

PENNLEY PARK SOUTH DEVELOPMENT - BLOCK A

PRESENTATION TO THE PLANNING COMMISSION
PITTSBURGH, PENNSYLVANIA



FEBRUARY 12TH, 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

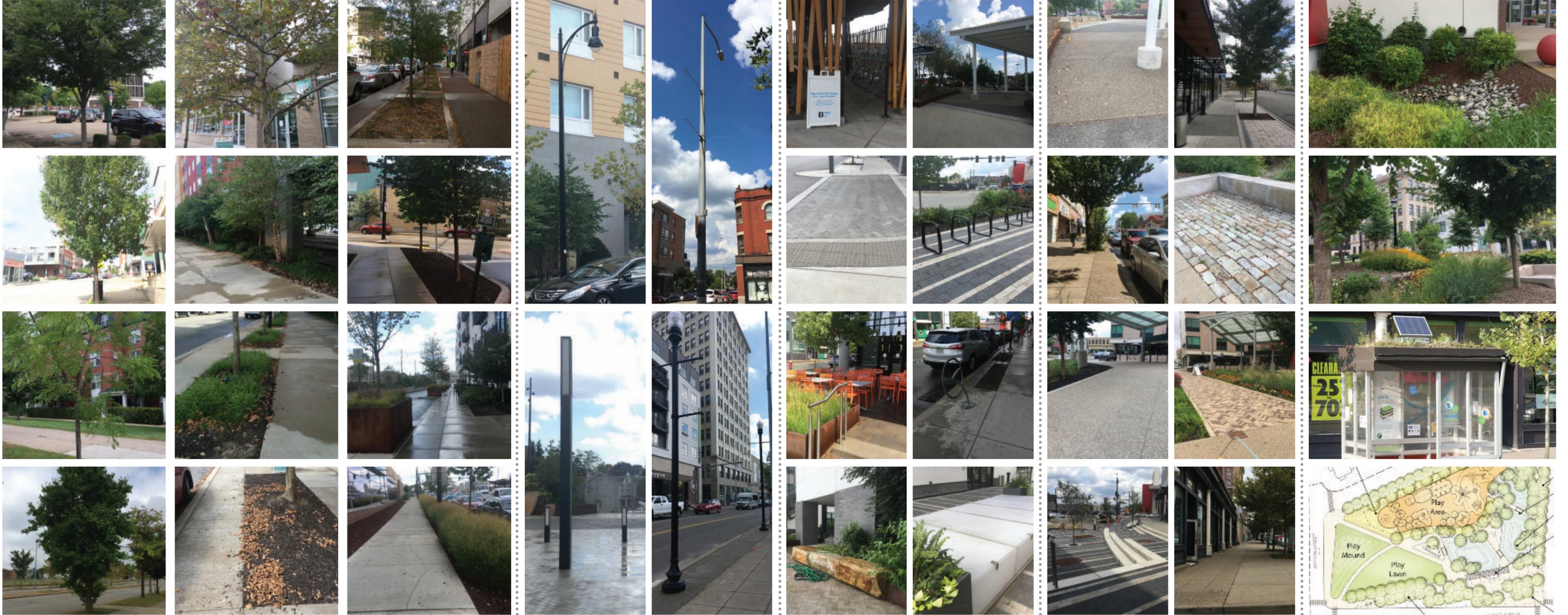
Street Tree Species		Tree Pit / Container Plantings	
Chinese Elm	River Birch	Mulch	
Zelkova	Red Maple	Liriopse	Hydrangea
Sycamore	Norway Maple	Inland Sea Oats	Red Twig Dogwood
Kentucky Coffee Tree	Paperbark Maple	Japanese Blood Grass	Boxwood
Sawtooth Oak	Little Leaf Linden	Coneflower	Fothergilla
Swamp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

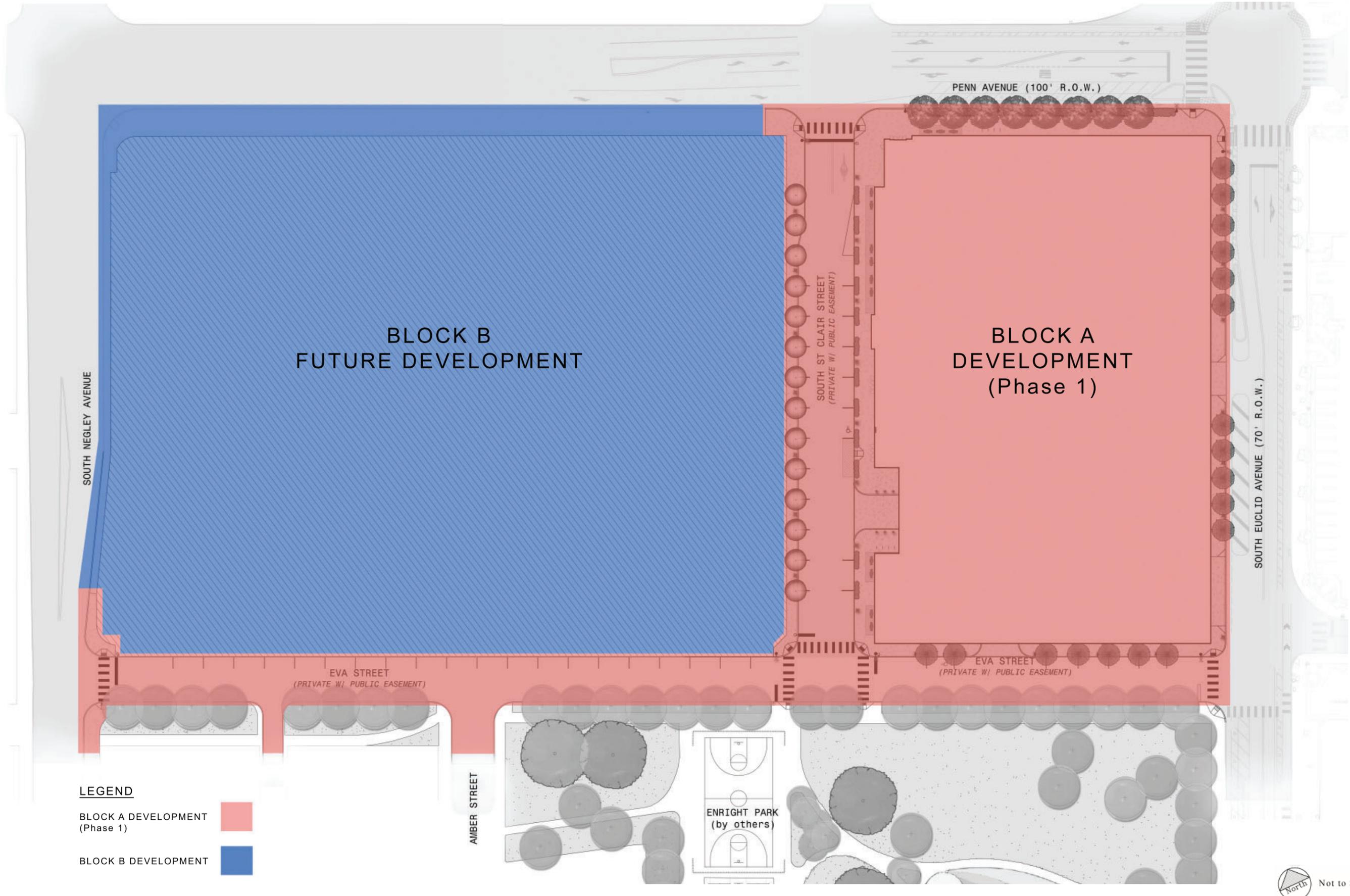
- Pedestrian Facilities**
- City Standard Bicycle Rack
 - Designer Bicycle Rack (Public Realm on Private Property)
 - Bicycle Garage
 - Outdoor Seating
 - Bus Stop Shelters
 - Exposed Aggregate Crosswalks
 - Brick Crosswalks (Public Realm on Private Property)

- 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)

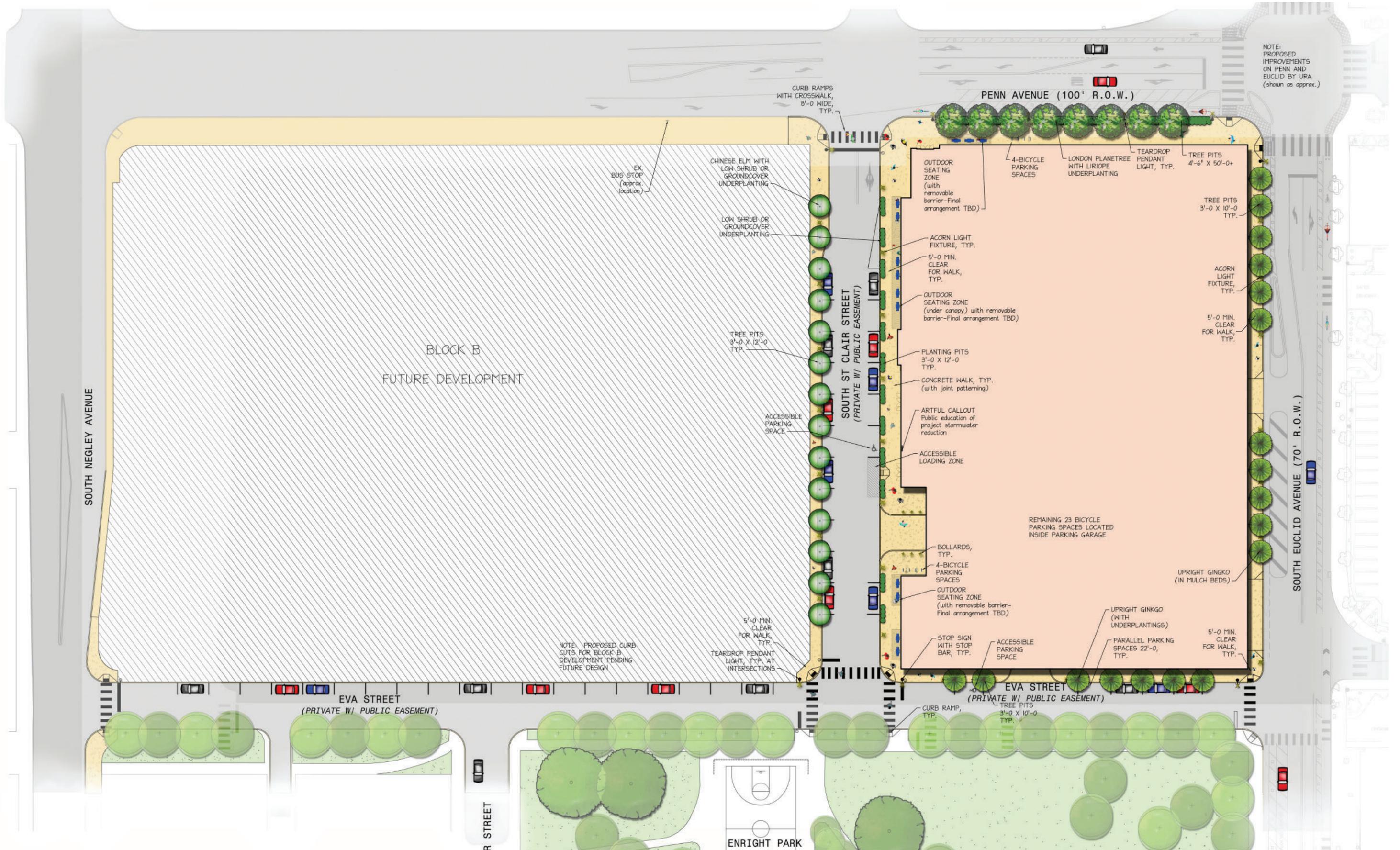


SITE DEVELOPMENT - PHASING PLAN

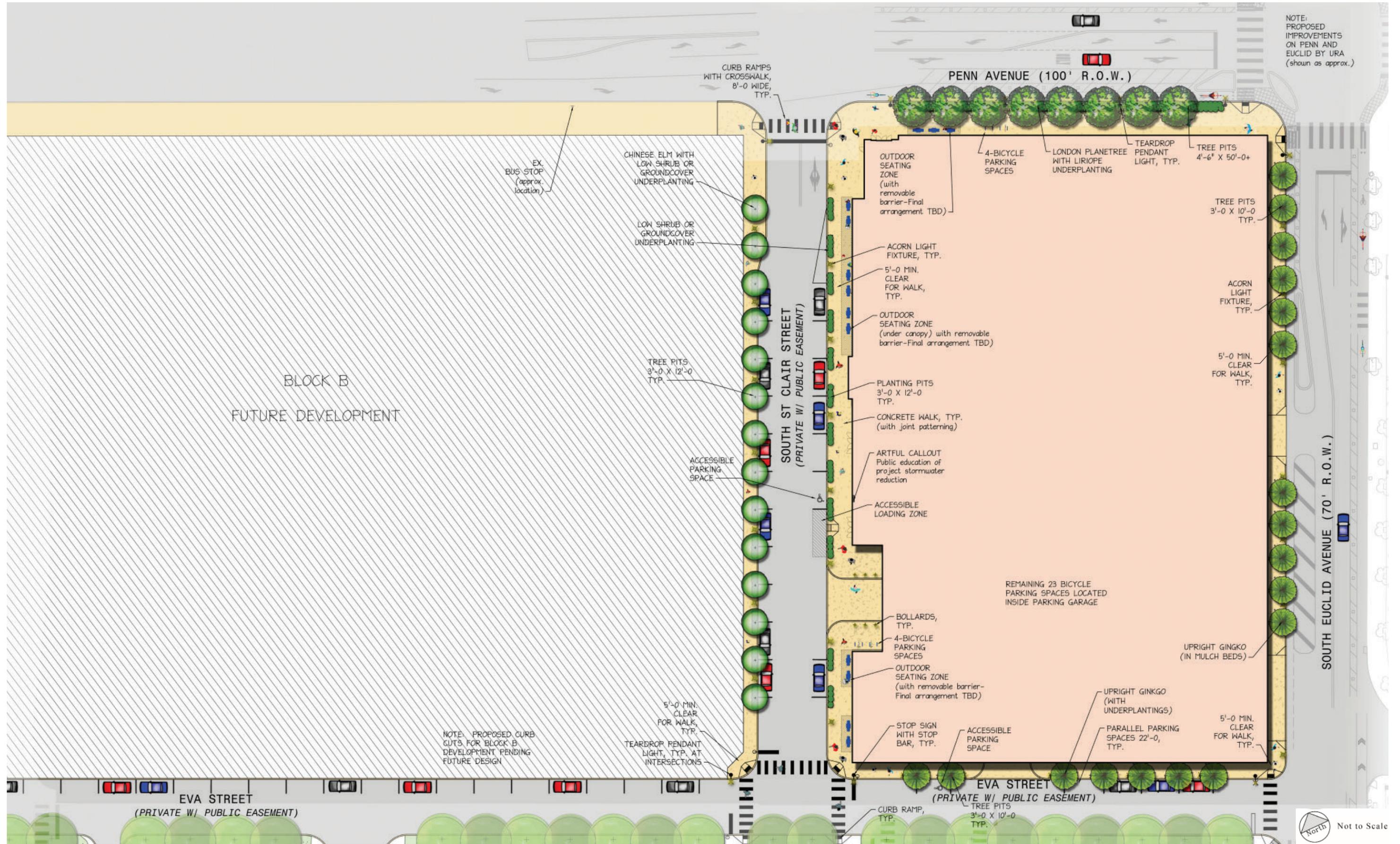


- LEGEND**
- BLOCK A DEVELOPMENT (Phase 1) [Red square]
 - BLOCK B DEVELOPMENT [Blue square]

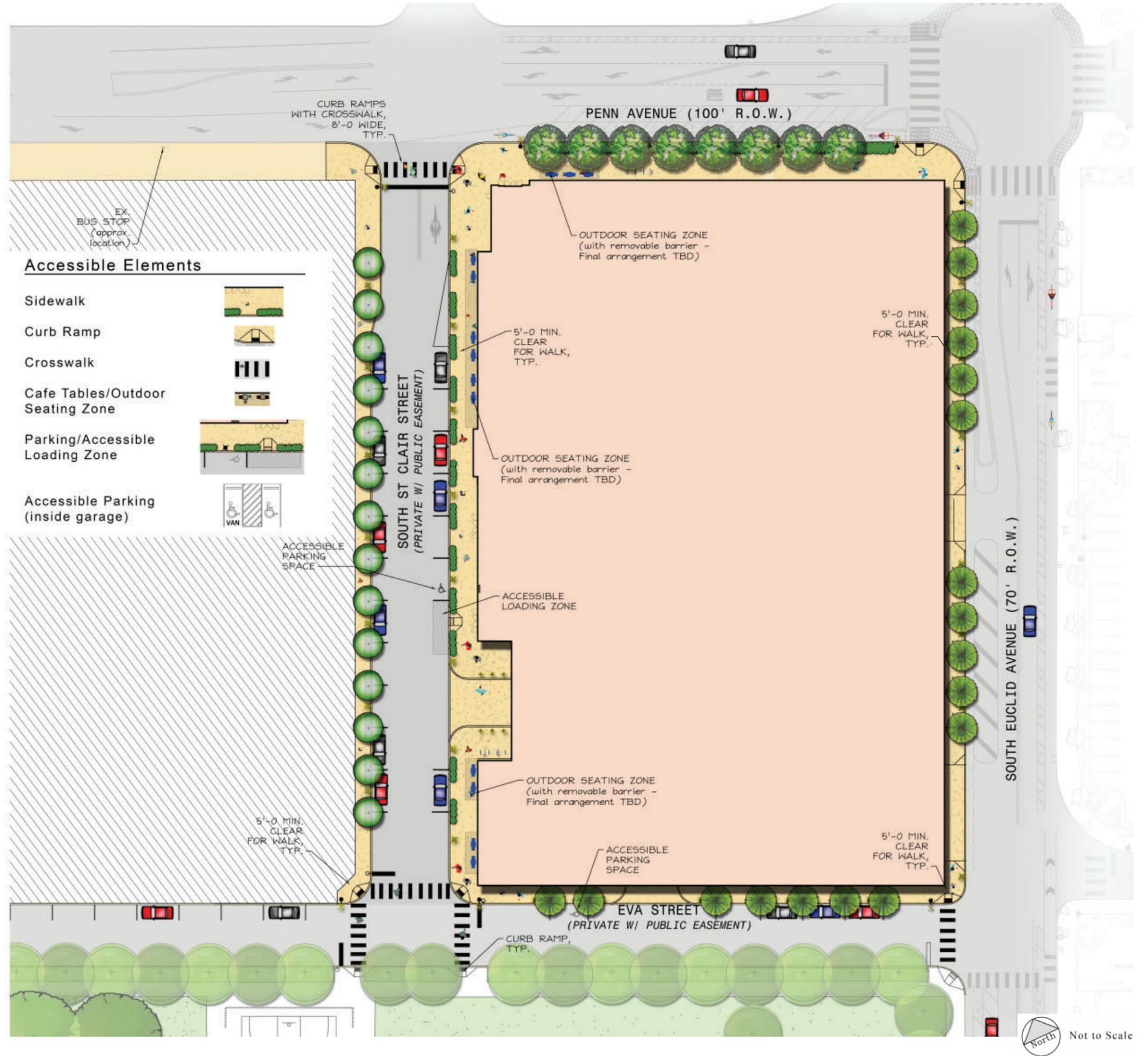
PUBLIC REALM BLOCK A - OVERALL SITE PLAN



