

PENNLEY PARK SOUTH DEVELOPMENT - BLOCK A

FINAL LAND DEVELOPMENT PLAN
PITTSBURGH, PENNSYLVANIA



NOVEMBER 26TH, 2018

PROJECT TEAM



OWNER:
LG REALTY ADVISORS
535 SMITHFIELD STREET
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PITTSBURGH, PA 15222



CIVIL ENGINEER:
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400 HOLIDAY DR
SUITE 300
PITTSBURGH, PA 15220



ARCHITECT:
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WASHINGTON, DC 20005



TRAFFIC CONSULTANT:
DAVID E WOOSTER AND ASSOCIATES, INC
2 EAST CRAFTON AVENUE
PITTSBURGH, PA 15205



LAND USE COUNSEL:
GOLDBERG, KAMIN & GARVIN
1806 FRICK BUILDING
437 GRANT STREET
PITTSBURGH, PA 15219



LANDSCAPE ARCHITECT:
PASHEK + MTR
619 EAST OHIO STREET
PITTSBURGH, PA 15212

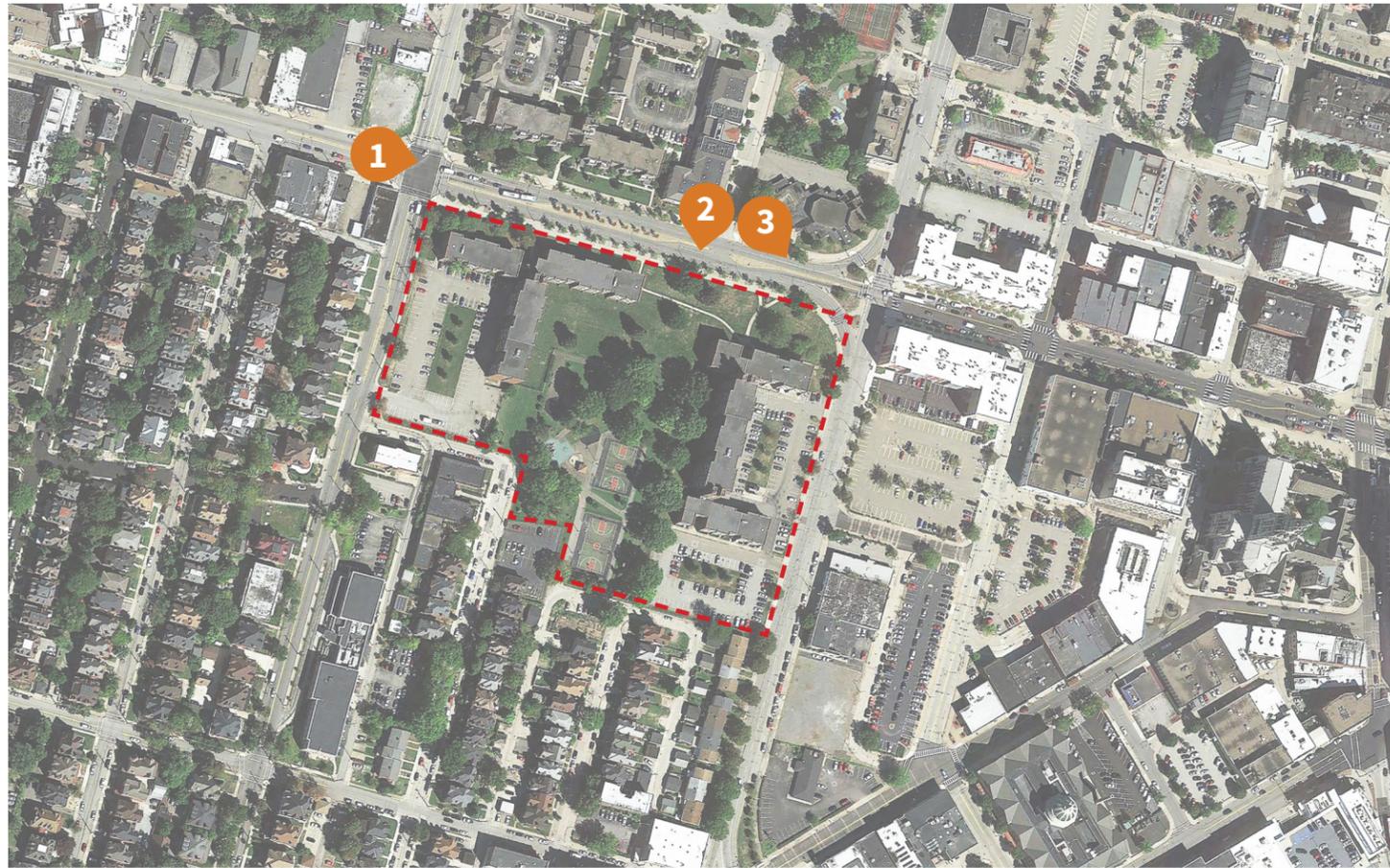
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1. LOCATION PLAN



