

"THE OVERLOOK" AT ROBERT E. WILLIAMS MEMORIAL PARK

City of Pittsburgh

Community Design Meeting

July 8, 2021

AGENDA

- 01 PROJECT BACKGROUND
- 02 PROJECT NAME, BUDGET & SCHEDULE
- 03 SITE DESIGN
- 04 BUILDING DESIGN
- 05 NEXT STEPS
- 06 Q & A

SECTION 1 | PROJECT BACKGROUND

1: PROJECT BACKGROUND

Robert E Williams



Robert E. Williams

Herron Reservoir

“You are your brother’s keeper”

1: PROJECT BACKGROUND

PREVIOUS MEETING SCHEDULE

- **Meeting Objective : Provide a brief summary of the project progress and process for the community**
 - o **Community Meeting #1 held on July 19, 2018**
 - *Reviewed existing building conditions, programming needs and design preferences
 - o **Community Meeting #2 held on September 13, 2018**
 - *Reviewed survey results, park maintenance responsibilities and project financing
 - o **Community Meeting #3 held on October 22, 2018**
 - *Reviewed project scope of work and (3) conceptual designs
 - o **Community Meeting #4 held on February 7, 2019**
 - *Reviewed project scope, schedule and new building design
 - o **Community Meeting #5 held on July 10, 2019**
 - *Explored ideas for the playground renovation; future project after new building project
 - o **Community Meeting #6 held on July 30, 2020**
 - *Zoning Development Activities Meeting (D.A.M.)
 - o **Community Meeting #7 held on September 3, 2020**
 - *Reviewed project scope, and new building design
 - o **Community Meeting #8 held on December 15, 2020**
 - *Reviewed conceptual site design

1: PROJECT BACKGROUND

PROJECT GOALS

- **Maximize flexibility to accommodate**
 - o **Family parties/get togethers**
 - o **Community meetings**
 - o **Community Events**
 - o **Education Programs**
- **Provide one large space that can be divided into two spaces**
- **Maximize views to the park**
- **Provide views to the city skyline**
- **Create a strong connection between the building and landscape**
- **Universal accessibility is a priority. The building must accommodate the elderly and disabled**
- **Maintenance and durability are a priority. Implement durable materials**
- **Economic Efficiency**
- **Accessible roof**
- **SAFETY/ Minimize hiding spots / Maximize exterior lighting**

SECTION 2 | PROJECT NAME, BUDGET & SCHEDULE

2: “THE OVERLOOK” AT ROBERT E. WILLIAMS MEMORIAL PARK

Building Name

OVERLOOK (noun): A commanding position or view

- o Embodies the character of the architecture
- o Adopts standard language
- o Helps to manage expectations related to the function of this City Facility
- o Opportunity for a modifier such as Upper Hill or Herron Hill Overlook.

2: PROJECT BUDGET

DPW - City of Pittsburgh

- **Approved Capital Budget Funding = \$2,150,000**
 - o 2019 = \$1,100,000
 - o 2020 = \$300,000
 - o 2021 = \$750,000
- **DPW is pursuing a Keystone Community Grant (\$500,000) for this project**
(TBD end of July)



