

PENNLEY PARK SOUTH DEVELOPMENT

REVISED AMENDED PRELIMINARY LAND DEVELOPMENT PLAN
PITTSBURGH, PENNSYLVANIA



JULY 18TH, 2018



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INTRODUCTION

INTRODUCTION AND PURPOSE

Pennley Park South, Inc., (“PPS”) has retained LG Realty Advisors, Inc., MV+A Architects, Gateway Engineers, Inc., David E. Wooster and Associates, Inc., and Goldberg, Kamin & Garvin, LLP (collectively the “Project Team”) to develop this Revised Amended Preliminary Land Development Plan (the “RAPLDP”) for the properties located in the 8th Ward of the City of Pittsburgh known as 5600 Penn Avenue, 5704 Penn Avenue, and Enright Park (collectively the “Properties”). The Properties consist of approximately 9.29 contiguous acres and are located in the heart of Pittsburgh’s East Liberty Neighborhood.

PROCEDURAL HISTORY

On October 5, 2015, PPS and the City submitted an Application to the Zoning Administrator requesting that the Properties be rezoned to “AP”. In addition, PPS and the City submitted a joint Preliminary Land Development Plan (the “Original PLDP”). On October 27, 2015, the Planning Commission recommended approval to City Council of the rezoning request with conditions. On April 19, 2016, after holding the requisite public hearings and meetings, Pittsburgh City Council approved the rezoning request with conditions and the Original PLDP. On April 22, 2016, Mayor William Peduto signed Ordinance No. 33 of 2016 into law.

On August 2, 2016, PPS submitted its Amended Preliminary Development Plan (“APLDP”) to the City of Pittsburgh. The City spent several months reviewing the same and making comments. PPS revised the APLDP to address these comments. On December 13, 2016 and January 10, 2017, the Planning Commission held Public Hearings on the APLDP. On January 10, 2017, the Planning Commission voted to deny the APLDP. PPS filed an appeal of this decision to the Court of Common Pleas of Allegheny County on January 17, 2017. Various stakeholders intervened in PPS’ appeal, and filed their own appeals to the Planning Commission’s actions and/or inactions. The City also filed a separate appeal relating to the Planning Commission’s approvals. In total, there were six (6) active cases (collectively referred to as the “Litigation”) in the Court of Common Pleas of Allegheny County, Pennsylvania that dealt with this development.

On May 10, 2017, the Honorable Joseph M. James appointed William Pietragallo, II as the Court Appointed Mediator in the Litigation. Over the next five (5) months, the Developer, City, and Neighborhood Groups met numerous times to work through the outstanding issues related to the redevelopment of the Properties. The Parties agreed that everything would be on the table for discussion purposes. After more than 1,000 collective hours of work, the Parties reached a consensus and arrived at a settlement of the Litigation. This settlement is embodied in the Consent Order of Court (the “Consent Order”), which was executed by the Honorable Joseph M. James on October 27, 2017. This RAPLDP is the direct result of, and consistent with, the terms of the Consent Order.



COMMUNITY COMMITMENT AND OBJECTIVES

Consistent with the Consent Order, the RAPLDP accomplishes a number of very important objectives:

1. Enright Park.

A. Enright Park is reconfigured to allow better bicycle, pedestrian and vehicular access from the surrounding neighborhoods.

B. Enright Park now has a direct connection to Penn Avenue and Garland Park by virtue of the newly established South St. Clair Street.

C. The reconfigured Enright Park is larger than the existing Enright Park and will have better functionality.

D. Up to \$1,000,000.00 of renovation dollars, generated by the development of the Properties (as further described herein), will be invested in Enright Park to develop enhanced amenities under the direction of the City of Pittsburgh and Neighborhood Groups.

2. Community Benefits.

A. The Properties are part of the eTRID Phase II Implementation Plan (the "TRID"). PPS has committed that its TRID Funding Plan (the "TFP"), which will be prepared in conjunction with both the City and the parties to the Litigation, shall include the following:

1. The TRID increment generated from the TFP shall be segregated into three accounts: the PPS Improvement Account (the "PIA"), the Enright Park Improvement Account (the "EPIA"), and the East End Housing Regeneration Account (the "Housing Account").

2. Fifty Percent (50%) of the total TRID increment generated from the TFP shall be deposited in the PPIA (the "PPS Share") and will be used for (a) construction, repair, and/or replacement of Eva Street, Penn Avenue, South Negley Avenue, and/or South St. Clair Street, including, but not limited to, all of the infrastructure, lighting, sidewalks, traffic control, and utilities associated therewith; (b) the construction, maintenance, repair, and/or replacement of all utilities which service the Properties, including, but not limited to, the stormwater management system servicing the Properties and other green infrastructure; (c) site development expenses associated with physically preparing the Properties for development including, but not limited to, the rough grading of the reconfigured Enright Park; (d) any subsurface construction and improvements on the Properties necessary to develop the Properties to accomplish the items set forth herein; and (e) any

approved soft costs consistent with the TRID enabling legislation.

3. The remaining Fifty Percent (50%) of the TRID increment generated from the TFP (the "Public Share") shall be deposited according to the following schedule:

A. Up to One-Million Dollars (\$1,000,000.00) shall be deposited in the EPIA for improvements to the reconfigured Enright Park; and

B. The remaining funds, which will be in excess of One-Million Dollars (\$1,000,000.00) for each phase of the development, shall be deposited in the Housing Account which will fund a New Housing Program (the "Housing Program"). The Housing Program shall fund, in part, the acquisition and development of mixed income housing within a one (1) mile radius of the Properties. See Figure 1 Below.

B. PPS has also made the following community commitments as part of its development of the Properties:

1. PPS has committed to incorporate sustainable and environmentally appropriate materials and systems within its development.

2. PPS has committed to utilize commercially reasonable

efforts to meet or exceed the Urban Redevelopment Authority's M/WBE participation standards for the development of the Properties.

3. Development Objectives.

This RAPLDP not only achieves the goals set forth above, but it also achieves very specific Development Objectives:

A. PPS has configured the Properties to allow for the construction of world class retail and Class "A" signature office space.

B. PPS has developed the RAPLDP to accommodate a true urban mixed-use development that is contextually appropriate for the neighborhood.

C. The RAPLDP has sufficient onsite bicycle storage and vehicular parking for efficient customer and employee parking for both the retail and office uses.

D. The improvements contemplated by the RAPLDP will generate hundreds of new jobs for the City, and will result in millions of dollars, on an annual basis, in new real estate tax revenue and other taxes for the taxing bodies.

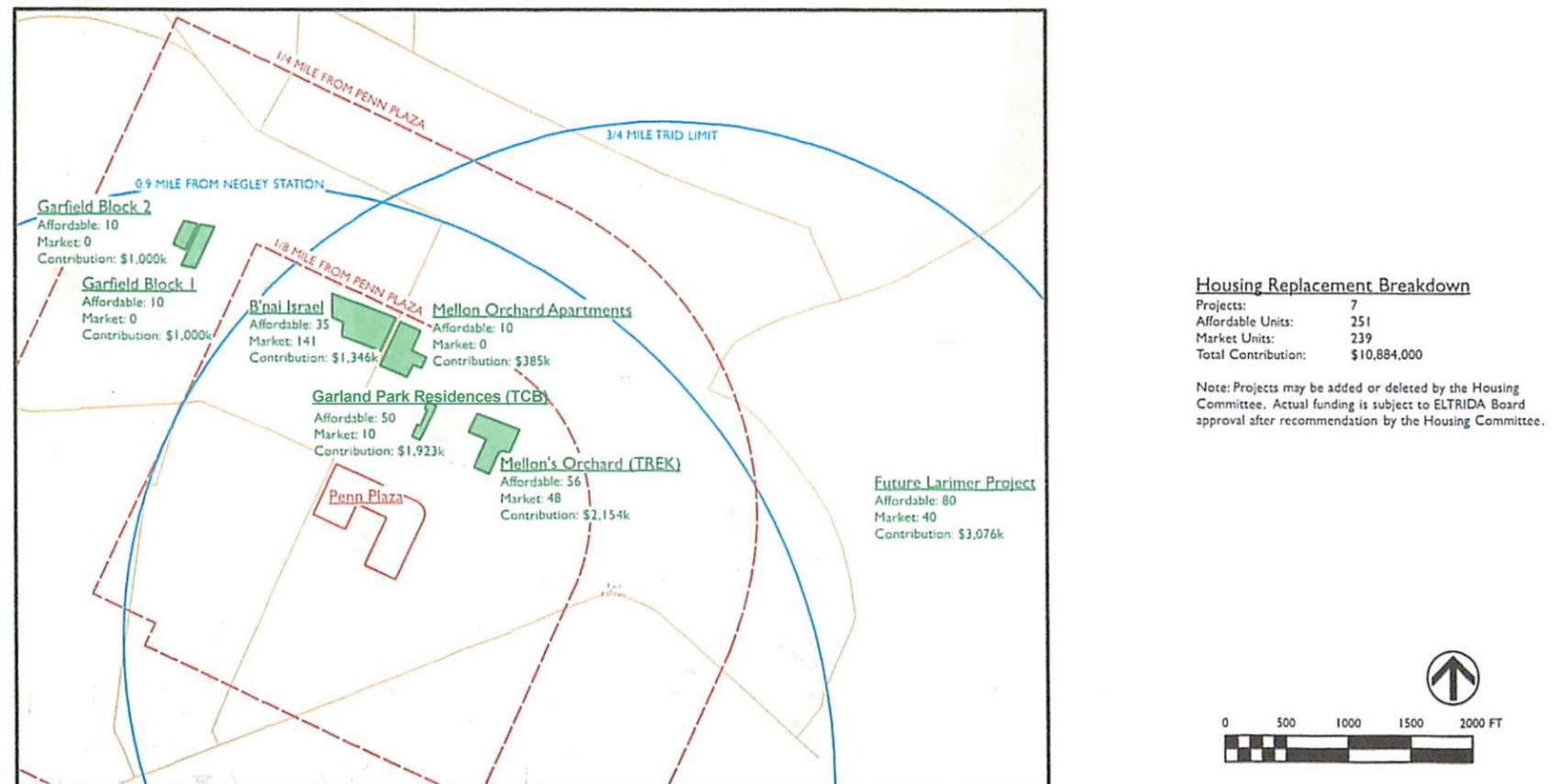


Figure 1: Housing Replacement Breakdown

AP MIXED USE PLANNED UNIT DEVELOPMENT DISTRICT

The City of Pittsburgh has set specific goals for development within the AP Zoning District. The City Zoning Code (the “Code”) provides:

“The AP Mixed Use Planned Unit Development District is designed to permit and encourage the mixture of residential uses and commercial uses that is not possible in other zoning districts, but which is very common in many areas of the City. As in other planned unit development districts, **the regulations established hereunder permit a variety of structure types and greater flexibility in the overall design of the site** than is possible in either residential or commercial districts.”

1. Uses.

PPS has extensively reviewed the Code, as it applies to the RAPLDP, to make a determination of compatibility with regards to the proposed uses for the Property. PPS proposes that the following uses will be permitted as of right:

- (a) All uses permitted in the RP district, as set forth in Sec. 909.02.D.2;
- (b) Bank or Financial Institution (Limited)
- (c) Bank or Financial Institution (General)
- (d) Club (Limited)
- (e) Club (General)
- (f) Cultural Service (Limited)
- (g) Cultural Service (General)
- (h) Educational Classroom Space (Limited)
- (i) Educational Classroom Space (General)
- (j) Hotel/Motel (Limited)
- (k) Hotel/Motel (General)
- (l) Laboratory/Research Service (Limited)
- (m) Laboratory/Research Service (General)
- (n) Medical Office/Clinic (Limited)
- (o) Medical Office/Clinic (General)
- (p) Grocery Store (Limited)
- (q) Grocery Store (General)
- (r) Office (Limited)
- (s) Office (General)
- (t) Parking Structure (Limited)
- (u) Retail Sales and Services (Limited);
- (v) Retail Sales and Services (General);

- (w) Restaurant, Fast-Food (Limited)*;
- (x) Restaurant, Fast-Food (General)*;
- (y) Indoor Recreation and Entertainment (Limited);
- (z) Indoor Recreation and Entertainment (General);
- (aa) Outdoor Recreation and Entertainment (Limited)
- (bb) Outdoor Recreation and Entertainment (General)
- (cc) Restaurant (Limited);
- (dd) Restaurant (General);
- (ee) Vehicle/Equipment Sales (Limited)**; and
- (ff) Vehicle/Equipment Sales (General)**.

Notes:

* - Drive-thru windows and lanes shall be internal to the major primary structures

** - Any on-site vehicle storage associated with a Vehicle Sales use shall be provided for within major primary structures.

2. Development Intensity.

Section 909.02.C.2 of the Code provides that the maximum floor area ratio for a PUD shall not exceed **the higher of**: (1) the floor area ratio associated with the zoning classification of the PUD district prior to its rezoning; or (2) the average floor area ratio of the zoning classification of land that is adjacent to or across a street or way from the PUD.

The Floor Area Ratio for the current development is 1.74. The apartment buildings, retail and offices that were located on the site contained 538,726 square feet of gross floor area. The site is comprised of 9.29 acres, totaling 404,672 square feet. The proposed development will maintain an FAR of 1.74 or less, which would result in a total maximum allowable square footage for the entire site of 705,129 square feet.

3. Height.

Section 909.02.C.2 (d) provides the appropriate methodology for determining the height of the structures to be erected. Section 909.02.C.2.(d) provides:

(d) Height

Structures within a PUD district shall not exceed the height of structures on adjacent lots or the maximum height allowed in the adjacent zoning districts, whichever is less. This height restriction shall apply for a distance

into the subject (PUD) site that is equal to the required setback for each adjacent site. Beyond this distance, maximum structure height shall be regulated by the PUD Height Formula of this section.

At points on the subject site where the setback requirements of more than one (1) adjacent district may apply, the more restrictive of the setback standards shall apply to the subject site.

$$h_p = h_a + h_a/25 \times x/20$$

where:

h_a = height of existing adjacent structure or maximum height permitted in adjacent district, whichever is less

x = horizontal distance into the subject site measured from the point at which the curved plane begins

h_p = maximum allowed height of structures in the proposed PUD at any horizontal distance “x”

Where the proposed PUD is adjacent to a zoning district with unlimited height restrictions, or where the PUD is adjacent to another PUD, “ h_a ” shall equal the actual height of the nearest principal structure on such adjacent zoning lot or thirty-five (35) feet, whichever is greater.

PPS has worked with the City to develop the Height Chart depicted on Page 42 of the RAPLDP, which serves as the base restrictions on the development. The RAPLDP is in conformance with these requirements.

4. Setbacks.

In accordance with Section 925.06.B of the Code, the Property will utilize Contextual Front Setbacks along South Negley Avenue and Penn Avenue in order to allow for a zero setback and Build to Property Line for these frontages. In accordance with Section 909.02.C.2(e) of the Code, the Property will have a zero foot setback along South St. Clair Street, South Euclid Avenue and Eva Street. PPS will have the right to build to the property line.

5. Open Space.

Code Sections 909.02.F.3 and 909.02.E.3(b) require the Applicant to have twenty percent (20%) Open Space as part of its development. Applying this percentage to the Properties, the Applicant would be required to have 1.858 acres of Open Space. However, under Ordinance No. 33 of 2016 (the "Ordinance") and Section 5.2 of the Court Order, the Applicant agreed to provide at least 2.28 acres of Open Space in the configuration as shown on Exhibit "A" of the Court Order. The Applicant has complied with the Ordinance and the Consent Order and therefore, the Open Space provided in the RAPLDP is compliant.

6. Projected Use Mix.

As with any project of the scale that is proposed by the RAPLDP, the final plans and tenant mix have not been finalized at this preliminary stage. However, in accordance with the discussions that occurred during the mediation process, PPS estimates that Phase 1 of the Development will contain approximately 50,500 square feet of retail uses and 125,000 to 200,000 square feet of non-retail uses. Phase 1 is also estimated to contain structured parking with a range of 400 to 500 parking spaces.

PPS estimates that Phase 2 of the Development will contain between 50,000 and 150,000 square feet of retail uses and 100,000 to 250,000 square feet of non-retail uses. Phase 2 is also estimated to contain structured parking with a range of 500 to 925 parking spaces.

7. Public Realm and Open Space Plan.

The Public Realm and Open Space Plans are contained on Page 31 of the RAPLDP. Pursuant to the terms of the Consent Order, the specific "Open Space" plans for Enright Park are being developed by others.

8. Build-to and Massing Thresholds.

The proposed "Build-to" and Massing Plans are contained on Page 26 of the RAPLDP.

9. Environmental and Stormwater Management Plan.

PPS, consistent with its prior submissions, will meet or exceed the City's Stormwater Management requirements. However, in accordance with Paragraph 2 of the Consent Order, PPS' failure to complete its Stormwater Management Plan as of the date of submission of the RAPLDP is not an

appropriate ground to declare the RAPLDP incomplete. PPS will submit its Stormwater Management Plan to the City prior to submission of its FLDP.

10. Affordable Housing / Socio Economic Impact.

The Development has extremely positive environmental, social and economic impacts, and has created the blueprint for the City for the public-private funding of Affordable Housing in the future.

Environmental Impacts:

As outlined in the 2010 East Liberty Community Plan, there are a number of "Green Vision" strategies which East Liberty would like to have implemented in any new development. The Development implements many of these strategies.

First, the Development exceeds the stormwater management requirements of the City. This will allow for a post-construction condition which generates at least 30% less than the pre-development stormwater conditions.

Second, consistent with the Consent Order, PPS is the first, and only, developer to agree to pledge fifty percent (50%) of the TRID Increment that it generates from its Development to the improvement of Enright Park and the development of the East End Housing Regeneration Account. This pledge will allow for up to \$1,000,000.00 to be invested into Enright Park and the creation of accessible pathways, sidewalks, and community recreation spaces. These significant improvements to the public realm provide better and equal access to Enright Park for all of the surrounding neighborhoods and residents. These improvements are also consistent with the 2010 East Liberty Community Plan, which requested both that (a) pedestrian access be improved through Penn Plaza for access to Enright Park; and (b) to consider "connecting Enright Park to Penn Avenue to promote connectivity and park access".

Social Impacts:

The 2010 East Liberty Community Plan envisions (a) the development of multi-story, mixed use buildings along the Western Gateway of East Liberty at Negley and Penn Avenues; (b) street scape improvements on Penn Avenue which enhance accessibility; and (c) the restoration of Penn Avenue and Penn Circle West to a traditional four way intersection, incorporating two way traffic. The Development is consistent with each of these Community

identified needs, and works to fulfill and implement the same.

East Liberty is home to approximately 6,000 of the City's 307,000 residents. In July of 2015, approximately 228 residents lived in Penn Plaza. Notably, Penn Plaza was a market rate, privately owned mixed use complex. In September of 2015, after months of negotiations, PPS reached a Memorandum of Understanding ("MOU") with the City and Penn Plaza Tenant Council ("PPTC") about transitioning Penn Plaza's residents, all of whom were on month to month leases, to new residences. PPS also agreed to provide certain relocation benefits to those residents. As a result of this understanding, PPS provided more than \$500,000.00 in relocation benefits to its former residents. PPS also incurred significant additional costs of approximately \$500,000 fulfilling its promises in the MOU. In coordination with the City and Neighborhood Allies, every eligible resident of Penn Plaza received relocation benefits and assistance.

This RAPLDP, consistent with the MOU and the Consent Order, again reaffirms PPS's commitment to East Liberty and Fair and Affordable Housing. PPS' pledge of its fifty percent (50%) of the TRID Increment that it generates from its Development to Enright Park and the East End Housing Regeneration Account will allow for at least \$2,000,000, in the aggregate, to be invested to help fund the "GAP" on the development of approximately 251 Mixed Income Affordable and Fair Housing Units to be located within a one (1) mile radius of the Development (See Figure 1 on Page 2 of the RAPLDP). These 251 new Mixed Income Affordable and Fair Housing Units are in addition to the hundreds of other Mixed Income and Fair and Affordable Housing Units that have been built in and around East Liberty, which includes East Liberty Place North, East Liberty Place South, Fairfield, and New Pennley Place to name a few. The Urban Redevelopment Authority ("URA") has projected that PPS' total pledge, upon completion of all phases of the Development, will amount to approximately \$6,000,000.00 of direct investment towards Enright Park and the East End Housing Regeneration Account. The monies pledged will be utilized to provide amenities such as (a) accessible roads and sidewalks, (b) bicycle enhancements, (c) community and recreational spaces; and most significantly (d) GAP Funding for Affordable Housing.

PPS has committed to M/WBE Participation in accordance with the URA Guidelines for the entire Development. PPS has also committed to Equal Opportunity hiring practices for all contractors, employees and/or vendors

and will not discriminate on the basis of age, gender, race and/or sexual orientation.

Economic Impacts:

In addition to its significant and first-of-a kind direct investment towards the construction of Affordable Housing in the East End, the Development will also generate hundreds of thousands of dollars annually in ad valorem real estate taxes. In its current configuration, as vacant, the Development parcel has an assessed value of \$1,136,900.00, which translates into less than \$30,000.00 annually in real estate taxes. Upon completion of all phases of the Development, the URA has projected the Development to have a taxable value in excess of \$85,000,000.00. Even after accounting for the TRID Increment, the URA estimates that the completed Development will contribute in excess of \$500,000.00 in annual real estate taxes to the taxing bodies.

The Development will also generate hundreds of new jobs during the construction phase. After construction, the Development will generate hundreds of new jobs, at various intervals across the pay scale spectrum, from retail jobs to more highly paid office and professional jobs. This increased localized employment will also help to spur the East Liberty economy, including the local businesses, who will see significant economic benefits from the new vitality associated with the Development.

Summary:

Overall, the Development will help to increase the quality of life for East Liberty, and the surrounding neighborhoods, through a combination of (i) Millions of dollars towards the development of Mixed Income Fair and Affordable Housing; (ii) The improvement of Enright Park, including, but not limited to, its accessibility to surrounding neighborhoods and the accessibility of the amenities located therein; (iii) hundreds of thousands of dollars annually in increased real estate tax revenue; and (iv) hundreds of new jobs across the pay scale spectrum. The proposed Development does not negatively impact East Liberty or the City. In fact, based on the foregoing, the Development will have a positive Environmental, Social, and Economic impact on East Liberty and the City.

11. Tree Replacement Analysis.

Pursuant to the Consent Order, the Parties already agreed to their “Alternative Means” of compliance with the City’s Tree Replacement Ordinance under the Section 915.02.D. of the Code.

First, PPS has pledged up to \$1,000,000.00 for direct investment into Enright Park. This investment, as directed by the City and the Community Stakeholders, will not only allow for plantings, but will also allow for enhancements that will make Enright Park appropriate for both passive and active recreational opportunities.

Second, pursuant to Paragraph 5.4 of the Consent Order and Exhibit C of the Consent Order, PPS has agreed to perform, at its own expense, various work to prepare the new Enright Park for these improvements.

These items were agreed upon as part of the Consent Order and therefore PPS is compliant with its obligations under the City’s Ordinance to provide Tree Replacement.

12. Landscaping Plan.

PPS has supplied a list of approved plants and species that it intends to utilize as part of the Development. PPS has also supplied specifications for “typical” street trees and plantings. The improvements to Enright Park, including the landscaping contained therein, will ultimately be determined by others. The final design of the landscaping will ultimately be determined at FLDP based upon the approval of the RAPLDP.

13. Construction Management and Phasing Plan.

PPS intends to construct the Development in two phases. Phase 1, which will be the improvement of Block A, will occur first. In addition to the actual structures erected on Block A, PPS will also construct Eva Street and the new South St. Clair Street, along with their required utility and Stormwater management, as part of its Phase 1 Improvements. Phase 2 of the Development will be the improvement of Block B. The improvements to Block B are currently planned to commence within 12 - 24 months after construction begins on Phase 1. During the construction of Phase 1, PPS will stage its construction on Phase 2. A full construction management Plan and Phasing Plan will be provided at FLDP.

STATEMENT OF COMPLIANCE

PPS' RAPLDP is now before the Planning Commission for review and approval. Pursuant to Section 922.11.B.3 of the City Zoning Code, the Planning Commission shall recommend approval if the Planning Commission determines that the proposal meets the following criteria:

- (a) That the proposed district shall create an efficient, functional and attractive urban area which incorporates a high level of amenities;
- (b) That the proposed district shall protect and preserve the natural environment;
- (c) That the proposed district shall create a favorable environmental, social and economic impact on the City;
- (d) That the establishment, maintenance, location and operation of the proposed district shall not be detrimental to or endanger the public health, safety, morals, comfort or general welfare;
- (e) That the proposed district shall not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes permitted, nor substantially diminish or impair property values within adjacent zoning districts;
- (f) That the establishment of the proposed district shall not impede the normal and orderly development and improvement of property for uses permitted in the adjacent districts;
- (g) That adequate utilities, access road, drainage and other necessary facilities have been or shall be provided;
- (h) That adequate measures have been or shall be taken to provide ingress and egress designated so as to minimize traffic congestion in the public streets; and
- (i) That the proposed development complies with plans and policy documents adopted from time to time by the City.

This RAPLDP meets all of these requirements:

1. The Proposed RAPLDP creates an efficient, functional and attractive urban area which incorporates a high level of amenities.

The RAPLDP is in compliance with this requirement. As presented, this RAPLDP incorporates public amenities such as (a) a reconfigured and redeveloped Enright Park; (b) pedestrian and bicycle connectivity to Enright Park, the development, and the surrounding neighborhoods; (c) pedestrian, bicycle and vehicle connectivity to the surrounding streets and neighborhoods; (d) the reestablishment of portions of Eva Street and South St. Clair Street in accordance with the original street grid; (e) enhanced streetscape; and (f) the creation of a dedicated fund of up to \$1,000,000.00 to fund the renovation of Enright Park and to pay for enhanced amenities to be located therein. In addition, the Project Team's design has focused on developing a unique sense of place for shopping, working, and recreation. There are also numerous private amenities such as rooftop gardens and common spaces which will service the development.

2. The proposed district protects and preserves the natural environment.

The RAPLDP is in compliance with this requirement. The RAPLDP protects and preserves the natural environment in multiple ways. The Applicant has taken significant steps to reconfigure its site plan in order to save several mature trees inside Enright Park, which were previously scheduled to be removed under the prior APLDP. In circumstances where trees must be removed in order to facilitate the development, PPS has agreed to replace the trees in accordance with the City's Tree Protection, Preservation and Replacement Ordinance by utilizing the alternative compliance provisions of the Code and making up to \$1,000,000.00 of its TRID Increment to improving the newly configured Enright Park in accordance with Paragraphs 6.1, 6.1.1, 6.1.3 and 6.1.7 of the Consent Order. In addition, the Project Team has designed enhanced streetscape along the streets, which will complement the recent landscaping enhancements that have been developed throughout East Liberty. In addition, this RAPLDP, for the first time in 60 years, has been designed to facilitate access and connectivity between Enright Park and the surrounding neighborhoods, as well as Garland Park thereby allowing the residents and citizens to have greater accessibility to these public assets.

3. The proposed district shall create a favorable environmental, social and economic impact on the City.

The RAPLDP is in compliance with this requirement. The RAPLDP creates a favorable environmental impact by reconfiguring Enright Park to facilitate its connectivity to the surrounding neighborhoods. The RAPLDP, and Consent Order, also establish a dedicated fund of up to \$1,000,000.00 to allow for the enhancement and improvement of Enright Park. In addition, PPS has designed its development to exceed all of the City's stormwater management requirements, which will also reduce the environmental impact of the development and surrounding properties on the City's aging sewer infrastructure.

PPS has set the standard for positive social impact with the commitments that it made in the Consent Order. Specifically, PPS is the first, and only, developer to dedicate fifty percent (50%) of its tax abatement from the TRID to enhancing Enright Park and to fund affordable housing projects within a one (1) mile radius of the development. PPS worked very closely with the City and the parties to the Litigation throughout the Mediation Process to make sure that the dedicated dollars generated as part of the development achieve the maximum positive social impact.

PPS project will have a very favorable economic impact on the City. The project will cost approximately \$150,000,000 and will have an extremely positive impact on ad valorem taxes. In addition, the retail and office components of the development will provide hundreds of jobs for the economy. These new assets will also generate additional City taxes as well as economic benefits for East Liberty, Friendship, and Garfield.

4. The establishment, maintenance, location and operation of the proposed district is not be detrimental to or endanger the public health, safety, morals, comfort or general welfare.

The RAPLDP is in compliance with this requirement. The RAPLDP actually enhances the public health, safety, morals, comfort and general welfare of the community. As provided above, PPS has made significant community commitments in the Consent Order, all of which are accretive to the community. In addition, the previously existing buildings were well beyond

their useful life, and the removal and redevelopment of the Properties with new first class retail and office uses is also beneficial to the City.

5. The proposed district shall not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes permitted, nor substantially diminish or impair property values within adjacent zoning districts.

The RAPLDP is in compliance with this requirement. PPS' significant investment, in both the development and Enright Park, will enhance the use and enjoyment of properties within the vicinity, and will cause the surrounding property values within the adjacent zoning districts to increase. Moreover, the dedicated funds generated by the TFP will help to improve Enright Park and to build affordable housing within one (1) mile of the development, all of which will improve the property values within the adjacent zoning districts.

6. The establishment of the proposed district shall not impede the normal and orderly development and improvement of property for uses permitted in the adjacent districts.

The RAPLDP is in compliance with this requirement. The RAPLDP, including the reestablishment of certain portions of the street grid, while protecting and preserving Enright Park, will promote the orderly development and improvement of property for their permitted uses in the adjacent districts.

7. Adequate utilities, access road, drainage and other necessary facilities have been or shall be provided.

The RAPLDP is in compliance with this requirement. The Project Team has designed the site to meet these requirements. In addition, the creation of additional streets and partial restoration of the street grid improves the established existing conditions. Moreover, pursuant to the terms of the Consent Order, PPS has agreed to use its portion of the TRID monies to make many infrastructure improvements which will benefit the public as well as PPS.

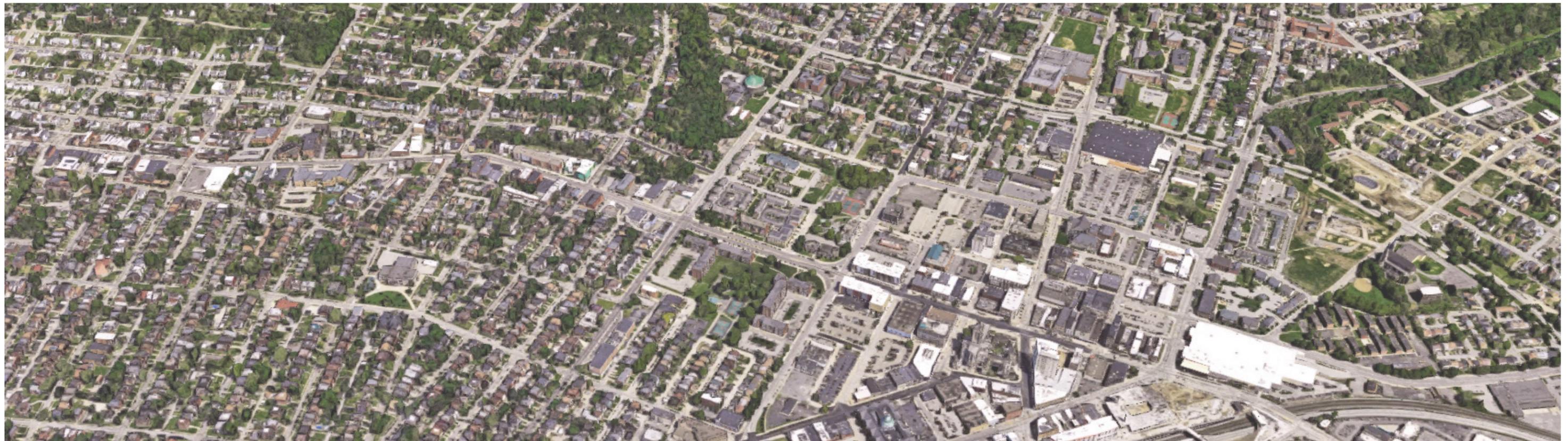
8. Adequate measures have been or shall be taken to provide ingress and egress designated so as to minimize traffic congestion in the public streets.

