development.

The Multi-Family Building, featuring enlivened ground floor retail spaces, connects to the Entertainment Plaza, which offers multi-functional program spaces to support large events and personal engagements. The Corner Improvements design language extends the Plaza across West General Robinson Street to reinforce the sense of place. Above the ground level retail, contemporary apartment units with indoor and outdoor amenity spaces and superior views to a diverse environment.

The defining elements of the respective construction projects complement the existing infrastructure while offering unique program pieces for an enhanced city experience.
North Shore Masterplan
Site Context: North Shore
An overview of the neighborhood and parking
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Adjacent parcels and buildings

Note to Reviewer: Lot 10 Parking Garage rendering as presented to March 2020 Planning Commission.
Site Context: North Shore
Champions Garage (Lot 10 Garage) Completed September, 2021

Note to Reviewer:
West General Robinson Street entrance and facade

Note to Reviewer:
North Shore Drive entry lane entrance and facade
Site Context: North Shore
SAP Building and Use of Architectural Cement Paneling

Note to Reviewer:
SAP red-toned facade material is architectural cement paneling.
The Lot 10 multi-family building is proposing the same product style manufacturer for the residential building facade.
Lot 10.1 and Lot 10.2
Site Plan

- Lot 10.1
  - Entertainment Plaza

- Lot 10.2
  - Multi-Family Building

- Lot 10.3
  - Existing Parking Garage
    (Not in Scope)

- West General Robinson Street
- Mazeroski Way
- North Shore Drive

Red Lot 5
New Landscaping Site

Hyatt Place
Red Lot 5
New Landscaping Site
Plan

- Existing highway overpass
- Proposed tree, typ.
- Concrete sidewalk
- Planting bed and concrete curb
- Decorative pavement
- Re-striped parking lot
- Decorative pavement and site furnishings
- Planting bed and concrete curb
Plaza Rendering
Plaza and Feature Wall
Plaza Perspective
Corner of Mazeroski Way and West General Robinson Street
Lot 5 Perspective
Corner of Mazeroski Way and West General Robinson Street
Multi-Family Building Perspective
North Shore Drive Facade
Multi-Family Building & Plaza Perspective
Facade from Mazeroski Way and West General Robinson Street
Multi-Family Building Perspective
Mazeroski Way Facade
Multi-Family Building & Plaza Perspective

Plaza Facade
Multi-Family Building & Garage Perspective

Garage Canopy
Multi-Family Building Perspective
Southwest Facade
Multi-Family Building Perspective

Southwest Corner
Multi-Family Building Design
Ground Floor Plan

Note to Reviewer:
Building footprint is 27,290 SF
Total building area is 141,000 SF.
Mazeroski Way - Streetscape Section
Retail and Streetscape Interaction
Multi-Family Building Design
Ground Floor Plan Bicycle Parking

Bicycle Rack Basis of Design:
Landscape + Forms, Cordia Bicycle Rack

Note to Reviewer:
Dedicated bicycle parking room with (24) bicycle parking spaces located east of private northern resident entrance at alleyway between multi-family building and garage. See plan above for reference.
Multi-Family Building Design
2nd Floor Plan with Outdoor Amenity Space

- Planters to Create Zones
- Varying Materials
- Large Gathering Structure
- Open Views to the Plaza
Multi-Family Building Design
3rd-6th Floor Plan with 22 Units per Plan
Multi-Family Building Design
Roof Amenity Plan
Multi-Family Building Design

Roof Amenity Plan

- Zoned Seating Areas
- Open Views to the City
- Composite Wood-look Walking Surface
Multi-Family Building Material Palette

Smooth Architectural Cement Paneling

Ribbed Architectural Cement Paneling

Black Storefront

Red Blend Brick

Cream Brick
Multi-Family Building
South Elevation (North Shore Drive)
Multi-Family Building
East Elevation (Mazeroski Way)

- Perforated metal balcony railing with wood-look metal soffit
- Perforated metal Juliet railing
- Smooth Architectural Cement Paneling
- Cream brick
- Brick First Floor
Multi-Family Building
North Elevation (Facing Entertainment Plaza)
Multi-Family Building
West Elevation (Garage Drive Lane)
RIV Zoning Zoning Requirements

905.04.E.3 Height
(1) To exceed the height of 60 feet, a development must qualify for a height bonus as described in Section 905.04.K and 915.07;
(2.a) Buildings over 65 feet in height are limited to a maximum building footprint of 40,000 SF;
(2.c) Minimum front and street-side step back of ten (10) feet is required for structures 65’ or higher. In previous iteration, the ground level building set back qualified for this respective setback;
(2.d) Sun-Shadow study.

The current design at 75'-0", requires (2) RIV Bonus Points.

905.04.E.4 Structure Placement
(a 2.b.5) Alternative Build-To Zone
(a) Development parcel with additional open space shall be within 200 feet of a stadium;
(b) Building shall maintain 80% of the building frontage location within the alternative Build-To Zone (original code calls for 60%);
(c) Street level along open space shall include restaurant, retail, or other publicly accessible uses not to extend onto the public right of way;
(d) Open space shall be designed to promote pedestrian activity and may include outdoor seating and other furniture.

The current design satisfies the Alternative Build-To Zone, while also satisfying the requirements for the first building Step-Back (905.04.E.3.2.c)
RIV Zoning Building Sections

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915.07.D.5.b Stormwater Management (Various Point Levels)
The approved Post-Construction Stormwater Management Plan (PCSM) for North Shore Lot 10 (DCP-ZDR-2019-04261) accounted for the development of Lot 10.1, 10.2 and 10.3. Because the Entertainment Plaza was not advanced past conceptual design, the Civil Engineer’s analysis assumed 100% of the Lot 10.1 site as impervious. The difference between the mixed-use building and multi-family building footprints are minimal. The Post-Construction Stormwater Management Plan included points of stormwater connection/discharge for the plaza and multi-family building into the infiltration/detention system.

The approved PCSM Plan for DCP-ZDR-2019-04261 qualified for (2) RIV BONUS POINTS for Stormwater Management. These points were intended for the multi-family building height increase. Current stormwater management system is beneath the drive lane along the south garage entrance and satisfies the following RIV Bonus Point Requirement, 915.07.D.5.b:

(2) Points: At least 75% of 1.5 inches of rainfall in a 24-hour period, including a peak of 1.05 inches in 15 minutes or a 95th percentile rain event on-site, whichever is greater, is captured using Green Infrastructure installations; At least 30% of total volume of rainfall in a 24-hour period, including peak of 1.05 in 15 minutes, or a 95th percentile rain event on-site, whichever is greater, can be captured and reused on-site.
**RIV Zoning Bonus Points**

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*July 2021 Photograph*
RIV Zoning Bonus Points

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RIV Zoning Sun Study
Summer Solstice
RIV Zoning Sun Study
Spring and Vernal Equinox
RIV Zoning Sun Study
Winter Solstice
Site Condition - Loading Zone & Turning Radii

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32 Ft Roll Off Truck Garbage