2: PROJECT SCHEDULE

DEMOLITION / CONSTRUCTION: 2022

CITY OF PITTSBURGH
Robert E. Williams Memorial Park - Building Design

DESIGN MILESTONES & BID PACKAGES

- P#

 Programming Workshops
- S#

 Schematic Design Workshops
- D#

 Design Development Workshops
- C#

 Construction Doc. Workshops
- B#

 Pre Bid Meeting
- 1

 Schematic Design Package
- 2

 Design Development Package
- 3

 80% CD Package
- 4

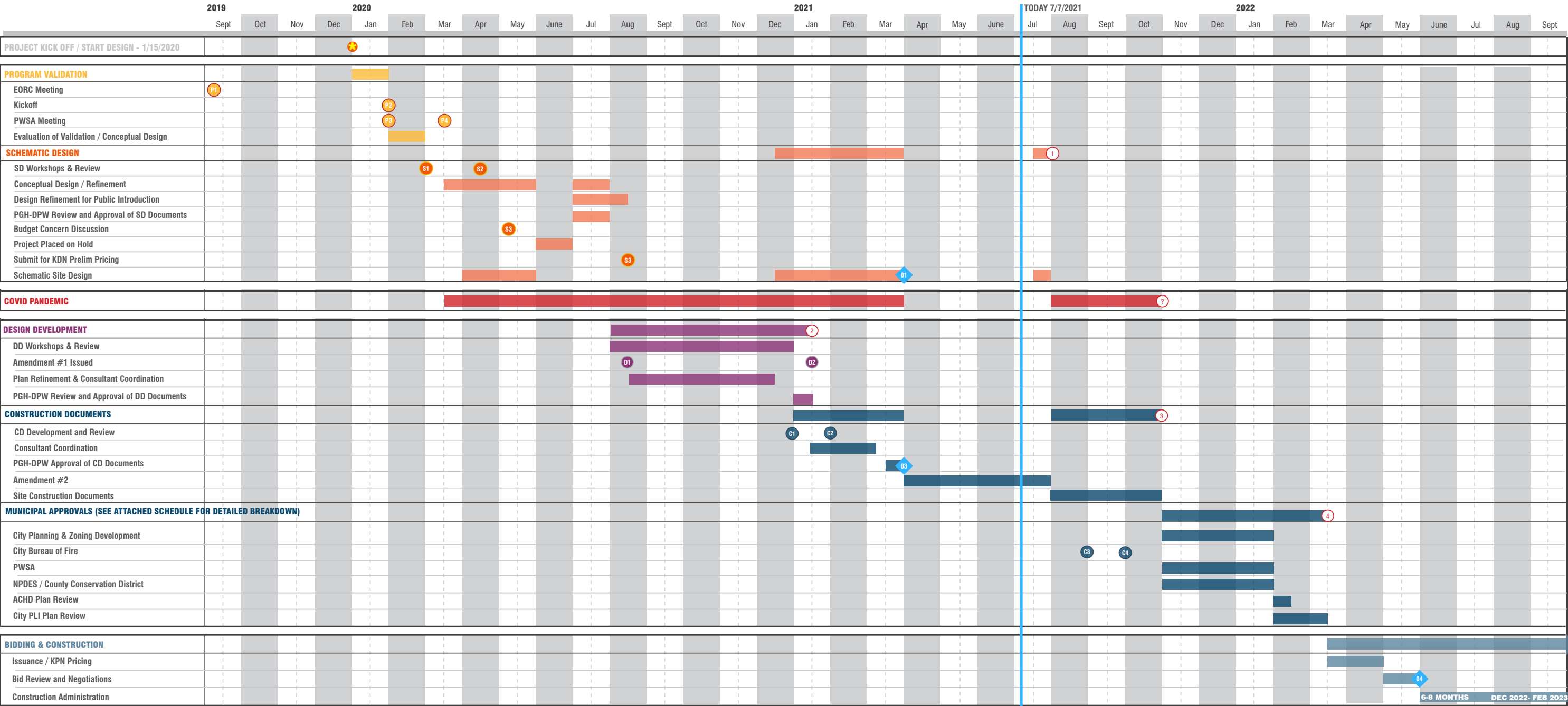
 Final CD Package
- 01

 Schematic Design Approval
- 02

 Design Development Approval
- 03

 Construction Document Approval
- 04

 Bid Approval

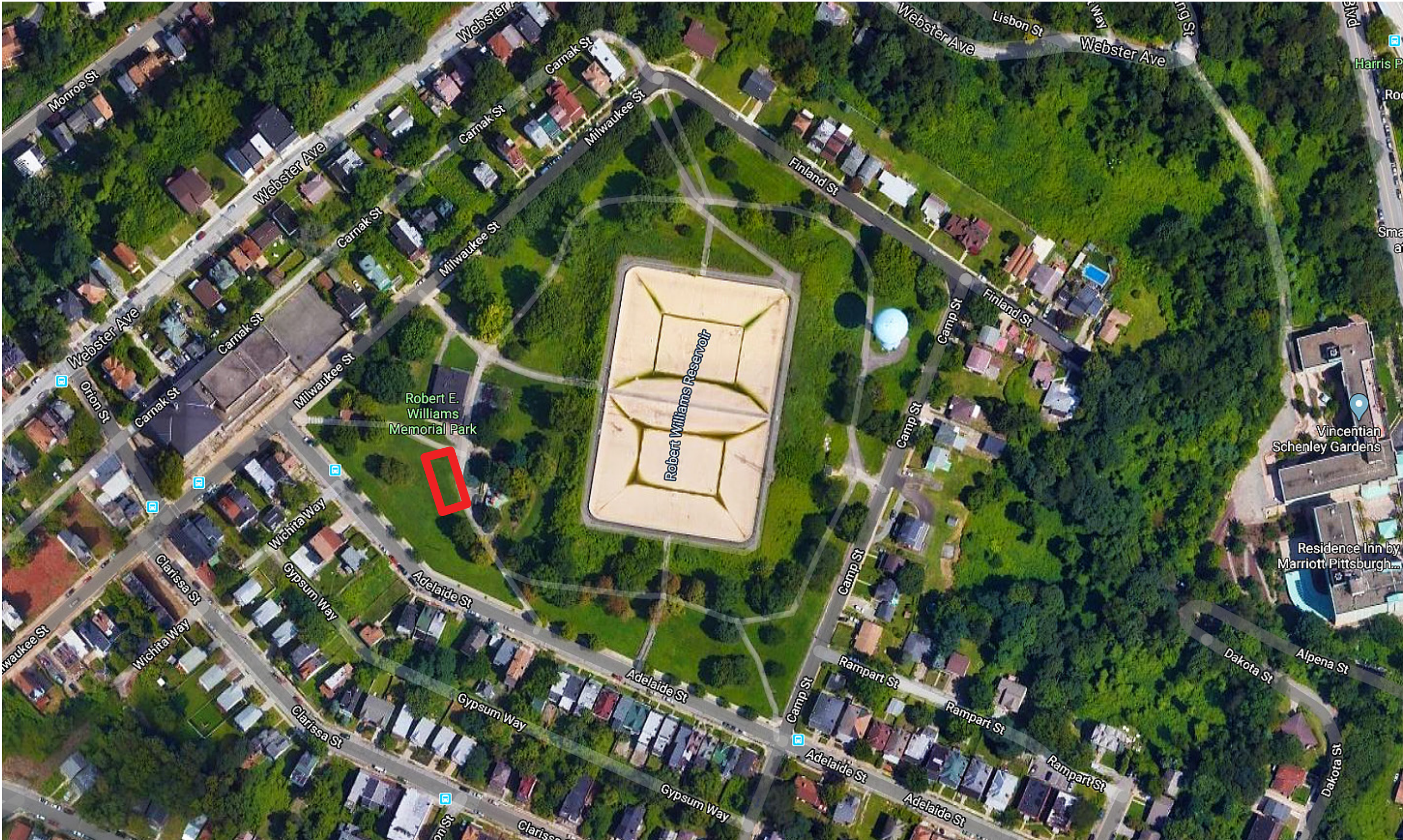


Schedule is based upon approval of Amendment if amendment approval and schematic design approval change completion dates will be subject to change.

