

TROIANI GROUP

Planning Commission Briefing for demolition and consolidation at Boulevard, First and Market
Submitted June 9, 2020



TROIANI
GROUP

Rothschild
COLLABORATIVE
Doyne
ARCHITECTURE AND URBAN DESIGN

BUROHAPPOLD
ENGINEERING

 PJ DICK

大成 DENTONS

COHEN
& GRIGSBY

FIRSTSIDE OPPORTUNITY

Location of Troiani Group properties within the Golden Triangle

Boulevard and Market

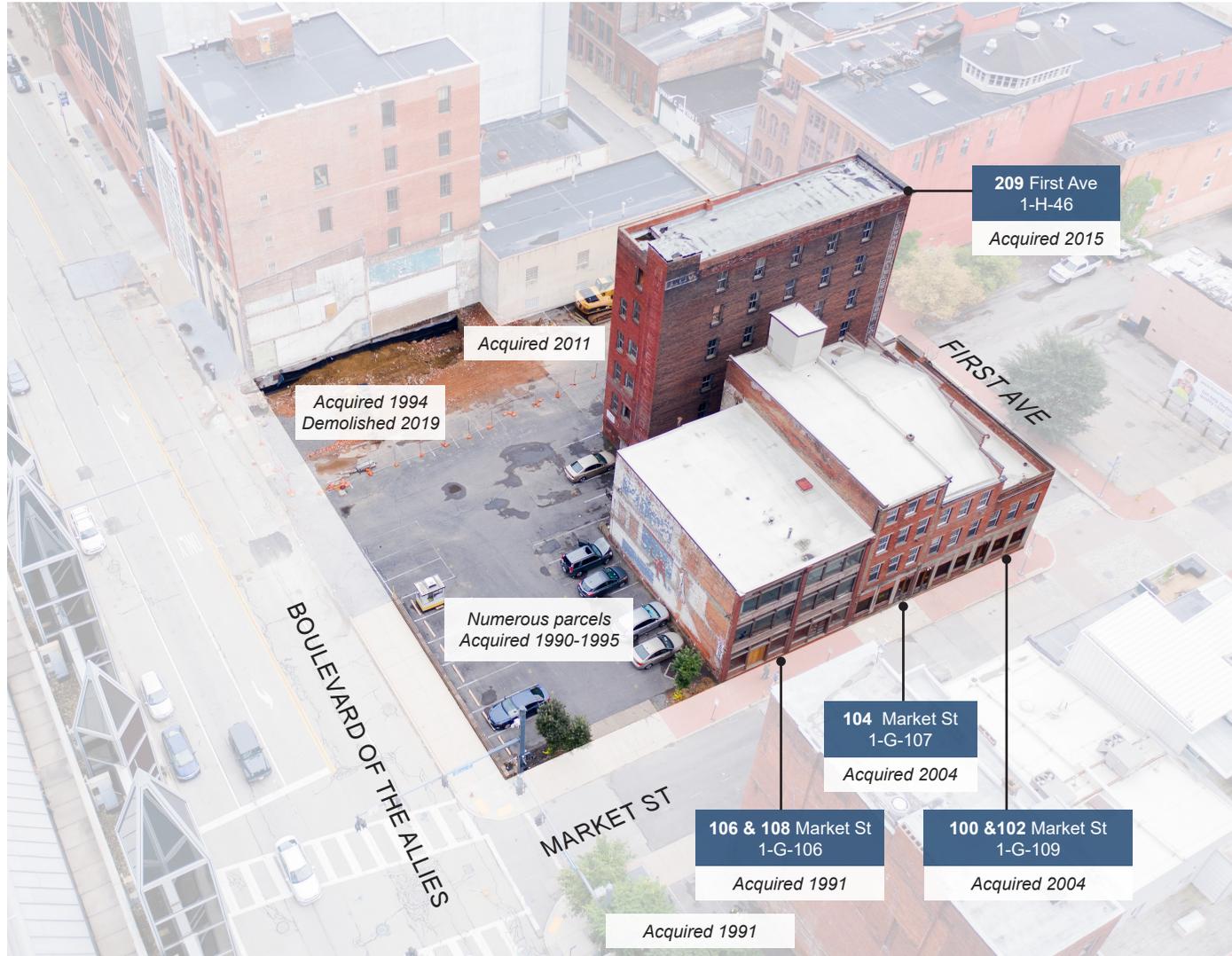
- *Mixed-use Signature Tower with Class A office space*
- *Bridges the Boulevard and activates Firstside*
- *150 residential units*
- *Sidewalk level restaurant*
- *Urban Open Space along Boulevard and Market*

First and Wood

- *90 residential units*
- *Atrium access to Ft. Pitt building*
- *Ground floor retail*

30 YEARS TO SITE CONTROL

A historic assembly of contiguous property



Aerial View of Boulevard & Market

Historic photo showing original, 3 story facades of First and Market building before 1884 fire.

floor in a fire on September 9, 1884.¹¹ By 1893, 106 Market was home to a wholesale grocery and home appliance distributor.¹² Major alterations to the exterior façade were conducted in the early 20th century.



100 (center) and 104 Market (left), with 209 First in background
Source: "Design Analysis: Market Street & First Avenue," Pittsburgh History and Landmarks Foundation, 11/15/2019



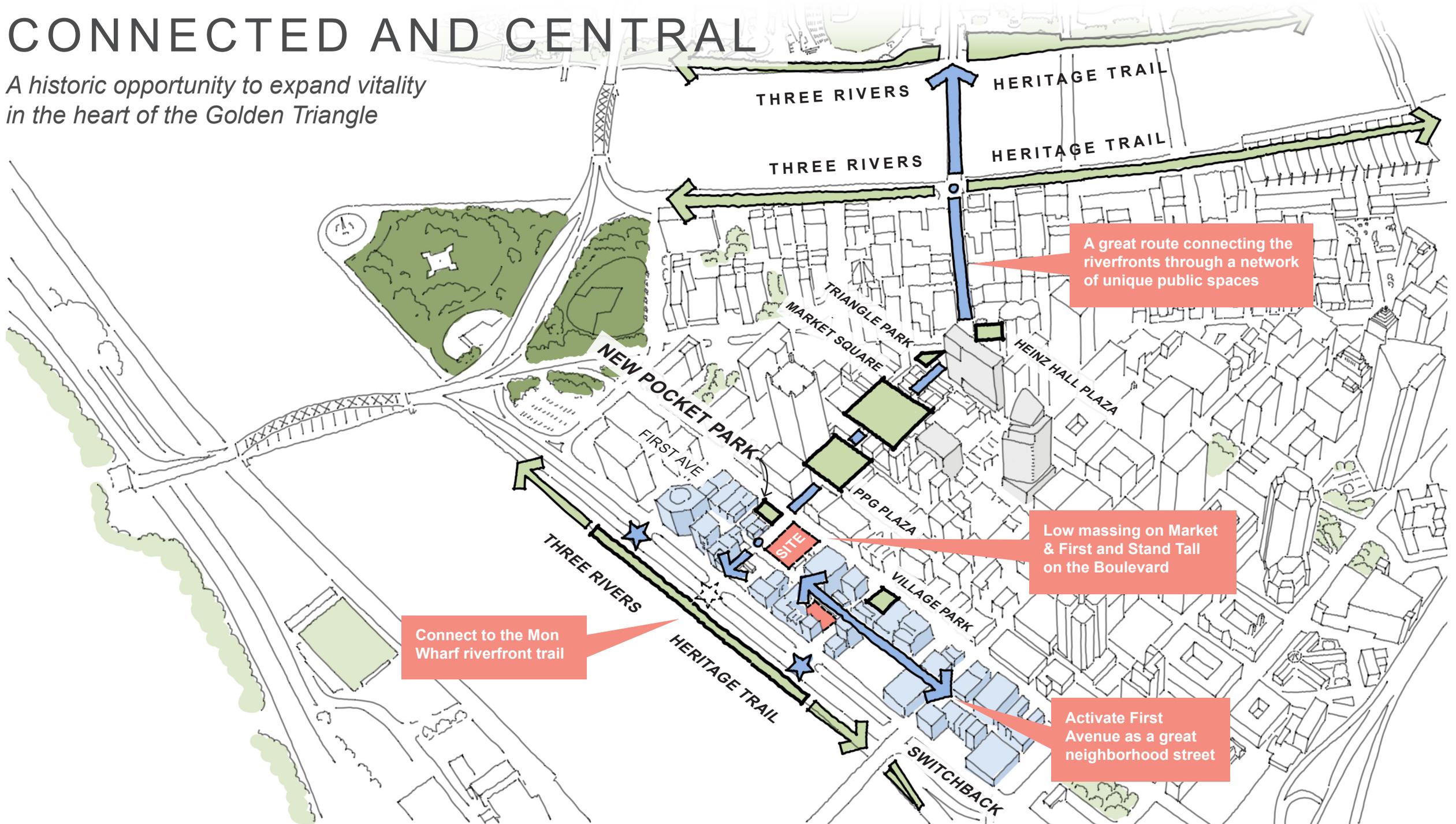
106 Market (center), with 104 Market at right

¹¹ "Rags and Tea: A Bad Fire on Market Street," Pittsburgh Post-Gazette: September 10, 1884, Page 2.
¹² Sanborn Fire Insurance Maps, Pittsburgh, PA, Volume 1 Sheet 3, 1893.