2. PHOTOS AND SURROUNDING CONTEXT



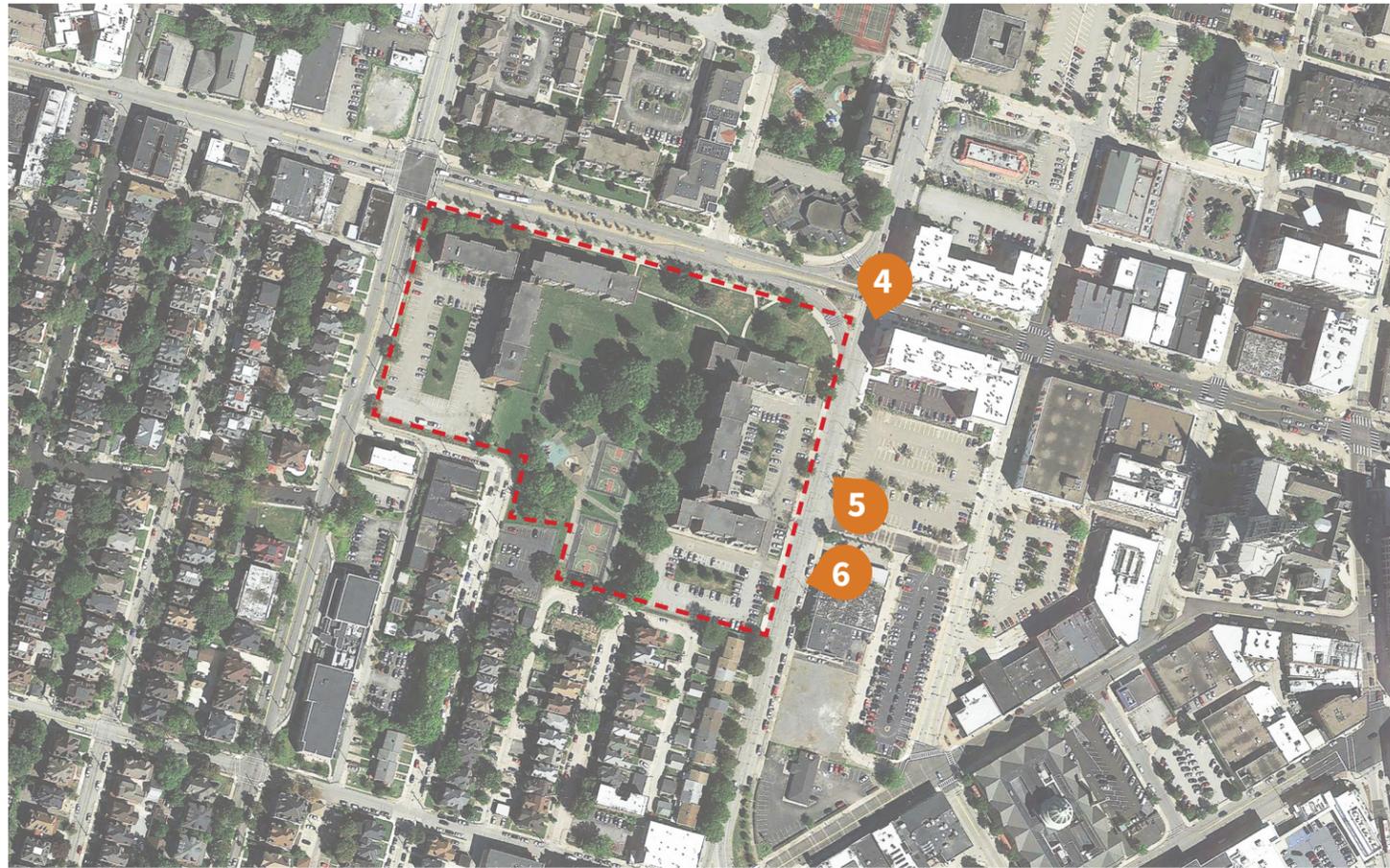
PENN AVENUE LOOKING EAST



NORTH ST CLAIR STREET LOOKING SOUTH



NORTH ST CLAIR STREET LOOKING EAST



SOUTH EUCLID AVE LOOKING SOUTH



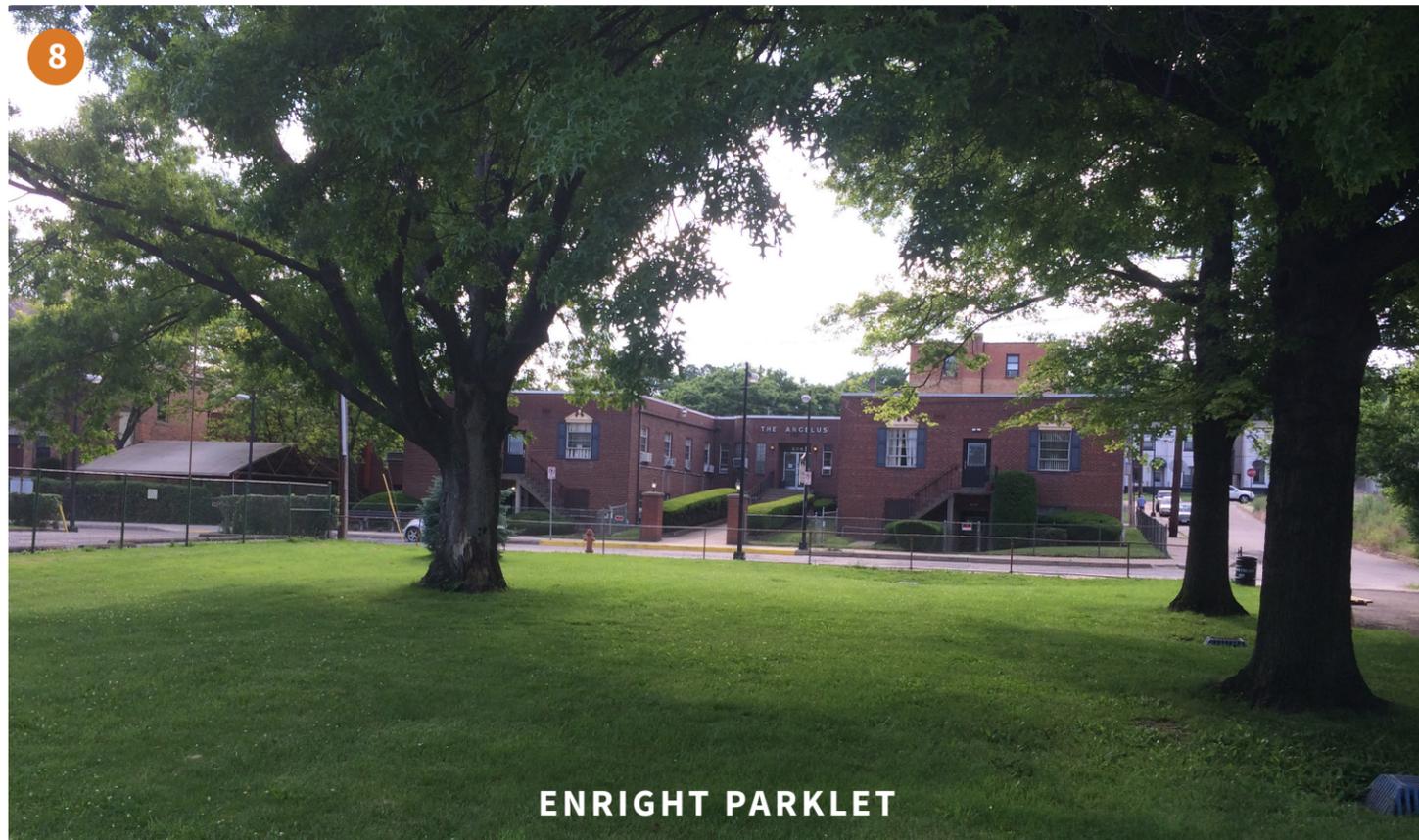
SOUTH EUCLID AVE LOOKING NORTHWEST



SOUTH EUCLID AVE LOOKING SOUTHWEST



ENRIGHT PARKLET



ENRIGHT PARKLET



- ENRIGHT PARKLET



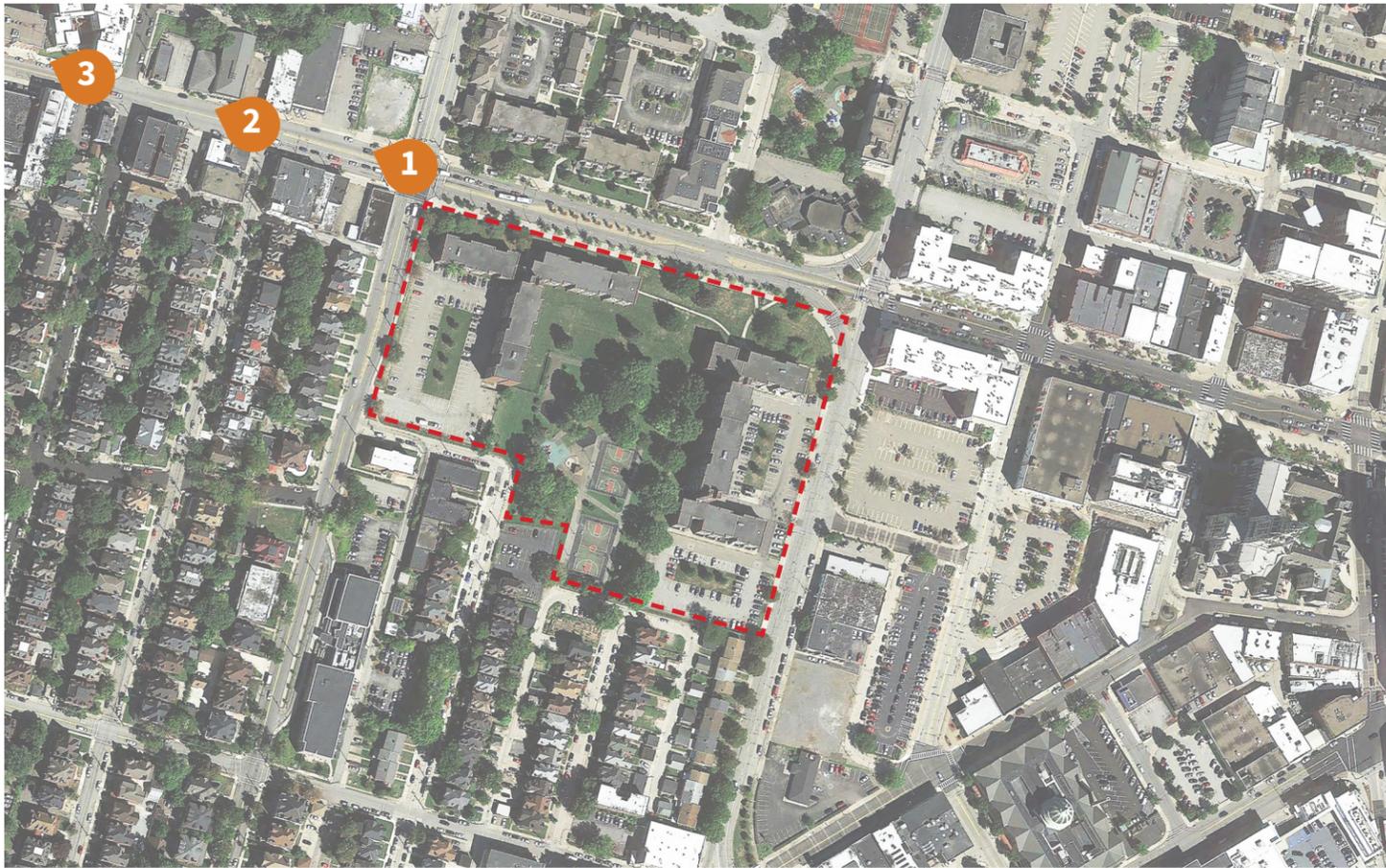
TOPAZ STREET LOOKING EAST



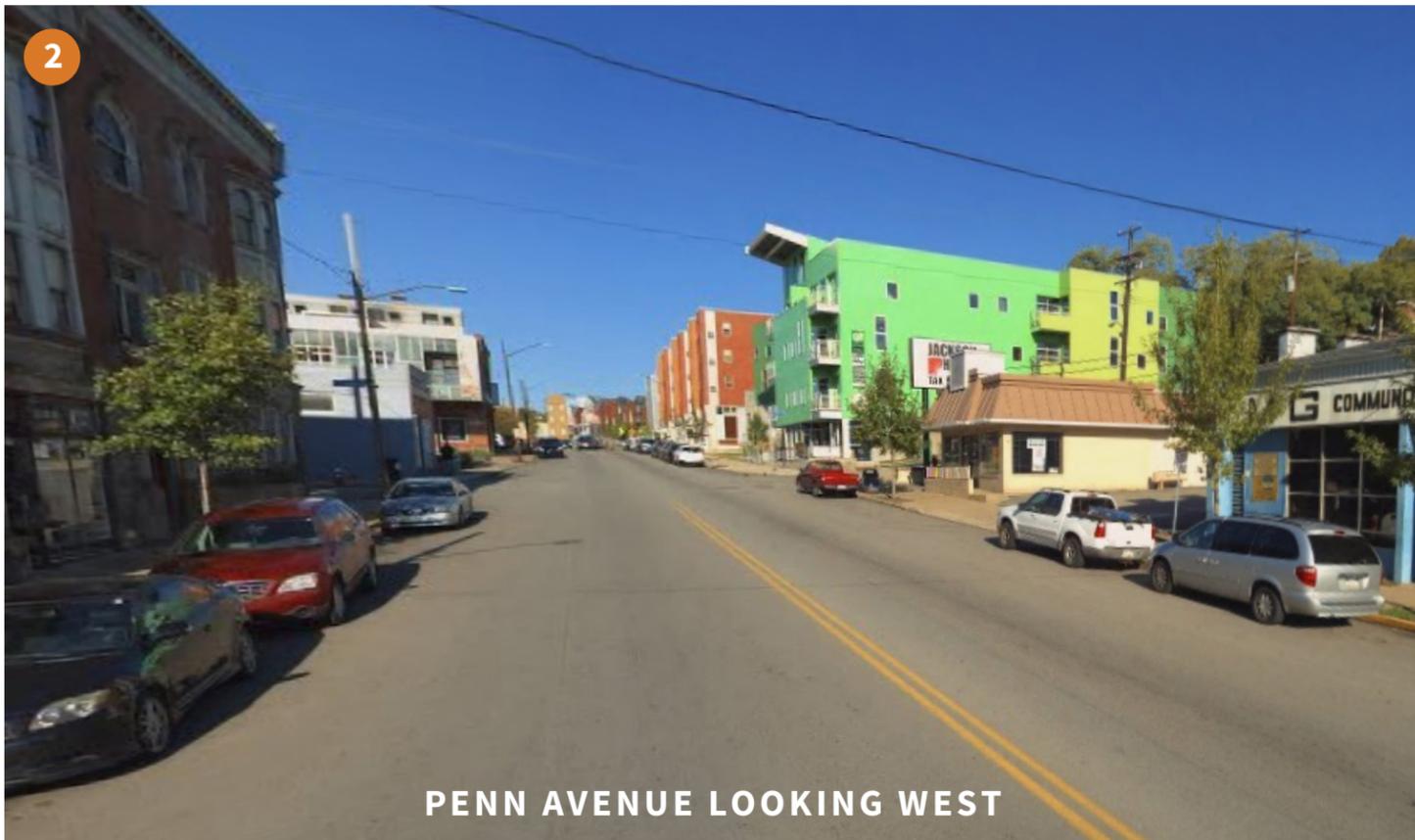
SOUTH ST. CLAIR LOOKING NORTH