SECTION 3 | SITE DESIGN

3: SITE OVERVIEW

BUILDING LOCATION



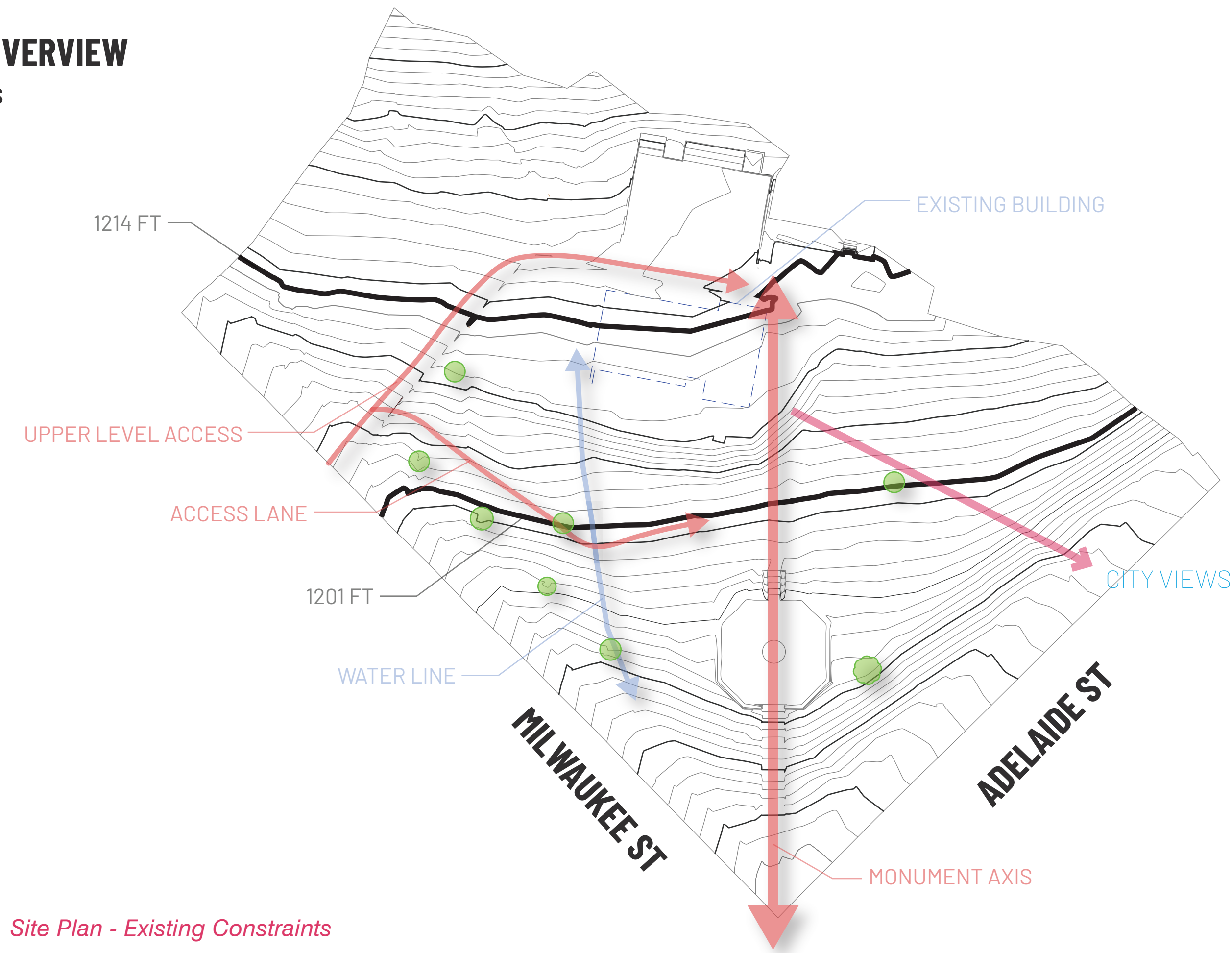
3: PLAYGROUND IMPROVEMENTS

SITE DRAWING



3: SITE OVERVIEW

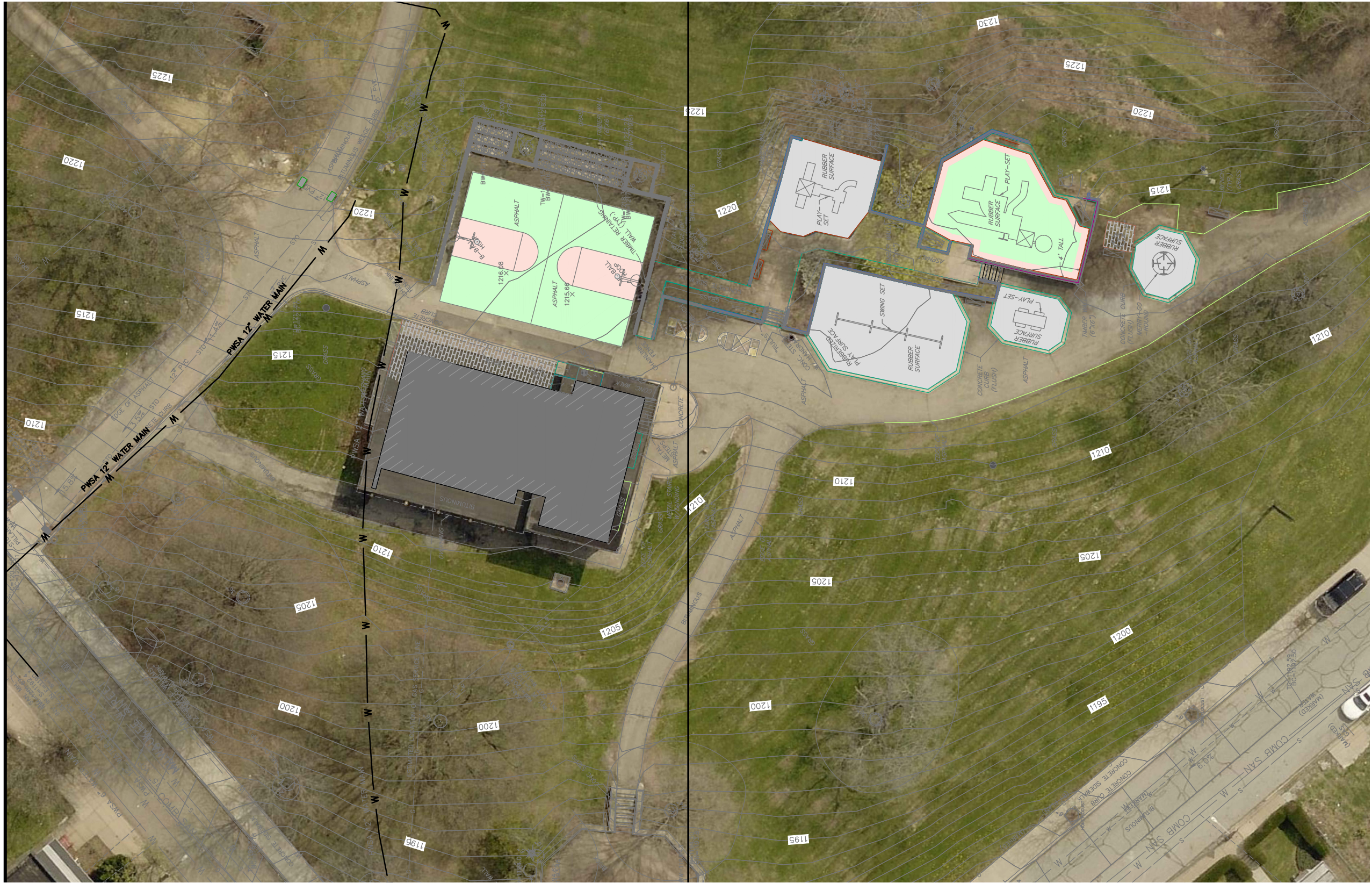
