First Place Outdoor Recreation & Entertainment

100 Market Street; 104 Market Street; 106 Market Street; 209 1st Avenue

Golden Triangle (GT-C)

Revitalizing the Golden Triangle with a fee based recreational and entertainment facility comprised of four bocce courts.

PROJECT NARRATIVE

VICTOR-WETZEL
ASSOCIATES

October 5, 2023

Project: First Place Outdoor Recreation & Entertainment

Project Applicant: First Place Outdoor Recreation & Entertainment LLC

Project Background

Project Parcels:

Phase 1 (the "Phase 1 Parcels"):

1-G-109, 100 Market Street
1-G-107, 104 Market Street
1-G-106, 106 Market Street
1-H-46, 209 1st Avenue

Phase 2 Parcels (the "Phase 2 Parcels"):

1-H-74, 214 Boulevard of the Allies
1-H-74-A, 212 Boulevard of the Allies

Zoning District: Golden Triangle (GT-C).

Proposed Permitted Use by Right: Recreation and Entertainment, Outdoor which means "an establishment offering recreation, entertainment or games of skill to the general public for a fee or charge wherein any portion of the activity takes place in the open. Typical uses include archery ranges, golf driving ranges, and miniature golf courses and other types of recreation and entertainment not otherwise defined." Zoning Code § 911.02.

Phase 1 involves the demolition of the existing buildings on the above referenced Phase 1 Parcels and constructing four (4) bocce courts, one on each lot, as shown on the site plan and as more particularly described below.

Phase 2 involves installing a pickleball court on the Phase 2 Parcels at a point in the future after Phase 1 is open for business and operational.

Site Plan Narrative

The improvement to this site will begin with the demoliton of the existing 3 and 5 story buildings which have been vacant and unsafe for over 3 decades. Evidence of their deterioration is visibly apparent from the exterior with bulging walls and broken windows that cannot be repaired due to unsafe conditions in the buildings.

In an effort to recycle and reuse the weathered exterior brick, it will be crumbled, and some will be used as mulching and edging around the perimeter of the site. If found to be physically sound and not deteriorated, the cap stones, stone sills and headers will be incorporated into the landscaping design.

Also, the sidewalk along Market Street is deteriorating and needs to be replaced. The proposed improvements will include its replacement with an integral curb and sidewalk.

One bocce court will be constructed upon each of the four lots. All four courts will have the bocce standard 5:1 ratio of court length to court width. Three courts will be perpendicular to Market Street and the fourth and longest court will be perpendicular to First Ave. The courts will be surrounded by concrete sidewalk. The crushed oyster shell courts will be recessed- below the sidewalk. A recessed, LED light string will be custom built into the step down into the court, thereby providing non-intrusive lighting for the courts. There will be two pedestrian scale light fixtures near the center of the site for safety and security of the bocce players but without glare or spotlighting the neighbors or street.

The bocce courts will be setback and separated from the Market Street and First Avenue sidewalks by a +/-5' band of recycled, crumbled brick planting strip. On the bocce side of the planting strip will be a 4' high chain link fence to secure and control the area. Four gates will provide pedestrian access to each court. These gates are recessed from the Market Street and First Ave sidewalk to avoid conflict with any pedestrian on those sidewalks. A fifth gate will allow pedestrian and maintenance access from the abutting parking lot which will also be available for anyone not walking to the site.

This parking lot access is also the proposed location for an ADA accessible van parking space. This will also provide an obstacle free entry point into the site. The first bocce court, after entering the site, will provide an ADA ramp to the court playing surface. There will be a removable curb that can be easily replaced to provide a standard bocce court play experience.

Around the perimeter, there will be planted (11) Honey Locust trees in the crumbled brick planting strip between the Market Street and First Avenue sidewalks and our abutting parking lot. These trees will provide shade and cooling to the surrounding hardscape paving. Honey Locusts were selected due to their growth size and shape, their ability to let in filtered light with their compound leaflets and their small leaves that will reduce leaf litter.

Within the site there will be (14) 3'x3' concrete benches for both spectators and bocce players. In addition, there will (8) 5' long picnic tables, each with a colorful umbrella for further socializing and post-game comradery.

The First Place Outdoor Recreation & Entertainment project will improved the environmental impact by:

- Replacing unsightly, unsafe, structurally unsound, deteriorating buildings with open space and outdoor recreation and entertainment opportunities for the public.
- Provide recreational and entertainment opportunities for downtown residents who can walk to this site.
- Reduce the site's current impervious footprint.
- Increase shading, thereby reducing the site's current heat sink.
- Reduce the carbon footprint with this low energy land use.
- And most importantly, provide a social activity that has deep roots in Pittsburgh's historical heritage.

First Place will be a fee based recreational and entertainment facility that will be owned and operated by First Place Outdoor Recreation & Entertainment LLC, a Pennsylvania limited liability company.