PUBLIC REALM BLOCK A - SITE PLAN ENLARGEMENT



SITE ACCESSIBILITY PLAN



SOUTH ST. CLAIR STREET - PROPOSED PUBLIC REALM



Tree Pits (north side)

- 3' x 12'
- Chinese Elms with low shrub/groundcover underplanting
- 22'-0" on-center



Lighting

- City standard acorn fixture with flower basket



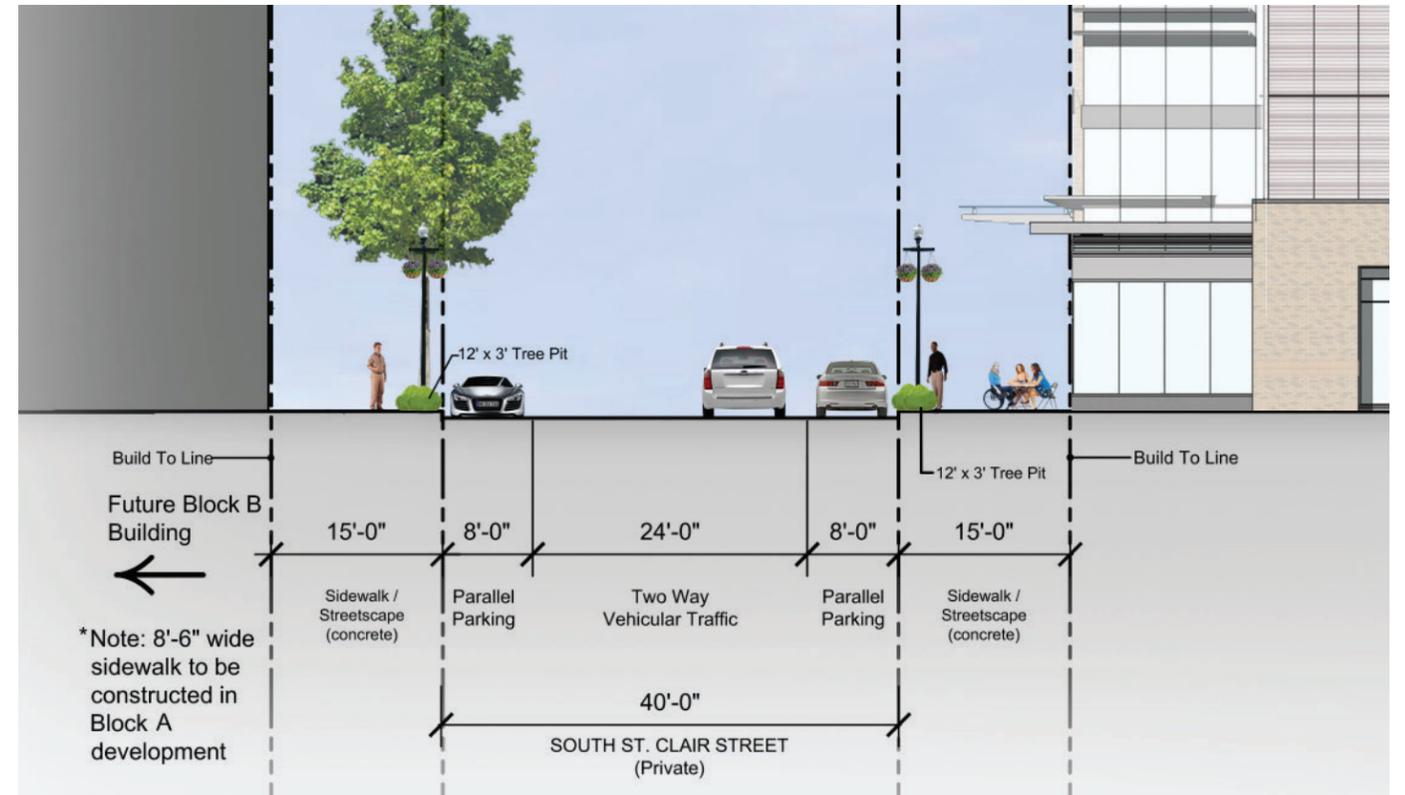
Pedestrian Facilities

- Bike racks
- Areas for private outdoor seating

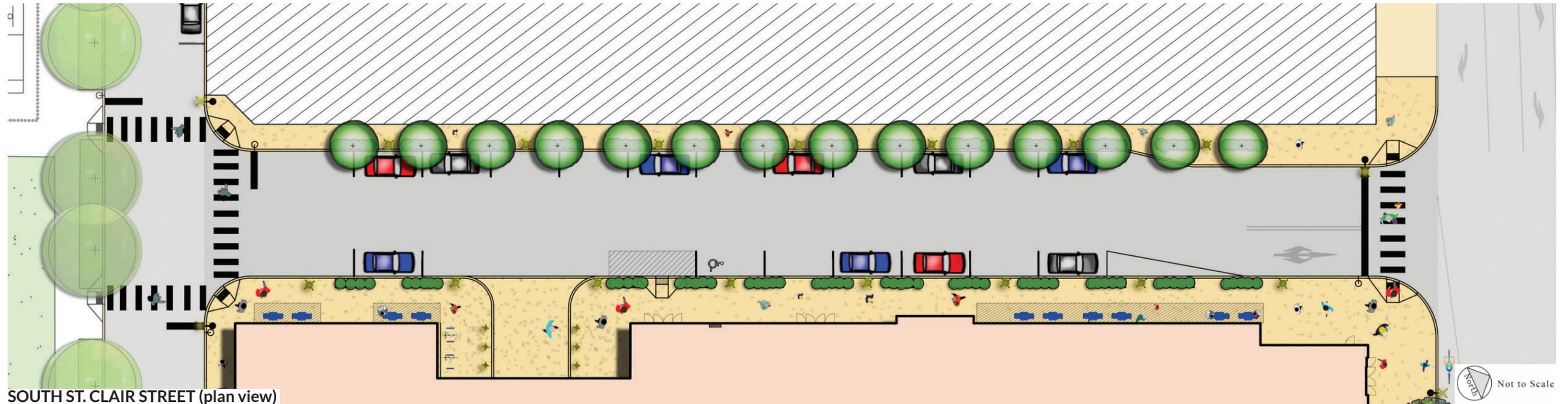


Green Infrastructure

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



SOUTH ST. CLAIR STREET (typical midblock section) - Dimensions are approximate



SOUTH ST. CLAIR STREET (plan view)

PENN AVENUE - PUBLIC REALM

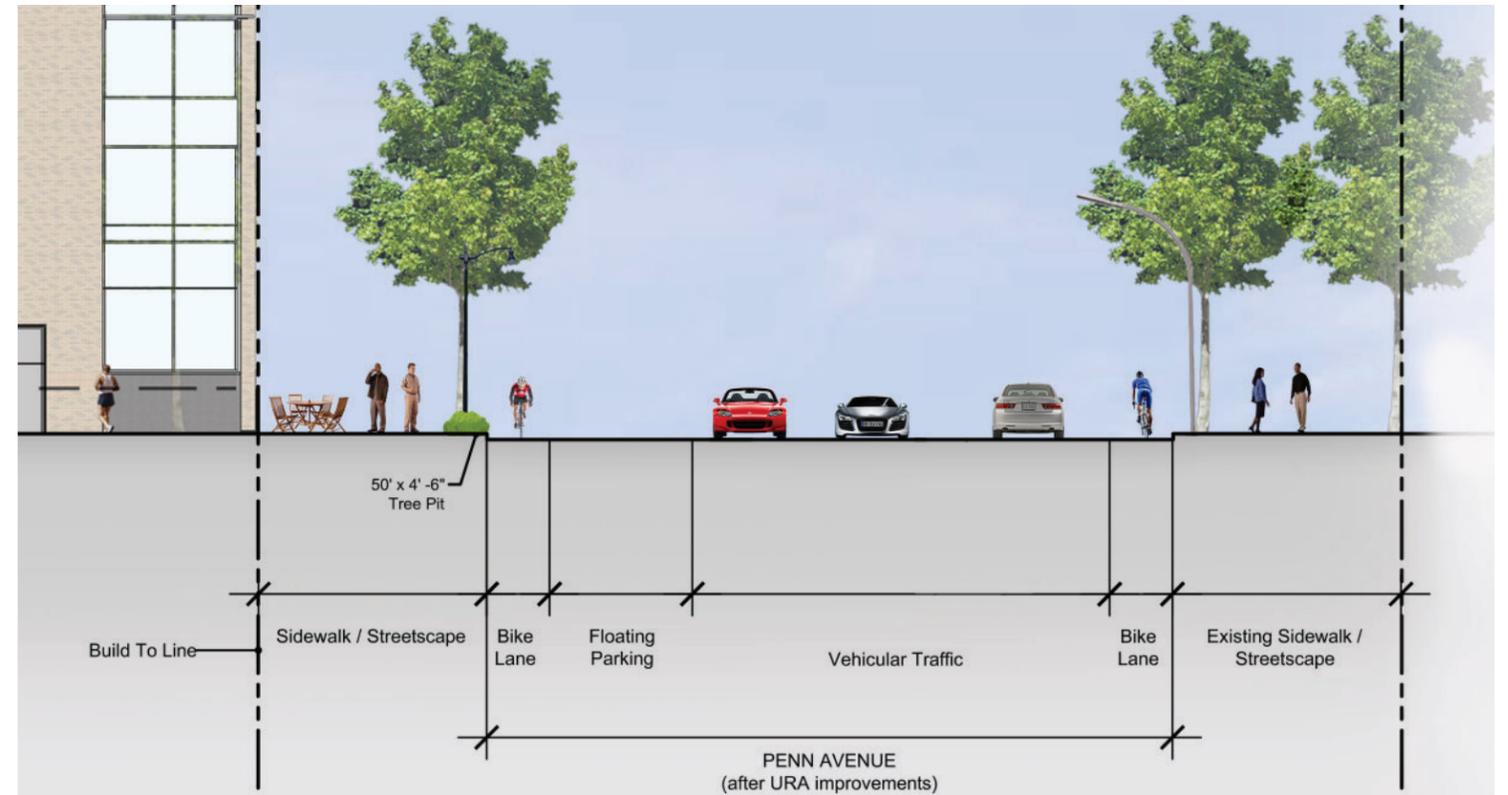


Sidewalk + Paving
 • Broom-finish concrete

Pedestrian Facilities
 • Bike racks
 • Areas for private outdoor seating

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

- Lighting**
- City standard teardrop pendant fixture



PENN AVENUE (typical midblock section) - Dimensions are approximate



PENN AVENUE (plan view)

EVA STREET - PROPOSED PUBLIC REALM



Tree Pits

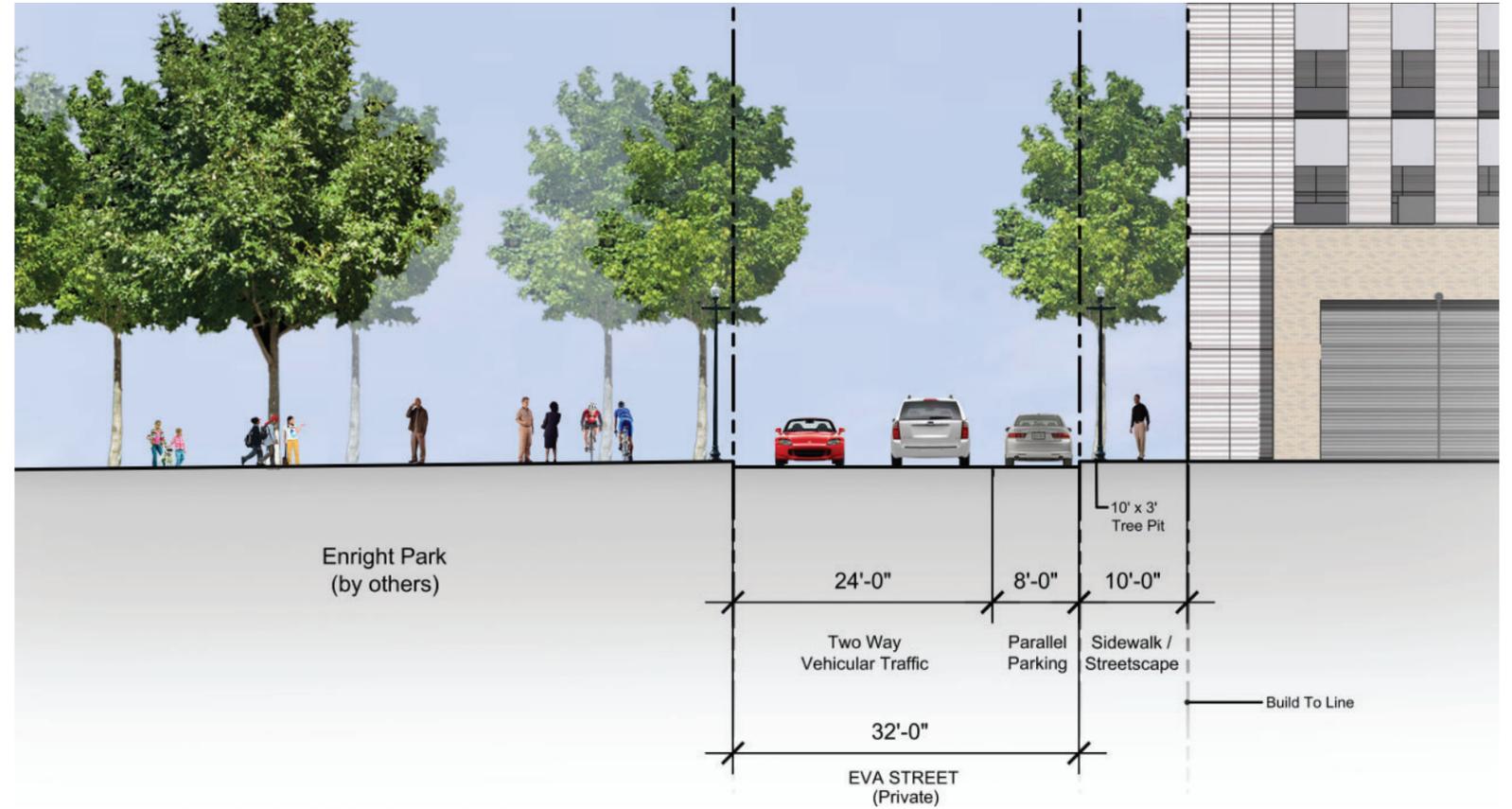
- 3' x 10'
- Upright Ginkgos with underplantings
- 22'-0" on-center

Lighting

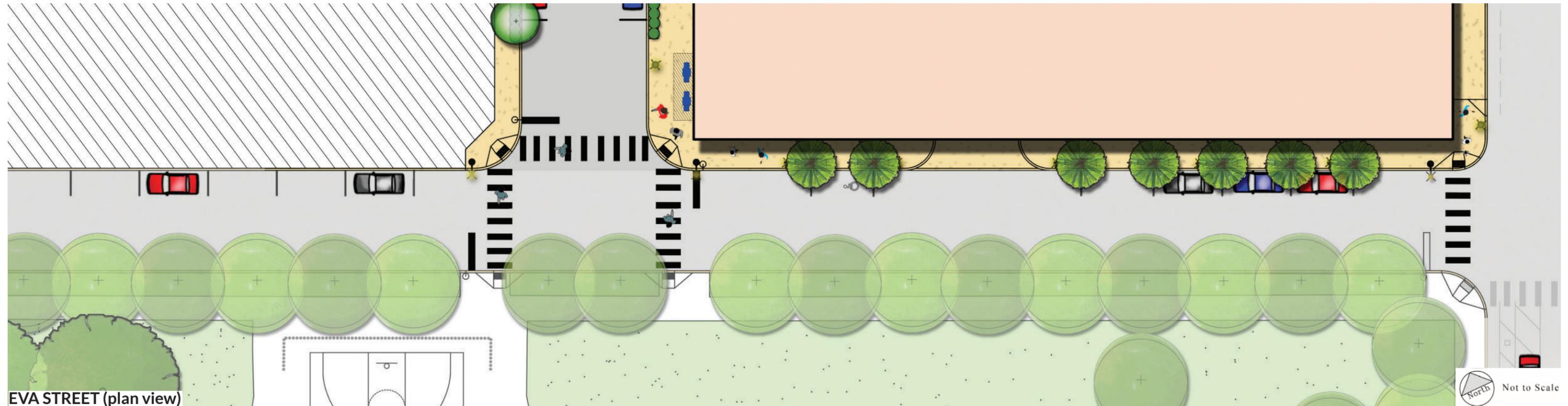
- City standard acorn fixture

Sidewalk + Paving

- Broom-finish concrete



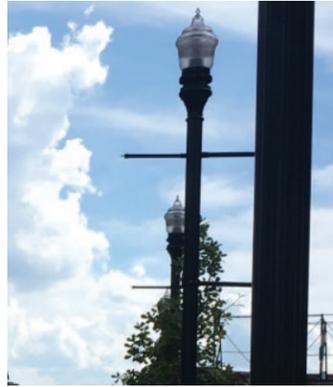
EVA STREET (typical midblock section) - Dimensions are approximate



EVA STREET (plan view)