** Historic photos provided by Heritage Consulting Group in Historic Property Assessment study from Dec, 11, 2019*

CONNECTED AND CENTRAL

A historic opportunity to expand vitality in the heart of the Golden Triangle



A great route connecting the riverfronts through a network of unique public spaces

Low massing on Market & First and Stand Tall on the Boulevard

Connect to the Mon Wharf riverfront trail

Activate First Avenue as a great neighborhood street

INCLINE PLANE AND HEIGHT

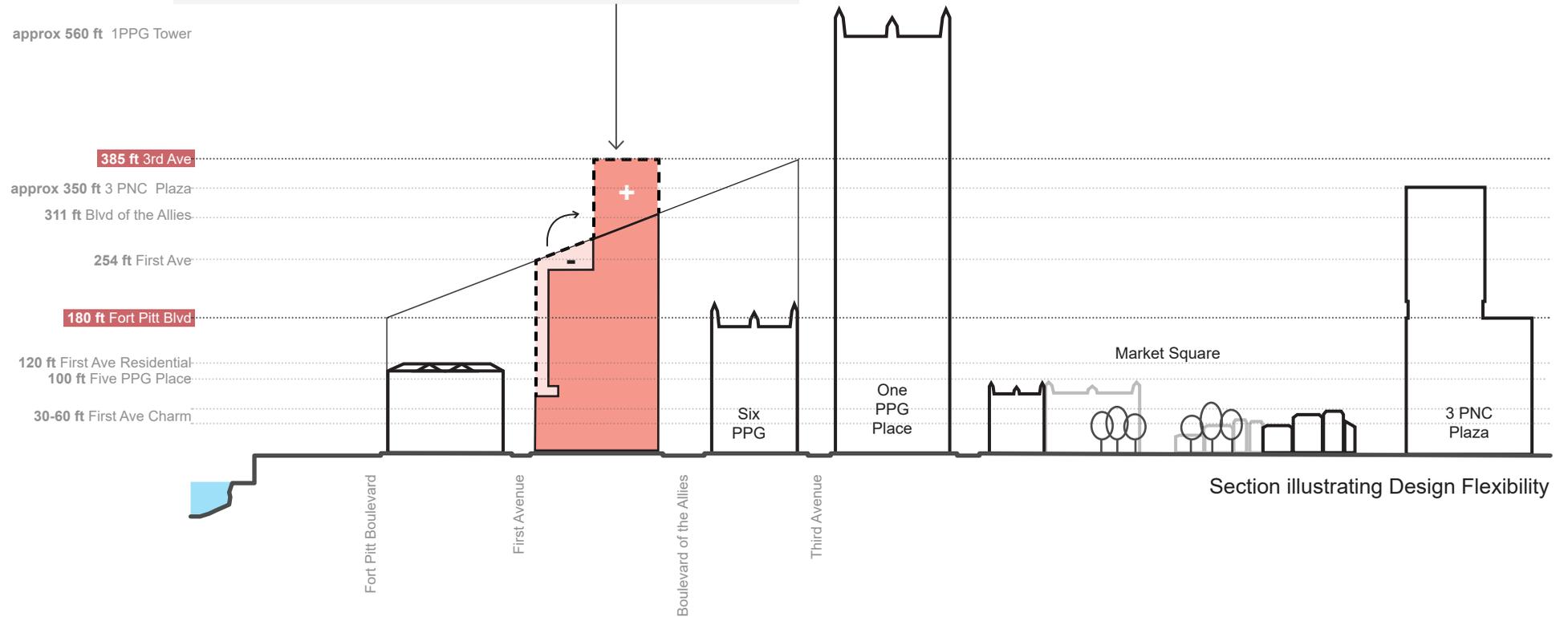
910.01.H.2 (d) (1) Height - Early studies to start from Zoning Rules

"910.01.H.2(d)(1) Height Monongahela River Side structures or portions of structures may not penetrate an inclined plane determined by straight lines connecting points 180-feet on Fort Pitt Boulevard and 385-feet on Third Avenue."¹

"910.01.H.2(d)(4) Design Flexibility Structures may penetrate a portion of the incline plane only if an equal amount of building bulk is reduced below the incline plane and only if the maximum height of the structures occurs at that portion of the site covered by the highest portion of the inclined plane."¹



Aerial View of of the GT-C inclined plane height envelope



Note: information provided for site only. Elevation data provided by Google Earth and is approximate.

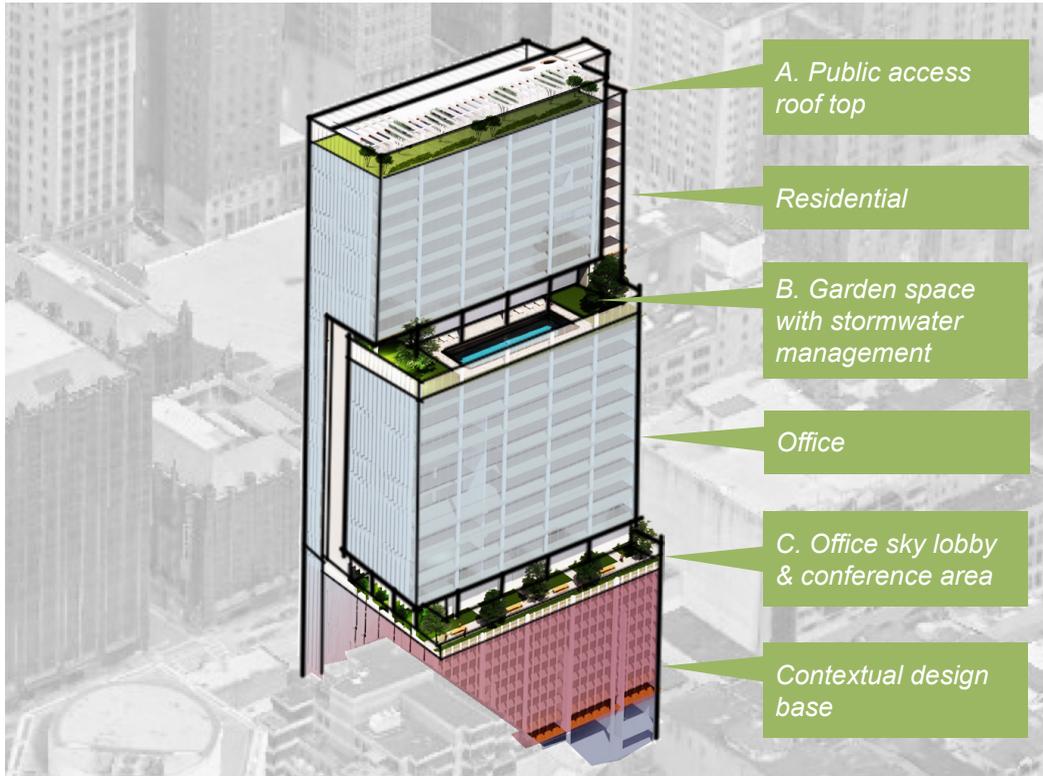
DEVELOPMENT PROGRAMMING

September 2014 to March 2020



GREEN IN THE SKY

South-facing skydecks and sustainable design features advance Pittsburgh's global leadership as a resilient city.



EXPLORING THE POSSIBILITIES

Advocated of older buildings call attention to approaches

LARGER SCALE MASONRY PLINTH



Atlantic Wharf Lofts, Boston, MA

LOWER SCALE THIN FACADES



Penn Mutual Tower, 510 Walnut Street, Philadelphia, PA

STEEL BRACING OF HISTORIC FACADE



Historic facades, Washington D.C.