SOUTH NEGLEY AVE. LOOKING NORTH



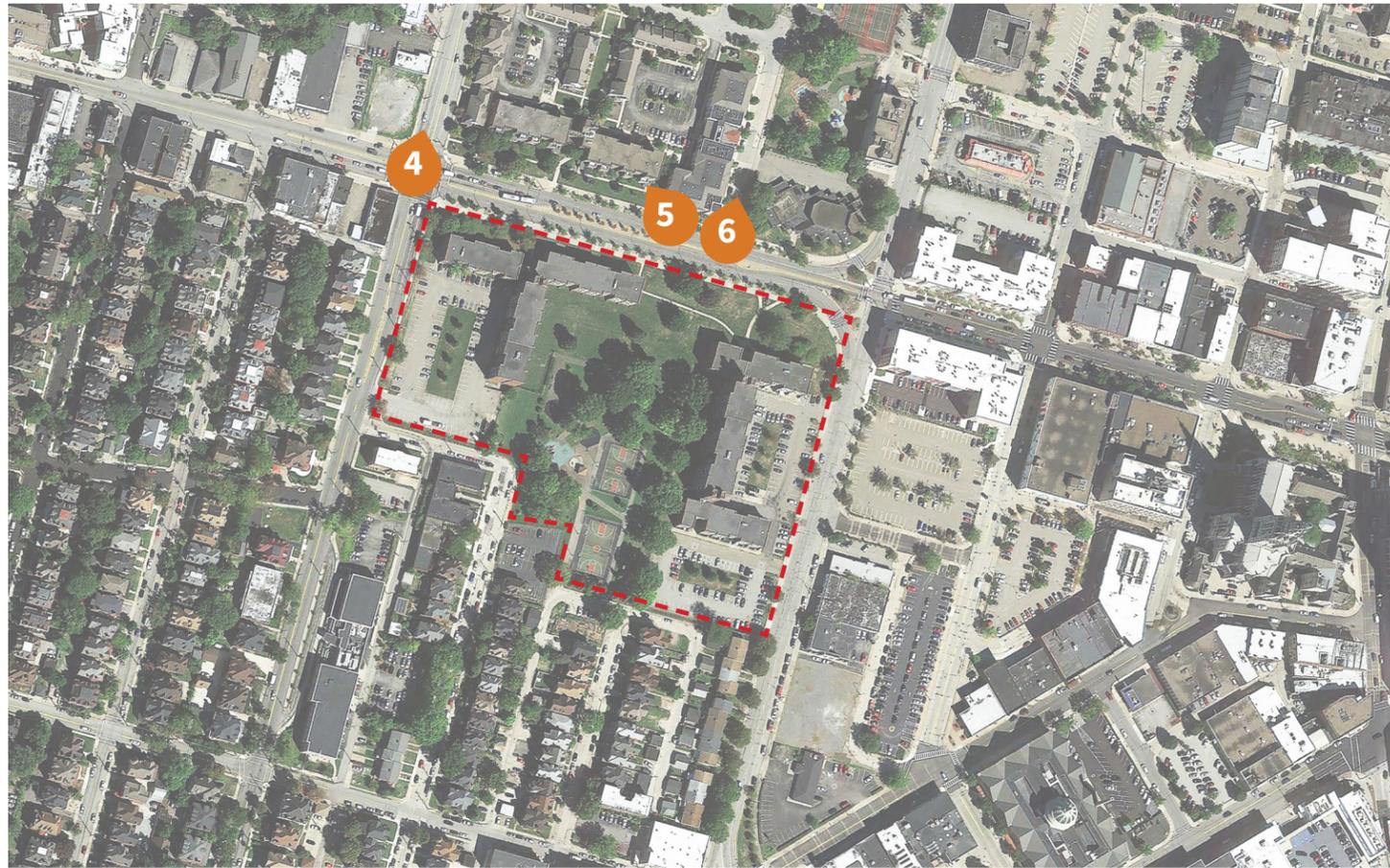
PENN AVENUE LOOKING WEST



PENN AVENUE LOOKING WEST



PENN AVENUE LOOKING WEST



SOUTH NEGLEY AVE LOOKING NORTH



PENN AVENUE LOOKING WEST



NORTH ST CLAIR STREET LOOKING NORTH

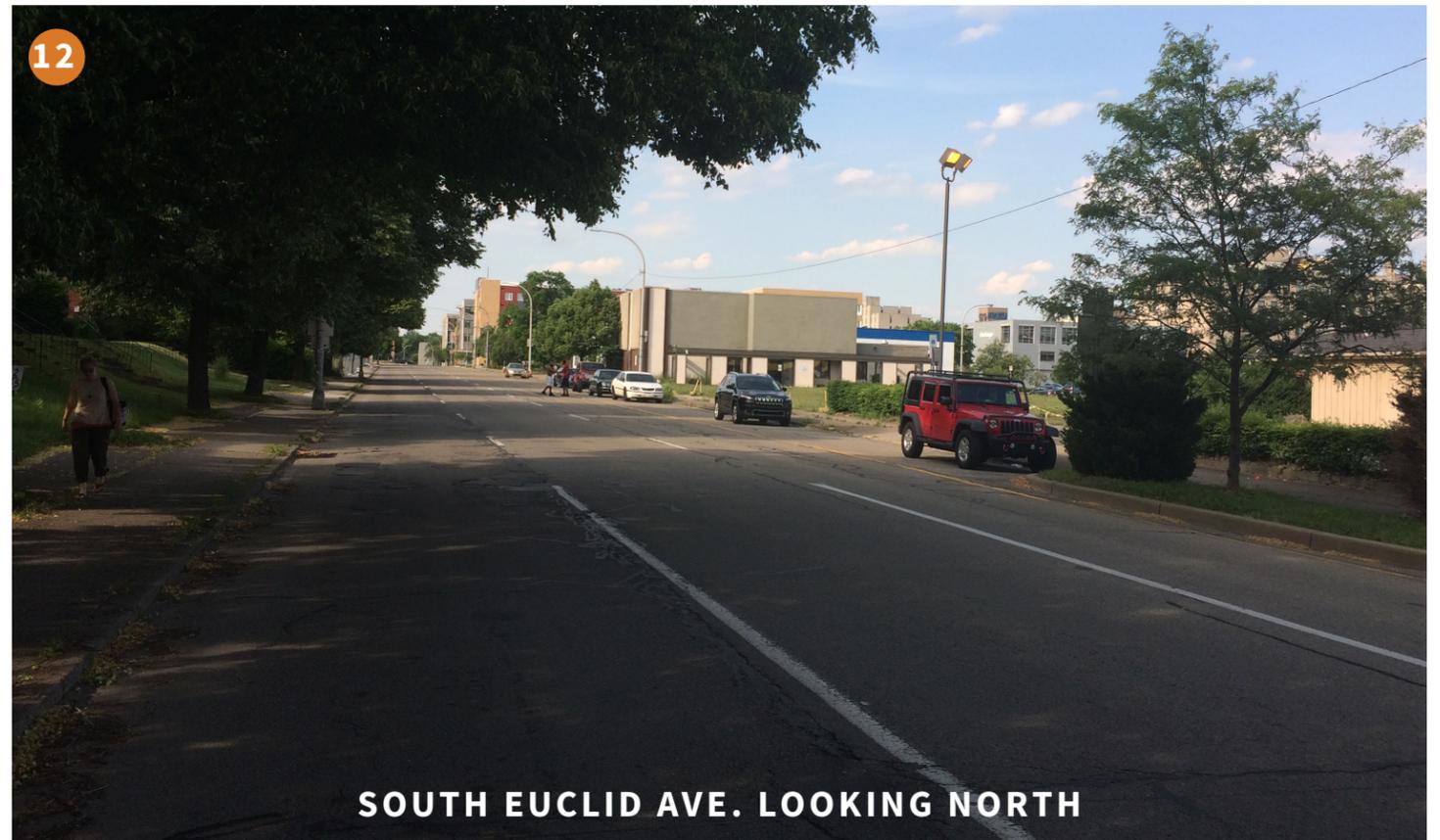




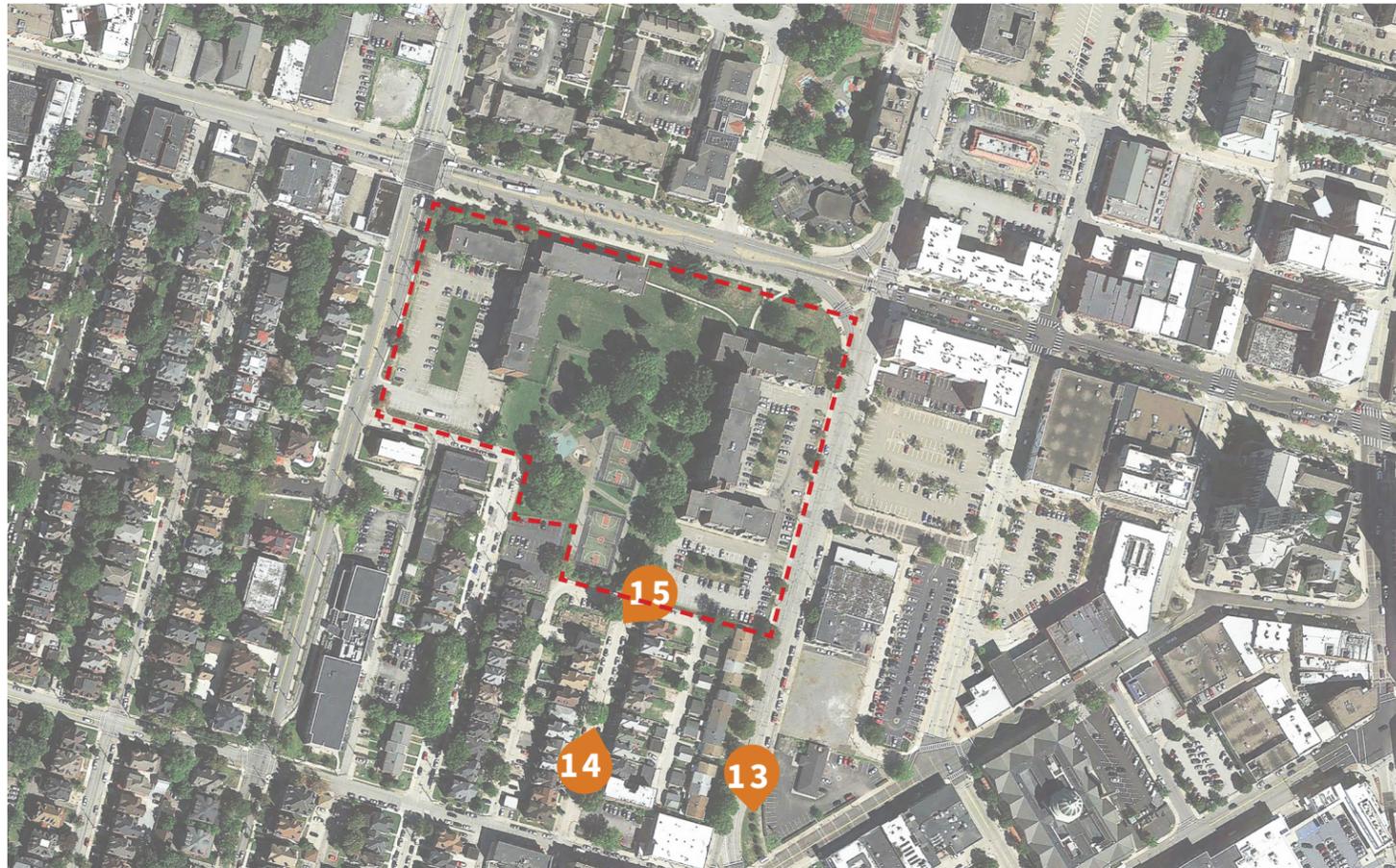
SOUTH EUCLID AVE. LOOKING SOUTH



SOUTH EUCLID AVE. LOOKING NORTH



SOUTH EUCLID AVE. LOOKING NORTH



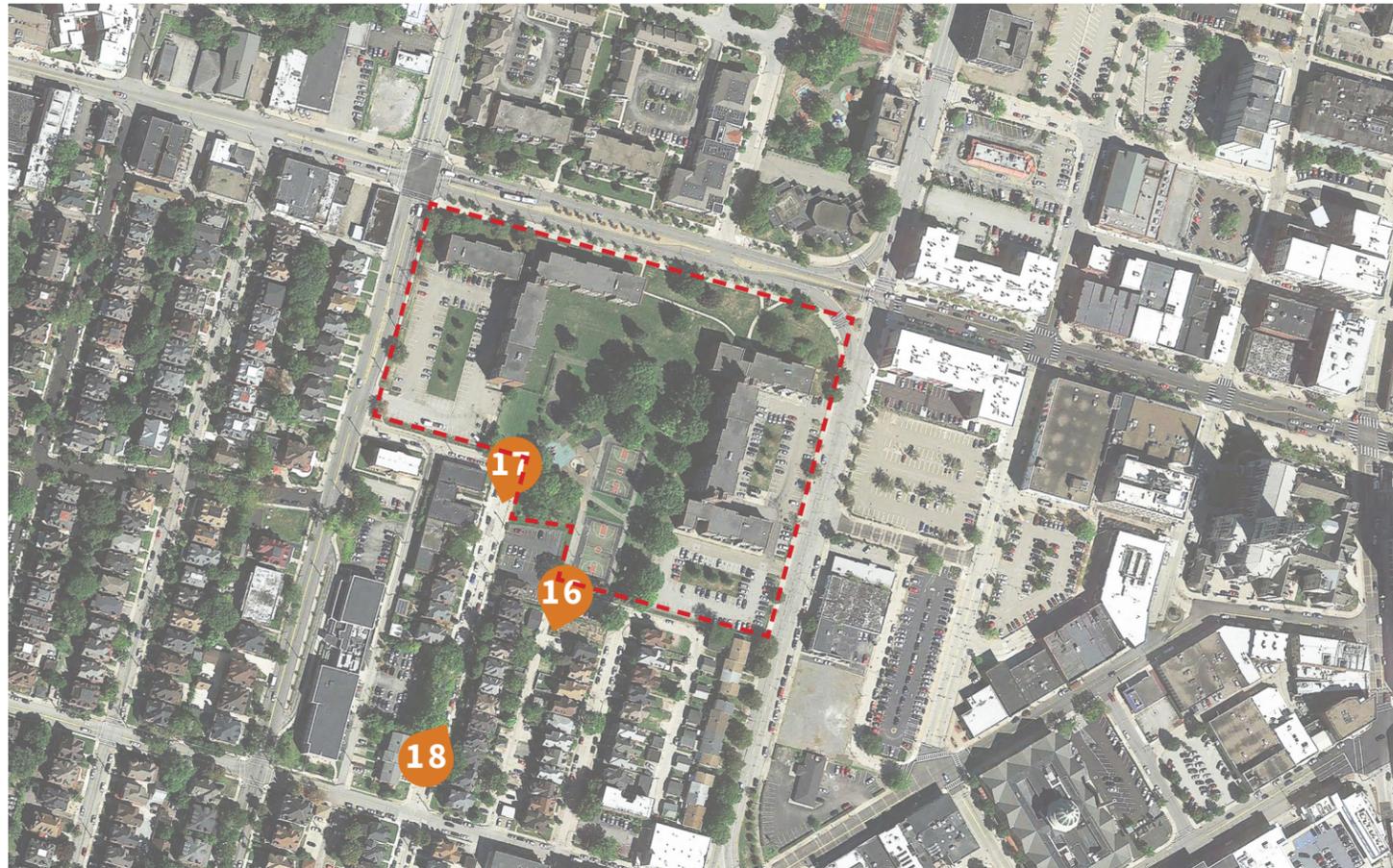
SOUTH EUCLID AVE. @ FRIENDSHIP AVE.