North Not to Scale

SOUTH EUCLID AVENUE - PROPOSED PUBLIC REALM



Tree Pits

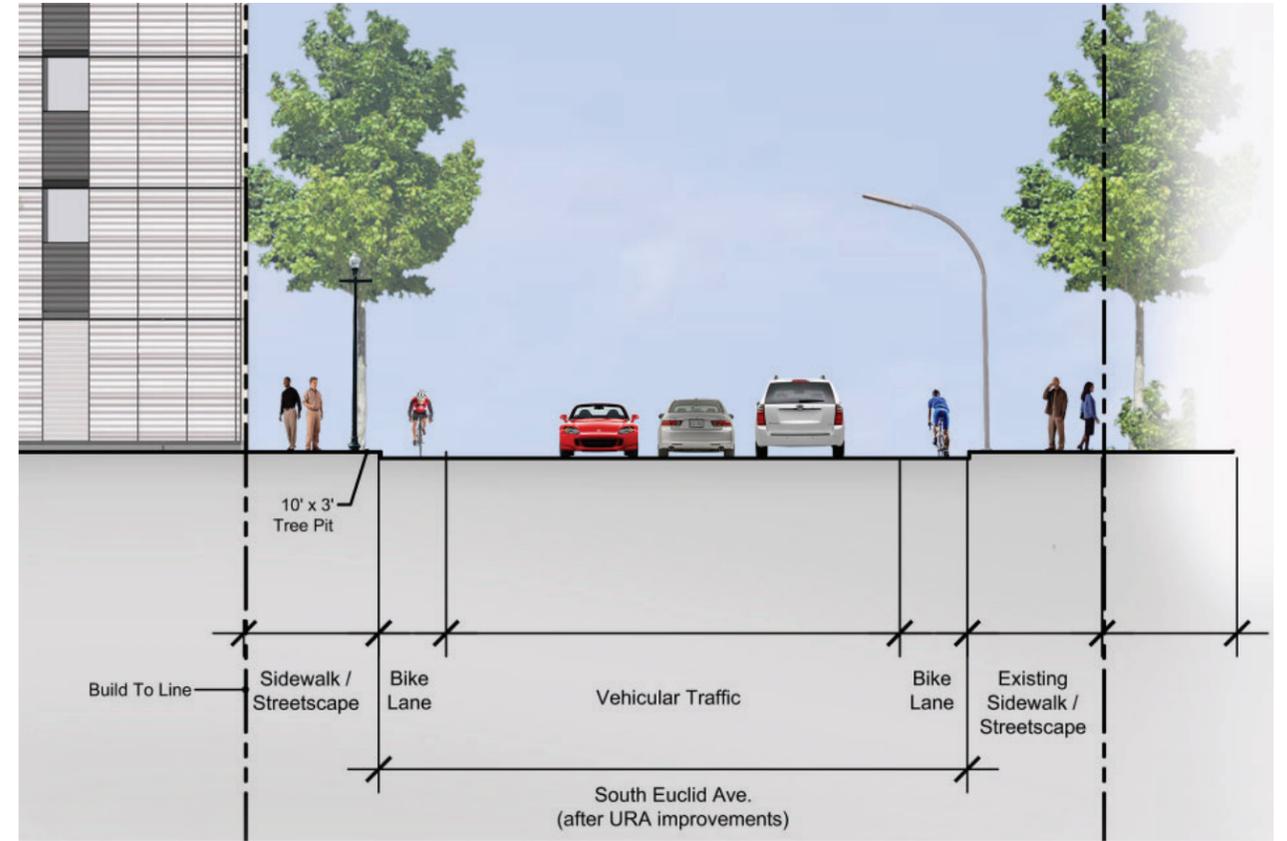
- 3' x 10'
- Upright Ginkgos in mulch beds
- 20'-0" on-center

Lighting

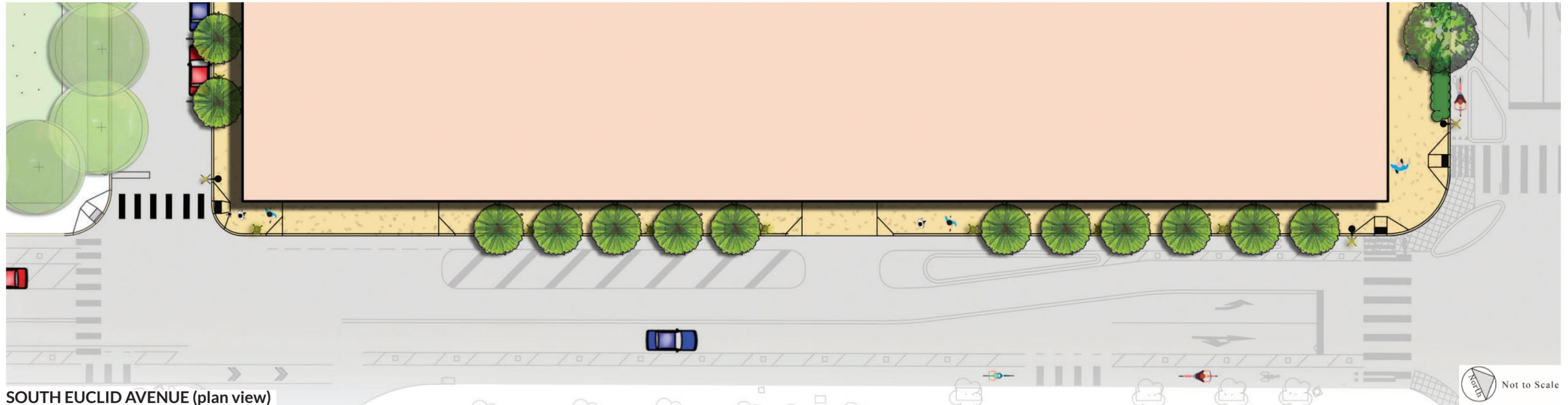
- City standard acorn fixture

Sidewalk + Paving

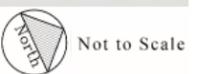
- 11' wide
- Broom-finish concrete



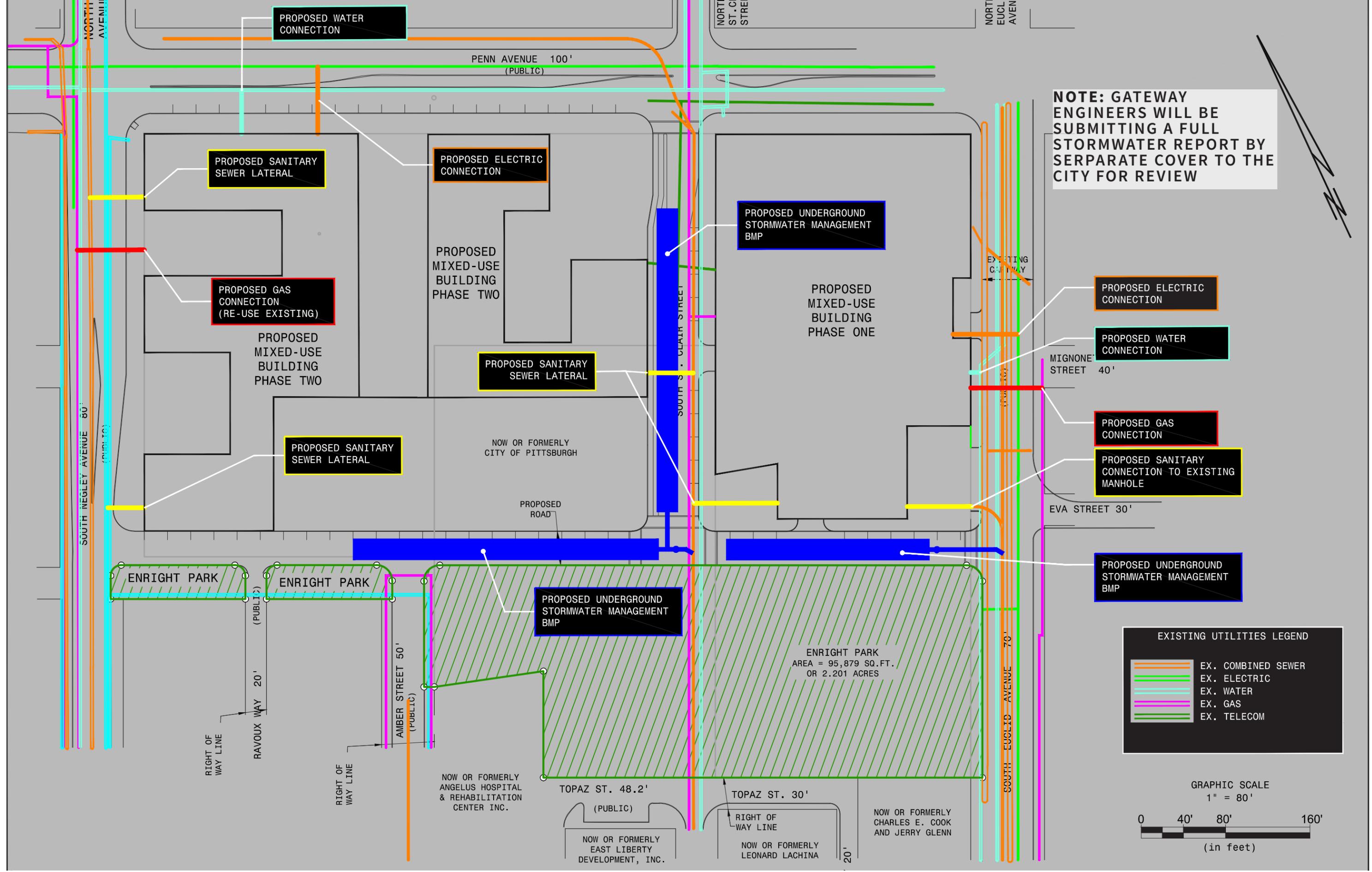
SOUTH EUCLID AVENUE (typical midblock section) - Dimensions are approximate



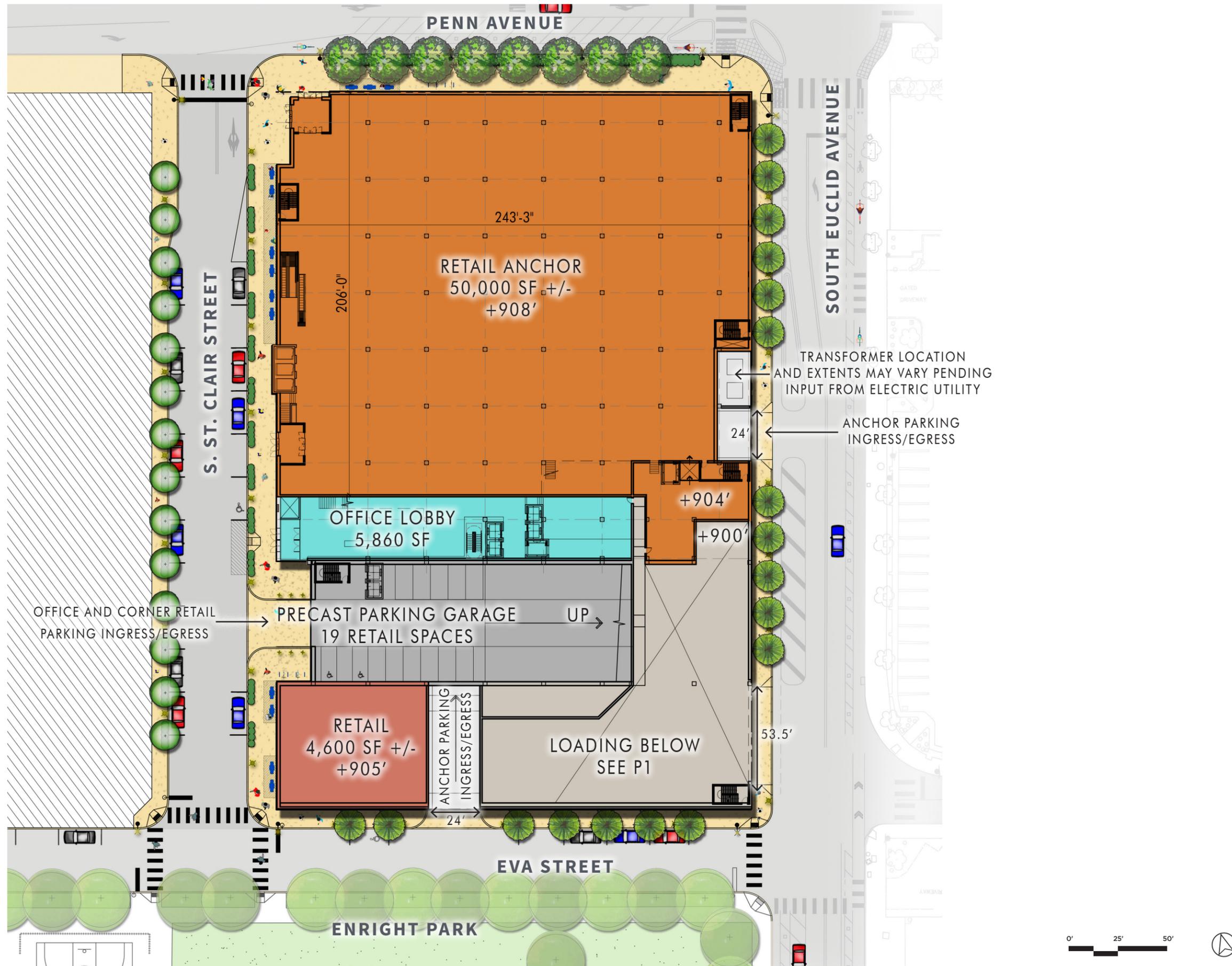
SOUTH EUCLID AVENUE (plan view)