REMOVE AND REBUILD

Range of re-use of older building materials and elements



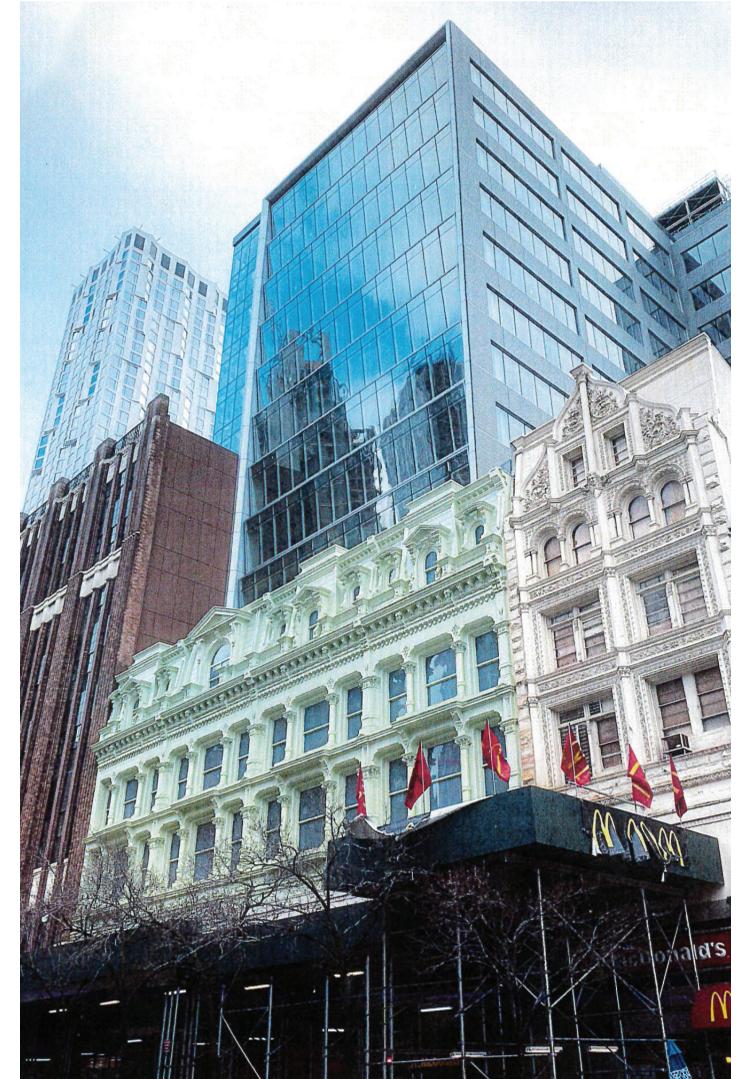
The Wheeler building in Brooklyn, NY integrates cast iron facade

HISTORIC FACADE REMOVED



The Wheeler relates to the surrounding historic facades

HISTORIC FACADE REBUILT



The new building steps back from the historic facade

BALANCING BIG BASE

Toronto tower meets intricate context



Nicholas Street Residences early rendering



New construction with contextual design features

RENEWED APPROACH

Activated bases with historic qualities create connected places



The Wharf early rendering of historic and modern integration



The Wharf early rendering



The Wharf street scale

PITTSBURGH PLACE PRECEDENTS: SMALL-MEDIUM

Public spaces in Downtown Pittsburgh activate the Downtown experience.

Triangle Park



Image by Pittsburgh History and Landmarks Foundation



Image by LaQuatra Bonci

- Tall vegetation and art panels provide a visual/ noise barrier from Liberty Avenue traffic.
- Covered courtyard seating and covered bus stop offers shelter to pedestrians and commuters.
- Both pavement and grass are meant to be used.

Water cube parklet



Image by GBBN



Image by GBBN

- Small parklet with free public drinking fountains and modest seating.
- Free public bike repair station with tools and pump.
- Simple but effective attraction: A beacon of light!

Art Installations

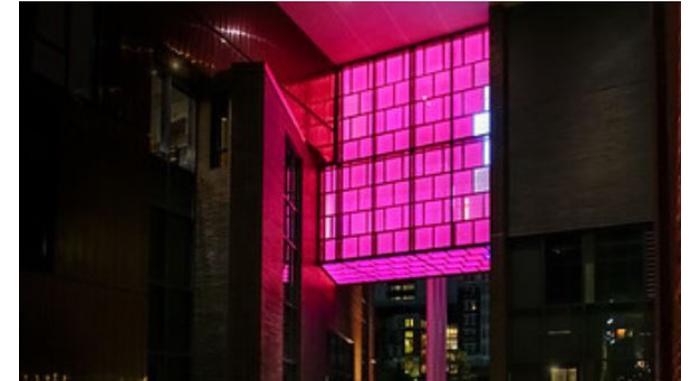


Image by EighthandPenn.com

8th Penn Sky bridge - Color changing bridge



Image by NEXTpittsburgh

Pittsburgh Trust Arts Oasis - Rotating Public Art venue

PITTSBURGH PARK PRECEDENTS: SMALL-MEDIUM

A variety of public spaces in Downtown Pittsburgh offer a variety of assets to the Downtown experience.

Gateway Center Park



Image by GBBN

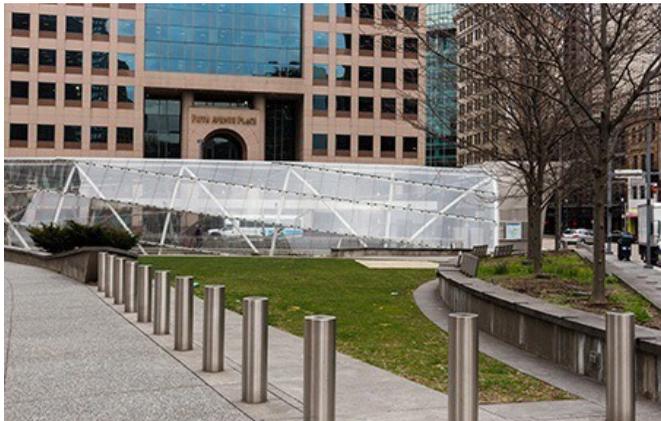


Image by Three Rivers Arts Festival

- Previously lost, unused traffic island becomes pedestrian parklet with green lawn and low wall planter seating.
- Both pavement and grass are meant to be used.
- Popular gathering space during downtown cultural events with tables and chairs.

Village Park



Image by NEXTPittsburgh



Image by Point Park University

- Park space nested beside buildings and arcade.
- Low masonry perimeter wall suggests ownership while still open to public use
- Wide variety of textures on walls and floors. Variety of natural elements like plants and running water.

Katz Plaza



Image by the Pittsburgh Cultural Trust



Image by the Pittsburgh Cultural Trust

- Unique water sculpture anchors a ring of shade trees and seating to serve bus riders and the Cultural district.
- Openness allows for medium sized gatherings during good weather like jazz concerts.
- Small parklet across 7th connects pedestrians to both parklets

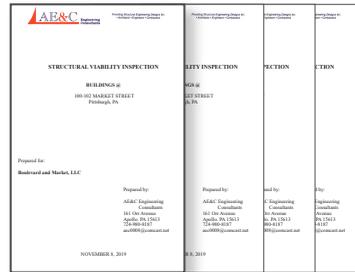
SUPPLEMENTAL SUBMISSION

Summary of Reference Documents included in supplemental submission package in March of 2020



01
Historical Report

via [Dropbox link](#)



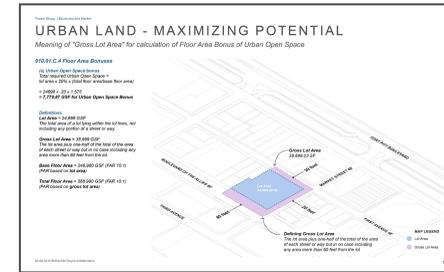
02
Structural Reports

via [Dropbox link](#)



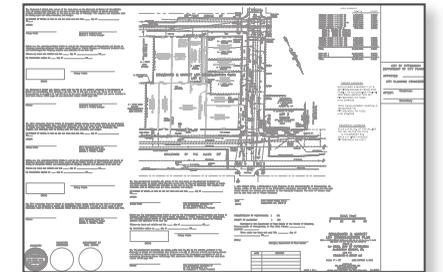
03
Masonry Report

via [Dropbox link](#)



04
Zoning Review

this document and via [Dropbox link](#)



05
Lot Consolidation

via [Dropbox link](#)

* See updated reports provided 6.09.20

* To be updated with Development Plan Submission for Staff Review 06.23.20

ASSESSMENT OF BUILDING CONDITIONS

CONCLUSION

The present conditions of the front portion of the left brick bearing wall, as observed and photographed, lead to the conclusion that the front portion of the left

STRUCTURAL VIABILITY INSPECTION – 209 First Avenue
(Revision 1)
June 5, 2020

1st floor brick bearing wall of the building is very unsafe structurally and is in danger of, a possibly imminent, collapse. The collapse of this section of the left brick bearing wall would more likely, than not, cause the drastic and complete collapse of the entire structure.