The First Place Outdoor Recreation & Entertainment venue will operate, as weather permits, from spring through fall. Anticipated days and hours of operation are:

Monday through Thursday: Dawn to Dusk by appointment. Evenings under the lights based on demand, leagues and other group activities.

Friday, Saturday and Sunday: Dawn to Dusk. Evenings more frequently based on demand. Accommodations and scheduling for leagues and similar events, group and team events.

During non-business hours, the gates will be locked, and the lighting will be turned off.

FIRST PLACE BOCCE
COMMUNITY PROCESS SUMMARY

8/31/23 - **Council Person Danielle Lavelle**
Meeting to discuss First Place Bocce Development.

9/13/23 - **151 First Side Condo Association Representative**
Meeting with Jim Moritz to discuss First Place Bocce Development.

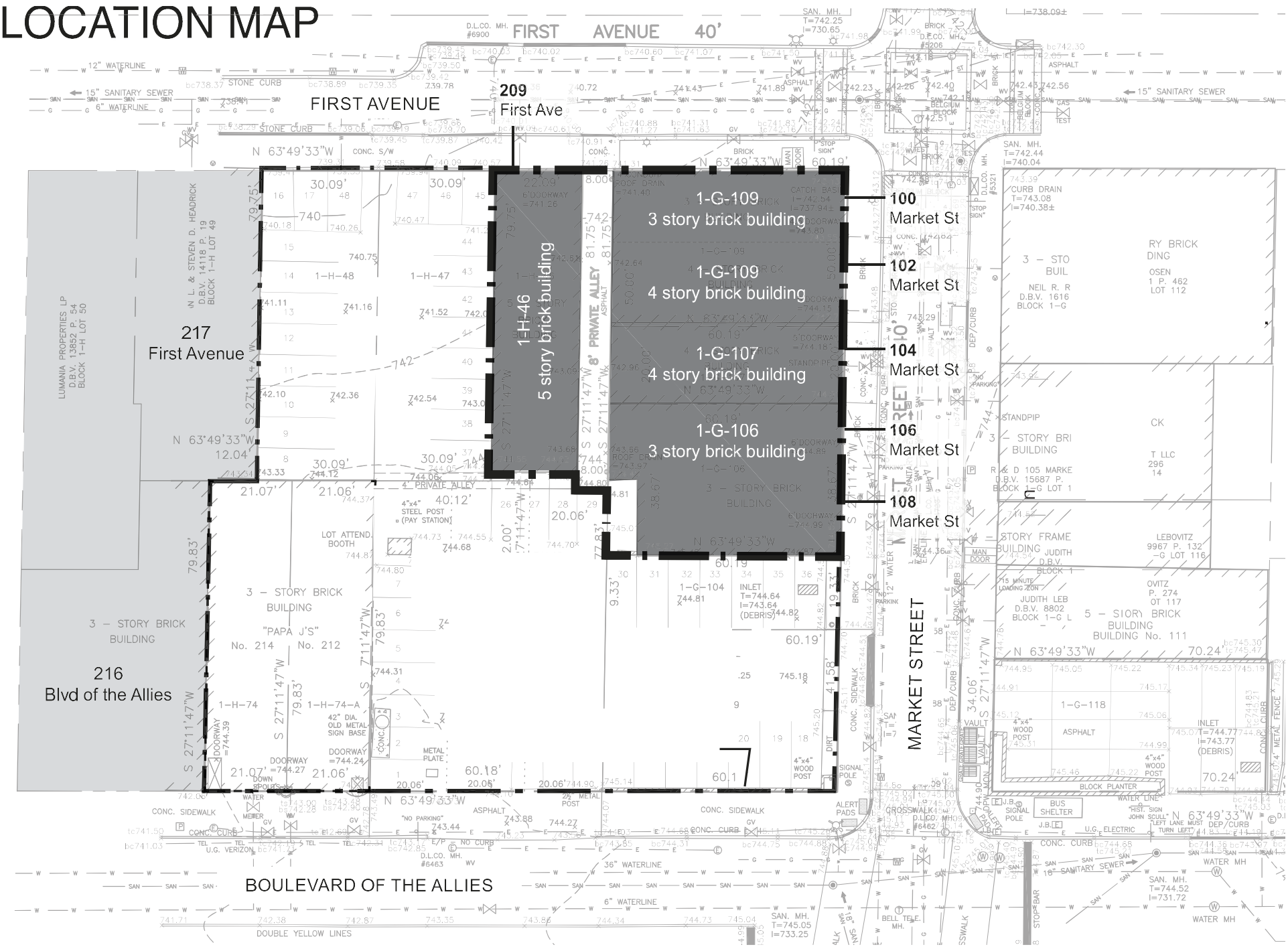
9/14/23 - **Senator Wayne Fontana**
Meeting with to discuss First Place Bocce Development.