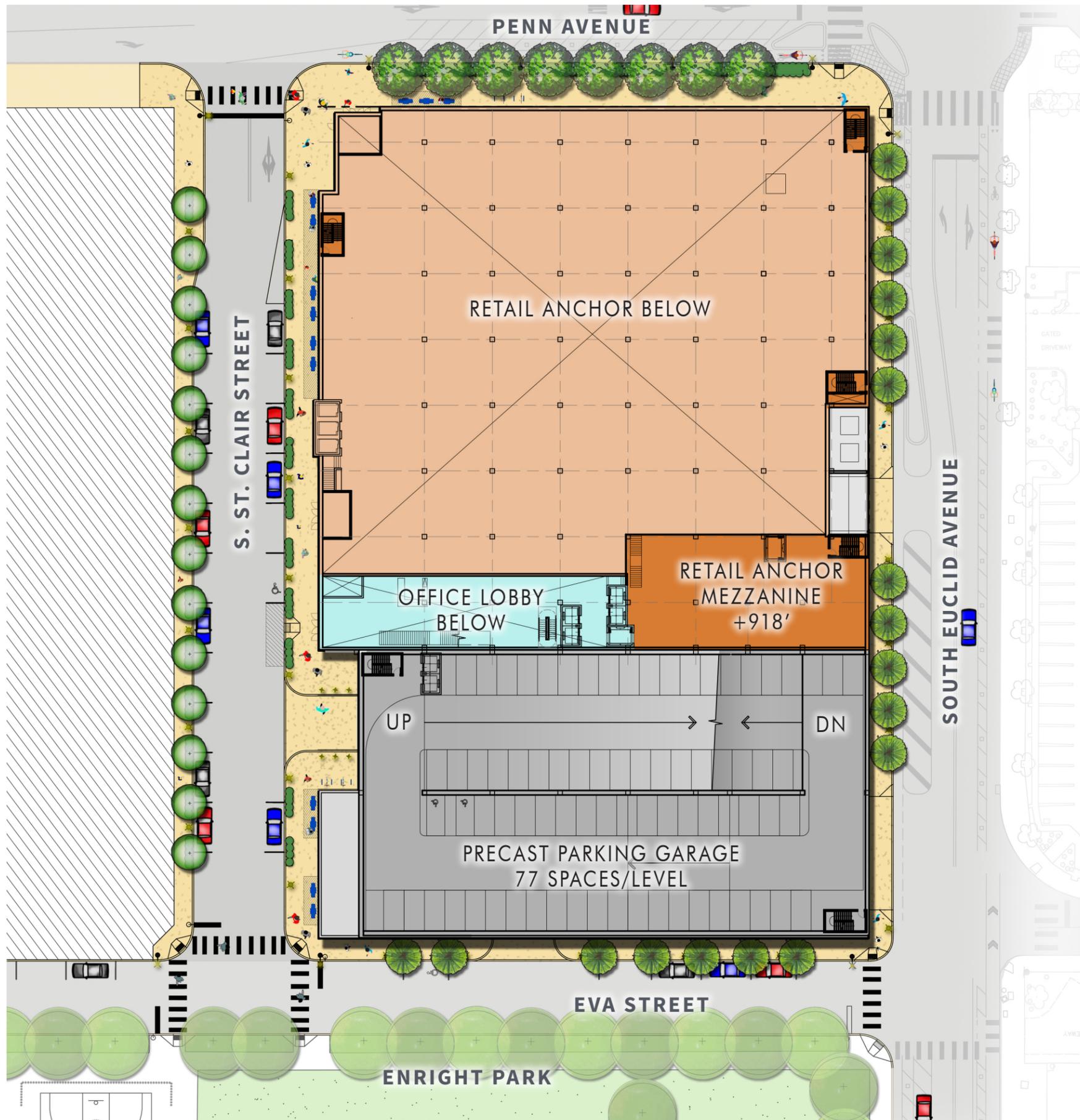


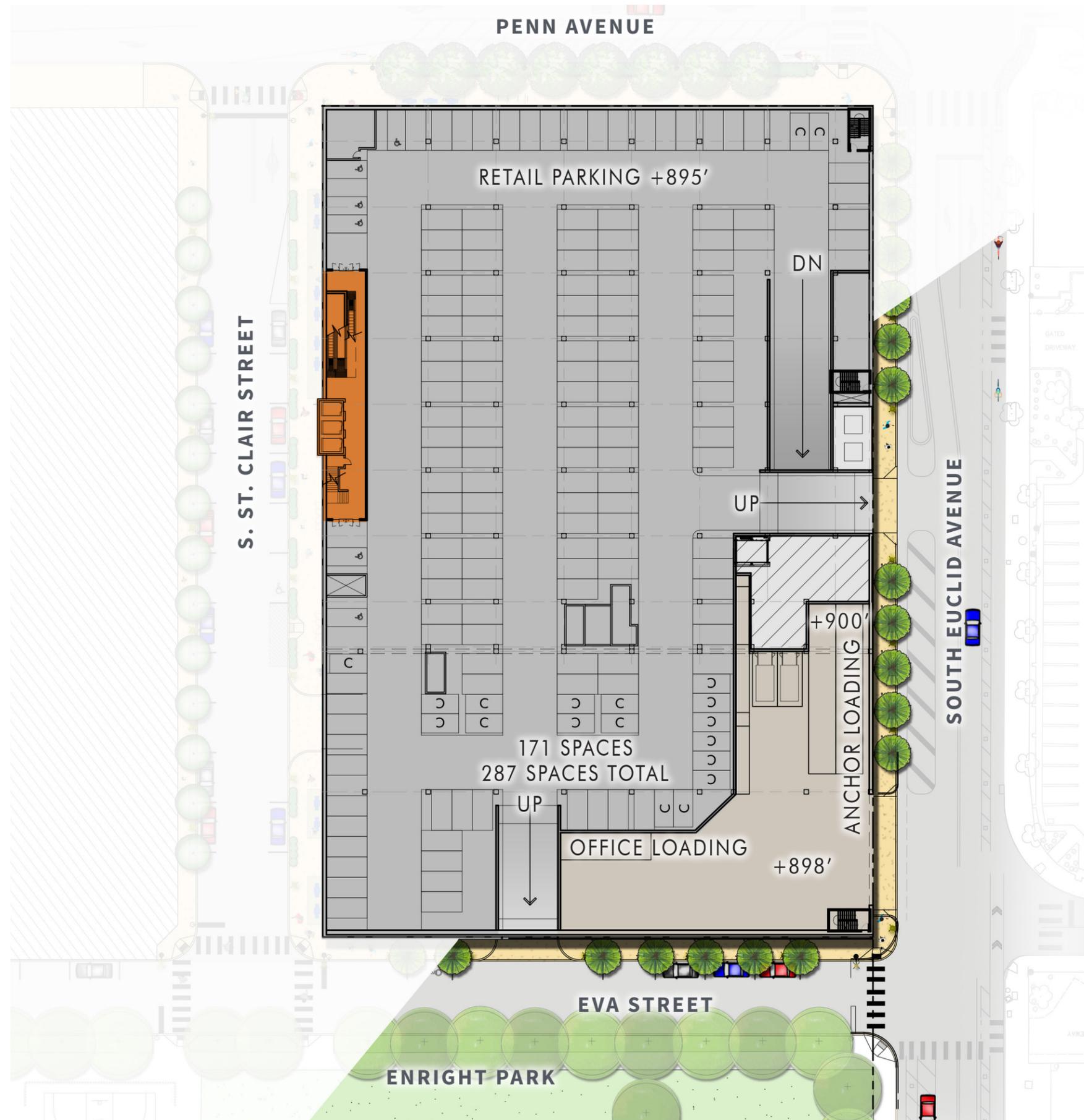
STORMWATER MANAGEMENT



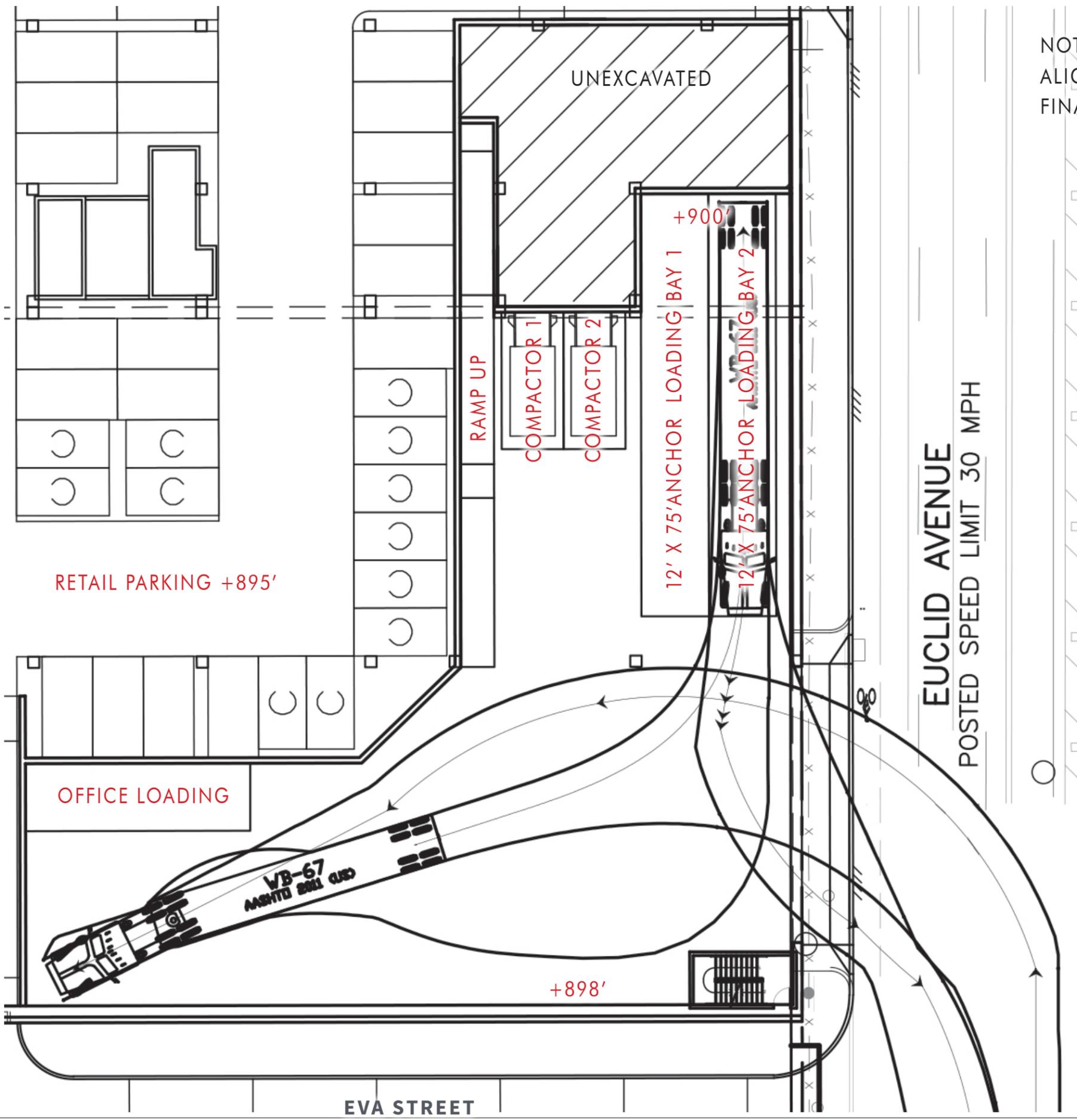
PLANS, ELEVATIONS, SECTIONS







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



EUCLID AVENUE
POSTED SPEED LIMIT 30 MPH

RETAIL PARKING +895'

OFFICE LOADING

RAMP UP

COMPACTOR 1

COMPACTOR 2

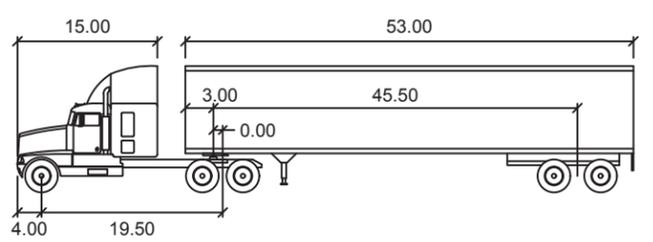
12' X 75' ANCHOR LOADING BAY 1

12' X 75' ANCHOR LOADING BAY 2

+898'

EVA STREET

VEHICLE TEMPLATE

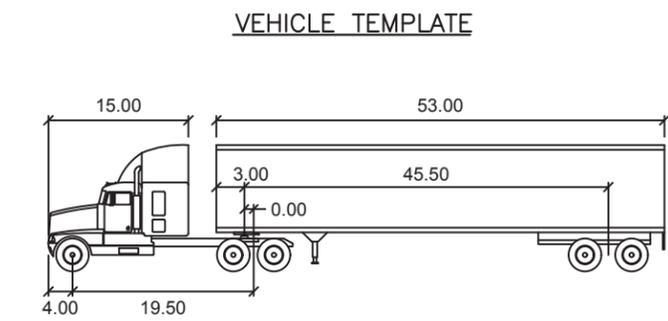


WB-67

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		

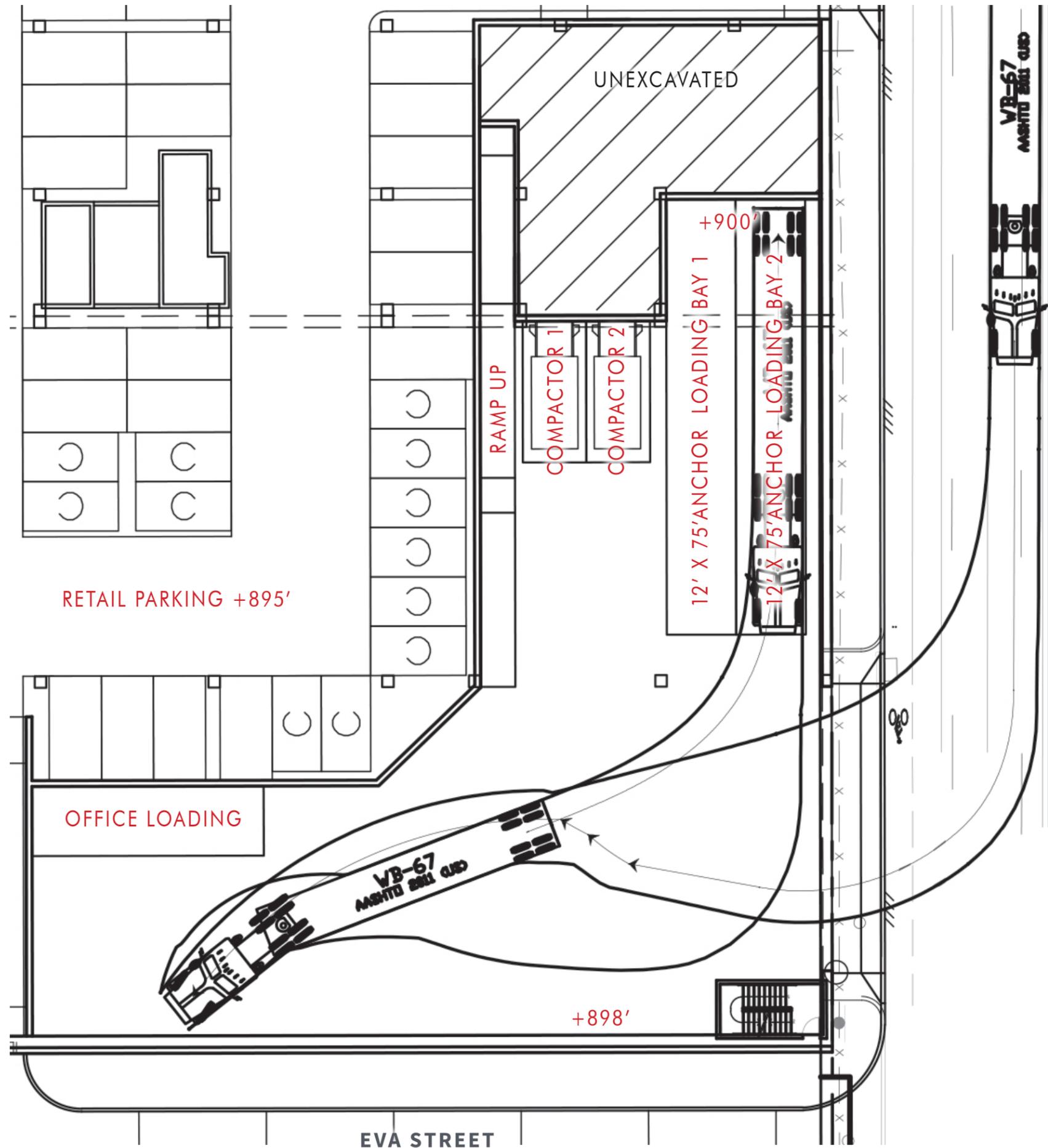




WB-67

feet

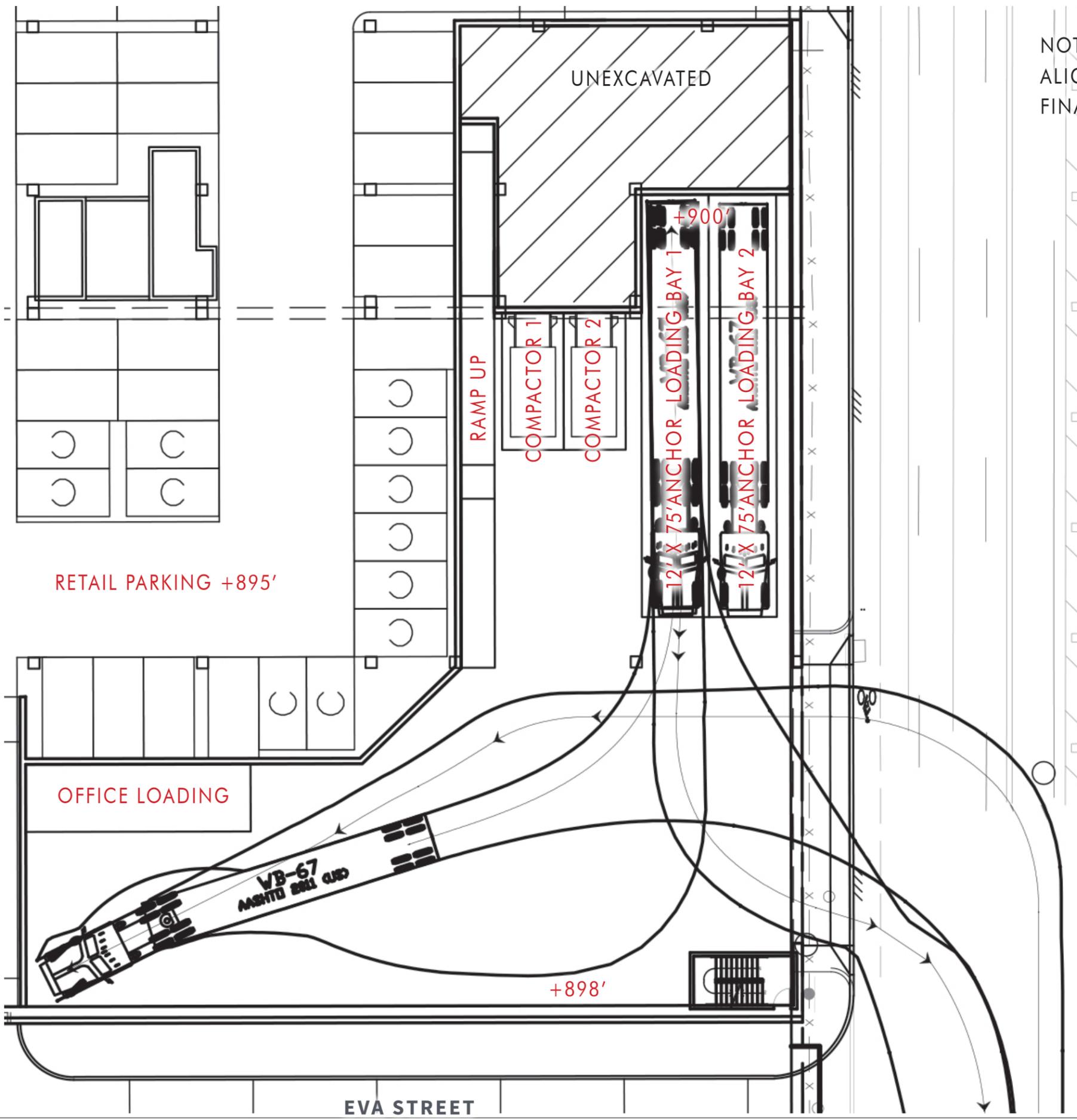
Tractor Width	: 8.00	Lock to Lock Time	: 6.0
Trailer Width	: 8.50	Steering Angle	: 28.4
Tractor Track	: 8.00	Articulating Angle	: 75.0
Trailer Track	: 8.50		



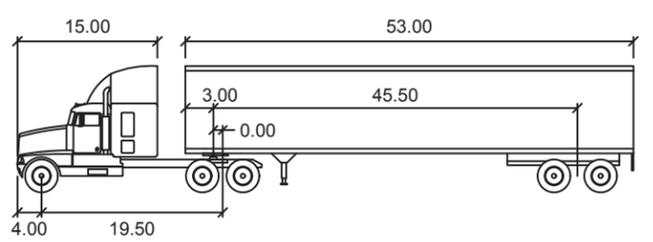
NOTE: EUCLID AVENUE ALIGNMENT IN PROGRESS; FINAL CONFIGURATION T.B.D.



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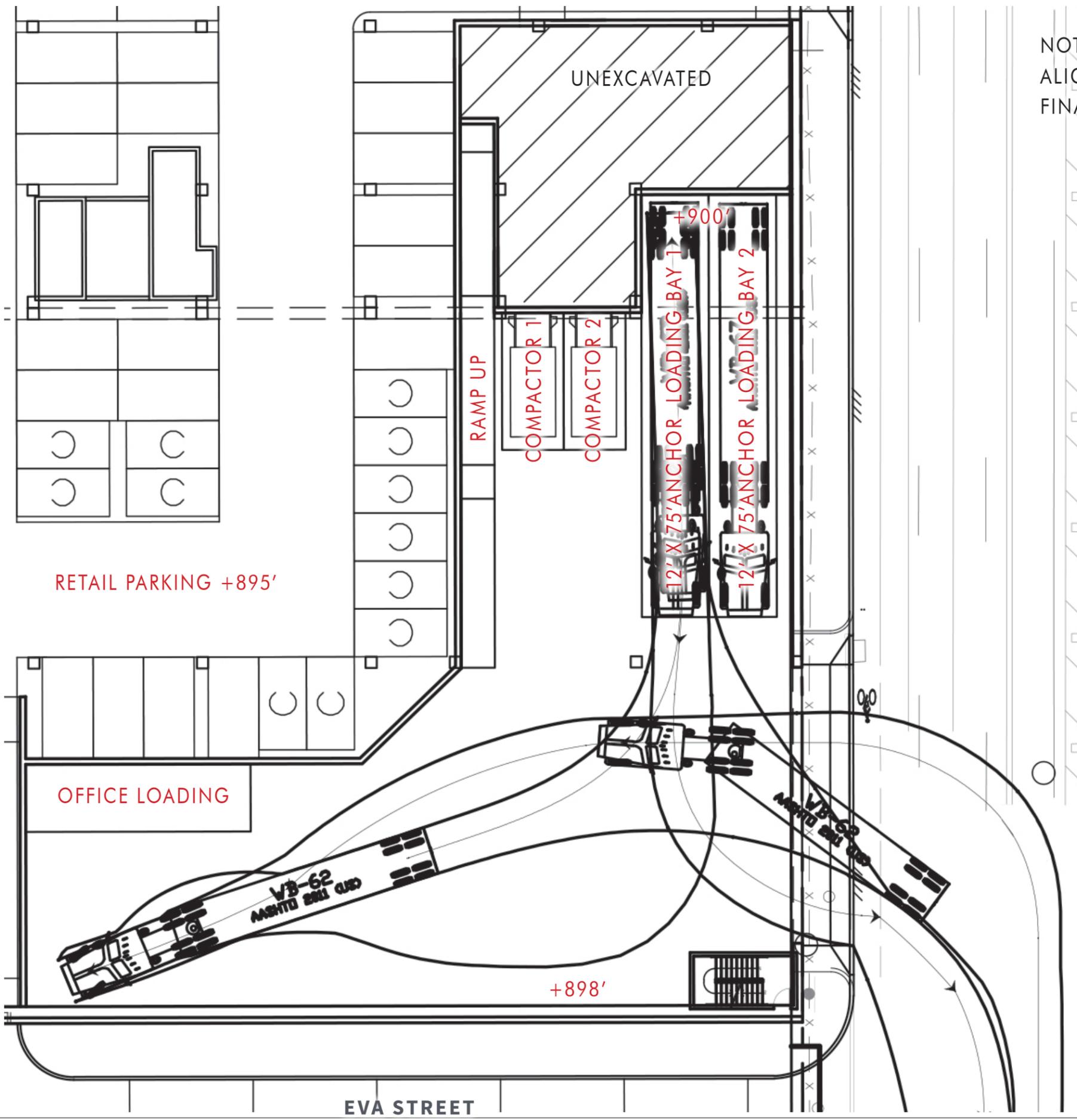
VEHICLE TEMPLATE



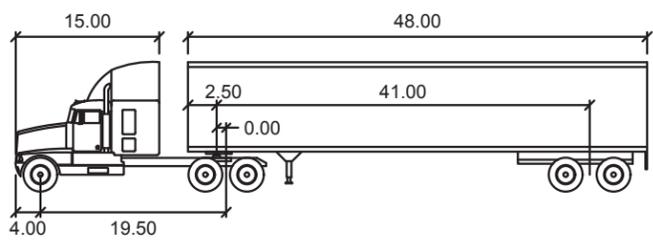
WB-67

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.