NEW GOLDEN TRIANGLE NEIGHBOR

Proposed mixed use development brings renewal to Firstside



ACTIVATING MARKET AND FIRST

Sidewalk view looking towards the Boulevard from the corner of Market Street and First Avenue



BRIDGING TO FIRSTSIDE

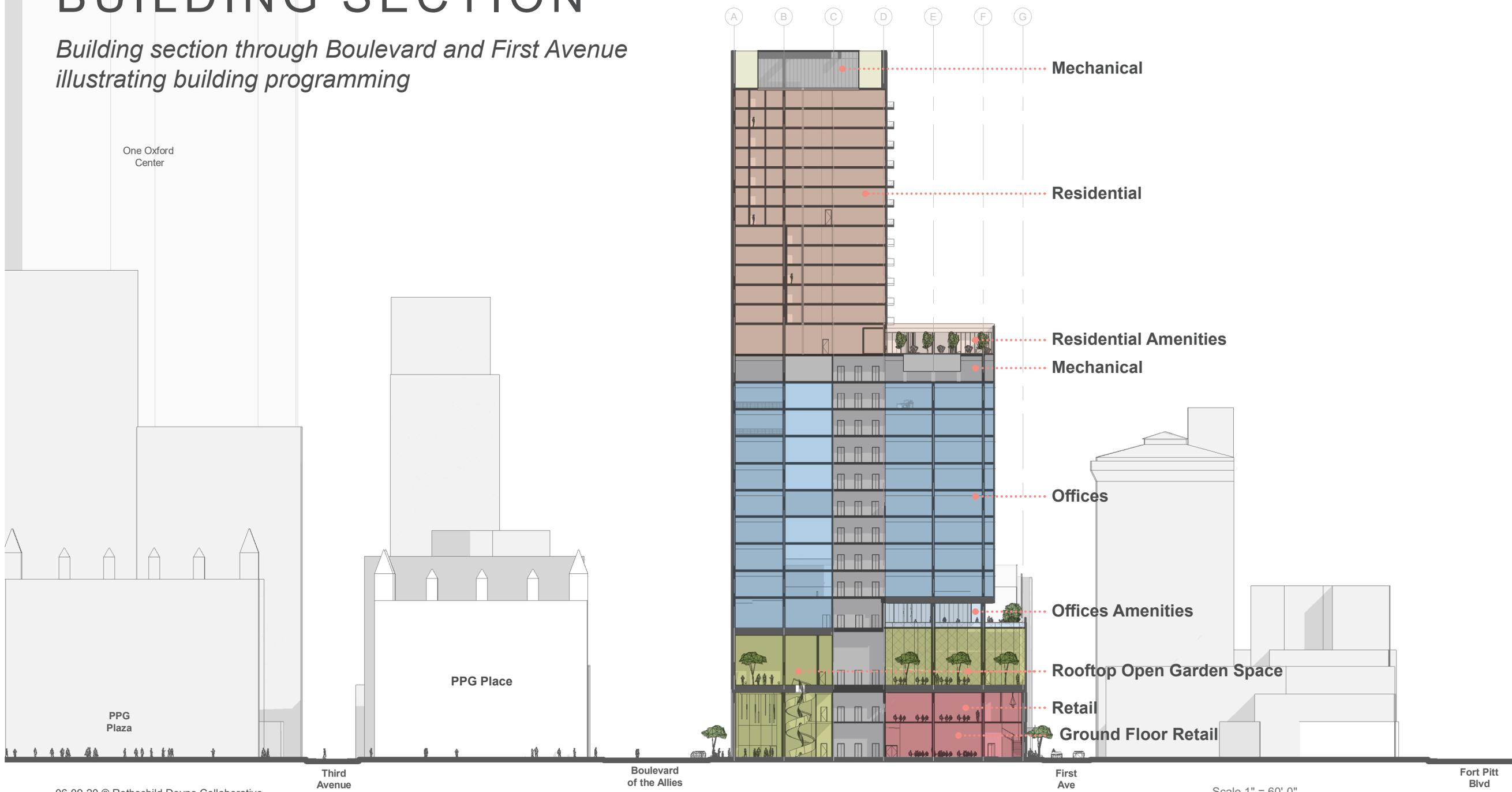
A series of urban open spaces connect accross the Boulevard



The Urban Open Space at 113 Boulevard of the Allies will provide accessible public space adjacent and at the same level as the sidewalks. Existing Port Authority stops located adjacent to the space activate and provide comfort for pedestrians, transit riders, and others downtown.

BUILDING SECTION

Building section through Boulevard and First Avenue illustrating building programming



One Oxford Center

PPG Plaza

PPG Place

Third Avenue

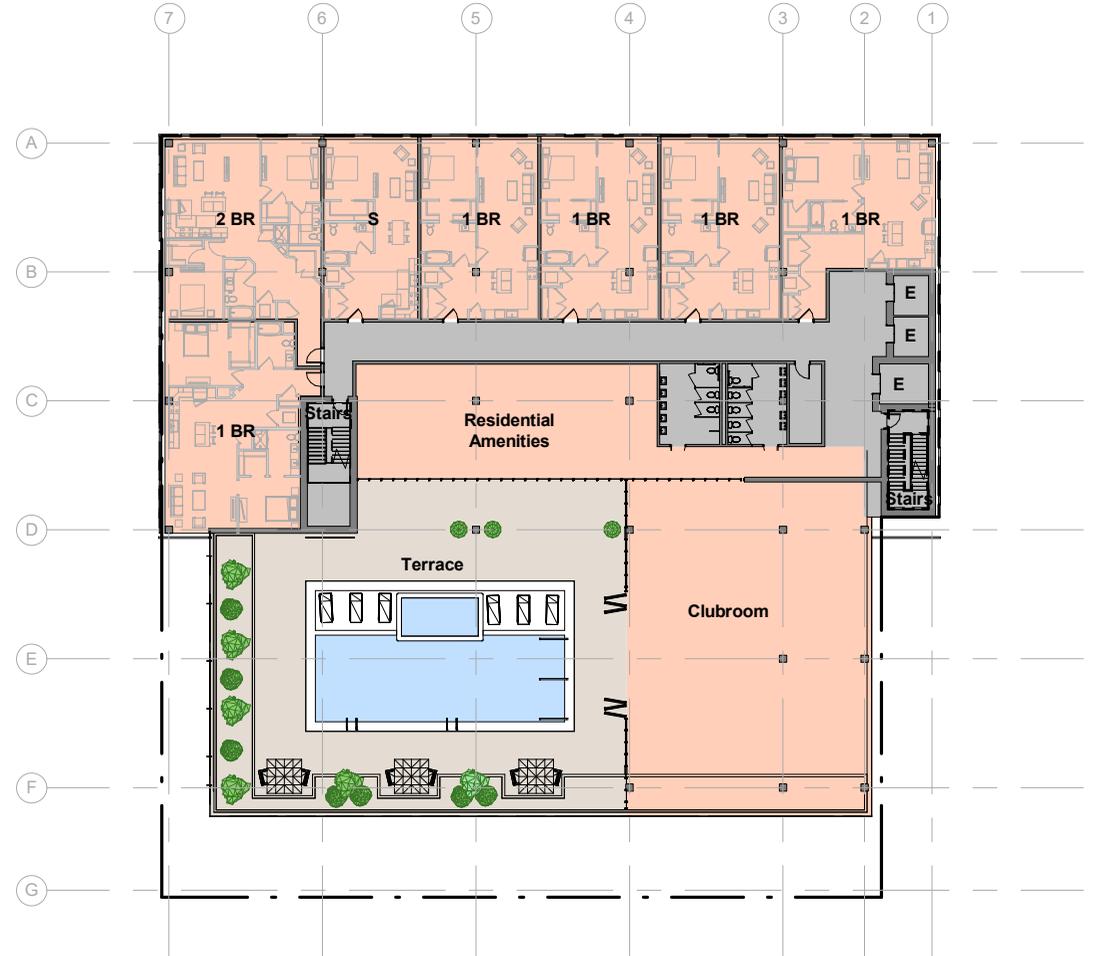
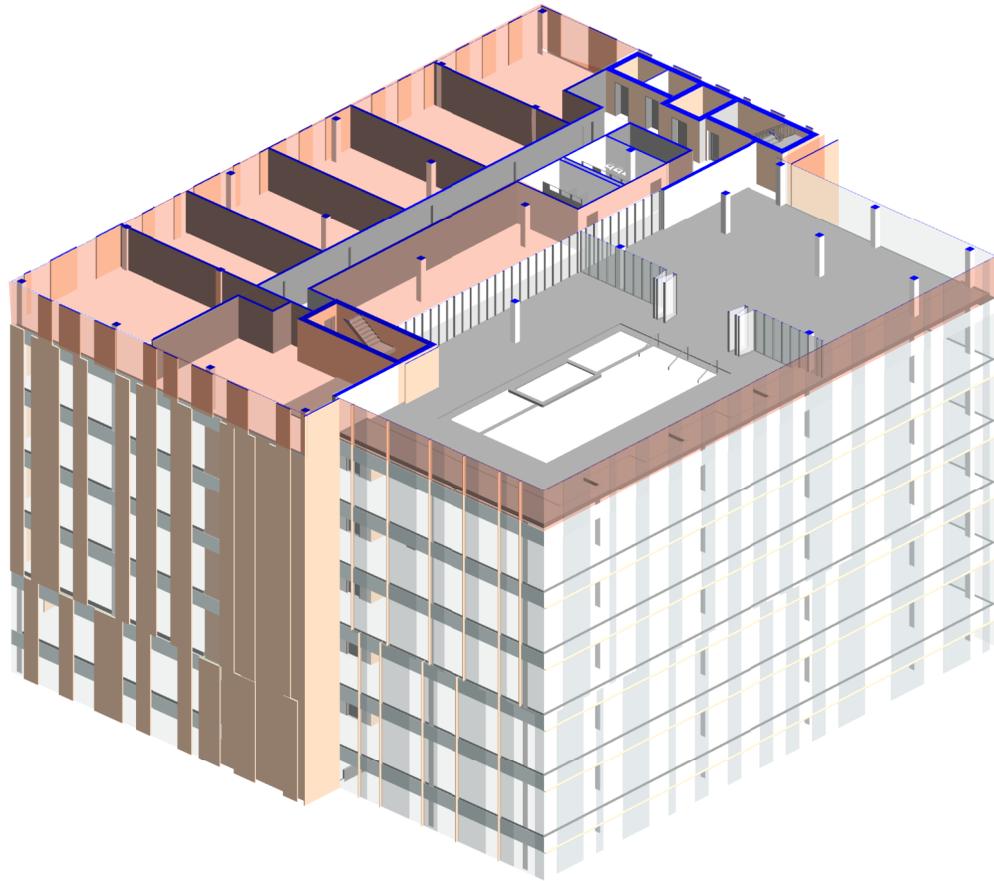
Boulevard of the Allies