10/5/23 - **City of Pittsburgh Predevelopment Meeting**
Presentation of First Place Bocce Development. - DCP-PRE-2023-01176

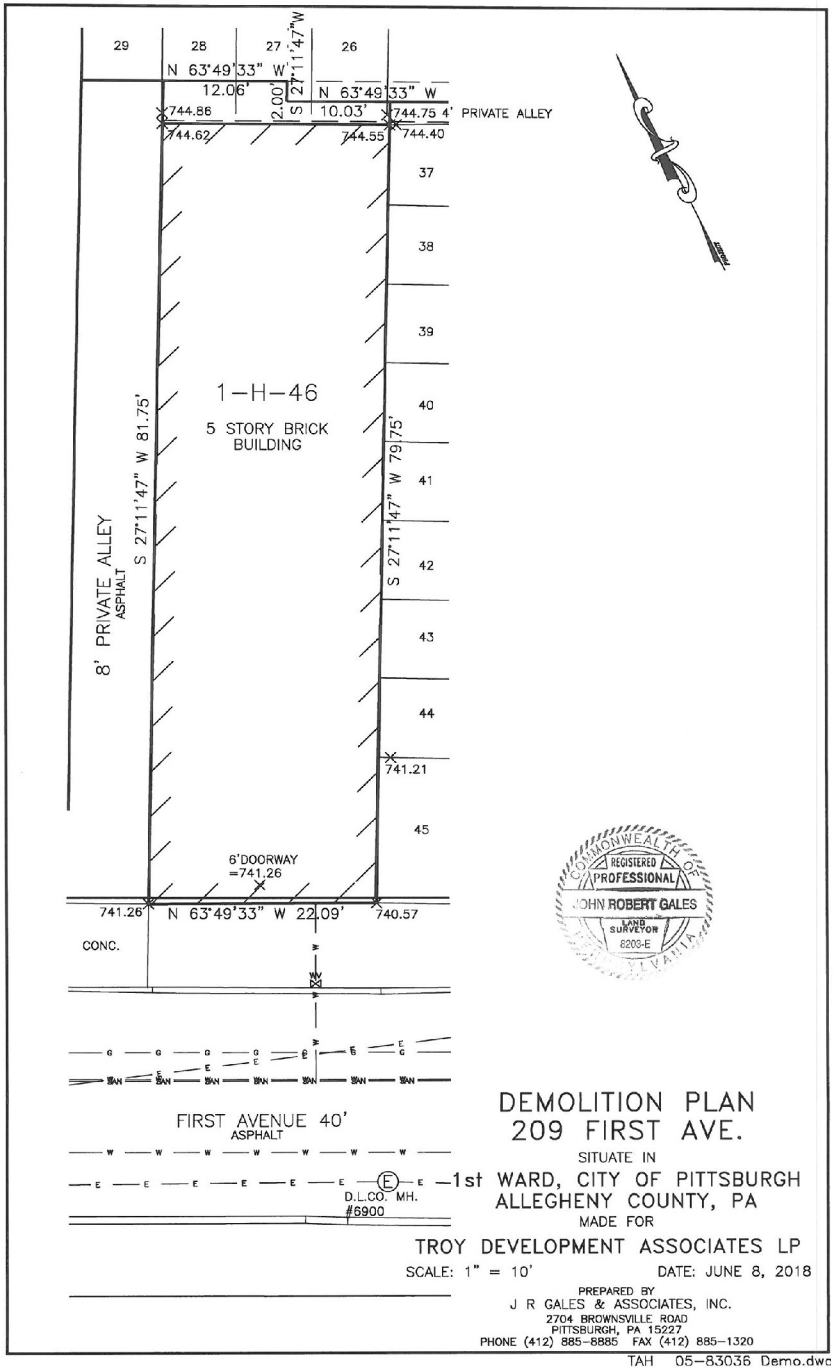
10/12/23 - **Pittsburgh Downtown Partnership Development Activities Meeting**
Presentation of First Place Bocce Development.

10/12/23 - **Downtown Neighbors Association Board Meeting**
Presentation of First Place Bocce Development.