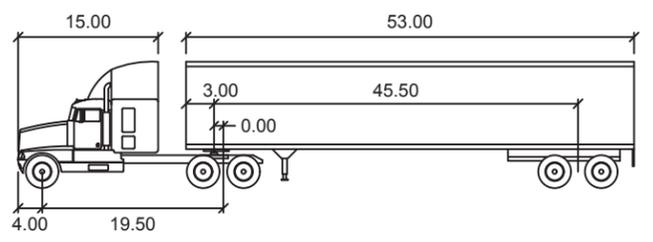


VEHICLE TEMPLATE



WB-62

	feet		
Tractor Width	: 8.00	Lock to Lock Time	: 6.0
Trailer Width	: 8.50	Steering Angle	: 28.4
Tractor Track	: 8.00	Articulating Angle	: 70.0
Trailer Track	: 8.50		

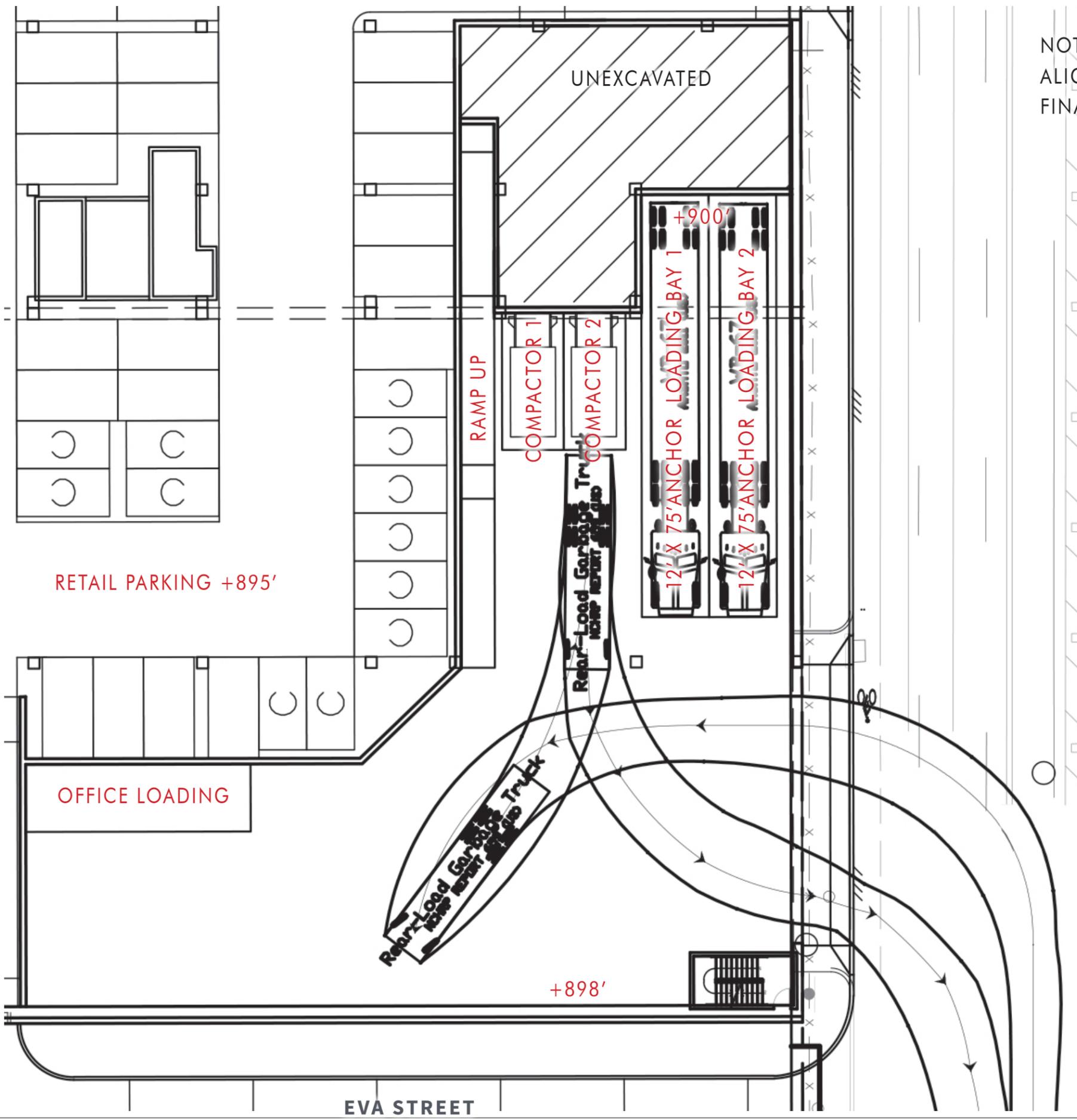


WB-67

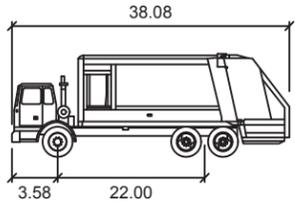
	feet		
Tractor Width	: 8.00	Lock to Lock Time	: 6.0
Trailer Width	: 8.50	Steering Angle	: 28.4
Tractor Track	: 8.00	Articulating Angle	: 75.0
Trailer Track	: 8.50		