First Ave

Fort Pitt Blvd
19

RESIDENTIAL AMENITIES

Upper floor patio and amenities brings prominent visible activity across from Mt. Washington



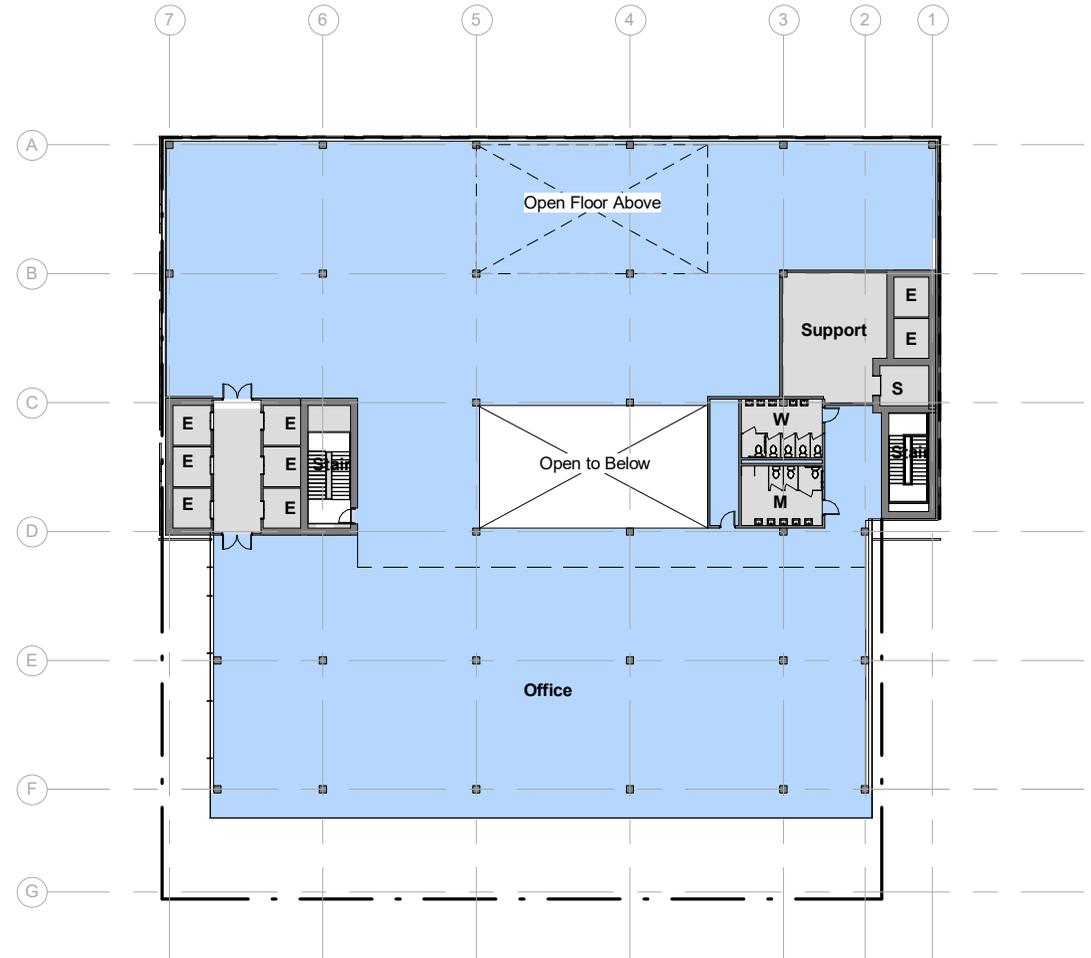
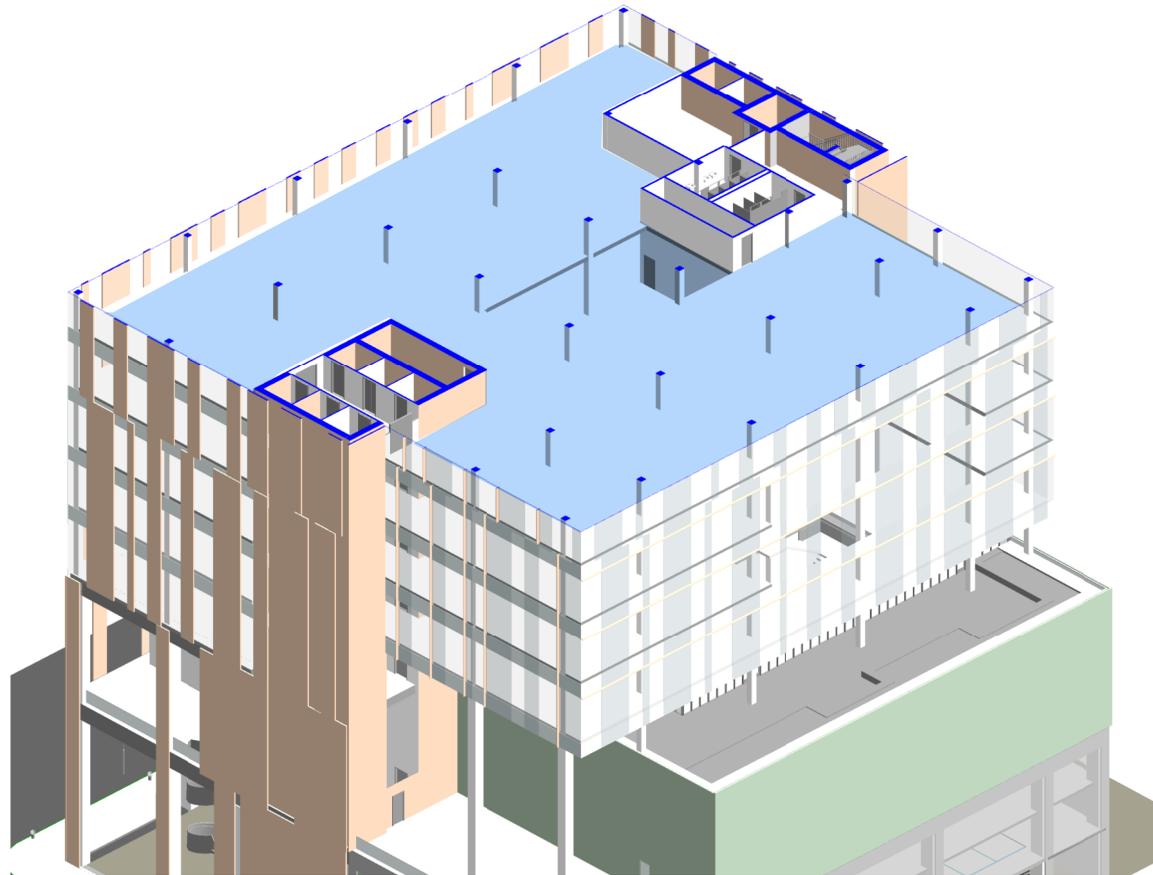
GARDEN IN THE SKY

Residential Amenities Roof Deck bathed in southern sun and protected from wind.