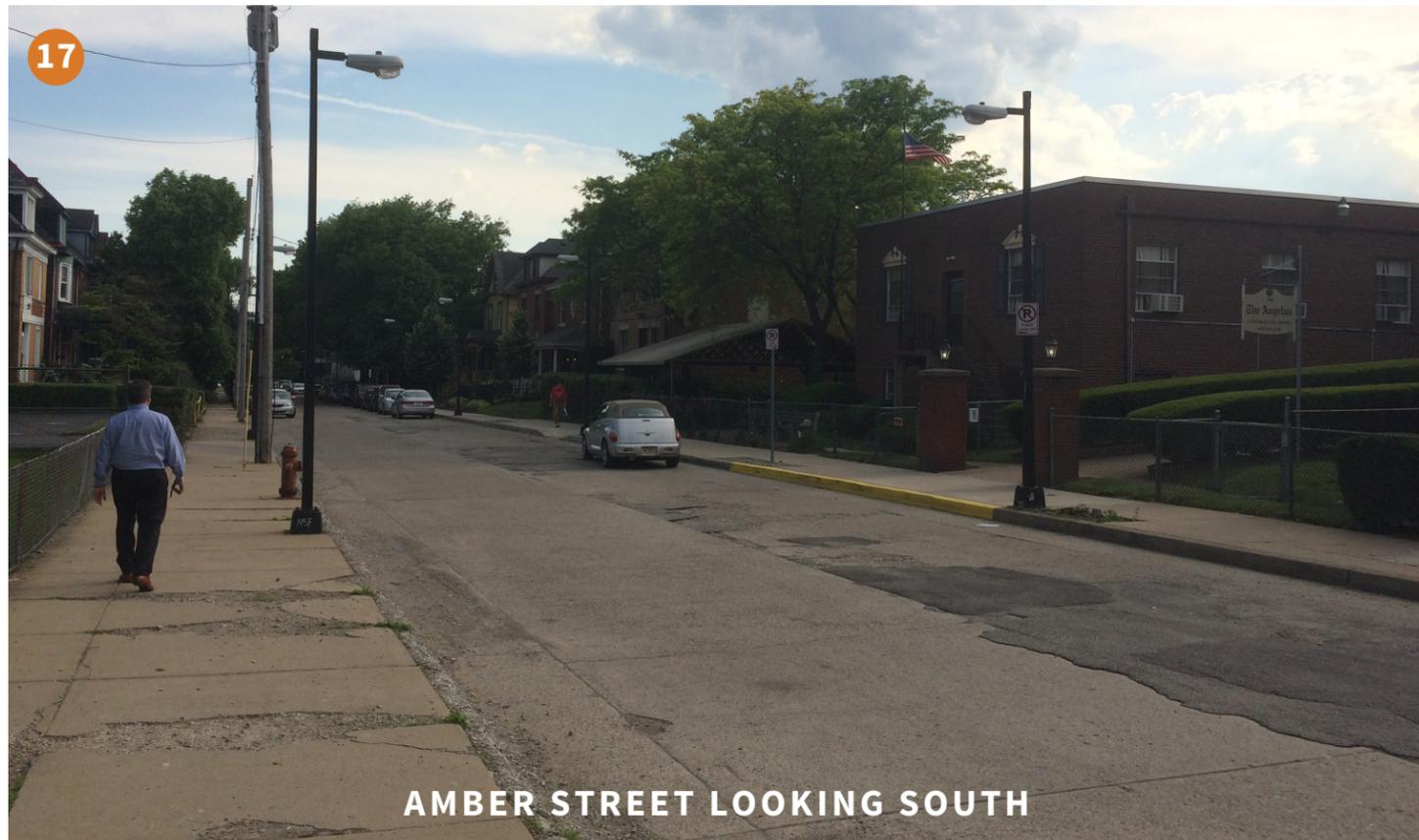
SOUTH ST CLAIR STREET LOOKING NORTH



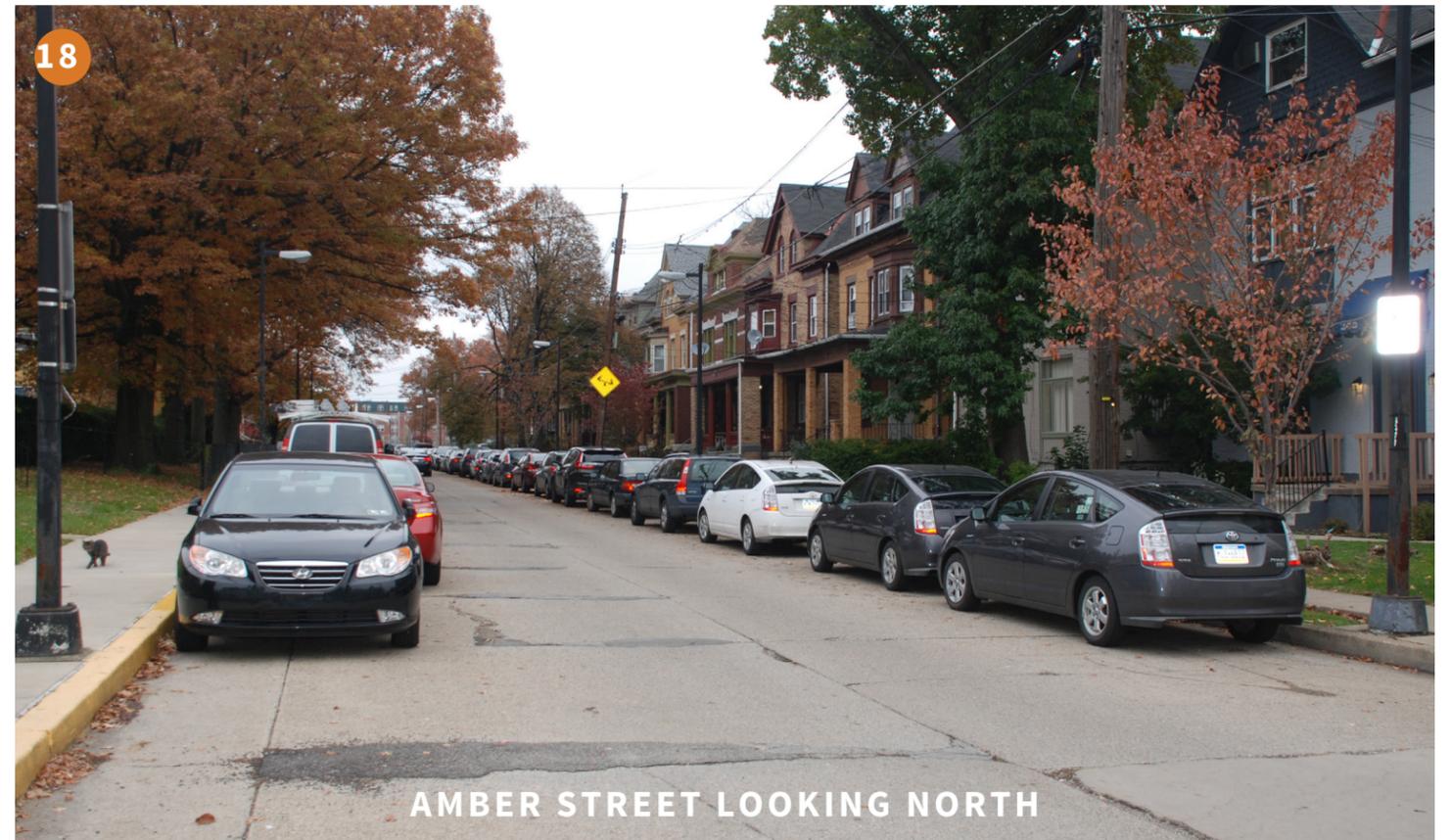
ENRIGHT COMMUNITY GARDEN



STAMAR WAY LOOKING NORTH



AMBER STREET LOOKING SOUTH



AMBER STREET LOOKING NORTH



RAVOUX WAY LOOKING NORTH



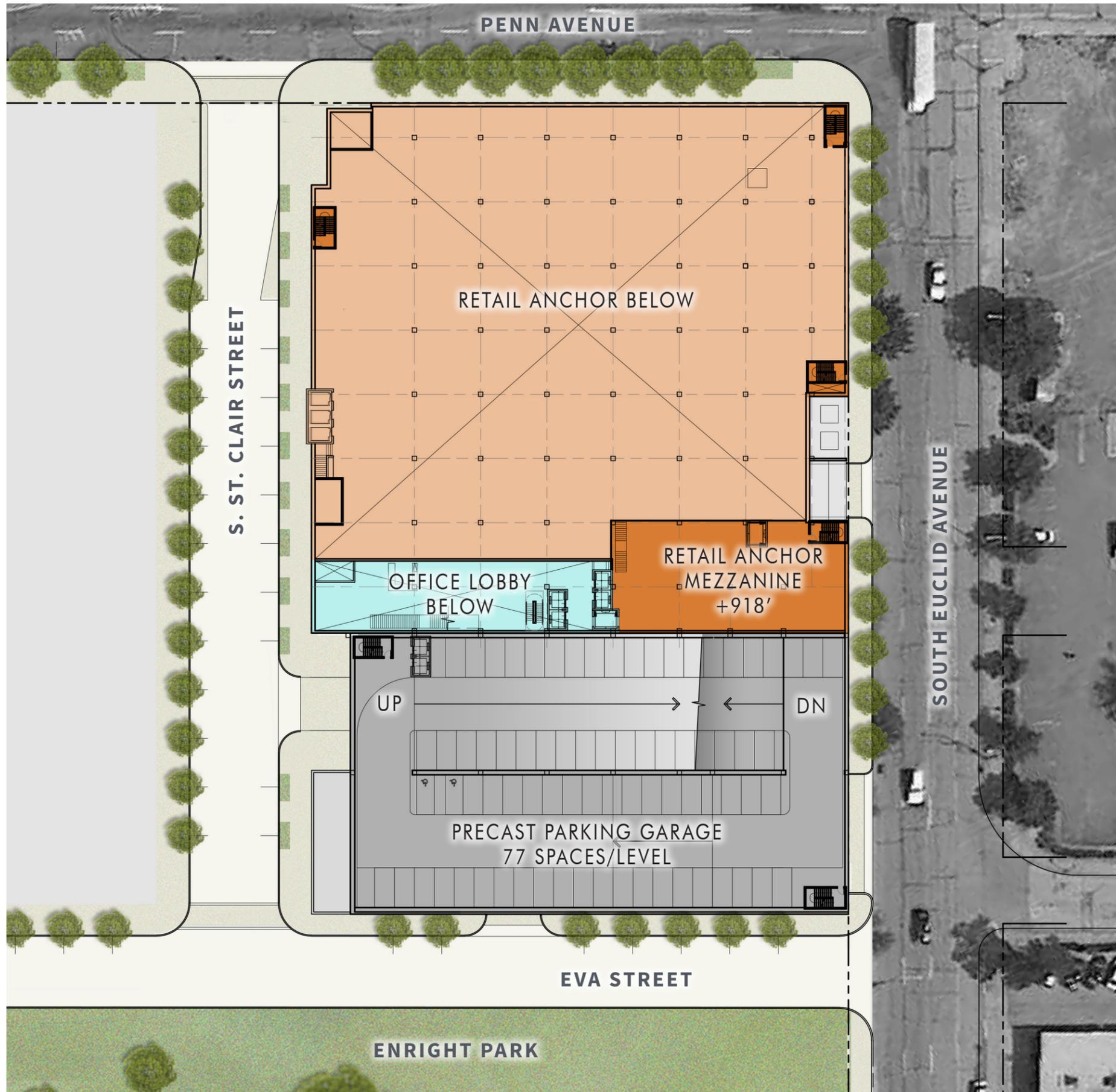
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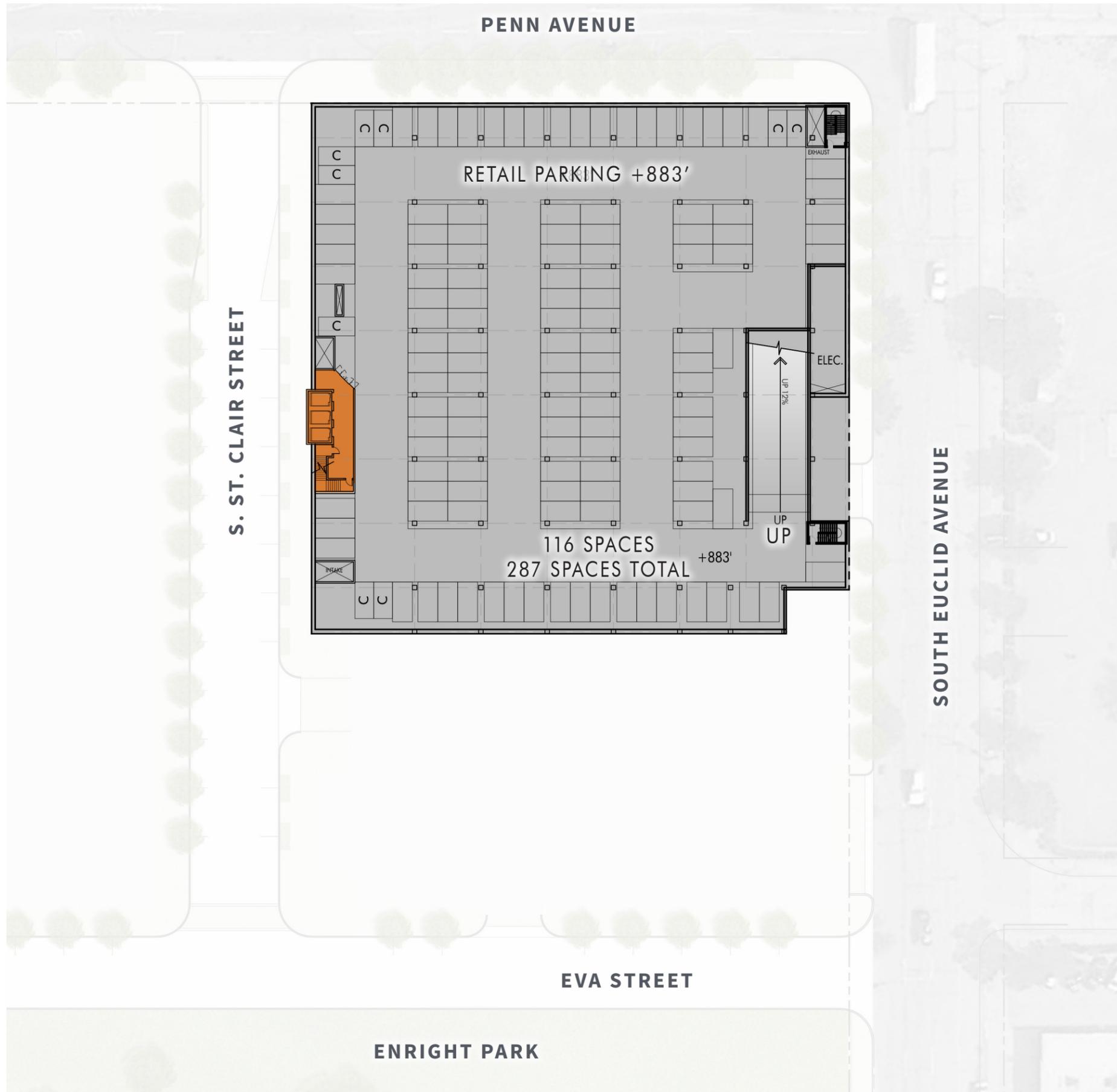
SOUTH NEGLEY AVE. LOOKING NORTH

