**Existing Building:**

<table>
<thead>
<tr>
<th>Address</th>
<th>300 Sixth Avenue Pittsburgh, PA 15222</th>
</tr>
</thead>
<tbody>
<tr>
<td>Existing Use</td>
<td>Retail with Office and Vacant Floors Above</td>
</tr>
<tr>
<td>Zoning District</td>
<td>GT-A</td>
</tr>
<tr>
<td>Total Lot Area</td>
<td>23,794 sq ft</td>
</tr>
<tr>
<td>Number of Stories</td>
<td>14 stories with full basement and two mezzanine floors</td>
</tr>
<tr>
<td>Height</td>
<td>254’-6” to Top of Penthouse</td>
</tr>
<tr>
<td>Total Square Footage</td>
<td>313,952 sq ft</td>
</tr>
</tbody>
</table>

**Proposed Changes and Renovations:**

<table>
<thead>
<tr>
<th>Proposed Use</th>
<th>Retail with Residential Above</th>
</tr>
</thead>
<tbody>
<tr>
<td>Area to be renovated</td>
<td>315,331 sq ft + 22,451 basement &amp; parking</td>
</tr>
<tr>
<td>Area of additions</td>
<td>520 sq ft Two Rooftop Stair Towers</td>
</tr>
<tr>
<td>Number of stories</td>
<td>14 stories with full basement</td>
</tr>
<tr>
<td>Height</td>
<td>254’-6” to Top of Penthouse</td>
</tr>
<tr>
<td>Total Units</td>
<td>216 Units by Right</td>
</tr>
<tr>
<td>Total Units with Transfer of Development Rights</td>
<td>253 Proposed</td>
</tr>
</tbody>
</table>
PROJECT LOCATION:
300 Sixth Avenue
Pittsburgh, PA 15222
Historical Photographs:

- McCreery Department Store - 1910
- 300 Sixth Ave
- 300 Sixth Ave - 1966

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

3/28/22

Sixth Ave Elevation (North)

Sixth Ave Existing Storefront (North)

Existing blade sign to remain, lettering to be revised
Existing Conditions - Rear

300 Sixth Avenue Renovation Pittsburgh, PA/Victrex LLC

3/28/22

Oliver Ave Elevation (South)

Rear Elevation (East)

Existing blade sign to remain, lettering to be revised

Rear Elevation (East)

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

Wood Street Elevation (West)

Wood Street Existing Storefront - The Puddler (West)

Canopy - 1966
Canopy - 2007
Canopy - 2012

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

Site Plan  
3/28/22  

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

Main Apartment Entry  

300 Sixth Avenue  
Pittsburgh, PA 15222  

First Presbyterian Church of Pittsburgh  
2-A-66  

Strada  
Pittsburgh, PA/Victra LLC  

GSPublisherVersion 341.10.10.100
TOTAL PARKING
34 Spaces
2 ADA Spaces

300 Sixth Avenue Renovation
Pittsburgh, PA/Victrix LLC
Basement Plan
3/28/22

34 Parking Spaces
Existing

1600A Main to Remain
Existing Switch Section to Remain
Existing Switch Section to Remain
Existing Commercial Dist. to Remain

RDP
HDP

2500A Main 90" High
2000A Main 90" High
Wiring Section 90" High
Panelboard Section 90" High
Panelboard Section 90" High
Wiring Section 90" High
Meter Section 90" High
5000A Main 90" High

Vault

Vault

Elevators

Lobby

Basement Stair

Stair 1

Elevator Lobby

Fire Pump

Generator

TOTAL PARKING
34 Spaces
2 ADA Spaces
300 Sixth Avenue Renovation
Pittsburgh, PA/Victra LLC

Typical Floor Plan
3/28/22

UNIT COUNT TYP. FLOOR

<table>
<thead>
<tr>
<th>NAME</th>
<th>QTY</th>
</tr>
</thead>
<tbody>
<tr>
<td>1BR</td>
<td>11</td>
</tr>
<tr>
<td>2BR</td>
<td>6</td>
</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
Sixth Avenue Elevation (North)

300 Sixth Avenue Renovation
Pittsburgh, PA/Victrix LLC
Proposed Elevations
3/28/22
New roof deck

New stair enclosure

New egress pathway

Existing blade sign to remain, lettering to be revised

300 Sixth Avenue Renovation
Pittsburgh, PA/Victrix LLC
Proposed Elevations

Rear Elevation (East)
Proposed Elevations

Oliver Avenue Elevation (South)
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

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

Dear Ms. Mondor:

I am the General Counsel of The Landmarks Development Corporation ("Landmarks"). Landmarks is the owner of property at 417 Wood Street (Block and Lot 1-H-195; "Wood Street Property"). Landmarks is the manager of Market at Fifth LLC ("Market"), the owner of property at 130-160 Fifth Avenue (Block and Lot 1-D-150; the Fifth Avenue Property").

Both the Wood Street Property and the Fifth Avenue Property are located in the GT, 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 you know, under the City of Pittsburgh Zoning Code (the "Code"), residential dwelling units are allowed in the GT district at a ratio of one (1) unit per hundred ten (110) 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. At present, there are no dwelling units at the Wood Street Property and seven (7) at the Fifth Avenue Property.

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 LLC ("300 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 redevelopment of the building at 300 Sixth Avenue (Block 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 rebirth of the building at 300 Sixth Avenue, an important and historic structure in downtown Pittsburgh. Please do not hesitate to let me know if you have any questions.

Very truly yours,

Donald A. Kortlandt  
General Counsel
FIFTH AVENUE 60.07'

Market Street 40.05'

Graeme Street 35.04'

Area = 4420 SQ. FT. OR 0.101 ACRE

NOTES:
1. Plan meridian is based on the meridian in D.B.Vol. 15878 pg. 481
2. This plan was prepared from deeds, recorded plans, and in house records.

PLAN OF PROPERTY
SITIATE IN 1st WARD, CITY OF PITTSBURGH
ALLEGHENY COUNTY, PA
MADE FOR Victrix LLC

© Gateway Engineers Inc. All Rights Reserved
THANK YOU.

300 Sixth Avenue Renovation
Zoning & Development Review
Monday, March 28, 2022