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



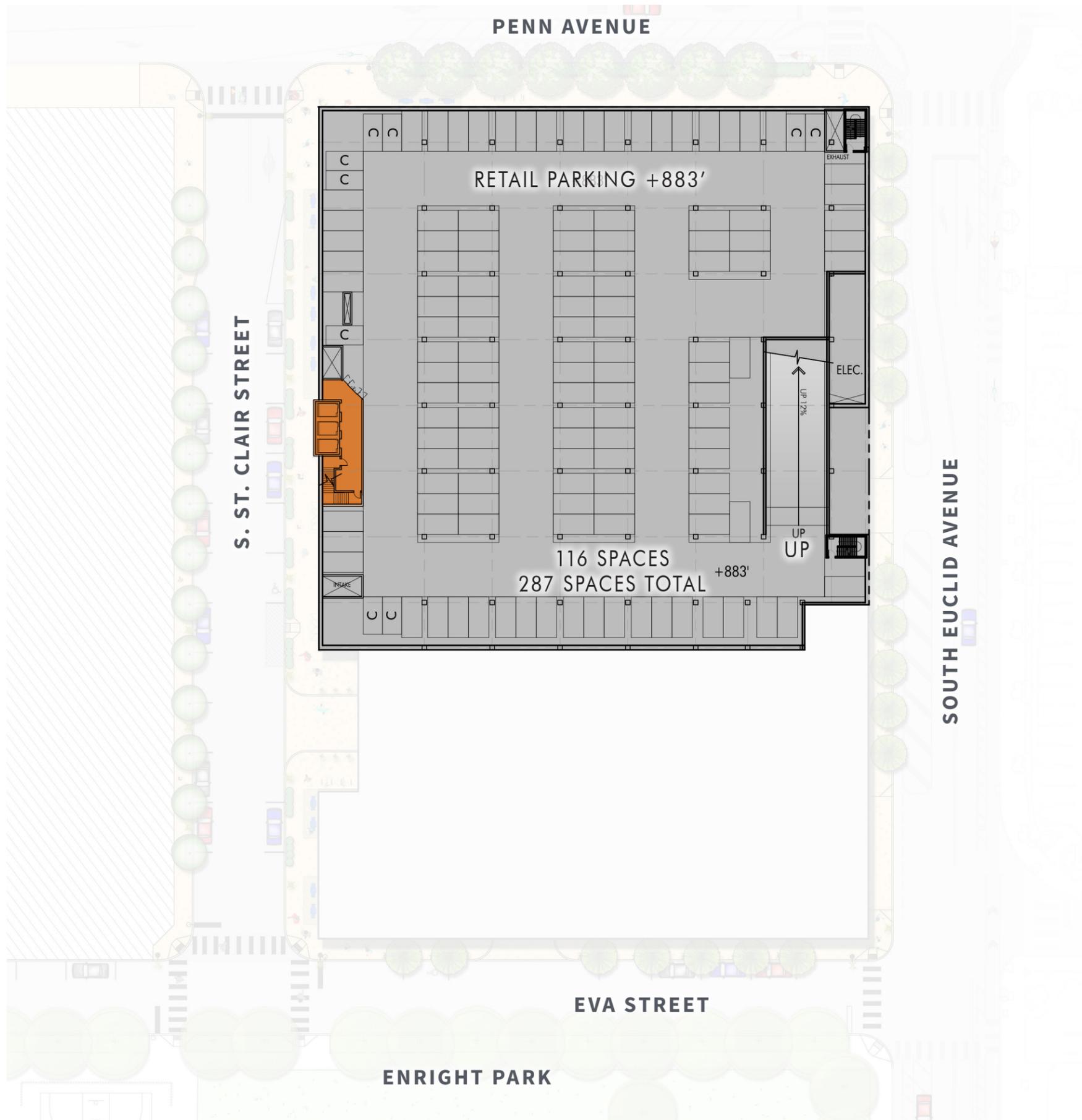
VEHICLE TEMPLATE

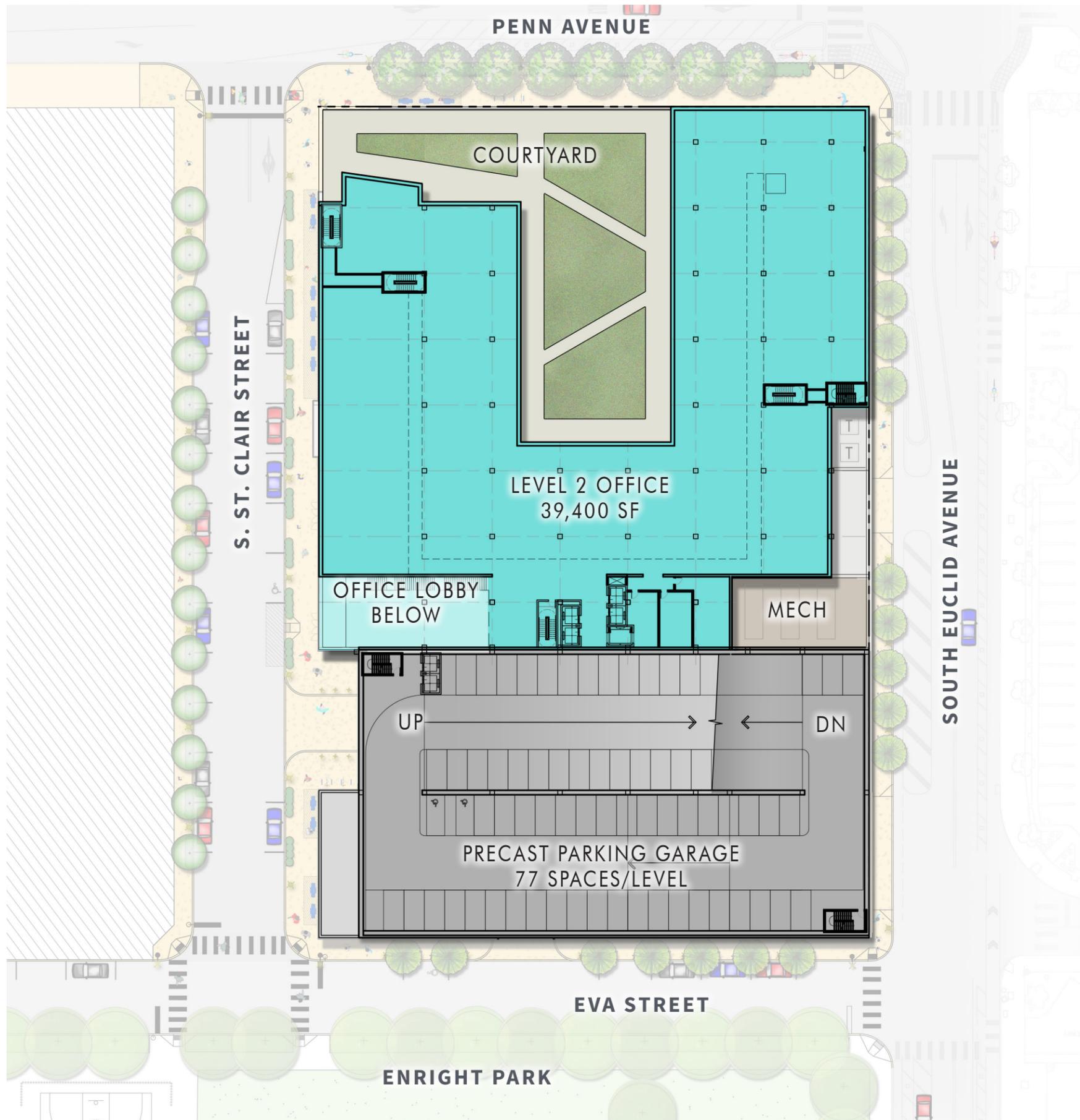


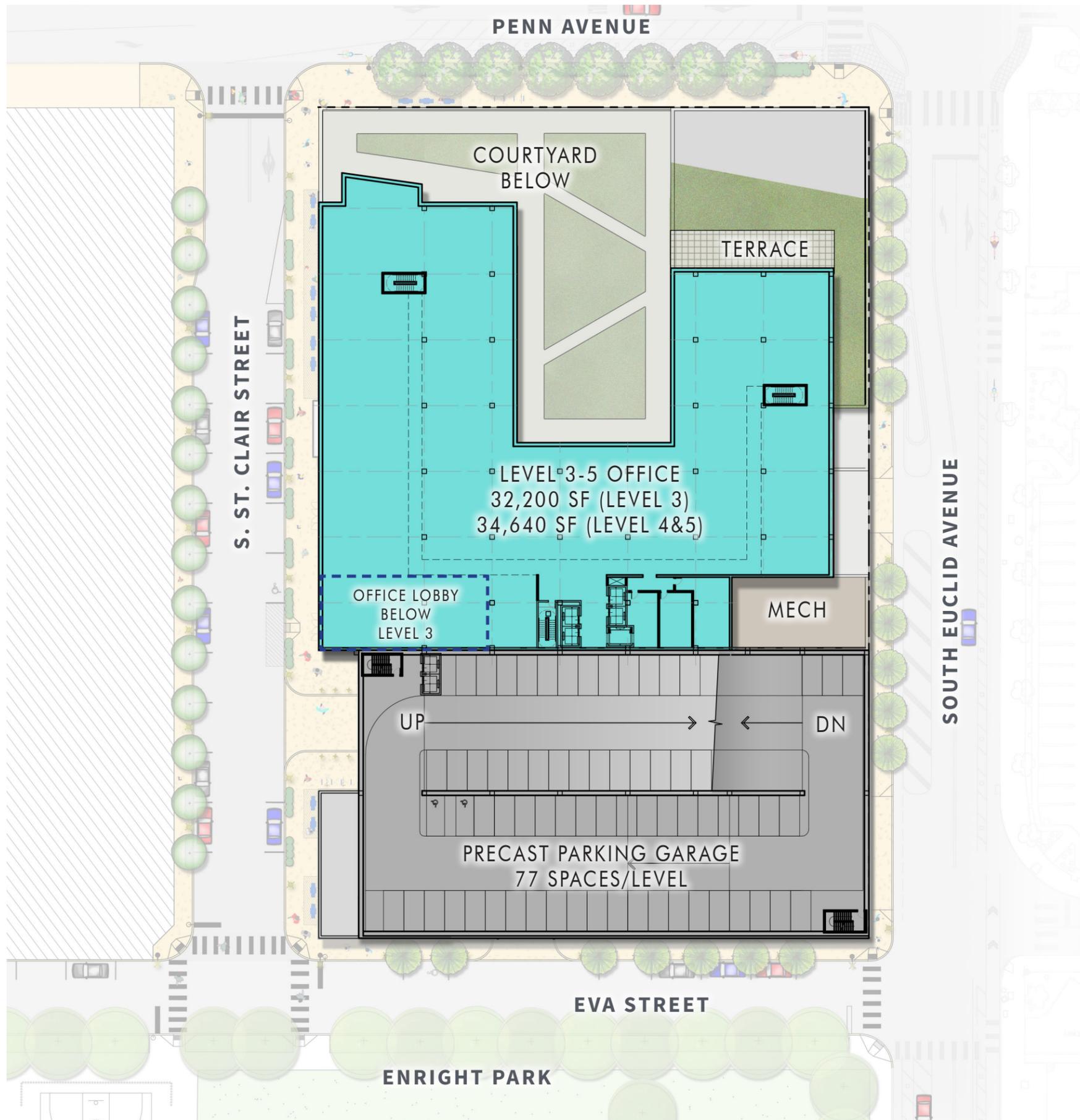
Rear-Load Garbage Truck

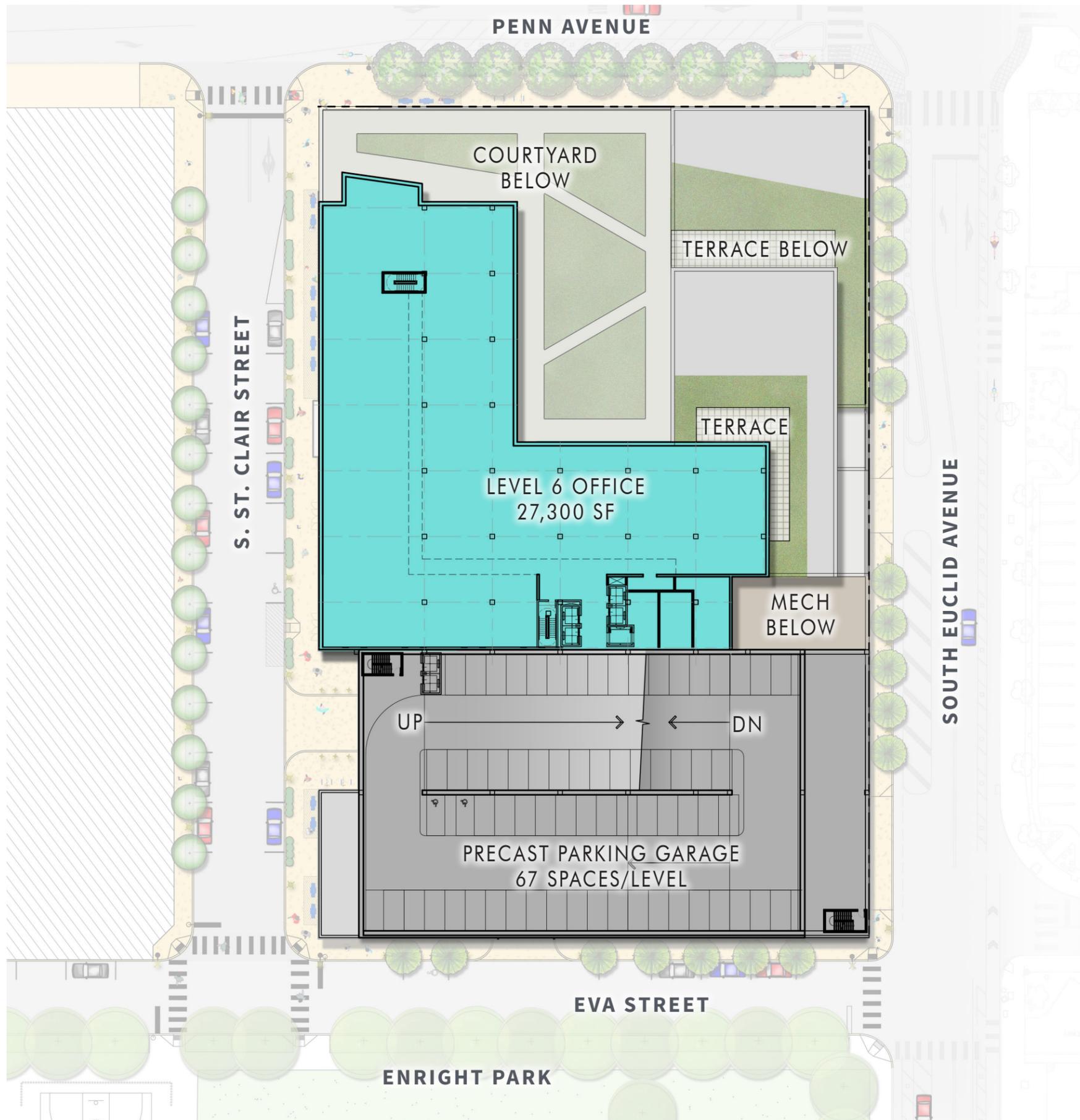
	feet
Width	: 8.00
Track	: 8.00
Lock to Lock Time	: 6.0
Steering Angle	: 27.4

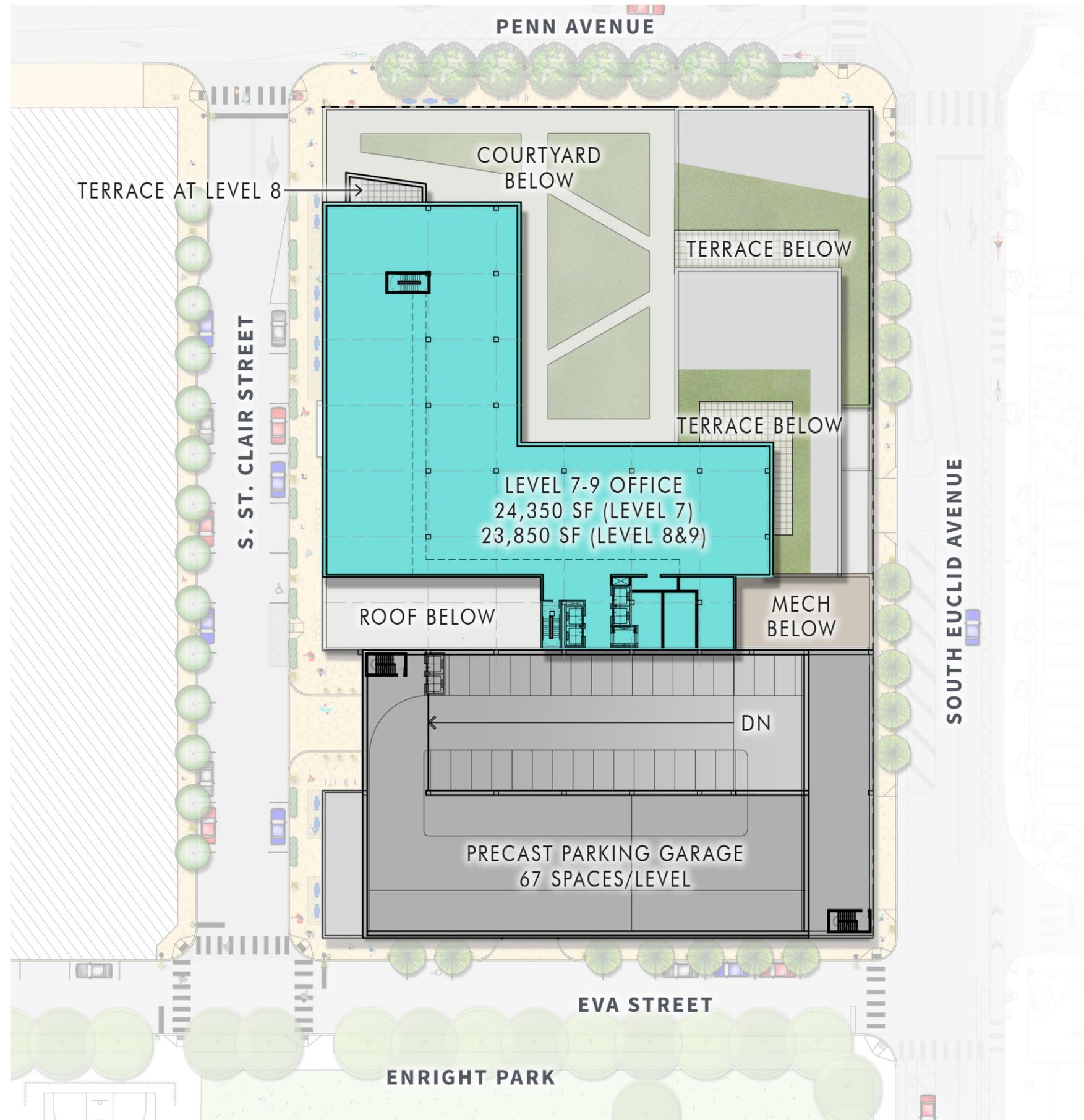


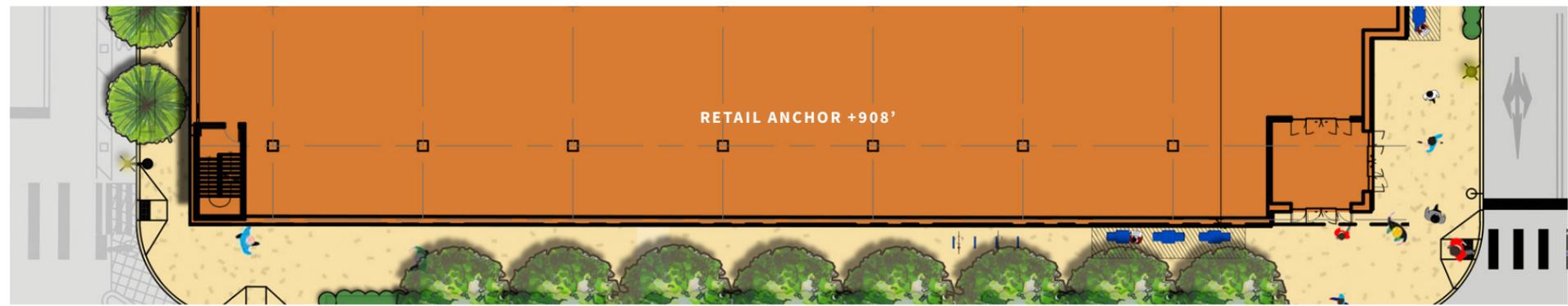




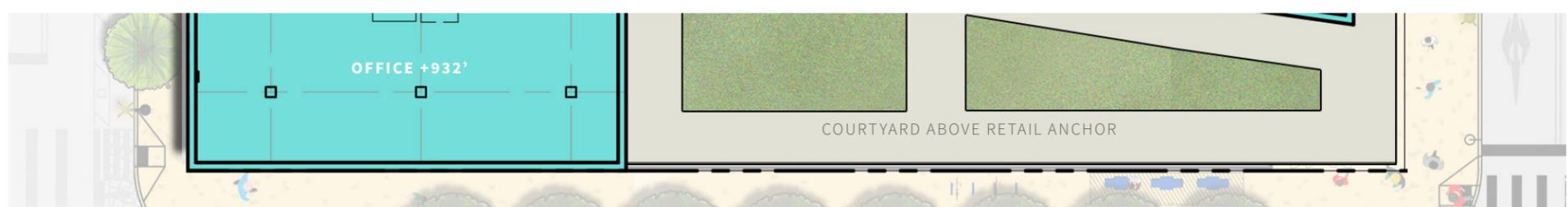




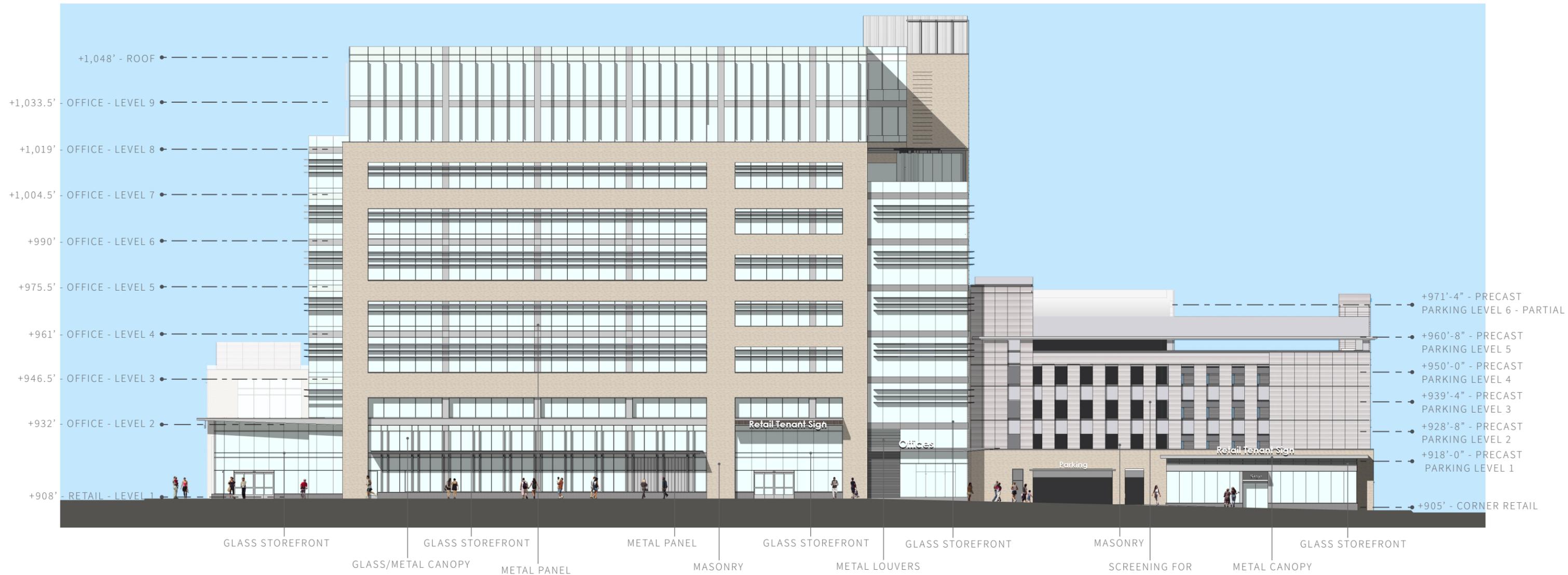




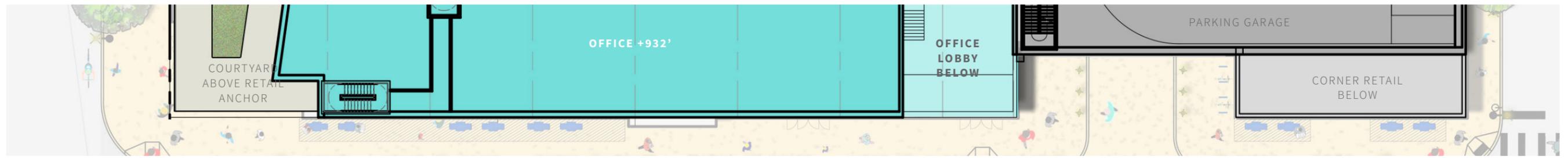
LEVEL 1 PARTIAL PLAN



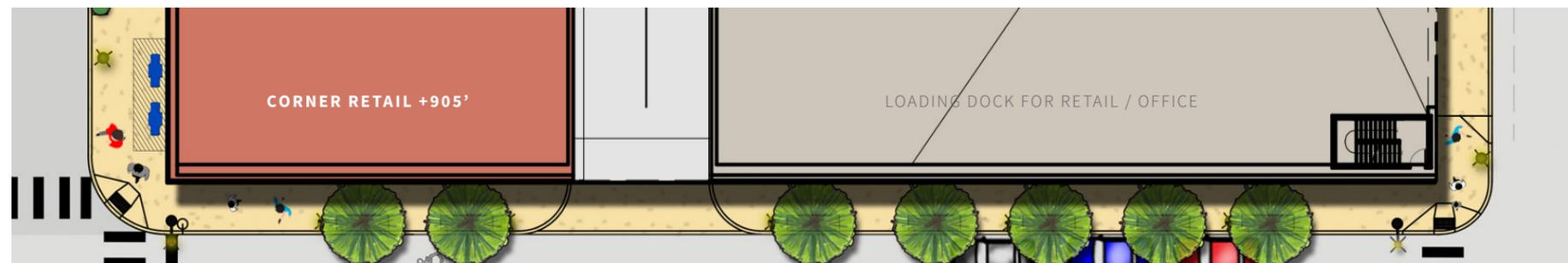
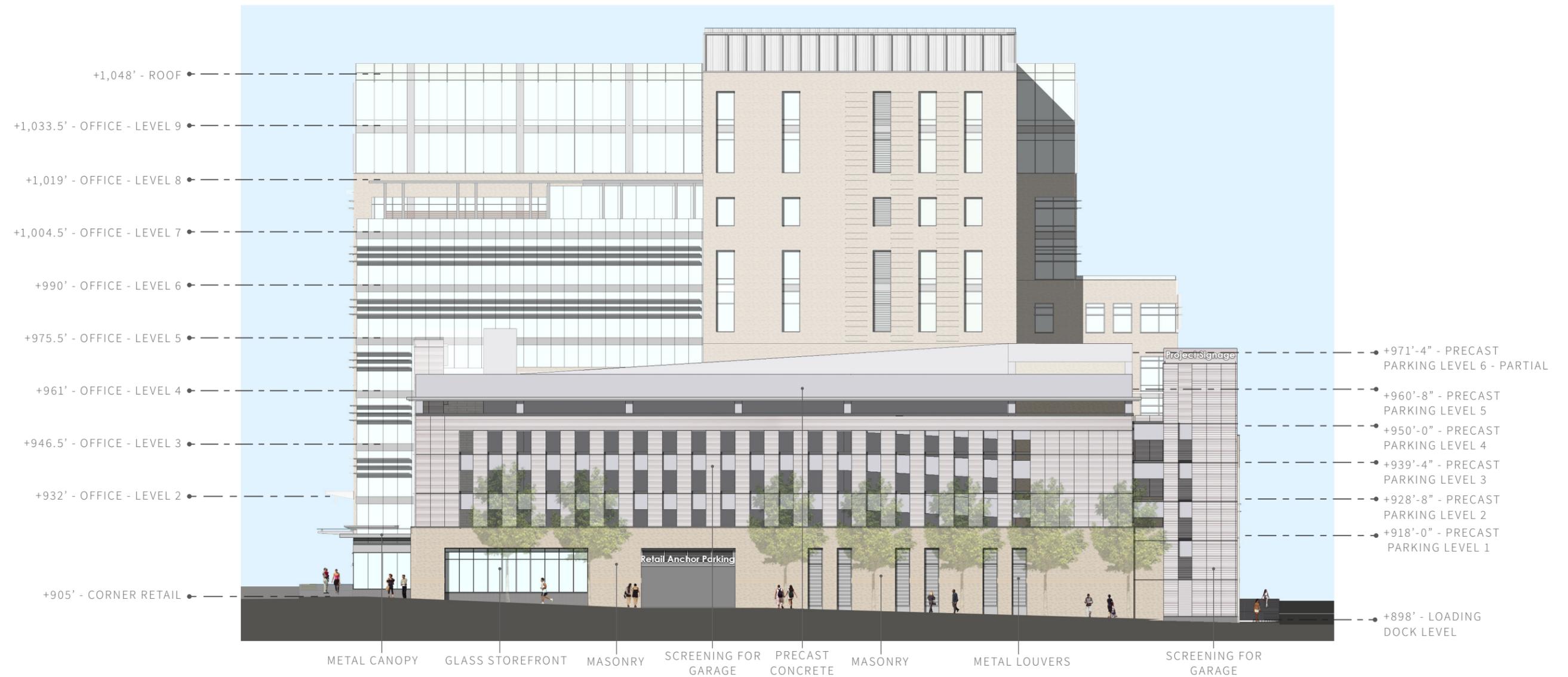
LEVEL 2 PARTIAL PLAN