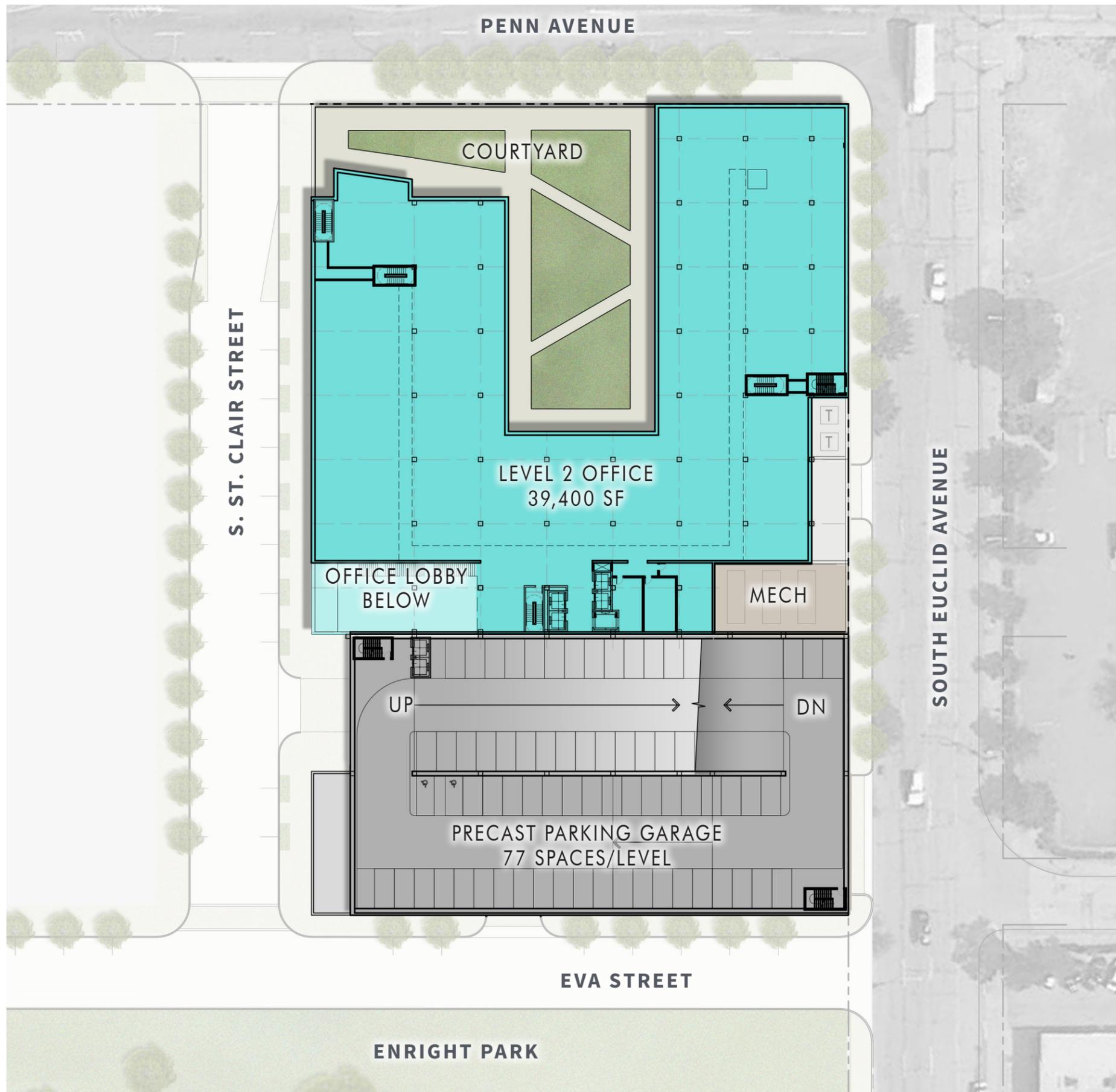
3. PLANS, SECTIONS, ELEVATIONS

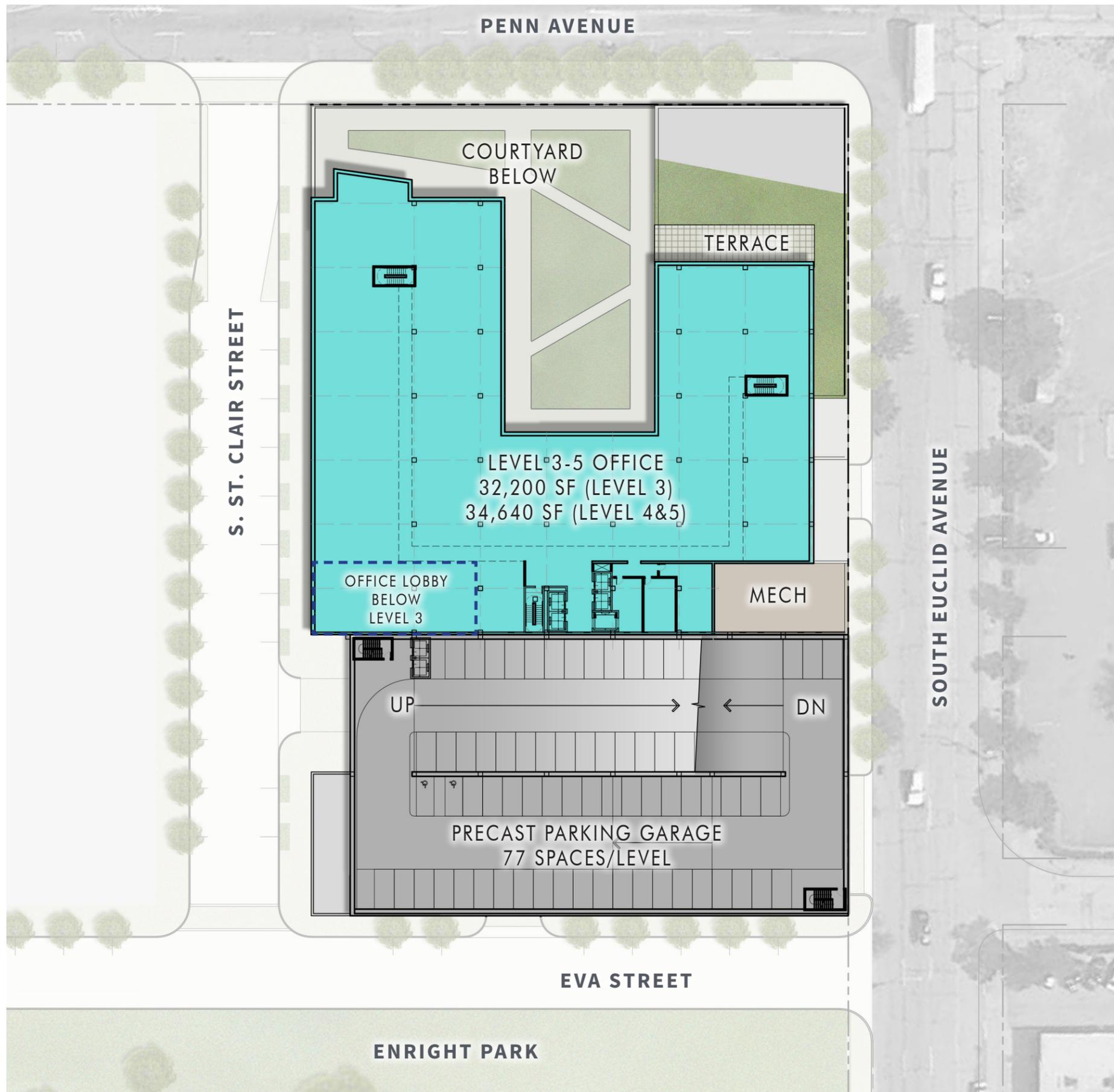


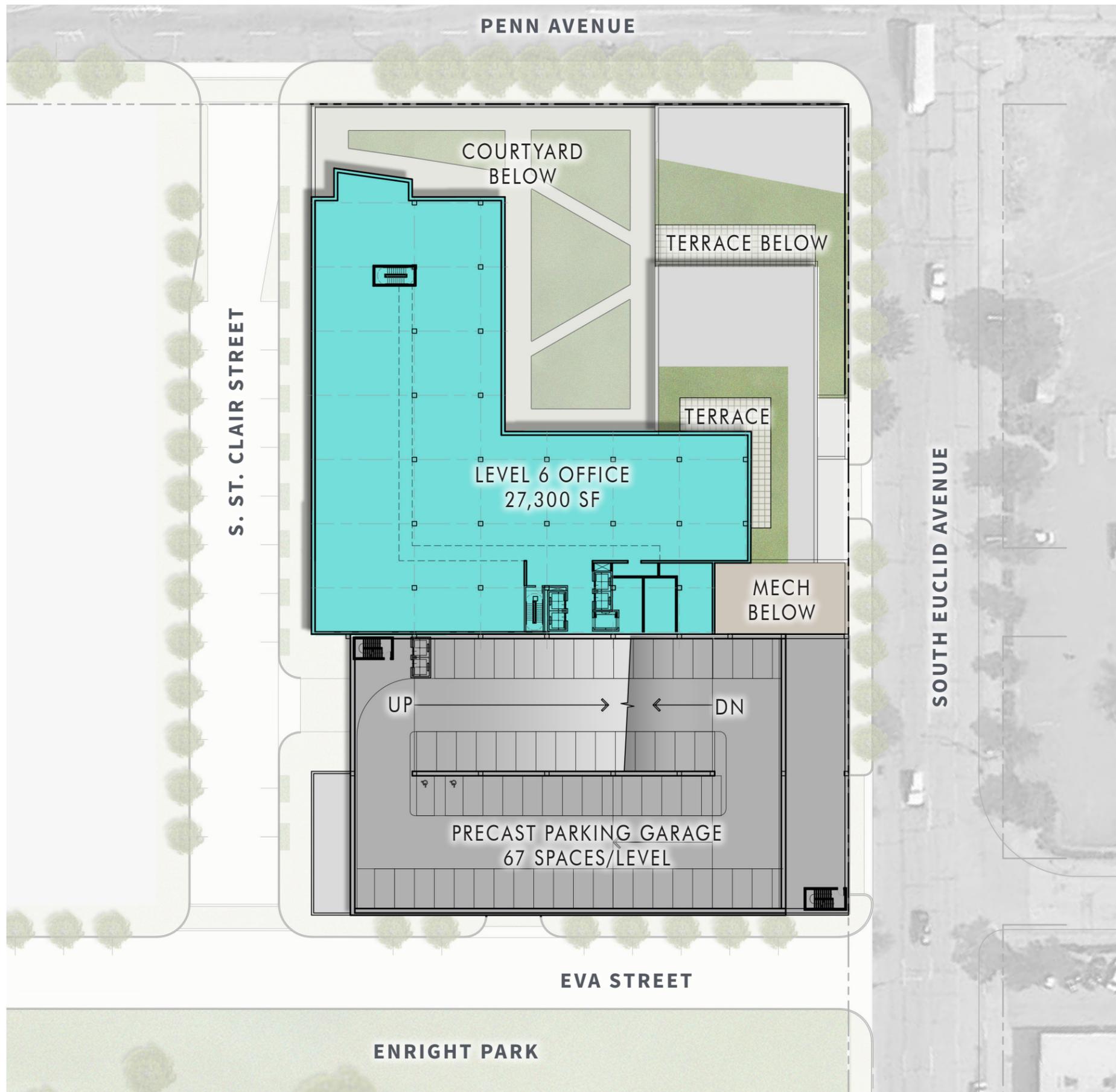


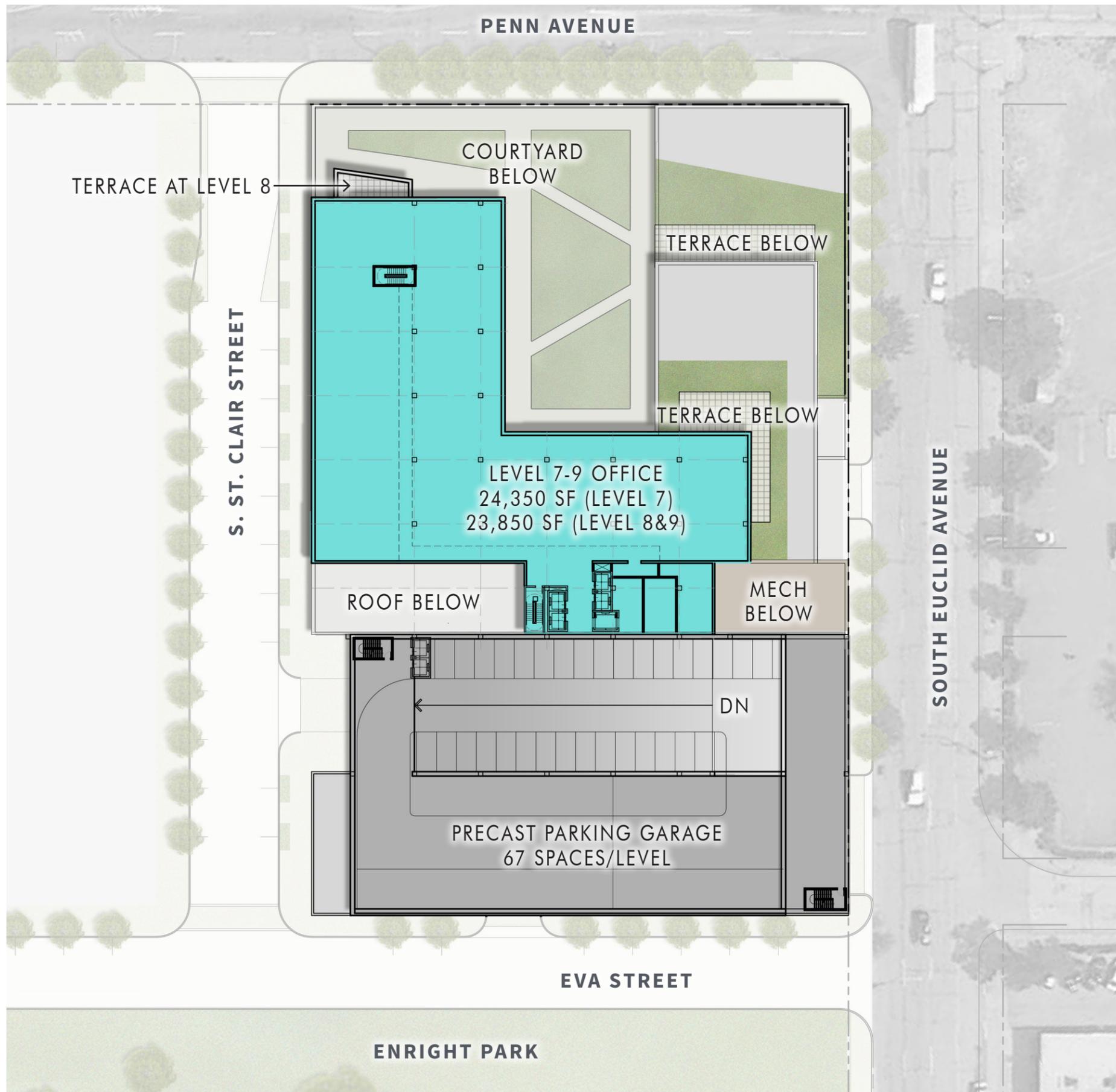


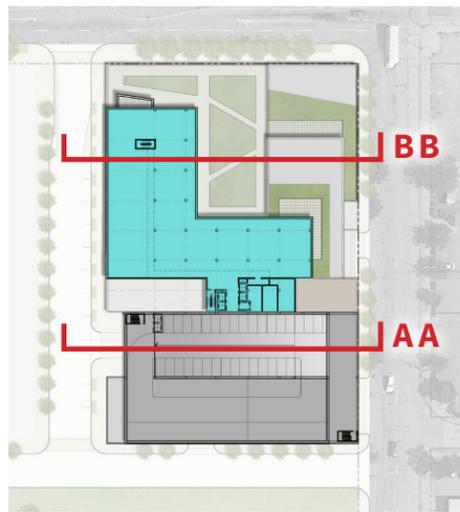




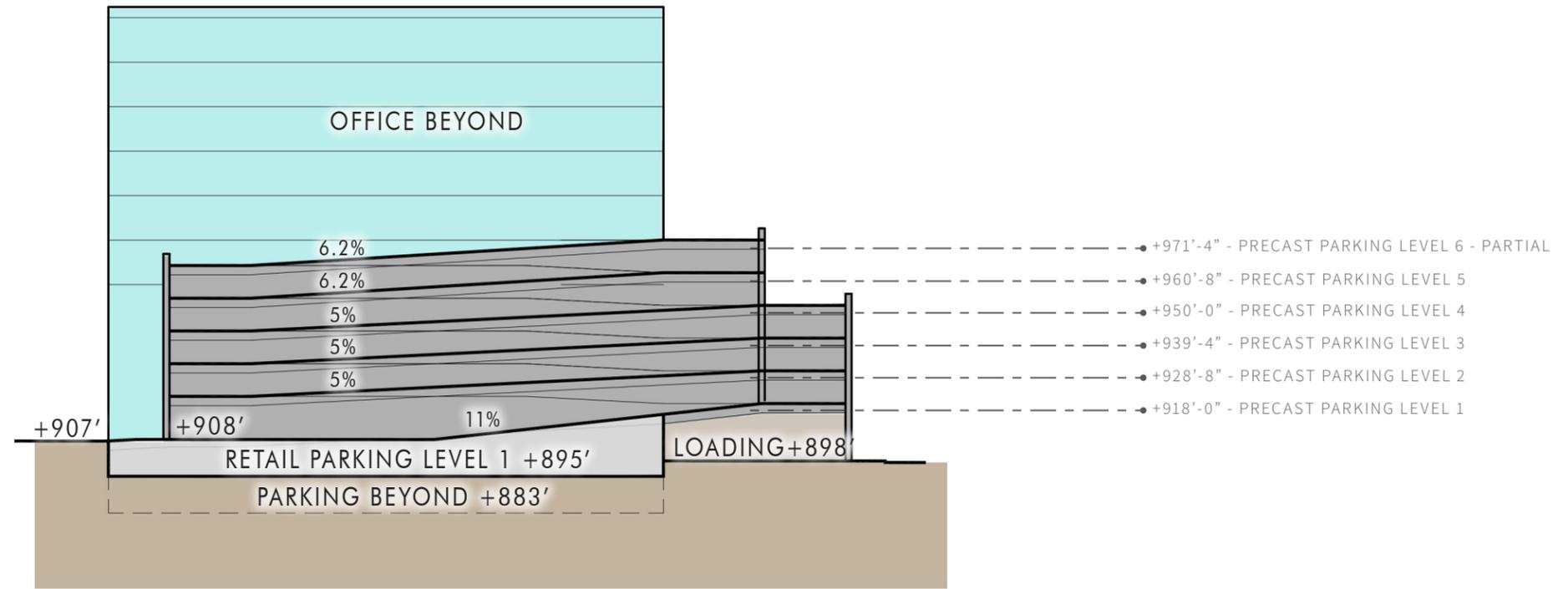




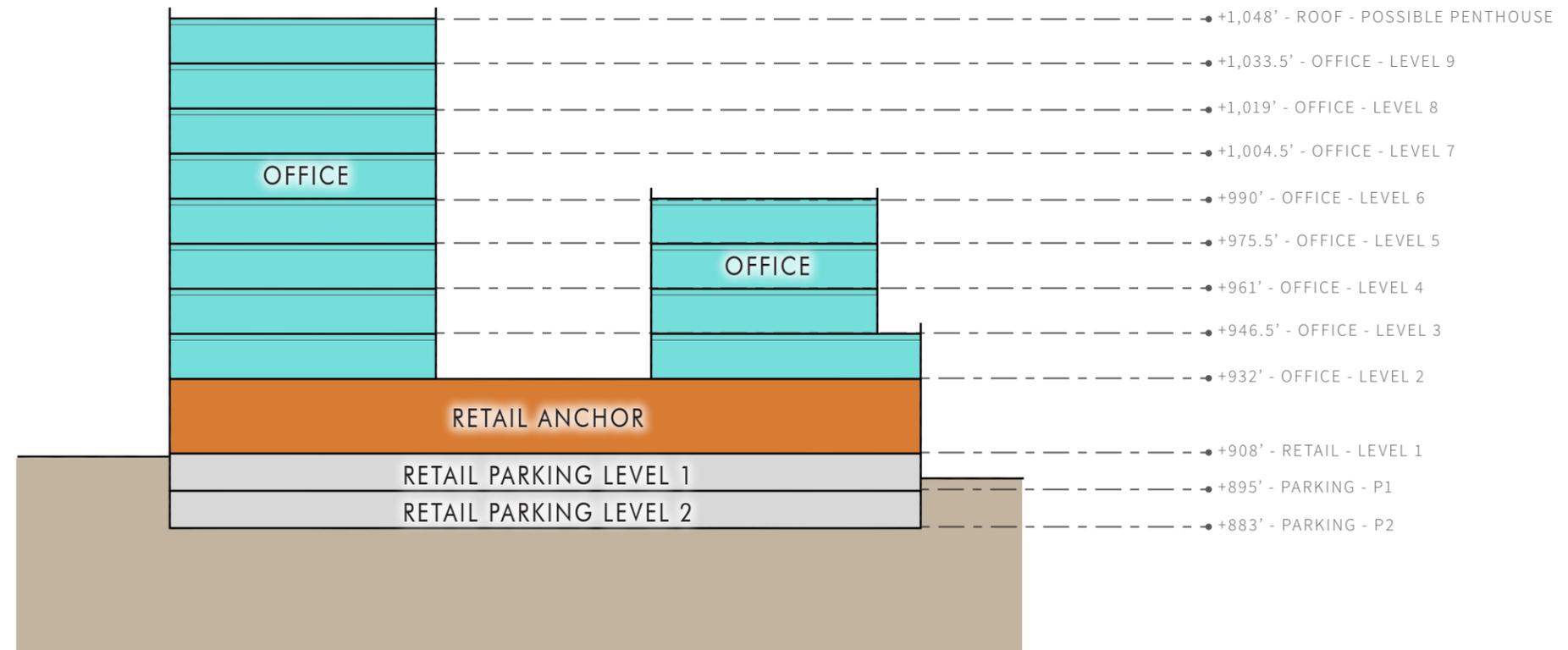




KEY PLAN

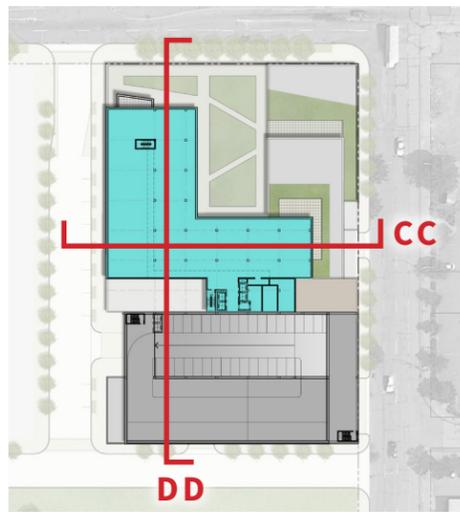


SITE SECTION AA

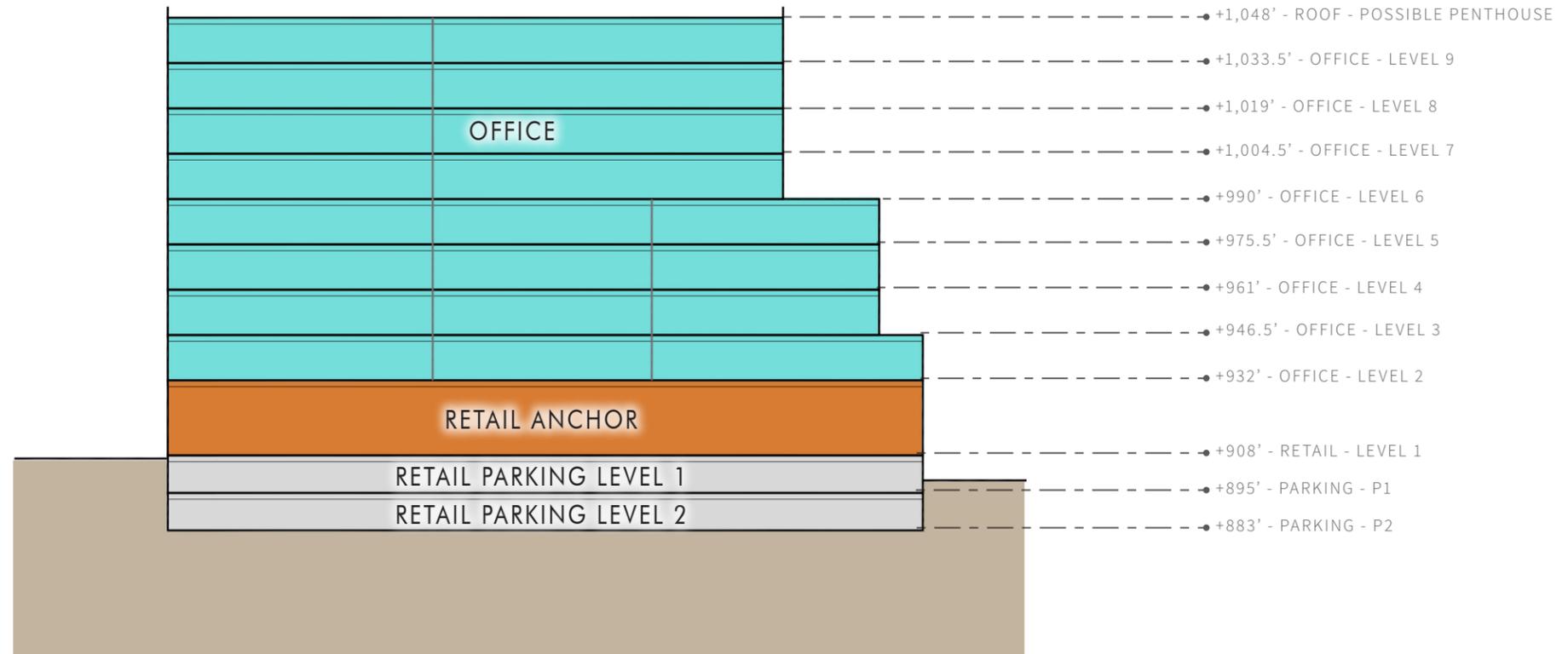


SITE SECTION BB

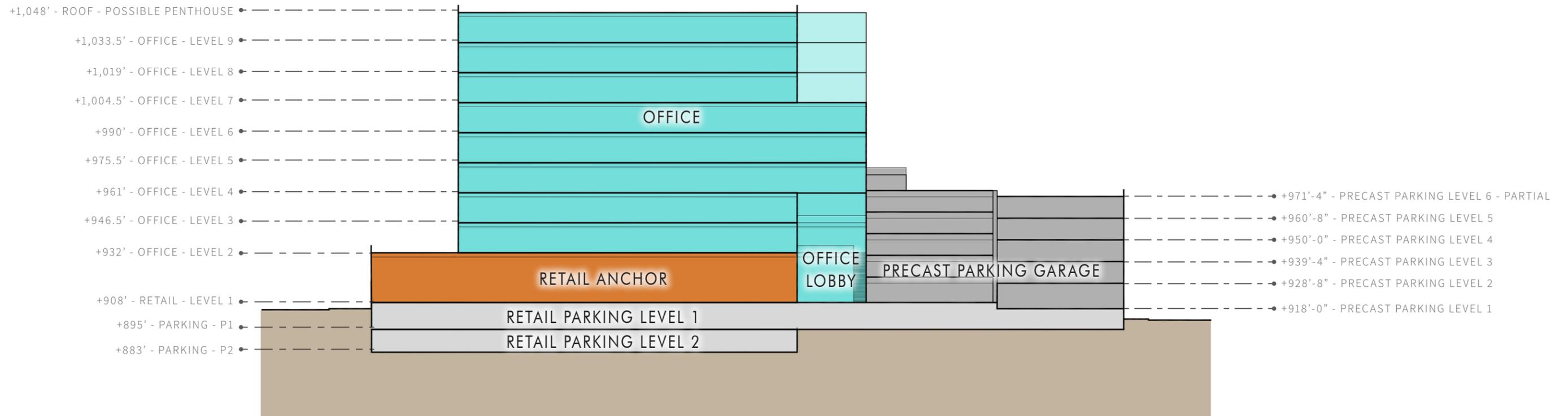




KEY PLAN



SITE SECTION CC



SITE SECTION DD

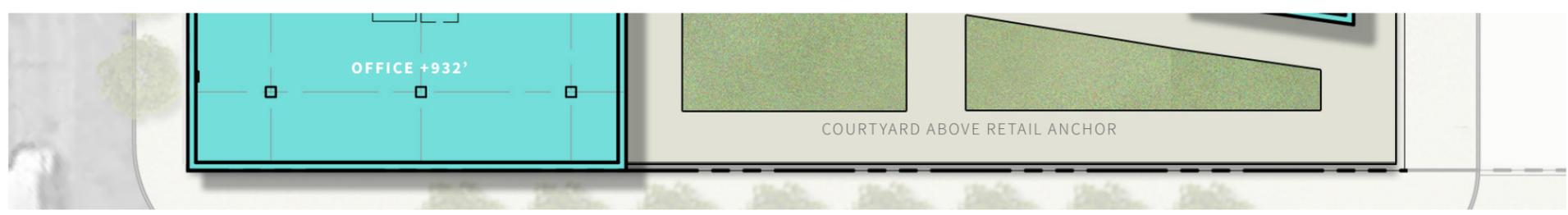




GLASS STOREFRONT SCREENING PANEL MASONRY METAL PANEL GLASS STOREFRONT

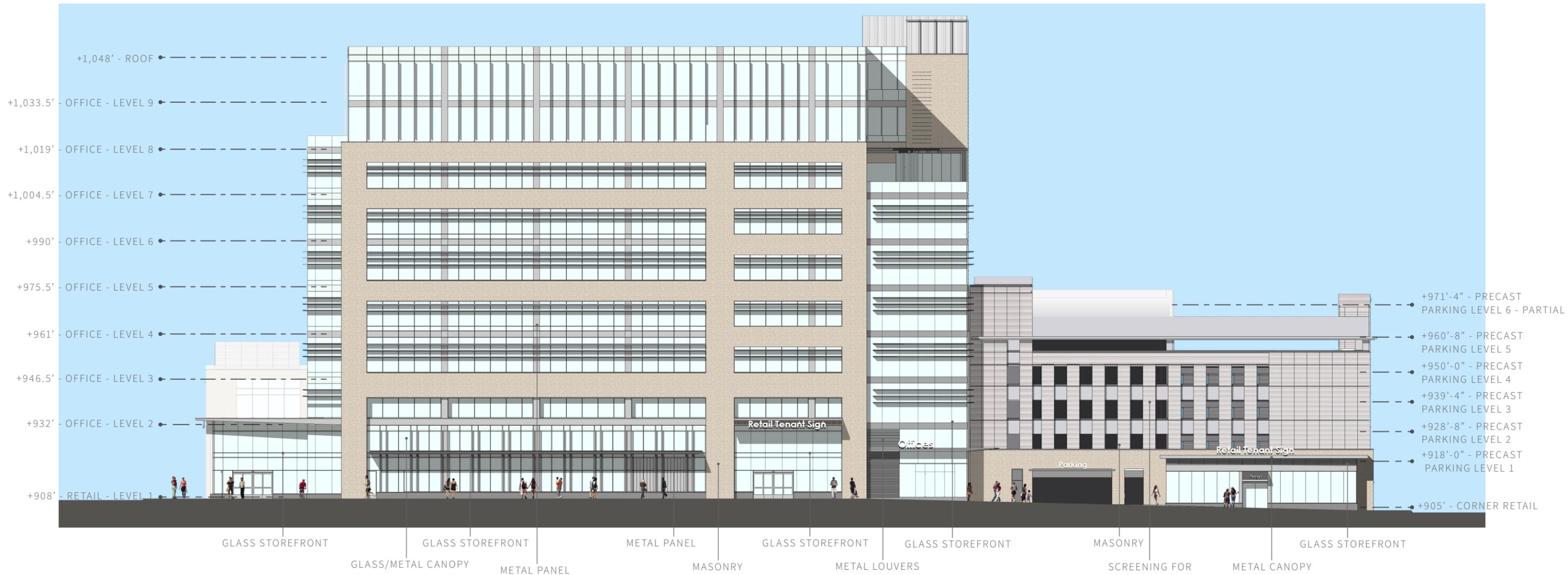


LEVEL 1 PARTIAL PLAN

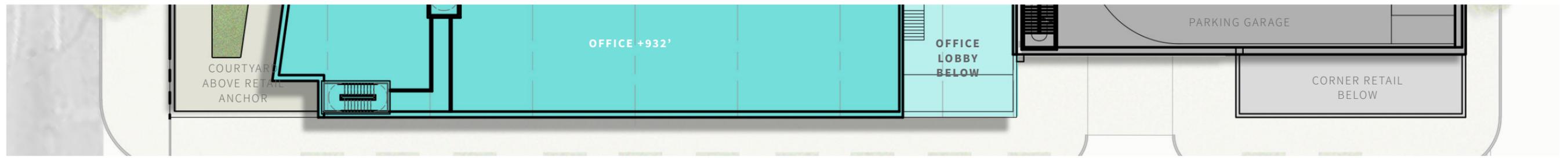


LEVEL 2 PARTIAL PLAN



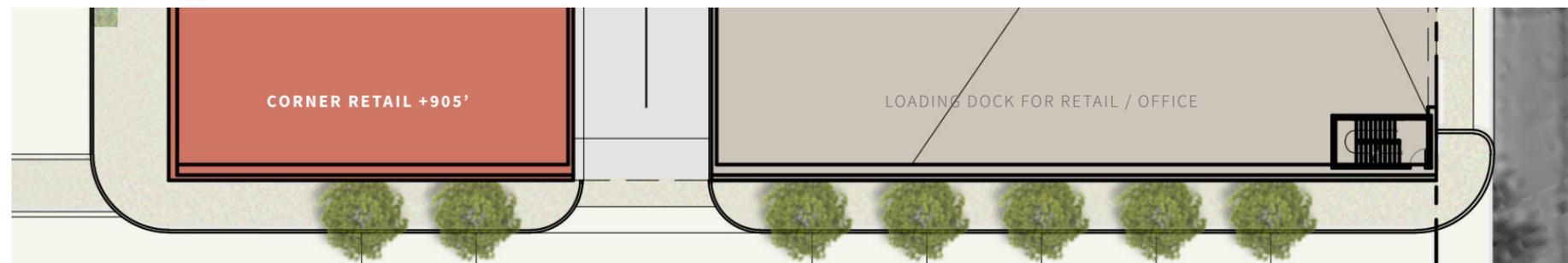


LEVEL 1 PARTIAL PLAN

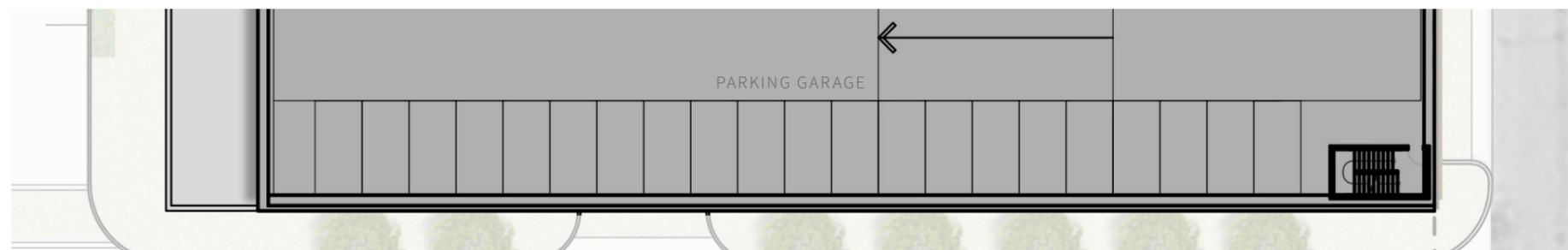


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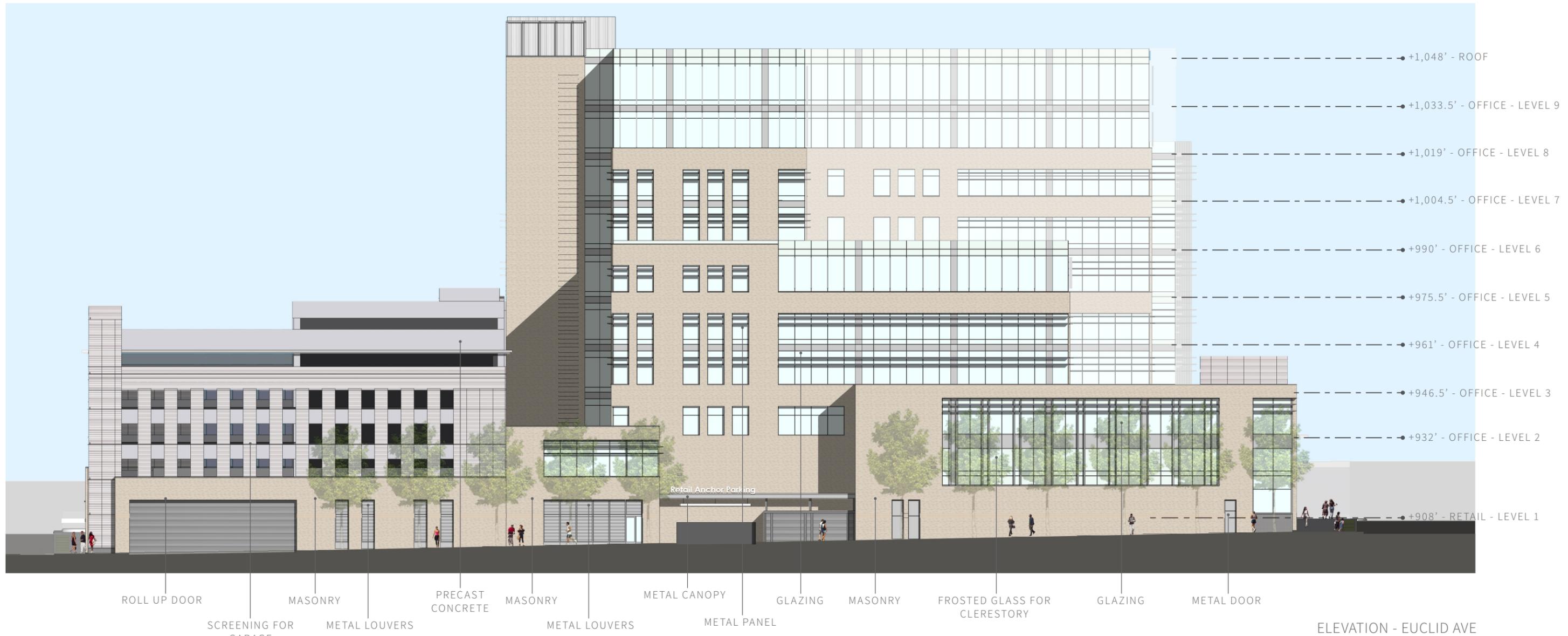


LEVEL 1 PARTIAL PLAN



LEVEL 2 PARTIAL PLAN

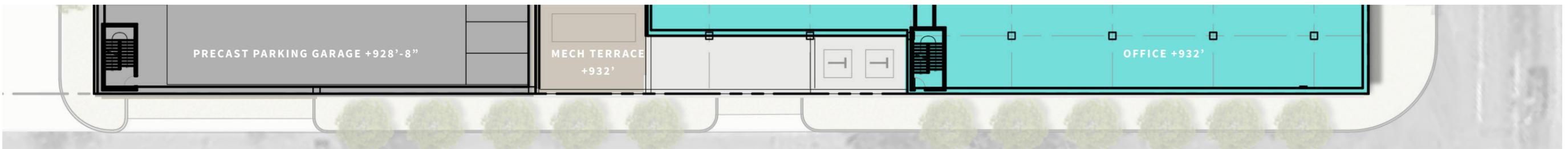




ELEVATION - EUCLID AVE



LEVEL 1 PARTIAL PLAN



LEVEL 2 PARTIAL PLAN



PROJECT DATA		
RETAIL	ANCHOR	50,000 SF +/-
	CORNER	4,600 SF
	TOTAL	54,600 SF
OFFICE	LEVEL 1 - LOBBY	5,860 SF
	LEVEL 2	39,400 SF
	LEVEL 3	32,200 SF
	LEVEL 4, 5	34,640 SF
	LEVEL 6	27,300 SF
	LEVEL 7	24,350 SF
	LEVEL 8, 9	23,850 SF
	TOTAL	246,090 SF
RETAIL PARKING		287 SPACES (2 LEVELS)
OFFICE PARKING (PRECAST GARAGE)		385 SPACES* (6 LEVELS)
* includes parking for corner retail		

