

PENNLEY PARK SOUTH DEVELOPMENT - BLOCK A

PRESENTATION TO THE PLANNING COMMISSION
PITTSBURGH, PENNSYLVANIA



JANUARY 29TH, 2019

PROJECT TEAM



OWNER:
LG REALTY ADVISORS
535 SMITHFIELD STREET
SUITE 900
PITTSBURGH, PA 15222



CIVIL ENGINEER:
THE GATEWAY ENGINEERS, INC.
400 HOLIDAY DR
SUITE 300
PITTSBURGH, PA 15220



ARCHITECT:
MV+A
1200 G STREET, NW
SUITE 250
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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LOCATION PLAN



PUBLIC REALM DESIGN

EAST LIBERTY BUSINESS DISTRICT - EXISTING CONDITIONS

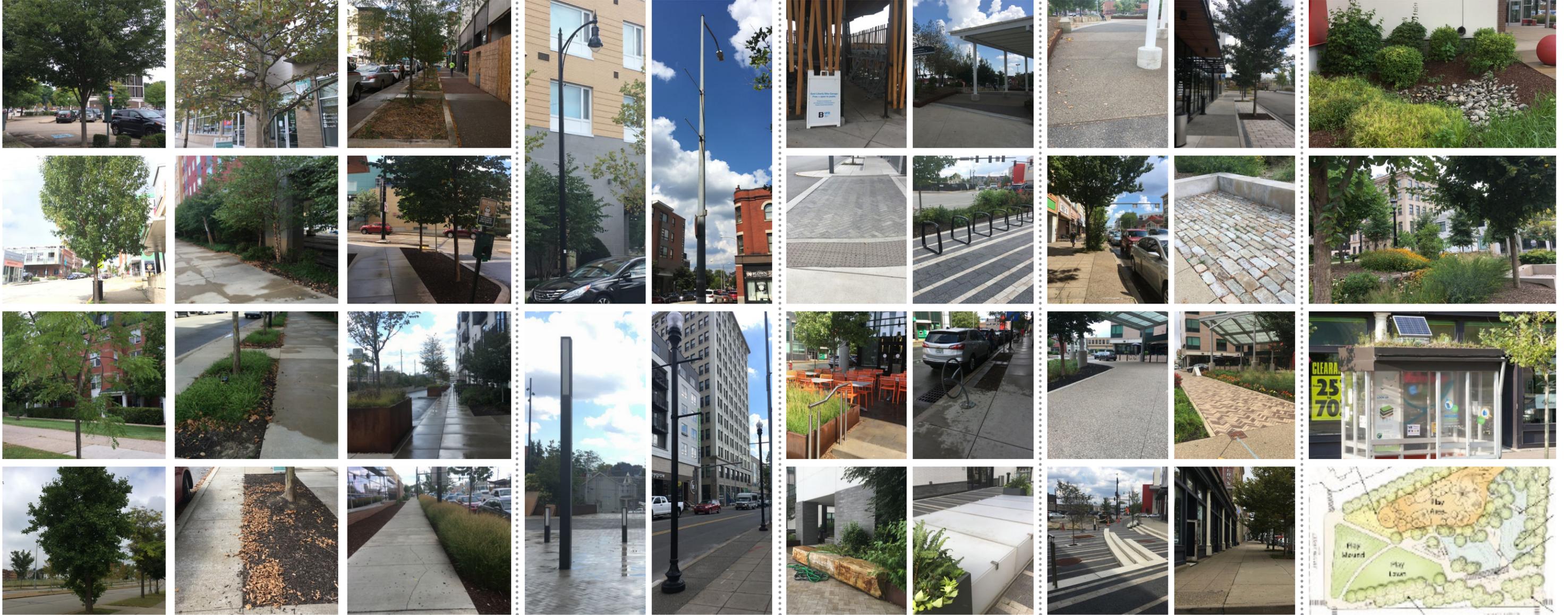
Street Tree Species		Tree Pit / Container Plantings	
Chinese Elm	River Birch	Mulch	
Zelkova	Red Maple	Liriope	Hydrangea
Sycamore	Norway Maple	Inland Sea Oats	Red Twig Dogwood
Kentucky Coffee Tree	Paperbark Maple	Japanese Blood Grass	Boxwood
Sawtooth Oak	Little Leaf Linden	Coneflower	Fothergilla
Swamp 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)



PENNEY PARK SOUTH BLOCK A - PROPOSED PUBLIC REALM

SOUTH ST. CLAIR STREET (PRIVATE)



Tree Pits (north side)

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

Planting Pits (south side)

- 12' 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

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

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

SOUTH EUCLID AVENUE



Tree Pits

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



Lighting

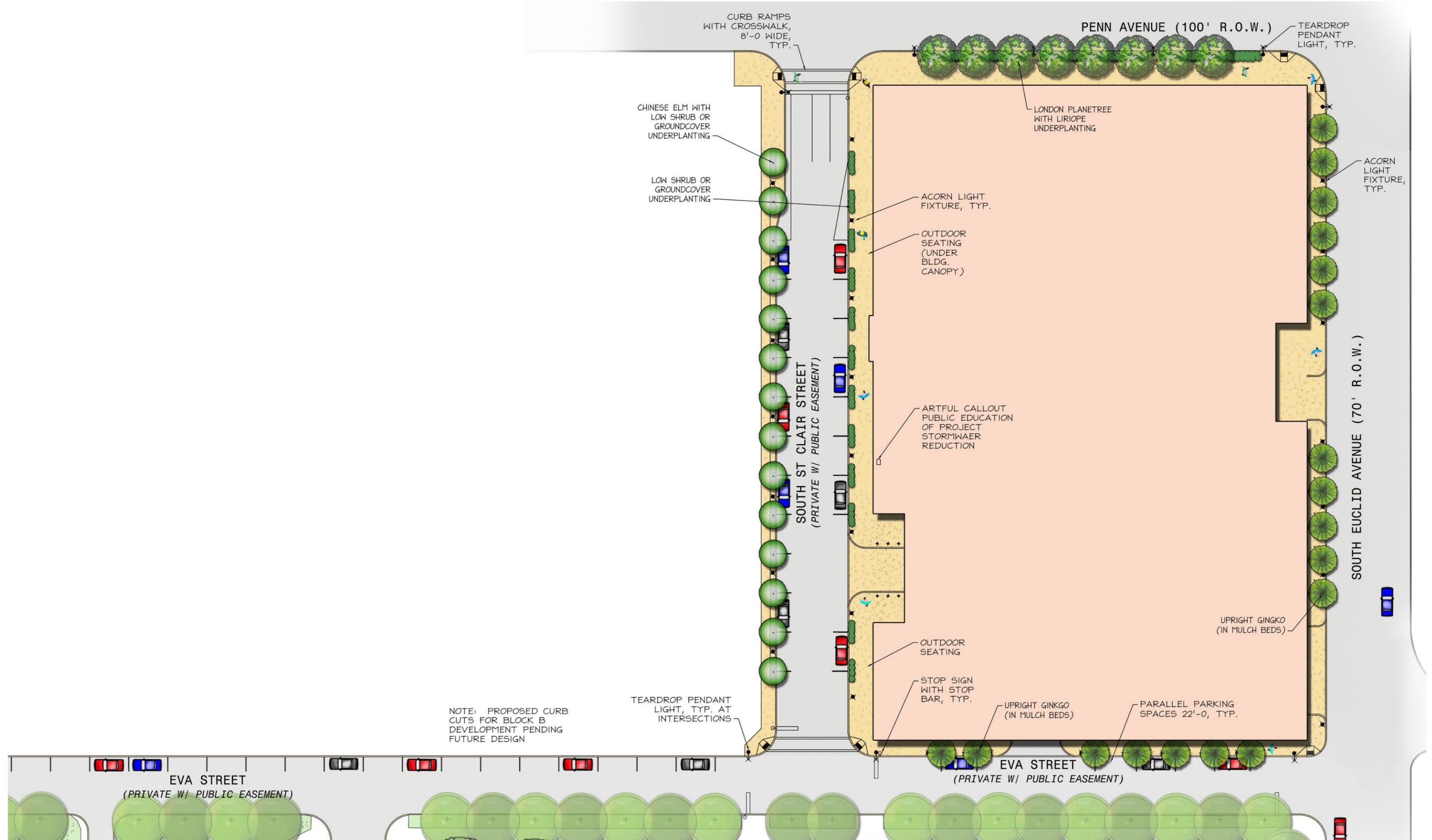
- City standard acorn fixture
- 40' O.C.



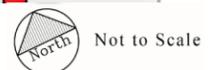
Sidewalk + Paving

- 11' wide
- Broom-finish concrete

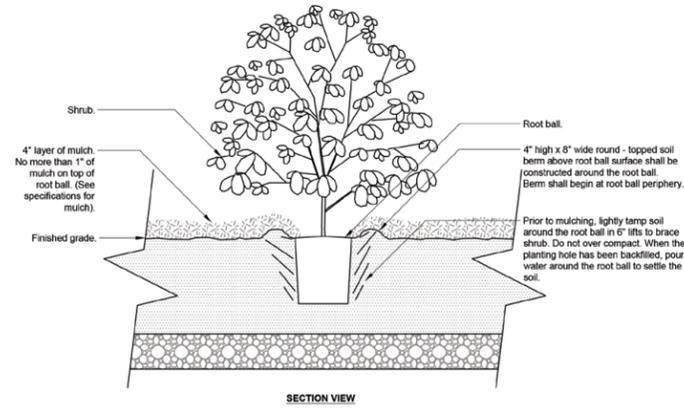
PENNLEY PARK SOUTH BLOCK A - PROPOSED PUBLIC REALM



NOTE: PROPOSED CURB CUTS FOR BLOCK B DEVELOPMENT PENDING FUTURE DESIGN

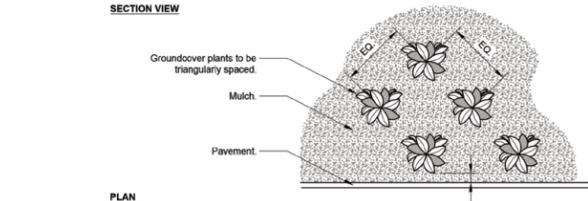
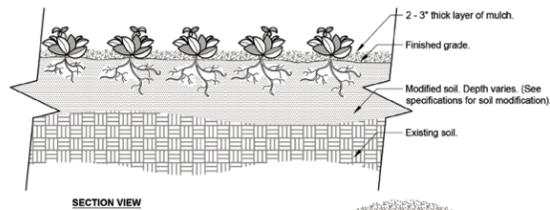


PENNLEY PARK SOUTH BLOCK A - PROPOSED PUBLIC REALM



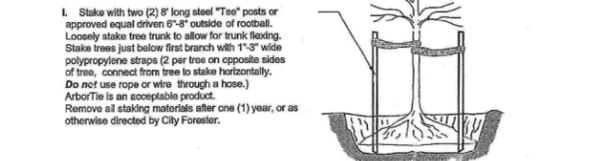
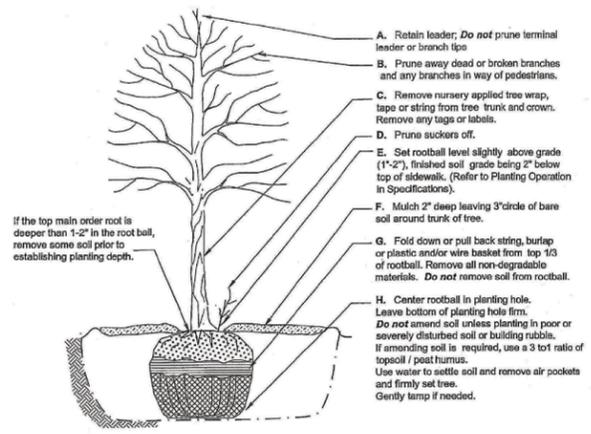
Notes:
1- Shrubs shall be of quality prescribed in the root observations detail and specifications.
2- See specifications for further requirements related to this detail.