Site Drivers



Site Plan - Existing Constraints

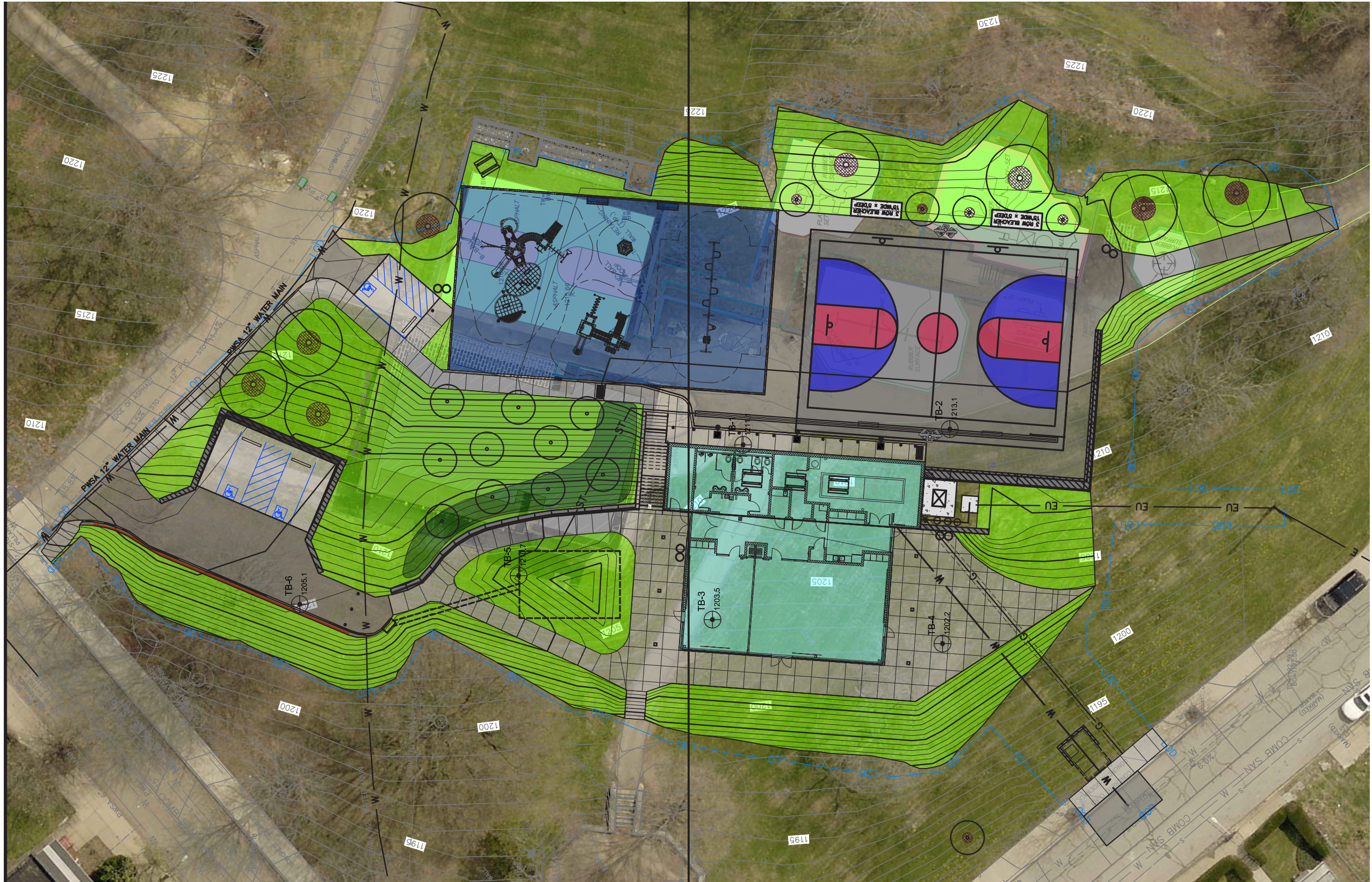
3: SITE OVERVIEW

EXISTING



3: SITE OVERVIEW

SITE DRAWING



3: PLAYGROUND IMPROVEMENTS