4.LANDSCAPE DESIGN

EAST LIBERTY BUSINESS DISTRICT - EXISTING CONDITIONS

Street Tree Species		Tree Pit / Container Plantings	
Chinese Elm	River Birch	Mulch	
Zelkova	Red Maple	Liriopse	Hydrangea
Sycamore	Norway Maple	Inland Sea Oats	Red Twig Dogwood
Kentucky Coffee Tree	Paperbark Maple	Japanese Blood Grass	Boxwood
Sawtooth Oak	Little Leaf Linden	Coneflower	Fothergilla
Swamp White Oak	Ginkgo	Oak Leaf	
St. Gregory Hedge Maple	Cherry		
Honeylocust			
		Tree Pit Sizes	
		16' x 5'	12' x 6'
		13' x 4'	10' x 3'
		Continuous	Raised

Lighting
 LED Cobra-head Fixture
 City Standard Teardrop Fixture
 City Standard Acorn Fixture
 Designer Lighting Features (Public Realm on Private Property)

Pedestrian Facilities
 City Standard Bicycle Rack
 Designer Bicycle Rack (Public Realm on Private Property)
 Bicycle Garage
 Outdoor Seating
 Bus Stop Shelters
 Exposed Aggregate Crosswalks
 Brick Crosswalks (Public Realm on Private Property)

Paving Treatments
 Standard Concrete
 Exposed Aggregate Concrete (Gray)
 Exposed Aggregate Concrete (Brown)
 Permeable Paver (Pale Gray)
 Decorative Pavers (Public Realm on Private Property)
 Cobblestone
 Brick (Tan/Brown)

Green Infrastructure
 East Liberty Presbyterian Church Rain Gardens
 Target Rain Gardens
 Liberty Green Park (Future)
 Bus Stop Green Roof (Penn Avenue at Whitfield Street)



PENNLEY PARK SOUTH BLOCK A - PROPOSED CONDITIONS

PENN AVENUE



Tree Pits

- 4'-6" x 50'
- London Planetrees with Liriope underplantings
- 22' O.C. (closer spacing mimics existing street tree spacing along Penn Ave.)