3 SHRUB MODIFIED SOIL CDI SCALE: NTS



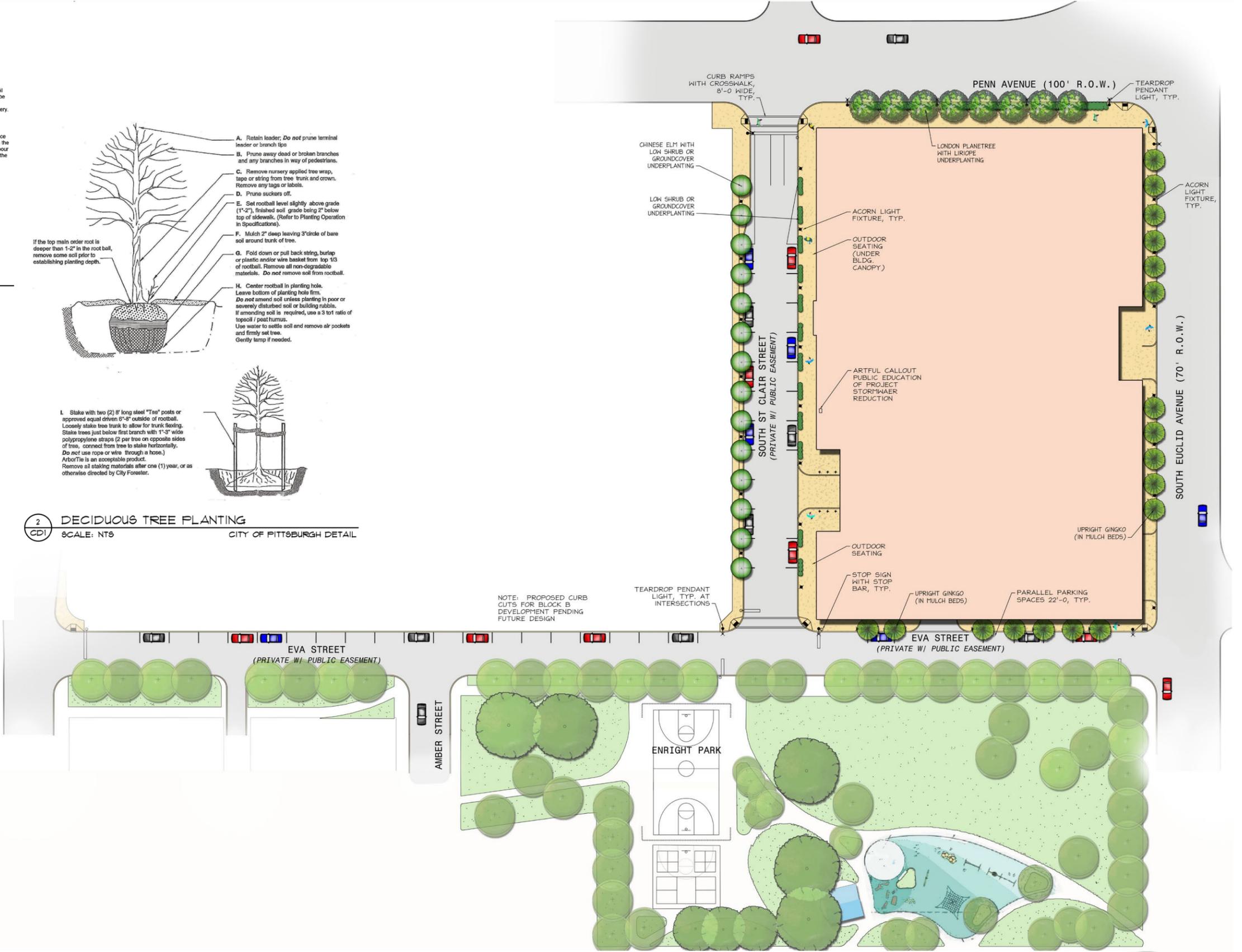
Notes:
1- See planting legend for groundcover species, size, and spacing dimension.
2- Small roots (1/2" or less) that grow around, up, or down the root ball periphery are considered a normal condition in container production and are acceptable however they should be eliminated at the time of planting. Roots on the periphery can be removed at the time of planting. (See root ball shaving container detail).
3- Settle soil around root ball of each groundcover prior to mulching.

4 GROUNDCOVER PLANTING CDI SCALE: NTS

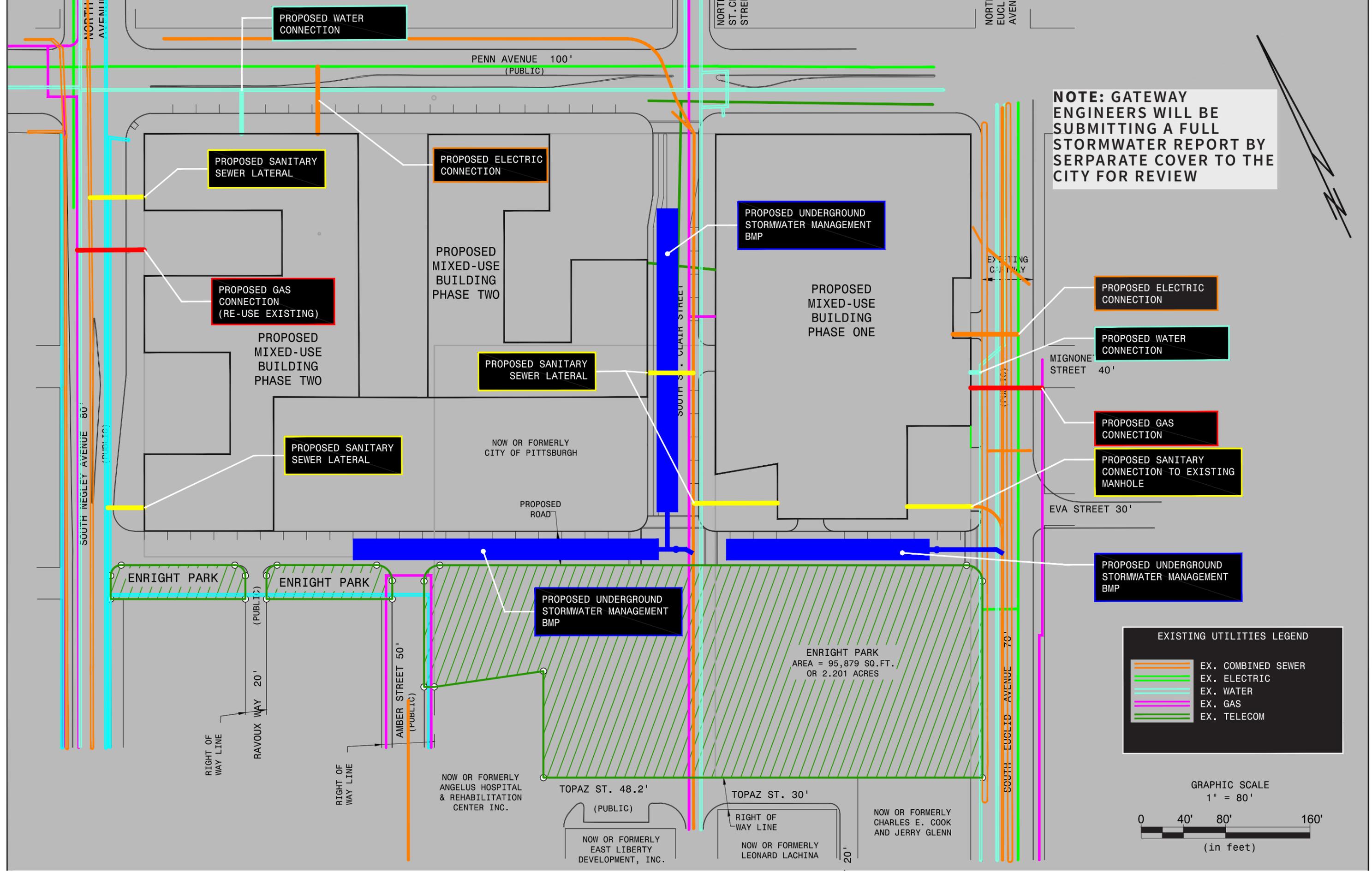


2 DECIDUOUS TREE PLANTING CDI SCALE: NTS CITY OF PITTSBURGH DETAIL

BOTANICAL NAME	COMMON NAME	SIZE	COND.
DECIDUOUS TREES			
ULMUS PARVIFOLIA	CHINESE ELM	2" CAL.	B#B
GINKGO BILOBA 'FASTIGIATA'	UPRIGHT GINKGO	2" CAL.	B#B
PLATANUS X ACERIFOLIA	LONDON PLANETREE	2" CAL.	B#B
UNDERPLANTINGS (LOW SHRUB OR GROUNDCOVER)			
LIRIOPE SPICATA	CREEPING LIRIOPE	HEAVY PLUG	
HYPERICUM KALMIANUM	KALM'S ST. JOHN'S WORT	#2 CONT.	CONT.