The RAPLDP is in compliance with this requirement. The plan will be

developed in accordance with an approved traffic study. In addition, (a) the removal of the speed lane at the intersections of Penn Avenue and South Euclid Avenue; (b) the establishment of parking and pedestrian access on Penn Avenue (c) the establishment of new bicycle, pedestrian, and vehicle connections by virtue of the reestablished South St. Clair Street and the reestablished Eva Street; and (d) the fortifying of Enright Park, will all work, in a harmonious and compatible fashion, to meet these goals.

9. The proposed development complies with plans and policy documents adopted from time to time by the City.

The RAPLDP is in compliance with this requirement. First, RAPLDP is in accordance with Ordinance No. 2016-033, which was adopted by Pittsburgh City Council 7-0 and signed by the Mayor on April 22, 2016. Second, the RAPLDP is consistent with the applicable portions of the East Liberty Plan previously developed by East Liberty Development Corporation and various other community organizations. Third, the RAPLDP is the product of over 1,000 collective hours of work between the City, PPS, and various Neighborhood Groups. The fact that the City was a party to the Mediation and approved the Consent Order further establishes that this RAPLDP is in compliance with this requirement.



PUBLIC PROCESS

The RAPLDP is the product of more than 1,000 collective hours of work between the City, PPS, and the Neighborhood Groups. As part of the Consent Order, the Parties agreed to the following enhanced Public Process:

1. Within ten (10) days of City Planning's determination that the RAPLDP is complete, PPS, the City and the Intervenor (the "Neighborhood Groups") shall schedule the first of two (2) Public Meetings, facilitated by City, to review the RAPLDP and to seek public input on the same. The Parties shall respond to the issues raised at the first meeting at the second meeting, which shall be held no less than seven (7) days before the scheduled Planning Commission meeting. The Public meetings shall include the following minimum components:

A. A principal of PPS shall attend the Public Meetings;

B. PPS will have its design consultants in attendance at the Public Meetings;

C. The City shall have representatives from the Planning Department in attendance at the Public Meetings;

D. The City will post the RAPLDP and any follow up submissions to the City Planning Department's website;

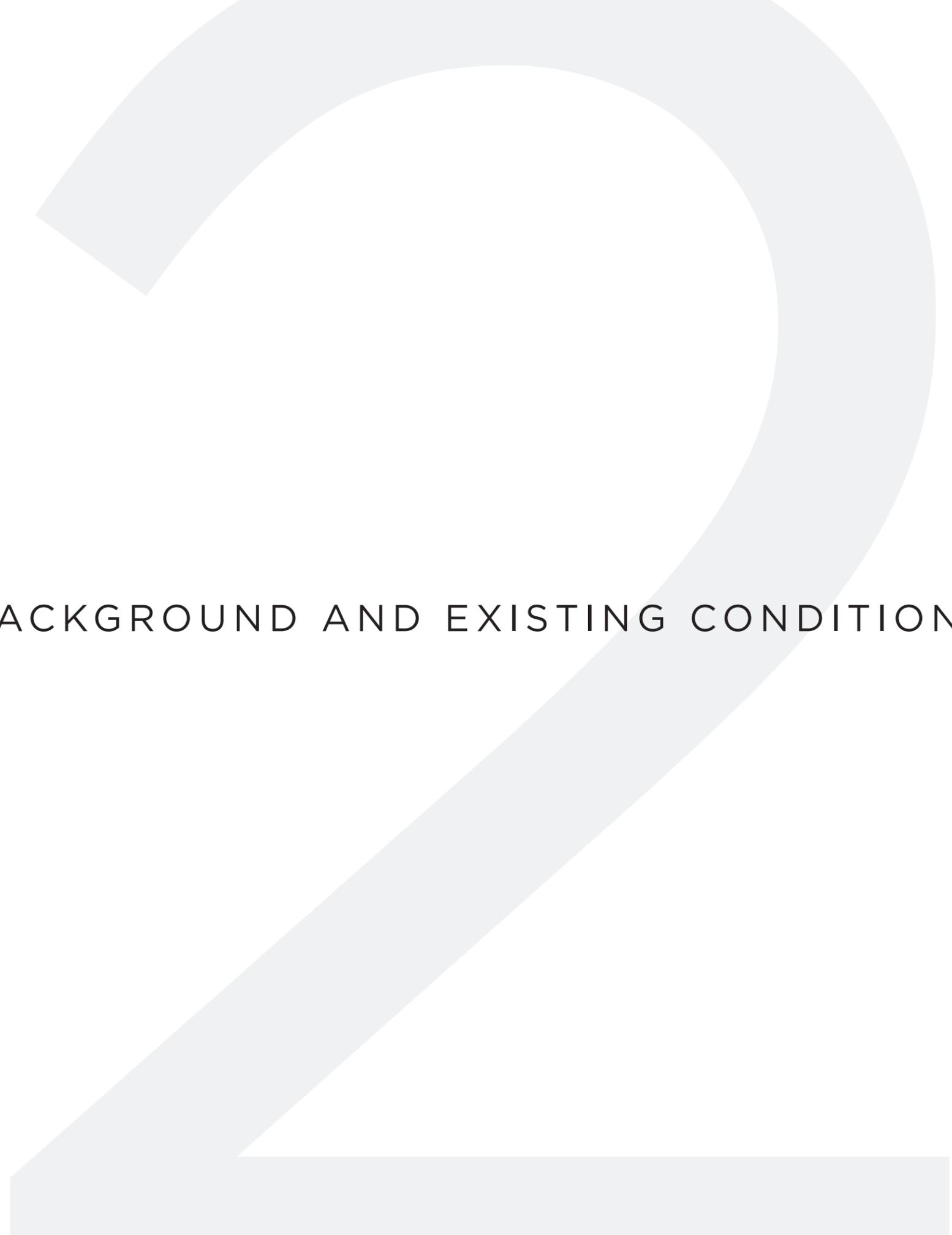
E. PPS shall provide Counsel with electronic copies of any submissions for Counsel to distribute to its clients;

F. Public comment will be taken on the entire RAPLDP;

G. The City will be responsible for advertising each Public Meeting through its standard public information process. Intervenor shall also share the timing and place of the Public Meetings with their constituents.

In addition to the Public Meetings, there will be a Briefing and Public Hearing before Planning Commission prior to the Planning Commission taking action. Additionally, the Consent Order envisions that City Council will take a number of legislative actions, each of which will take place at a Public Meeting after the requisite advertising and public participation.



A large, light gray, stylized number '2' graphic that serves as a background element. It is composed of a thick, curved top section and a straight, horizontal base section.

BACKGROUND AND EXISTING CONDITIONS



1965 PITTSBURGH POST-GAZETTE



1951 PITTSBURGH POST-GAZETTE



1994 PITTSBURGH POST-GAZETTE



1970 PITTSBURGH POST-GAZETTE

EAST LIBERTY HISTORY

The following excerpt is from East Liberty Community Plan, 2010

The rise and fall of East Liberty is a familiar story in Pittsburgh. In its “golden era” in the 1940s and 1950s, East Liberty exemplified a vibrant commercial center and a tight-knit residential community. Pittsburgh’s “second downtown” declined rapidly in the 1960s after an ambitious urban renewal program designed to remake East Liberty so that it could compete with the new suburban markets and shopping malls.

Boasting movie houses, department stores, a roller skating rink, and many retail shops, East Liberty was a booming regional business district until 1958. At that time, faced with the first commercial vacancy in decades, increasing vehicular congestion, lack of parking, and competition from the suburbs, East Liberty’s business leaders began to call for change. While founded on the desire to maintain East Liberty’s strength, that change became one of the nation’s largest urban renewal projects, and ultimately brought about the demise of the once vibrant community.

Attempting to mimic suburban development, these well-intentioned local and regional leaders deconstructed the tightly knit urban fabric to make way for large one-story retail buildings and wide access roads. Neighborhood streets and entire blocks of houses and commercial property were demolished and replaced by a highway-sized ring road called Penn Circle and vast parking lots around the commercial core. The central streets of the business district were converted into a pedestrian mall. More than 1,000 rental apartment units were built to anchor each end of the business district, replacing a long tradition of neighborhood home ownership. Bulldozers outpaced new construction, leaving a net loss of one million square feet of real estate.

Spanning ten years, the disruption from construction and dislocation hastened the decline in both the commercial and the residential communities. The new traffic patterns effectively took people around and away from the business district. Retail life in the heart of the community was choked off by its inaccessibility. No longer able to attract enough customers, businesses closed or moved. Entire families relocated to adjacent neighborhoods or suburbs. The new government-subsidized housing became a nuisance as it fell into disrepair over time. Most of the new suburban-style development around Penn Circle failed, leaving a moat of vacant buildings and empty expanses of cracked pavement.

Once it was apparent the project was a failure, the rest of Pittsburgh seemed to forget about the neighborhood, and East Liberty quietly survived with a few remaining local businesses and dedicated longtime residents. Community leadership was fragmented, unable to agree on a strategy to reverse the decline. While there was always the potential for recovery, failure to come together as a community made it impossible to attract private investment and public redevelopment dollars. (East Liberty Community Plan 2010, 6-7)

1984 PITTSBURGH POST-GAZETTE



EAST LIBERTY HISTORY CONTINUED

The neighborhood continued to struggle through the 80s and 90s. In the late 1990s *A Vision for East Liberty*, a community plan, was developed, which set the stage for the next generation of revitalization. New housing was built and public housing towers such as Liberty Park and East Mall were demolished. Commercial development began to return as well with Home Depot opening in 1999 and Whole Foods Market arriving in 2002. More national chains followed in addition to an influx of new locally-owned businesses. (East Liberty Community Plan 2010, 7-8) In 2010, the *East Liberty Community Plan* was developed to further guide growth in the neighborhood.

PENN PLAZA APARTMENTS

Built in 1968, the Penn Plaza Apartments served East Liberty residents for nearly 50 years. The apartment buildings, which were well past their useful life, were demolished in stages between 2016 - 2017. The site, currently vacant, hopes to be redeveloped into a vibrant mixed use development that will continue the exciting redevelopment in the neighborhood. New connections through the existing superblock and improvements to the surrounding road network will help repair some of the damaging urban design decisions of the past.

1970 PITTSBURGH POST-GAZETTE



1970 PITTSBURGH POST-GAZETTE







PENN AVENUE LOOKING EAST



NORTH ST CLAIR STREET LOOKING SOUTH



NORTH ST CLAIR STREET LOOKING EAST



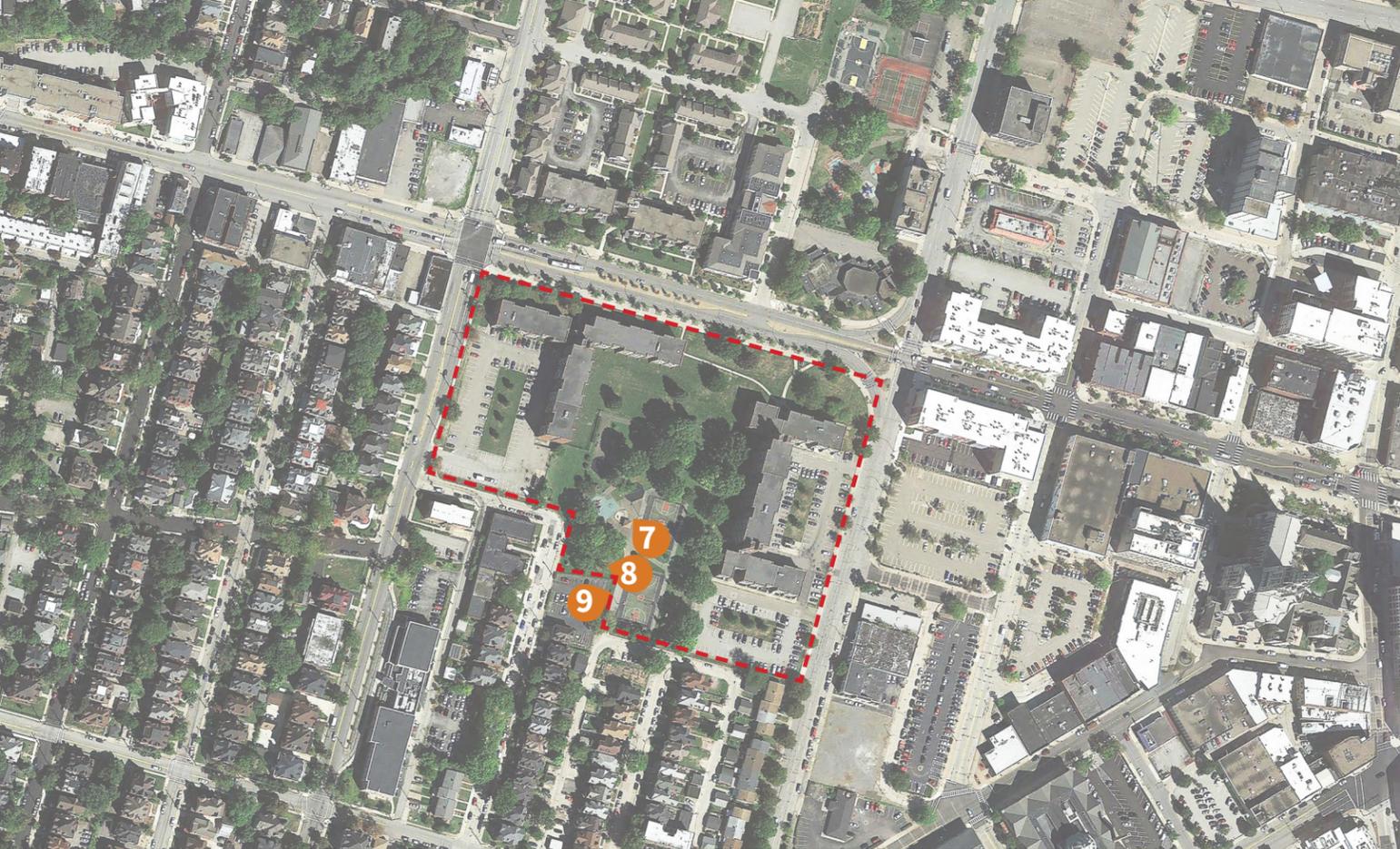
SOUTH EUCLID AVE LOOKING SOUTH

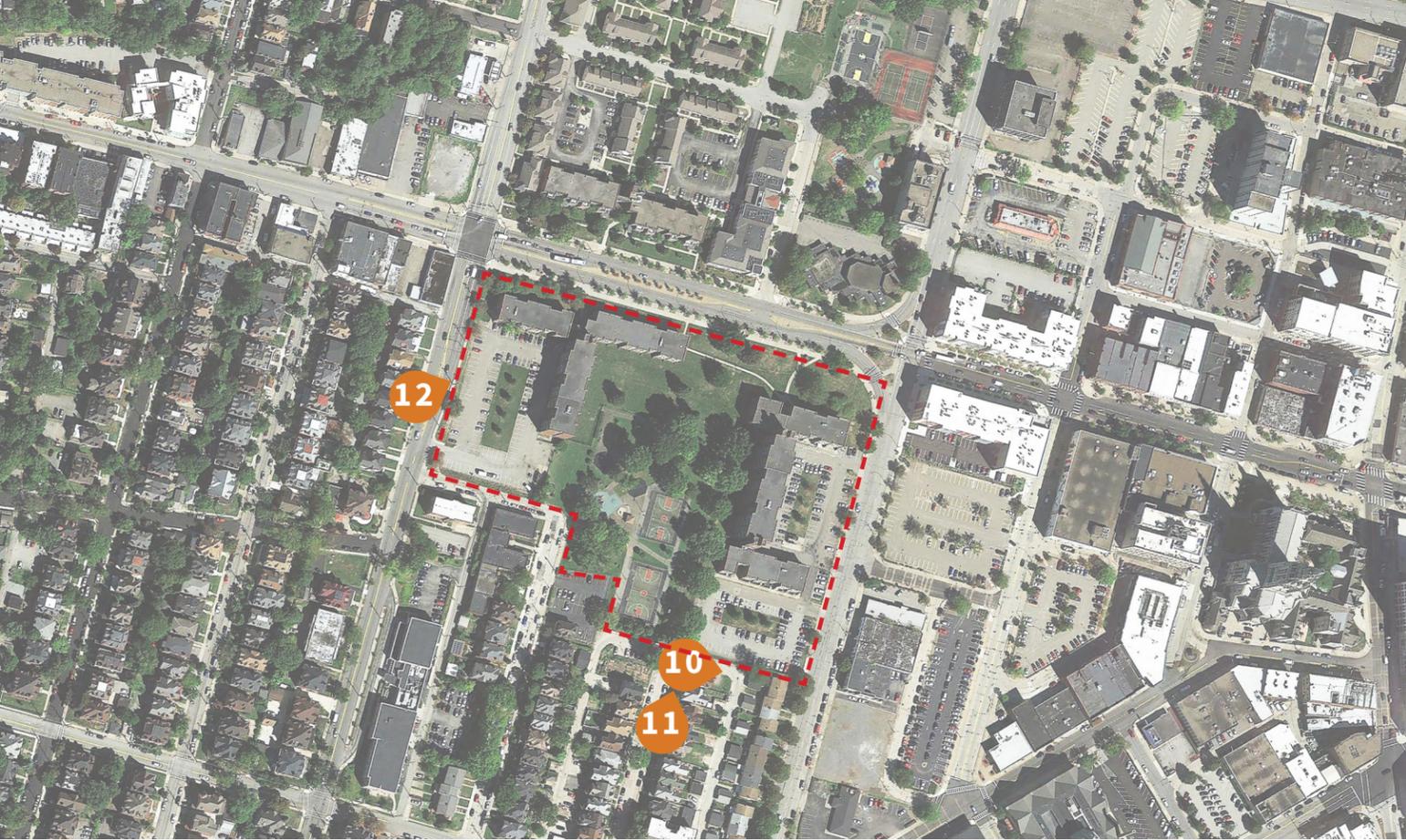


SOUTH EUCLID AVE LOOKING NORTHWEST



SOUTH EUCLID AVE LOOKING SW





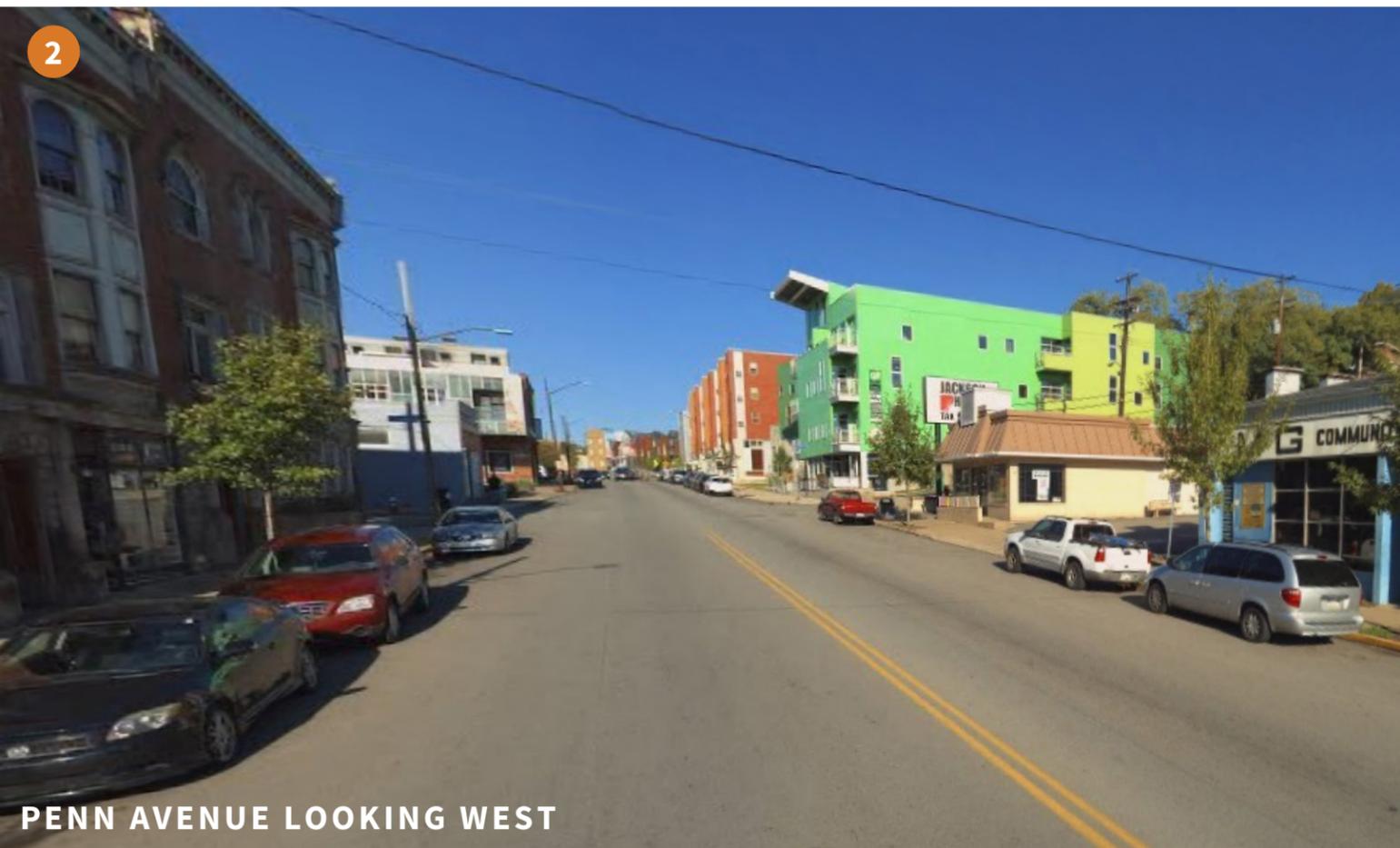
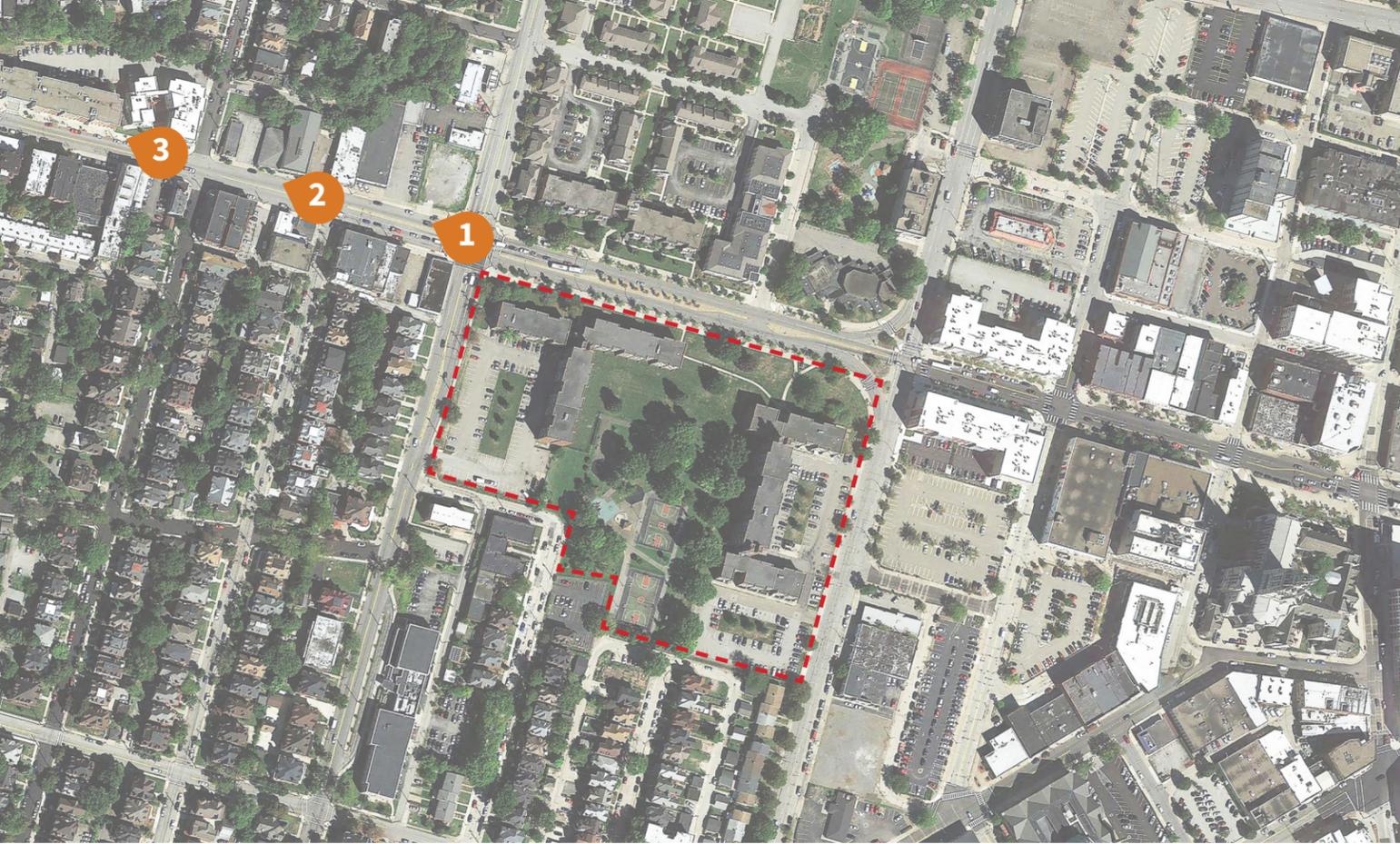
TOPAZ STREET LOOKING EAST