LOCATION MAP

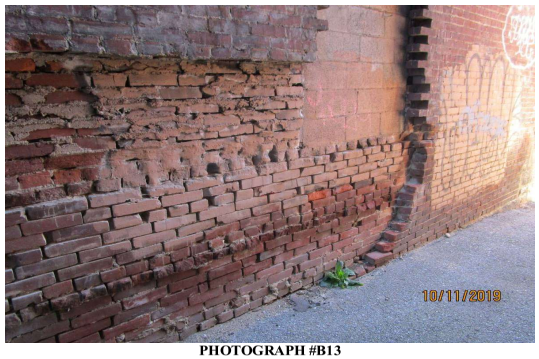


LABELED PHOTOS OF SITE AND BUILDING



PHOTOGRAPH #B11

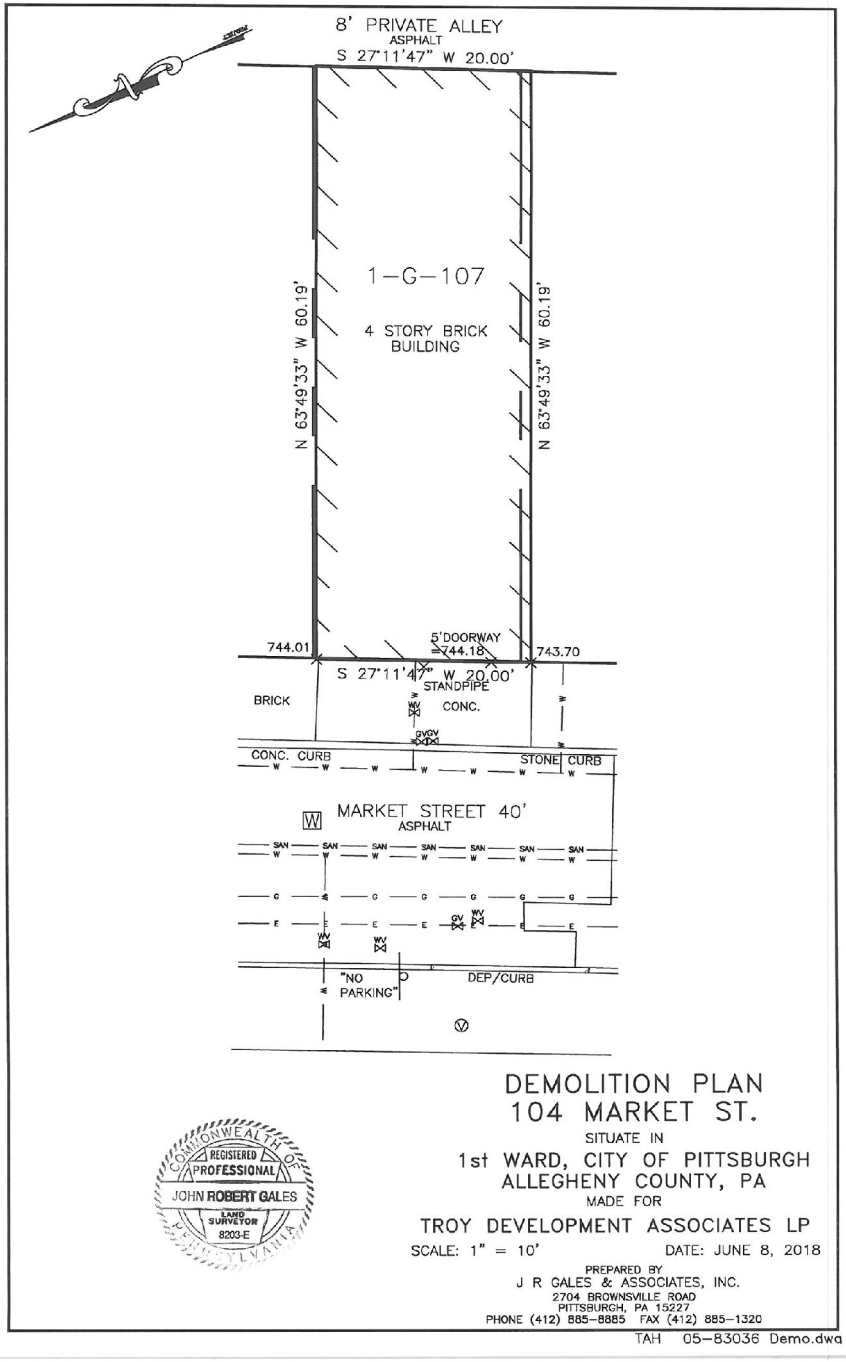
PHOTOGRAPH #B12



PHOTOGRAPH #B13

PHOTOGRAPH #B16