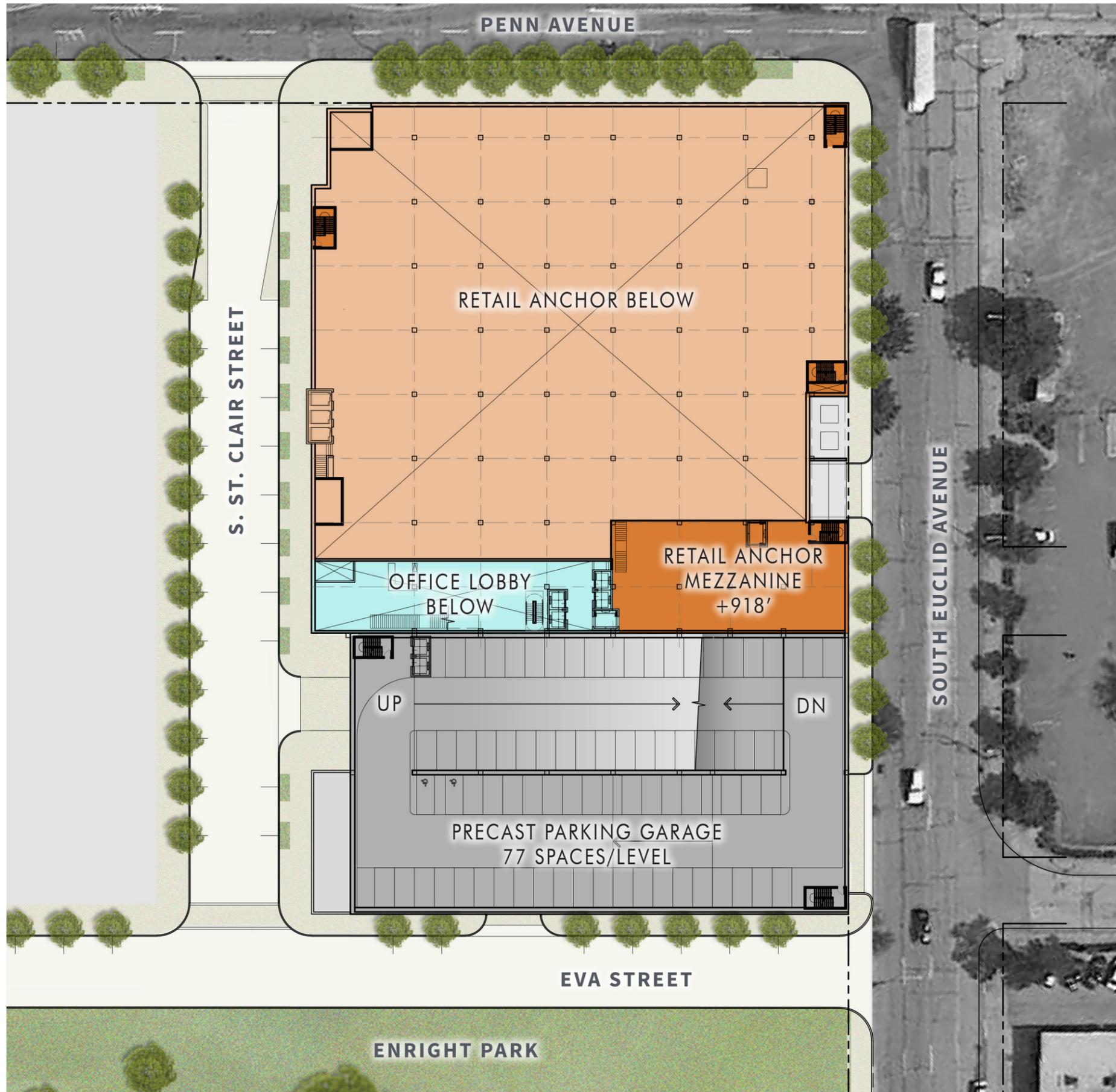


STORMWATER MANAGEMENT



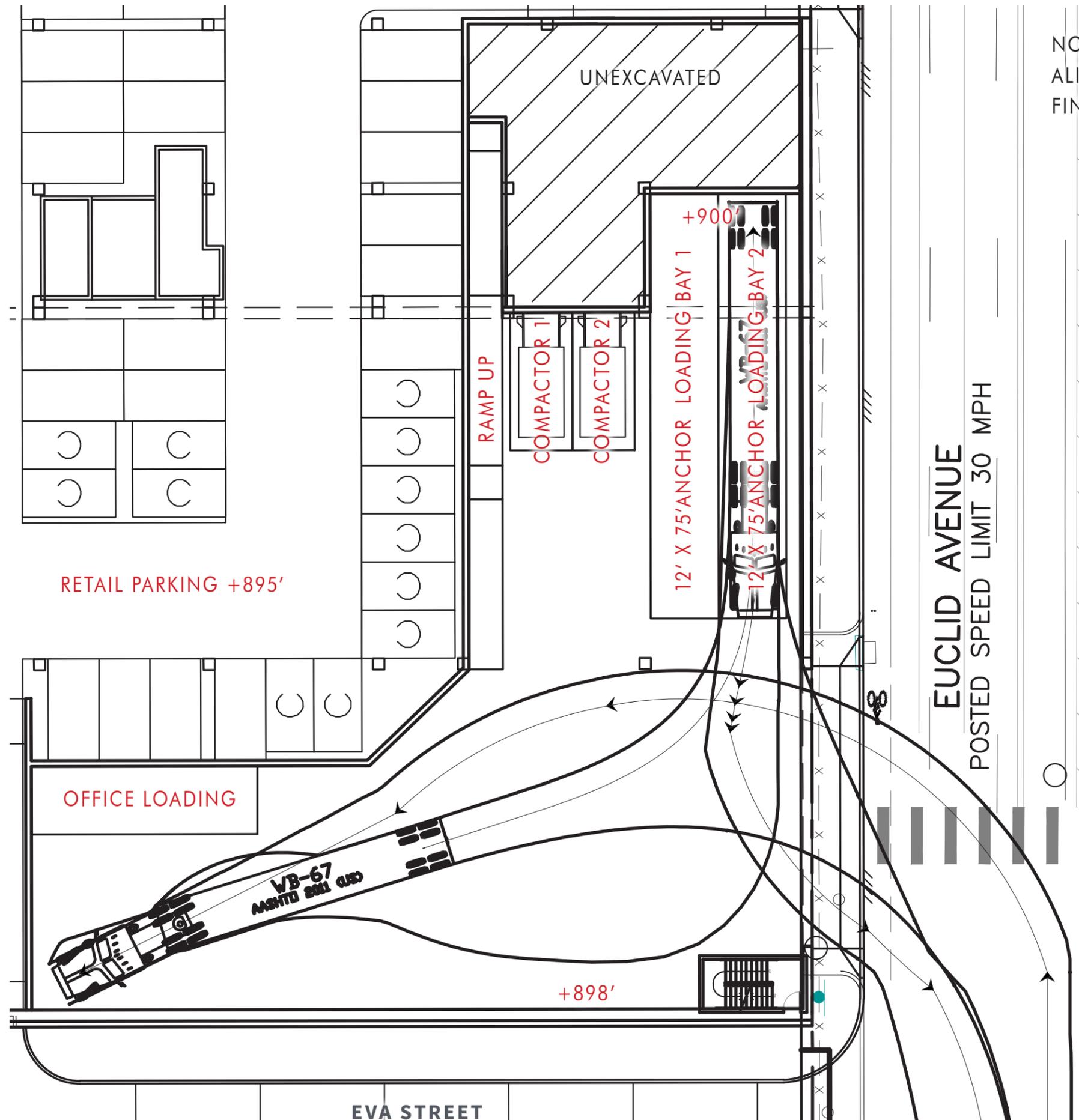
PLANS, ELEVATIONS, SECTIONS



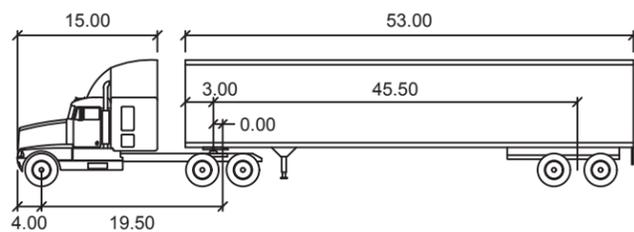




NOTE: EUCLID AVENUE ALIGNMENT IN PROGRESS; FINAL CONFIGURATION T.B.D.



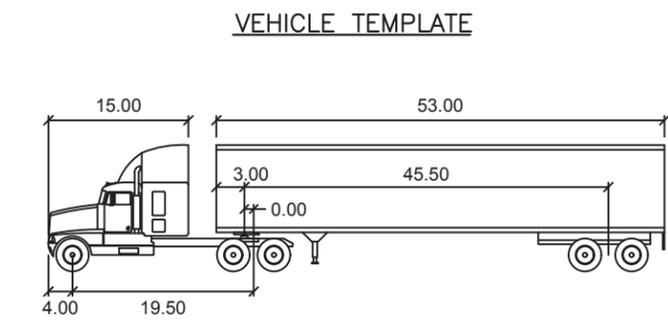
VEHICLE TEMPLATE



WB-67

feet

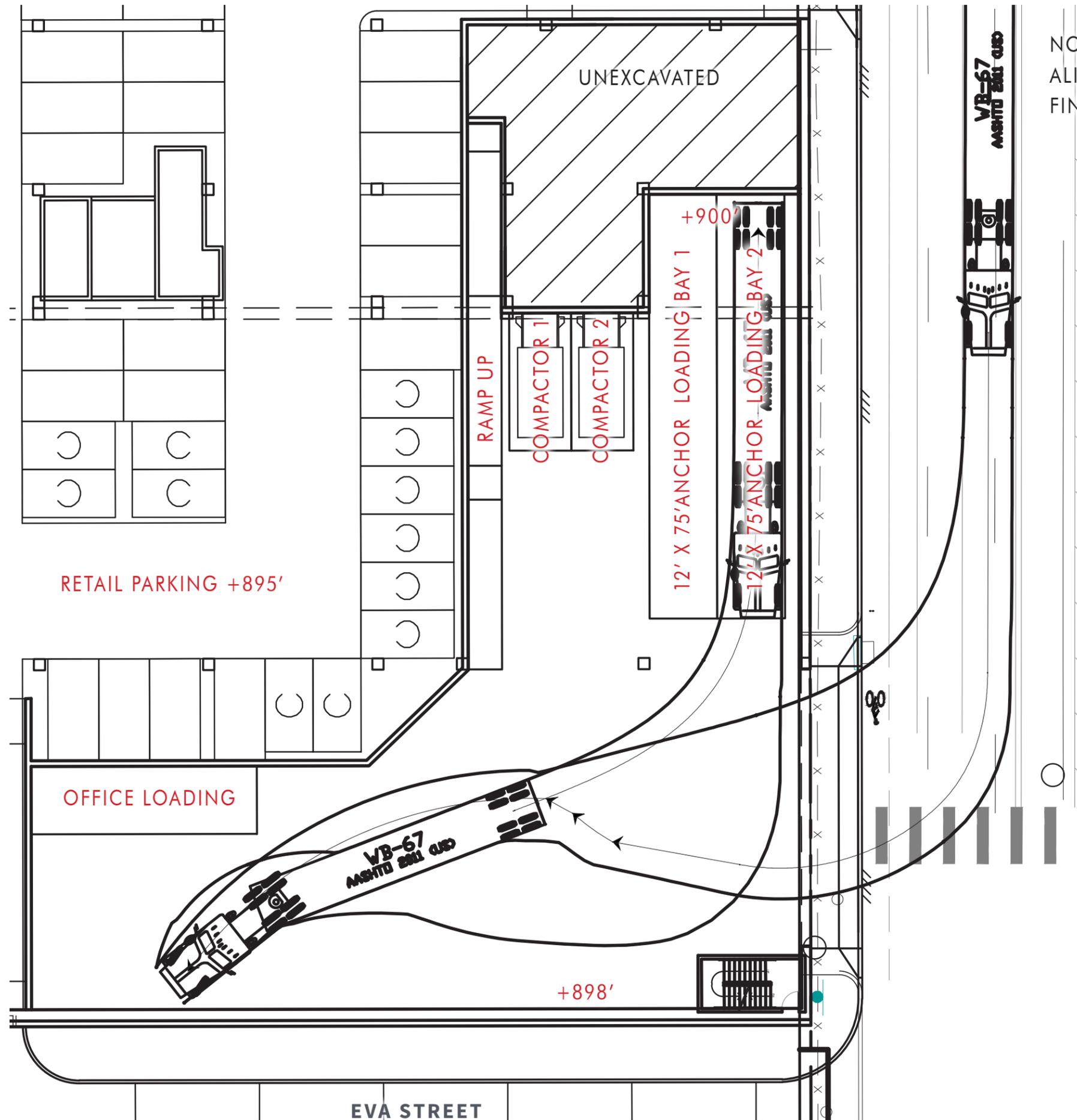
Tractor Width	: 8.00	Lock to Lock Time	: 6.0
Trailer Width	: 8.50	Steering Angle	: 28.4
Tractor Track	: 8.00	Articulating Angle	: 75.0
Trailer Track	: 8.50		



WB-67

feet

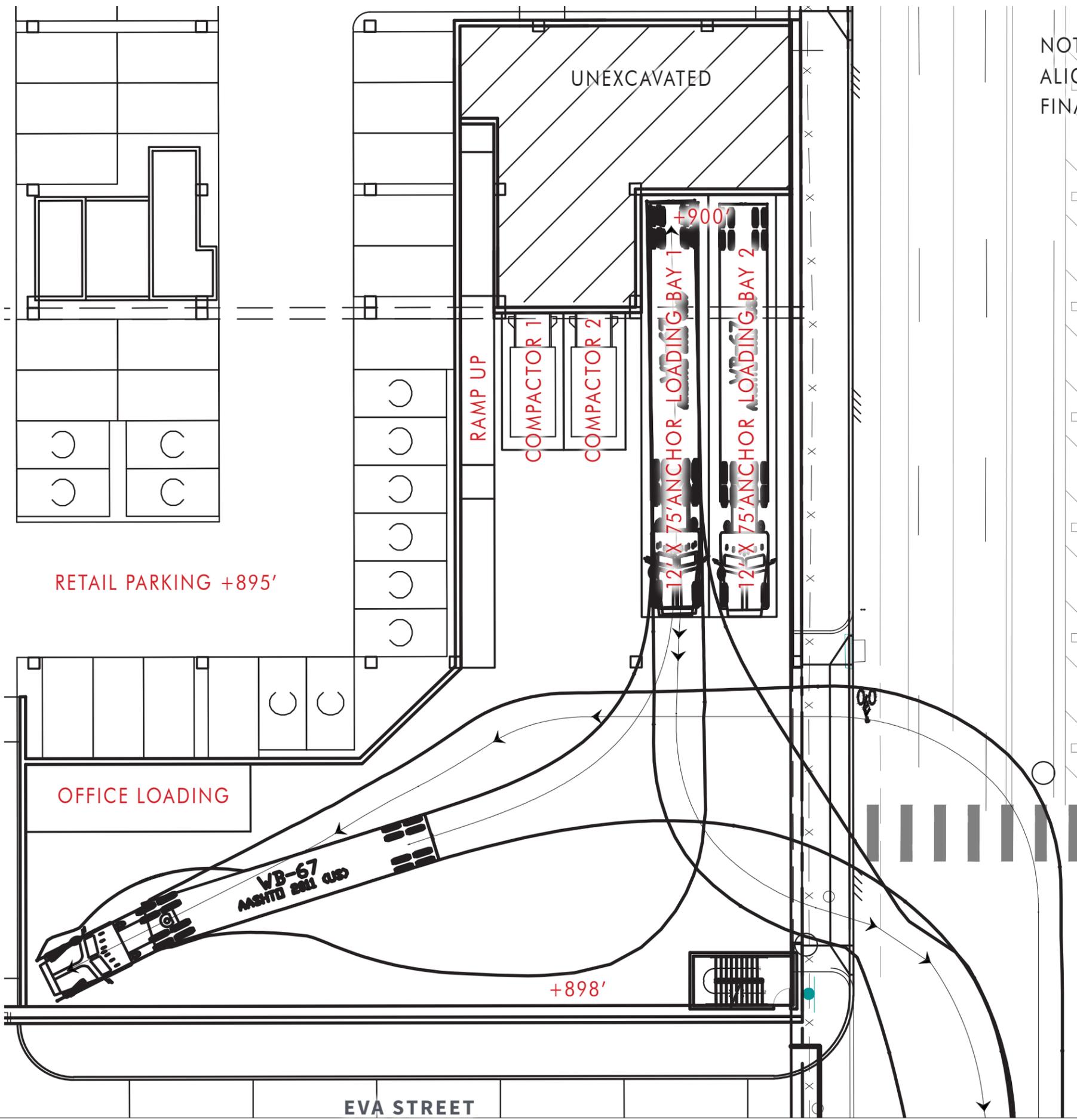
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Tractor Track	: 8.00	Articulating Angle	: 75.0
Trailer Track	: 8.50		



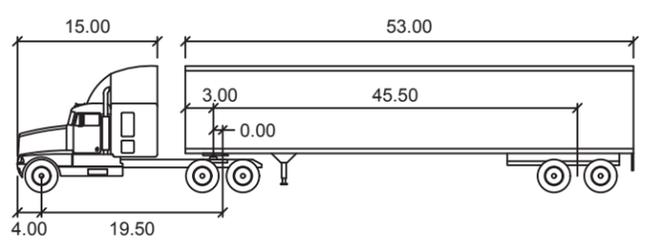
NOTE: EUCLID AVENUE ALIGNMENT IN PROGRESS; FINAL CONFIGURATION T.B.D.



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VEHICLE TEMPLATE



WB-67

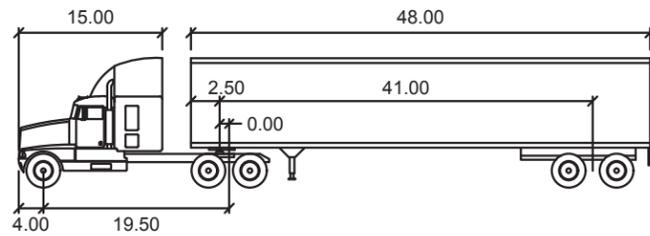
feet

Tractor Width	: 8.00	Lock to Lock Time	: 6.0
Trailer Width	: 8.50	Steering Angle	: 28.4
Tractor Track	: 8.00	Articulating Angle	: 75.0
Trailer Track	: 8.50		



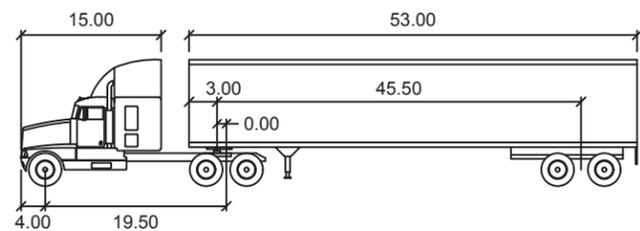
NOTE: EUCLID AVENUE ALIGNMENT IN PROGRESS;
FINAL CONFIGURATION T.B.D.