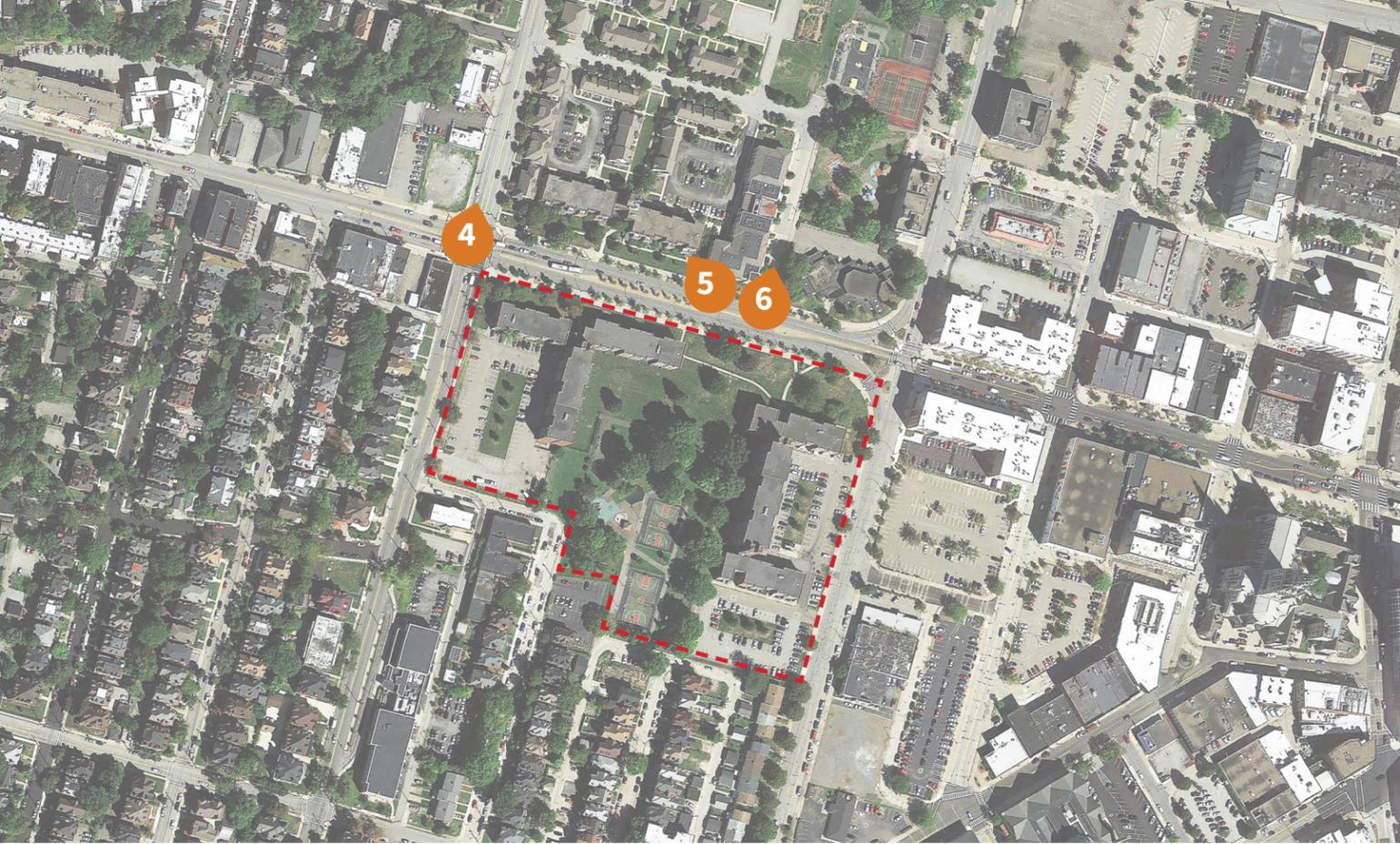


SOUTH ST. CLAIR LOOKING NORTH



SOUTH NEGLEY AVE. LOOKING NORTH





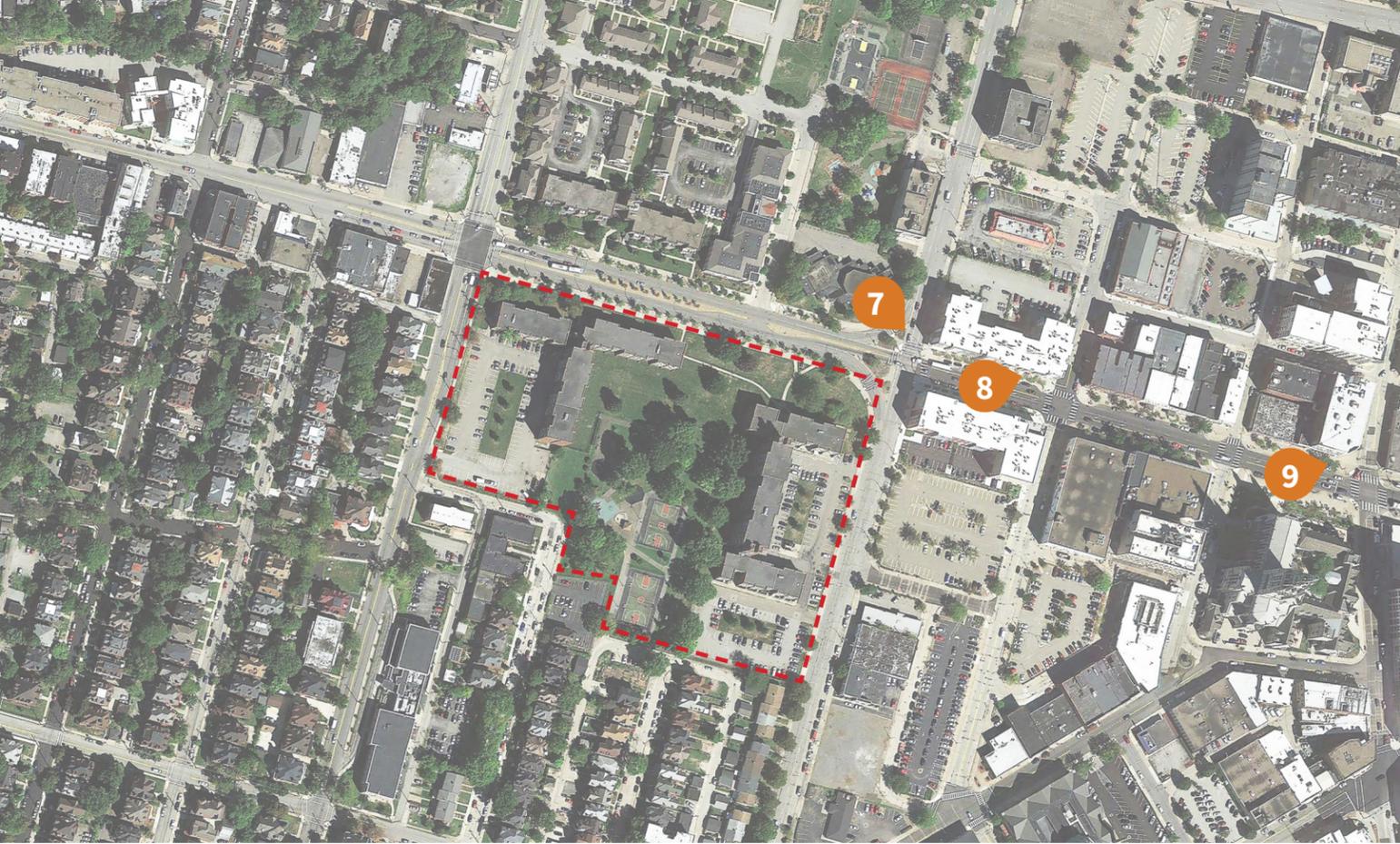
SOUTH NEGLEY AVE LOOKING NORTH



PENN AVENUE LOOKING WEST



NORTH ST CLAIR STREET LOOKING NORTH



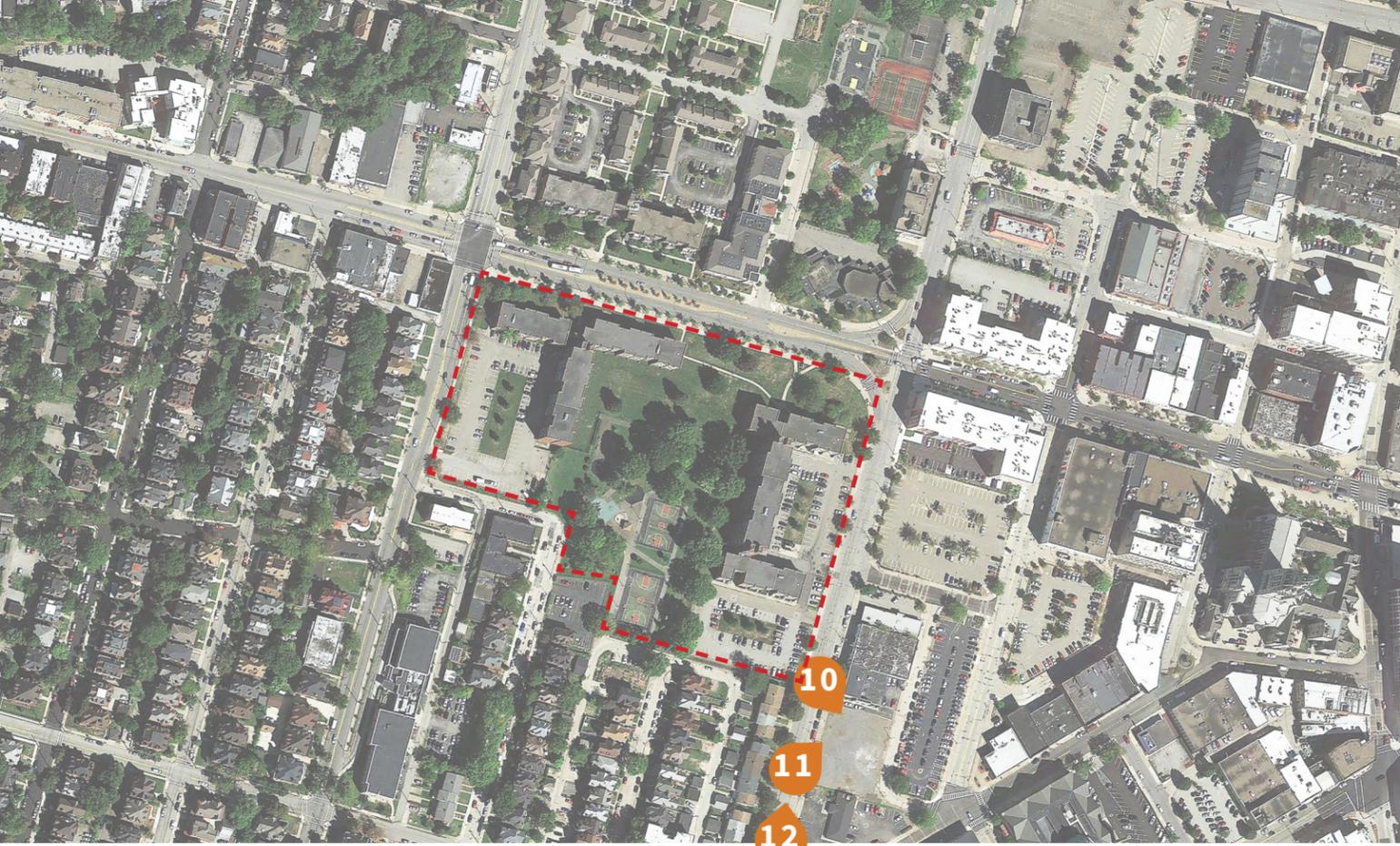
PENN AVENUE LOOKING EAST



PENN AVENUE LOOKING EAST



PENN AVENUE LOOKING EAST



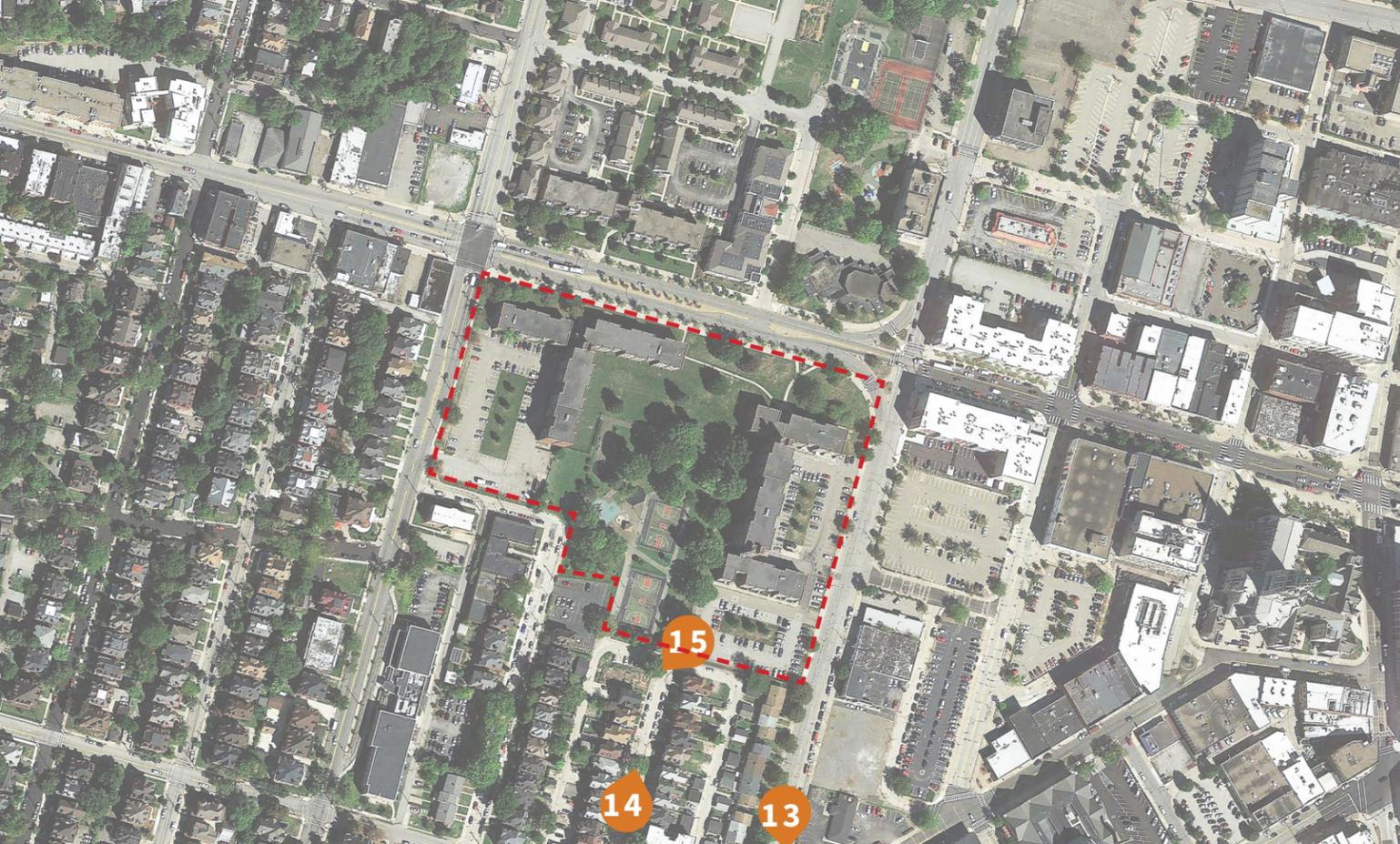
SOUTH EUCLID AVE. LOOKING SOUTH



SOUTH EUCLID AVE. LOOKING NORTH



SOUTH EUCLID AVE. LOOKING NORTH



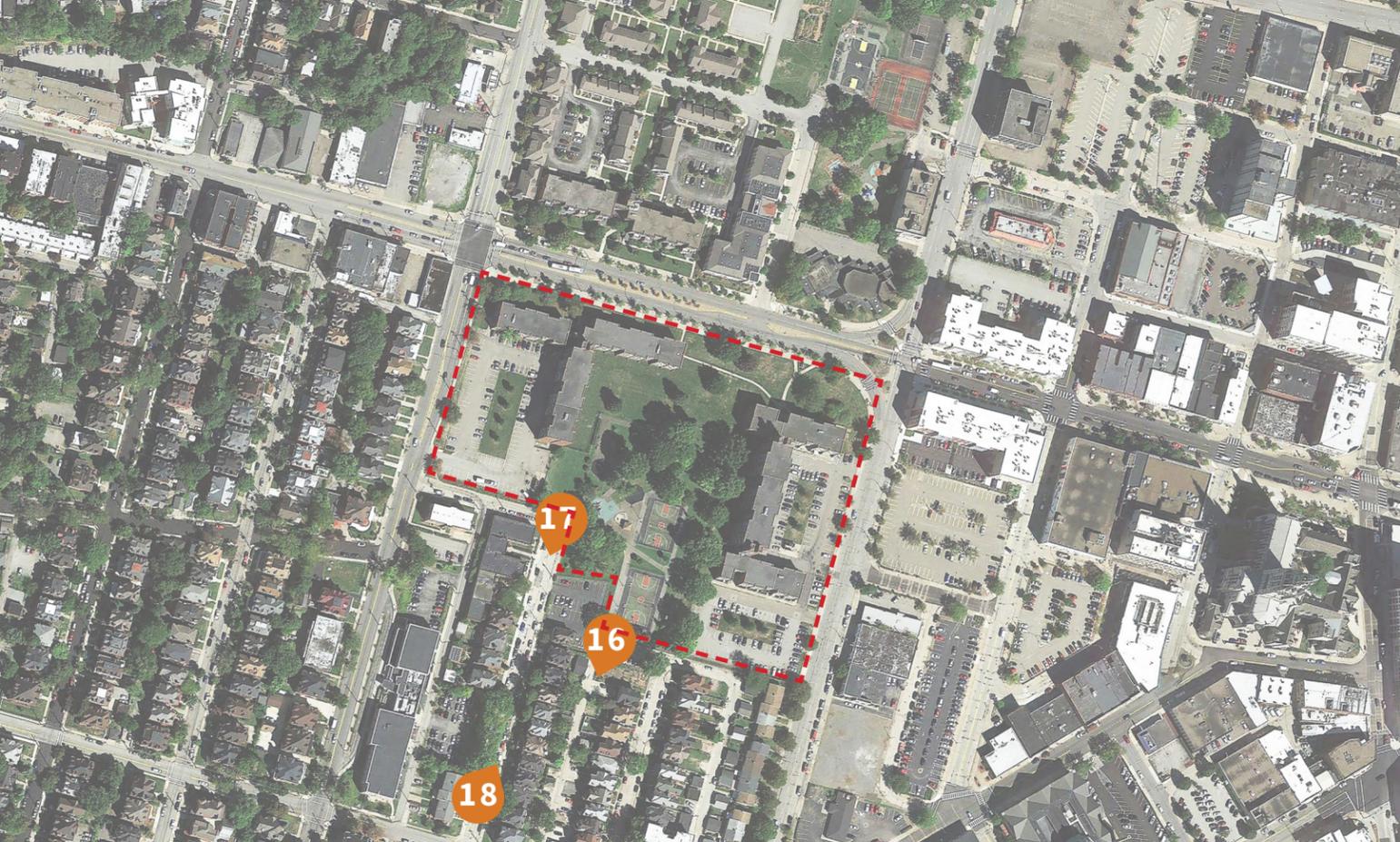
SOUTH EUCLID AVE. @ FRIENDSHIP AVE.



SOUTH ST CLAIR STREET LOOKING NORTH



ENRIGHT COMMUNITY GARDEN



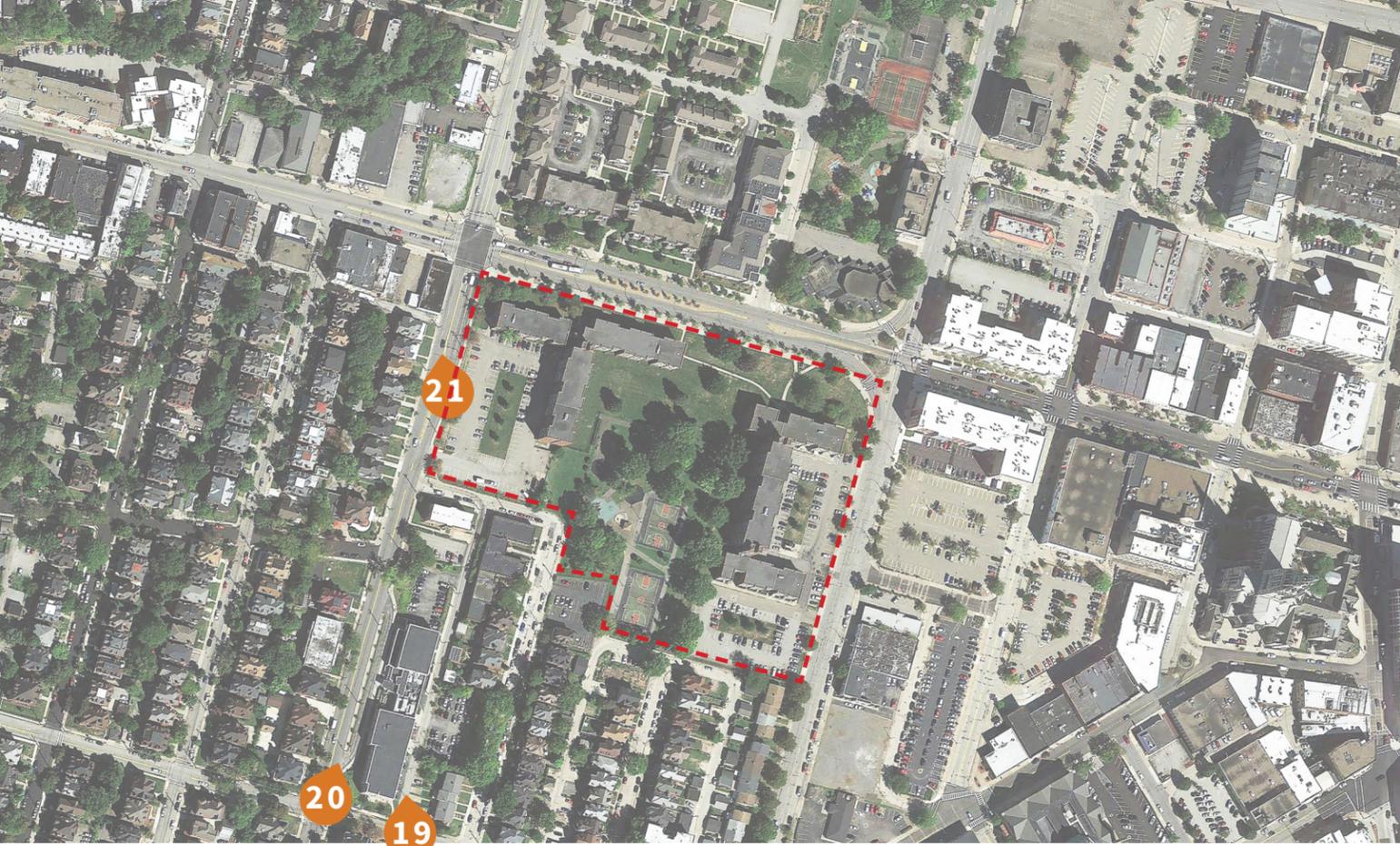
STAMAR WAY LOOKING NORTH



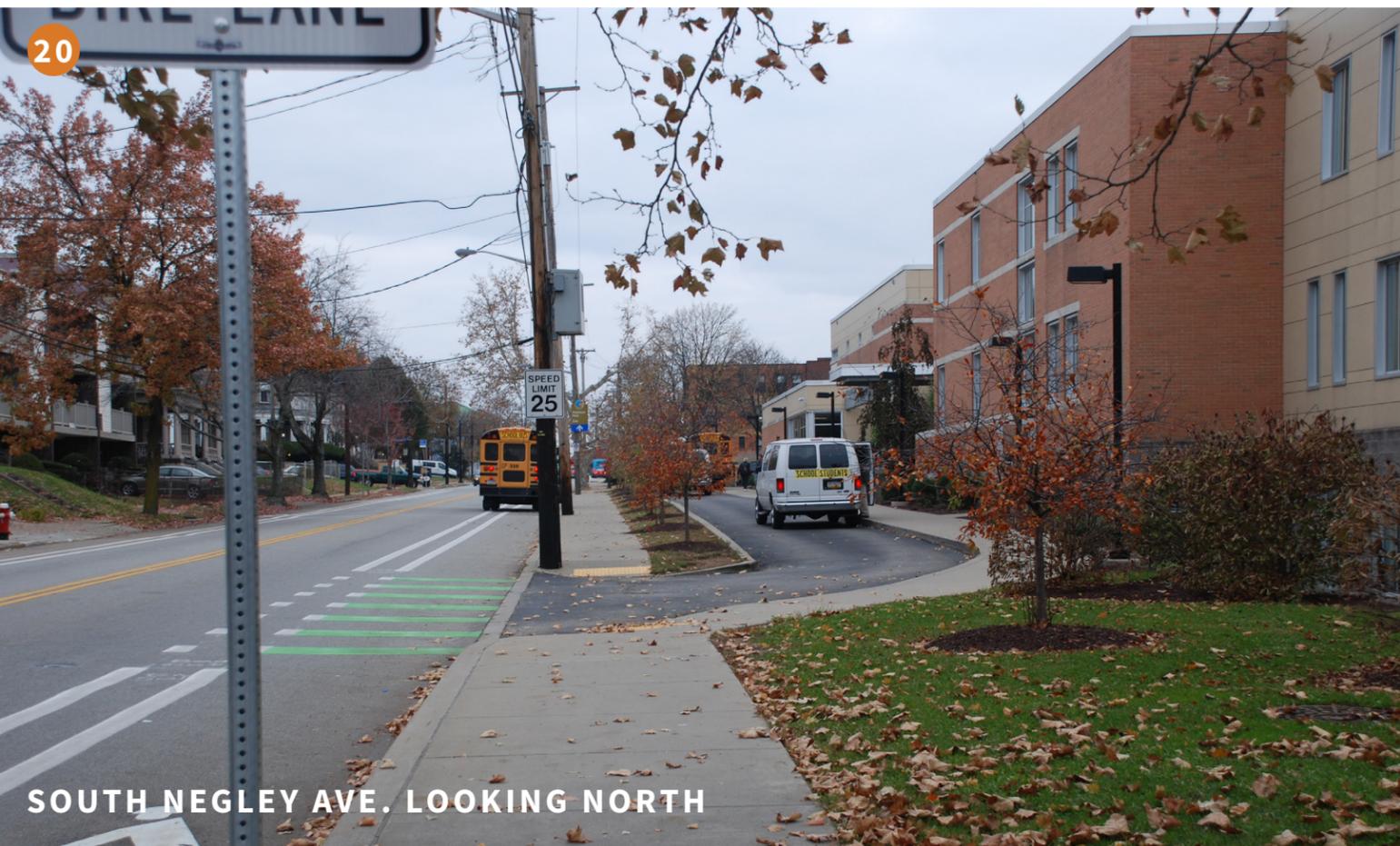
AMBER STREET LOOKING SOUTH



AMBER STREET LOOKING NORTH



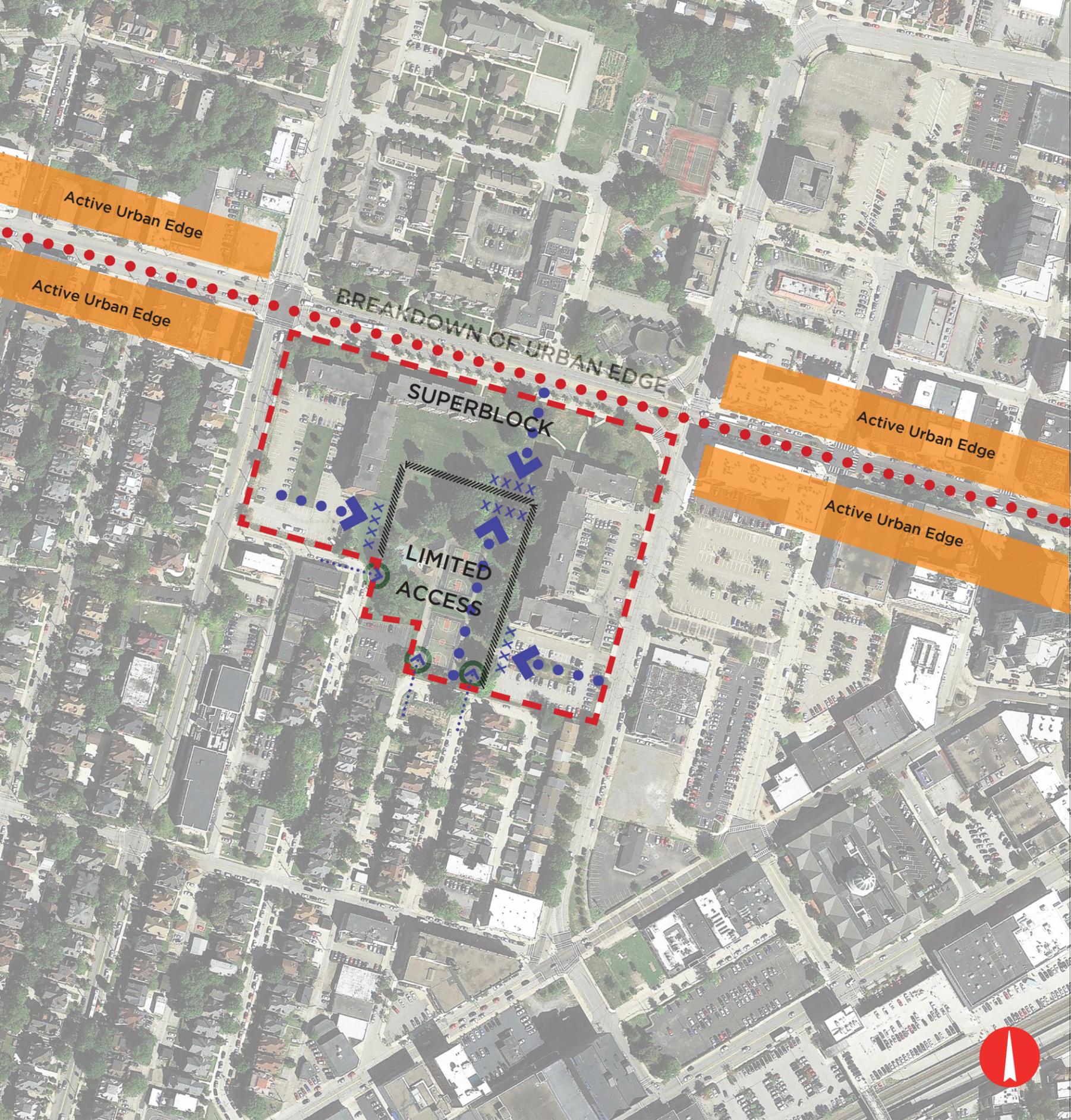
RAVOUX WAY LOOKING NORTH



SOUTH NEGLEY AVE. LOOKING NORTH



SOUTH NEGLEY AVE. LOOKING NORTH



SITE ANALYSIS

When studying the existing site, it is clear that the current uses and design create a breakdown of the urban edge and vibrant mixed use activity that occurs to the east and to the west on Penn Avenue. In both of those locations, mixed use buildings built to the sidewalk create an exciting urban realm that is lost adjacent to the site. In addition, the design of Penn Avenue itself changes adjacent to the site. There is a lack of on street parking, two travel lanes in each direction, and a wide median. This width coupled with the speed turn lanes at the intersection of Penn Avenue and South Euclid create very high speed traffic and little feeling of pedestrian safety and comfort along the sidewalks.

The block itself is a giant superblock which further reduces the pedestrian scale and walkability along Penn Avenue. The giant block also reduces connectivity through the site to adjacent neighborhoods.

The site features an existing park, Enright Parklet. However, a fence surrounds the park on three sides, allowing access only at its south side. As a result, it is impossible to pass through the site in the north-south direction or the east-west direction.

A large, light gray number '5' is positioned in the background, centered vertically and horizontally. The number is composed of thick, solid lines.

REGULATING PLANS

LEGEND

- - - CURRENT PROPERTY LINE (INCLUDING EXISTING ENRIGHT PARKLET)
- - - BOUNDARY OF EXISTING ENRIGHT PARKLET
- - - EXISTING EVA STREET ROW
- - - PROPOSED EVA STREET ROW
- - - FUTURE PROPERTY LINE (AFTER SPEED LANE REMOVAL)



BUILD TO LINES

Proposed build to extents are called out. These build to lines pertain to the first level adjacent to the sidewalk. Upper levels are allowed and are encouraged to step back from the build to line for architectural massing purposes. However, portions of upper levels should meet the build to lines for the purpose of defining a strong architectural edge to adjacent public space, as well as placing eyes on adjacent public spaces. At the street level we propose that the building be allowed to step back from the build to line for architectural massing purposes in limited locations as long as the intent of a defined public edge is maintained.

At Least 70% of the building frontages shall fall within 2' of prescribed build to lines. Within the 70% frontage, additional setback is allowed at building entrances to allow for enhanced and prominent entry spaces.

925.07.A When measured in feet, building height refers to the vertical distance between the average finished grade along the wall facing the front street yard at the base of the building and: 1) the highest point of the coping of a flat roof; 2) the deck line of a mansard roof; or 3) the average height level between the eaves and ridge line of a gable, hip or gambrel roof. In the case of fences or walls, other than retaining walls, height shall be measured on the side with the least vertical exposure above finished grade to the top of the fence or wall.



NOTE: The conceptual design shown is for graphic purposes only.

LEGEND

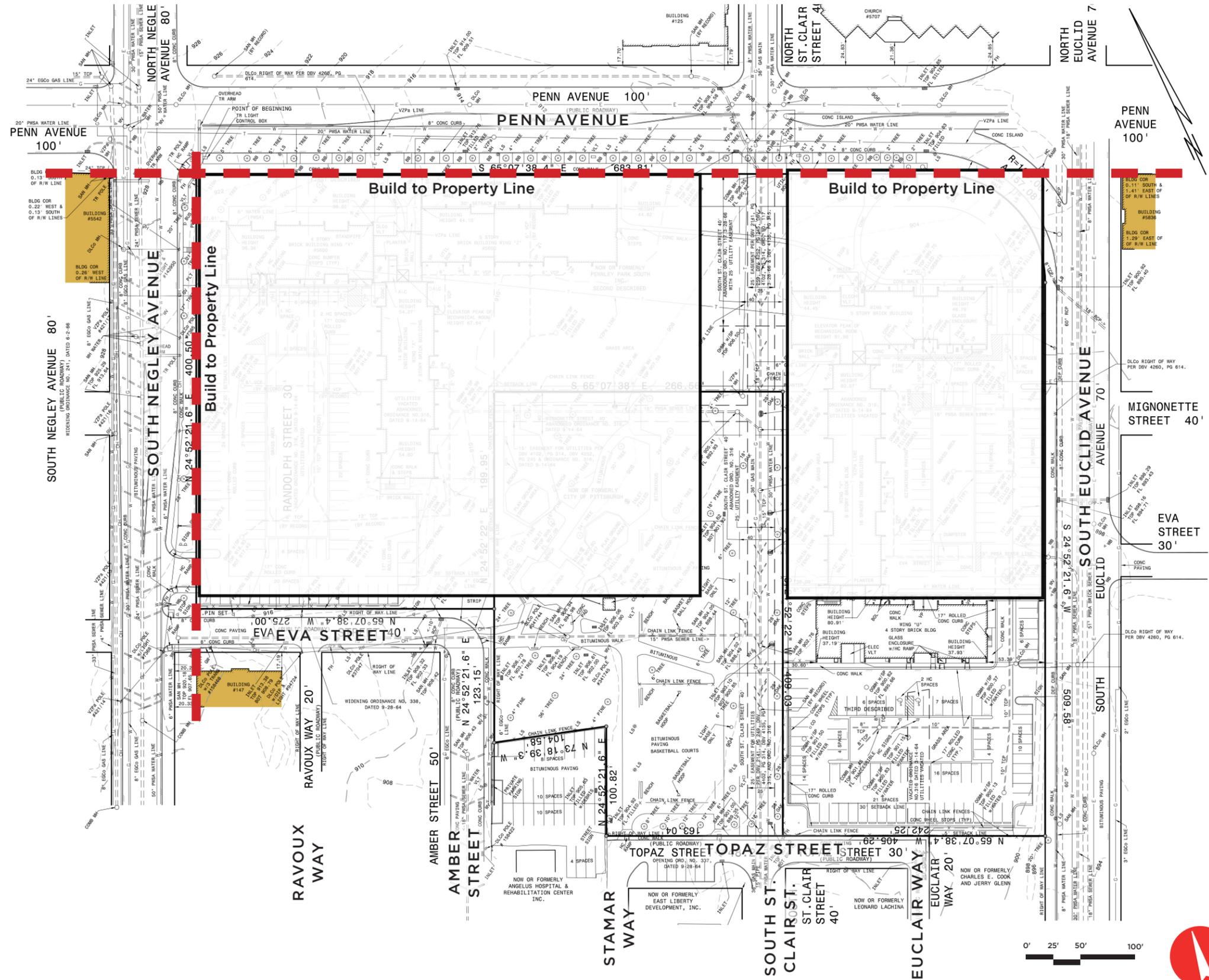
 CONTEXTUAL SETBACK

 REFERENCE BUILDINGS FOR CONTEXTUAL SETBACK

In accordance with Section 925.06.B of the Code, the Property will utilize Contextual Front Setbacks along South Negley Avenue and Penn Avenue in order to allow for a zero setback and Build to Property Line for these frontages. In accordance with Section 909.02.C.2(e) of the Code, the Property will have a zero foot setback along South St. Clair Street, South Euclid Avenue and Eva Street. PPS will have the right to build to the property line, although PPS anticipates that there may be some deviations from this requirement in order to facilitate access and best in class architecture.

925.06.B Contextual Front Setbacks

Regardless of the minimum front setback requirements imposed by the zoning district standards of this Code, applicants shall be allowed to use the Contextual Front Setback. The Contextual Front Setback shall apply only to primary uses and structures. A Contextual Front Setback for any lot with street frontage may fall at any point between the (zoning district) required front setback and the front setback that exists on a lot that is adjacent and oriented on the same side of the street as the subject lot or that of a build-to line established by at least fifty (50) percent of the primary structures within the same block as the subject property on the same side of the street as demonstrated by the applicant with plot plans, surveys, maps, and other evidence determined to be acceptable by the Zoning Administrator. This provision shall not be interpreted as requiring a greater front setback than imposed by the underlying zoning district, and it shall not be interpreted as allowing setbacks to be reduced to a level that results in right-of-way widths dropping below established minimums.

