Site Analysis

Site Location
Site Analysis

Site Location
Site Analysis

Contextual Aerial View - Surrounding Buildings
Site Analysis

Contextual Imagery
Site Analysis

Contextual Imagery
Zoning Summary

- **Zoning District** – **GT-A**
  - Multi-unit Residential (permitted)
  - Recreation and Entertainment, Indoor (Limited) (permitted)
  - Restaurant (General) (permitted)
  - Sidewalk Café serving food on public sidewalk space (Administrator exception)

- **Bike Parking**
  - 103 Required

- **Loading**
  - 5 Spaces Required

- **Stormwater**
  - Not Required <10,000 sf disturbance

- **Parking**
  - 100% Reduction

- **Urban Open Area**
  - Not required

- **Floor Area Ratio**
  - Permitted: 13.0 + 20% LEED = 15.6:1
  - Actual: 15.50:1

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**Site Analysis**

<table>
<thead>
<tr>
<th>Zoning District – <strong>GT-A</strong></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Primary Uses</strong></td>
<td></td>
</tr>
<tr>
<td>- Multi-unit Residential (permitted)</td>
<td></td>
</tr>
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</table>

**Floor Area Ratio**

- Permitted: 13.0 + 20% LEED = 15.6:1
- Actual: 15.50:1
Site Analysis

Existing Site Survey
Site Analysis

Proposed Site Plan

LANDSCAPE LEGEND

PROPERTY LINE
PROJECT LINE (DIRECTLY CONNECTED)
EXISTING CONCRETE PAVING TYPE 1
EXISTING CONCRETE PAVING TYPE 2
CONCRETE UTILITY CURB
RAISED CURB CURB
FLUSH CURB CURB
EXPANSION JOINT
CONTROL JOINT
BEEHIVE
EXISTING TREE TO REMAIN
SHADE TREE
ORNAMENTAL TREE
GROUND COVER/PERENNIALS
PARKWAY SIDE
RAISED PLANTER
CRT TABLE & CHAIR
MOBILE PLANTER

Planning Commission Presentation
City of Pittsburgh Department of City Planning
Indovina Associates Architects
City Club Apartments Pittsburgh
May 17, 2022

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Site Analysis

Proposed Floor Plan - Basement 1
Site Analysis

Proposed Floor Plan - Basement 2
Site Analysis

Proposed Floor Plan - Level 1
Site Analysis

Proposed Floor Plan - Level 3-4
Site Analysis

Proposed Floor Plan - Level 5
Site Analysis

Proposed Floor Plan - Level 6-21

<table>
<thead>
<tr>
<th>Accessible Units</th>
<th>Affordable Housing Units*</th>
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<tr>
<td>Type A Accessible</td>
<td>Studio</td>
</tr>
<tr>
<td>6</td>
<td>20 Units</td>
</tr>
<tr>
<td>Type B Adaptable</td>
<td>One Bedroom</td>
</tr>
<tr>
<td>294</td>
<td>6 Units</td>
</tr>
<tr>
<td>Total Units</td>
<td>Two Bedroom</td>
</tr>
<tr>
<td>300</td>
<td>4 Units</td>
</tr>
<tr>
<td></td>
<td>Total Units</td>
</tr>
<tr>
<td></td>
<td>30</td>
</tr>
<tr>
<td></td>
<td>* 50% AMI Basis</td>
</tr>
</tbody>
</table>

Accessible Units

Type A Accessible: 6
Type B Adaptable: 294
Total Units: 300

Affordable Housing Units*

Studio: 20 Units
One Bedroom: 6 Units
Two Bedroom: 4 Units
Total Units: 30

* 50% AMI Basis
Site Analysis

Proposed Floor Plan - Level 24
‘Sky Club’ Rooftop Amenity
Site Analysis

Building Section A
Site Analysis

Building Section B
Building Design

Proposed Elevation - SouthEast
Building Design

Proposed Elevation - NorthWest
Building Design

Proposed Elevation - SouthWest
Building Design

Proposed Elevation - NorthEast
Building Design

Facade Materials
Enlarged facade renderings to represent where the new addition and the existing facade meet and illustrate the contrasting material aesthetics.

- Deep profile metal panels
- New Energy Efficient Windows
- Tapered profile metal panels
- Expanded metal screen at mechanical penetrations
Building Design

Facade Materials
Enlarged facade renderings to represent where the new addition and the existing facade meet and illustrate the contrasting material aesthetics.

- Existing masonry envelope with new penetrations
- Expanded metal guard rail
- New Energy Efficient Windows
- Penetrations to be framed with plate aluminum fins
- Tapered profile metal panels
- Storefront window system on ground floor
- Glazed terracotta
- Ground face masonry
Building Design

Penthouse Levels and ‘Sky Club’

- metal clad architectural element
- custom perforated metal screen
- metal clad cantilevered arbor
- ‘Sky Park’ Roof Amenity
- fluted terracotta panel
- glass railing balconies
- perforated metal railing balconies
- french balcony
- bay window and balcony
- angled molded painted metal panel cladding
Building Design

View from corner of Third Avenue and Wood Street - Day
Building Design

View from corner of Third Avenue and Wood Street - Night
Building Design

Residential Entry at corner of Third Ave. and Wood St.
Building Design

Retail at corner of Fourth Ave. and Wood St.
Building Design

Health Club / Fitness Center Entrance on Wood Street
Building Design

View from Fourth Avenue - Day
Building Design

View from Fourth Avenue - Night
### Sustainability Plan

**CCA YWCA Conversion**

| Sustainable Programs | LEED Certified Accreditation  
|                      | Fitwel Wellness Certification  
|                      | Wired Score - Technology Certification  
|                      | Energy Usage Intensity - 14% Reduction  
|                      | Individual Metering per Unit  
|                      | Coordination with Pittsburgh GBA  