SITE RENDERING



4: SITE WALK THROUGH

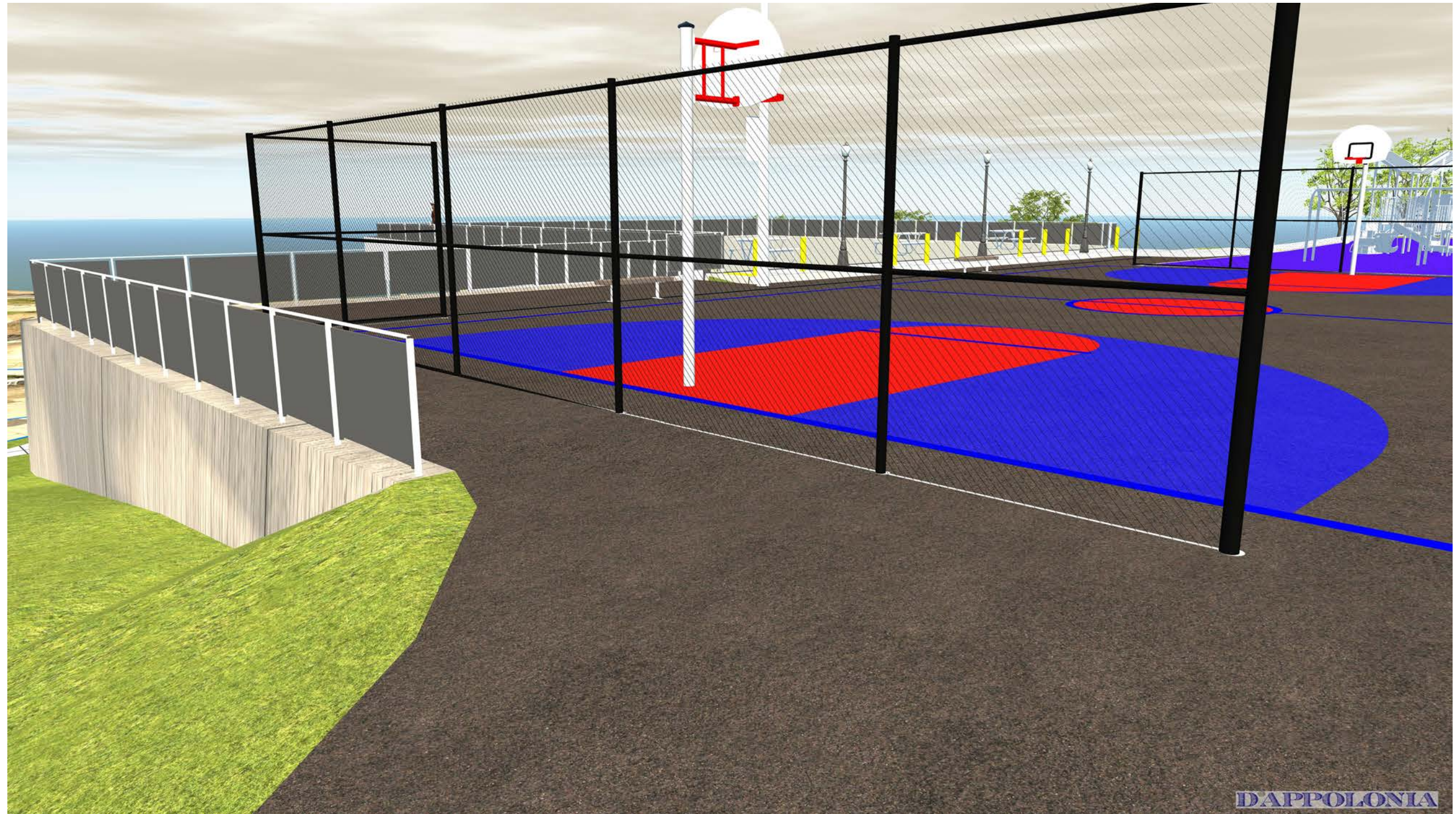
SITE RENDERING



D'APPOLONIA

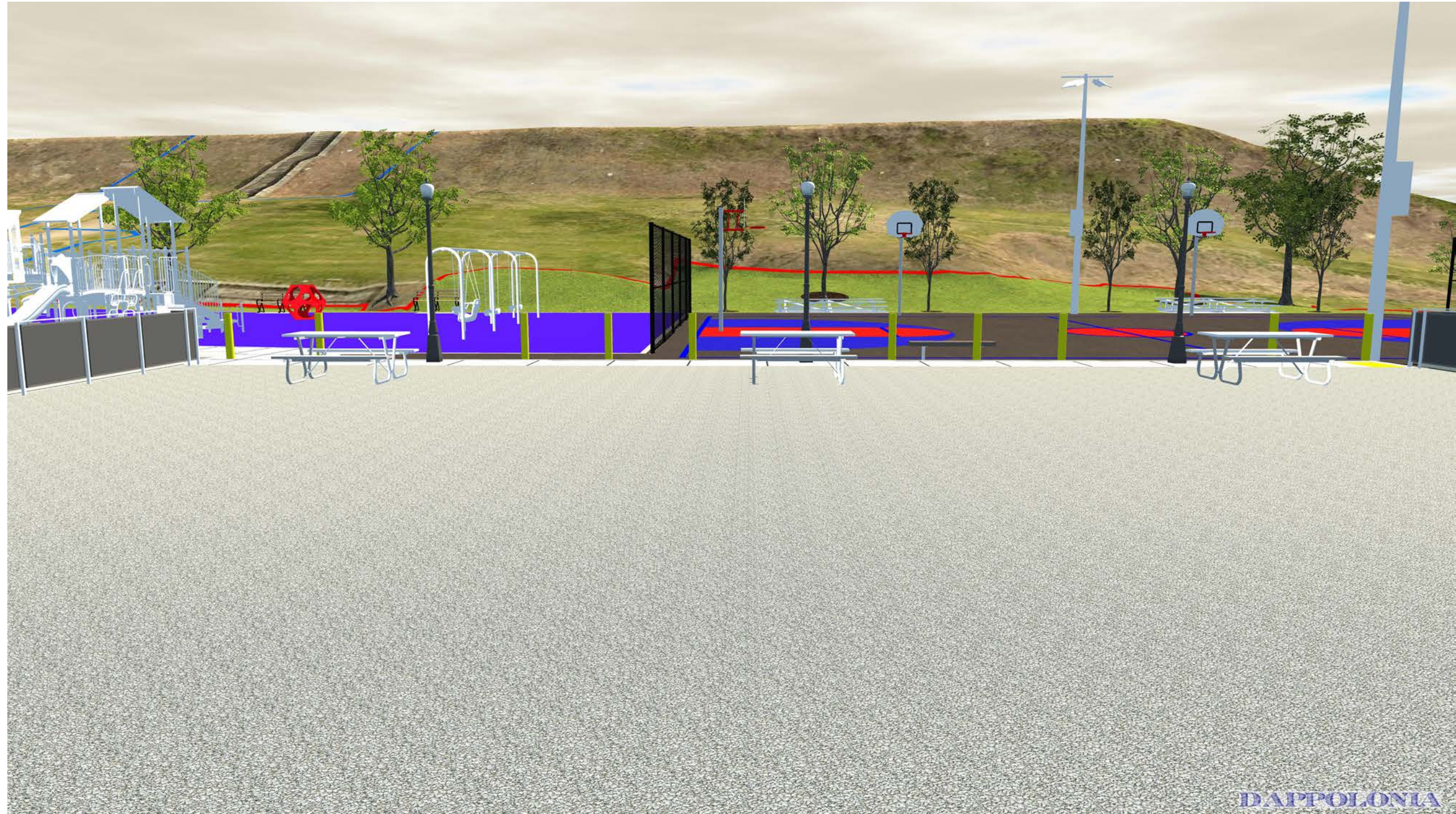
3: SITE WALK THROUGH