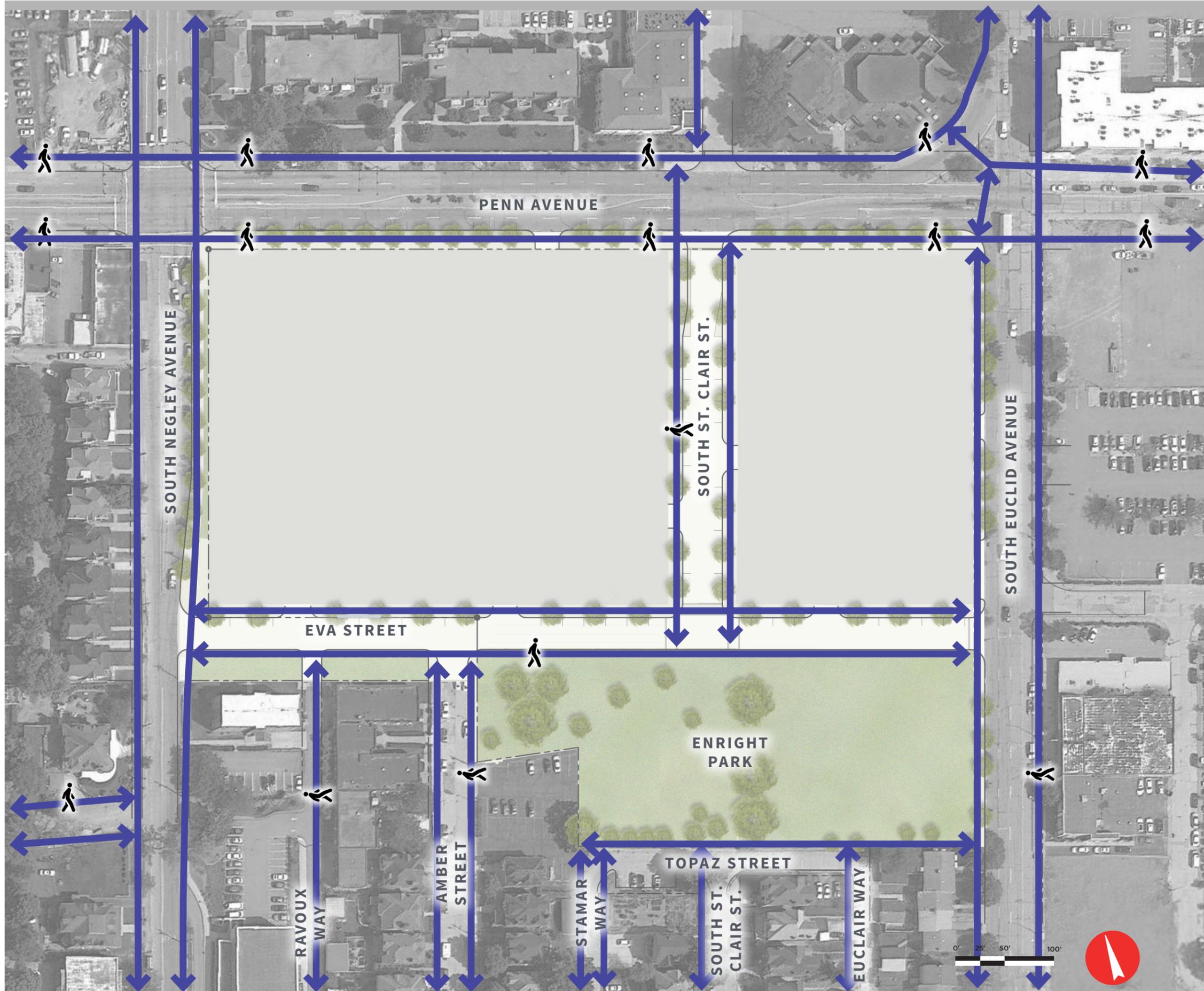


LEGEND



Previously pedestrian connections through the site in the north-south direction, as well as the east-west direction, were not possible. This cut off connectivity to Garland Parklet and Penn Avenue to residents to the south, and Enright Parklet to residents to the north. It also made it difficult for pedestrians to circulate across the site, increasing travel times to various destinations.

The plan calls for new connections in the north-south direction as well as the east-west direction to address the issues described above.

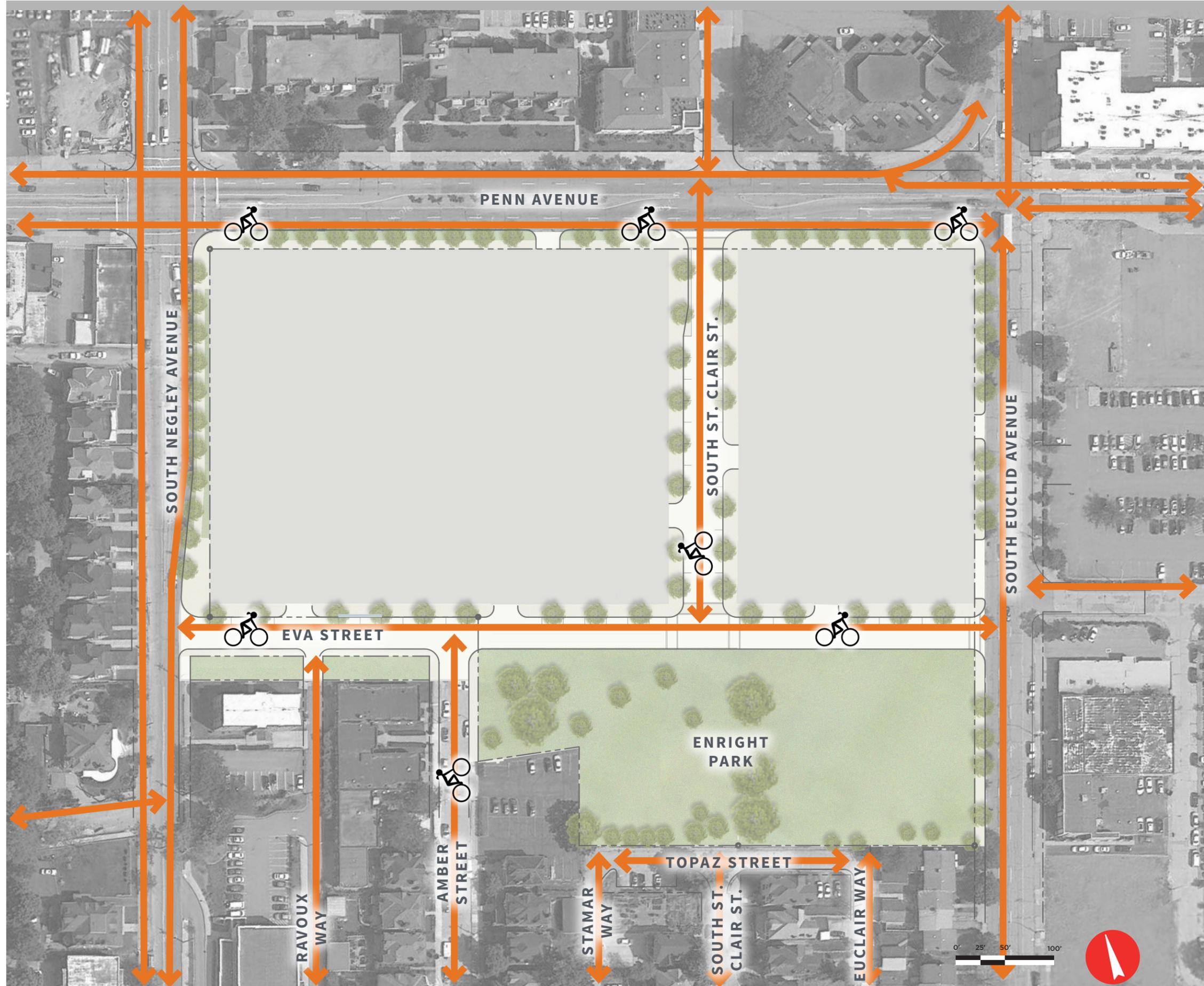


LEGEND



Previously bicycle connections through the site in the north-south direction, as well as the east-west direction, were not possible.

The plan calls for new connections in the north-south direction as well as the east-west direction to increase bicycle options and the bicycle network in the neighborhood.



LEGEND

↔ VEHICULAR CIRCULATION 

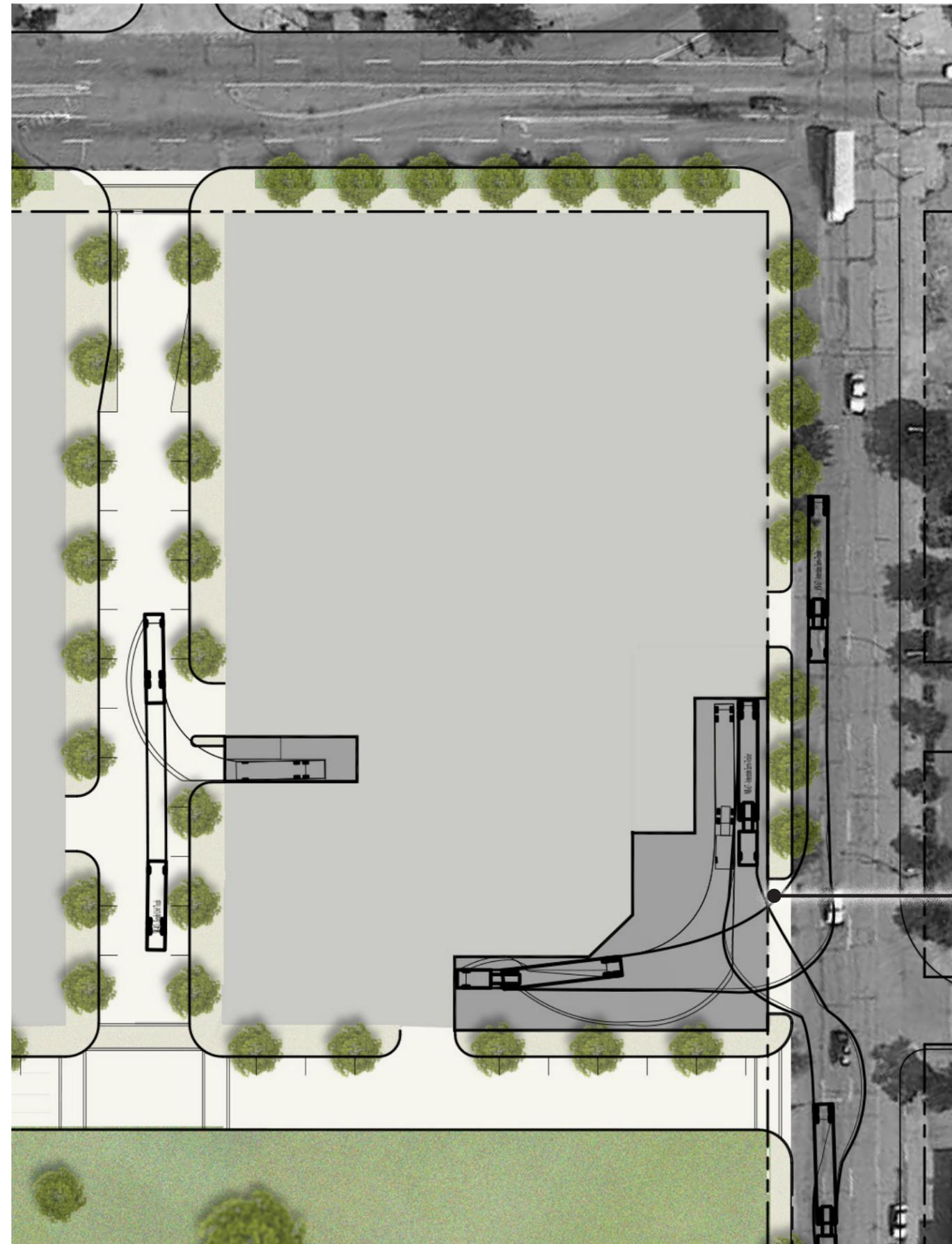
← ONE WAY TRAFFIC

★ POSSIBLE LOADING AREA - PHASE I
EXACT LOCATIONS TO BE DETERMINED

✱ POSSIBLE LOADING AREA - PHASE II
EXACT LOCATIONS TO BE DETERMINED

The site today creates a large “superblock” that decreases the feeling of walkability in the area. New vehicular connection through the site breaks down the scale of the site and helps serve the site for service and parking needs.





full height screen wall at loading

LEGEND

- - - CURRENT PROPERTY LINE
309,147 SF
- - - BOUNDARY OF EXISTING ENRIGHT PARKLET
99,363 SF
- - - EXISTING EVA STREET ROW
10,978 SF
- - - FUTURE PROPERTY LINE
(AFTER SPEED LANE REMOVAL)
2,146 SF

- 1 ENRIGHT PARK - PUBLIC
- 2 ELEVATED COURTYARDS - PRIVATE
NOT INCLUDED IN OPEN SPACE
CALCULATIONS

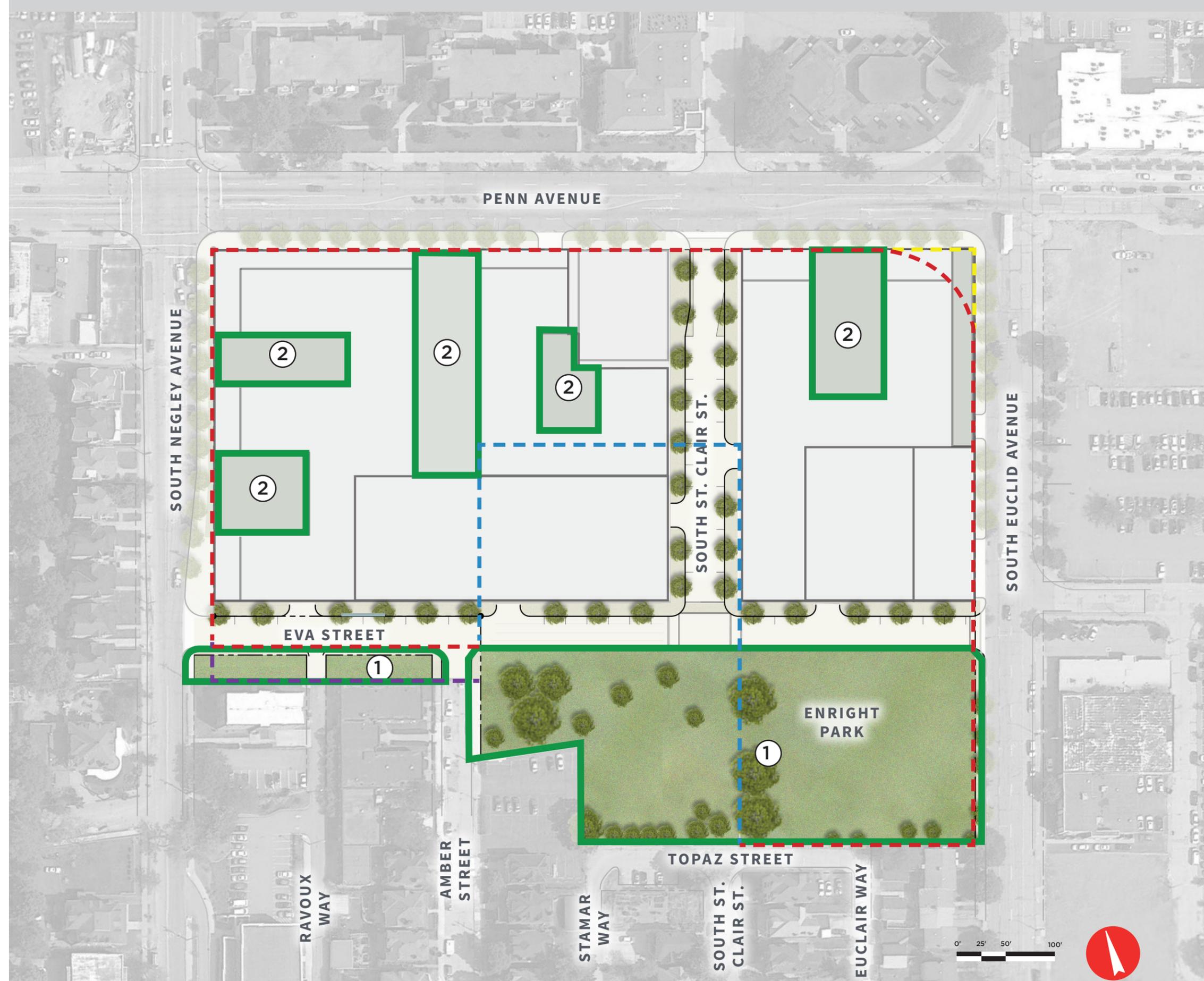
Note: The conceptual design of courtyards is shown for graphic purposes only.

CALCULATIONS

TOTAL SITE AREA: 421,634 SF

20% REQUIRED OPEN SPACE: 84,326 SF

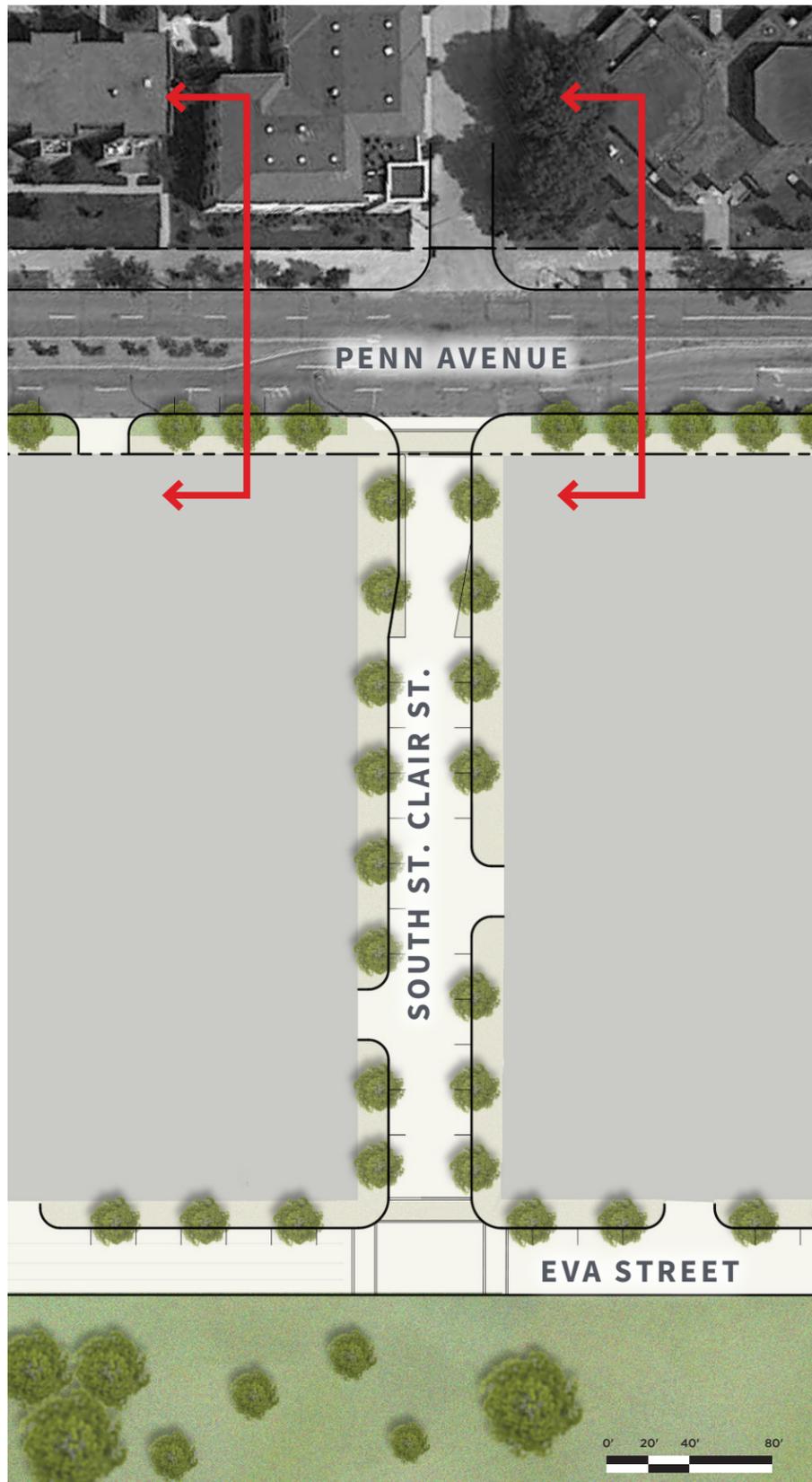
PROVIDED PUBLIC OPEN SPACE:
100,957 SF



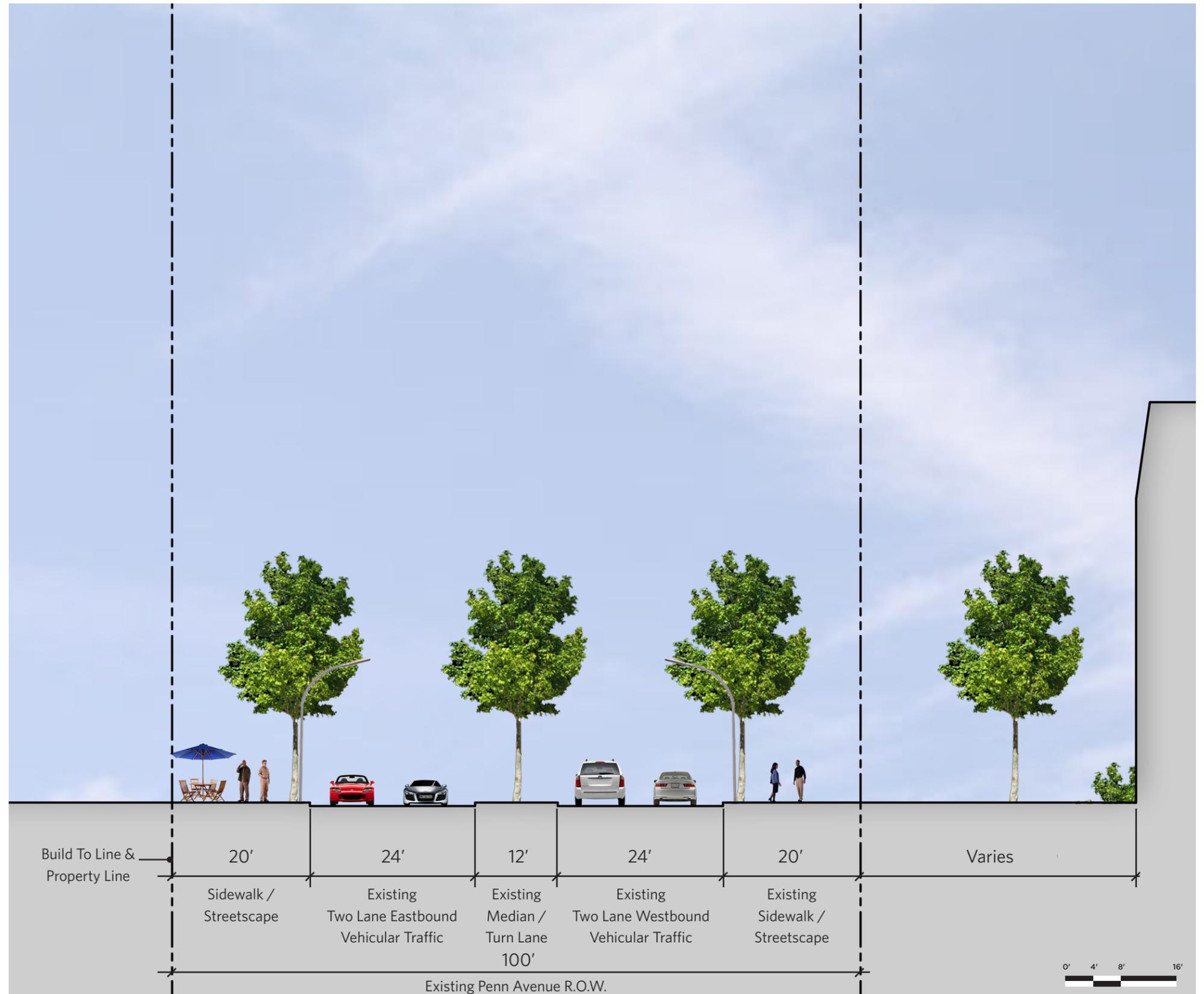
NOTE: The conceptual design shown is for graphic purposes only.



STREETS DESIGN

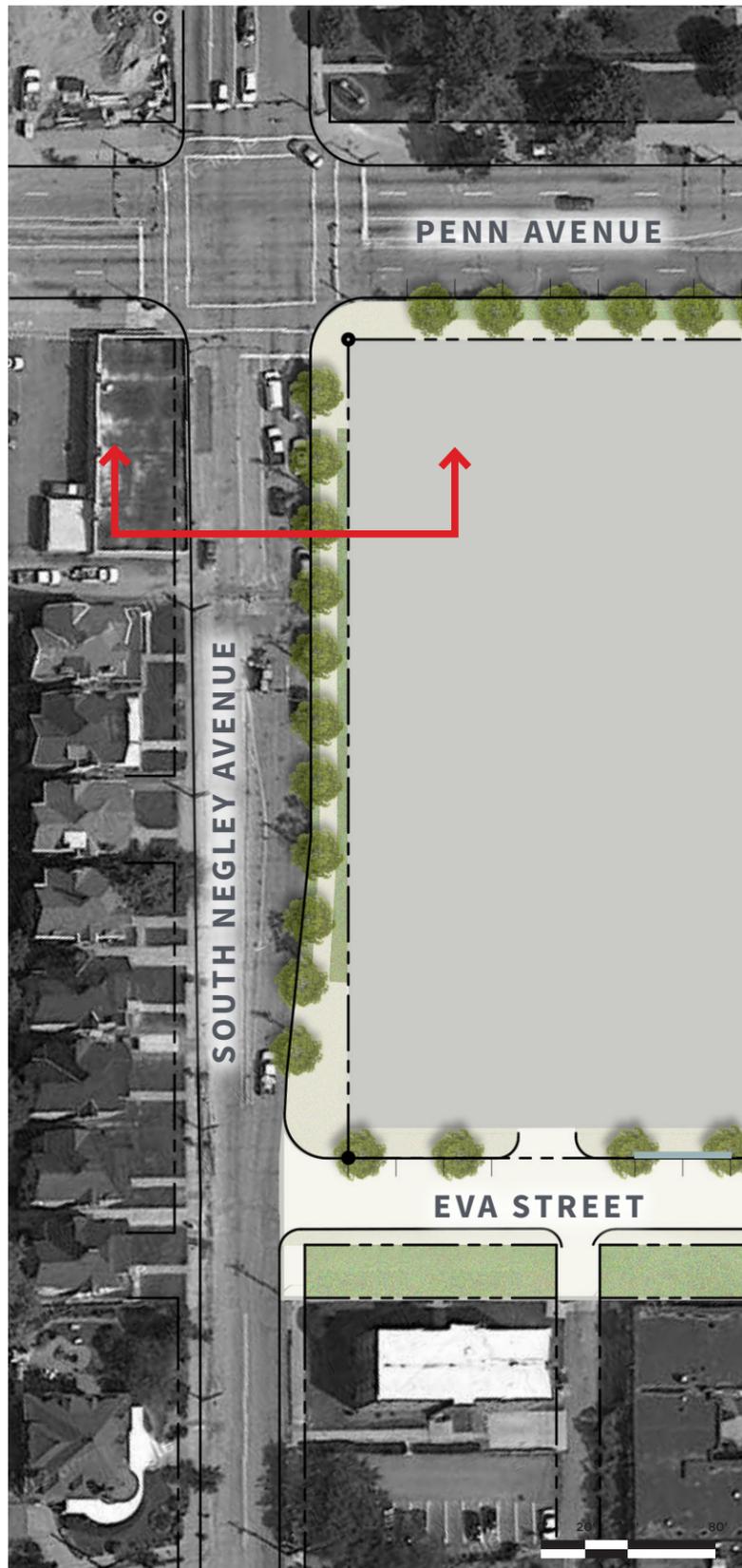


PARTIAL PLAN

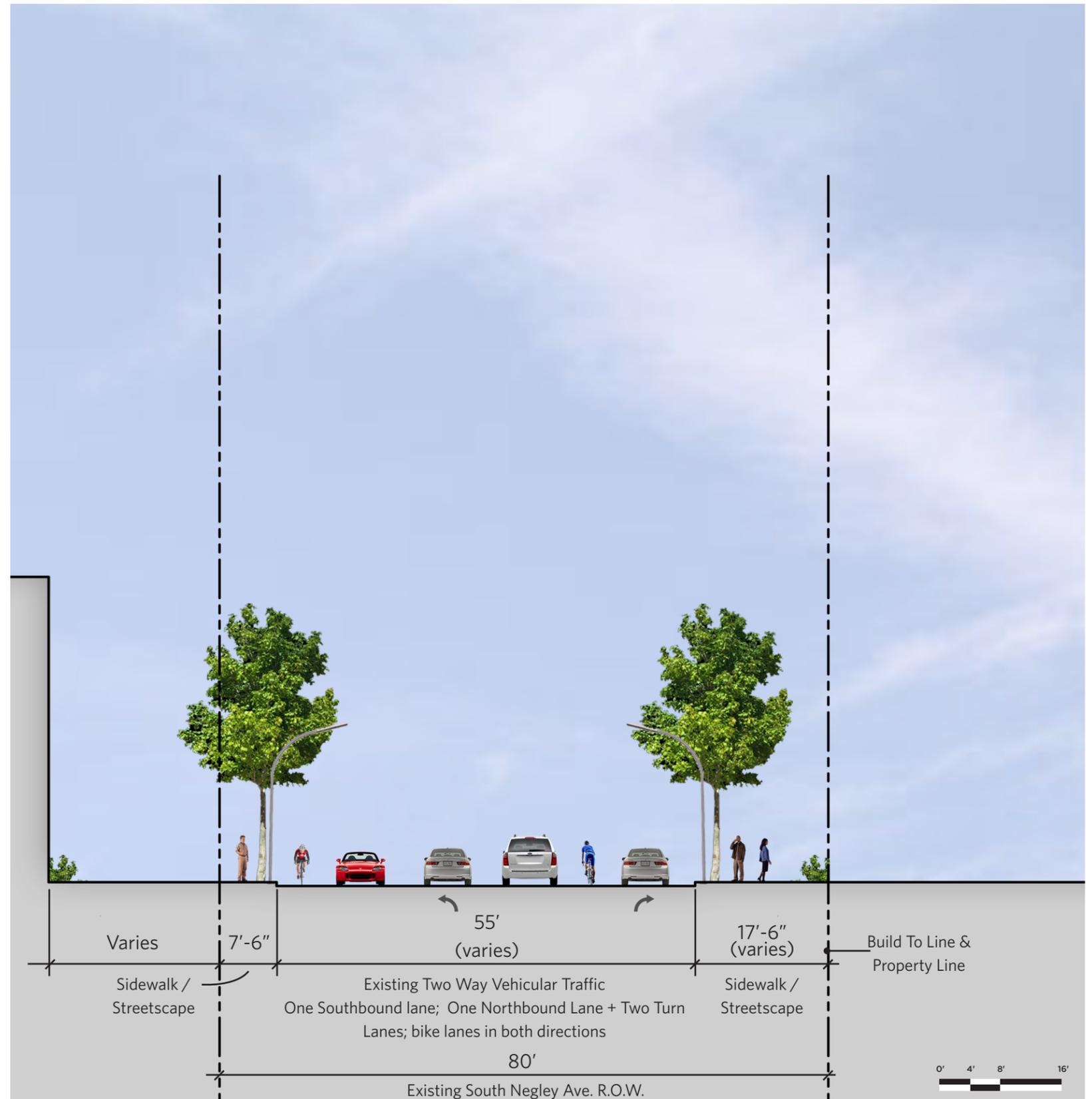


SECTION - PENN AVENUE

Note: The conceptual design is shown for graphic purposes only. Existing Dimensions are Approximate