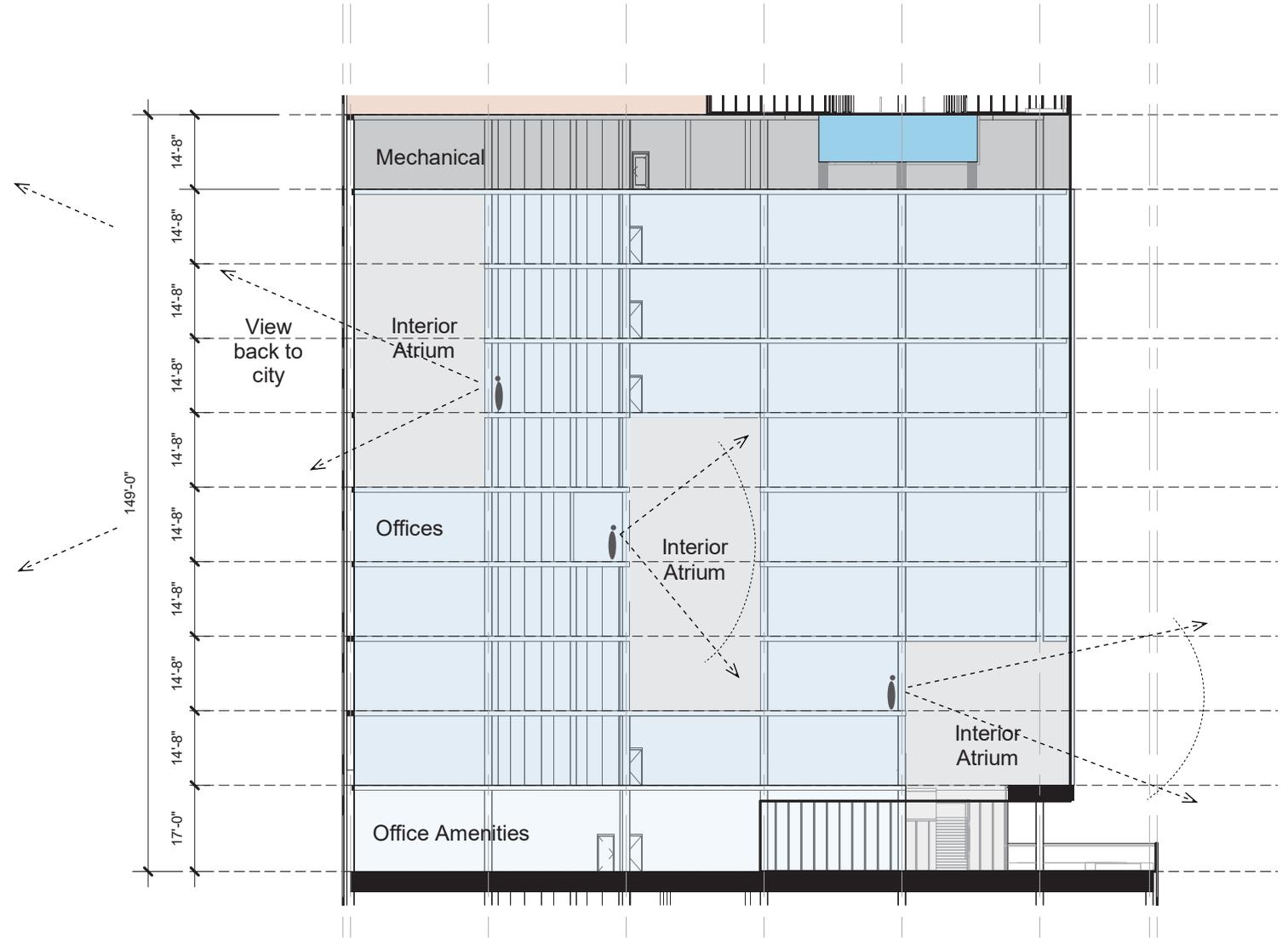
21st CENTURY WORKPLACE

Pittsburgh's Golden Triangle needs compelling office space to attract new downtown headquarters to Pittsburgh



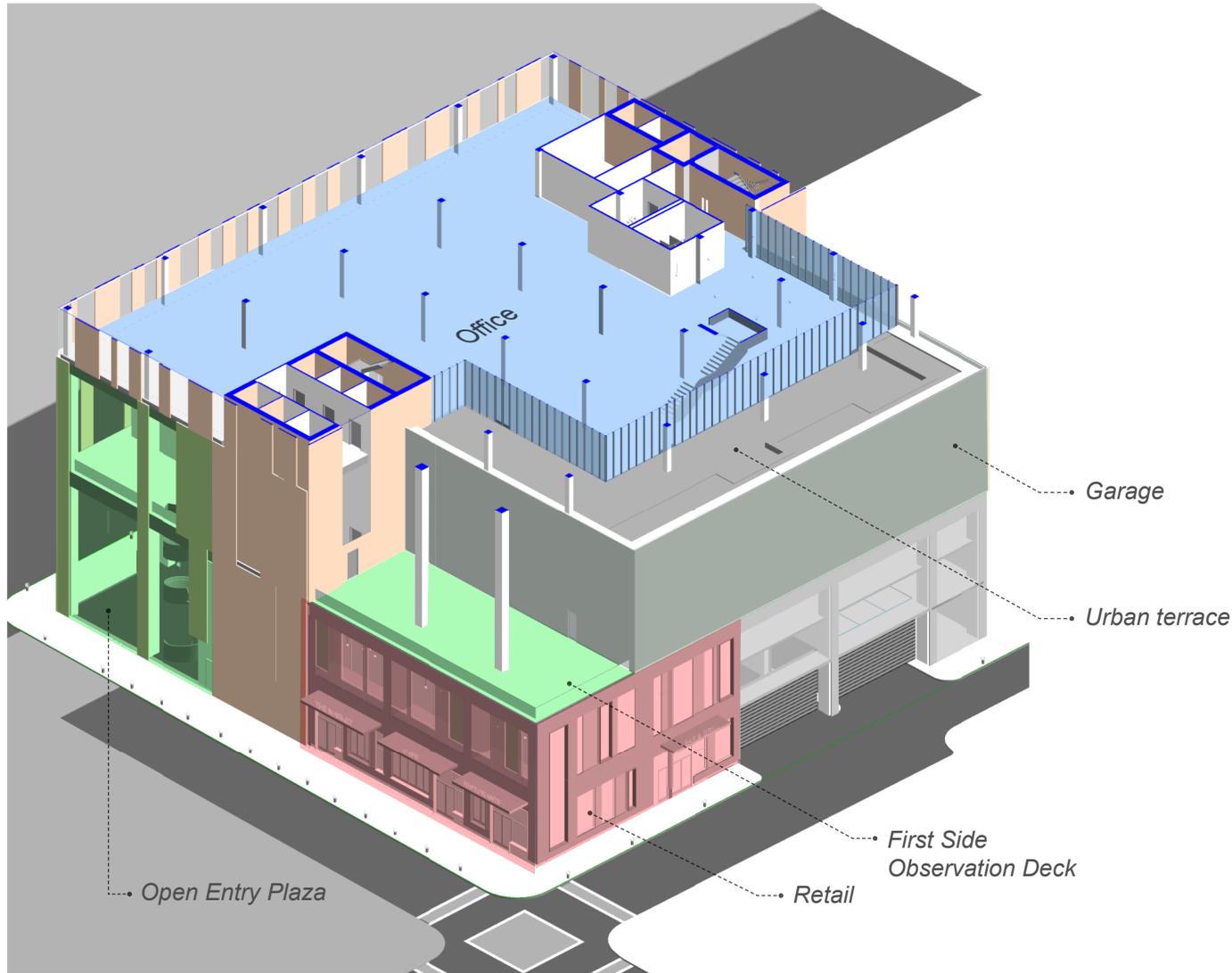
INTER-CONNECTED OFFICE

A workplace with strong social connections within the building levels and the city context



WORKPLACE EXTERIOR CONNECTIONS

The office sky-lobby provides indoor/outdoor space at the office arrival level



URBAN TERRACES

South facing sun terrace off of the lobby creates compelling arrival floor. West office shaded terrace overlooks Market Street.



