Existing Building:

Address: 300 Sixth Avenue Pittsburgh, PA 15222
Existing Use: Retail with Office and Vacant Floors Above
Zoning District: GT-A
Total Lot Area: 26,019 sq ft
Number of Stories: 14 stories with full basement and two mezzanine floors
Height: 254’-6” to Top of Penthouse
Total Square Footage: 313,952 sq ft

Proposed Changes and Renovations:

Proposed Use: Retail with Residential Above
Area to be renovated: 315,331 sq ft + 22,451 basement & parking
Area of additions: 520 sq ft Two Rooftop Stair Towers
Number of stories: 14 stories with full basement
Height: 254’-6” to Top of Penthouse
Total Units: 216 Units by Right
Total Units with Transfer of Development Rights: 253 Proposed
Historical Photographs:

Exterior Restoration Summary:

- The building was designed by Daniel Burnham and opened in 1904 as a department store
- The lower floor alterations occurred in 1939
- The additional floor was added in 1965
- Since the 1990s, the building has been used as GNC Headquarters
Existing Conditions - Sixth Ave
3/14/22

Sixth Ave Elevation (North)

Sixth Ave Existing Storefront (North)

Existing blade sign to remain, lettering to be revised
300 Sixth Avenue Renovation
Pittsburgh, PA/Victor LLC

Existing Conditions - Rear
3/14/22

Rear Elevation (East)

Existing blade sign to remain, lettering to be revised

Oliver Ave Elevation (South)

Rear Elevation (East)

Existing blade sign to remain, lettering to be revised
Existing Conditions - Wood Street

3/14/22

Canopy - 1966
Canopy - 2007
Canopy - 2012

Wood Street Elevation (West)
Wood Street Existing Storefront - The Puddler (West)

Existing blade sign to remain, lettering to be revised.
300 Sixth Avenue Renovation
Pittsburgh, PA/Victrix LLC
Site Plan
3/14/22

Existing Loading Dock Doors
Existing vehicle ramp entry/new garage door
Existing Egress Door
New doors for apartment loading

CURRENT LOADING ZONE
NO PARKING

Existing garage door for trash loading

First Presbyterian Church of Pittsburgh
2-A-65
TOTAL PARKING
35 Spaces
2 ADA Spaces

300 Sixth Avenue Renovation
Pittsburgh, PA/Victrix LLC
3/14/22

Strada
300 Sixth Avenue Renovation
Pittsburgh, PA/Victrix LLC

4X5 METER STACKS

UNIT COUNT TYP. FLOOR

<table>
<thead>
<tr>
<th>NAME</th>
<th>QTY</th>
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</thead>
<tbody>
<tr>
<td>1BR</td>
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<td>2BR</td>
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</tr>
<tr>
<td>3BR</td>
<td>1</td>
</tr>
<tr>
<td>Studio</td>
<td>2</td>
</tr>
</tbody>
</table>

Total Units: 253
Total ADA Units: 6
New roof deck
New windows at existing penthouse, typ.
New stair enclosures
Existing blade sign to remain, lettering to be revised
New canopy
New roof deck
Sixth Avenue Elevation (North)
Rear Elevation (East)

300 Sixth Avenue Renovation
Pittsburgh, PA/Victrix LLC

Proposed Elevations

3/14/22

New roof deck
New stair enclosure
New egress pathways
Existing blade sign to remain, lettering to be revised
Existing blade sign to remain, lettering to be revised
Oliver Avenue Elevation (South)

300 Sixth Avenue Renovation
Pittsburgh, PA/Victrix LLC
Proposed Elevations
3/14/22
300 Sixth Avenue Renovation
Pittsburgh, PA/Victra LLC

Proposed Elevations

Wood Street Elevation (West)
ACCESSIBILITY FEATURES

6 Type 'A' accessible apartment units.
New accessible parking spaces in basement.
All common areas and entrances are accessible including the roof deck.

SUSTAINABILITY FEATURES

Existing building reuse.
Replacement windows - thermally broken frames, insulated low-e glass units.
New exterior wall insulation.
LED lighting throughout.
Excellent access to public transportation.
Bike parking provided in excess of required minimums.

STORMWATER MANAGEMENT

Stormwater management plan not required by Zoning code: total new development less than 50,000 s.f.
No increase in impervious surfaces. Existing building to remain with no proposed changes to impervious surfaces.
CONSTRUCTION MANAGEMENT PLAN

SCOPE:

• **Street Closures and Obstructions** – All proper street closure and obstruction permits will be obtained and closely coordinated with the City of Pittsburgh Department of Public Works.

• **Debris/dumpster maintenance** – Dumpsters will be located on Oliver Avenue.