LABELED PHOTOS OF SITE AND BUILDING



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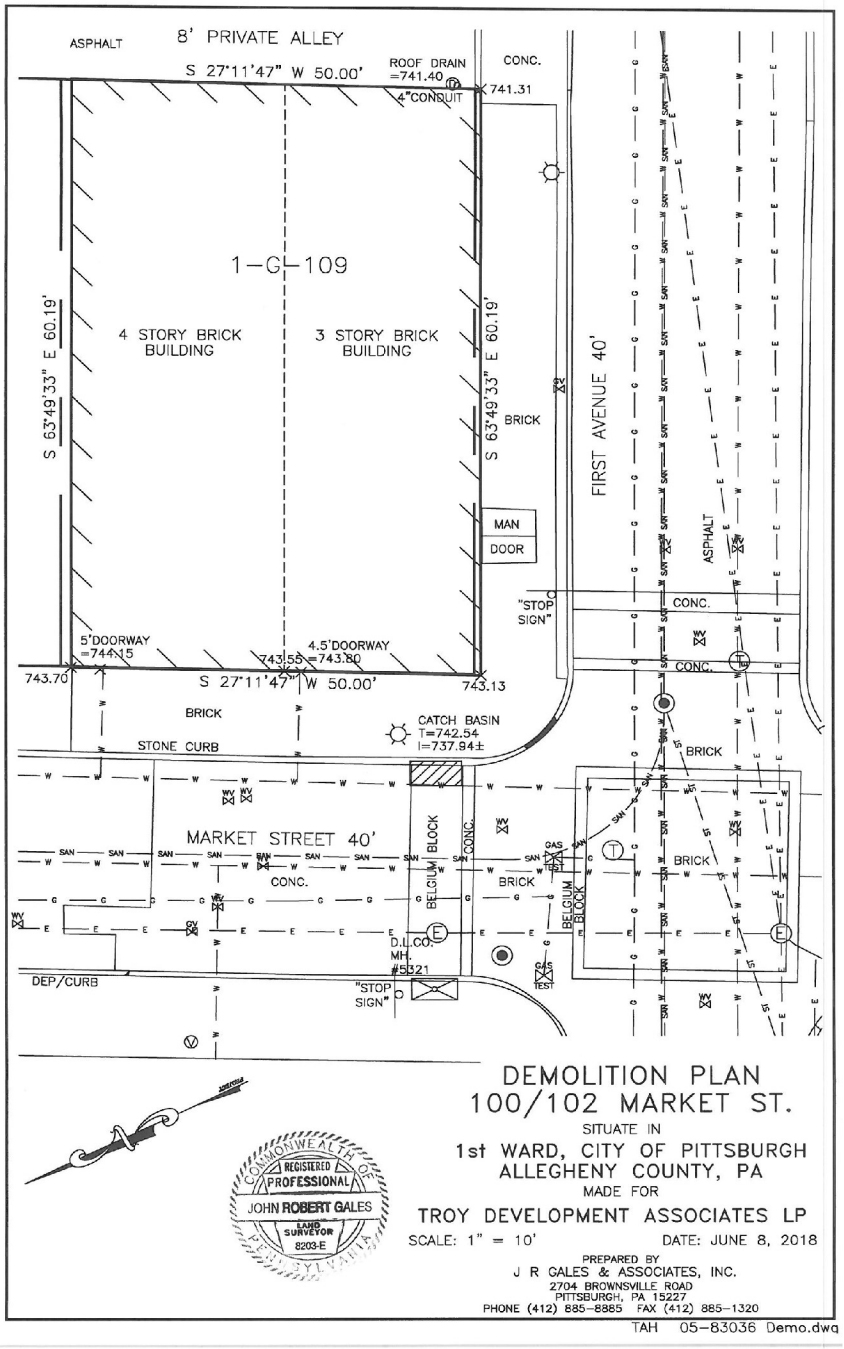

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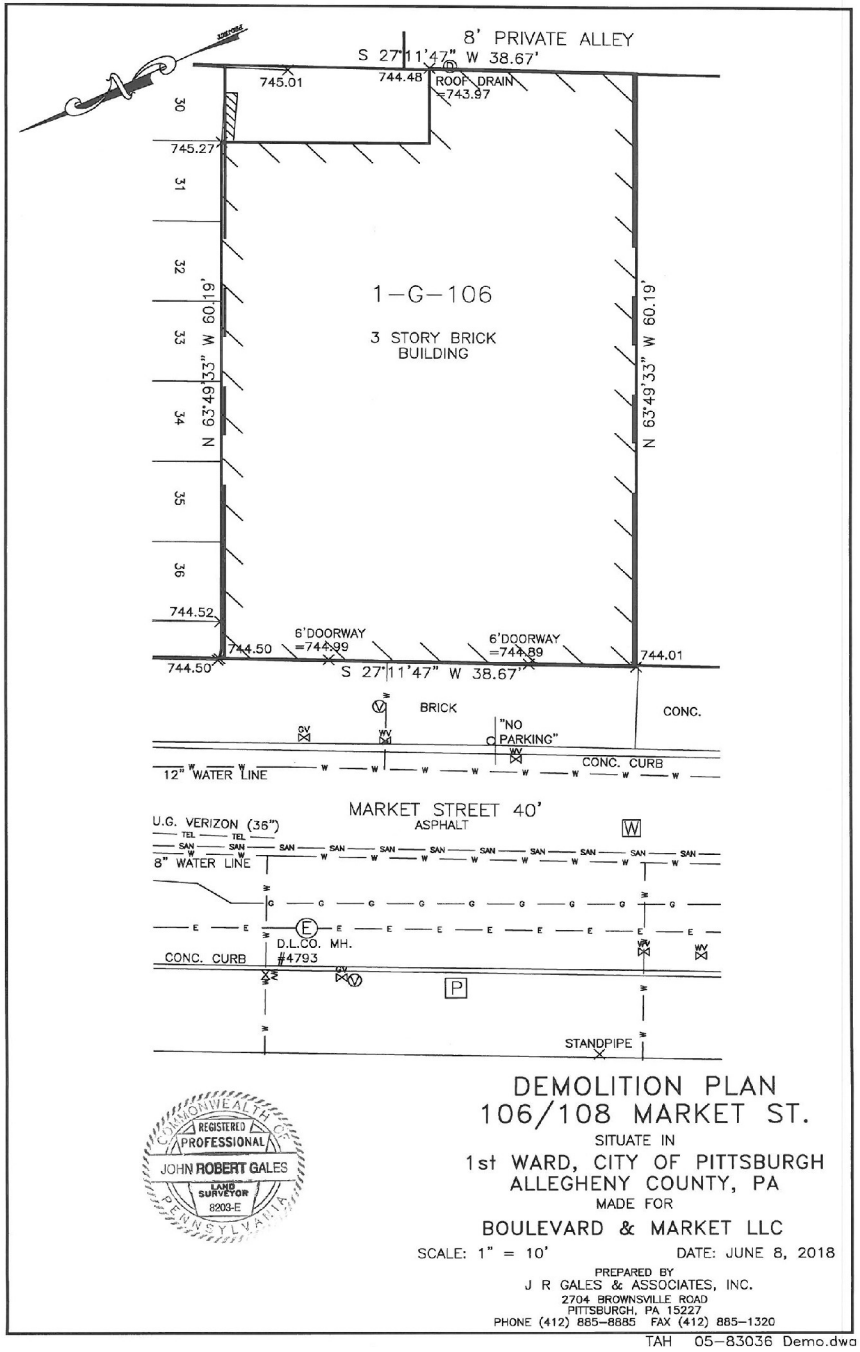

