DESCRIPTION OF PROJECT

A seven (7) and nine (9) story multi-family residential high-rise as a second phase of the BaumHaus community development. Features include first floor garden apartments, inner courtyard, resident-use gym and terraced outdoor spaces with a skybridge connecting to the Phase I facility.
Community engagement has been an important focus of the Baumhaus Phase II predevelopment process. The Laurel team began engaging the community through the initial design process to ensure a smooth process before, during and after construction.

In August of 2019, Michael Gornick reached out to Lenore Williams of Baum Centre Initiative (BCI) to inform her of our intentions to move forward with the second phase. We conducted a site tour of the Baumhaus community and our general concepts for Baumhaus Phase II with Lenore and Annemarie Albon.

In October of 2019, Laurel reached out to community leaders including Councilperson Deb Gross, Councilperson Erika Strassburger, and then Chief of Staff Dan Gilman to inform them of the project and our basic intentions. We also began working with Zoning staff to review general concepts and approach. Laurel also left letters at the physical locations of all neighboring residences and businesses informing them of our November presentation at BCI.

In November of 2019, Laurel formally presented high level building concepts to the community at the monthly BCI meeting at the First United Methodist Church. It was a well-attended meeting with representatives from BCI, Friendship Community Group (FCG), and Shadyside Action Coalition (SAC). Concerns were expressed mostly surrounding construction approaches. Laurel agreed to find solutions to accommodate the concerns. Meetings continued with community leaders including representatives at Centre Villa Condominiums which resulted in a written February 2020 Community Agreement.

Laurel presented the Baumhaus Phase II development to the Zoning Board of Adjustments (ZBA) in February 2020 with representatives from BCI, FCG, and Centre Villa Condominiums present to show support for the development. The ZBA approved the requested zoning relief by decision dated May 2020. The Laurel team has continued to keep the various community groups informed through frequent appearances at monthly BCI meetings.

Phase II will carry forward the design intent of Baumhaus; an Honor Award winner in the Large Project Category at 2019’s Design Pittsburgh AIA awards. Some of the Jurors’ comments:

“...BaumHaus is an exceptional and thoughtful take on a multi-family residence. The horizontal and vertical light wells connecting the inside with the outside while creating tiered interstitial social spaces within the building provides active spaces rarely seen in residential projects.”
PERSPECTIVE VIEW - NEIGHBORHOOD CONTEXT

* EXISTING HEIGHTS ARE APPROXIMATED.
SITE PLAN
PROPERTY LINE ELEVATION
DAPPER WAY ELEVATION
PRIVATE DRIVE ELEVATION
Perspective - Looking South from Baum Blvd
PERSPECTIVE - LOOKING EAST FROM PHASE I
PERSPECTIVE - ACROSS BAUM
MATERIAL STUDY
Title 13 Section 15303 of the City of Pittsburgh’s code states that onsite stormwater management techniques and facilities must be properly sized using Green Infrastructure & Low Impact Development practices utilizing the precipitation volume of the first one (1) inch of runoff from impervious surfaces.

**STORMWATER MANAGEMENT**

<table>
<thead>
<tr>
<th>VOLUME STORAGE REQUIRED</th>
</tr>
</thead>
<tbody>
<tr>
<td>Total Disturbed Area on Private Property = 0.60 AC</td>
</tr>
<tr>
<td>Green Space = 0.17 AC</td>
</tr>
<tr>
<td>Impervious Area = 0.43 AC</td>
</tr>
<tr>
<td>= 18,731 SF</td>
</tr>
<tr>
<td>Total Area Subject to 1.0-Inch Rainfall Event = 18,731 SF</td>
</tr>
<tr>
<td>(1.0 inch rainfall from City of Pittsburgh ordinance)</td>
</tr>
<tr>
<td>Total Storage Volume Required On-Site = 1,561 CF</td>
</tr>
</tbody>
</table>

**VOLUME STORAGE PROVIDED**

| Total Storage Provided On-Site = 1,708 CF |
| Volume Reduction Provided With BMPL = 147 CF |

<table>
<thead>
<tr>
<th>Green Roof</th>
</tr>
</thead>
<tbody>
<tr>
<td>Total Square Footage = 2,765 SF</td>
</tr>
<tr>
<td>Void Space = 30%</td>
</tr>
<tr>
<td>Depth = 0.33 FT</td>
</tr>
<tr>
<td>Total Storage = 277 CF</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Rain Garden and Permeable Areas</th>
</tr>
</thead>
<tbody>
<tr>
<td>Total Square Footage = 1,643 SF</td>
</tr>
<tr>
<td>Void Space = 30%</td>
</tr>
<tr>
<td>Depth = 1.5 FT</td>
</tr>
<tr>
<td>Total Storage = 789 CF</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>R-Tanks (Underground Crates used in Phase 1)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Total Storage = 652 CF</td>
</tr>
</tbody>
</table>

---

STORMWATER MANAGEMENT
SUSTAINABILITY GOALS - LEED SILVER

- WATER USE REDUCTION BASED ON SELECTION OF FIXTURES
- IMPROVED ENERGY PERFORMANCE
- INCREASED DAYLIGHTING
- WATER EFFICIENT LANDSCAPING
- RECYCLING PROGRAM