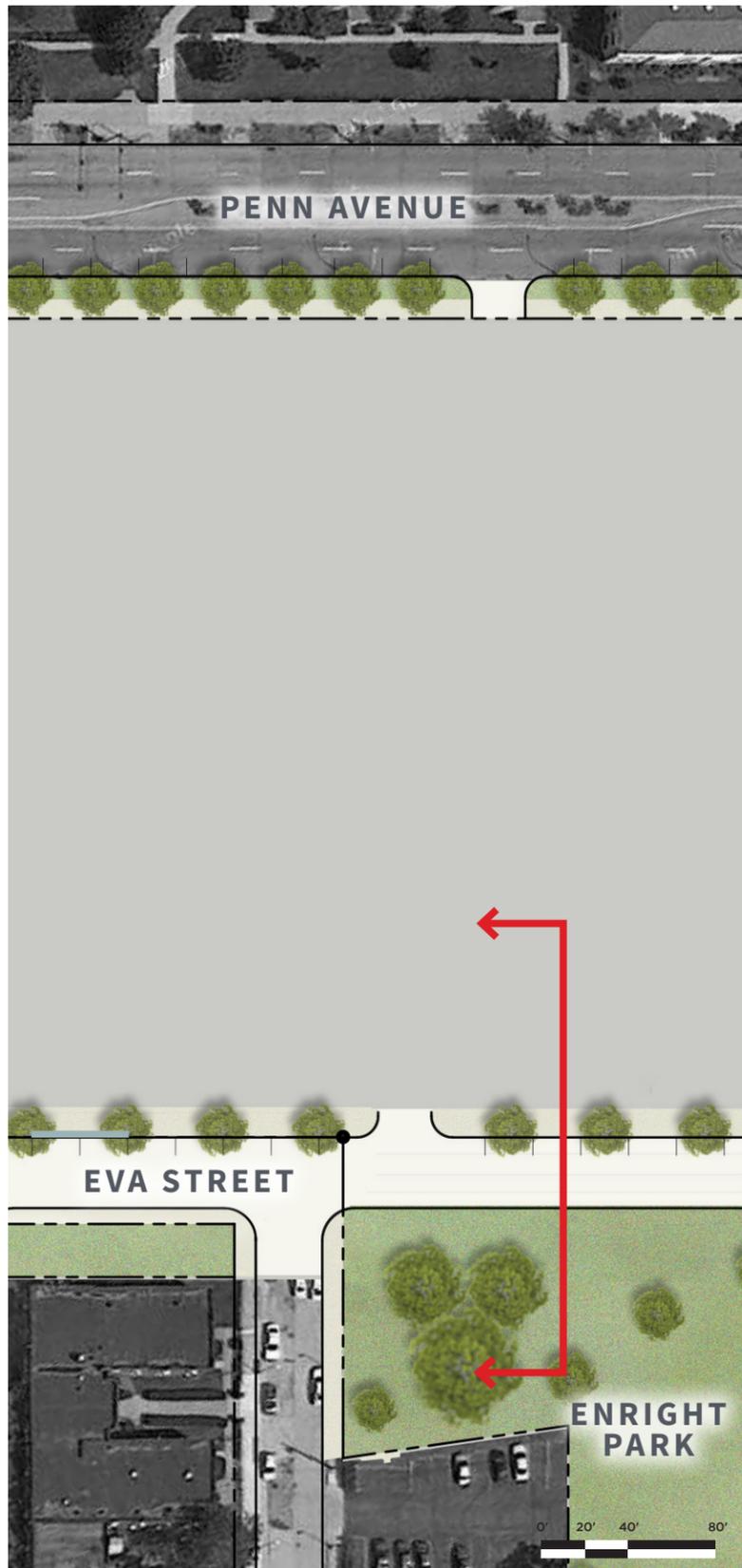


PARTIAL PLAN

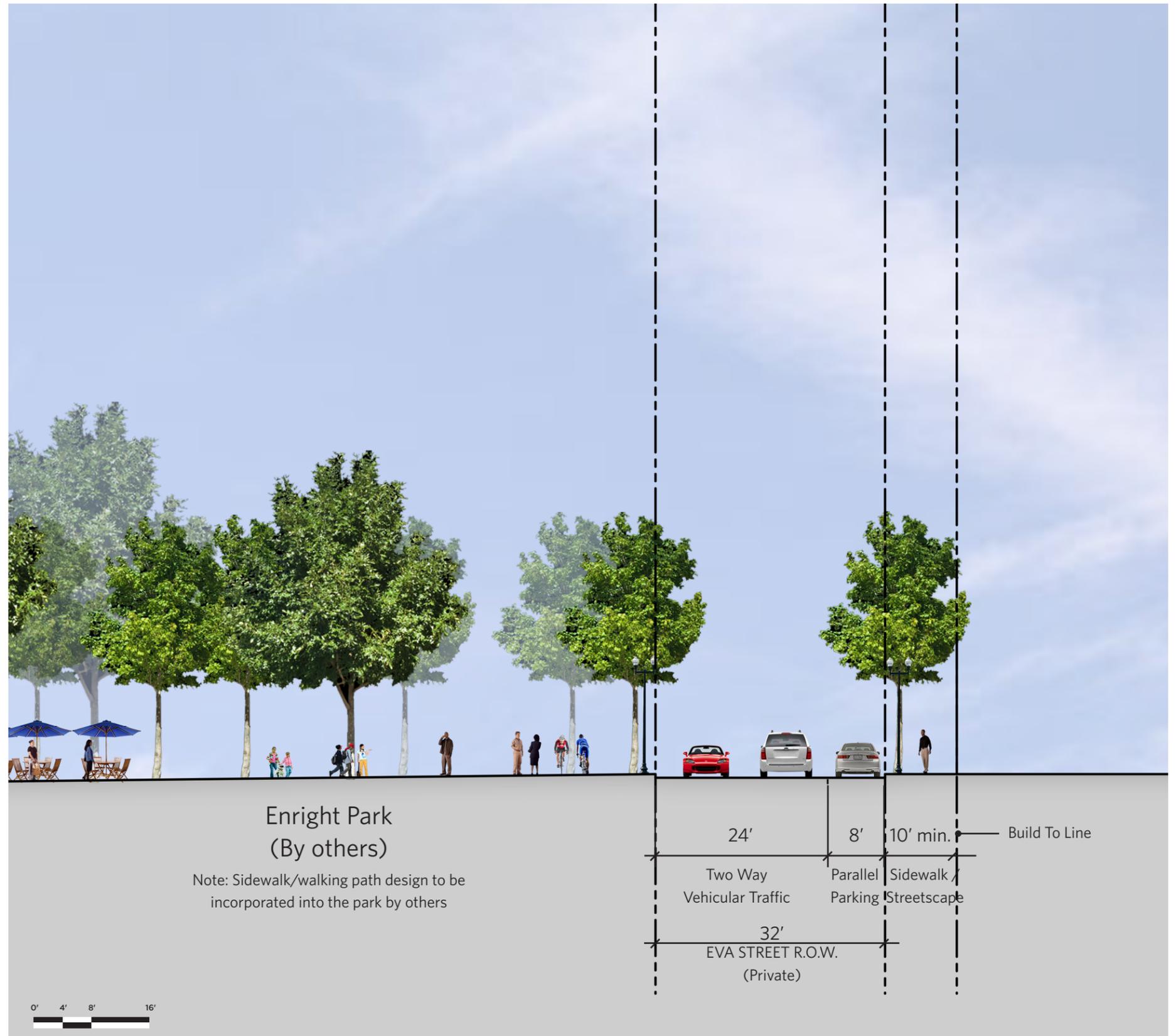


SECTION - SOUTH NEGLEY AVENUE

Note: The conceptual design is shown for graphic purposes only. Existing Dimensions are Approximate

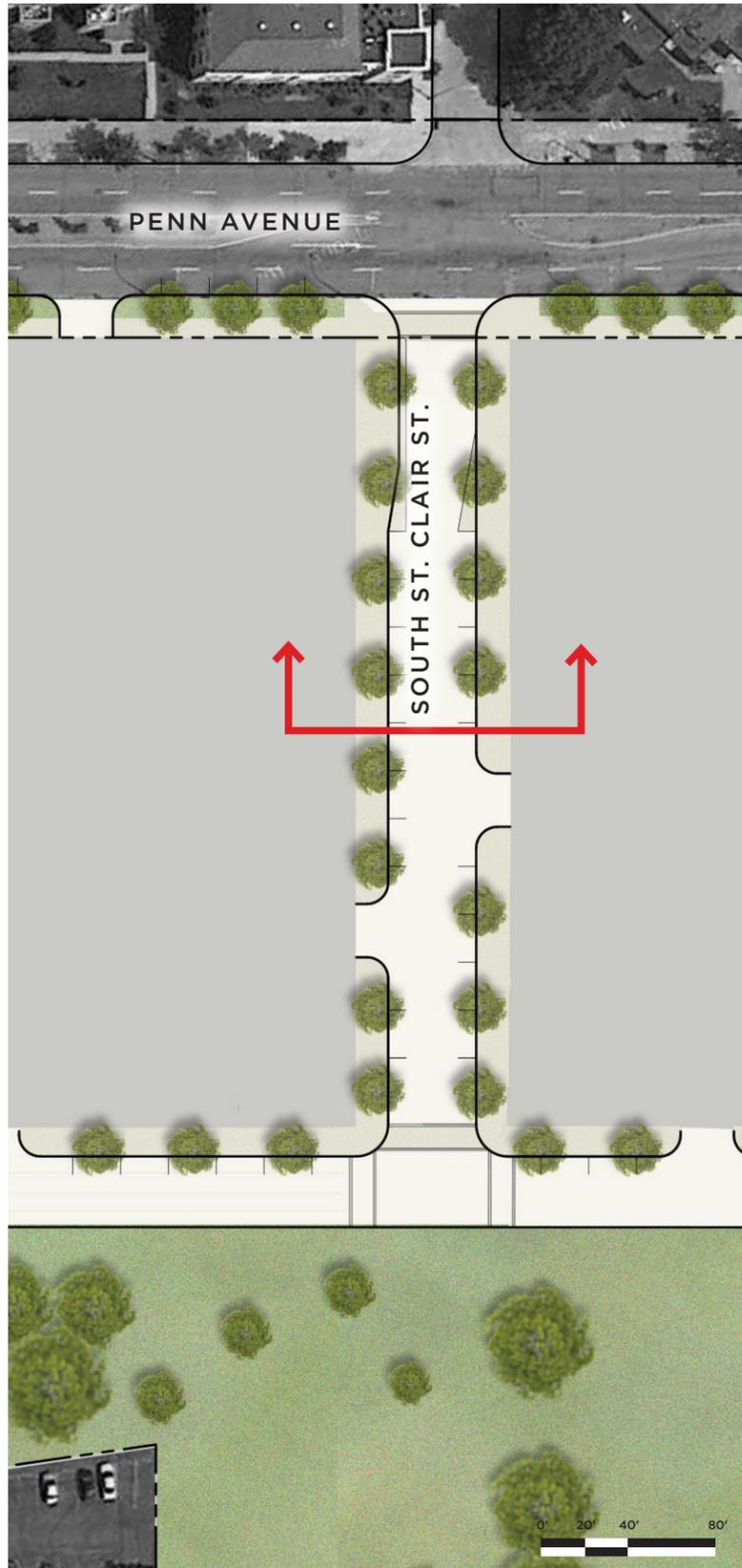


PARTIAL PLAN

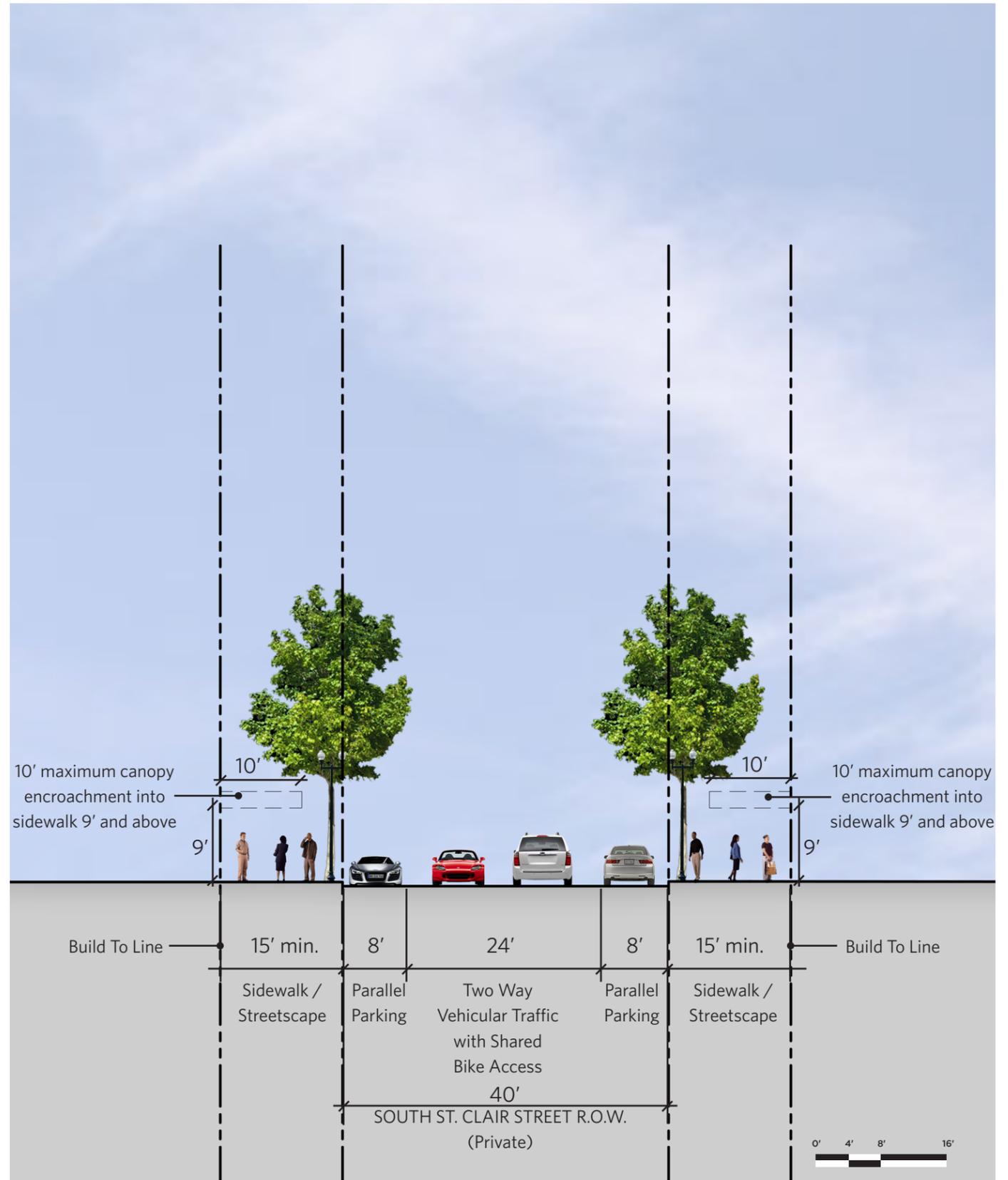


SECTION - EVA STREET

Note: The conceptual design is shown for graphic purposes only.

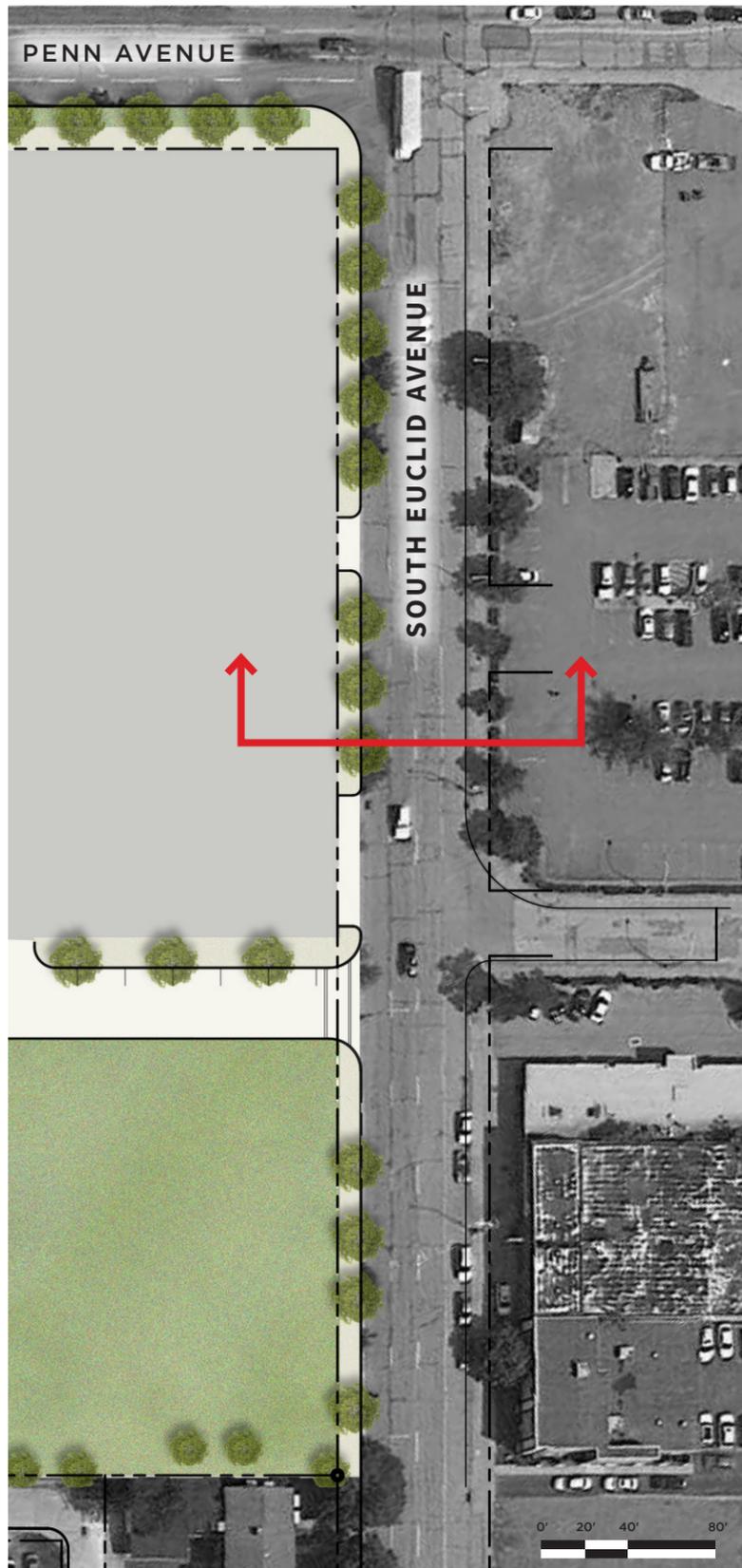


PARTIAL PLAN

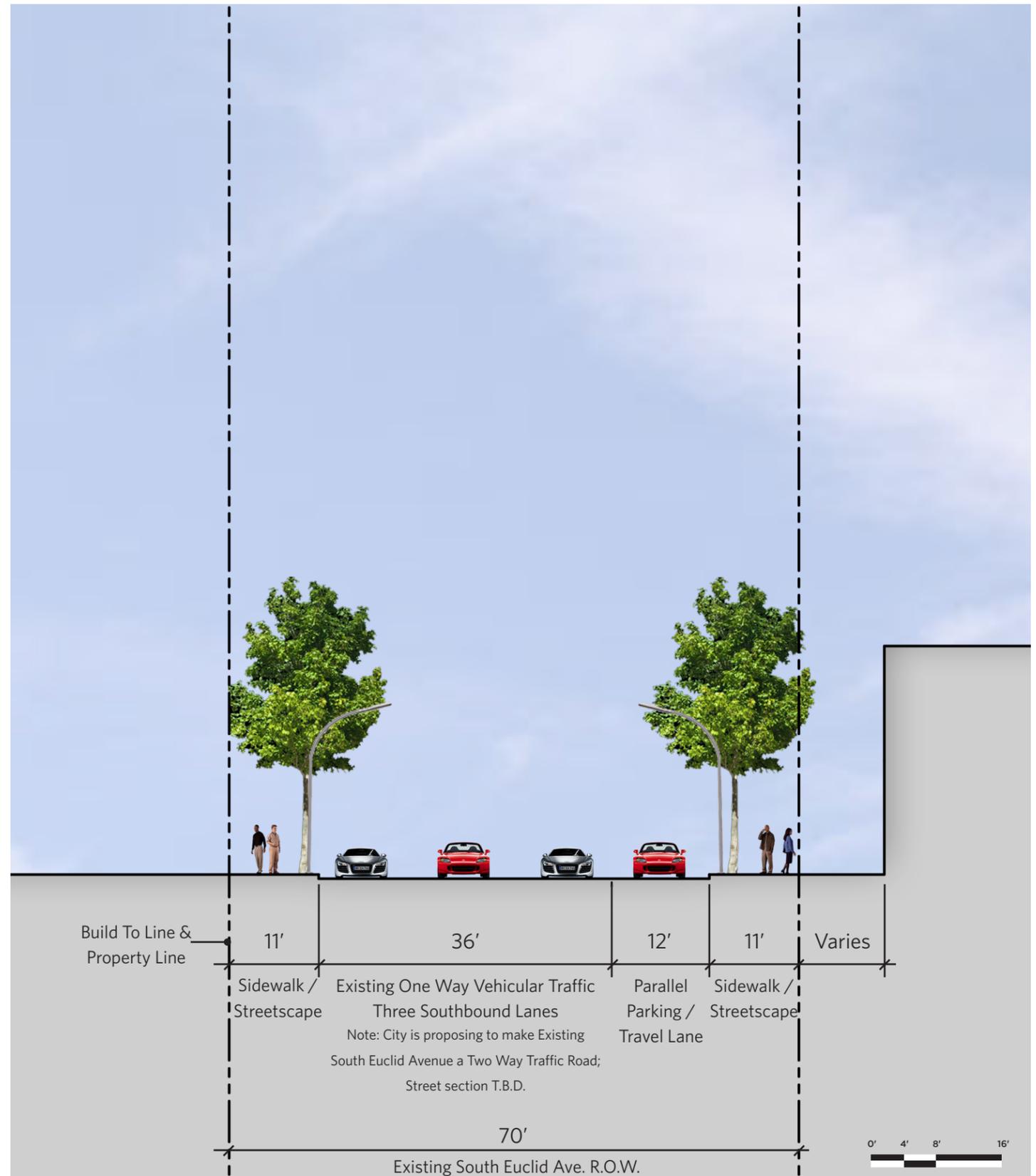


SECTION - SOUTH ST. CLAIR STREET

Note: The conceptual design is shown for graphic purposes only



PARTIAL PLAN

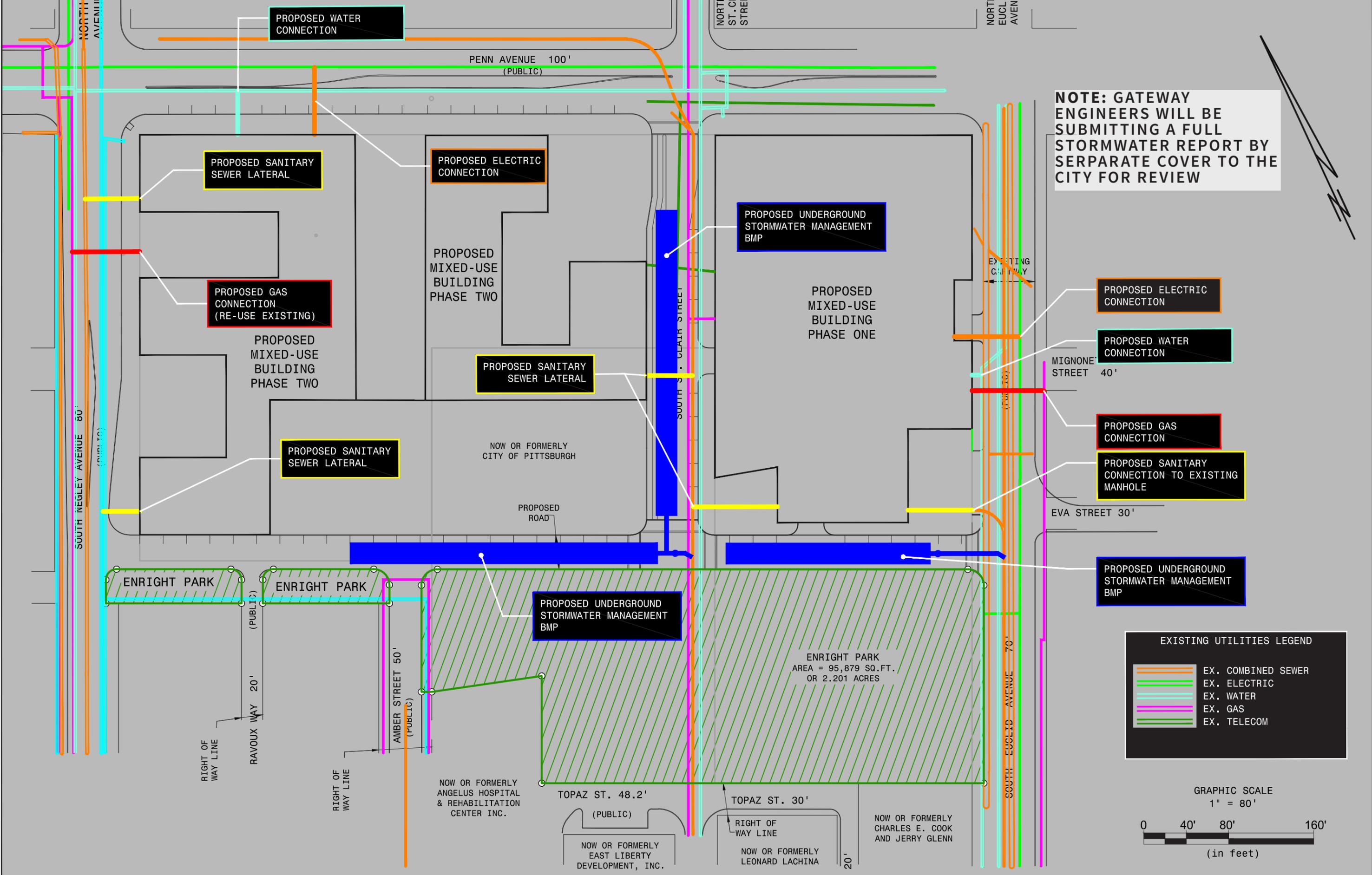


SECTION - SOUTH EUCLID AVENUE

Note: The conceptual design is shown for graphic purposes only. Existing Dimensions are Approximate

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STORMWATER MANAGEMENT
& UTILITIES





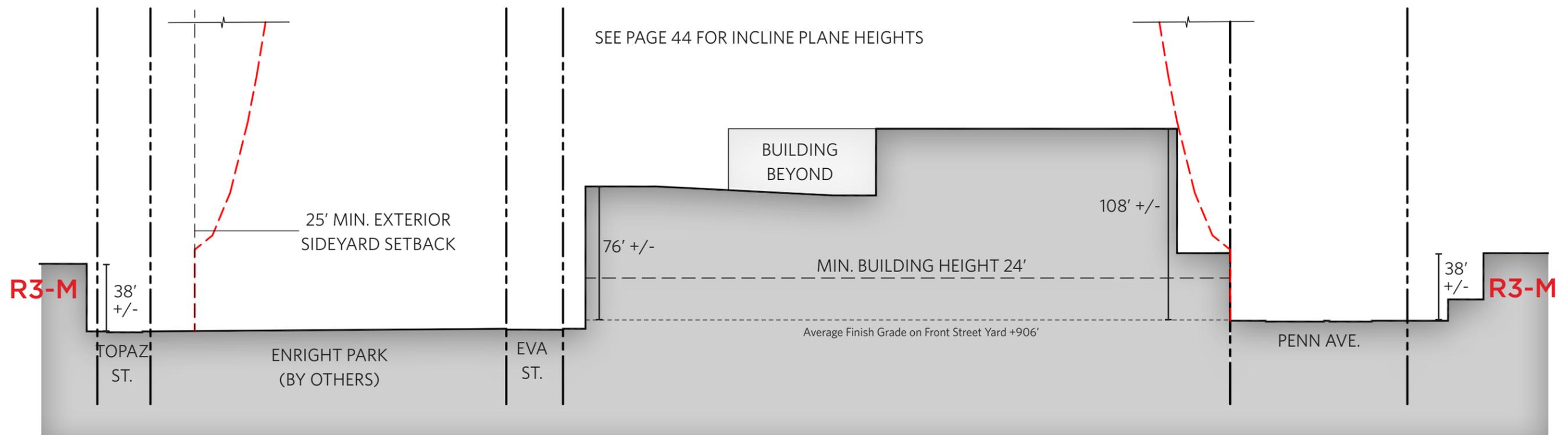
DEVELOPMENT BLOCKS, BUILDING
LOCATIONS, AND MASSING CONTROLS

	Incline Plane next to R3-M					
	0 Feet into site	10 Feet into site	20 Feet into site	30 Feet into site	35 Feet into site	40 Feet into site
Permitted Height where contextual setback used	40	48	72	112	138	168
Permitted Height abutting R3-M with 5 foot interior sideyard setback	40	42	58	90	112	138
	Incline Plane next to LNC					
	0 Feet into site	10 Feet into site	20 Feet into site	30 Feet into site	35 Feet into site	40 Feet into site
Permitted Height	45 feet	54	81	126	155.25	189
	Incline Plane next to East Liberty Place South & New Pennley Place					
	0 Feet into site	10 Feet into site	20 Feet into site	30 Feet into site	35 Feet into site	40 Feet into site
Permitted Height	56	67.20	100.80	156.80	193.20	235.20

MAX HEIGHT: 150'



925.07.A When measured in feet, building height refers to the vertical distance between the average finished grade along the wall facing the front street yard at the base of the building and: 1) the highest point of the coping of a flat roof; 2) the deck line of a mansard roof; or 3) the average height level between the eaves and ridge line of a gable, hip or gambrel roof. In the case of fences or walls, other than retaining walls, height shall be measured on the side with the least vertical exposure above finished grade to the top of the fence or wall.

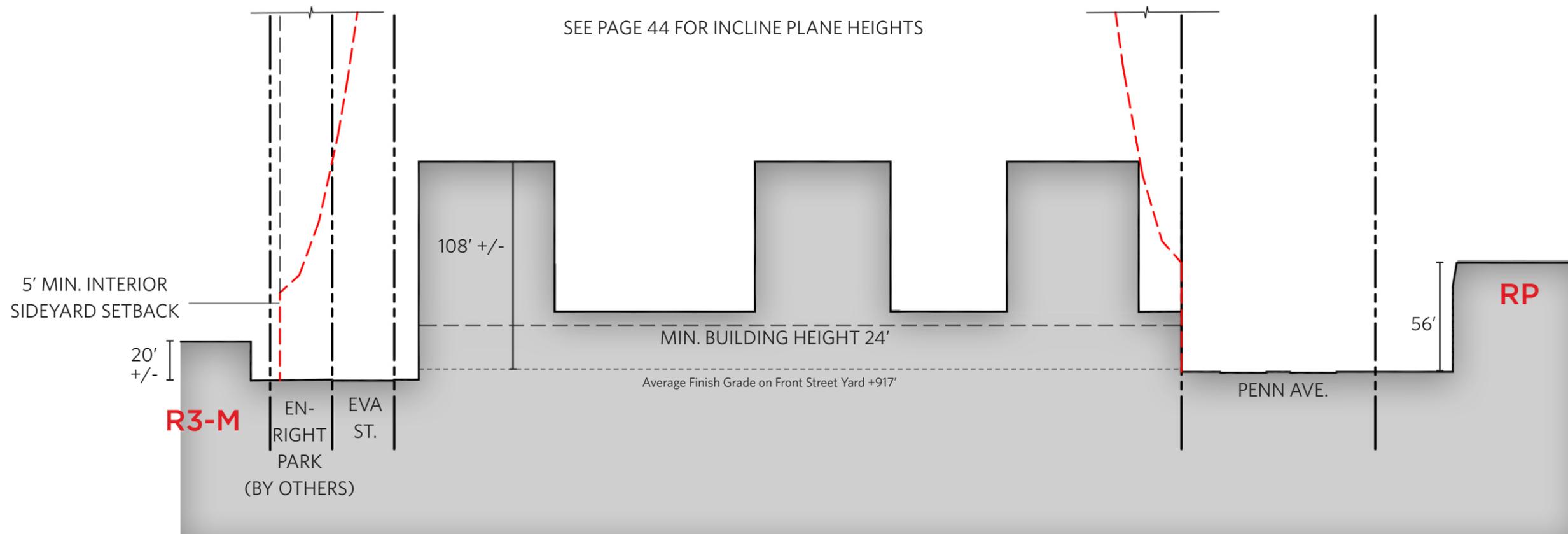


Section A

NOTE: The conceptual design shown is for graphic purposes only.