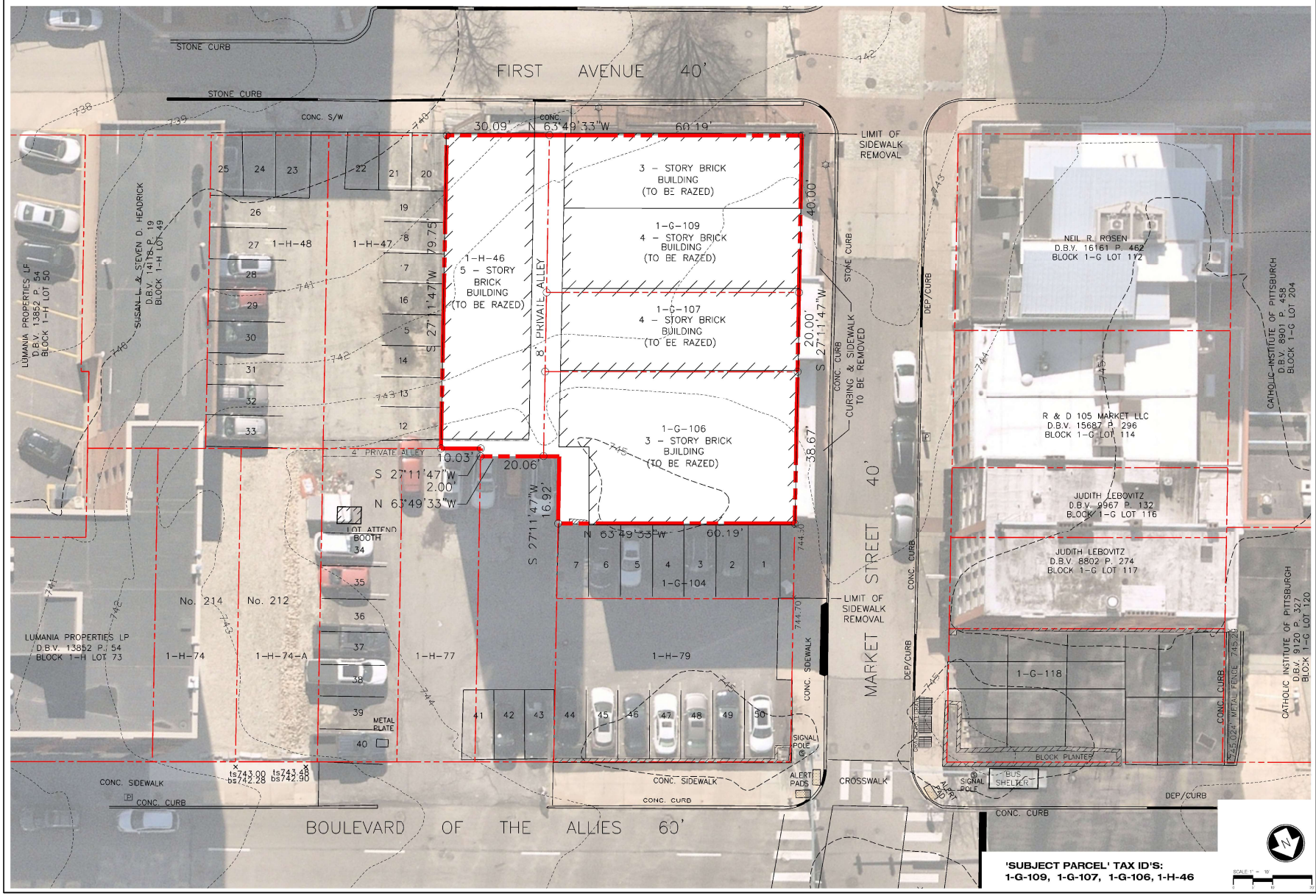

REVISIONS:

