A. PROJECT INFORMATION (REQUIRED FOR ALL PROJECTS)

1. APPLICATION IS:  □ New application  □ Amendment/Addition to existing application

2. SITE INFORMATION

Development Address: North Highland Avenue, Pittsburgh, PA 15206

Parcel ID(s)/Lot-and-Block Number(s): 83-P-249

Total Lot Area: 13,612 SF (+7,833 SF LOW)

Project Cost: $1.5M

Existing primary use of the site, if known: Plaza

Is the proposed use the same as the existing use? □ Yes  □ No

Describe the proposed development in detail (include changes to use, new construction, renovations, accessory structures and uses, etc.; if development is only in a portion of the building identify which areas):

The current plaza is outdated, falling apart, and underutilized. The new plaza will be more inviting for the Kirkland Building shops, Hotel Indigo, and for the community at large. It can be used for larger gathering, such as a civic event, or more intimate events and/or performances.

3. ENVIRONMENTAL INFORMATION

Impervious Surface (SF) Existing: 18,814 SF  Proposed: 18,277 SF

Total Area of Disturbance (SF): 21,445SF

(Disturbance is any activity involving grading, tilling, digging, filling, or stripping of vegetation or any other activity which causes land to be exposed to the danger of erosion.)

Publicly Funded project: □ Yes  □ No

(Publicly Funded means any development funded in whole or in part by public monies of at least $1,000,000, and that are in the form of any grant, loan that is forgiven or discounted below the market rate over the life of the loan, bond financing, infrastructure improvements related to a project, below-market sale or lease of property, or other form of financial assistance with an aggregate value over the life of all planned phases of development.)

Steep slopes (25% or greater) disturbance: □ Yes  □ No  □ Not sure

Will trees with a diameter of 12” or greater to be removed? □ Yes  □ No  □ Not sure

If Yes, what is the total diameter of all removed trees in this category? 14.5”

(Diameter is measured 4’ above grade)
B. ADDITIONAL INFORMATION (REQUIRED AS APPLICABLE)

1. PRIMARY BUILDING INFORMATION

<table>
<thead>
<tr>
<th>Height (stories &amp; feet)</th>
<th>Existing: N/A</th>
<th>Proposed: N/A</th>
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<tbody>
<tr>
<td>Residential Units</td>
<td>Existing Number: N/A</td>
<td>Proposed Number: N/A</td>
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<tr>
<td>Non-Residential Space</td>
<td>Existing (SF): N/A</td>
<td>Proposed Addition (SF): N/A</td>
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<tr>
<td>Total Building (all floors)</td>
<td>Existing (SF): N/A</td>
<td>Proposed (SF): N/A</td>
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2. ACCESSORY STRUCTURE INFORMATION (if you need more space, use an additional sheet of paper)

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<thead>
<tr>
<th>Type</th>
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</tbody>
</table>

3. PARKING INFORMATION

| Standard car spaces          | Existing: 0 | Proposed: 0 |
| Compact car spaces           | Existing: 0 | Proposed: 0 |
| Accessible car spaces        | Existing: 0 | Proposed: 0 |
| Bike parking spaces          | Existing: 0 | Proposed: 20 |
| Off-Street Loading           | Existing: 0 | Proposed: 0 |

C. CONTACT INFORMATION (REQUIRED FOR ALL PROJECTS)

Owner Name: Urban Redevelopment Authority of Pittsburgh
Owner Address: 200 Ross Street, Pittsburgh, PA 15219
Owner Contact (phone and email): Kryn Sausedo, 412-255-6554

Is the owner also the applicant? [ ] Yes [ ] No

If No, complete applicant info below:

Applicant Name: ____________________________________________
Applicant Address: __________________________________________
Applicant Contact (phone and email): ____________________________

My signature (below) certifies that all information provided as part of this application is correct and that I am authorized by the legal property owner to make this application.

Applicant or Owner Signature: ________________________________ Date: 3/7/2019
East Liberty Broad Street Plaza and Roadway Improvements
Urban Redevelopment Authority
Planning Commission Presentation
June 4, 2019
Project Description

Project Summary: Broad Street Plaza, originally Highland Plaza, is a portion of what was once an extensive pedestrian mall system in East Liberty. With most of the pedestrian mall removed, Broad Street Plaza lacks the broader context that its original design depended on. The current layout of the plaza, with multi-tiered planting boxes and a large, blocked-off asphalt parking area, feels fragmented. Sight lines and travel pathways to adjacent retailers are blocked, and the site is underutilized. This project will redesign Broad Street Plaza into a reactivated space that is a vibrant focal point for community and arts.