925.07.A When measured in feet, building height refers to the vertical distance between the average finished grade along the wall facing the front street yard at the base of the building and: 1) the highest point of the coping of a flat roof; 2) the deck line of a mansard roof; or 3) the average height level between the eaves and ridge line of a gable, hip or gambrel roof. In the case of fences or walls, other than retaining walls, height shall be measured on the side with the least vertical exposure above finished grade to the top of the fence or wall.

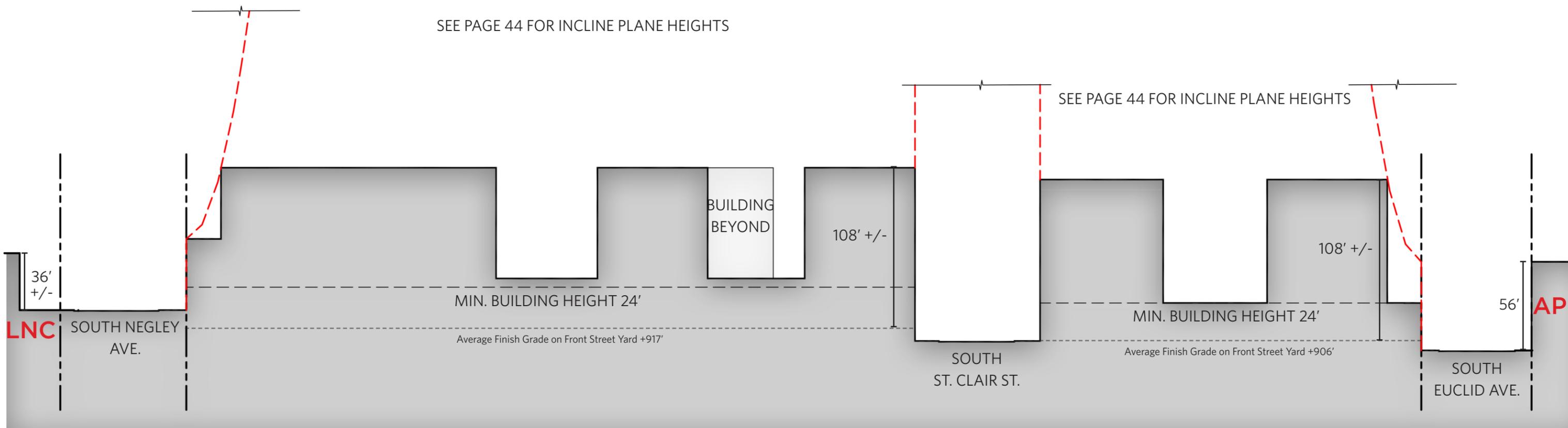


Section B

NOTE: The conceptual design shown is for graphic purposes only.



925.07.A When measured in feet, building height refers to the vertical distance between the average finished grade along the wall facing the front street yard at the base of the building and: 1) the highest point of the coping of a flat roof; 2) the deck line of a mansard roof; or 3) the average height level between the eaves and ridge line of a gable, hip or gambrel roof. In the case of fences or walls, other than retaining walls, height shall be measured on the side with the least vertical exposure above finished grade to the top of the fence or wall.



Section C

NOTE: The conceptual design shown is for graphic purposes only.

BLOCK A

Allowable Uses:

As referenced on Page 3

Envelope Limitations:

Maximum Height: See Page 42

Build to property lines on north and east frontages. Build to north of new Eva Street right of way on south frontage, with 10' minimum setback from back of curb. To the west, there is a 10' setback from back of curb.

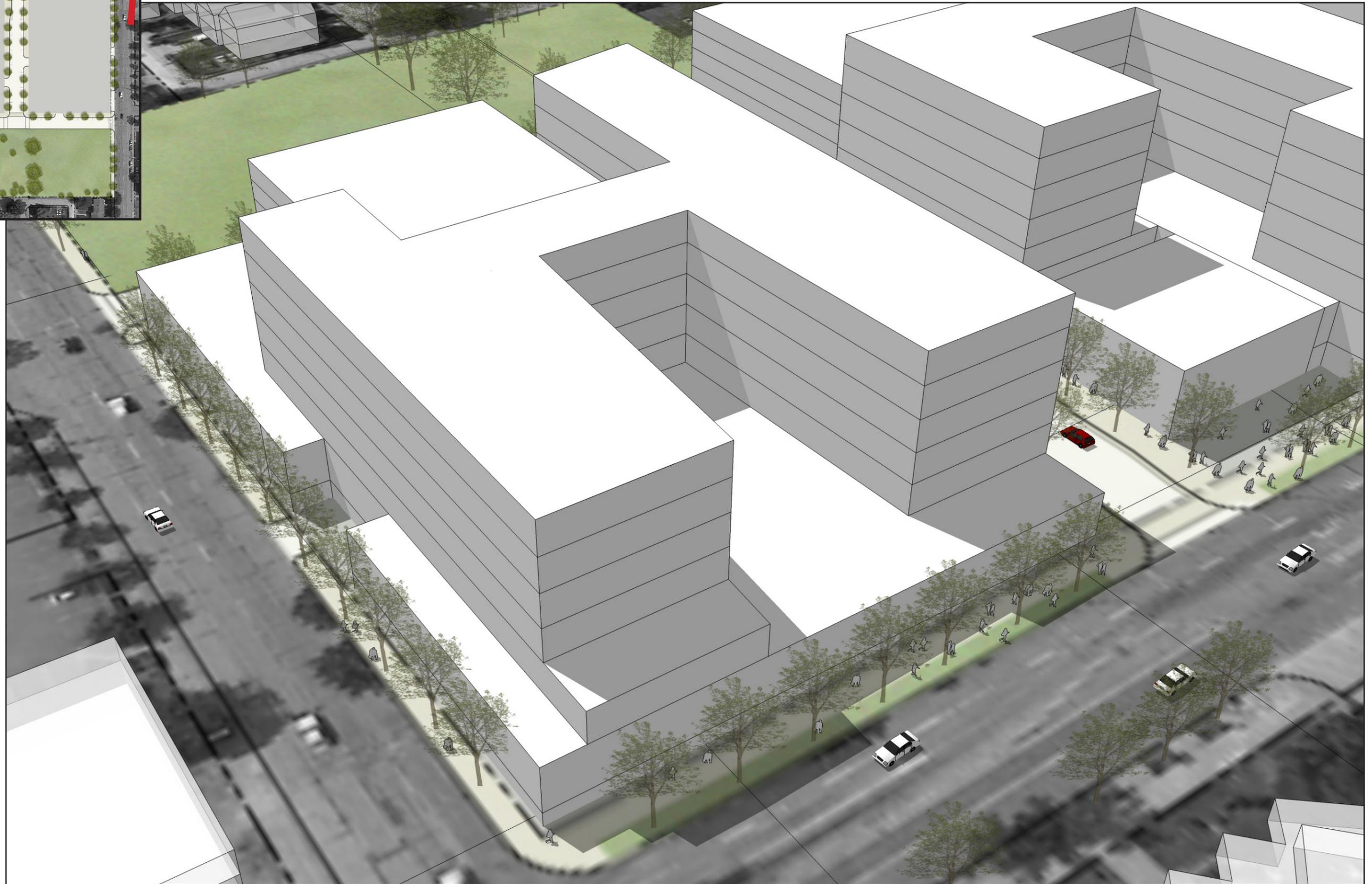
Frontage:

Block A includes PRIMARY ACTIVE FRONTAGES on Penn Avenue and South St. Clair. It includes SECONDARY FRONTAGES on South Euclid Avenue and Eva Street. See Page 55 for more information on street frontages.



-  PRIMARY ACTIVE FRONTAGE
-  SECONDARY FRONTAGE

NOTE: The conceptual design shown is for graphic purposes only.



NOTE: The conceptual design shown is for graphic purposes only.

BLOCK B

Allowable Uses:

As referenced on Page 3

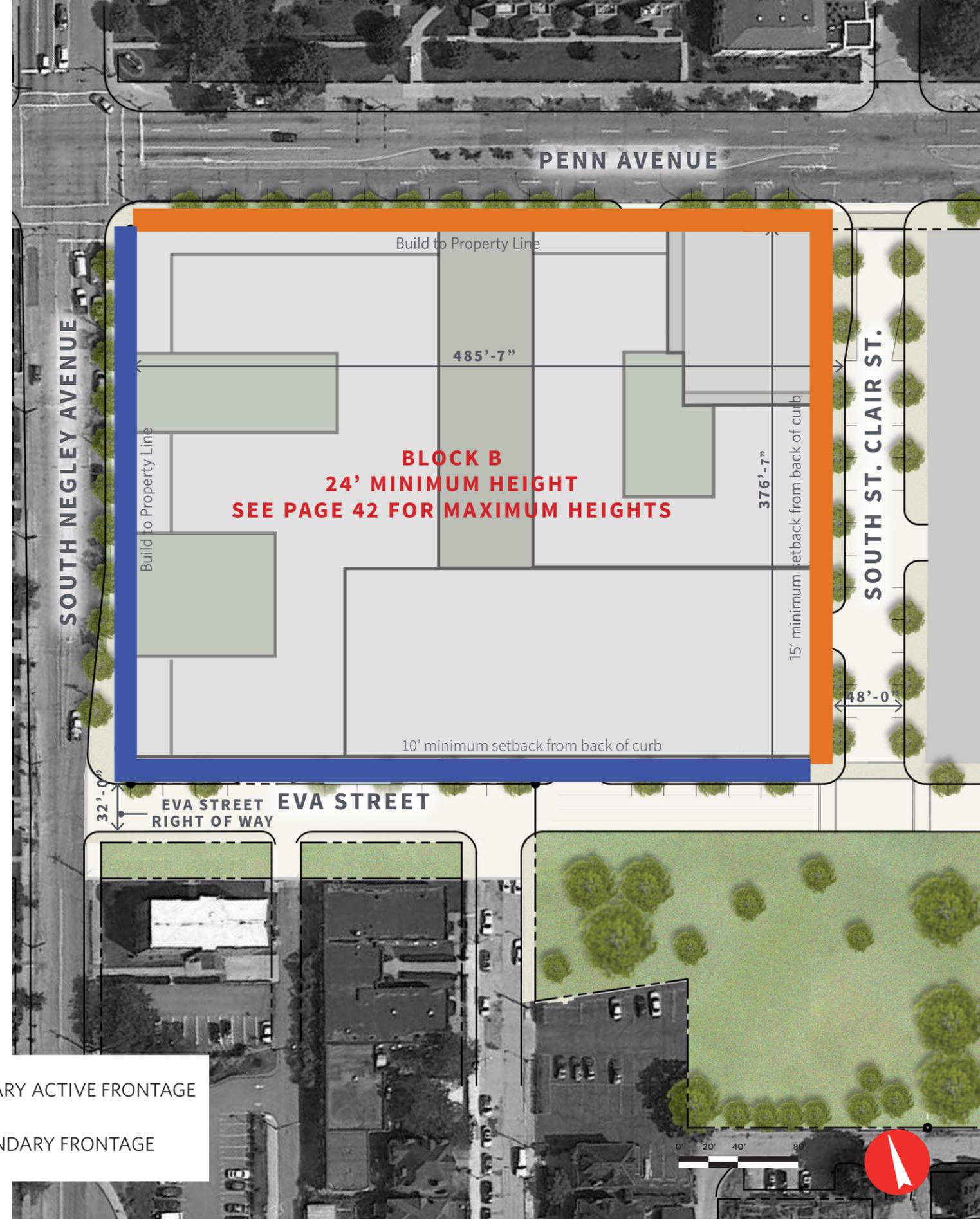
Envelope Limitations:

Maximum Height: See Page 42

Build to property lines on north and west frontages. Build to north of new Eva Street right of way on south frontage, with 10' minimum setback from back of curb. East Frontage, 10' setback from back of curb.

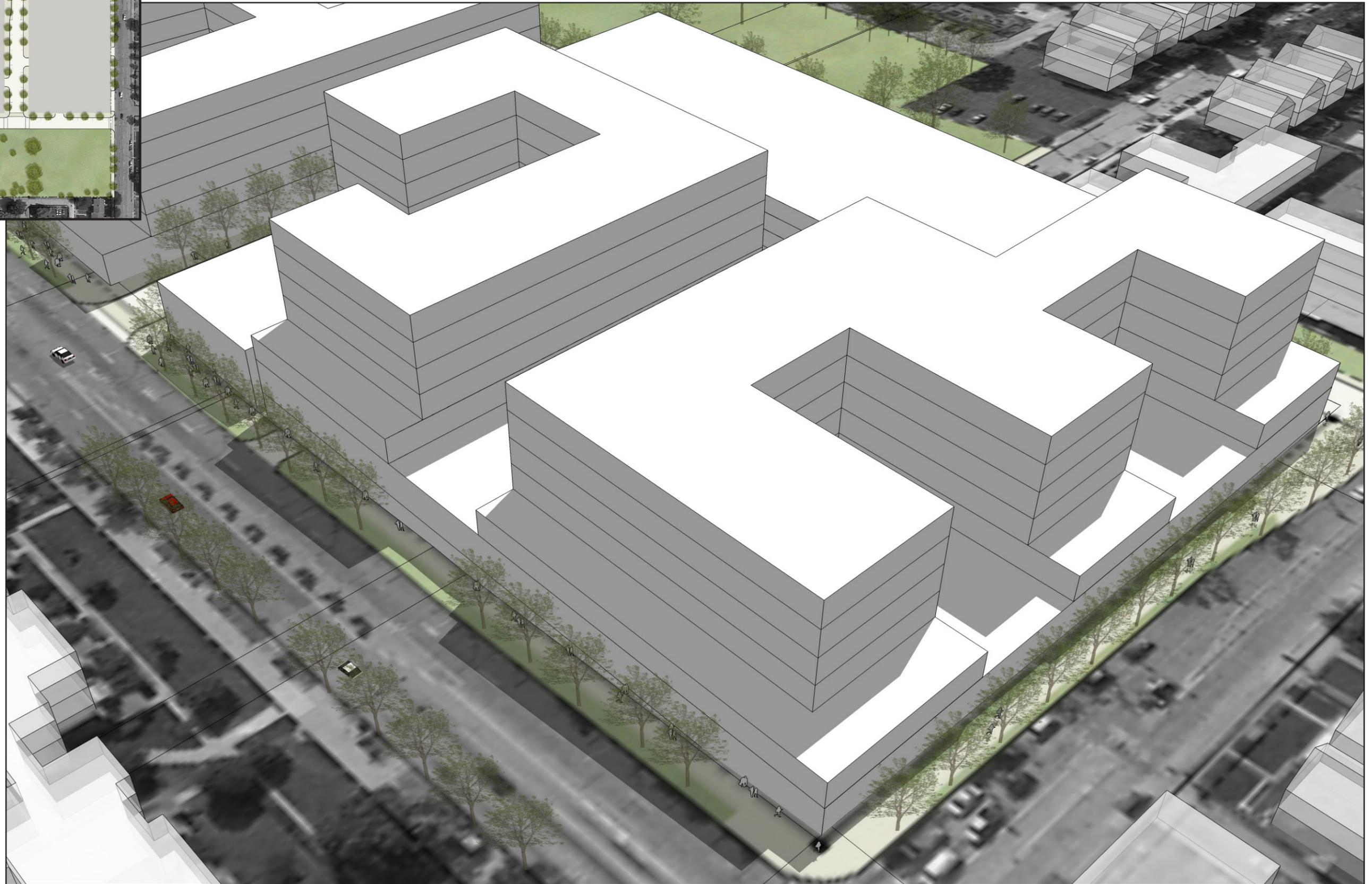
Frontage:

Block A includes PRIMARY ACTIVE FRONTAGES on Penn Avenue and South St. Clair. It includes SECONDARY FRONTAGES on Eva Street and South Negley Avenue. See Page 55 for more information on street frontages.



- PRIMARY ACTIVE FRONTAGE
- SECONDARY FRONTAGE

NOTE: The conceptual design shown is for graphic purposes only.



NOTE: The conceptual design shown is for graphic purposes only.

BLOCK C

No built structures are allowed on Block C. Enright Park shall remain publicly owned and equivalent in size and function of the existing Enright Park. There will be no commercial uses fronting on the park below Eva Street. All adjacent uses to the park shall be buffered with landscaping and screening.

Although the park will be designed and constructed by others, the developer shall assist in programming and in developing enhanced amenities for the reconfigured Enright park.

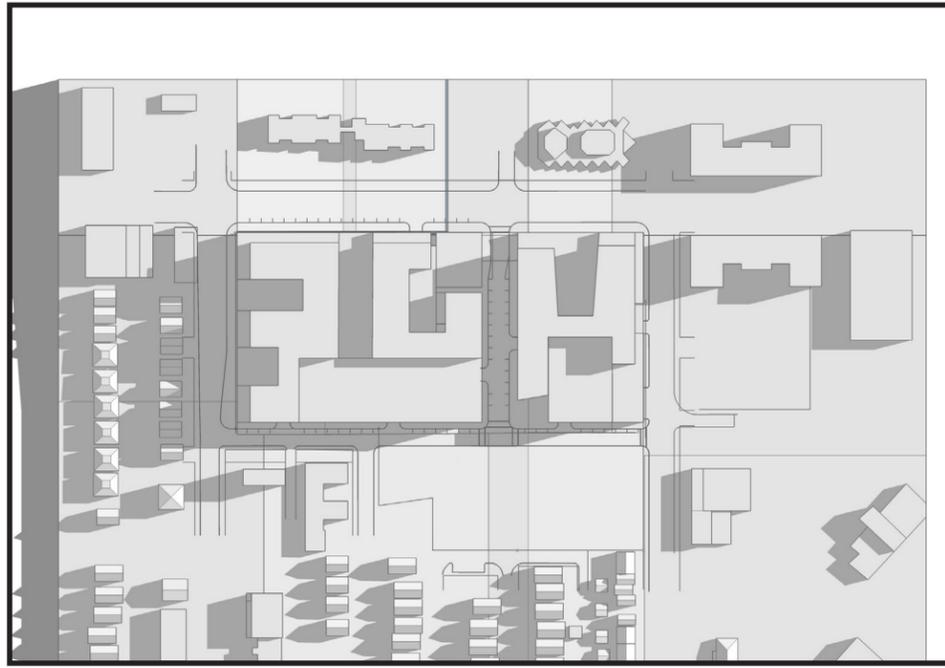
See Page 65 for more information on proposed Enright Park character.



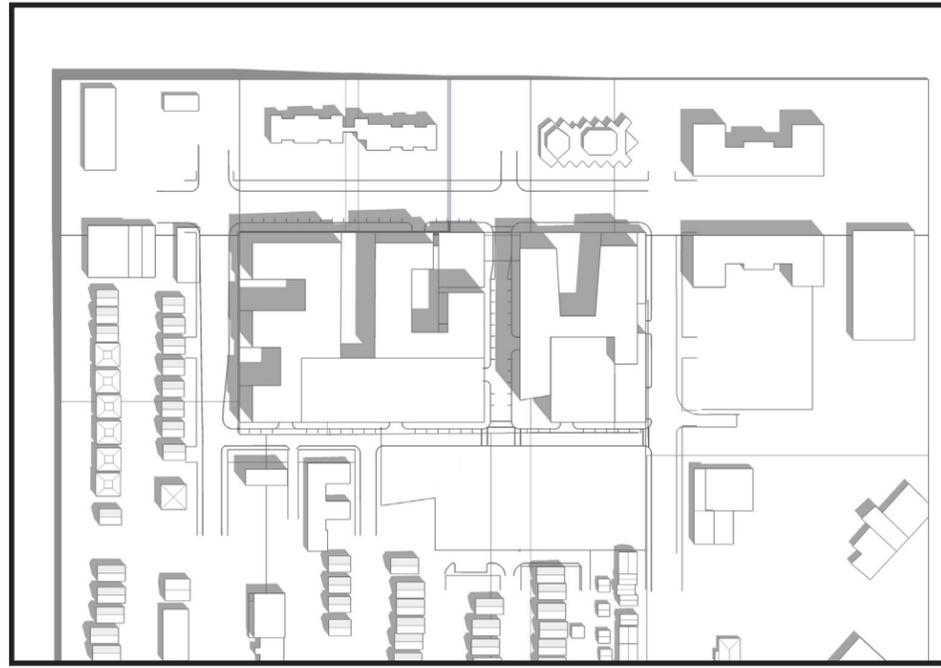
NOTE: The conceptual design shown is for graphic purposes only.



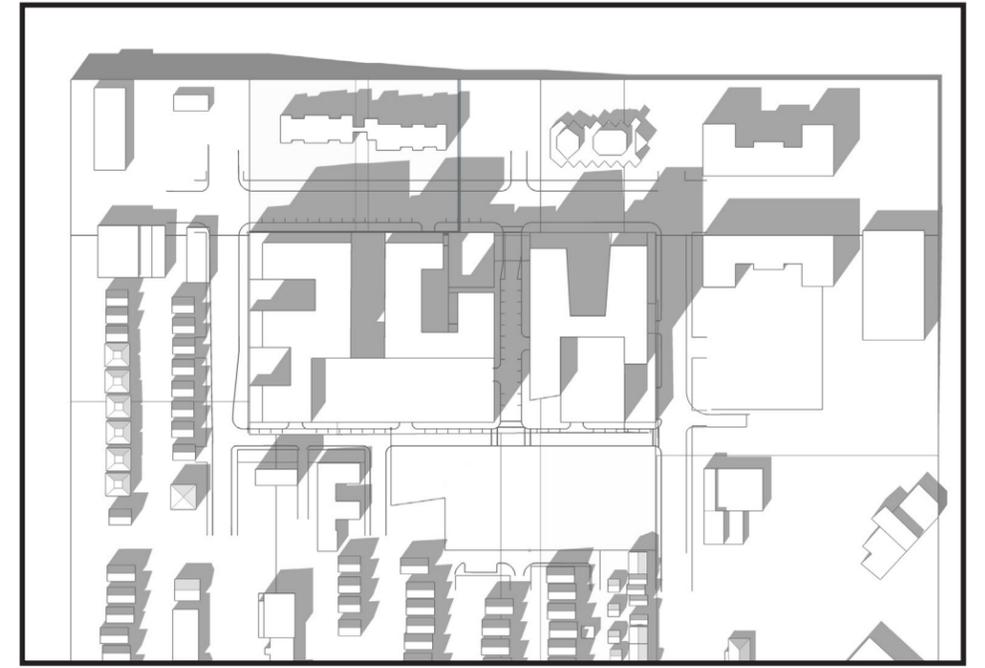
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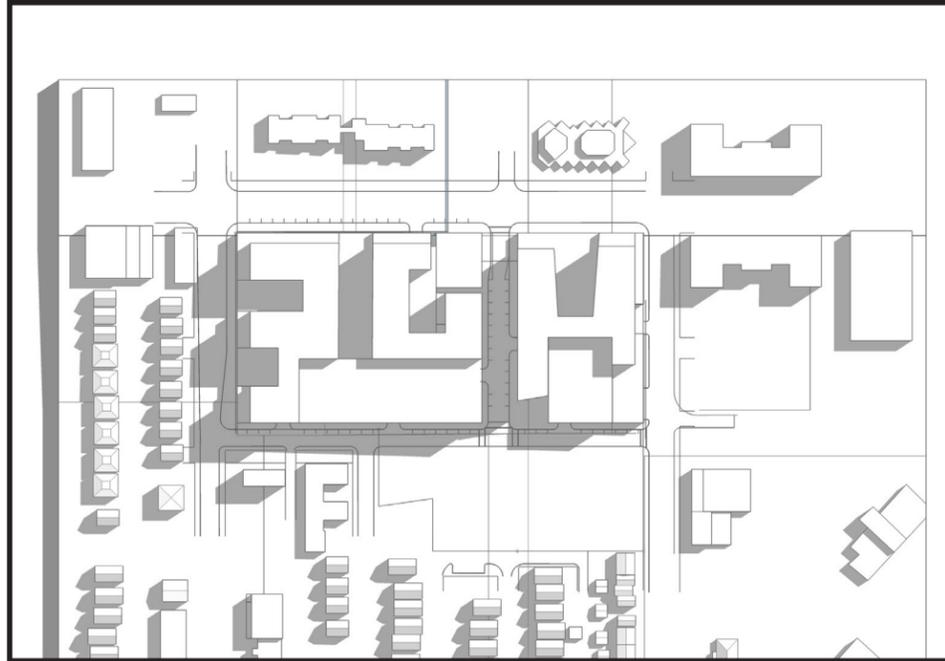
March 21 8:00 am



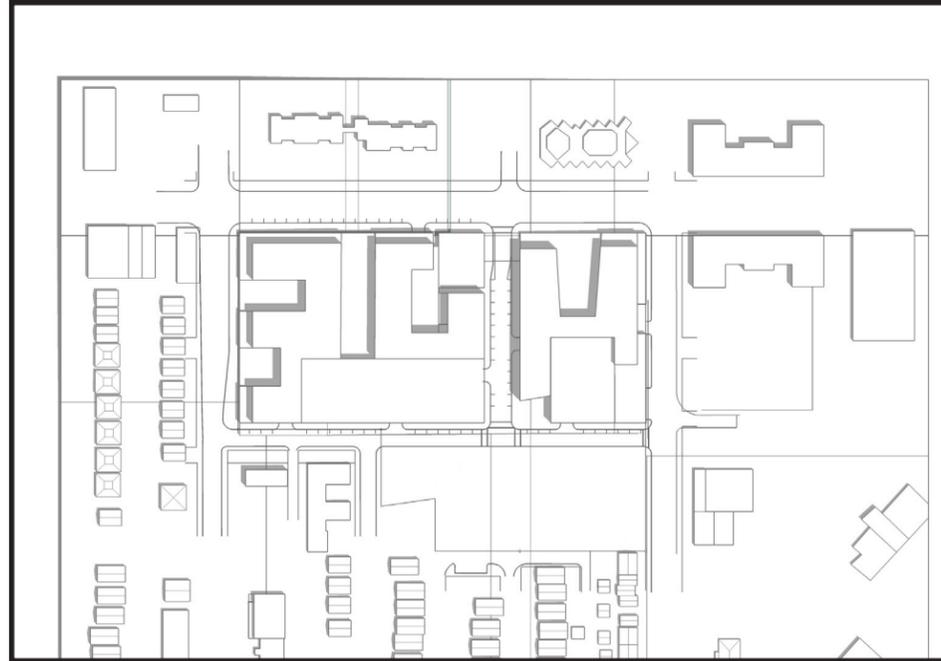
March 21 12:00 pm



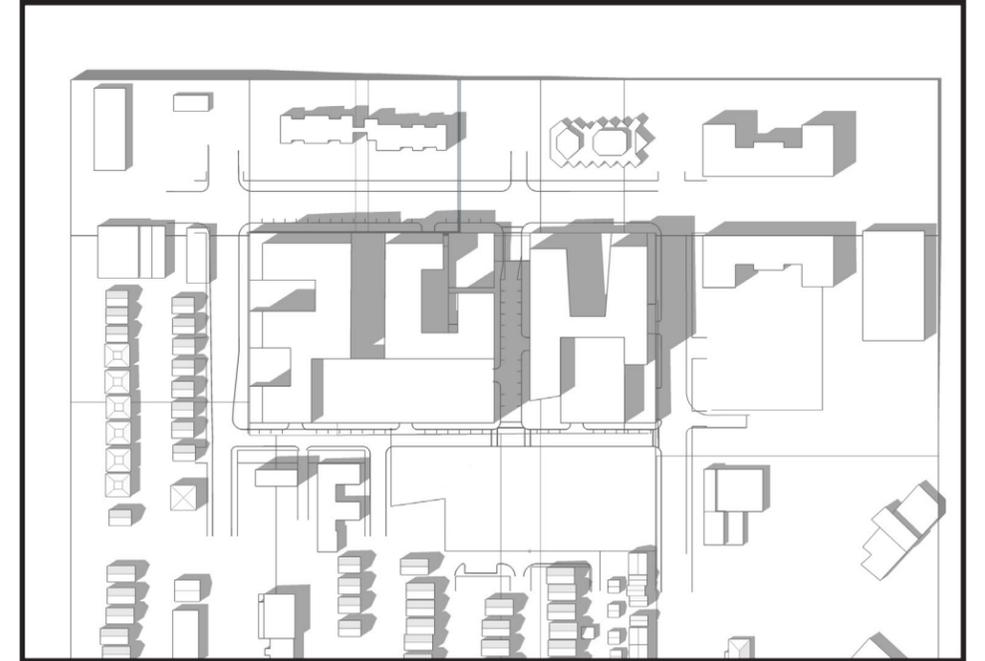
March 21 4:00 pm



June 21 8:00 am



June 21 12:00 pm

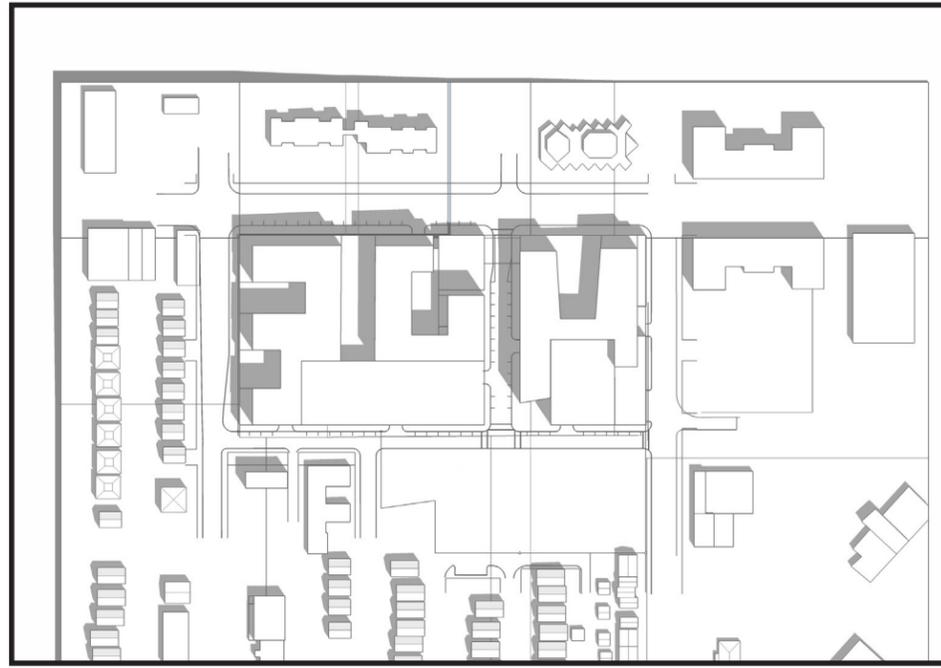


June 21 4:00 pm

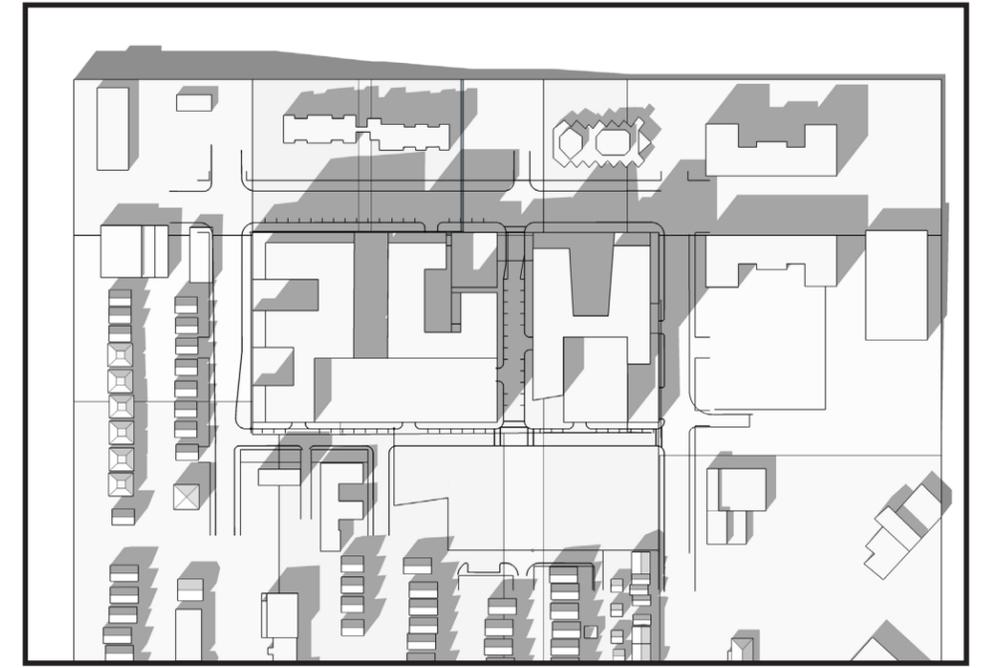
NOTE: The conceptual design shown is for graphic purposes only.