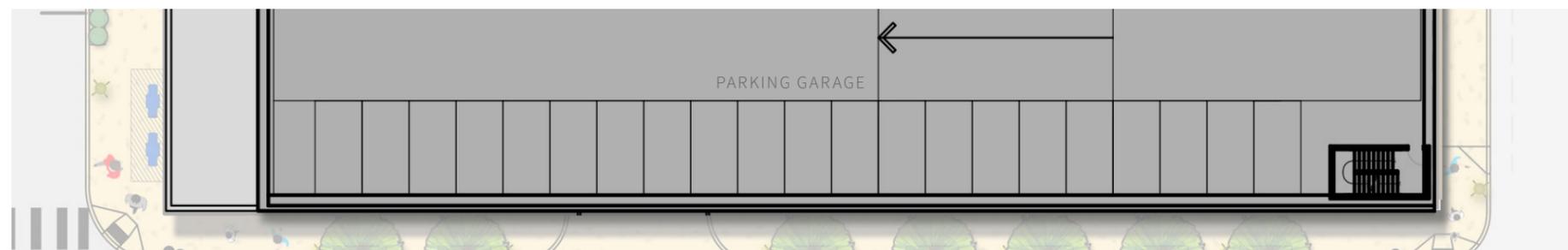
LEVEL 1 PARTIAL PLAN



LEVEL 2 PARTIAL PLAN



LEVEL 1 PARTIAL PLAN



LEVEL 2 PARTIAL PLAN



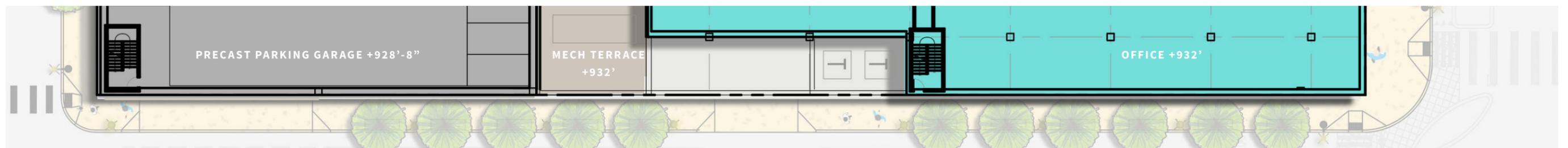


ROLL UP DOOR SCREENING FOR GARAGE MASONRY METAL LOUVERS PRECAST CONCRETE MASONRY METAL LOUVERS METAL CANOPY METAL PANEL GLAZING MASONRY FROSTED GLASS FOR CLERESTORY GLAZING METAL DOOR