VEHICLE TEMPLATE



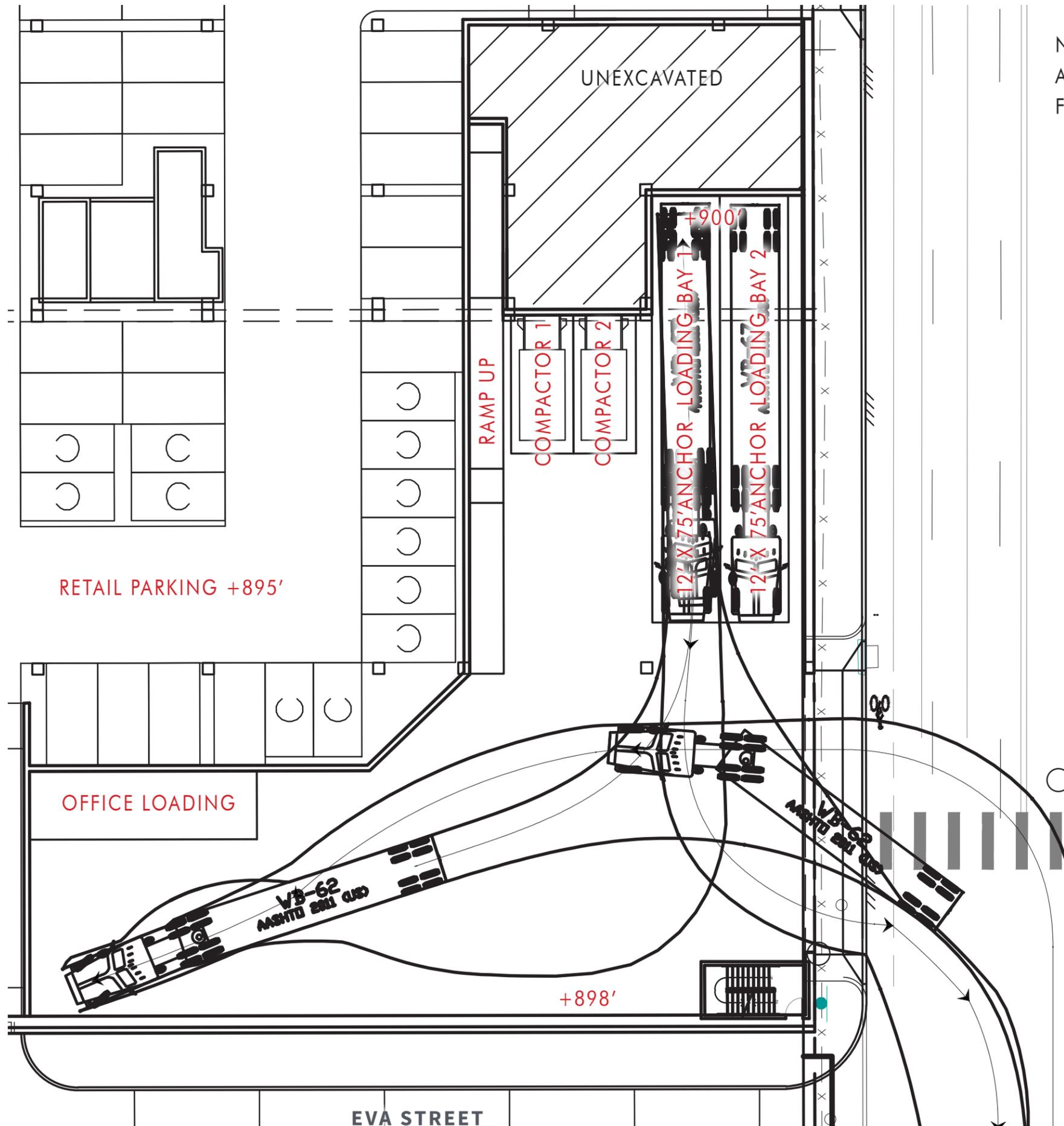
WB-62

	feet		
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Tractor Track	: 8.00	Articulating Angle	: 70.0
Trailer Track	: 8.50		

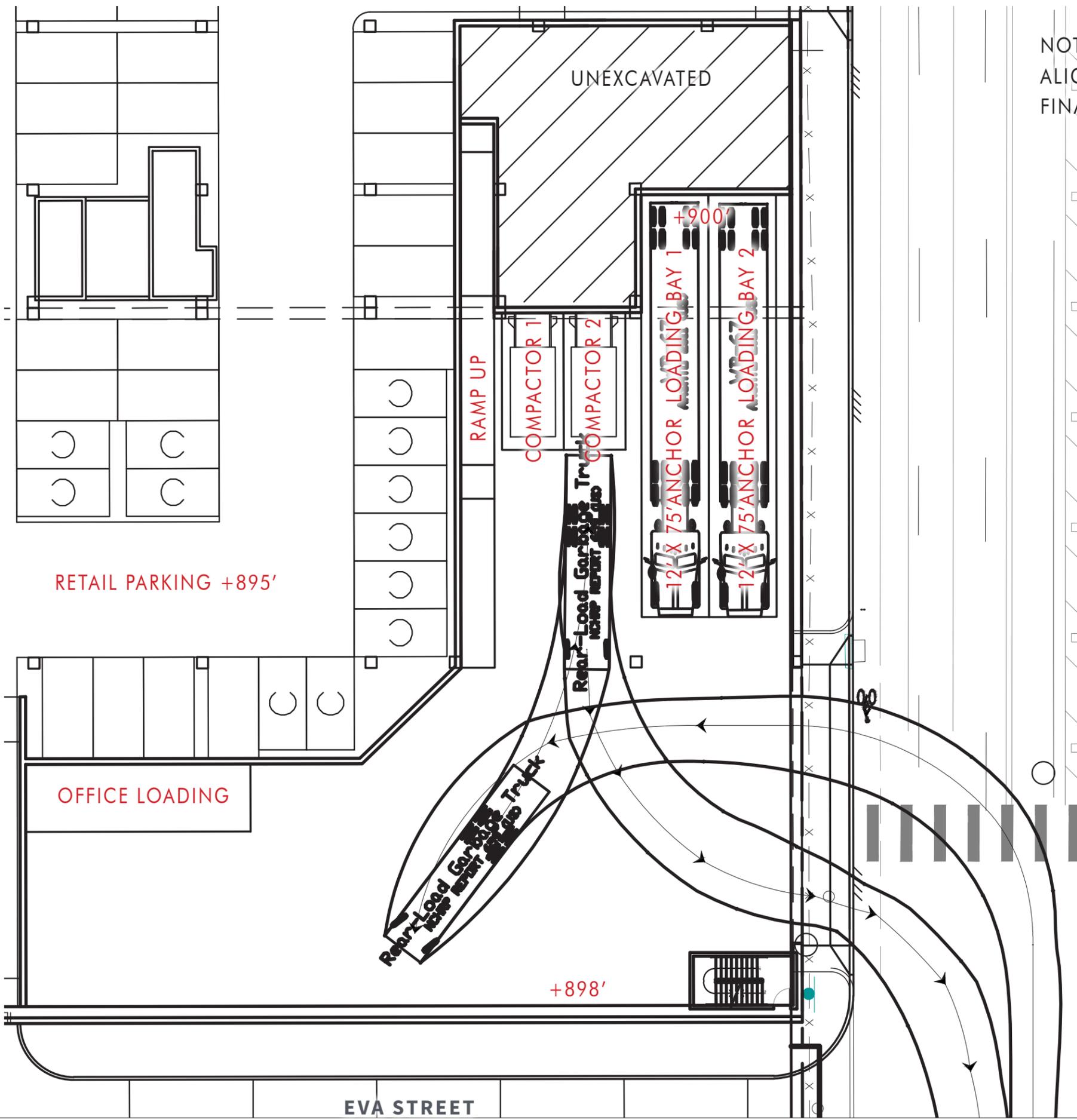


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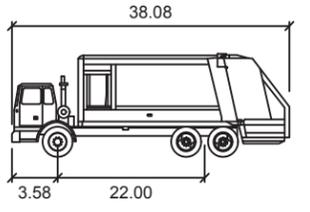
	feet		
Tractor Width	: 8.00	Lock to Lock Time	: 6.0
Trailer Width	: 8.50	Steering Angle	: 28.4
Tractor Track	: 8.00	Articulating Angle	: 75.0
Trailer Track	: 8.50		



NOTE: EUCLID AVENUE ALIGNMENT IN PROGRESS; FINAL CONFIGURATION T.B.D.