September 21 8:00 am



September 21 12:00 pm



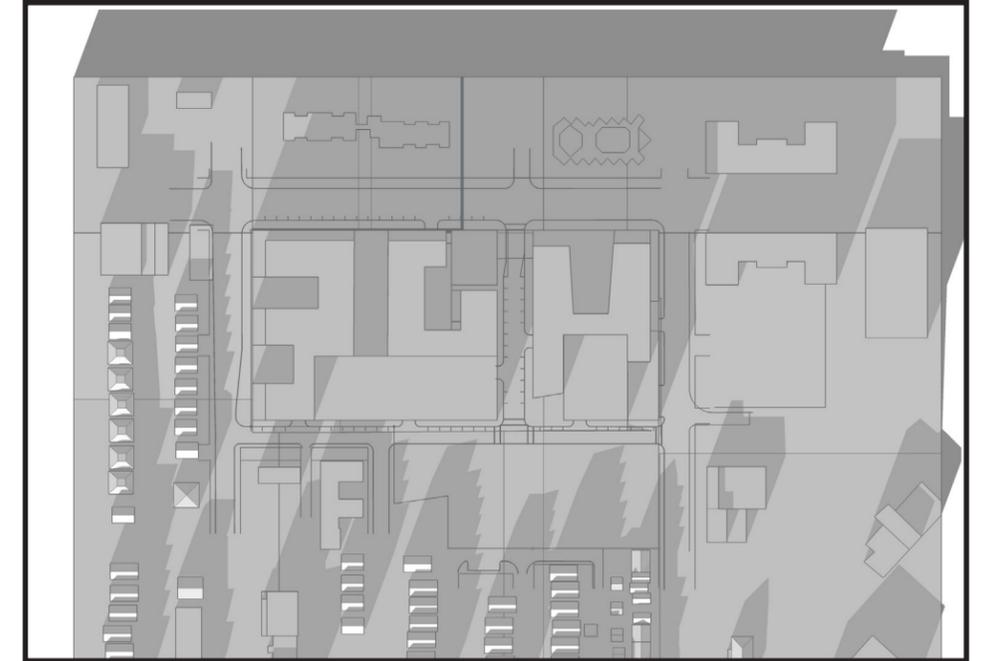
September 21 4:00 pm



December 21 8:00 am



December 21 12:00 pm



December 21 4:00 pm

NOTE: The conceptual design shown is for graphic purposes only.



DESIGN GUIDELINES

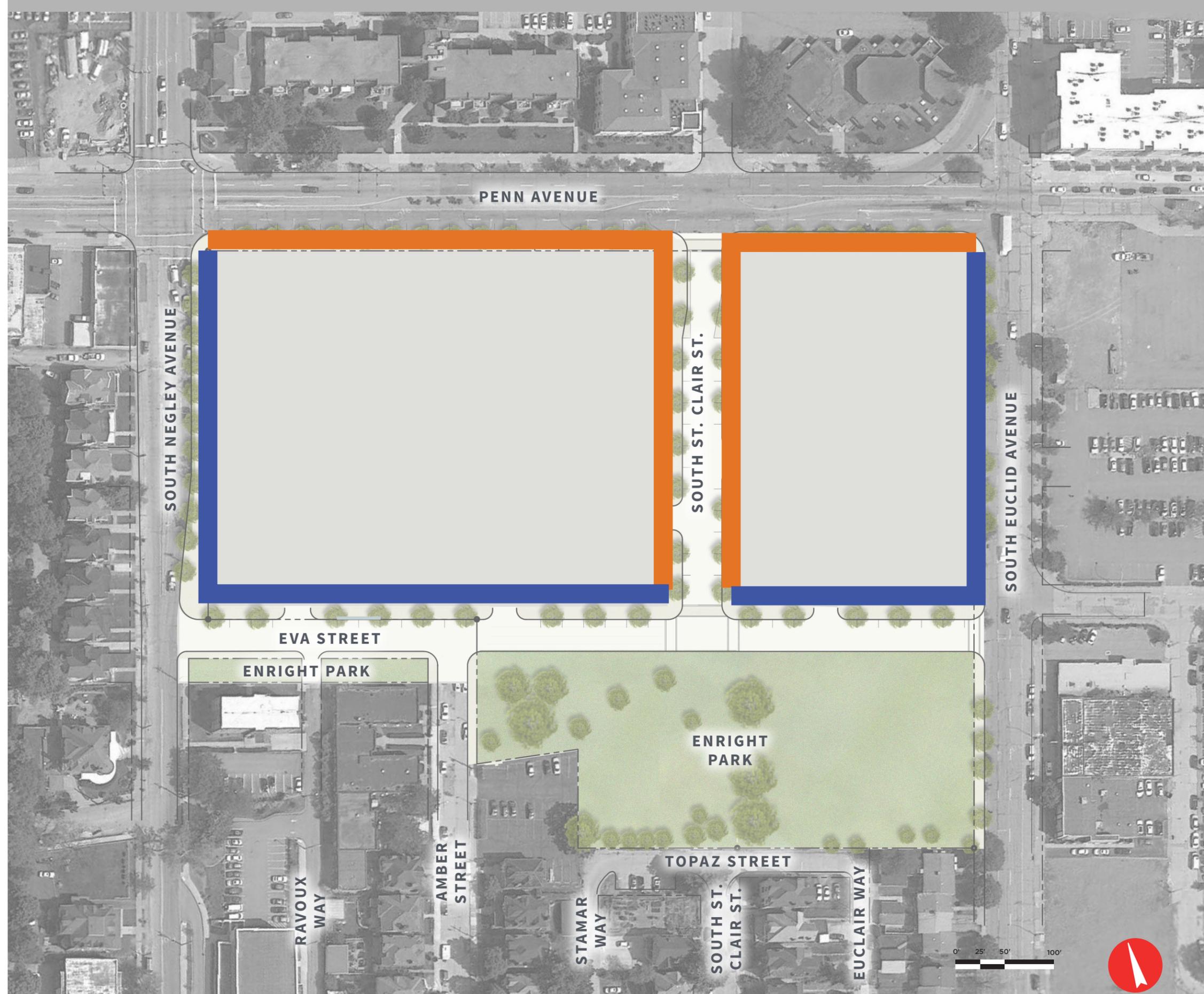
INTRODUCTION - FRONTAGES

The development blocks are able to accommodate buildings that approach streets with differing characteristics.

The following design guidelines will provide general guidelines, as well as guidance on how the variety of uses that may be contained within the buildings should relate to the various frontages found throughout the site.

PRIMARY ACTIVE FRONTAGE
Frontages along Penn Avenue and South St. Clair Street are intended to have the most activity and prominence as a result of the existing character of Penn Avenue, and the intention of creating an active north-south link between Enright Parklet and Garland Parket.

SECONDARY FRONTAGE
Frontages along South Negley Avenue, Eva Street, and South Euclid Avenue take on a less active, quieter, and secondary character as a result of the existing character and land uses on these streets. In addition, these frontages serve as service and support streets for the more active frontages.



RETAIL FRONT OF HOUSE

INTRODUCTION

Retail Front of House refers to public entrances and active frontages of retail uses.

FRONTAGES

All retail spaces must include at least one frontage that is considered *Retail Front of House*. *Retail Front of House* Frontages are allowed on PRIMARY ACTIVE FRONTAGES and SECONDARY FRONTAGES. *Retail Front of House* can be located at the street level as well as upper levels as long as clear and architecturally expressed pedestrian connections from the street level to upper level retail is provided.

MATERIALS

The intent for the site is to provide a high quality, vibrant, and interesting urban environment that respects the existing context while still allowing for contemporary design. In general, higher quality materials should be used at PRIMARY ACTIVE FRONTAGES. Acceptable materials at all allowed frontages include:

Brick

Masonry

Stone or cast stone

Precast concrete

Cement fiber board (Only on upper stories)

Glass (Opaque, tinted, smoked or reflective glass may be used for accent/spandrel elements only)

Naturally durable wood

Metal storefront and metal panels

Stucco

Glass Block - Glazed tile or brick

EIFS (above 12' from ground)

Additional high quality materials as reviewed in the Design Review process and approved by Planning Commission

Unacceptable materials at all frontages include:

Vinyl siding

Primary material pallets should include light colors and natural earth-tones, however accent colors or darker shades are allowed to compliment more neutral colors in order to create a vibrant and exciting place that compliments the colorful character of the existing buildings in East Liberty.

TRANSPARENCY

PRIMARY ACTIVE FRONTAGES: 65% min. at street level between 3' and 8' from the retail floor. 25% min. at upper levels

SECONDARY FRONTAGES: 40% min. at street level between 3' and 8' from the retail floor. 25% min. at upper levels

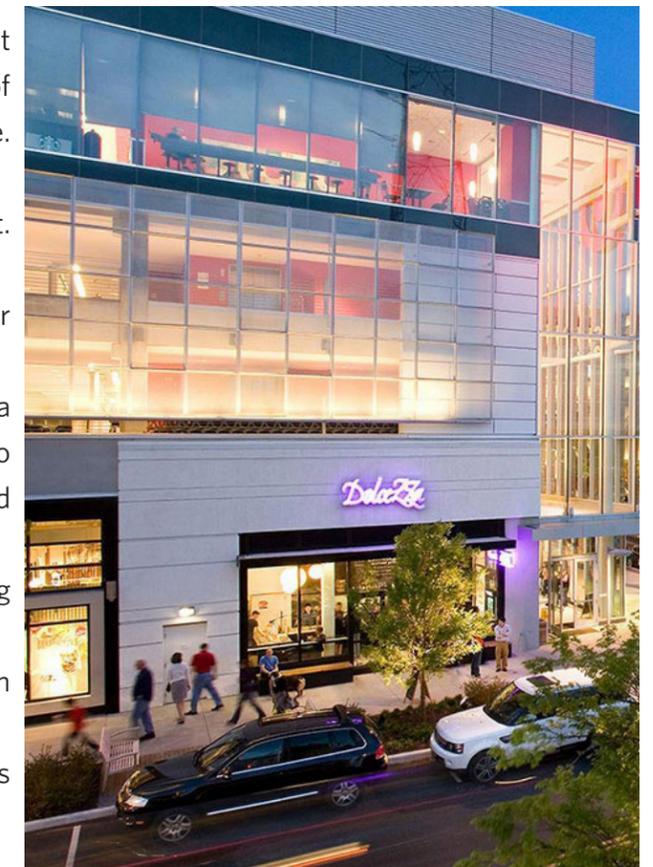
MASSING AND ARTICULATION

Retail Front Of House should maintain a constant street wall at all allowed frontages, but deviations from the build to line at street intersections are encouraged to create an interesting and active public realm. Entrances to retail should be easily identifiable from the street. Retail architecture should represent the base of the greater building and its extents should be delineated from architecture above through a cornice or similar horizontal expression, or a change in material treatment that allows the retail base to express its own identity. For approximately every 50' of horizontal facade length, the facade should be broken down vertically. This can include, a change in plane, a material change, an attached or recessed element that creates a vertical form on the facade, or any other technique that helps to avoid uninterrupted, blank horizontal facades.

STOREFRONTS

Transparency in and out of storefronts is required for retail to prosper, for a vibrant street life, and to maintain eyes on the street. Storefront design shall balance the needs of the tenant's individual expression with the overall aesthetic quality and sense of place.

1. *Retail Front Of House* frontages must include visible and accessible entries from the street.
2. Doors should be compatible with, and complementary to the overall storefront design.
3. Doors should have a high percentage of glass to increase visibility into the stores interior and out to the street. Clear Glass and maximum visibility are encouraged.
4. Overhangs, canopies, awnings and/or door recesses are encouraged to provide a feeling of protection when entering or exiting a storefront. Overhangs and canopies also create visual interest to the facades. Colorful canopies and awnings are allowed and encouraged.
5. Restaurants are encouraged to have additional doors to connect to outdoor seating areas.
6. Fully operable / removable openings are encouraged to enhance interaction between the interior and exterior street experience.
7. Opaque, tinted, smoked or reflective glass may be used for accent/spandrel elements only.
8. Careful consideration to retail signage is required.



RETAIL BACK OF HOUSE

INTRODUCTION

Retail spaces naturally have primary front of house zones and back of house zones where visibility and transparency is less desirable or appropriate. It is often unavoidable for these spaces to abut exterior frontages.

FRONTAGES

Retail Back of House uses are discouraged on PRIMARY ACTIVE FRONTAGES. They are only allowed when individual retail spaces front on more than one PRIMARY ACTIVE FRONTAGE zones. In such a case, a maximum of 60% of the second frontage located on a PRIMARY ACTIVE FRONTAGE street can be considered *Retail Back of House*.

Retail Back of House uses, when necessary, are encouraged to be located on SECONDARY FRONTAGES.

MATERIALS

Acceptable materials at all allowed frontages include:

Brick

Masonry

Stone or cast stone

Precast concrete

Cement fiber board (Only on upper stories)

Glass

Naturally durable wood

Metal storefront and metal panels

Stucco

Glass Block - Glazed tile or brick

EIFS (above 12' from ground)

Additional high quality materials as reviewed in the Design Review process and approved by Planning Commission

In general, higher quality materials should be used at PRIMARY ACTIVE FRONTAGES.

Unacceptable materials at all frontages include:

Vinyl siding

Primary material palettes should include light colors and natural earth-tones, however accent colors or darker shades are allowed to compliment more neutral colors in order to create a vibrant and exciting place that compliments the colorful character of the existing buildings in East Liberty.

TRANSPARENCY

PRIMARY ACTIVE FRONTAGES: minimum 10% of the horizontal length of the building facade

SECONDARY FRONTAGES: minimum 5% of the horizontal length of the building facade

Although transparency is often not appropriate for *Retail Back of House*, if on a PRIMARY ACTIVE FRONTAGES, 10% minimum transparency is required. The Applicant is agreeable to adding a minimum of 5% transparency along the SECONDARY FRONTAGES. This can be in the form of clerestory glazing. At all frontages, spandrel glass, window graphics, show windows or building articulation in the scale of windows can be an effective strategy to provide the character of windows and transparency while allowing for functional *Retail Back of House* space.

MASSING AND ARTICULATION

Retail Back of House often requires long stretches of blank walls. Great effort should be made to reduce the negative visual impact of long blank walls. For approximately every 50' of horizontal facade length, the facade should be broken down vertically. This can include, a change in plane, a material change, an attached or recessed element that creates a vertical form on the facade, or any other technique that helps to avoid uninterrupted, blank horizontal facades.

FACADE DESIGN

Both blocks of the project front on four distinct streets. The building facades will address the hierarchy of the streets with appropriate design while mitigating the back of house programming. In addition to transparency and articulation described above, facades will include a level of design appropriate to the public space they face.



OFFICE

INTRODUCTION

Office space can be an interesting addition to mixed use buildings, and provides more opportunities for residents to work in their own neighborhood. Upper level office can have the added benefit of creating more building mass to define public space as well as provide a captive consumer helping activate retail uses in the neighborhood.

FRONTAGES

Office is allowed on PRIMARY ACTIVE FRONTAGES.

Office is allowed on SECONDARY FRONTAGES.

On frontages that allow *Office*, it can be located at the street level as well as upper levels as long as clear and architecturally expressed visual connection from the street level to upper level *Office* is provided.

MATERIALS

The intent for the site is to provide a high quality, vibrant, and interesting urban environment that respects the existing context while still allowing for contemporary design. Acceptable materials at all allowed frontages include:

Brick

Masonry

Stone or cast stone

Precast concrete

Cement fiber board (Only on upper stories)

Glass (Opaque, tinted, smoked or reflective glass may be used for accent/spandrel elements only)

Naturally durable wood

Metal storefront and metal panels

Stucco

Glass Block - Glazed tile or brick

EIFS (above 12' from ground)

Additional high quality materials as reviewed in the Design Review process and approved by Planning Commission

In general, higher quality materials should be used at PRIMARY ACTIVE FRONTAGES.

Unacceptable materials at all frontages include:

Vinyl siding

Dark tinted or mirrored glass

Primary material palettes should include light colors and natural earth-tones, however accent colors or darker shades are allowed to compliment more neutral colors in order to create a vibrant and exciting place that compliments the colorful character of the existing buildings in East Liberty.

TRANSPARENCY

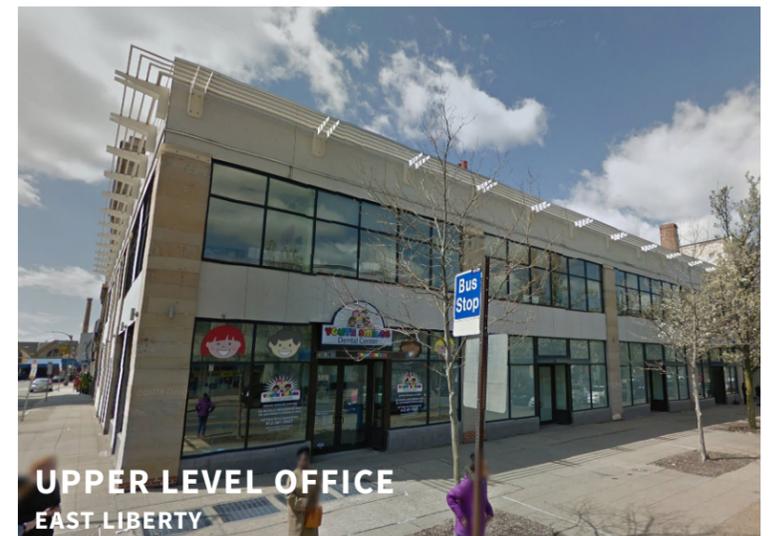
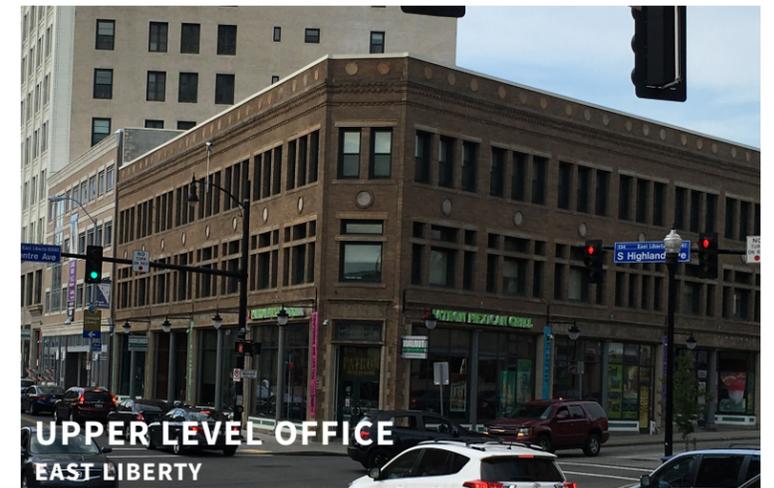
PRIMARY ACTIVE FRONTAGES: 60% min. at street level between 3' and 8'. 25% min. at upper levels

SECONDARY FRONTAGES: 60% minimum at street level between 3' and 8'. 25% min. at upper levels

Street level glazing should be treated similar to retail *Retail Front of House*, and should utilize similar storefront guidelines. Glazing on upper level retail space often takes on a more monumental character than residential glazing, a result of the difference in scale between individual residential units and office tenants.

MASSING AND ARTICULATION

At the street level *Office* should be treated similar to *Retail Front of House Uses*. At upper levels office space should be located at the building edge to maximize its visibility and viability. The office lobby should be made clearly visible to street level pedestrians. Upper level office can be made to read as an extension of the lower retail, or can take on its own identity and prominence. Buildings should strive for a feeling of authenticity. Therefore, a singular building does not need to arbitrarily appear as if it were built piecemeal over time. However, buildings should strive to create a human scale. This can be achieved in numerous ways. Some examples include, a strong reading of base middle and top, human scaled fenestration, and human scaled facade elements such as awnings, recessed openings, porches, balconies, etc. For approximately every 200' of horizontal facade length, the facade should be broken down vertically. This can include, a change in plane, a material change, an attached or recessed element that creates a vertical form on the facade, or any other technique that helps to avoid uninterrupted, blank horizontal facades.



STRUCTURED PARKING

INTRODUCTION

Surface parking is not proposed for this project. As a result, structured parking is necessary to serve the needs of the mixed use development.

FRONTAGES

Exposed *Structured Parking* is discouraged from PRIMARY ACTIVE FRONTAGES. If required, it should be seamlessly integrated into the surrounding building architecture.

Structured Parking is encouraged on SECONDARY FRONTAGES. It should be sensitive to the surrounding building architecture.

MATERIALS

Acceptable materials at all allowed frontages include:

Brick

Masonry

Stone or cast stone

Precast concrete

Poured in place concrete

Cement fiber board (Only on upper stories)

Glass (Opaque, tinted, smoked or reflective glass may be used for accent/spandrel elements only)

Naturally durable wood

Metal storefront and metal panels

Stucco

Glass Block - Glazed tile or brick

EIFS (above 12' from ground)

Additional high quality materials as reviewed in the Design Review process and approved by Planning Commission

Unacceptable materials at all frontages include:

Vinyl siding

Dark Tinted or Mirrored Glass

Primary material palettes should include light colors and natural earth-tones. However, accent colors or darker shades are allowed to compliment

more neutral colors in order to create a vibrant and exciting place that compliments the colorful character of the existing buildings in East Liberty.

TRANSPARENCY

Transparency in Structured Parking can be direct openings and does not need to include glass. Care should be taken to screen views to the headlights of interior cars from the exterior of the parking structure.

PRIMARY ACTIVE FRONTAGES: 65% minimum at exposed lower levels between 3' and 8'. Exposed Lower levels shall provide screening over openings for security and aesthetics. 25% Minimum at upper levels.

SECONDARY FRONTAGES: 40% minimum at exposed lower levels between 3' and 8'. Exposed Lower levels shall provide screening over openings for security and aesthetics. 25% Minimum at upper levels.

MASSING AND ARTICULATION

As a result of the functional requirements for *Structured Parking*, strong massing and articulation moves are often difficult. In general, *Structured Parking* should have architectural treatment and quality of the surrounding uses and is encouraged to blend into the surrounding architecture. Creating openings with consistent scale to surrounding architecture can help facilitate this. A continuity of material across *Structured Parking* and its surrounding uses is an effective strategy as well. In some instances sculptural or graphic use of material or natural screens can turn *Structured Parking* into a visually interesting addition to the building rather than an eye sore.



SERVICE

INTRODUCTION

All buildings require loading and other building services. At Pennley Park South, all loading and service is to be located and treated in such a way to minimize its impact on public space.

FRONTAGES

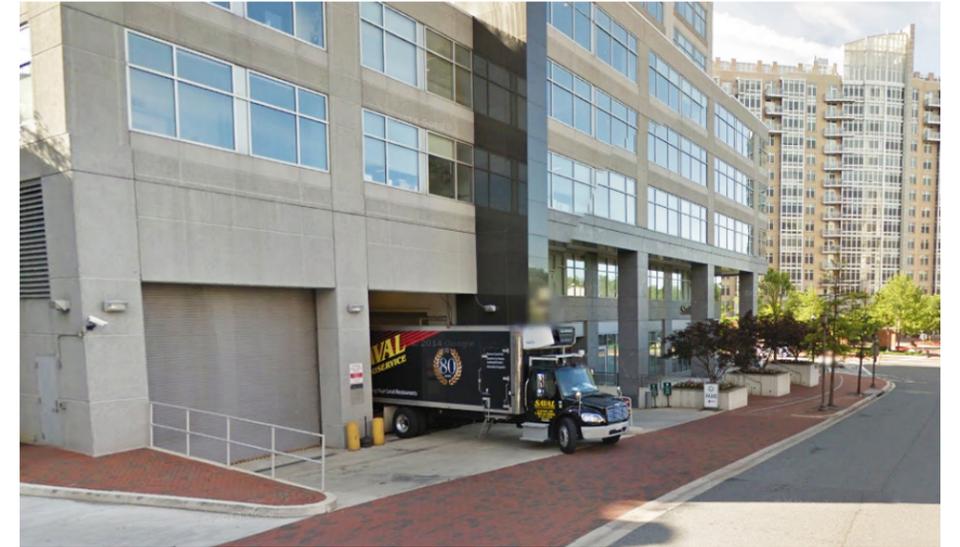
Service uses are discouraged from PRIMARY ACTIVE FRONTAGES and are prohibited on Penn Avenue. If required, Service doors must be provided and should be of high aesthetic quality. In addition, care should be taken to minimize the impact on the streetscape. For example, similar materials used on the sidewalk should carry across Service entries to avoid interrupting the sidewalk experience.

Service uses are encouraged to be located on SECONDARY FRONTAGES when possible. Care should still be taken to minimize the impact on the streetscape.

SCREENING

Service and loading areas shall be located in the interior of blocks or enclosed within the building, and should be screened from the public realm view by wall, fencing, and/or landscaping. Landscaped screening should include evergreen plant material equal to or greater in height than the object screened. When enclosed within the building, surrounding walls shall be of consistent quality of surrounding building walls.

Rooftop equipment taller than 4 feet above the roof parapet should be visually screened from street level via architectural treatments that are harmonious with the design of the building.





SITE AMENITIES

SITE LIGHTING

PUBLIC STREETS

Any changes to existing lighting will conform to the city of Pittsburgh standards as outlined in the Pittsburgh Lighting Code. This calls for traditional post top acorn for pedestrian scale lighting and taller drop acorn lighting on arms.

PRIVATE STREETS AND PLAZAS

Private streets, parks and plazas will be identified by a more contemporary but timeless pallet of light fixtures. Fixtures should be made of durable heavy guage materials that will not degrade in visual or structural quality over time. In addition to creating safe lighting levels for nighttime use, an array of fixture types should be used for visual character and wayfinding. This includes but is not limited to paver lights, lit bollards, and landscape lighting. Photos (right) represent examples of fixtures that would be suitable under these guidelines.

PUBLIC



City Standard Drop Acorn



City Standard Post top acorn



Existing Light Fixture

PRIVATE

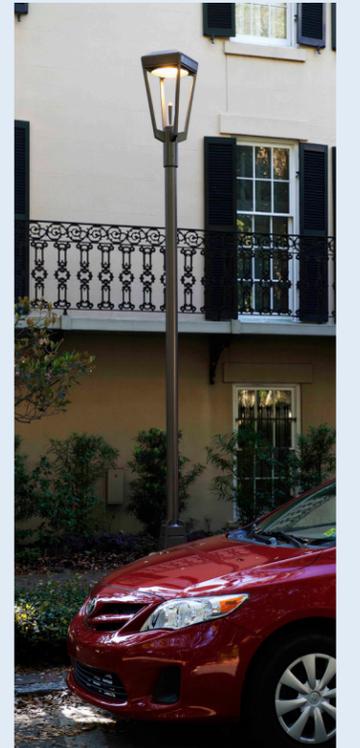


Photo Credits: Top Left, Top Right, Middle Left - Landscape Forms, www.landscapeforms.com;
Middle Right, Bottom - Forms+Surfaces, www.forms-surfaces.com

SITE FURNISHINGS

Site furnishings inform the function of a space, contribute to cleanliness, and enhance use and liveliness. These furnishings should be constructed and finished with durable methods and coatings to ensure a resilient product that will not degrade with time. Furnishings will be identified by two broad design groups:

STREET STANDARDS

Standard street furnishings should be consistent throughout the development and of a timeless design that still responds to the architectural aesthetic. These furnishings should be used judiciously and support an active street life. It is also important for furnishings along streets to be arranged so as to not impede or cause safety concerns to pedestrian traffic.

Photos (right) represent examples of furnishings that would be suitable under these guidelines.

PRIVATE SPACES AND PLAZAS

Private spaces and Plazas should take a more eclectic approach to site furnishings, responding to both the design of the landscape aesthetic as well as function. Moveable furnishings throughout these spaces are encouraged.

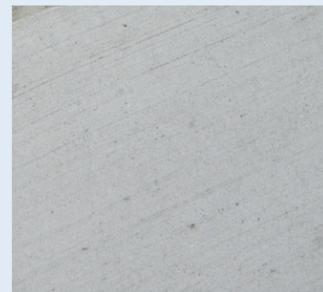
Photos (right) represent examples of furnishings that would be suitable under these guidelines.