INTERSECTING FIRST AND MARKET

Scale and character of Firstside corner needs activity to catalyze renewal in the area



Developing a signature corner retail / restaurant to promote the highest and best use along first avenue



Rather than introduce another small scale masonry storefront or closed garage door to first "avenue"

MARKET CORNER

*Dramatic stepback at Market Street and First Avenue
activates the corner*

First Side observation deck with panoramic view

Open Space volume creates an outdoor room

Sheltered Firstside Observation Deck accessed from public sidewalk activates and provides lower scale mass to relate to context

Multi-story ground floor restaurant turns the corner activating First Avenue

Ground Floor Retail activates sidewalk along Market Street

WELCOME TO FIRST SIDE

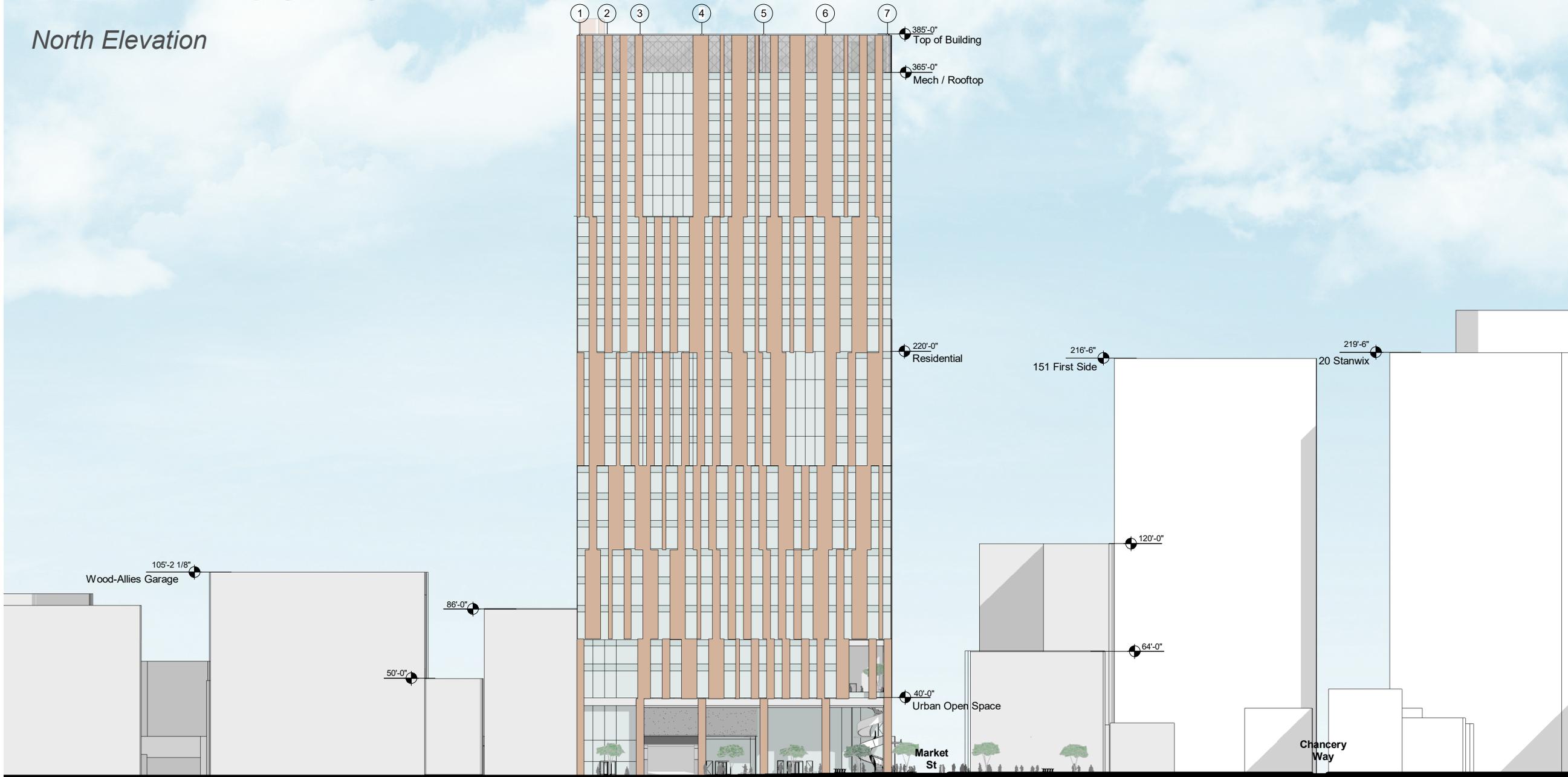
Sidewalk view looking across Boulevard of the Allies



The Urban Open Space at 113 Boulevard of the Allies will provide accessible public space adjacent and at the same level as the sidewalks. Existing Port Authority stops located adjacent to the space activate and provide comfort for pedestrians, transit riders, and others downtown.