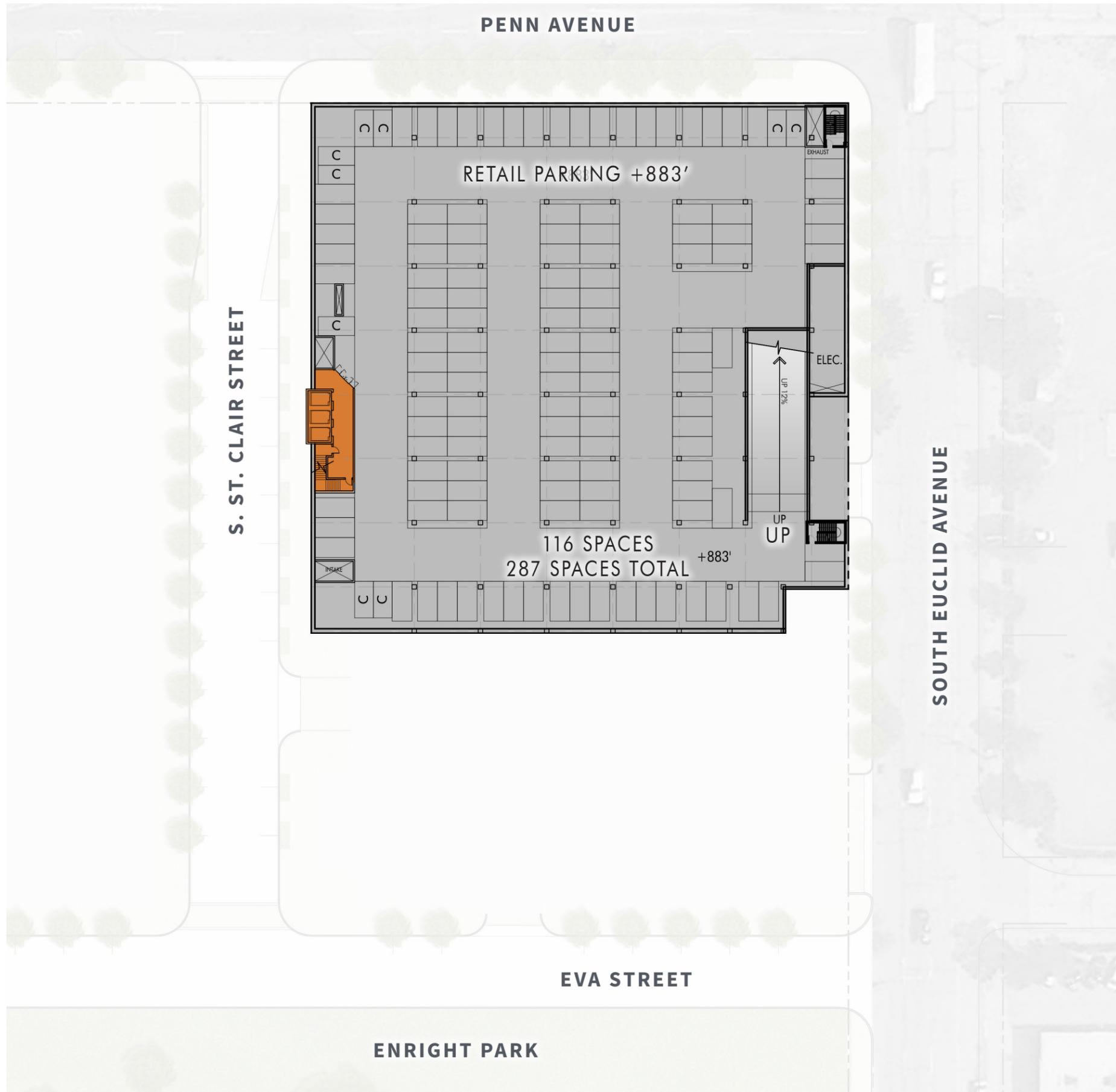
VEHICLE TEMPLATE

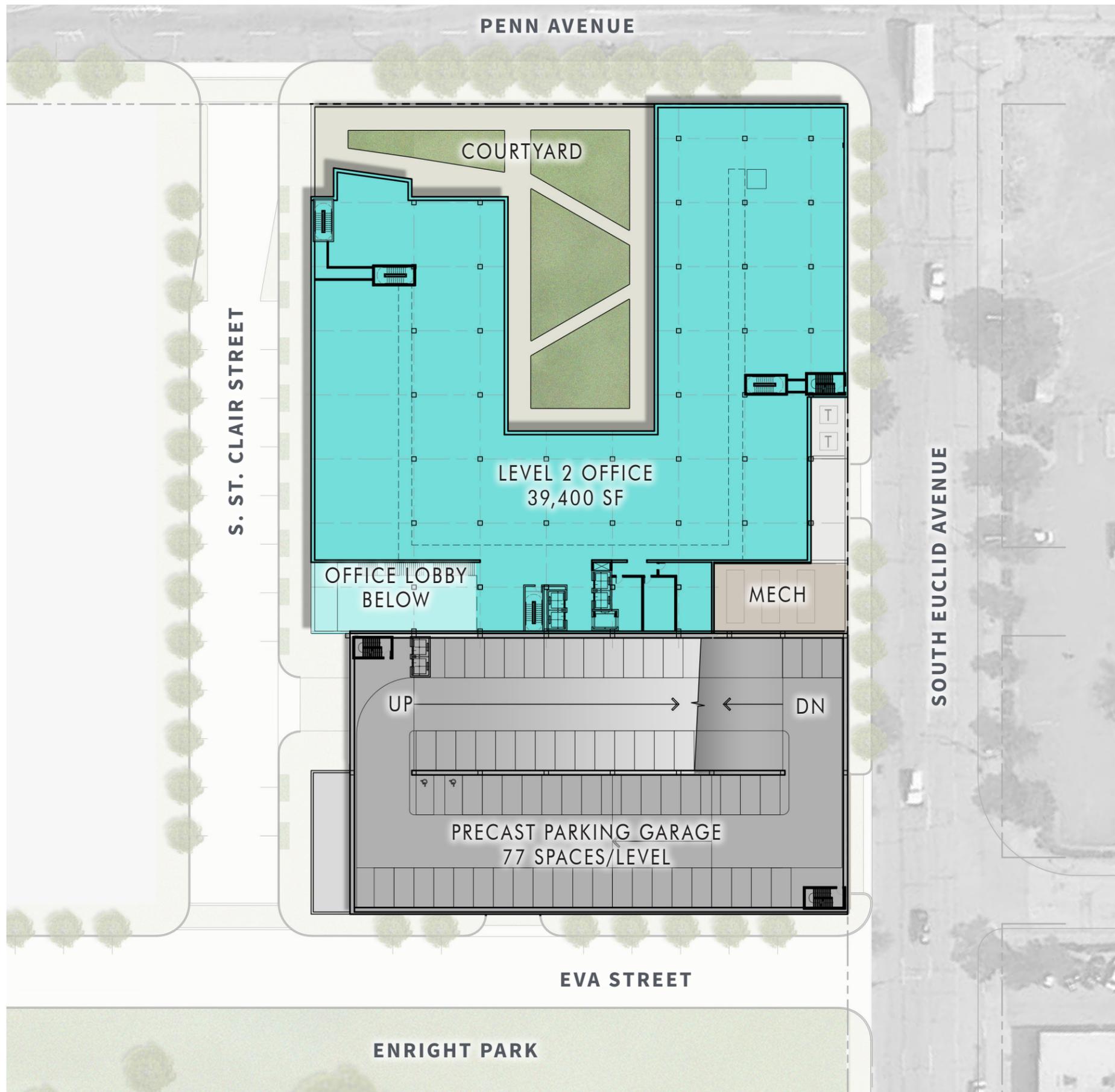


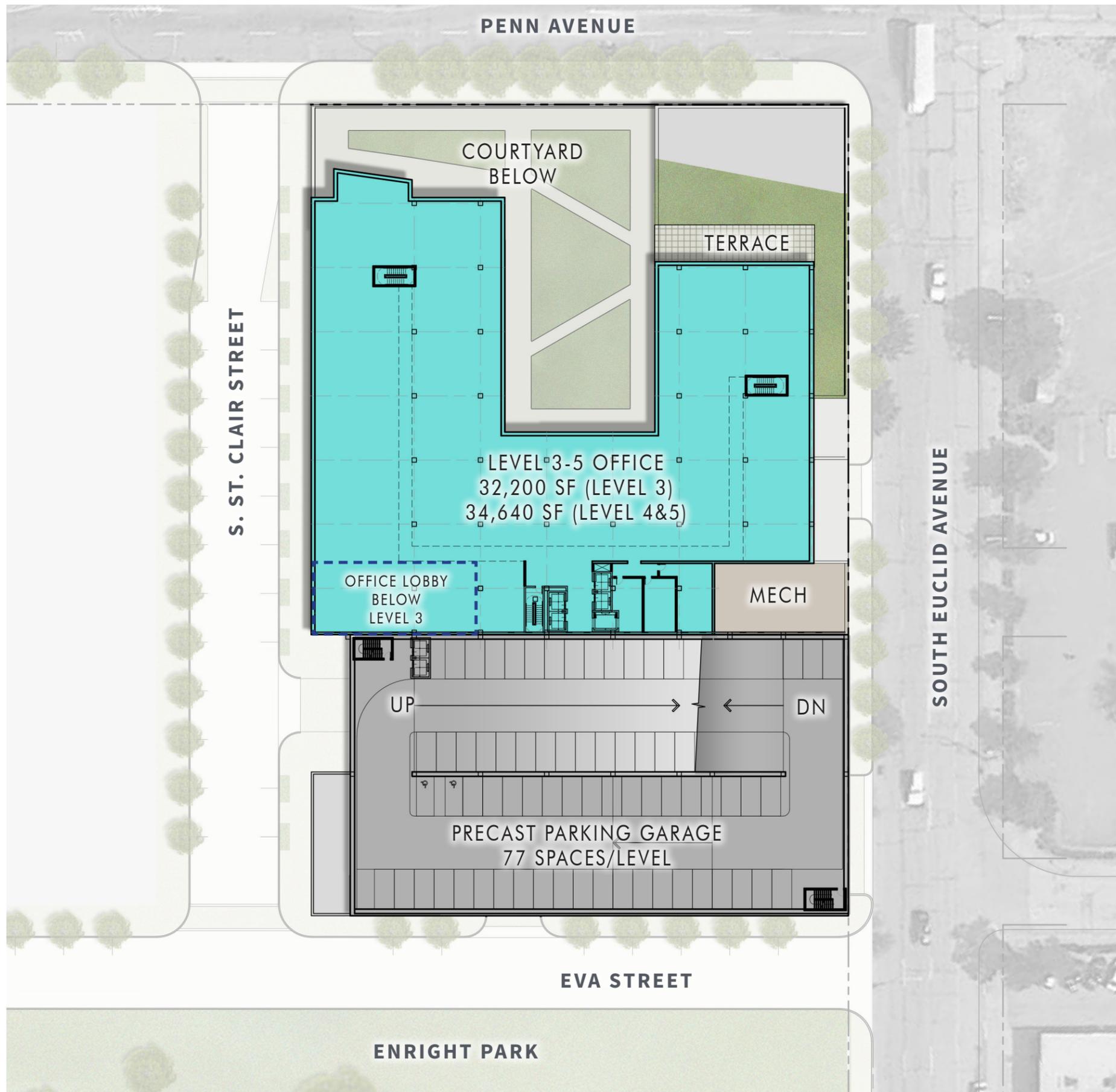
Rear-Load Garbage Truck

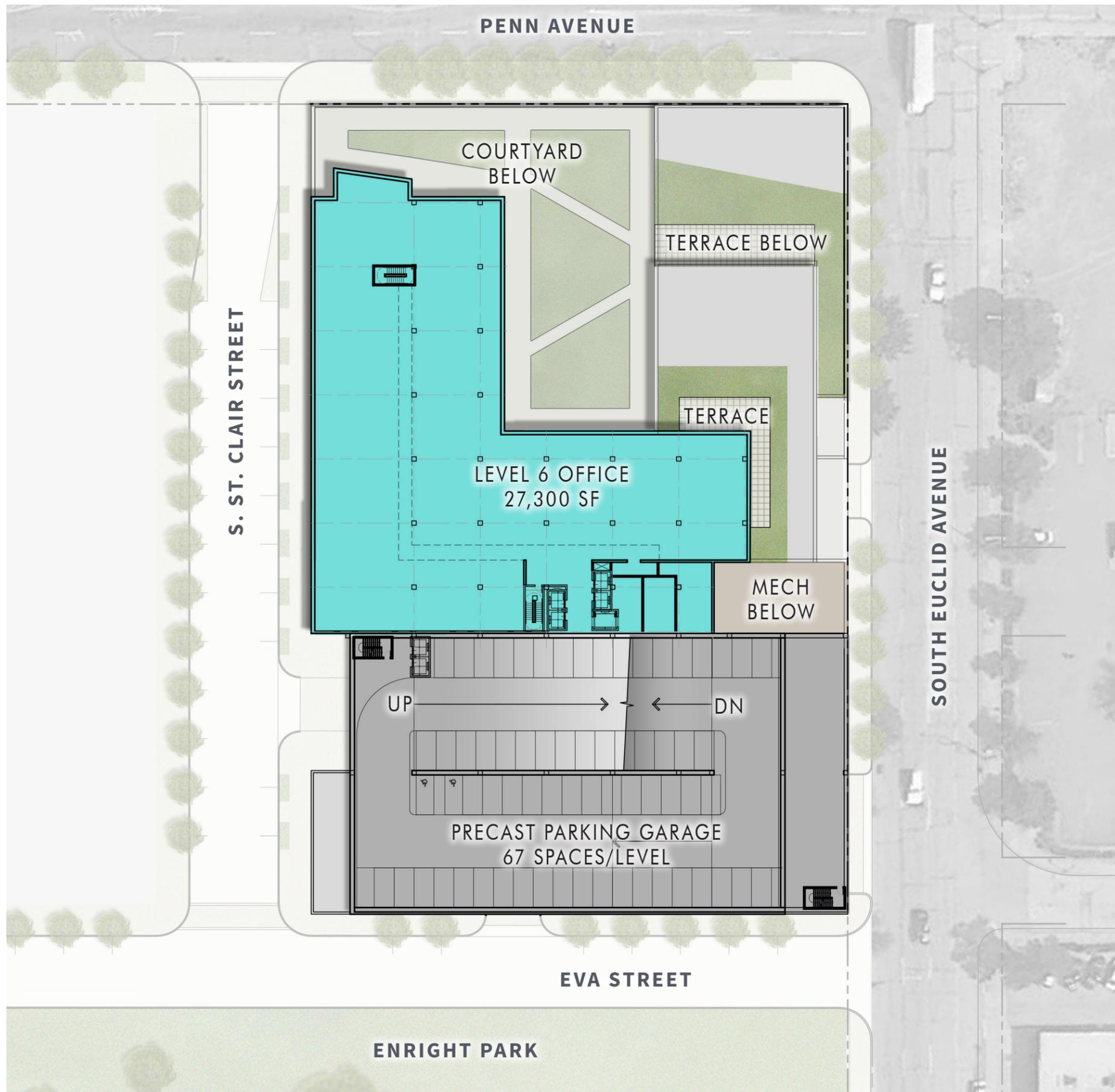
	feet
Width	: 8.00
Track	: 8.00
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Steering Angle	: 27.4