PRIVATE STREETS



Photo Credit: Above images - Forms+Surfaces, www.forms-surfaces.com

PAVING STANDARDS



Broom Finished Concrete



Exposed Aggregate Concrete

PLAZAS AND PRIVATE SPACES

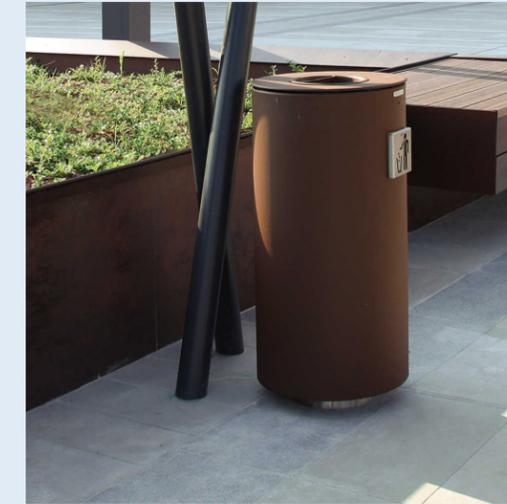


Photo Credits: Top Left, Center - IDmetalco, idmetalco.com; Top Right - IronSmith, www.ironsmith.cc; Bottom Left, Lower Right, Bottom Right, Bottom Center - Landscape Forms, www.landscapeforms.com



OPEN SPACE AND LANDSCAPE STANDARDS

ENRIGHT PARK (DESIGNED BY OTHERS)

ACTIVE FLEXIBLE SPACE

MAINTAIN WHAT IS THERE NOW

SOME PASSIVE AREA

UNPROGRAMMED LAWN

MATURE SHADE TREE COVER

PLAYGROUND AND WATER FEATURE

DOGS/PETS

A PLACE WHERE PEOPLE COME TOGETHER

CITY OWNERSHIP

MINIMUM OF 1 FULL BASKETBALL COURT

ONE PARTIAL BASKETBALL/SPORTS COURT



ELEVATED COURTYARDS

MIX OF HARDSCAPE AND SOFTSCAPE

OPPORTUNITIES FOR ADDITIONAL AMENITIES

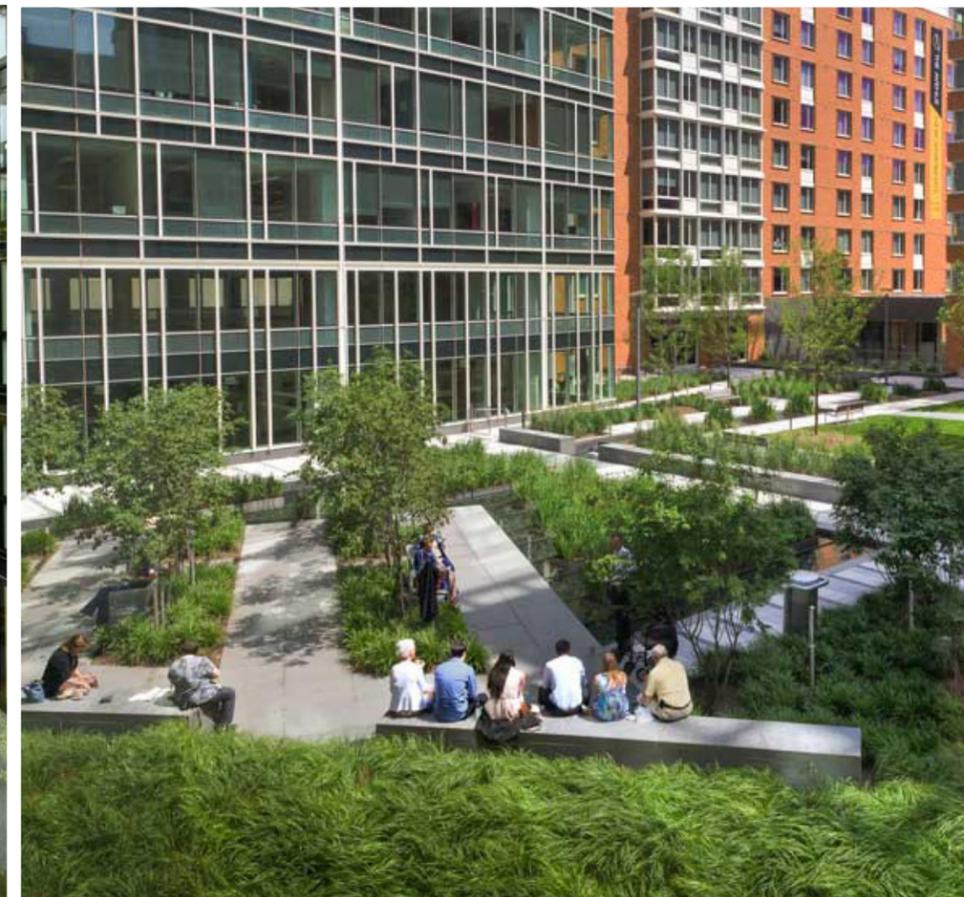
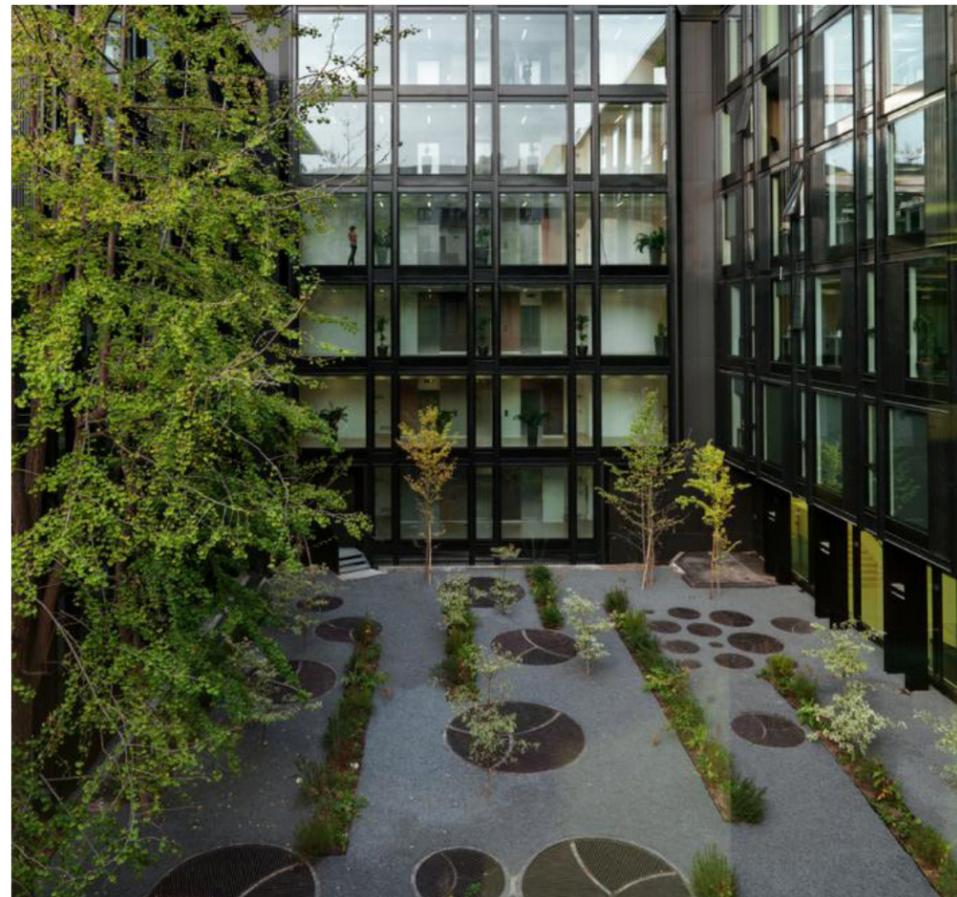
GARDENS

TREES

PLAY AND EXERCISE SPACES

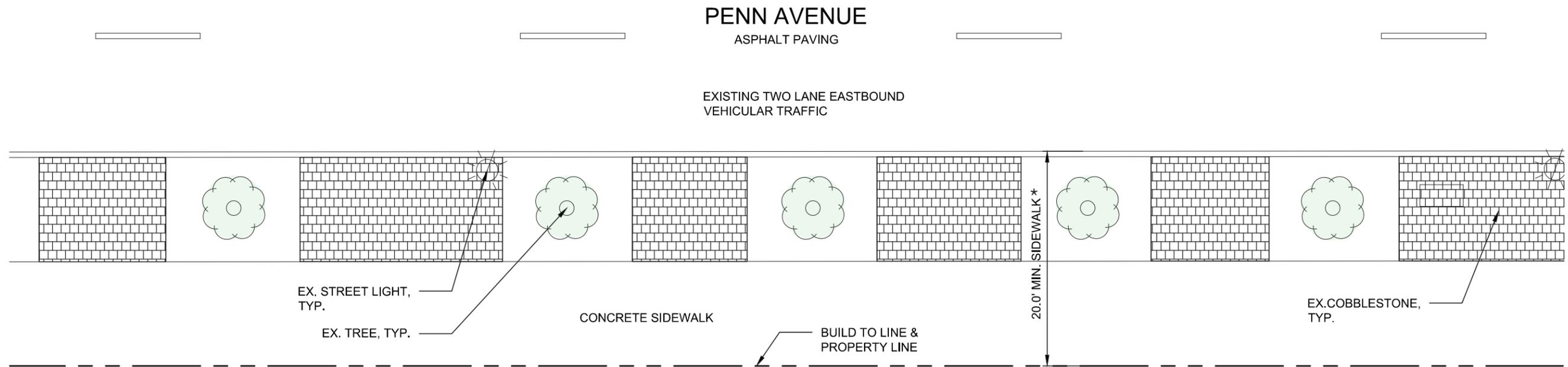
SEATING AREAS

PROVIDE ATTRACTIVE VIEWS FROM BUILDING INTERIOR



TYPICAL LANDSCAPE DESIGN - PENN AVENUE

Minimum standards for landscape design are provided. Additional detail and concepts will be provided at FLDP level.



BLOCK B



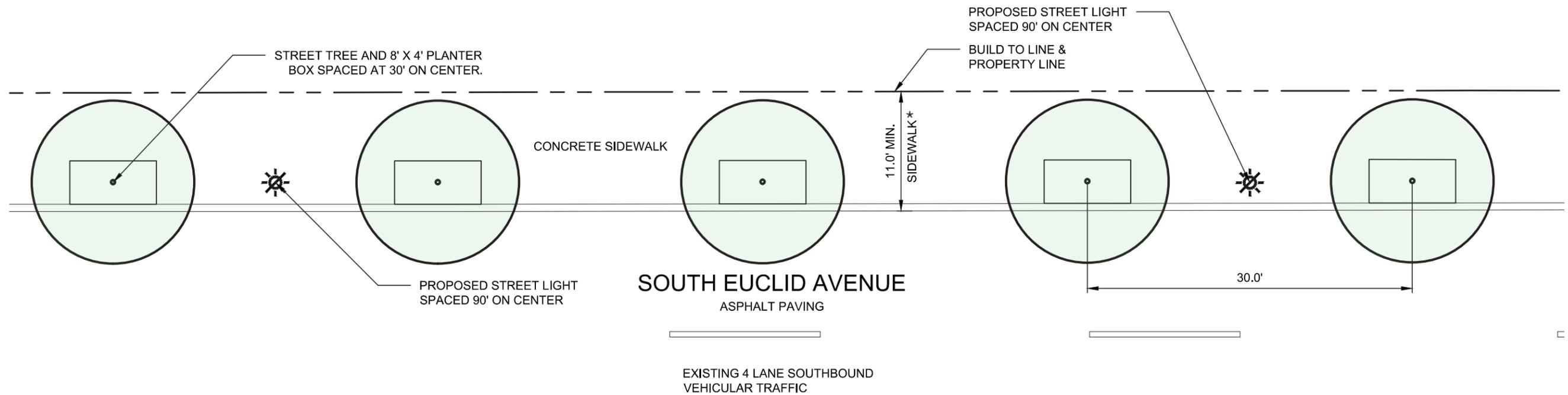
*NOTE: Sidewalk to have minimum 5 feet clear of obstructions

TYPICAL LANDSCAPE DESIGN - SOUTH EUCLID AVENUE

Minimum standards for landscape design are provided. Additional detail and concepts will be provided at FLDP level.



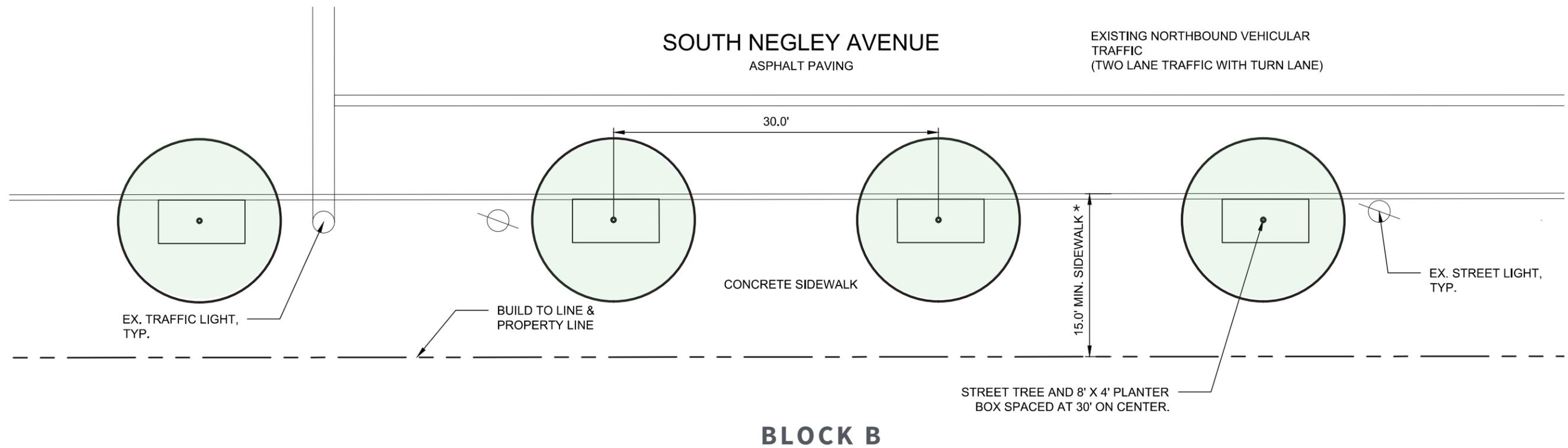
BLOCK A



*NOTE: Sidewalk to have minimum 5 feet clear of obstructions

TYPICAL LANDSCAPE DESIGN - SOUTH NEGLEY AVENUE

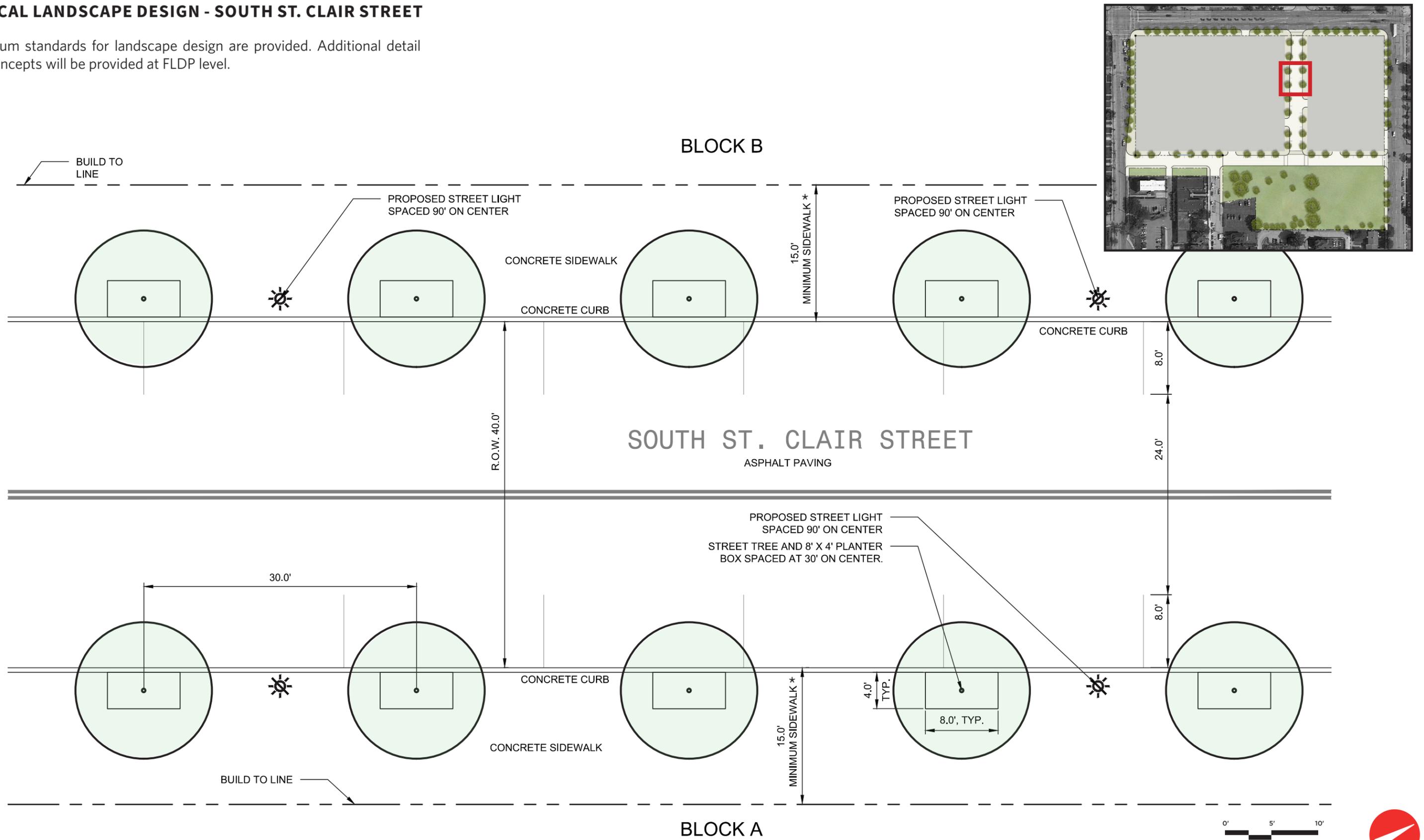
Minimum standards for landscape design are provided. Additional detail and concepts will be provided at FLDP level.



*NOTE: Sidewalk to have minimum 5 feet clear of obstructions

TYPICAL LANDSCAPE DESIGN - SOUTH ST. CLAIR STREET

Minimum standards for landscape design are provided. Additional detail and concepts will be provided at FLDP level.



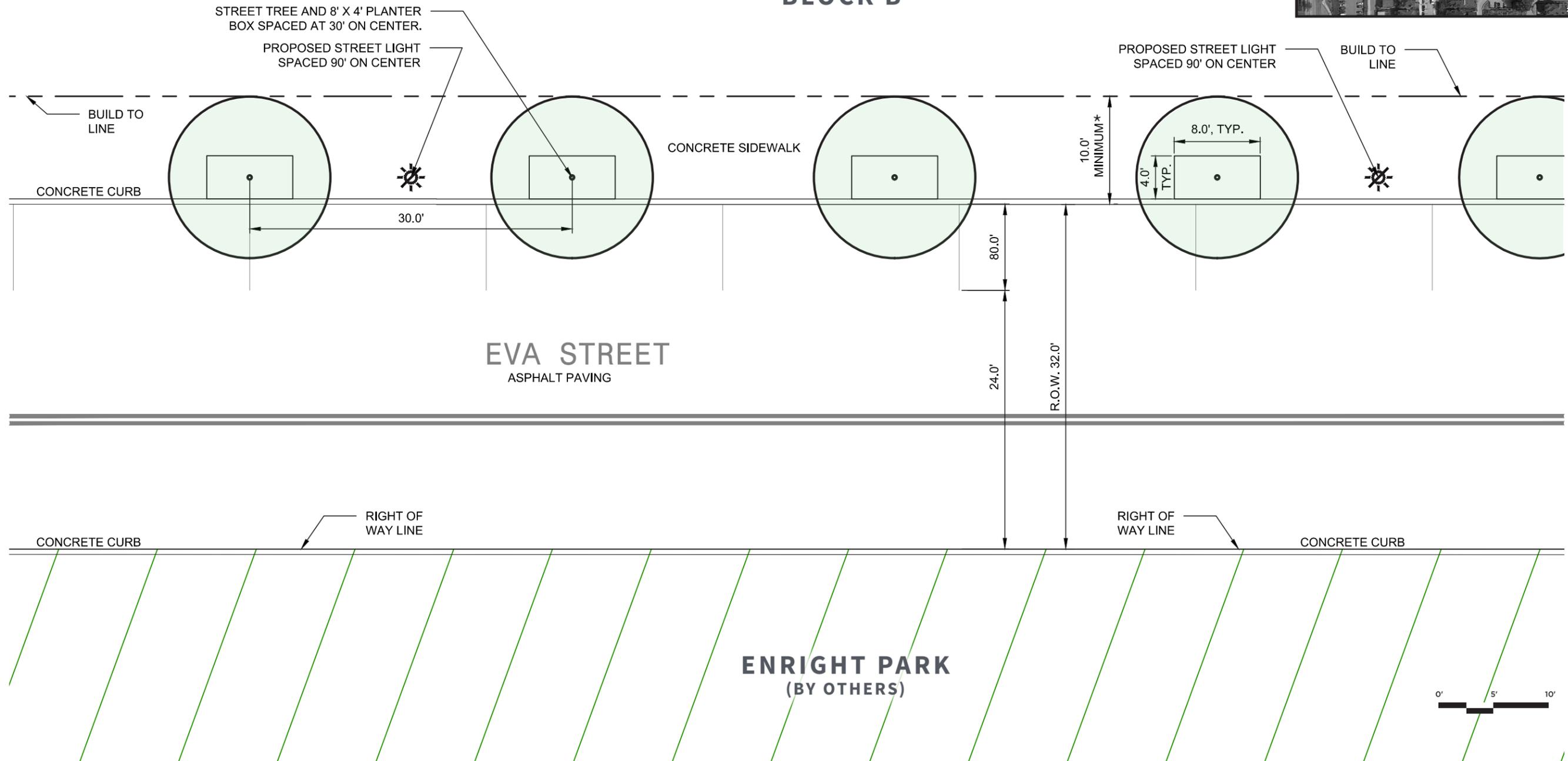
*NOTE: Sidewalk to have minimum 5 feet clear of obstructions

TYPICAL LANDSCAPE DESIGN - EVA STREET

Minimum standards for landscape design are provided. Additional detail and concepts will be provided at FLDP level.



BLOCK B



*NOTE: Sidewalk to have minimum 5 feet clear of obstructions

LANDSCAPING

NATIVE PLANTS

Plants native to the Pittsburgh region should be prioritized in the landscape for their hardiness, disease resistance and adaptational advantages. They continually prove themselves to have the highest survival rate, lowest maintenance, and least threat of invasive growth.

This page offers a suggested list of native plants that may be considered. Specific plant selections should take into account tolerance to urban conditions, nursery availability, beauty and seasonal interest. This list is not inclusive, but should serve as a guide and starting point for plant selection.

ORNAMENTAL PLANTS

In some cases, ornamental plants are acceptable and desirable. These plants are non-native but are well adapted to the Pittsburgh climate and have a proven record of success in the landscape. They must be non-invasive and exhibit unique desirable characteristics not able to be found in a native plant species. When selecting an ornamental plant, consideration should also be give to maintenance, disease susceptibility, and potential wildlife value particularly to fauna such as birds and butterflies.

PUBLIC STREET TREES

The City of Pittsburgh Forestry Division has a list of recommended street tree species. In addition, the City has been working with Tree Pittsburgh to refine and improve standards for tree selection, tree planting and urban canopy health. Specific tree selections should take into account tolerance to urban conditions, the presence of overhead utilities, tree form and shape, scale of the street and sidewalk, nursery availability, beauty and fall color.

SCREENING

All services areas and mechanicals should be screened through architectural or evergreen plant material equal to or greater in height than the object screened.

SCIENTIFIC NAME	COMMON NAME
CANOPY TREES	
<i>Acer rubrum</i>	Red Maple
<i>Acer saccharum</i>	Sugar Maple
<i>Carya ovata</i>	Shagbark Hickory
<i>Fagus grandifolia</i>	American Beech
<i>Larix laricina</i>	American Larch
<i>Nyssa Sylvatica</i>	Black Tupelo
<i>Prunus serotina</i>	Black Cherry
<i>Qercus alba</i>	White Oak
<i>Quercus rubra</i>	Red Oak
<i>Tilia americana</i>	Basswood
<i>Ulmus americana 'Princeton'</i>	Princeton American Elm
UNDERSTORY TREES	
<i>Amelanchier canadensis</i>	Shadblow Serviceberry
<i>Betula lenta</i>	Black Birch
<i>Betula Nigra</i>	River Birch
<i>Cornus florida</i>	Flowering Dogwood
<i>Hamamelis virginiana</i>	Witchhazel
<i>Malus coronaria</i>	Sweet Crabapple
<i>Ostrya virginiana</i>	American Hophornbeam
DECIDUOUS SHRUBS	
<i>Aronia melanocarpa</i>	Black Chokeberry
<i>Cornus racemose</i>	Grey Dogwood
<i>Cornus sericea</i>	Red-osier Dogwood
<i>Ilex verticillata</i>	Winterberry (1male:3female)
<i>Sambucus canadensis</i>	American Elder
<i>Viburnum lentago</i>	Nannyberry
EVERGREEN SHRUBS	
<i>Gaultheria hispidula</i>	Creeping Snowberry
<i>Juniperus communis</i>	Common Juniper
<i>Taxus canadensis</i>	Canada Yew



SCIENTIFIC NAME	COMMON NAME
GRASSES	
<i>Andropogon gerardii</i>	Big Bluestem
<i>Eragrostis spectabilis</i>	Purple Lovegrass
<i>Panicum Virgatum</i>	Switch Grass
<i>Schizachyrium scoparium</i>	Little Bluestem
<i>Sorghastrum nutans</i>	Yellow Indian Grass
<i>Spartina pectinata</i>	Prairie Cordgrass
<i>Tridens flavus</i>	Tall Redtop
GROUNDCOVER	
<i>Arctostaphylos uva-ursi (6"-12")</i>	Bearberry
<i>Asarum canadense</i>	Wild Ginger
<i>Dennstaedtia punctiloba (12"-18")</i>	Hay-scented Fern
<i>Juniperus horizontalis</i>	Bar Harbor Juniper
<i>Phlox divaricata (8"-18")</i>	Canadian Phox
<i>Sedum ternatum 'Larinem Park'</i>	Stonecrop
<i>Tiarella cordifolia (6"-12")</i>	Foamflower
PERENNIALS	
<i>Anemone canadensis</i>	Roundleaf Thimbleweed
<i>Anemone quinquefolia</i>	Wood Anemone
<i>Aquilegia canadensis</i>	Wild Columbine
<i>Aster novae-angliae</i>	New England Aster
<i>Cypripedium reginae</i>	Showy Lady's Slipper
<i>Heliopsis helianthoides</i>	Sweet Ox-eye
<i>Iris versicolor</i>	Blue Flag Iris
<i>Rudbeckia Hirta</i>	Sweet Black-Eyed Susan



TREE PROTECTION, PRESERVATION, & REPLACEMENT

Based on Chapter 915: - Environmental Performance Standards, the following sections of code apply:

915.02.C Tree and Vegetative Surveys

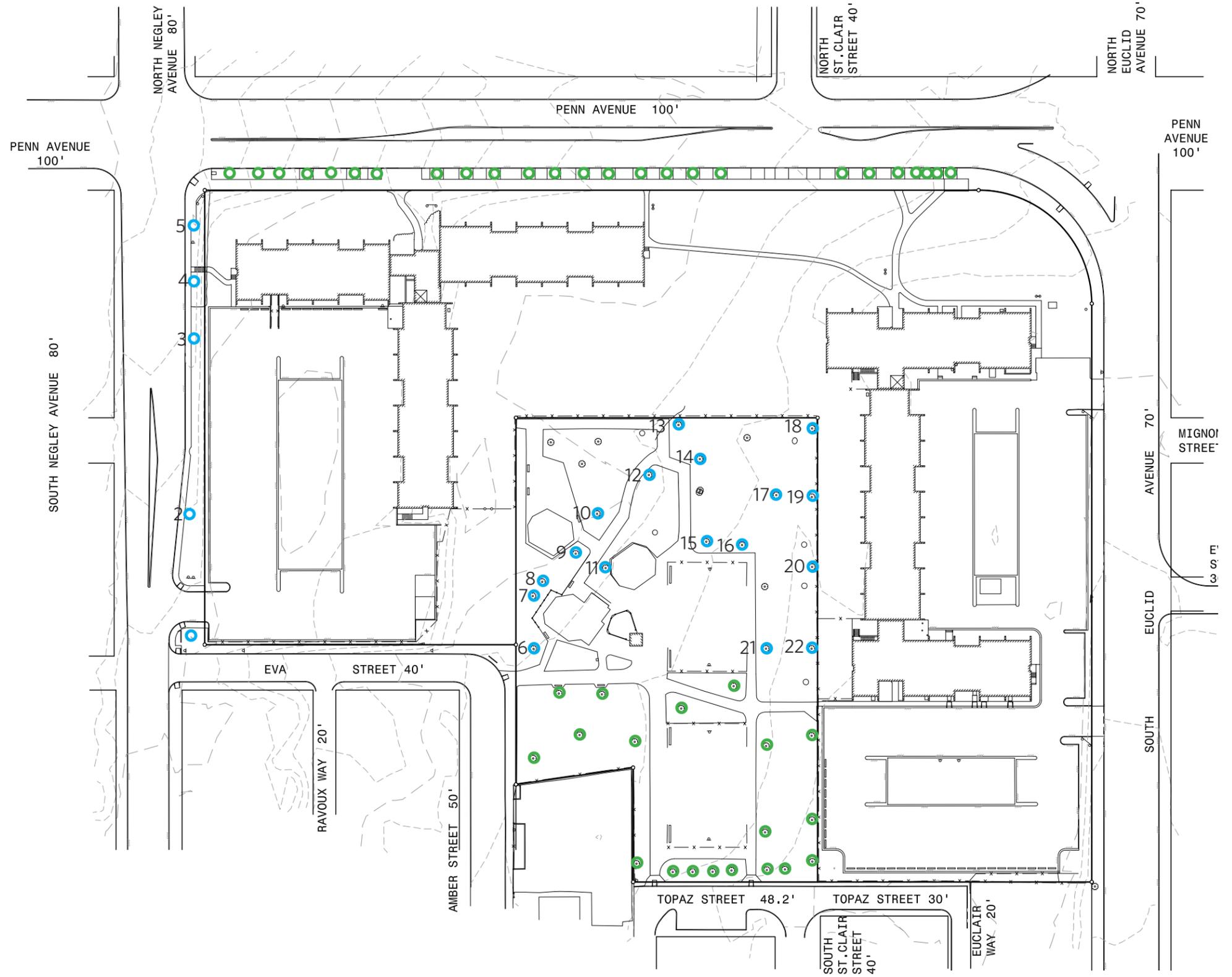
The Zoning Administrator shall require a tree survey for development applications on any site greater than one-quarter (1/4) acre (ten thousand eight hundred ninety (10,890) square feet).

915.02.D Tree Protection and Replacement

The Zoning Administrator shall require the protection and preservation of trees with a diameter of twelve (12) inches or more, measured at a point four (4) feet above grade. If said trees are removed during site preparation or development, they shall be replaced, at a minimum, equal to the combined total diameter of removed trees. Diameter measurements shall be taken at a point four (4) feet above grade.

- Trees to be preserved
(Trees in ROW that can't be preserved will be replaced to city standards)
- Trees to be removed and replaced (see below)

Tree Replacement Analysis			
Tree ID	Caliper (inches)	Tree ID	Caliper (Inches)
1	17	12	30
2	28	13	24
3	17	14	24
4	21	15	24
5	20	16	18
6	24	17	18
7	15	18	28
8	12	19	28
9	18	20	28
10	36	21	12
11	24	22	28
Total Caliper (inches)		494	
Replacement Options			
2.5" Caliper Trees		198 Trees	
3" Caliper Trees		165 Trees	
4" Caliper Trees		124 Trees	



Pennley Park South, Inc. has addressed its "alternative means" of compliance for the Tree Replacement Plan by committing up to \$1,000,000.00 of its TRID Increment to improving the newly configured Enright Park as set forth in Paragraphs 6.1, 6.1.1, 6.1.3, and 6.1.7 of the Consent Order.

The image features a large, light gray background graphic consisting of a vertical bar on the left and a large circular shape on the right, resembling the letters 'T' and 'Q'. The text 'ADDITIONAL ANALYSIS' is centered within the circular part of the graphic.

ADDITIONAL ANALYSIS

ACCESSIBILITY AND UNIVERSAL DESIGN SUMMARY

This project will follow all required laws regarding accessibility and will follow universal design strategies to accommodate all users, including children, the elderly, people with disabilities, those who are blind, deaf and hard of hearing and those without disabilities. Some of these strategies include equitable use for all users without segregating or stigmatizing any users, simple and intuitive use of the building for all, perceptible information provided to all users, low physical effort required to utilize the building and its components, and appropriate size and space to access and utilize the building and its components.



ENVIRONMENTAL INNOVATION AND SUSTAINABILITY SUMMARY

SUSTAINABLE SITES

The proposed plan on this site is an important contributor to social and environmental sustainability. The site is previously developed which reduces the impact on undeveloped greenfield sites. It is in close proximity to public transportation options, reducing the need for cars. It is also in close proximity to the highly dense residential, retail, and office uses, which places less demand for vehicular travel and allows more people to walk or bike to surrounding amenities. In addition, bicycle facilities will be provided on site. The site will not include surface parking lots, and electric charging stations will be provided in structured parking lots to accommodate electric vehicles with smaller carbon footprints.

The site will also preserve, and increase access to existing open space, allowing recreation and exercise facilities for neighborhood residents. During construction, measures will be taken to reduce construction activity pollution. Care will be taken to limit light pollution, and the urban heat island effect.

STORMWATER MANAGEMENT

In re-developing this site, stormwater management requirements of Chapter 906.07 and 1003 of the City of Pittsburgh Code of Ordinances and Chapter 102 of the Pennsylvania Department of Environmental Protection shall be met or exceeded. Three underground storm water management facilities shall be designed to help control peak discharge rates from the developed site to less than the calculated peak rates from the site in its current condition. Additionally, infiltration systems shall be incorporated into the facility designs to allow the 2-year volume increase to be stored on site, in multiple water quality BMP's. Additional BMP's, in the form of Stormceptor Manholes, shall be constructed in order to provide water quality treatment prior to connecting the public storm sewer system.

WATER & ENERGY EFFICIENCY

The project plans to be developed with special attention to water and energy efficiency, both with attention to a reduction in potable water use for exterior irrigation and interior use. Water meters will be installed so water usage can be analyzed to identify opportunities for additional water savings, and to identify spikes in water usage. Indoor water usage will be reduced through the utilization of water efficient fixtures, and energy efficient lighting and appliances will help energy performance.

INDOOR ENVIRONMENTAL QUALITY & MATERIALS

Great care will be placed on indoor environmental quality, an important factor in sustainability and personal health. The project will be constructed with low emitting materials, and care will be taken to control environmental tobacco smoke and other harmful emissions. Care will be placed on maximizing thermal comfort, daylighting and quality views, and access to fresh air through operable windows. Care will be paid to acoustic performance, an important factor in personal health and comfort.

The project will also accommodate the storage and collection of recyclable materials. In addition, viable materials from the demolition of the existing structures will be recycled.





NOTE: The conceptual design and conceptual signage shown is for graphic purposes only and will comply with code.



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