Project address: North Highland Avenue, Parcel 83-P-249
Zoning District: UNC - Urban Neighborhood Commercial
Project Location and Limit of Work

Plaza Area:
75.6’ x 180.0’ = 13,612 SF (.31 AC)

Limit of Work Area (including Plaza, Broad Street, and walks):
21,493 SF (.49 AC)
Site and Surrounding Context

A
Highland Avenue looking northwest

B
North Whitfield Avenue looking southwest

C
North Whitfield at Broad Street looking northwest

KLAVON DESIGN ASSOCIATES, INC.
Site and Surrounding Context

Looking towards Kirkland Building storefronts

Looking towards Highland Avenue from storefronts

Looking towards Kirkland Building storefronts from Broad Street
Site and Surrounding Context

Looking southwest on Highland Avenue towards East Liberty Presbyterian Church

Hotel Indigo walkway, looking northwest

Looking towards the Kirkland Building southwest across Highland Avenue
Site Context: Bike Circulation

Legend
- Bike Lane
- Sharrows
- On-Street Bike Route
- Cautionary Bike Route
- Potential Route Connection
- Bike Share Station
Site Context: Road Circulation

Legend

- One-way Road
- Two-way Road
- Proposited two-way road
Design Objectives

• Create a memorable space where the community can gather and celebrate
• Create a space that reflects the community’s needs and is a place for all people
• Integrate the Kirkland Building shops into the plaza
• Provide enough width at the Kirkland Building storefronts to include café seating
• Eliminate barriers between Broad Street and the Plaza to create a more accessible continuous, open space (similar to Market Square) designed for community events large and small
• Include unobstructed visual site lines across the plaza both north to south and east to west
• Minimize areas that could create “hiding” areas, ensuring that the plaza feels safe
• Integrate artful lighting that also provides safe lighting levels for access and visibility
• Provide places for people to sit in shade and sun
• Provide an area for programmable performances of different sizes (mostly single performers or small groups)
• Include electrical requirements for event lighting and music
• Provide space for food trucks, tented vendors, etc.
• Maintain Broad Street as one-way traffic pattern but wide enough to allow two lanes of traffic, including bikes
Design & Community Input Process

Kickoff Meeting - August 3, 2018
Project stakeholders met with the design team to investigate existing conditions and discuss design considerations.

Stakeholder Meeting - August 23, 2018
A second stakeholder meeting was held to organize ideas, materials, and strategies in preparation for a community workshop.

Community Design Workshop - September 13, 2018
Twenty eight community members attended a workshop in the Kirkland Building to give their opinions on priorities and design options, presented as an open-forum with preference boards.

Community Input Workshop - November 16, 2018
Community members viewed three design options, voted on their preferred site layout, and commented on site materials and furnishings.
Broad Street Plaza Renderings
Site Plan with Proposed Materials

KLAVON DESIGN ASSOCIATES, INC.
Site Plan with Proposed Materials

KLAVON DESIGN ASSOCIATES, INC.
Site Plan with Proposed Materials

KLAVON DESIGN ASSOCIATES, INC.
Site Plan with Proposed Materials

KLAVON DESIGN ASSOCIATES, INC.
Broad Street Plaza Elevations

A  Southeast Elevation (view from North Whitfield Street)

B  Northwest Elevation (view from Highland Avenue)
Broad Street Plaza Elevations

C Southwest Elevation (view from the Kirkland Building)

D Southwest Elevation (view from within the Plaza)
Broad Street Plaza Elevations

Northwest Elevation (view from Broad Street)
Broad Street Plaza Construction Management Plan

- Project will go out to bid in August
- Construction will begin in March
- Project will be complete by early winter
- A corridor to the Kirkland Building stores will remain open during construction
- A 14’ lane will be kept clear on Broad Street for continued access to Hotel Indigo
- Three parking spaces on North Highland Avenue will be temporarily out-of-service
- The portion of the Plaza composed of former parking will be used as a staging area