Lighting

- City standard teardrop pendant fixture
- 65' O.C.

Pedestrian Facilities

- Bike racks
- Areas for private outdoor seating

Sidewalk + Paving

- 20' wide
- Broom-finish concrete

SOUTH EUCLID AVENUE



Tree Pits

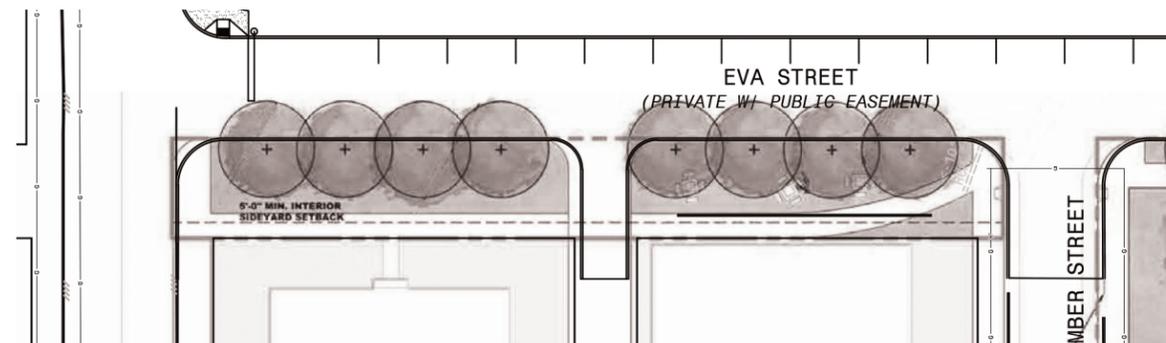
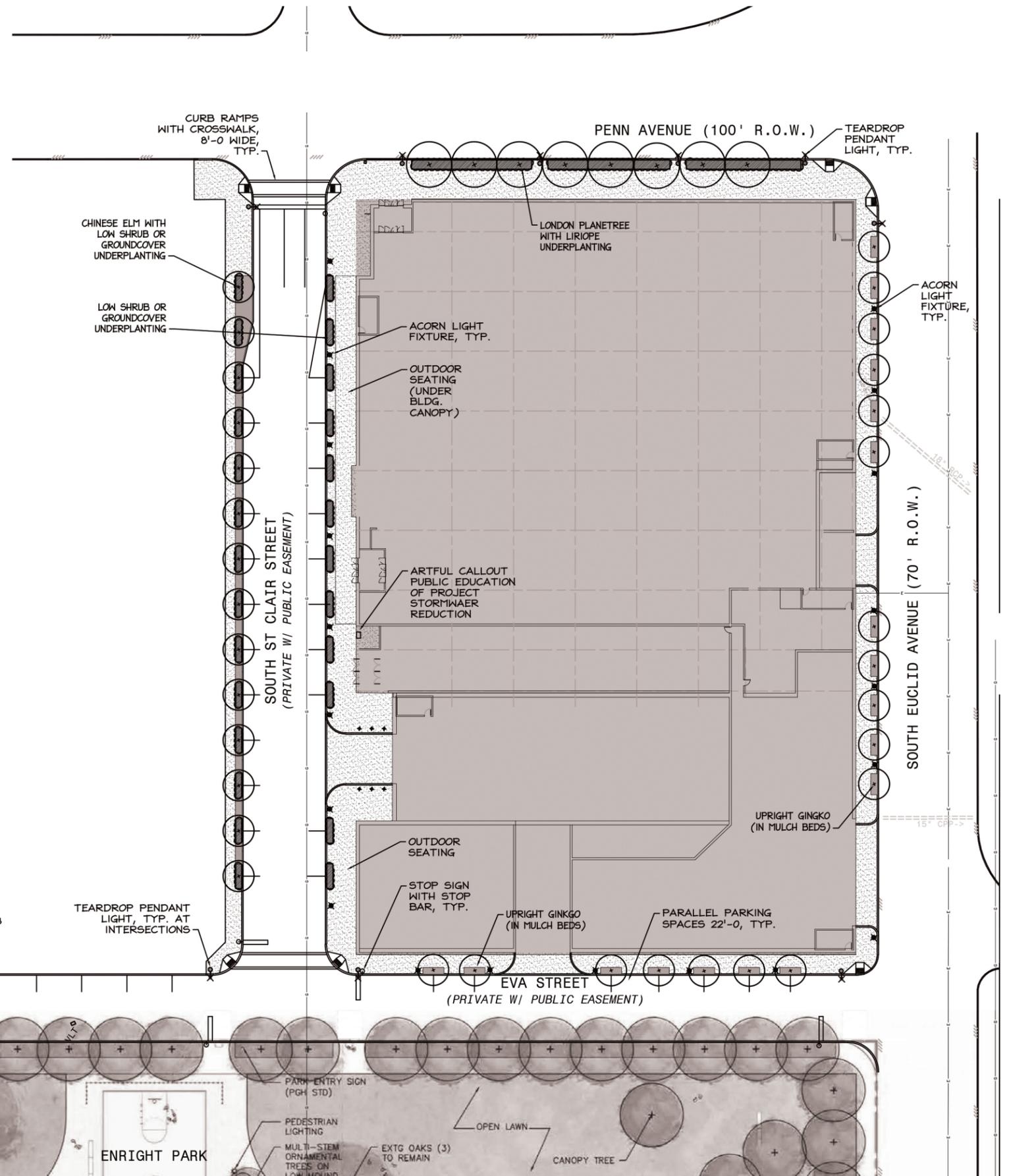
- Standard 10' x 3'
- Upright Ginkgo Trees in mulch beds
- 20' O.C.

Lighting

- City standard acorn fixture
- 40' O.C.

Sidewalk + Paving

- 11' wide
- Broom-finish concrete



PENNLEY PARK SOUTH BLOCK A - PROPOSED CONDITIONS

SOUTH ST. CLAIR STREET (PRIVATE)



Tree Pits (north side)

- 10' x 3'
- Chinese Elms with low shrub/groundcover underplanting
- 22' O.C.

Planting Pits (south side)

- 10' x 3'
- Planted with low shrubs/groundcover (no trees due to existing main underground utilities)

Lighting

- City standard acorn fixture
- 40 O.C.

Pedestrian Facilities

- Bike racks
- Areas for private outdoor seating

Sidewalk + Paving

- 15' wide
- Broom-finish concrete

Green Infrastructure

- Underground infiltration tank system
- Artful callout/public education of project stormwater reduction

EVA STREET (PRIVATE)



Tree Pits

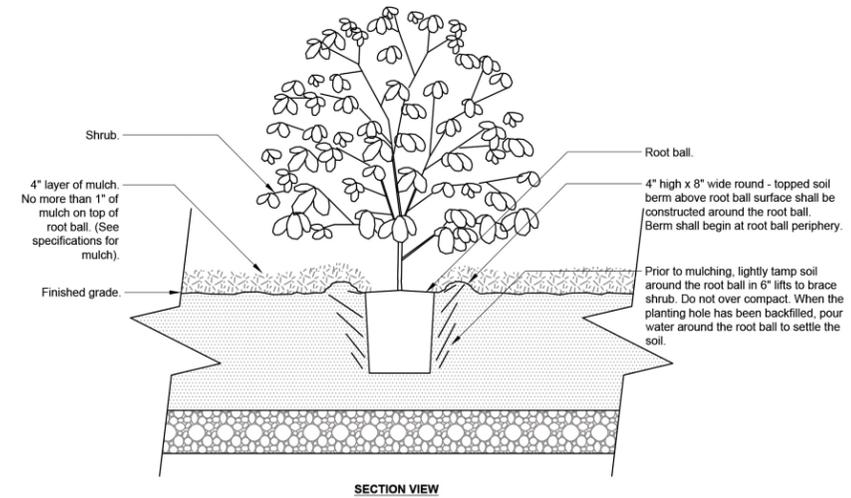
- Standard 10' x 3'
- Upright Ginkgos in mulch beds
- 22' O.C.

Lighting

- City standard acorn fixture
- 22' O.C.

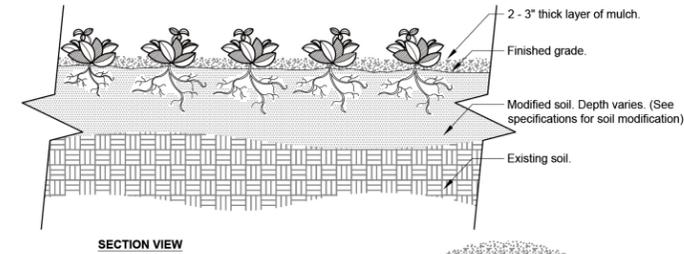
Sidewalk + Paving

- 10' wide
- Broom-finish concrete



Notes:
1- Shrubs shall be of quality prescribed in the root observations detail and specifications.
2- See specifications for further requirements related to this detail.

3 SHRUB MODIFIED SOIL
SCALE: NTS

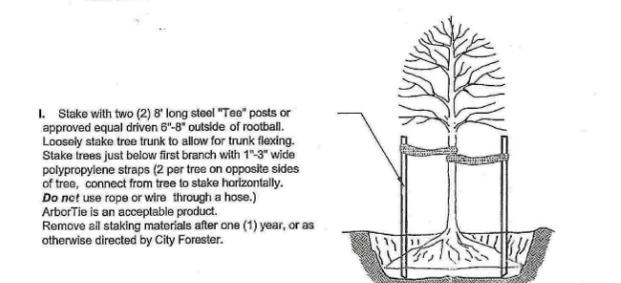
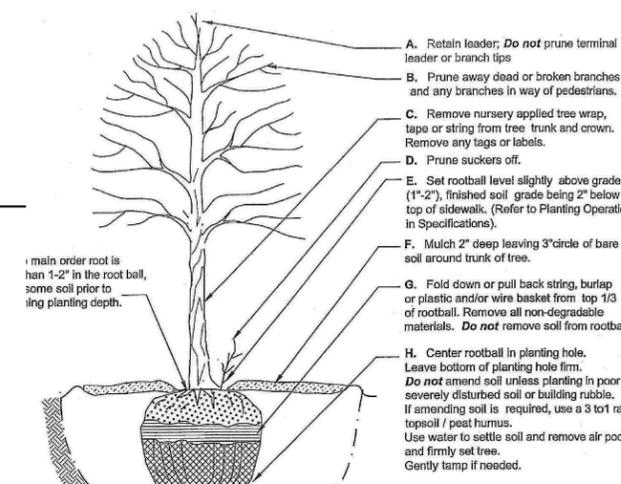


Notes:
1- See planting legend for groundcover species, size, and spacing dimension.
2- Small roots (1/4\"/>