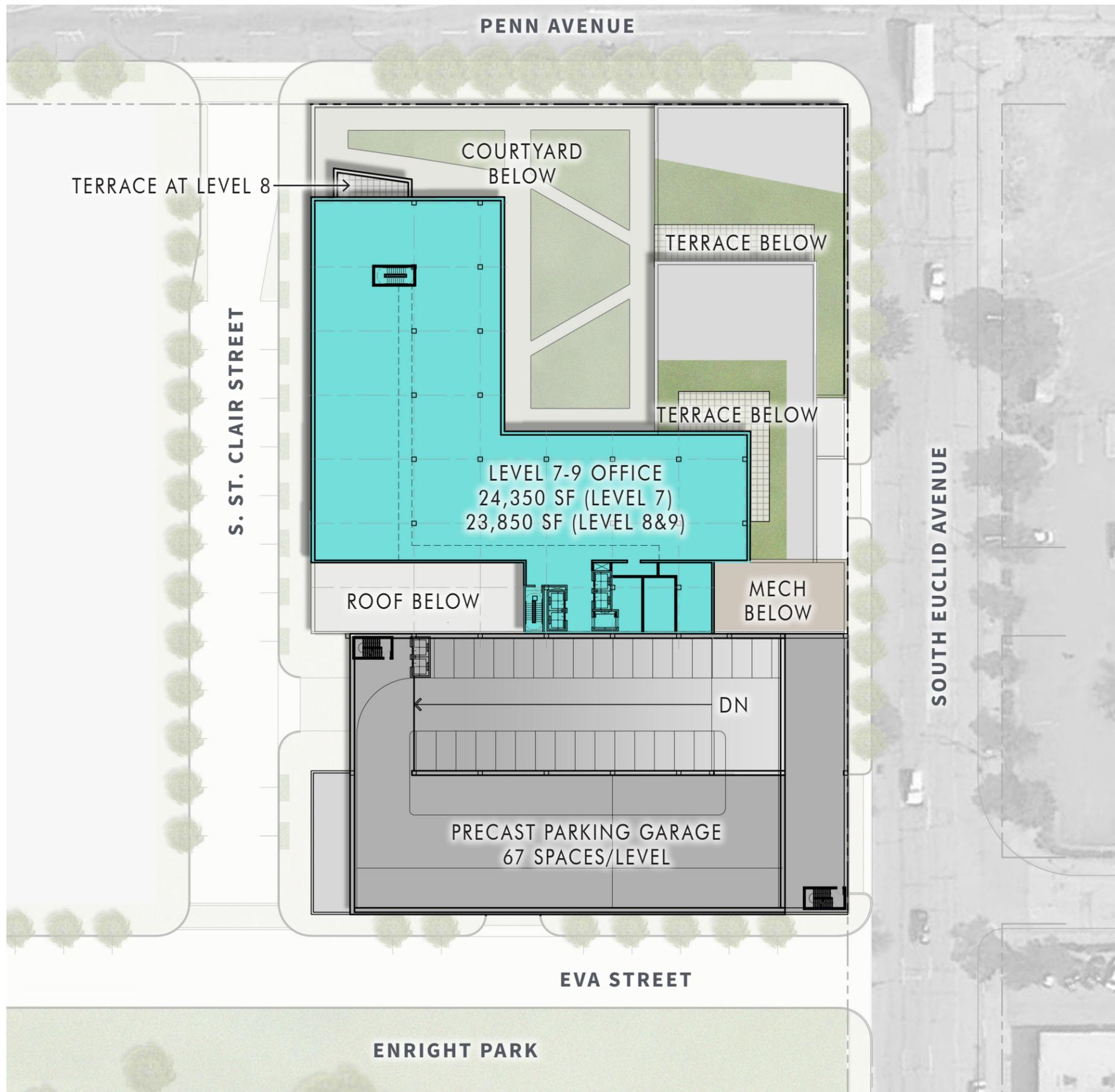










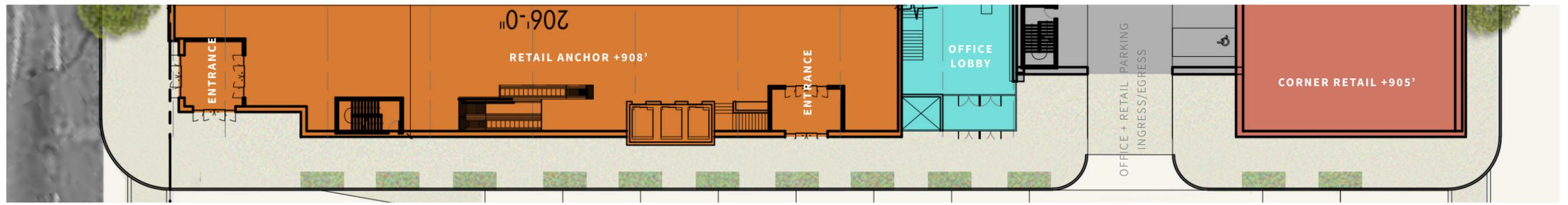
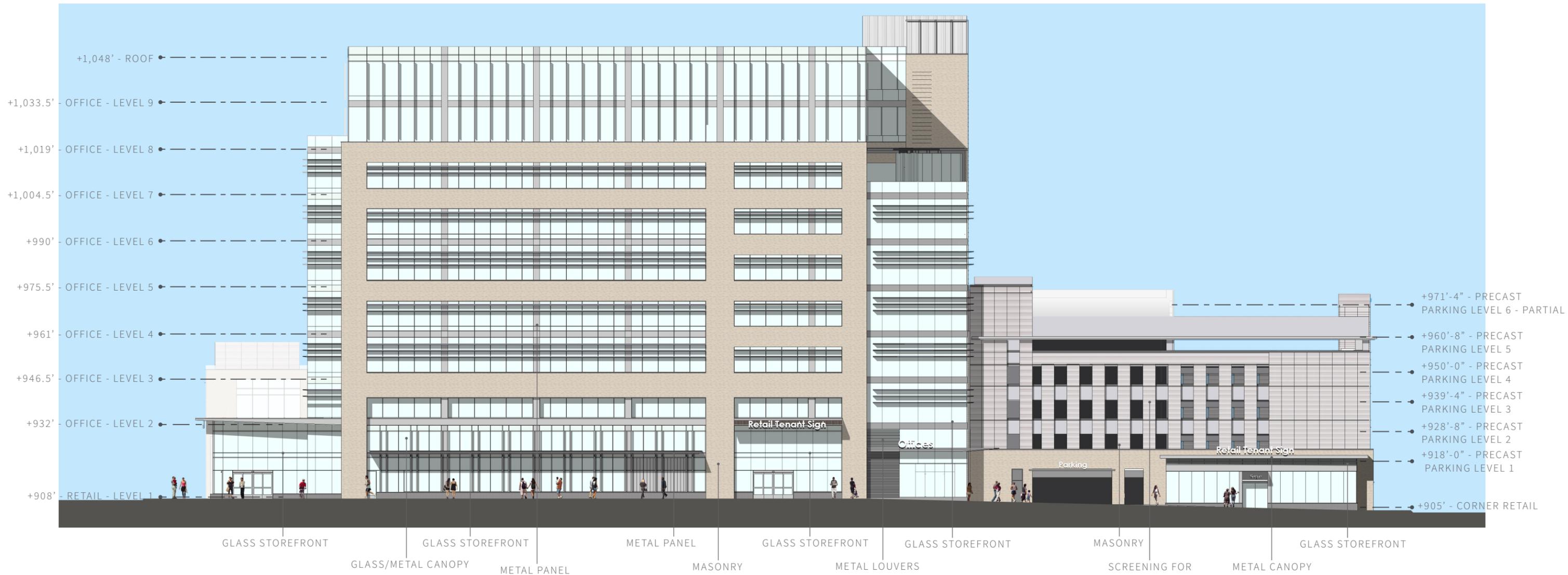




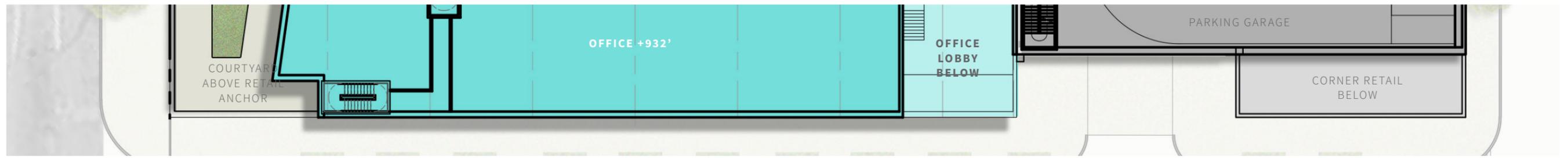
LEVEL 1 PARTIAL PLAN



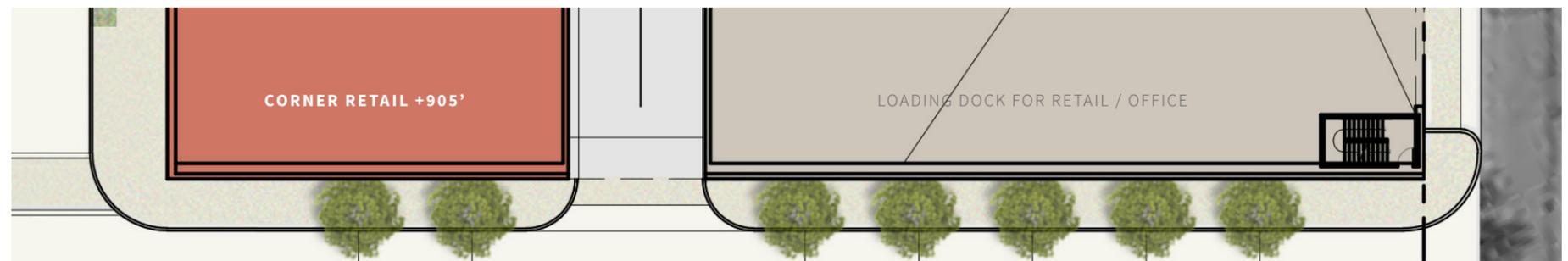
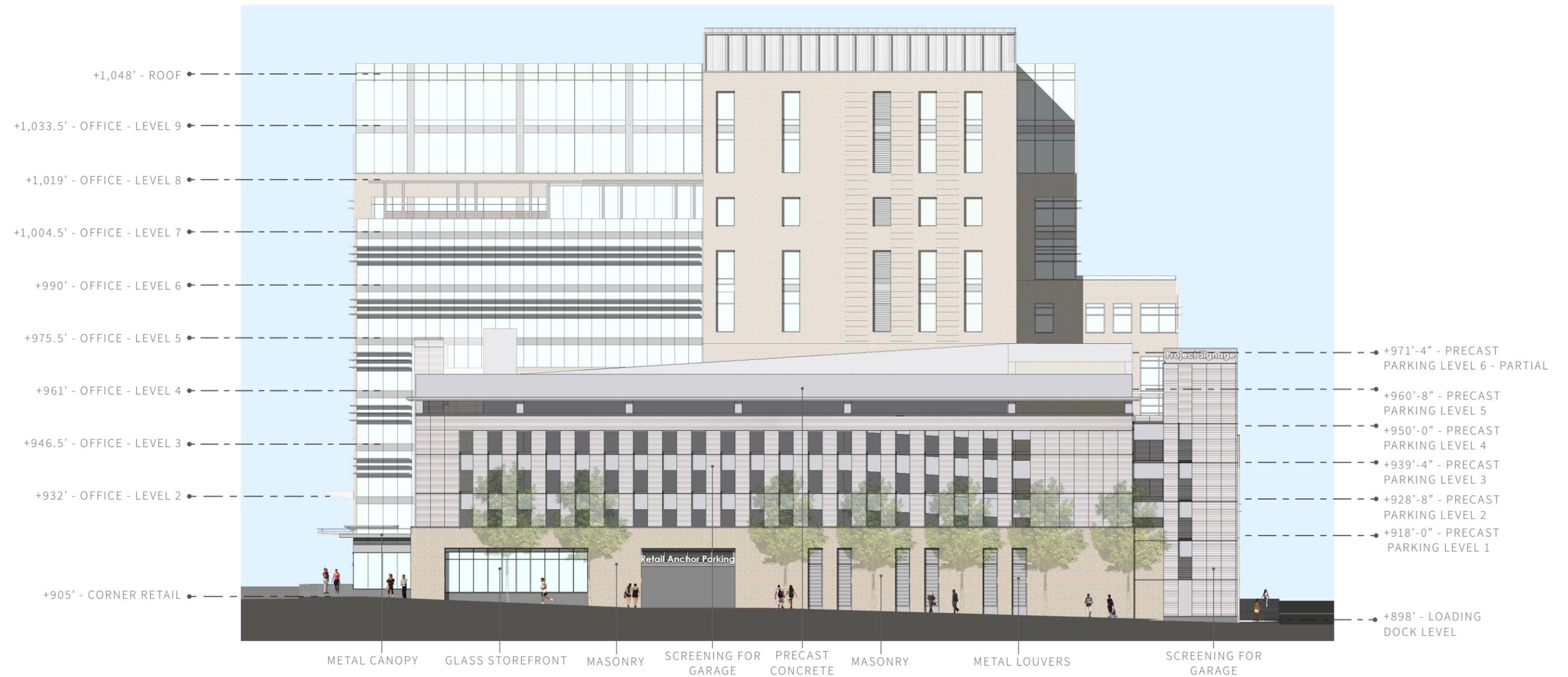
LEVEL 2 PARTIAL PLAN



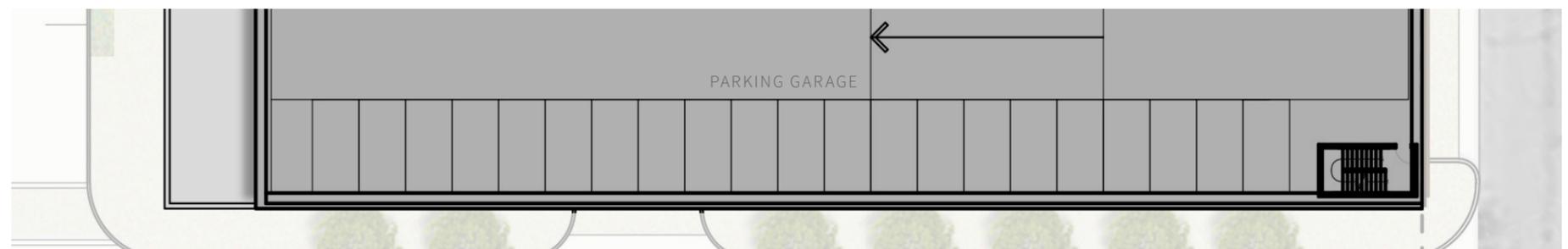
LEVEL 1 PARTIAL PLAN



LEVEL 2 PARTIAL PLAN



LEVEL 1 PARTIAL PLAN



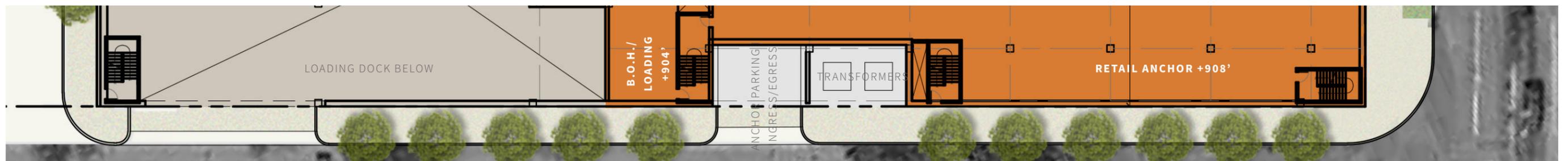
LEVEL 2 PARTIAL PLAN



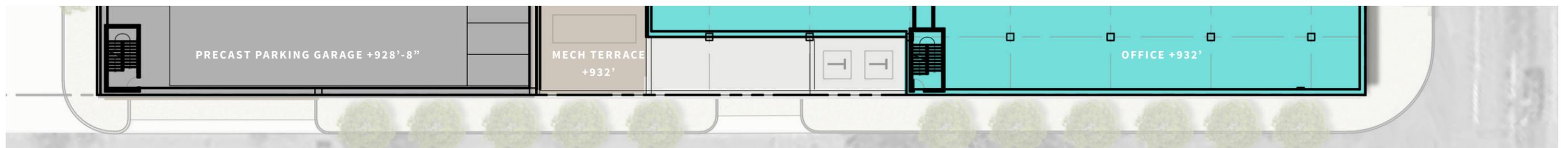


ROLL UP DOOR SCREENING FOR GARAGE MASONRY METAL LOUVERS PRECAST CONCRETE MASONRY METAL LOUVERS METAL CANOPY METAL PANEL GLAZING MASONRY FROSTED GLASS FOR CLERESTORY GLAZING METAL DOOR