Legend
- Path remaining open
- Staging area
- Work zone

KLAVON DESIGN ASSOCIATES, INC.
Broad Street Plaza Stormwater Management

Legend

- Pervious Surface
- Stormwater collection feature
- Water flow

Water drains into tree pits

Water percolates through tree pit soil and drains to gravel layer

Excess water reaches a pipe that leads to the storm sewer

Klavon Design Associates, Inc.
Broad Street Plaza Universal Design

Legend
- ADA-accessible surface
- Universal design-related feature

A  Directional indicator
B  Detectable Warning Surface
Broad Street Plaza Design Costs and Schedule

Plaza Costs $1,370,000
Right-of-Way Costs $260,000
Total $1,630,000

Schedule
Design Development May 31, 2019
Construction Documents July 31, 2019
Bidding and Negotiations August 1 - 30, 2019
Construction Administration March 30, 2020
CITY OF PITTSBURGH
DEPARTMENT OF CITY PLANNING

ZONING & DEVELOPMENT REVIEW
SIGN APPLICATION

A. PROJECT INFORMATION

1. APPLICATION IS:  ■ New application  □ Amendment/Addition to existing application

2. SITE INFORMATION

Development Address: 30 Isabella Street, Pittsburgh, PA 15212

Parcel ID(s)/Lot-and-Block Number(s): 8-H-211

2. SIGN INFORMATION (if you need more space, use an additional sheet of paper)

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<thead>
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<th>Type of Sign</th>
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<th>Sign #2</th>
<th>Sign #3</th>
<th>Sign #4</th>
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<td>Roof to Top of Sign (FT)</td>
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C. CONTACT INFORMATION (REQUIRED FOR ALL PROJECTS)

Owner Name: HTA Jacksons Row, LLC

Owner Address: 16435 N Scottsdale Road STE 320 Scottsdale, AZ 85254-1694

Owner Contact (phone and email): 412-321-3500, info@htareit.com

Is the owner also the applicant?  ■ Yes  □ No  If No, complete applicant info below:

City Sign Contractor Registration Number: SN

Applicant Name: William Kolano

Applicant Address: 6026 Centre Ave, Pittsburgh, PA 15206

Applicant Contact (phone and email): 412-661-9000, bill@kolano.com

My signature (below) certifies that all information provided as part of this application is correct and that I am authorized by the legal property owner to make this application.

Applicant or Owner Signature: ___________________________ Date: 5/10/19

Pittsburgh Department of City Planning • 200 Ross Street, Pittsburgh, PA 15219 • pittsburghpa.gov/dcp/
Designation: Downtown River Front (RIV-NS)

Lot#: 8-H-211

Building Location:
30 Isabella Street
Pittsburgh, PA 15212
In the GT and DR Zoning Districts:

(c) **Only the name of the building or business** shall be mounted higher than forty (40) feet above grade and may face in all directions but shall not be roof mounted nor project above the roof peak or parapet wall, shall not exceed in face area forty (40) square feet or **two (2) percent of exposed façade area** whichever is larger, shall be limited to four (4) per building, shall include no motion or animation, shall not exceed a luminance of two thousand five hundred (2,500) nits during daylight hours between sunrise and sunset, shall not exceed a luminance of two hundred fifty (250) nits at all other times, shall permit electronic illumination with no motion or animation, and shall be subject to design review and approval by the City Planning Commission. All applications shall include certification that the sign will comply with luminance level standards at the time of application and must certify again that the sign is operating in compliance with the standards prior to issuance of an occupancy permit.
1" INSULATED TEMPERED GLAZING UNIT (CERAMIC FRIT OR ETCHING ON THIRD FACE)

1" INSULATED SPANDREL UNIT

1" LOW-E INSULATED GLAZING UNIT

1" INSULATED TEMPERED GLAZING UNIT (CERAMIC FRIT OR ETCHING ON THIRD FACE)

1" INSULATED SPANDREL UNIT

Sign does not go above parapet

Two 3" x 6" metal raceway supports painted to match facade

Red acrylic sign face with dark charcoal 6" deep aluminum returns (logo symbol overhangs on windows)
1.5

Wabtec Corporation - 30 Isabella Street Highwall Sign

May 10, 2019

Line of sight area for ID Signage

The shaded area indicates where the sign can be seen.

The Blue area indicates the approximate readable distance of the Sign at approximately 4'-0" Cap height. Readable to 2,400'.

(Formula: 50' visibility for every 1" cap height)

All distances and sight areas are approximate and will be influenced by the topography of the land.

Visibility Map
Photos taken showing viewability