SITE RENDERING



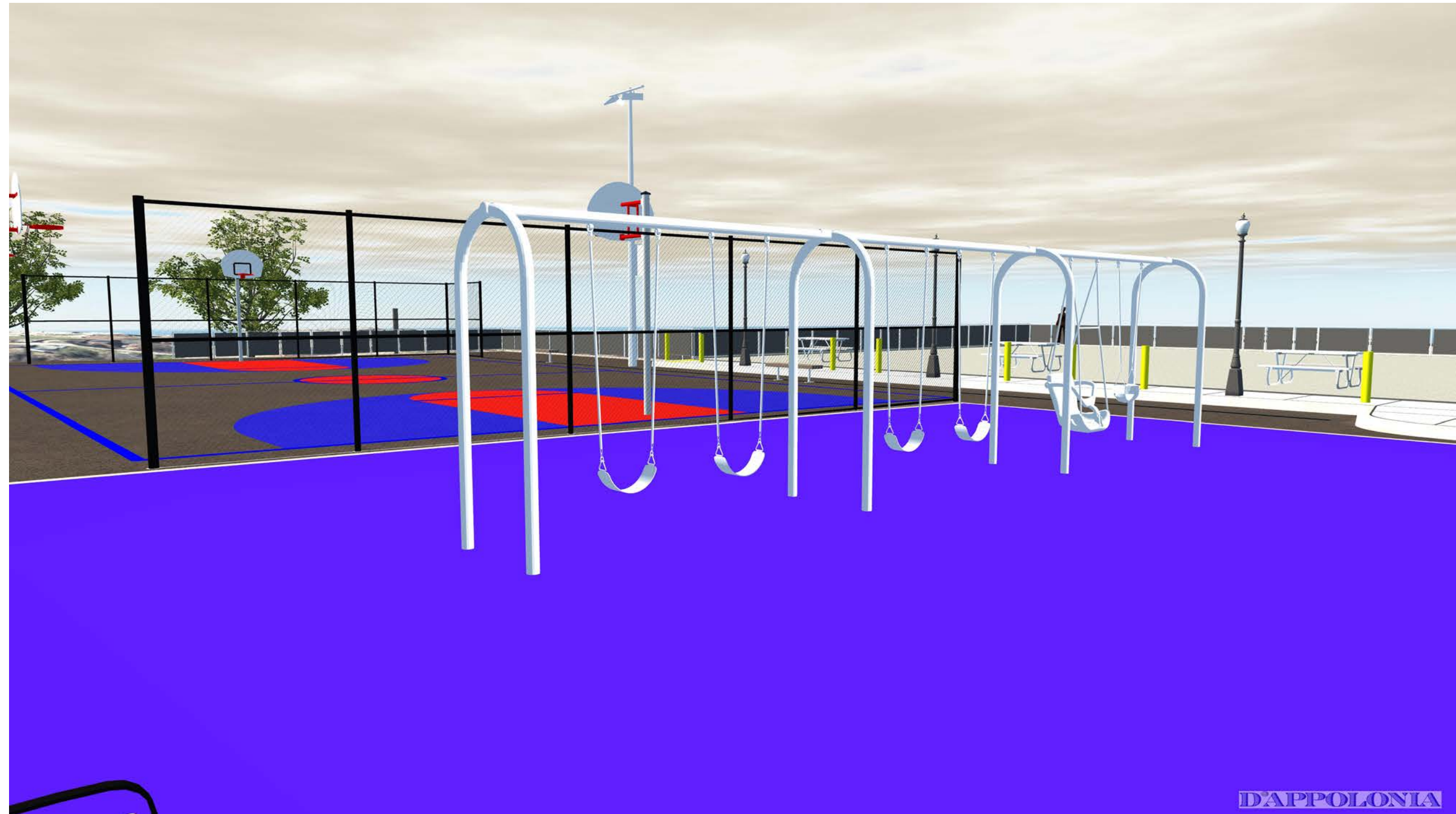
4: SITE WALK THROUGH

SITE RENDERING



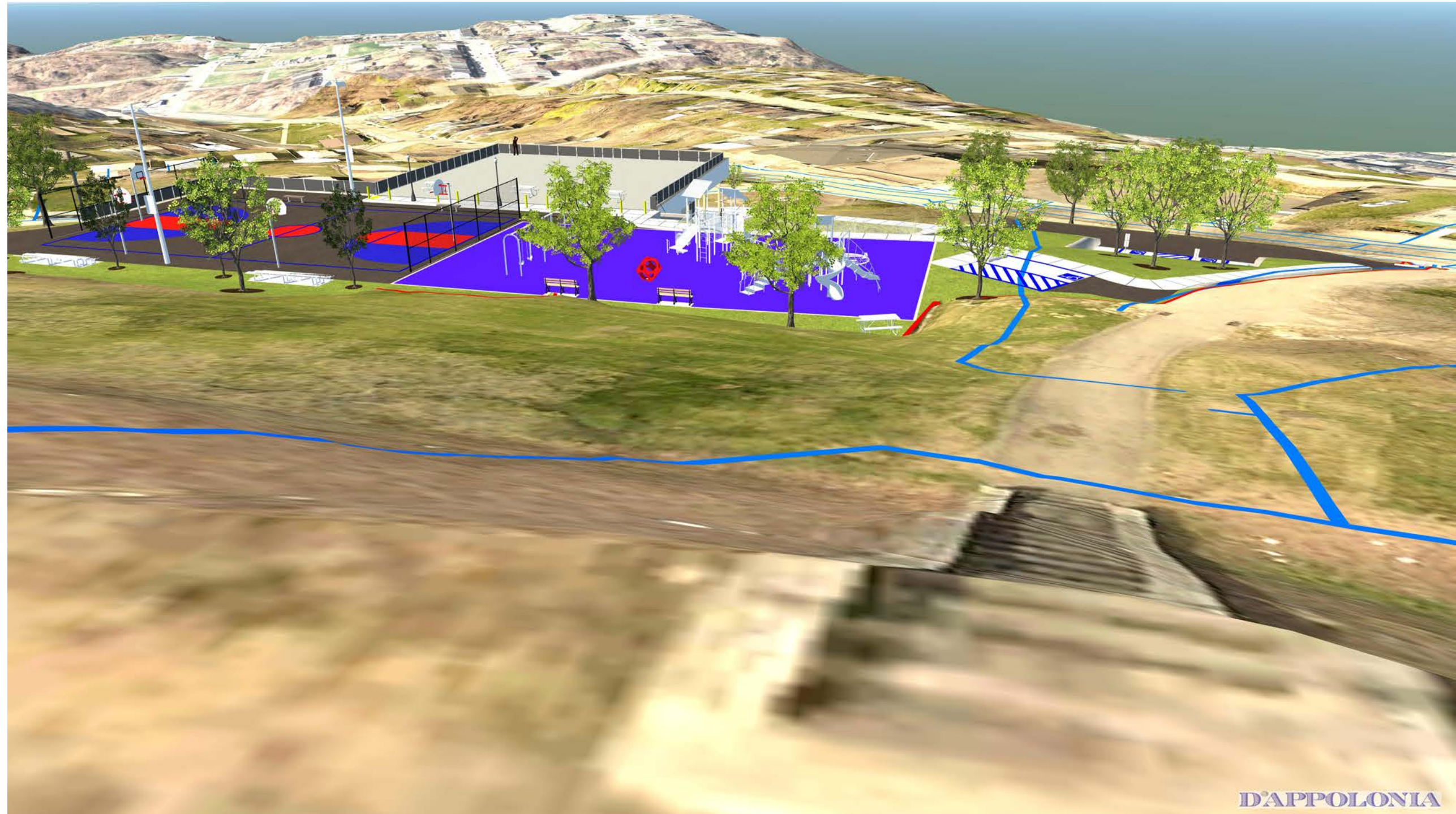
3: SITE WALK THROUGH

SITE RENDERING



3: SITE WALK THROUGH