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FIRST PLACE RECREATION & ENTERTAINMENT

CITY OF PITTSBURGH
1 ST WARD

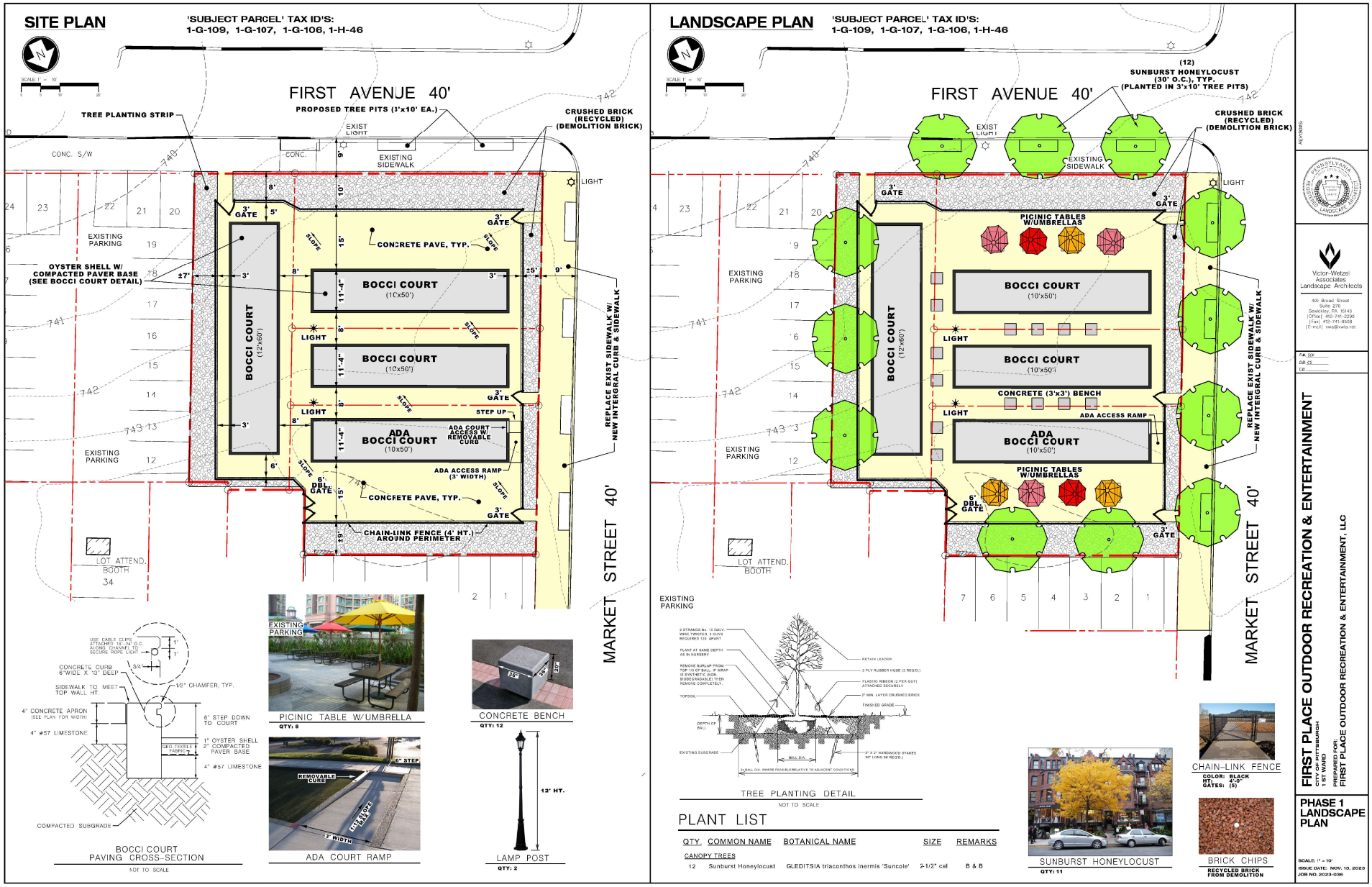
PREPARED FOR:
FIRST PLACE OUTDOOR RECREATION & ENTERTAINMENT, LLC

EXISTING CONDITIONS & DEMO PLAN

SHT-1

SCALE: 1" = 10'
ISSUE DATE: AUG. 25, 2023
JOB NO. 2023-036

SITE PLAN ILLUSTRATING THE SITE AFTER DEMOLITION



REVIEW CRITERIA RESPONSES

VICTOR-WETZEL
ASSOCIATES

October 5, 2023
First Place Outdoor Recreation & Entertainment
209 First Avenue (1-H-46)
100 – 106 Market Street (1-G-109, 1-G-107; 1-G-106)

922.10.E.2

(a) The proposed First Place outdoor recreation and entertainment project is not required to include retail facilities because there are no existing retail patterns either at the project site or along First Avenue and Market Square to maintain or continue.