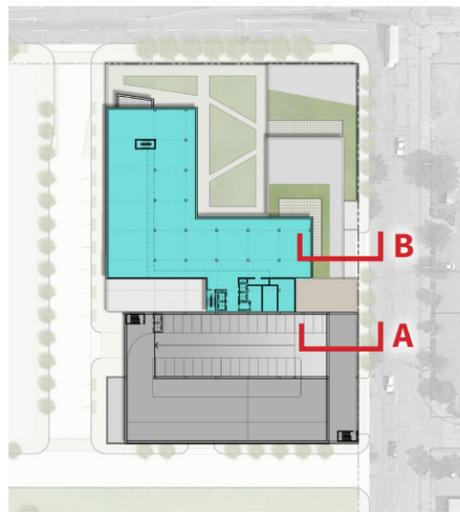
ELEVATION - EUCLID AVE



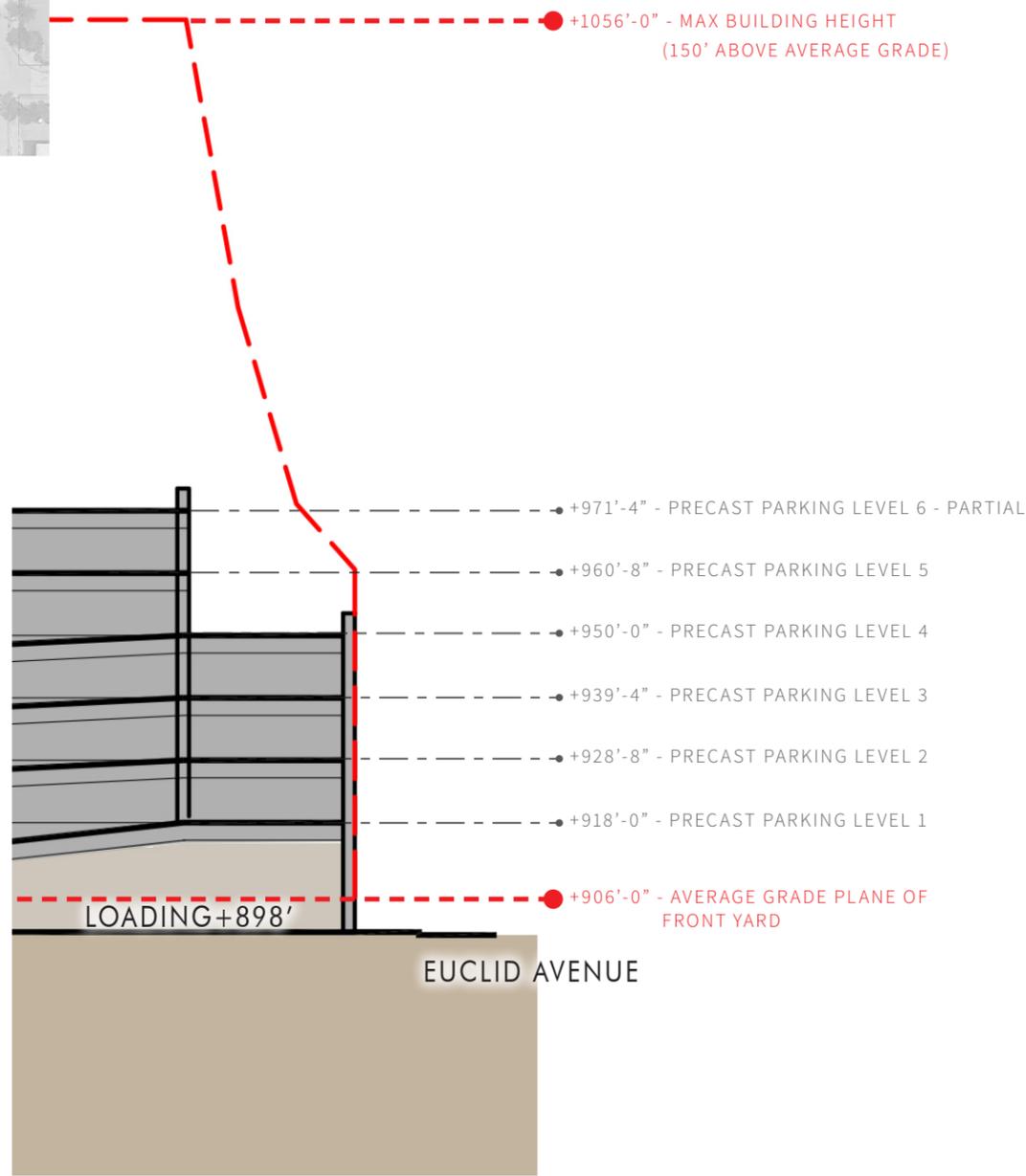
LEVEL 1 PARTIAL PLAN



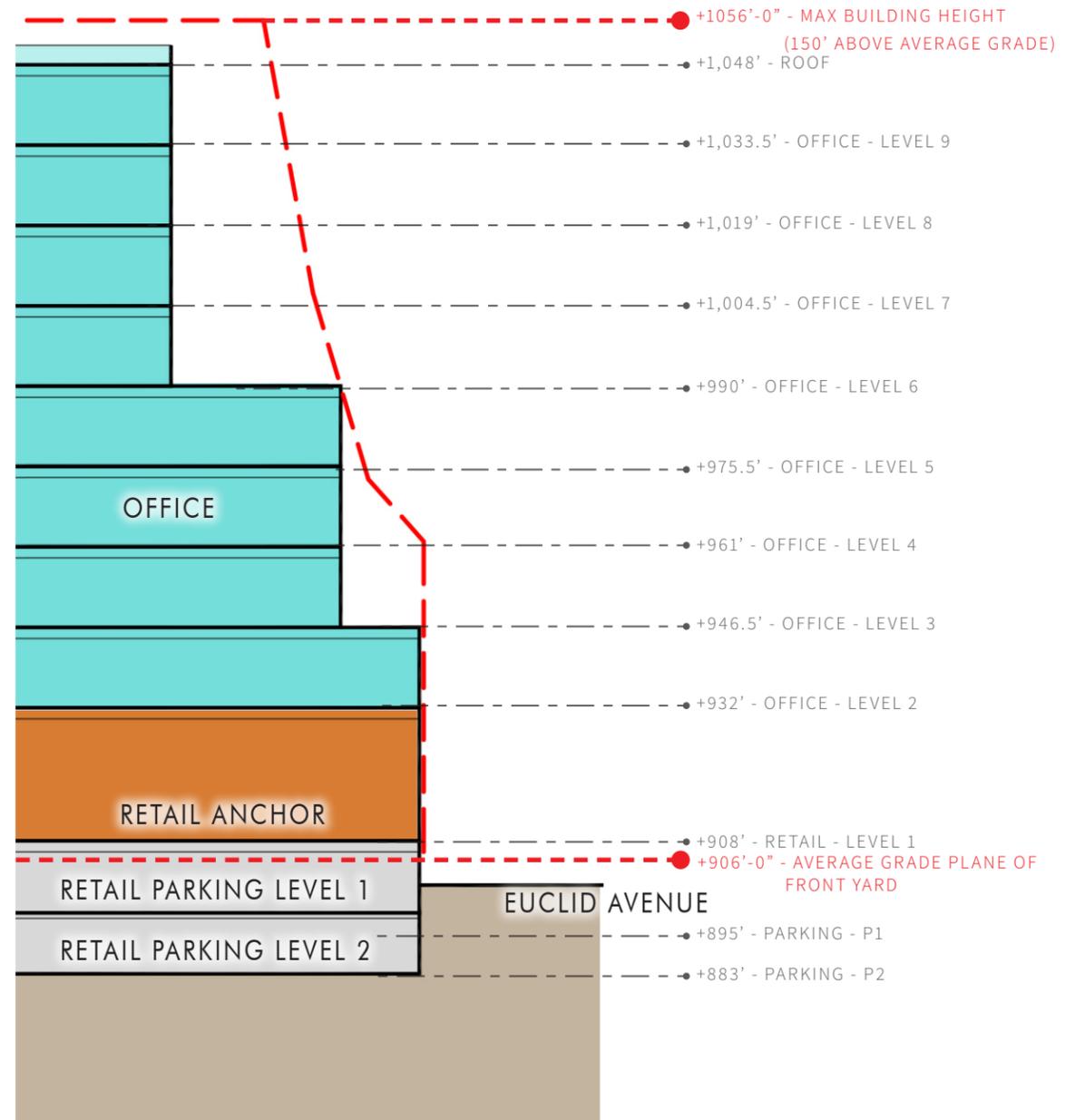
LEVEL 2 PARTIAL PLAN



KEY PLAN

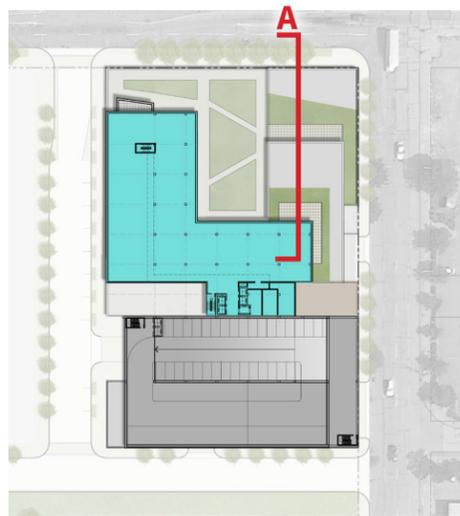


SECTION A

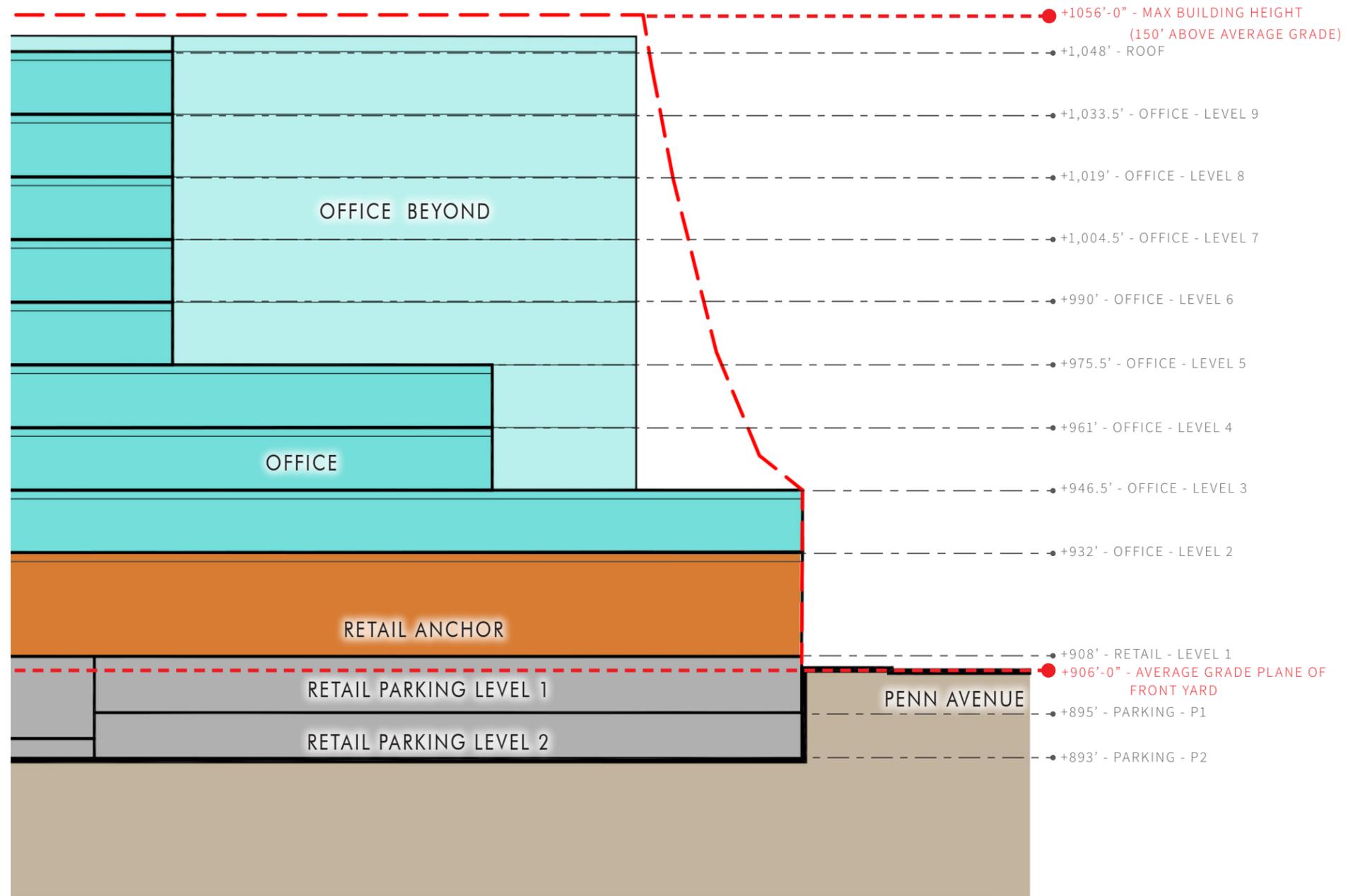


SECTION B



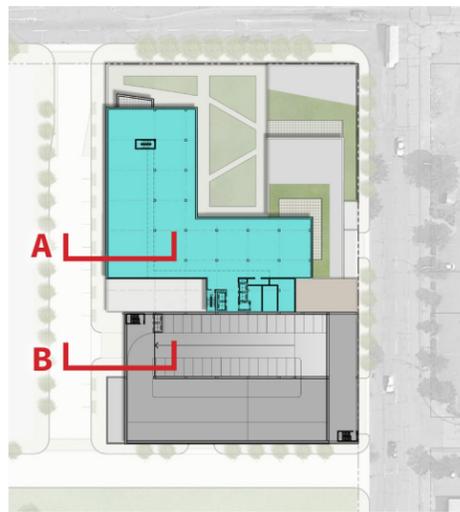


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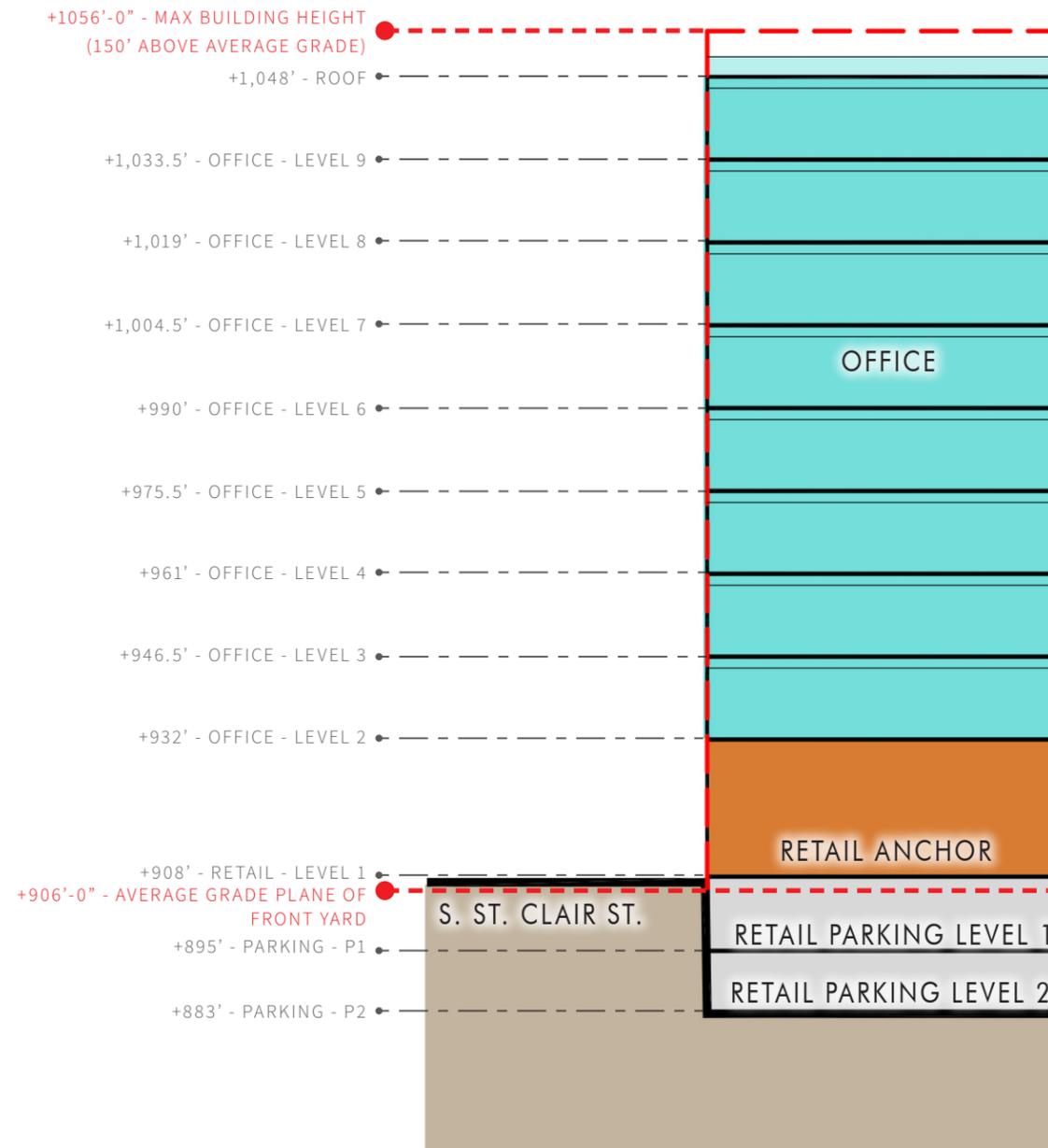


SITE SECTION C