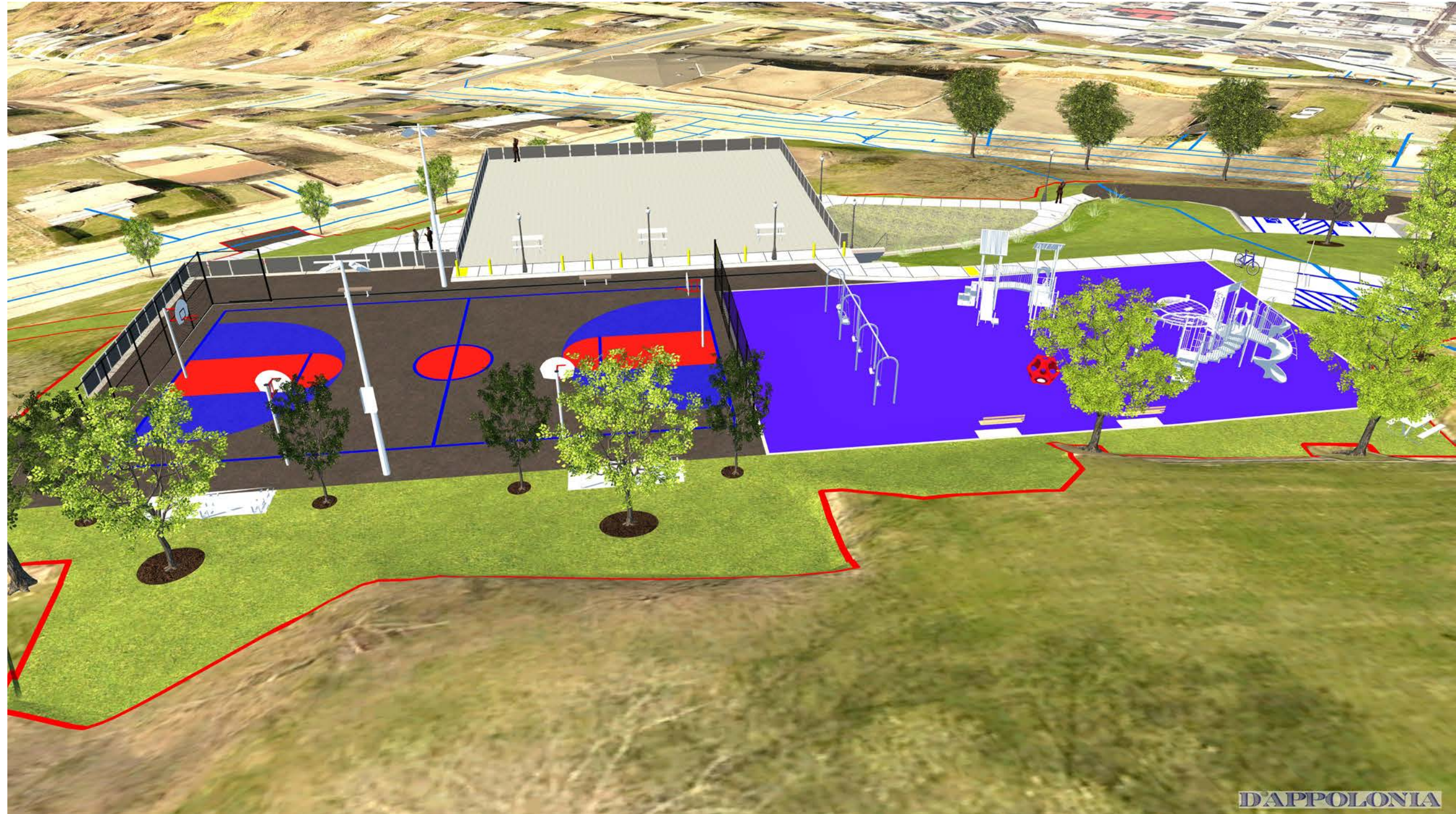
SITE RENDERING



D'APPOLONIA

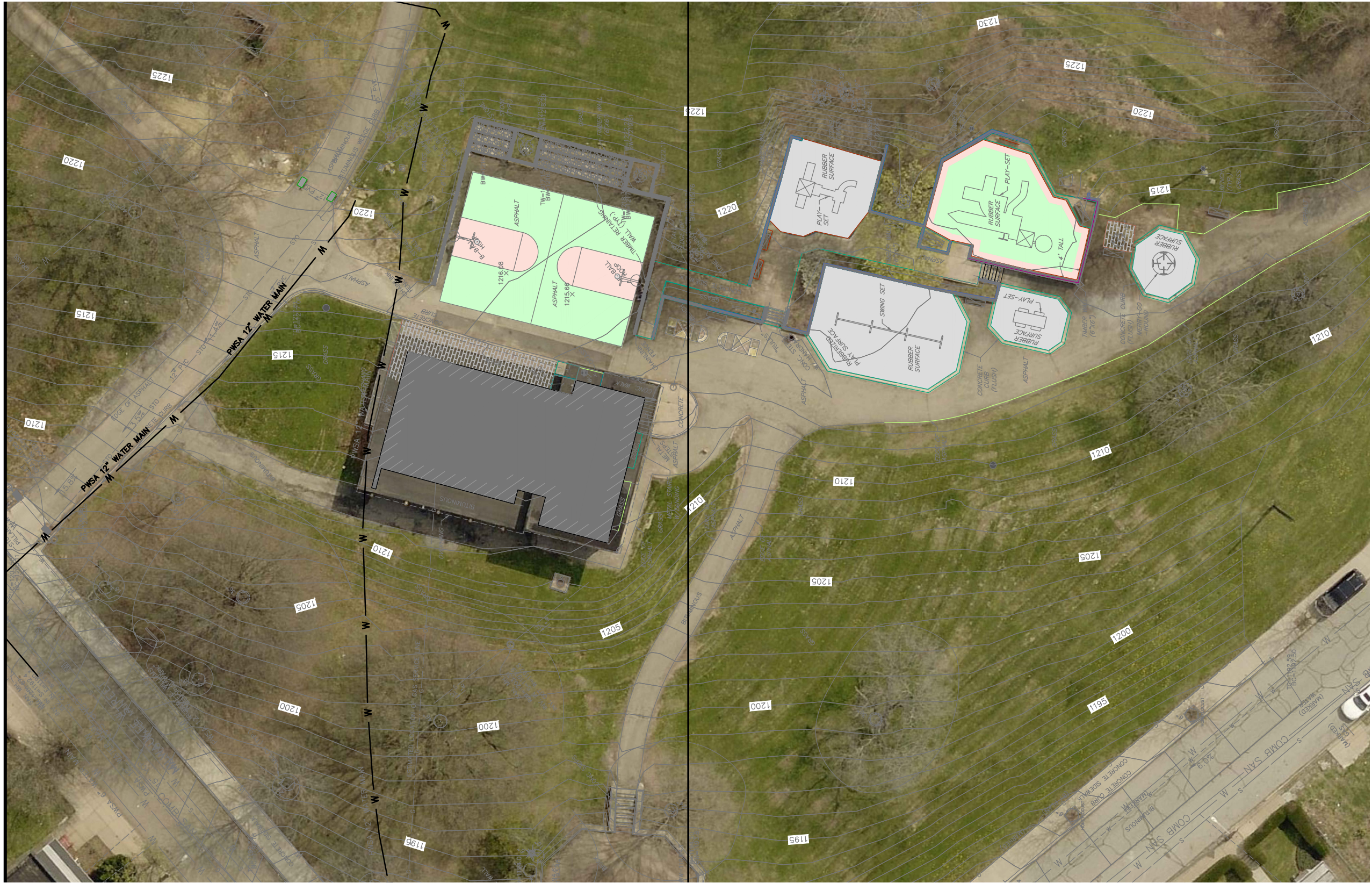
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SITE RENDERING