• **Work Crew Parking** – Workers will be responsible to acquire their own off-site parking and transportation.
  
  Workers will be able to park in the basement, as parking is available throughout construction.
  
  A public parking garage is located across the street.

• **Duration of Construction** – April 2022 through November 2023 (projected).

MITIGATION MEASURES:

• **Construction Noise** – Construction operations and operating hours will be in accordance with current City of Pittsburgh’s zoning requirements.

• **Traffic** – All required permits, signage and barricades for the street closures and obstructions will be coordinated Department of Public Works to minimize impacts to pedestrian and vehicular traffic.

• **Parking** – No general public parking is expected to be affected. Any disruptions will be coordinated with the Pittsburgh Parking Authority.

• **Air** – Dust generating activities will be limited to exterior facade masonry restoration and window replacement.

• **Light** – All temporary lighting measures required by OSHA will installed in the areas under construction.
March 10, 2022

Chairwoman, City of Pittsburgh Planning Commission
City of Pittsburgh Department of City Planning
200 Ross Street, Third Floor
Pittsburgh, PA 15219

Re: OCTober 2022 ZD-021 Transfer of Development Rights to 300 Sixth Avenue Project

Dear Ms. Mondo:

I am the General Counsel of The Landmarks Development Corporation (Landmarks), a development corporation that owns property at 417 Wood Street (Block and Lot 1 - H - 195; Wood Street Property) and the Market at Fifth LLC (Market), which owns property at 130-160 Fifth Avenue (Blocks and Lots 1 - D - 150, the Fifth Avenue Property).

Both the Wood Street Property and the Fifth Avenue Property are located in the G-T, Golden Triangle Zoning District. The Wood Street Property has a surveyed lot area of 1,215 square feet. The Fifth Avenue Property has a surveyed site area of 4,420 square feet. As such, under the City of Pittsburgh Zoning Code (the Code), one dwelling unit is allowed in the G-T District for every 1,100 square feet of lot area. As a result, the Wood Street Property might accommodate up to eleven (11) dwelling units while the Fifth Avenue Property might accommodate up to forty (40) dwelling units.

I am writing to confirm that pursuant to Code §910.01. D. 1:

Landmarks has agreed to transfer from the Wood Street Property to 300 Sixth Avenue Property 110.0 [330 Sixth] development rights for five (5) dwelling units; and

Market has agreed to transfer from the Fifth Avenue Property to 300 Sixth development rights for thirty-three (33) dwelling units.

The development rights to be transferred from the Wood Street Property and the Fifth Avenue Property will be used by 300 Sixth as part of its renovation and development of the building at 300 Sixth Avenue (Blocks and Lots 2-A-185, 2-A-185-1 and 2-A-185-2) and the transfers will only be effective if approved by Pittsburgh City Council, as provided for in the Code.

Landmarks is happy to help with the setback of the building at 300 Sixth Avenue, an important and historic building in Downtown Pittsburgh. Please do not hesitate to let me know if you have any questions.

Very truly yours,

Donald A. Kortlandt
General Counsel

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March 10, 2022

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Very truly yours,

Donald A. Kortlandt
General Counsel

Donald A. Kortlandt
General Counsel
WOOD STREET 60.07'
S 63°51'51" E 60.17'
N 63°51'51" W 60.17'
N 27°00'00" E 20.20'
S 27°00'00" W 20.20'

NOW OR FORMERLY
LANDMARKS DEVELOPMENT
CORPORATION
BLOCK 1-H, LOT 195

NOW OR FORMERLY
ORDER ITALIAN SONS AND
DAUGHTERS OF AMERICA
BLOCK 1-H, LOT 196

NOW OR FORMERLY
LANDMARKS DEVELOPMENT
CORPORATION
BLOCK 1-H, LOT 194

NOW OR FORMERLY
GARDENS AT MARKET
SQUARE LP
BLOCK 1-H, LOT 184

RIGHT OF WAY LINE

3 STORY
STUCCO & FRAME
BUILDING

2 STORY
STUCCO & FRAME
BUILDING

MULTIPLE STORY
BUILDING

MULTIPLE STORY
BUILDING

3 STORY
STUCCO & FRAME
BUILDING

Area = 1,215 SQ. FT. OR 0.028 ACRE

NOTES:
1. PLAN MERIDIAN IS BASED ON
 THE MERIDIAN IN P.B.VOL. 270
 PG. 167
2. THIS PLAN WAS PREPARED FROM
DEEDS, RECORDED PLANS AND IN
HOUSE RECORDS.
Notes:
1. Plan meridian is based on the meridian in D. 15876, Pg. 481.
2. This plan was prepared from deeds, recorded plans, and in-house records.

Area: 4420 sq. ft. or 0.101 acre
THANK YOU.