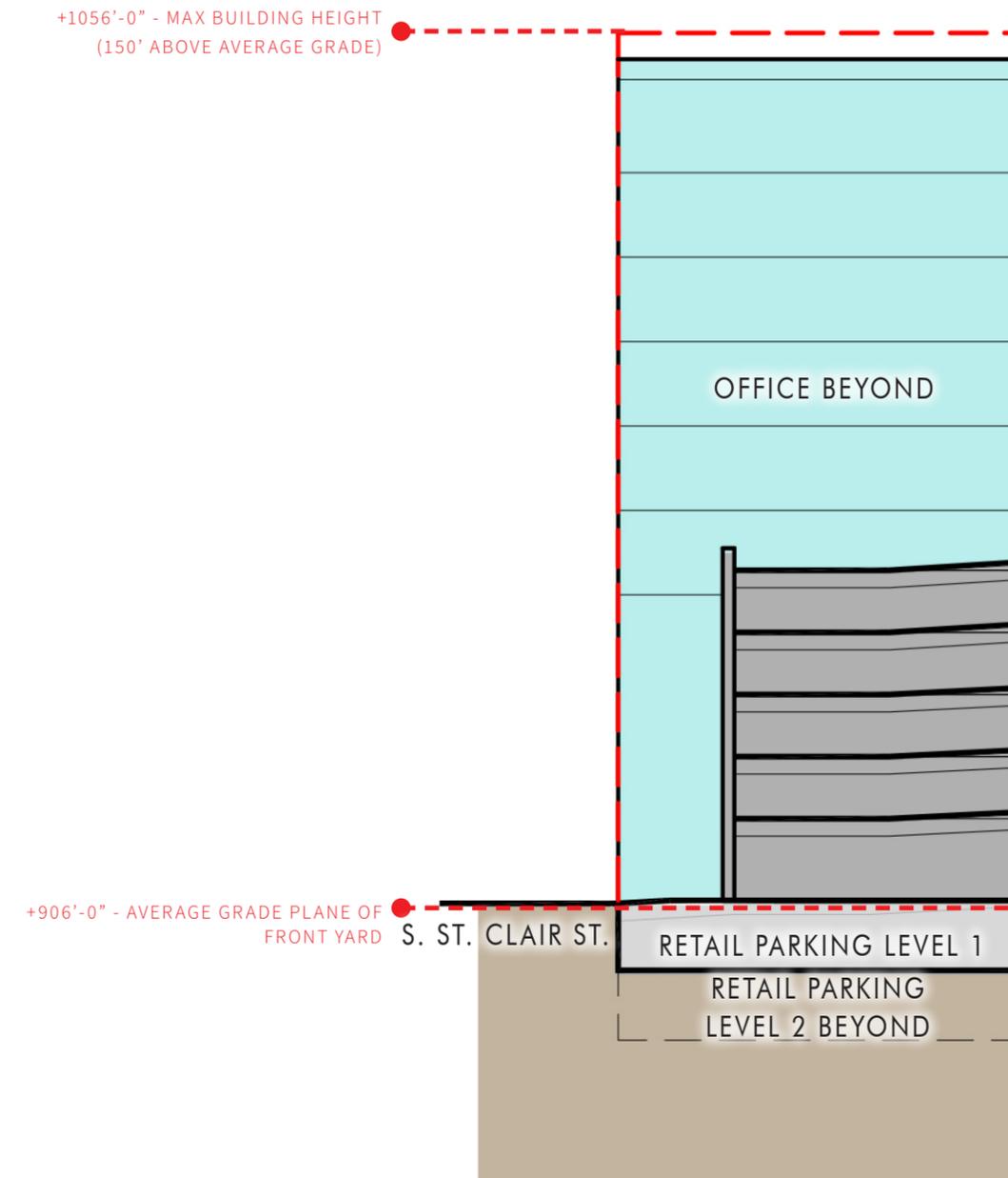




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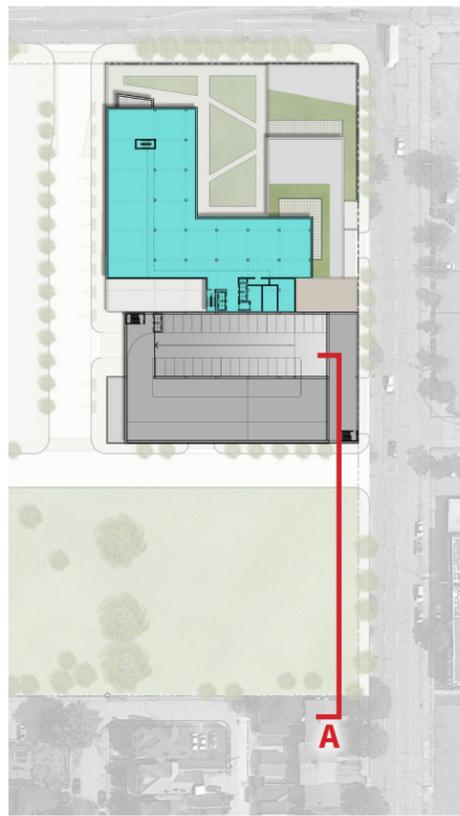


SECTION A

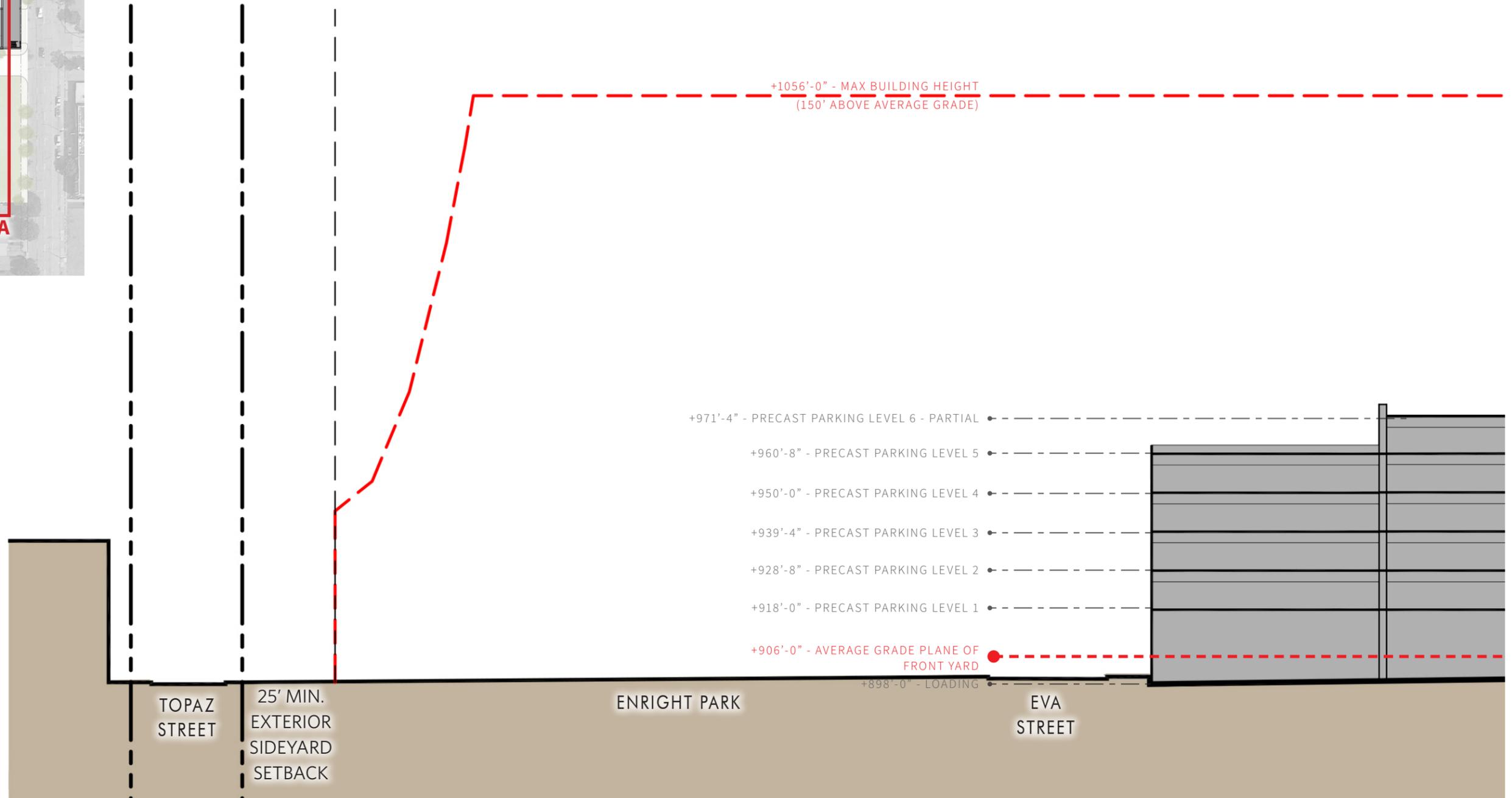


SECTION B





KEY PLAN



SECTION A



PRELIMINARY PROJECT VIEWS/RENDERINGS



PRELIMINARY PROJECT VIEWS/RENDERINGS - CORNER OF PENN AVE. AND EUCLID AVE.















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	
OFFICE PARKING (PRECAST GARAGE)		385 SPACES* (6 LEVELS)

* includes parking for corner retail