DARK SKY COMPLIANCE:
- Outdoor building lighting will be full-cutoff to minimize light trespass and have a maximum correlated color temperature (CCT) of 3000 Kelvin. Outdoor building lighting will be controlled via timeclock and/or motion sensor so as to be off between midnight and 6am, except at main building entrance for safety.
- Outdoor site lighting (including roof terrace and connecting bridge) will be low level, direct lighting and have a maximum CCT of 3000 Kelvin. There is no façade or landscape uplighting proposed at this time.
Rycon will be the General Contractor for the construction of the Baumhaus II project located in Pittsburgh, PA. The following is being provided as the Construction Management Plan for the project.

**Scoop and Details Transfer and Routing**
Most materials and equipment delivered to the project site will be via standard size loads and only limited deliveries will require oversize loads. Any delivery requiring special permitting will be handled on a case-by-case basis with proper permits in place. All deliveries will follow local and state regulations for maximum weight.

**Street Closure and Obstructions**
Rycon will be submitting for a lane closure permit for the duration of the project. The lane closure will be for the southernmost lane of Baum Blvd. adjacent to the Baumhaus II building. Due to the close proximity of the building foundation to the street, we feel this will provide safety to both the public as well as the onsite workers.

Rycon also plans to utilize a portion of the street during temporary closures to allow major equipment deliveries and setting of roof top units. Rycon will provide all barriers, signage, etc. throughout the lane closures.

**Debris and Dumpster Maintenance**
Rycon will provide dumpsters onsite for use by all subcontractors. Dumpsters will be maintained by the dumpster company provider and will be emptied as often as required. If subcontractor's scope of work generates hazardous waste, it will be the responsibility of that subcontractor to remove that waste from the site daily and dispose of said waste at appropriate and legal dump locations.

**Work Crew Parking**
All work crew parking will be at local parking garages within walking distance to project site.

**Site Maintenance**
Rycon will provide and maintain temporary construction fencing around the entire perimeter of the project. Fencing will provide both security to the jobsite, as well as safety to public to keep them out of the construction areas. Rycon will follow all local and state SWPPP requirements including installation and maintenance of silt fence and inlet barriers. Rycon will also install required stone construction entrances to keep dirt and mud from being tracked out onto public roadways. All subcontractors will be responsible to keep the jobsite clean and free of debris throughout the construction schedule.

**Duration of Construction**
Total duration of construction is estimated to be 24 months.
CONSTRUCTION MANAGEMENT SUMMARY

RYCON
Construction Inc.

Rycon will be the General Contractor for the construction of the Baumhaus II project located in Pittsburgh, PA. The follow is being provided as the Construction Management Plan for the project.

Scope of Details

Transportation and Routing

Most materials and equipment delivered to the project site will be via standard size loads and only limited deliveries will be required. Any delivery requiring special permitting will be handled on a case-by-case basis with proper permits in place. All deliveries will follow local and state regulations for maximum weight.

Street Closures and Obstructions

Rycon will be submitting for a lane closure permit for the duration of the project. The lane closure will be for the southernmost lane of Baum Blvd, adjacent to the Baumhaus II building. Due to the close proximity of the building to the street we feel this will provide safety to both the public as well as the onsite workers. Rycon also plans to utilize a portion of the street during temporary closures to allow major equipment deliveries and setting of roof top units. Rycon will provide all barricades, signage, etc. throughout the lane closures.

Debris and Dumpster Maintenance

Rycon will provide dumpsters onsite for use by all sub-contractors. Dumpsters will be maintained by the dumpster company provider and will be emptied as often as required. If sub-contractor’s scope of work generates hazardous waste, it will be the responsibility of that sub-contractor to remove that waste from the site daily and dispose of said waste at appropriate and legal dump locations.

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Duration of Construction

The total duration of construction is estimated to be 24 months.

Mitigating Measures

Construction Noise

Construction trade hours are typically from 7:00 AM to 3:30 PM in Pittsburgh, but they may need to be modified to reduce disruption of the neighbors. Sound level measurements shall be maintained within the decibel requirements as defined in the regulations for specific hours of operations. If sound measurements exceed the City standard, then sound screening or alternate sound dampening methods will be applied to maintain adherence with the regulations.

Earth vibrations shall not exceed the displacement values on or beyond the property line as outlined in the zoning regulations.

Traffic

Rycon has developed the attached site logistic plan to identify ingress and egress delivery routes, onsite office and parking layouts, dumpster and debris management plans and onsite material storage areas. Rycon does not plan to close Dapper Way during construction, but if a closure is required, it would be coordinated with the local authorities to minimize the impact to the users. Access along Dapper Way will be maintained throughout the project.

Public street traffic control will be implemented on an as required basis using flagmen and managed by Rycon on site team.

Parking

Offsite parking will be utilized during construction and site personnel will be directed to the local parking lots in the area for parking. Limited onsite parking is available and will be for construction vehicles and deliveries.