**Sustainable Site**

- Existing Building Reuse / Expansion  
- Stormwater Management - On site Retention  
- Native Plantings Landscape Plan

**Exterior Envelope**

- High Performance Glazing  
- High Performance Wall Assembly

**Interior Elements**

- High Performance Mechanical Systems  
- Low/No VOC Interior Products  
- Recycled Content  
- Rapidly Renewable Products
February 24, 2021

City of Pittsburgh, Department of City Planning
200 Ross Street, Third Floor
Pittsburgh, Pennsylvania 15219

Re: City Club Apartments/ YWCA Building Development

To Whom It May Concern:

Formed by Downtown businesses, professionals, civic organizations, foundations, and residents, the Pittsburgh Downtown Partnership (PDP) is a non-profit community development organization that develops and implements innovative programs and initiatives to enhance the Downtown neighborhood, cultivate a vibrant residential population, and stimulate a diverse retail community.

The PDP is pleased to learn about City Club Apartments’ plans to redevelop the existing YWCA building located at 305 Wood Street in Downtown Pittsburgh. The current project proposal envisions the adaptive reuse of the building into a mixed-use development with ground floor activation, a public health club, and up to 300 new apartment units. The proposed project will help to transform a challenging building in the heart of the CBD.

The PDP is in support of the project team’s request to seek a variance to increase the residential unit density from 141 to 300 units at the Zoning Board of Adjustment. Downtown is poised to accommodate a larger residential population. Attracting new residents to the urban core will help to bring back life to this block and this underutilized building. The new development will be a valuable investment in the interest of making Downtown a more attractive place to live and to do business.

City Club Apartment representatives have met with the PDP to outline the proposed development as well as review the company’s track record of redevelopment of historic buildings as well as new building set in historic neighborhoods. The project team presented their plans to the Downtown community on February 11, 2021 at the PDP’s monthly Development Activities Meeting (DAM) and addressed questions and concerns from neighboring businesses, property owners, and residents. The project team seems committed to continuing to have an open dialogue with the Downtown community as they work through the project development review process with the City of Pittsburgh.

Please do not hesitate to contact me at 412-325-0150 if you have any questions.

Sincerely,

Jeremy Waldrup
President & CEO
Pittsburgh Downtown Partnership
Zoning Board Letter of Support/ City Club Apartments

1 April 2021

City of Pittsburgh Zoning Board
RE: City Club Apartments

To Whom It May Concern:

I write regarding City Club Apartments development plan for the YWCA building located at 305 Wood Street in Pittsburgh’s central business district and in the heart of the Point Park University Campus. The current plan envisions adaptive reuse of the building and mixed-use development.

The City Club Apartments will be an enhancement to the Wood Street corridor as well as the Fourth Avenue and Third Avenue corridors surrounding Point Park University.

Point Park University welcomes positive development along the Wood Street corridor that enhances the area making it an attractive destination for those who wish to work, live, study and invest in the central business district.

Thank you,

Mariann Geyer
Vice President External Affairs
Point Park University
City of Pittsburgh Zoning Board of Adjustment  
200 Ross Street  
Pittsburgh, PA 15219  

April 8, 2021  

Subject: Redevelopment of 305 Wood Street, Pittsburgh, PA (YWCA building)  

Dear Members of the Zoning Board of Adjustment:  

The purpose of this letter is to share support for redevelopment opportunities at the property located at 305 Wood Street, Pittsburgh, PA (YWCA). On behalf of the Master Builders’ Association of Western Pennsylvania, Inc. (MBA) we believe that the intended redevelopment project under consideration supports several elements that are key to successful investment in our city and our region.  

The commitment from the developer, City Club Apartments, to utilize 100% local building trade union workforce and our signatory contractors, as they have done on other development projects in Pittsburgh, is only one of the reasons we see the potential impacts this project can create. The MBA is a contractor trade association celebrating 135 years in 2021, representing General Contractors and Specialty Contractors who are signatory to collectively bargained labor agreements in Western PA.  

The new challenges and consequences that our city faces due to the pandemic have created space for us to adapt and reexamine certain needs. The resurgence of energy and a successful blend of thriving business, arts and cultural attractions and, new residential options downtown over the last twenty (20) years is a City of Pittsburgh that we do not want to see revert back to the time before. Collaboratively working to keep responsible and financially significant investment in the city not only benefits the long-term goals for our region but also supports our goals related to improved workforce development opportunities for diverse and inclusive city residents in an industry that can provide a career and family sustaining income. Project details shared with us indicate an estimated 750 construction workers could be employed on this project over the two (2) years of construction.  

The redevelopment of this building can create a next chapter in its history and its contributions to the city. A next chapter that can benefit the surrounding community of businesses, including institutions like Point Park University. A next chapter that can benefit the Pittsburgh Public Schools through increase property value and long-term tax revenue. This redevelopment opportunity could realize more than $75,000,000 of total investment into the Central Business District. Pittsburgh and our entire region have a history of building successful next chapters. We believe this could be another example of that success.  

Thank you for your consideration of this project and the requested zoning proposal put forth by the developer.  

Respectfully,  

David D. Daquelente  
Executive Director  
Master Builders’ Association of Western PA, Inc.  

“Leading the Industry, Building the Region”