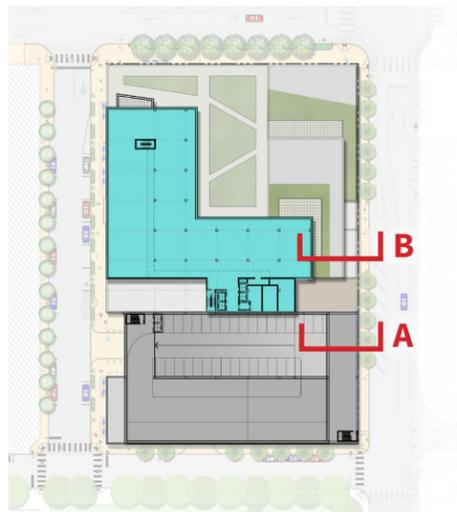
ELEVATION - EUCLID AVE



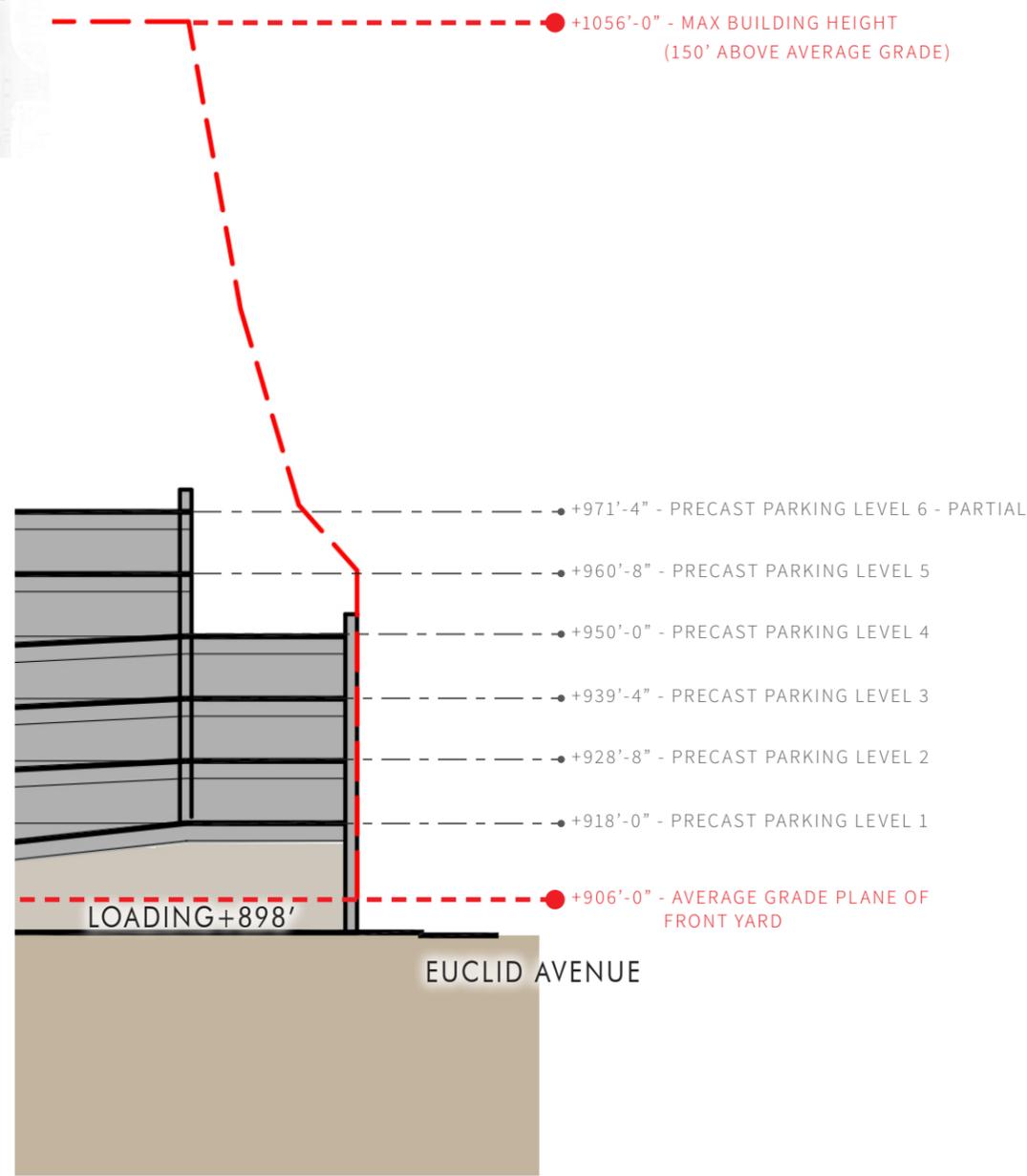
LEVEL 1 PARTIAL PLAN



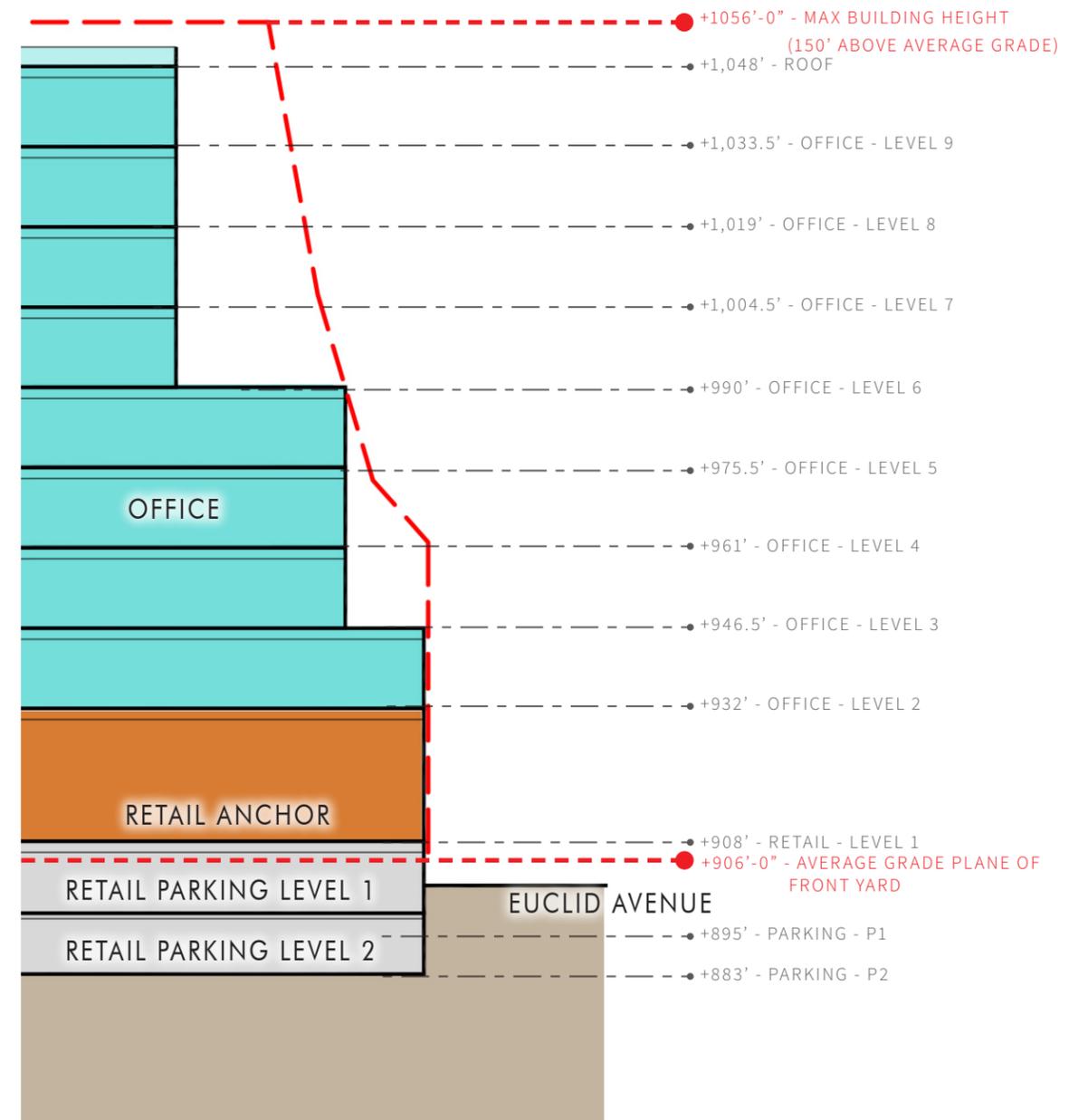
LEVEL 2 PARTIAL PLAN



KEY PLAN

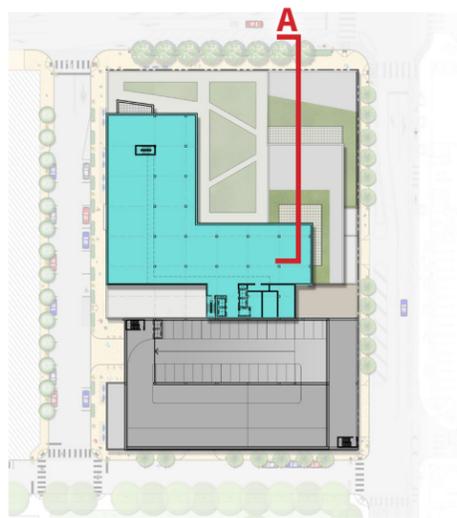


SECTION A

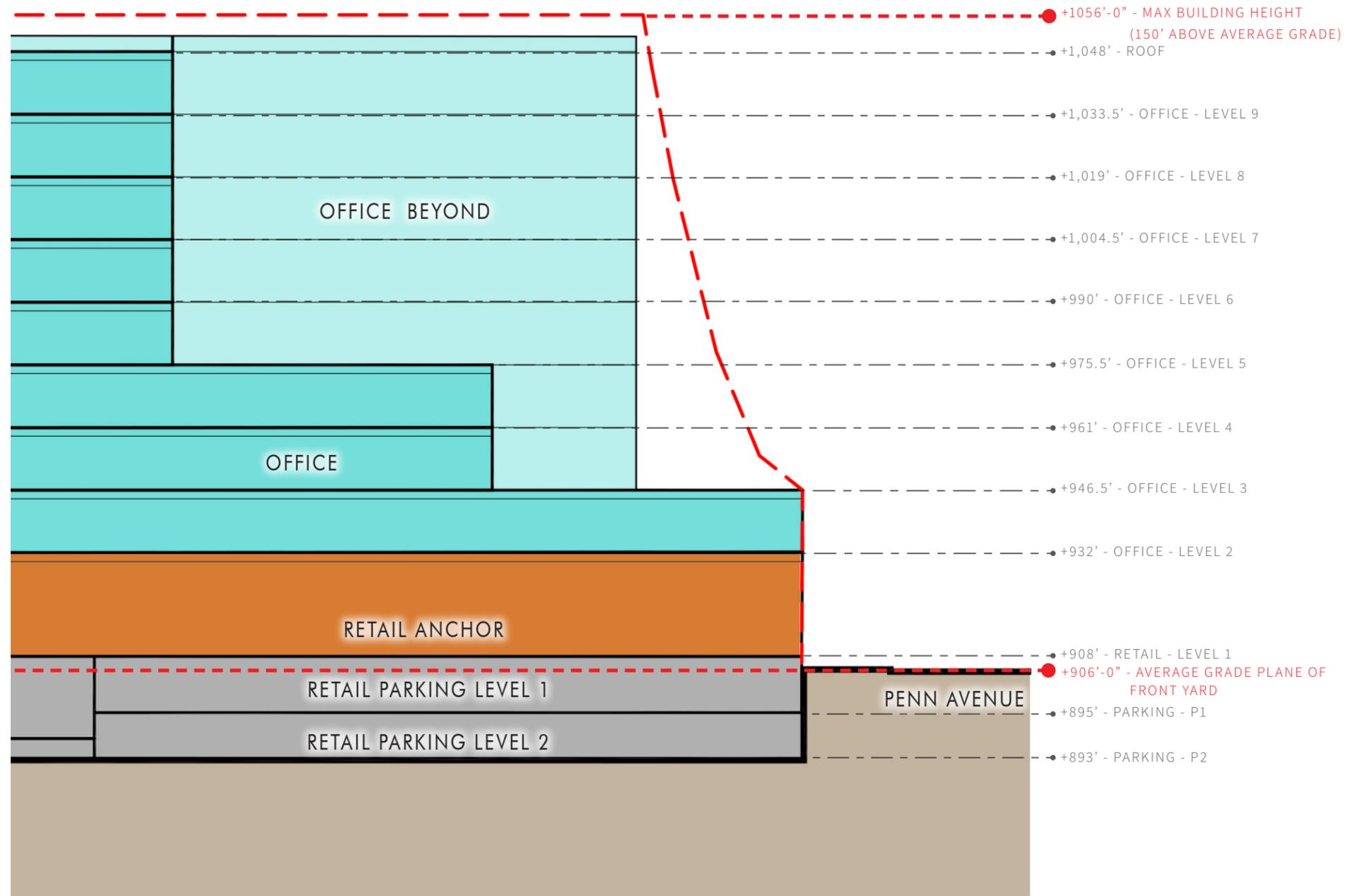


SECTION B



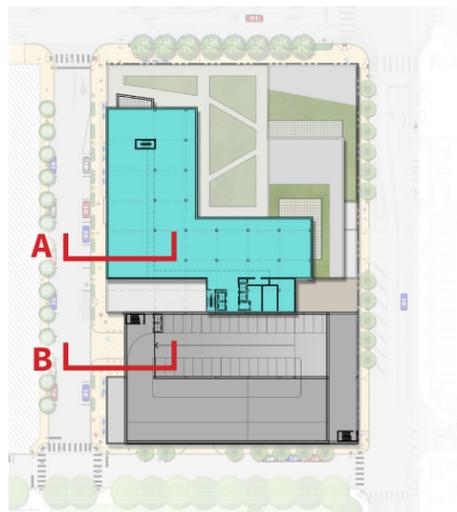


KEY PLAN

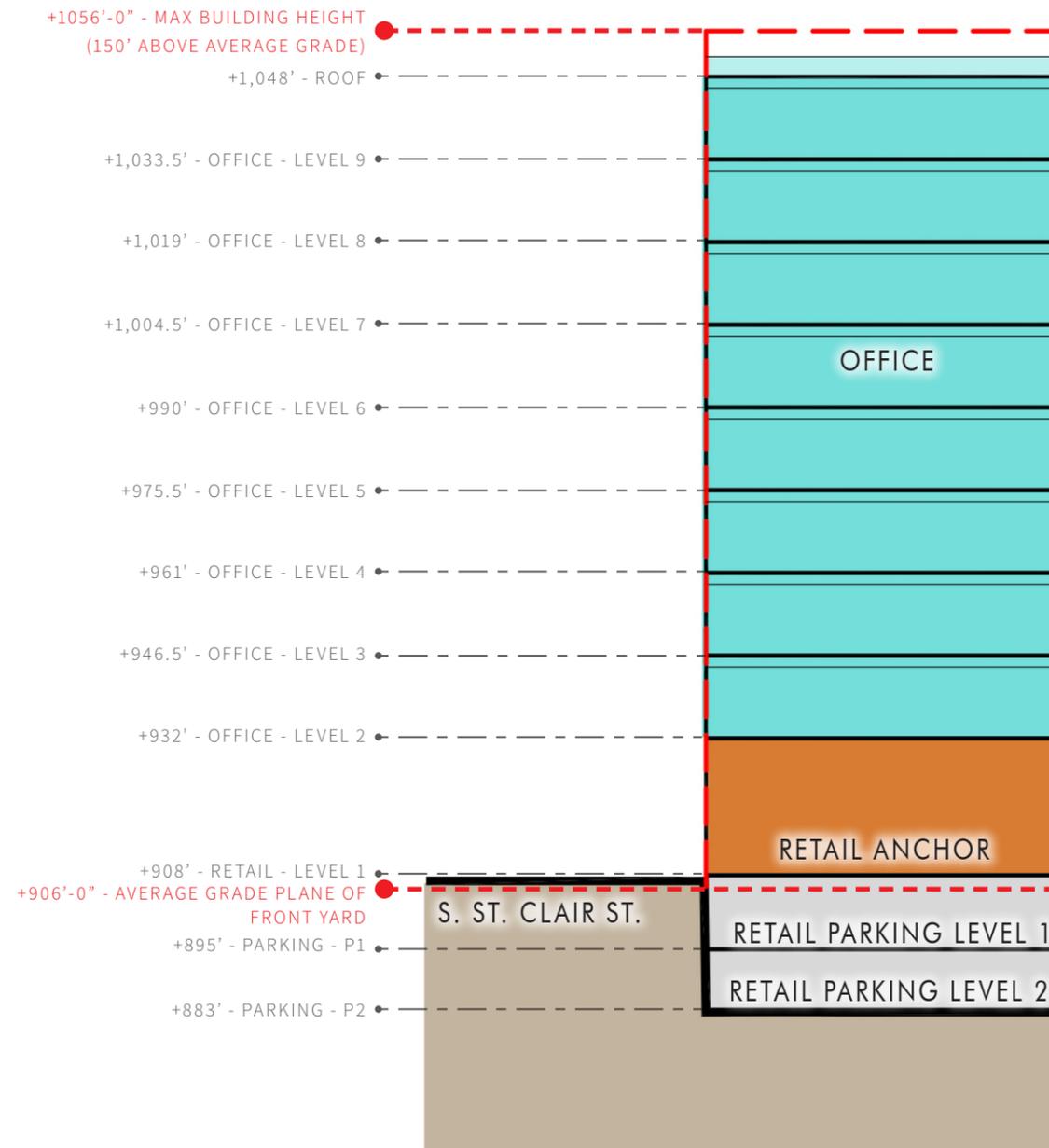


SITE SECTION C

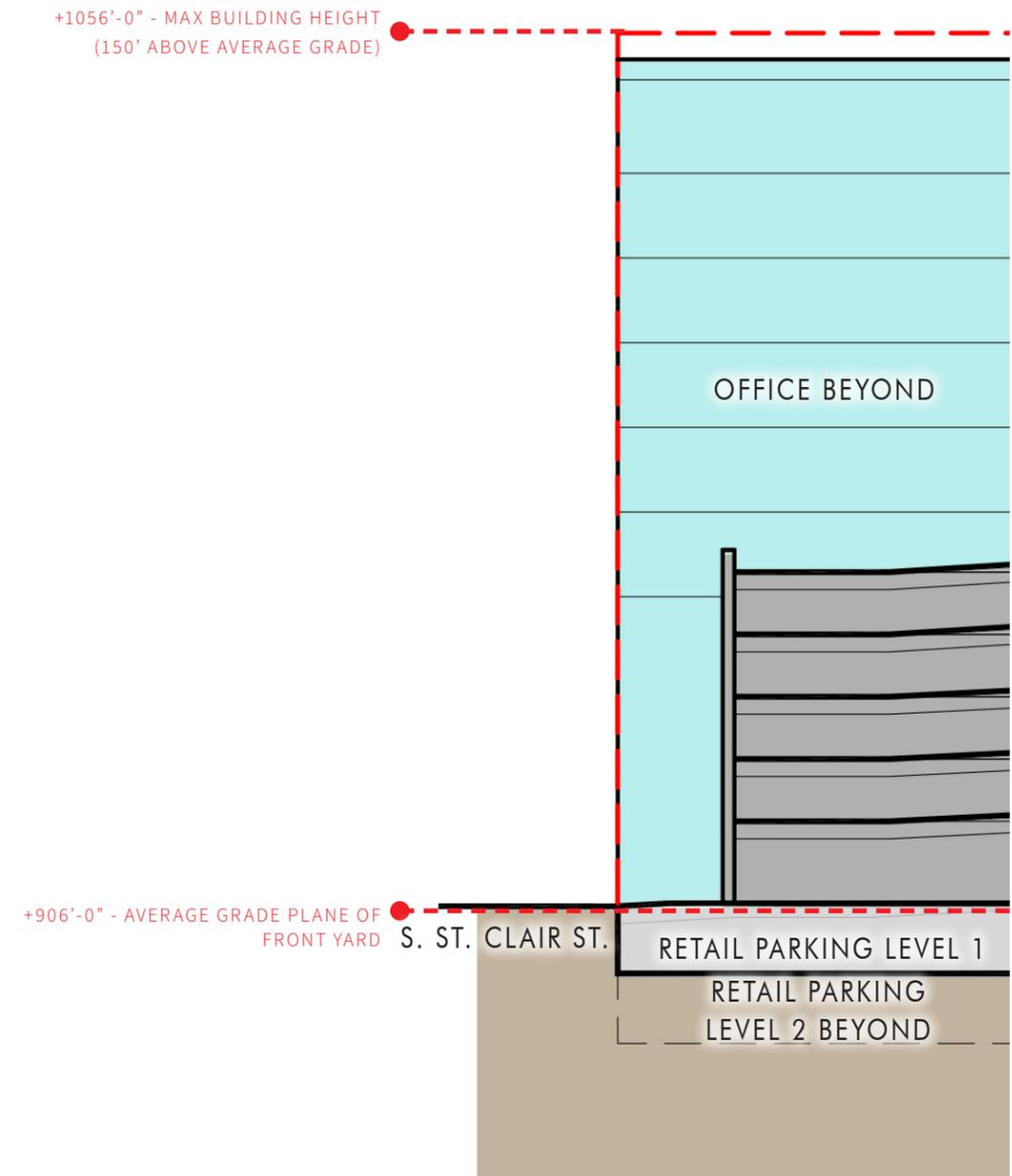




KEY PLAN

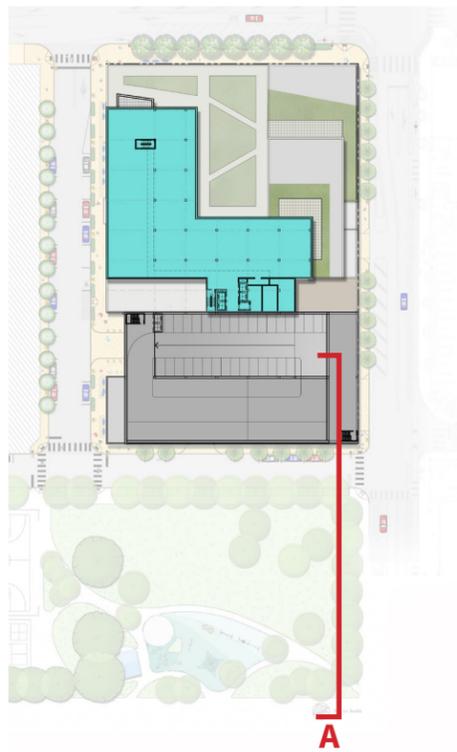


SECTION A

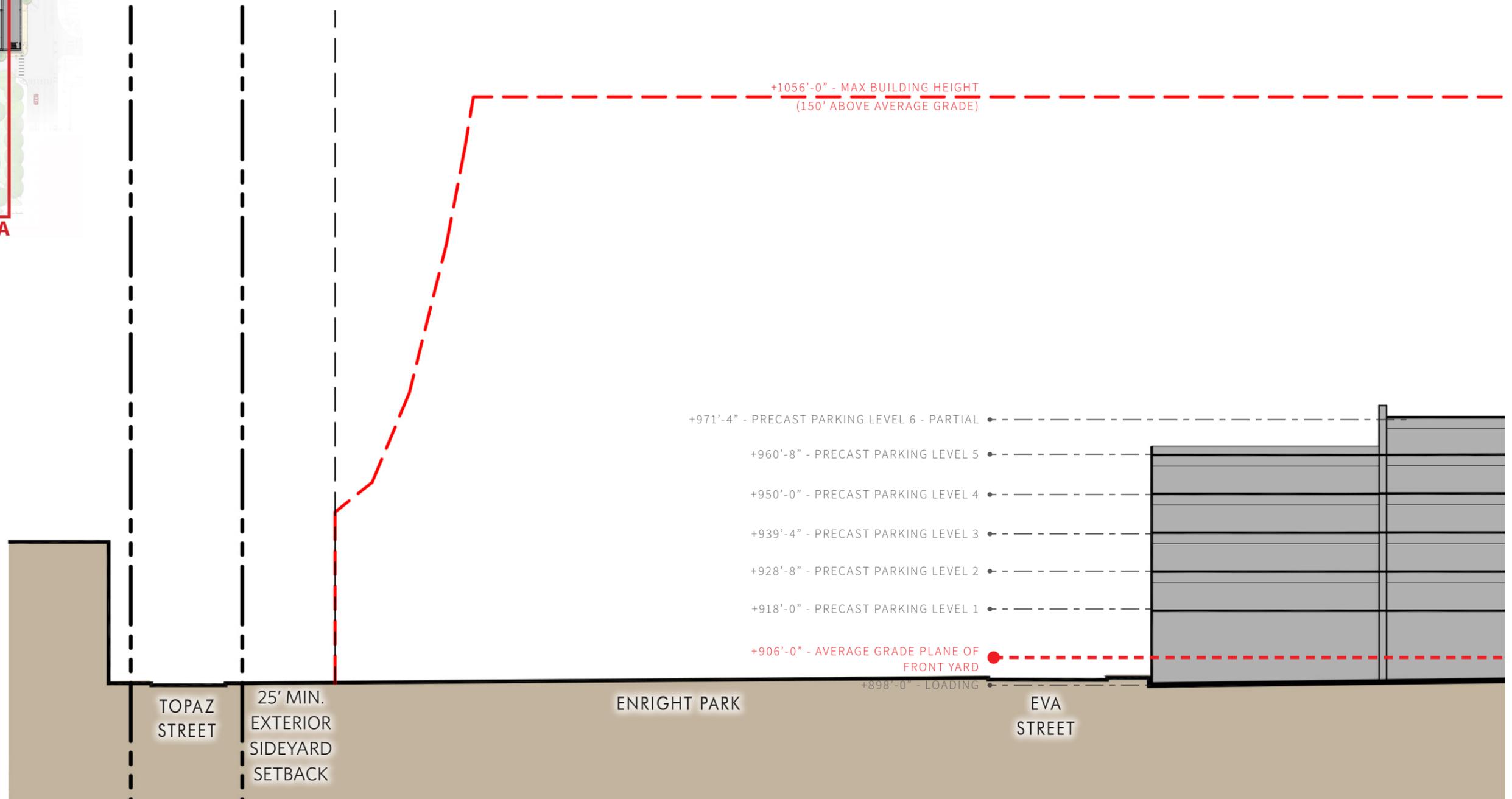


SECTION B





KEY PLAN



SECTION A



PRELIMINARY PROJECT VIEWS/RENDERINGS



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



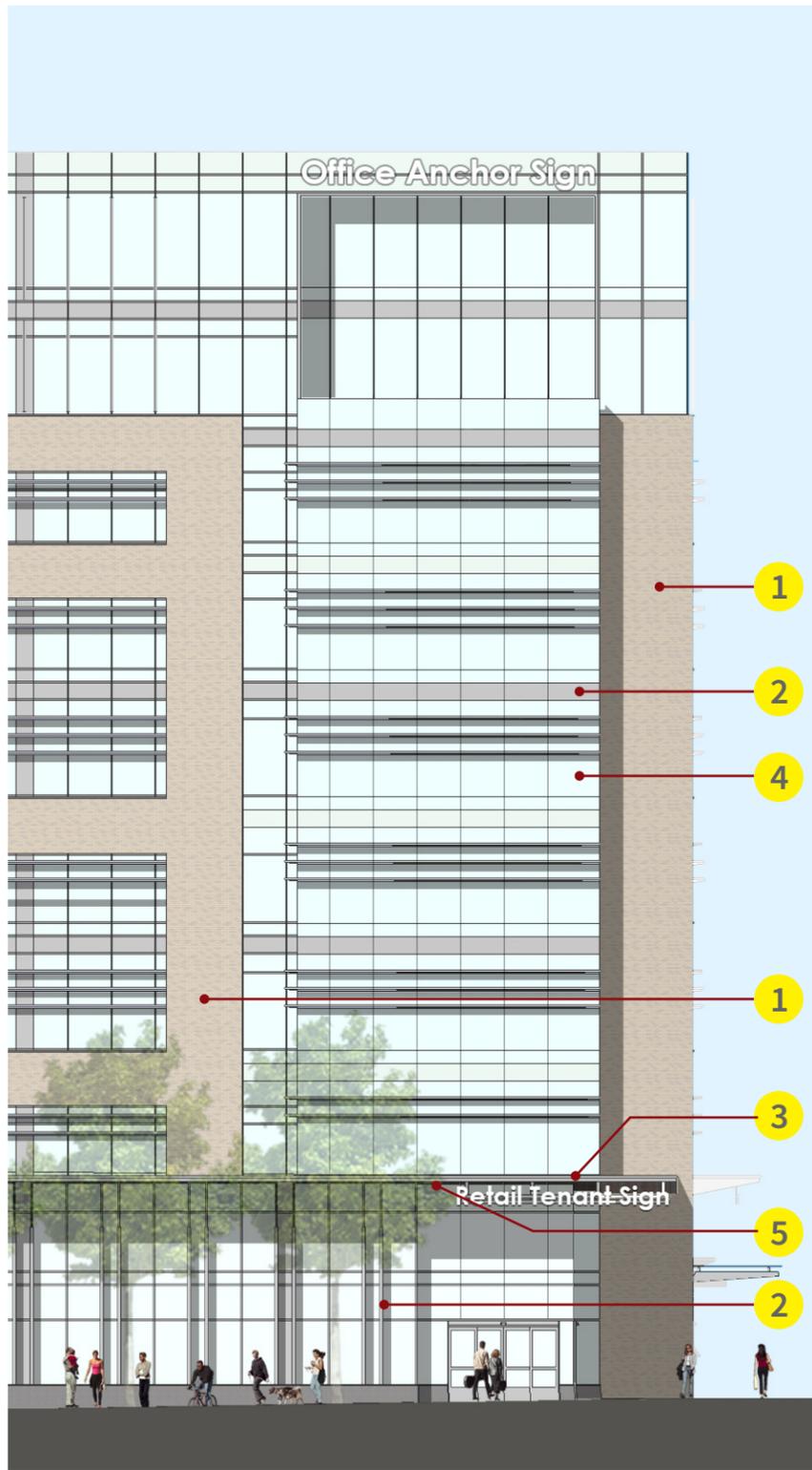












PARTIAL OFFICE ELEVATION ALONG PENN AVENUE



PARTIAL GARAGE ELEVATION ALONG S. ST. CLAIR



BRICK MASONRY 1



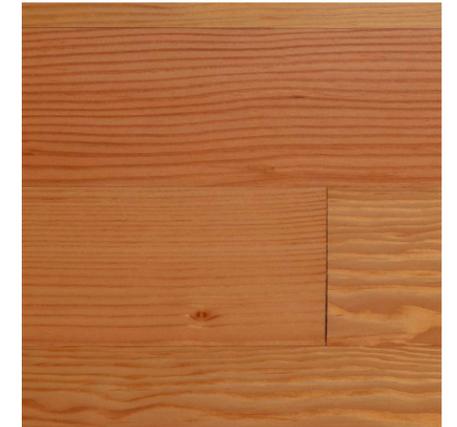
METAL COLOR 2
Aluminum Windows and Doors,
Balconies, Railings, and Misc.
Metals



METAL PANEL 3



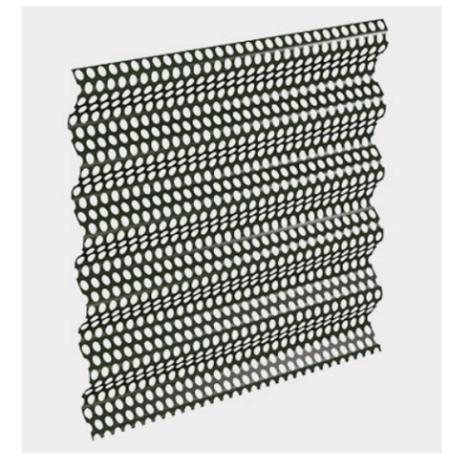
LOW-E CLEAR GLAZING 4



WOOD SOFFIT 5



ROLL-UP GARAGE DOOR 6



PERFORATED METAL SCREEN 7

NOTE: Material selection is preliminary and subject to change due to availability and other related factors.



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 EACH
	LEVEL 6	27,300 SF
	LEVEL 7	24,350 SF
	LEVEL 8, 9	23,850 SF EACH
	TOTAL	246,090 SF
RETAIL PARKING		287* SPACES (2 LEVELS)
OFFICE PARKING (PRECAST GARAGE)		385** SPACES*** (6 LEVELS)
BIKE PARKING		31 SPACES (62 BIKES)
<small>* includes 7 ADA accessible spaces ** includes 8 ADA accessible spaces *** includes parking for corner retail</small>		

SUSTAINABILITY

The Applicant has designed this development with a true focus on Sustainability. The following list is illustrative of the Applicant's Sustainability efforts:

1. LOCATION AND TRANSPORTATION SUSTAINABILITY.

A. The Development is proximately located to major public transit lines, which increases the ability of employees and visitors to utilize mass transportation to commute to and from the Development.

B. The Development is located next to areas with dense residential population and diverse uses, which will encourage pedestrian and bicycle utilization.

C. The Development will have bicycle facilities to encourage visitors and employees to bike to work. In addition, the Development will have access to bicycle lanes.

D. The Development has been designed to facilitate ride share drop offs and loading to encourage more efficient utilization and to reduce parking impacts.

E. The Development has been redesigned to place the retail parking underneath the retail use, which reduces the parking footprint.

F. The Development will have a Transportation Coordinator as part of the Project, who will inform the employees of alternative transportation methods, and will help to coordinate ride share, public transportation use, and alternative means of commuting.

2. SUSTAINABLE SITES.

A. The Development will have an extensive storm water management system which will reduce the flows of EXISTING storm water by more than 66%. This will significantly reduce the impact on the existing sewer shed within the greater East Liberty Area. The Applicant also believes that it will receive significant innovation points for its storm water work.

B. The Development will use various techniques including, but not limited to, materials and selective use of plantings for heat island reduction. On the street level, the Development is utilizing landscaping and larger tree pits to accomplish these goals. Within the structure, the Development will utilize plantings and roof materials for the terraces to reduce the heat island effect.

C. The Construction of the Development will occur with a Construction Activity Pollution Prevention Plan.

D. The Development will implement outdoor water use reduction strategies.

E. The Development will implement indoor water use reduction strategies such as fixture optimization and reduced water level usage.

F. The Development will implement efficient cooling towers.

G. The Development will have water metering throughout so as to monitor and optimize use.

3. ENERGY UTILIZATION.

A. The Development will have energy efficient glass.

B. The Development will have energy efficient HVAC systems and operating systems.

C. The Development will implement energy level metering throughout which will be monitored on a demand basis. All energy usage will be optimized.

D. Any refrigerant utilized will be managed pursuant to a refrigerant management system.

4. MATERIALS AND RESOURCE UTILIZATION.

A. The Development will implement a recycling and waste management program.

B. During construction, the Development will engage in construction and demolition waste management planning to minimize waste generated from the Development.

C. The Development will be planned implementing building-life cycle impact reduction strategies.

D. Materials, whenever possible, will be sourced locally.

E. The Development will utilize environmental product disclosures and declarations whenever possible.

5. INDOOR ENVIRONMENTAL QUALITY.

A. The Development will establish minimum indoor air quality standards.

B. The Development will have a tobacco smoke control and policy.

C. The Development will utilize low emitting materials and curb the use of vocs.

D. The Development will employ a construction indoor air quality management plan.

E. All interior lighting will be energy efficient and be appropriately monitored.

F. The Development's interior has been designed to enhance daylight and natural light infiltration.

G. The Development's interior will be designed to promote acoustic quality within the spaces.