4 GROUNDCOVER PLANTING
SCALE: NTS

PLANT LIST

BOTANICAL NAME COMMON NAME	SIZE	COND.
DECIDUOUS TREES		
ULMUS PARVIFOLIA CHINESE ELM	2\"/>	



DECIDUOUS TREE PLANTING
SCALE: NTS
CITY OF PITTSBURGH DETAIL

5. PRELIMINARY PROJECT VIEWS/RENDERINGS



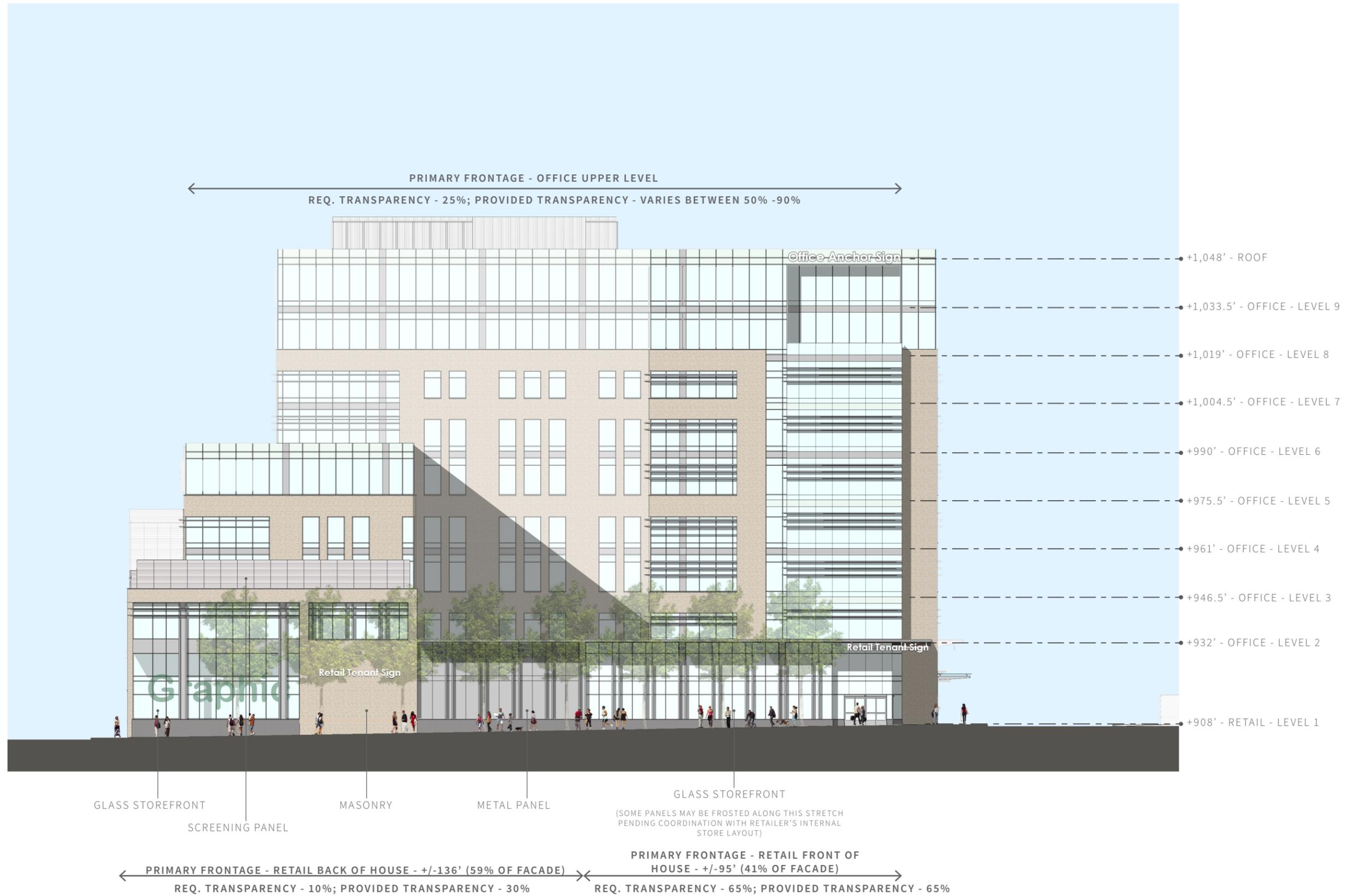






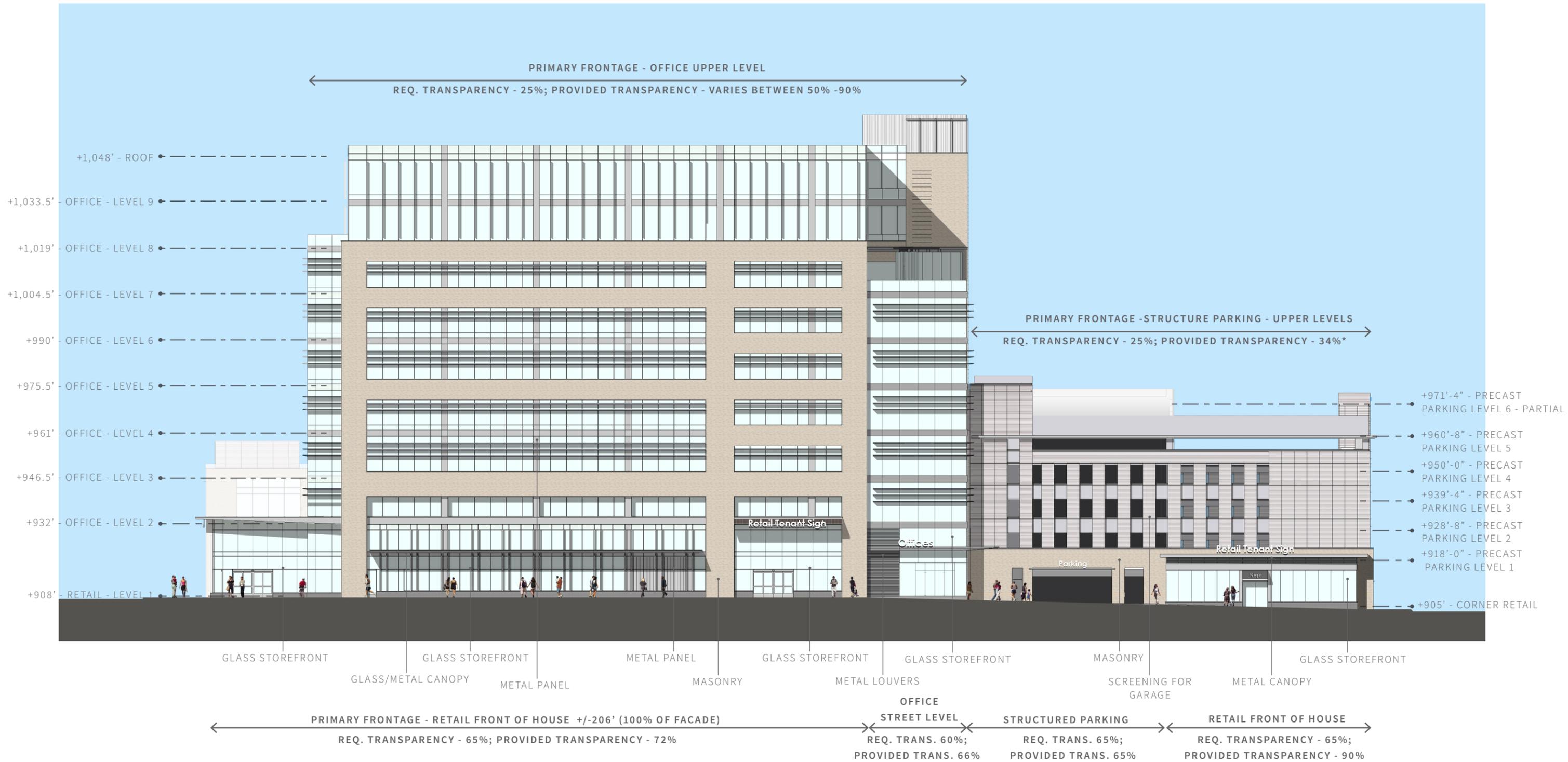


6. SUPPLEMENTARY MATERIALS



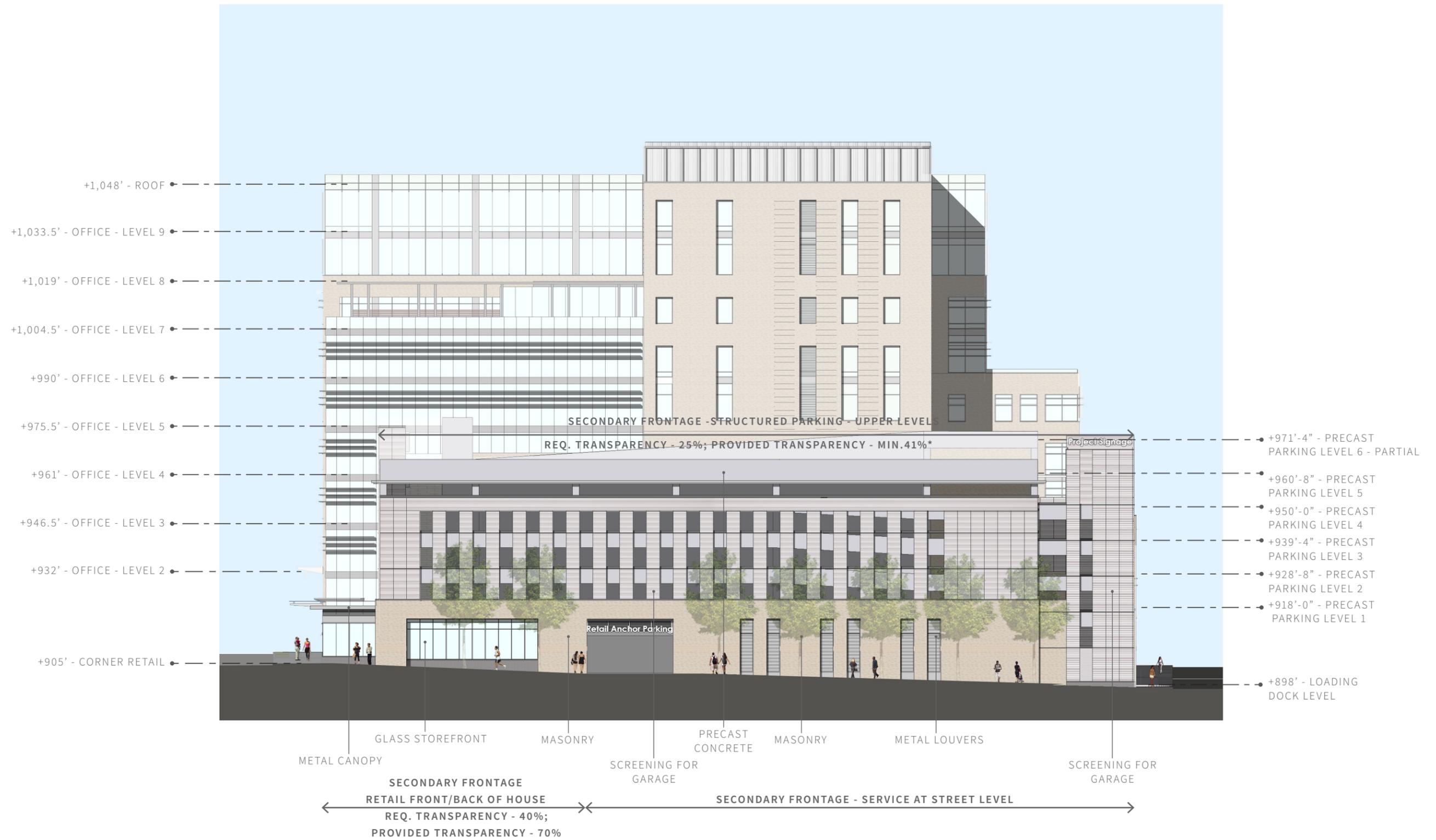
NOTE: PER PLDP, TRANSPARENCY ALONG PRIMARY FRONTAGE IS CALCULATED BETWEEN 3' AND 8' FROM THE RETAIL FLOOR. PROVIDED TRANSPARENCY PERCENTAGES MAY CHANGE DUE TO LEASING/TENANT REQUIREMENTS.





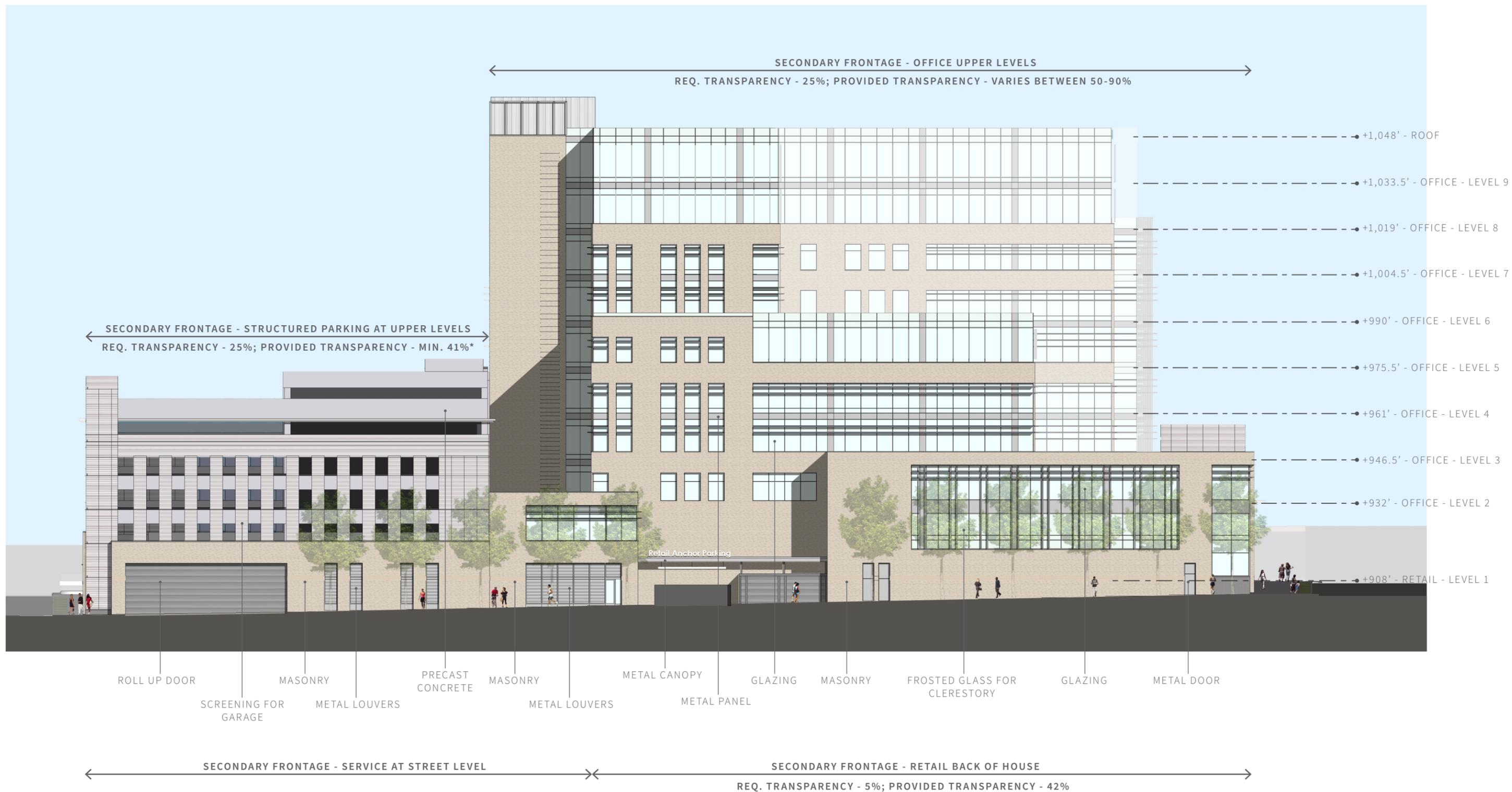
NOTE: * CALCULATIONS DO NOT TAKE INTO ACCOUNT THE TRANSPARENT NATURE OF THE GARAGE SCREENING
 PER PLDP, TRANSPARENCY ALONG PRIMARY FRONTAGE IS CALCULATED BETWEEN 3' AND 8' FROM THE RETAIL FLOOR. PROVIDED TRANSPARENCY PERCENTAGES MAY CHANGE DUE TO LEASING/TENANT REQUIREMENTS.





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PROVIDED TRANSPARENCY PERCENTAGES MAY CHANGE DUE TO LEASING/TENANT REQUIREMENTS.















EXAMPLE OF METAL PANEL SCREENING FOR MECHANICAL EQUIPMENT



EXAMPLE OF UNINTERRUPTED PEDESTRIAN WALKWAY AT A CURB CUT LEADING TO A GARAGE ENTRANCE



EXAMPLE OF METAL PANEL SCREENING FOR GARAGE



EXAMPLE OF METAL ROLL-UP DOOR FOR LOADING AND GARAGE ENTRANCES

October 26, 2018

Jim Voelzke, FAIA, LEED AP
MV+A Architects
1200 G Street, NW
Washington DC 20005

Contextual Design Advisory Panel

Eric Booth

Nina Chase Anne Chen
Greg LaForest
Eric Osth
John Robinson
Page Thomas
Kate Tunney

Re: CDAP Summary for Pennley Park South

Dear Mr. Voelzke:

Thank you for bringing the Pennley Park South to the Contextual Design Advisory Panel on October 16, 2018.

CDAP members had the following comments for Pennley Park South:

- Continue to refine the corner massing at S Euclid and Penn Avenues. The Panel noted that this is an important corner and neighborhood gateway for the overall development. In particular, explore means to further break down the massing or to further articulate this corner.

MV+A Response: The corner massing is a subset of the overall building massing and is sized similar to the existing buildings at this intersection. The massing is further articulated by large openings in the masonry patterned with a composition of opaque metal panels, transparent glass and projecting sun shading devices. Breaking down the massing further will have the adverse impact of obliterating the corner presence established by the current design.

- The Panel discussed the garage and loading screening precedents included in the presentation and recommended that the project utilize a high quality material, especially at the corner of Eva Street and S Euclid Avenue.

MV+A Response: Acknowledged

- Find ways to further activate Penn Avenue. The Panel appreciated the storefront design on Penn Avenue, but urged more activity and interaction on Penn Avenue.

MV+A Response: The steeply descending grade along Penn Avenue and the fixed higher retail grade make it challenging to activate the sidewalk with direct connection to the retail. However, we believe, visual activation is an appropriate solution for such a scenario. We have maximized direct visual interaction along much of the store where the difference in grade is minimal. For areas where the store is too high for such an interaction, provision has been made for branding opportunities to embellish the façade and provide a connection with the viewer on the street.

- Continue to refine the relationship between the project's different volumes. While the Panel appreciated the project's detailing and proportions, they commented that it had an institutional feeling. The Panel suggested looking for ways to give the volumes subtly differentiated identities to break down the visual scale of the building.

MV+A Response: Several factors - site context, neighboring building heights, incline plane restrictions, internal programming, etc have resulted in a massing that consists of volumes of differing height. This automatically helps break down the visual scale of the building. We strongly feel that these volumes are helped by having an overarching design principle tying it all together with subtle design differentiation becoming evident as a result of the mixed use programming of the project.

- Consider how the project meets the sky. The Panel observed that the glass crowns read as an extrusion of the floor plan. The Panel understood that the glass crown element is necessary to mitigate the buildings' massing, but thought that they could be further refined.

MV+A Response: Acknowledged. We will continue to detail the design - the type of glass, selection of curtain wall, accoutrements, etc. to make sure the two story glass volumes act as a fitting crown for the building.

Please also let me know if you have any question about this summary.

Continue to work with staff and forward an updated drawing set addressing these design comments. Continue to work with staff and forward an updated drawing set addressing these design comments in preparation for a future Planning Commission hearing date.

Sincerely,

William Gregory
Planner 2 (Design Review)