Air Quality

Site excavation activities can generate dust and will be controlled through the use of screen fencing and water application during dry periods.

Safety

Rycon will provide onsite construction superintendent to monitor safety daily. All subcontractors are required to site specific safety plans in addition to Rycon’s weekly safety audits conducted by our safety staff. A site-specific safety plan has been developed for this project and all recommended health and safety measures will be employed.

Operations Project Staffing Plan

Staffing and Supervision

Rycon will utilize a combination of onsite and offsite Supervision to manage the project construction.

Onsite Supervision

The onsite team will be led by a Superintendent who will be onsite full time and oversee all day-to-day activities during the construction. Reporting to the Superintendent will be trade foremen from each subcontractor onsite. In addition to the Superintendent, there will be weekly site visits made by key office personnel including, but not limited to: Project Executive, Senior Project Manager, Assistant Project Manager and Safety Manager.

Offsite Supervision

The offsite team will be based out of Rycon’s office and will maintain regular site visits to coordinate efforts with Superintendent and provide safety inspections.
TYPICAL TENANT FLOOR PLAN
CELLAR PLAN

- Compact Parking: 30 spaces
- Full Size Parking: 34 spaces
- Accessible Parking: 4 spaces
- Total Parking: 68 spaces

- Cellar Parking: 68
- Total Parking: 145

- 248 SF
- 141 SF
- 345 SF

- 1:10 Garage Access through Phase 1 Ramp

- 2HR Fire Shutter

- Fenced Enclosure

- Rain Garden

- Covered Walk

- Private Drive - 1way

- Covered Mail

- Lobby

- Office

- Delivery Storage

- Fire Pump

- Electrical

- Lobby

- Elevator Room

- FP Closet

- ELEV. LOBBY

- 1:15

- 1:19

- CONTINUOUS WATERPROOFING

- ELEVATOR ROOM

- FP CLOSET

- EMR

- [No Slope]

- [No Slope]
October 16, 2020

Cynthia A. Jampole, P.E.
Trans Associates Engineering Consultants, Inc.
4955 Steubenville Pike, Suite 400
Pittsburgh, PA 15205

RE: Baumhaus Phase 2 Transportation Impact Study

Dear Ms. Jampole,

The City of Pittsburgh Department of Mobility and Infrastructure (DOMI) received the Transportation Impact Study (TIS) prepared by your office on March 4, 2020 for the Baumhaus Phase 2 project. DOMI reviewed the TIS and submitted comments on August 28, 2020.

A final TIS comment response form was submitted to DOMI on September 14, 2020. DOMI approved the comment response form and TIS on October 16, 2020.

Please contact me at katherine.reed@pittsburghpa.gov if you have any further questions.

Sincerely,

Katie K. Reed
Senior Planner

### TABLE 1

PARKING REQUIREMENTS
Baumhaus Phase II
City of Pittsburgh, Allegheny County, Pennsylvania

<table>
<thead>
<tr>
<th>Development Components</th>
<th>Size</th>
<th>Off-Street Automobile Parking Rate</th>
<th>Required Number of Automobile Spaces</th>
<th>Required Number of Reserved ADA Spaces(3)</th>
<th>Bicycle Parking Rate</th>
<th>Required Number of Bicycle Spaces</th>
<th>Maximum Reduction of Automobile Parking Spaces Due to Implementation of Bicycle Spaces</th>
<th>Maximum Reductions(4)</th>
<th>Total Number of Parking Spaces Required with Maximum Bicycle Reductions(5)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Residential: 200 Dwelling Units</td>
<td>1 Space per Unit</td>
<td>200</td>
<td>6</td>
<td>1 bicycle space per every 3 dwelling units or a fraction thereof</td>
<td>67</td>
<td>30% of required number of automobile spaces, not including spaces reserved for persons with disabilities</td>
<td>Maximum Reductions(4)</td>
<td>58</td>
<td>142</td>
</tr>
</tbody>
</table>

TOTAL: 200 | 6 | -- | 67 | -- | 58 | 142 | 58 |

Proposed Development: 90 automobile spaces, 128 bicycle spaces

(1) Based on the City of Pittsburgh Urban Zoning Code, Chapter 914: Parking Loading and Access.
(2) Bicycle parking requirements are detailed in Section 914.05D of the City of Pittsburgh Urban Zoning Code.
(3) Parking spaces reserved for persons with disabilities shall be counted toward fulfilling overall off-street parking standards. The number of spaces reserved for persons with disabilities is detailed in Section 914.06.A of the City of Pittsburgh Urban Zoning Code. At least two (2) of these spaces must be van accessible for each six ADA spaces or any fraction thereof.
(4) Maximum bicycle reduction per the City Zoning Code = (200 spaces - 6 handicapped spaces) x 0.30 = 58 spaces.
(5) Total number of automobile spaces required with maximum reductions = (200 total spaces - 58 bicycle spaces) = 142 spaces. It should be noted that of the 200 spaces, 6 spaces must be reserved for persons with disabilities, of which one (1) must be van spaces.

Source: Analysis by Trans Associates.