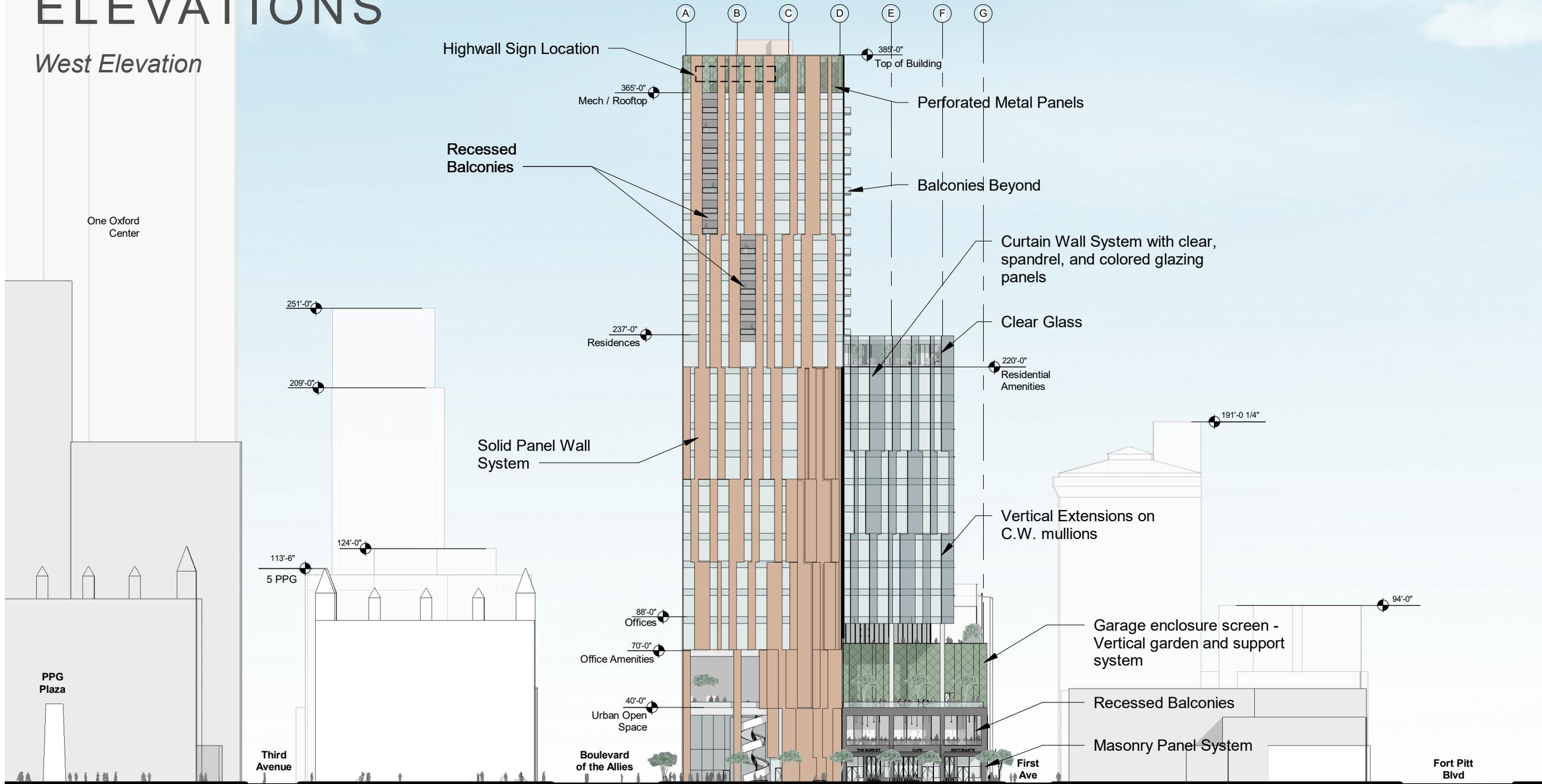
ELEVATIONS

North Elevation



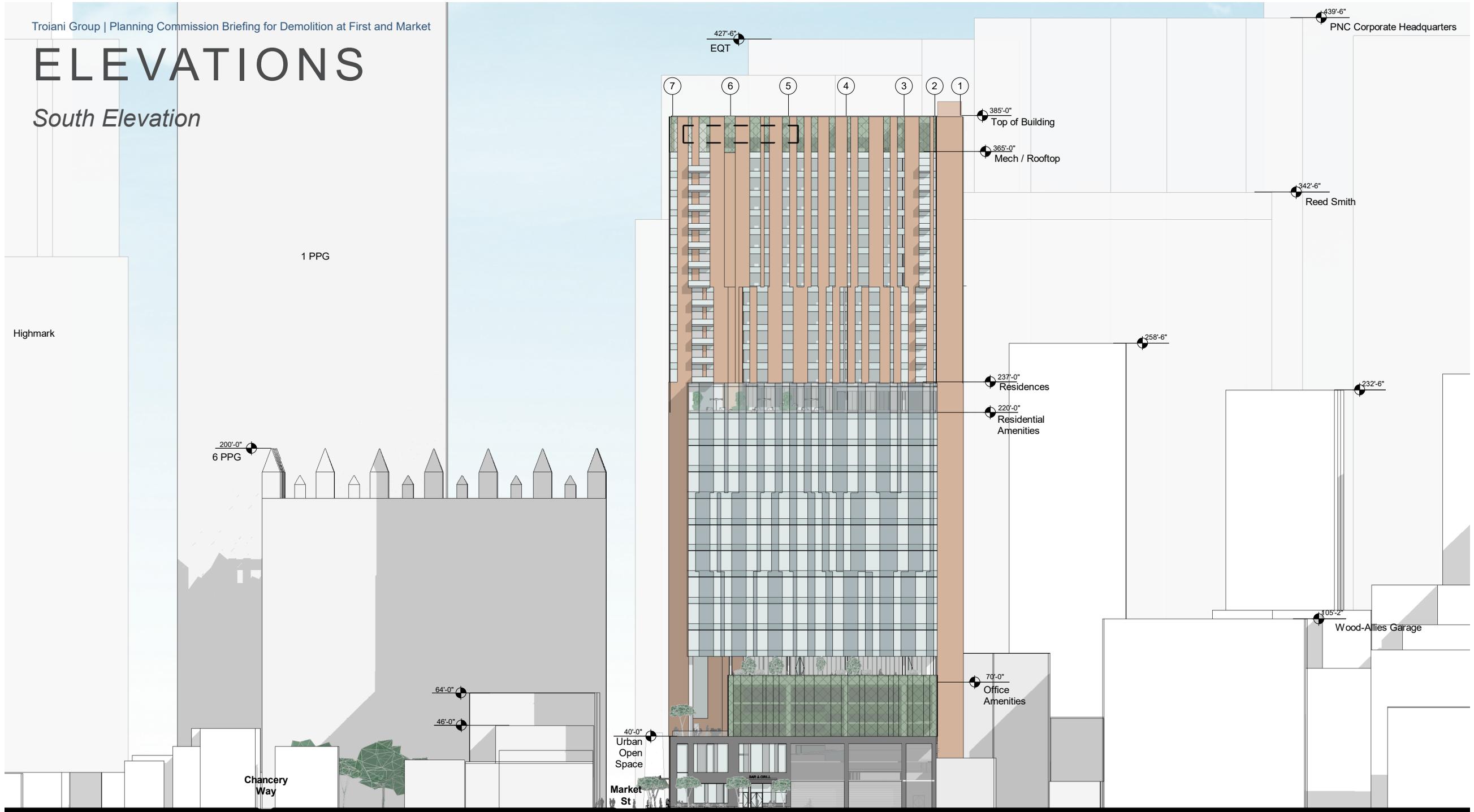
ELEVATIONS

West Elevation



ELEVATIONS

South Elevation



Highmark

1 PPG

200'-0"
6 PPG

Chancery
Way

64'-0"
46'-0"

40'-0"
Urban
Open
Space

Market
St

427'-6"
EQT

7 6 5 4 3 2 1

385'-0"
Top of Building
365'-0"
Mech / Rooftop

237'-0"
Residences
220'-0"
Residential
Amenities

70'-0"
Office
Amenities

439'-6"
PNC Corporate Headquarters

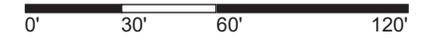
342'-6"
Reed Smith

258'-6"

232'-6"

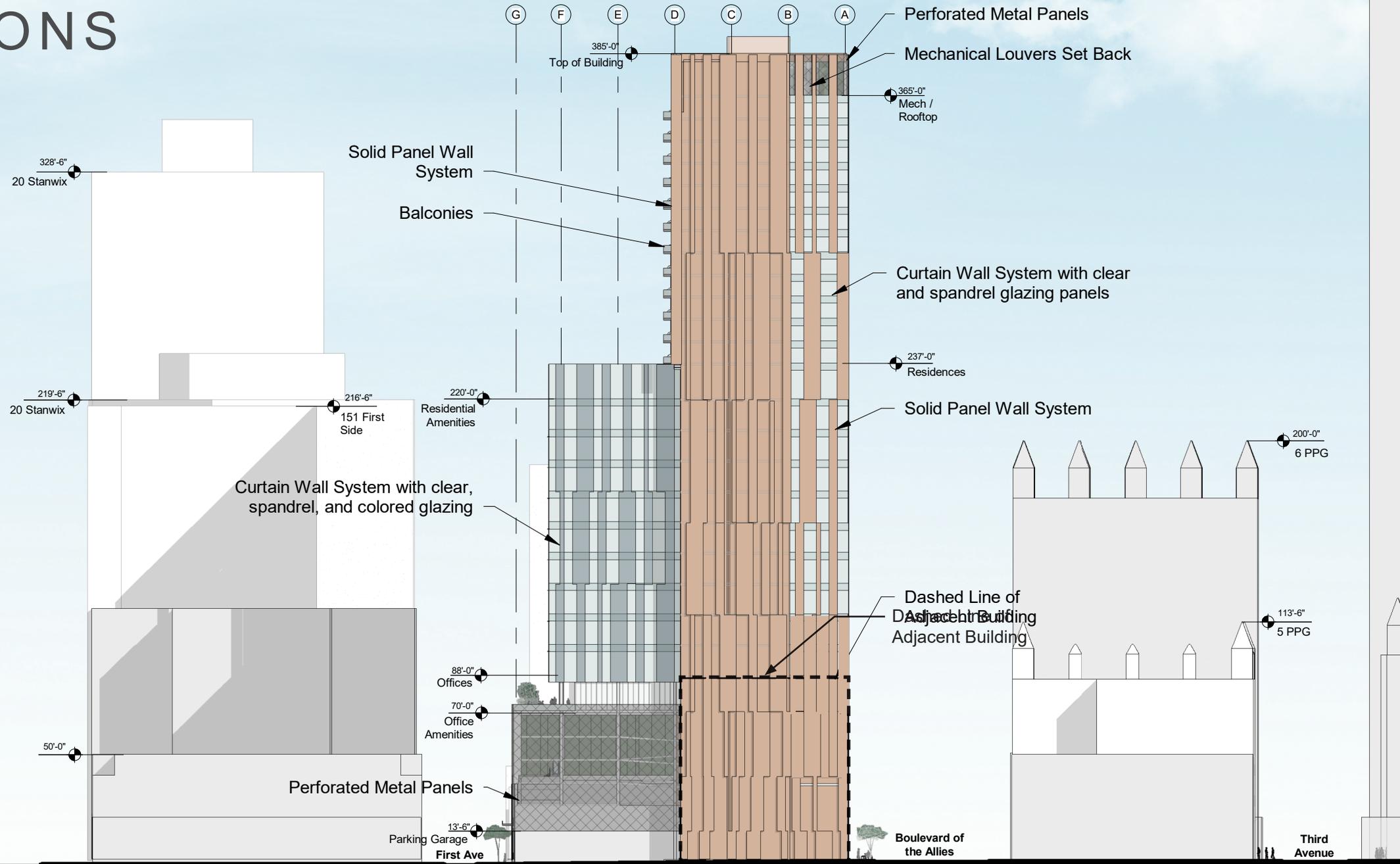
105'-2"

Wood-Allies Garage



ELEVATIONS

East Elevation



SKYLINE CONTEXT