(b) The proposed First Place outdoor recreation and entertainment will provide recreational, entertainment and social opportunities for the surrounding neighborhood. The bocce courts are compatible with the surrounding residential uses in that the courts will enhance the residential experience by providing much a much needed outdoor recreational use, bocce, characterized by its quiet and relaxing nature.

(c) An affiliate of the applicant, First Avenue Parking, LLC, owns and operates public parking on adjacent parcels 1-G-104, 1-H-79, 1-H-77, 1-H-47 and 1-H-48 pursuant to a valid occupancy permit. The proposed First Place project has a maximum of 125 parking spaces with parking attendants holding keys to take advantage of stack parking. With (4) courts, the maximum number of spaces required to provide adequate parking is sixteen (16) parking spaces. Provisions for parking will be designated in the 125 parking spaces available and will be reserved for bocce players and spectators. Further, certain of those parking spaces willl be designated as ADA-accessible. The applicant and First Avenue Parking, LLC, will enter into a parking agreement, to provide the necessary parking spaces for the project.

(d) A traffic study has been performed by Josh Haydo at Wooster and Associates and is submitted with this application. The proposed development is anticipated to generate only 152 average daily trips and only 21 trips during PM peak hours. According the Wooster, the proposed development "is not anticipated to have a discernable impact on traffic operations on the adjacent roadway network."

(e) There are currently 9' wide sidewalks on Market Street and First Avenue. As such, they are more than adequate to serve both pre-development and post-development pedestrian traffic. The pedestrian trip generation for the (4) courts will be minimal. Pedestrian access from Market Street and First Avenue will be through (4) gates, one for each bocce court. In addition, there will be an access gate from the adjoining parking lot operated by First Avenue Parking, LLC and will be available for bocce parking pursuant to a parking agreement between First Avenue Parking and the applicant.

(f) There is currently a bike lane that runs along Boulevard of the Allies that abuts the site. The First Place project is highly accessible by public transportation with two bus stops within one block of the site, and numerous other bus stops and T stops (Gateway Center) within a quarter-mile radius of the site.

(g) Once the buildings that are currently on the site are razed, and to the extent feasible depending on condition, certain materials from those buildings will be recycled and reused for the proposed First Place project. The weathered exterior brick from the buildings will be crumbled and used as mulching and edging around the perimeter of the site. If physically sound, the cap stones, stone sills, and headers will be incorporated in the landscape design.

(h) Building siting, massing, façade treatment, materials and the other criteria set forth in 922.10.E.2(h) are inapplicable to the proposed First Place project because no buildings are proposed. Therefore, there will be no competition or compatibility issues with the surrounding buildings. The proposed street trees will enhance

the sidewalks and surrounding buildings, provide shade and a comfortable and attractive recreational, entertainment and social venue.

(i) The proposed demolition of the current building will have a positive impact to the location by:

- Eliminate wind tunneling along the sidewalk.
- Eliminate sun reflection off the buildings and their glazing.
- Open-up the ground plane to sunlight reaching the abutting sidewalks, streets, and the proposed recreation and entertainment space.
- The internal landscaping along the abutting parking lot will shade and reduce the heat for both the bocce courts and the parking lot.

(j) The project property does not have any views of the river, parks, or other landmark features. First Place will improve the view for our abutting neighbors by removing the deteriorated buildings and replacing them with a landscaped recreation, entertainment and social venue.

(k) There is currently no open space on this property. The First Place Outdoor Recreation and Entertainment project will create open space where none now exists by replacing the existing dilapidated buildings with four bocce courts, landscaping and other amenities. The project will provide light and air to this corner of Market Street and First Avenue.

(l) Currently, there is no master plan in place for the City of Pittsburgh, as the last plan expired. This subsection does not apply to the proposed First Place Outdoor Recreation and Entertainment project.

(m) No buildings will be erected on the proposed First Place project site. Accordingly, this subsection is not applicable.

FIRST PLACE BOCCE OPERATIONS

Court time will be available hourly week days during business hours with priority to online reservations, however, walk up game play can be purchased onsite from the adjacent parking lot attendee.

League play will take place on Saturdays and Sundays.

Special events will be programmed as often as possible to bring businesses, residents and visitors together for game play.

Events will be coordinated with PDP programming.

Court rental fees will be Market Based.

BOCCE STATISTICS

Bocce is the third most popular sport in the world.

Pittsburgh is one of less than Ten US Cities Nationally recognized by the Major League Bocce Association.

Bocce is the #1 Special Olympics sport.