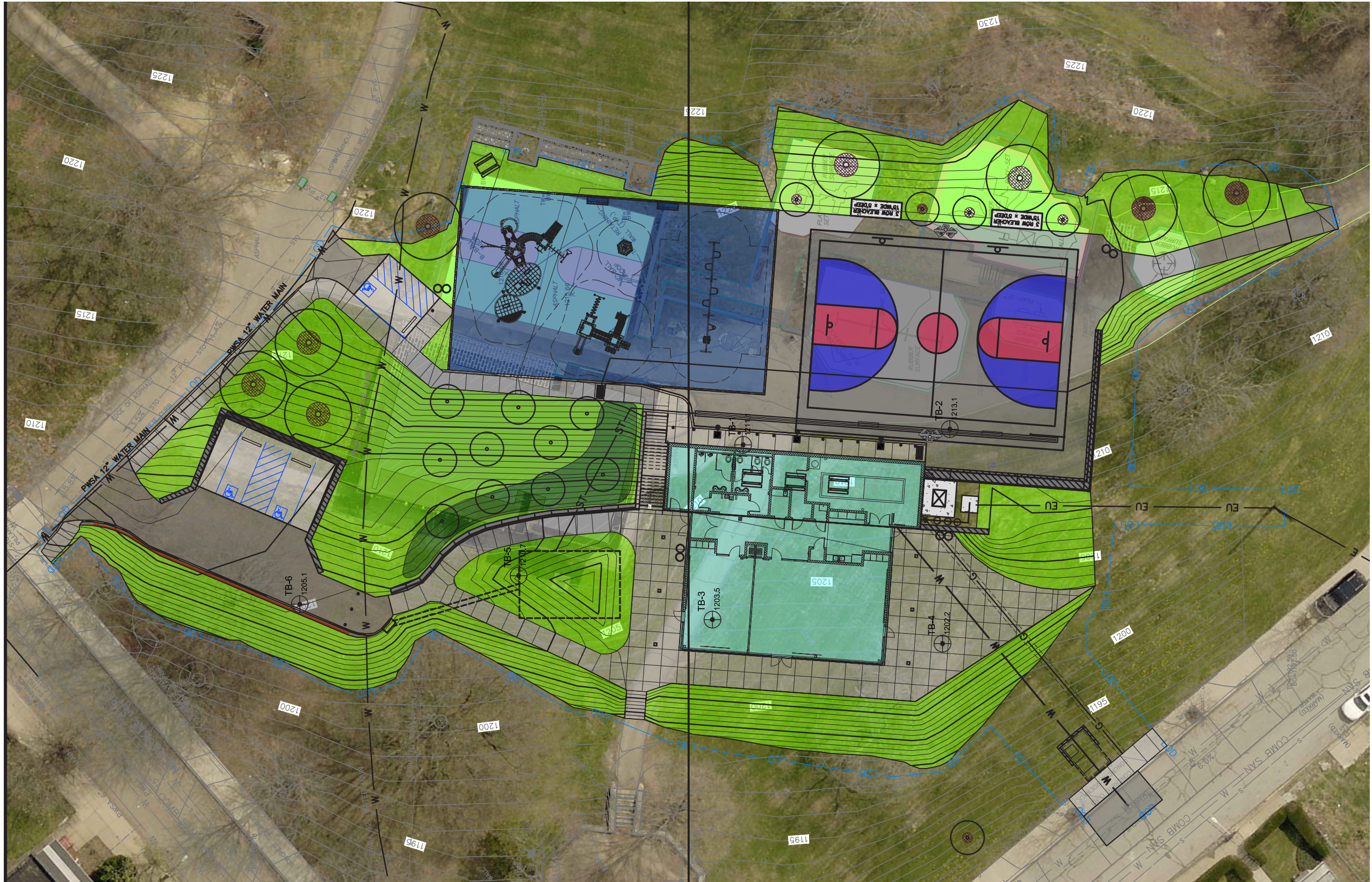
3: SITE OVERVIEW

EXISTING



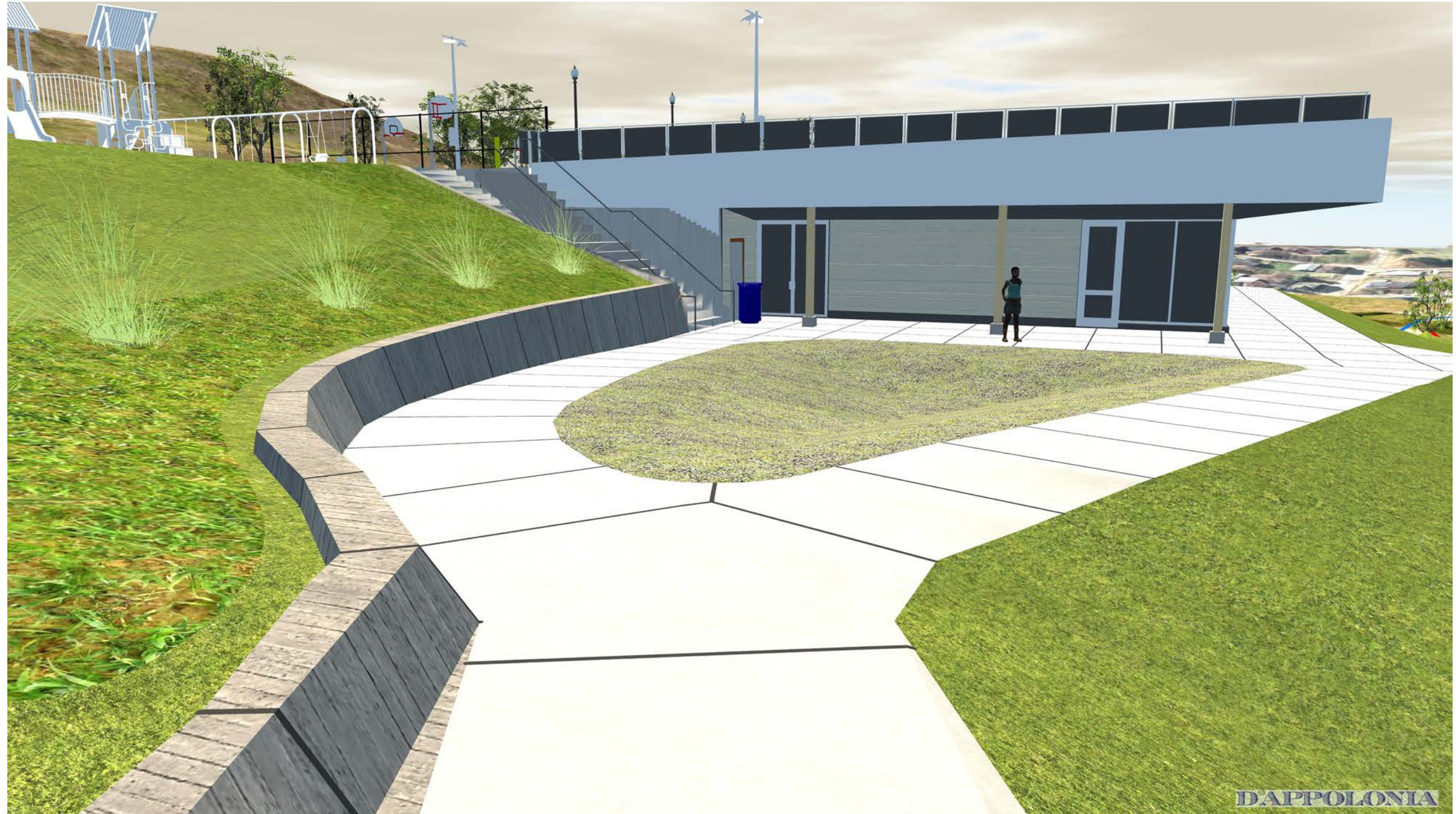
3: SITE OVERVIEW

SITE DRAWING



3: SITE WALK THROUGH

SITE RENDERING



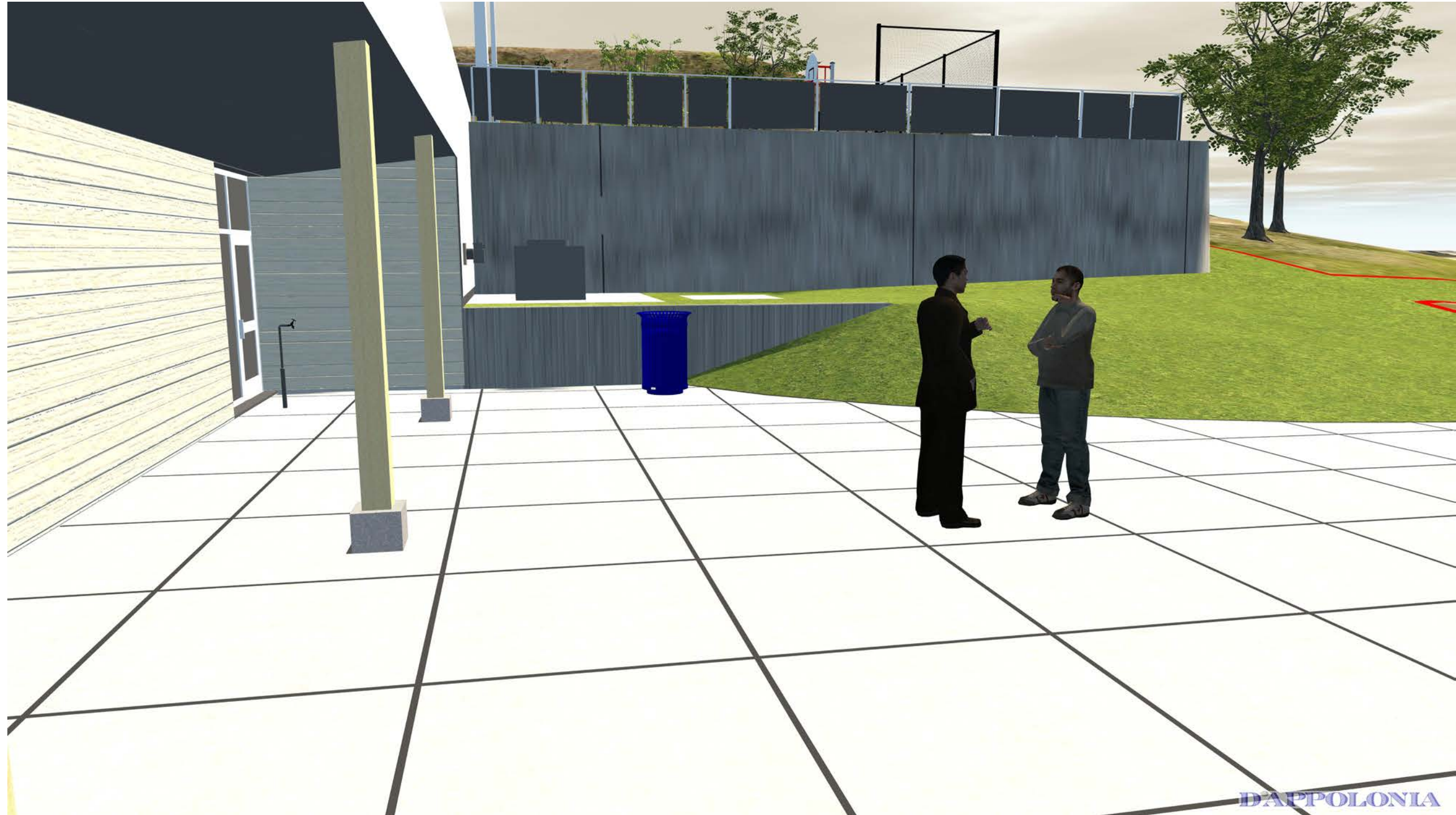
3: SITE WALK THROUGH

SITE RENDERING



3: SITE WALK THROUGH

SITE RENDERING



3: PRECEDENT REVIEW



KEY POINTS

PRECEDENT STUDY

- › Covered Outdoor Spaces
- › Natural Materials
 - › Wood
 - › Stone
 - › Concrete
 - › Glass
- › Response to the Context/Landscape

3: EXTERIOR FINISH SUMMARY

Building Materials

EXTERIOR:



Exterior Siding:
Dizal



Cast Stone Veneer:
Prestige, Prostack, Imperial



Roof Pavers:
Sunny Brooks, SB-73A



Window Mullion



Precast Concrete
Coping



Wood Posts

3: RENDERINGS



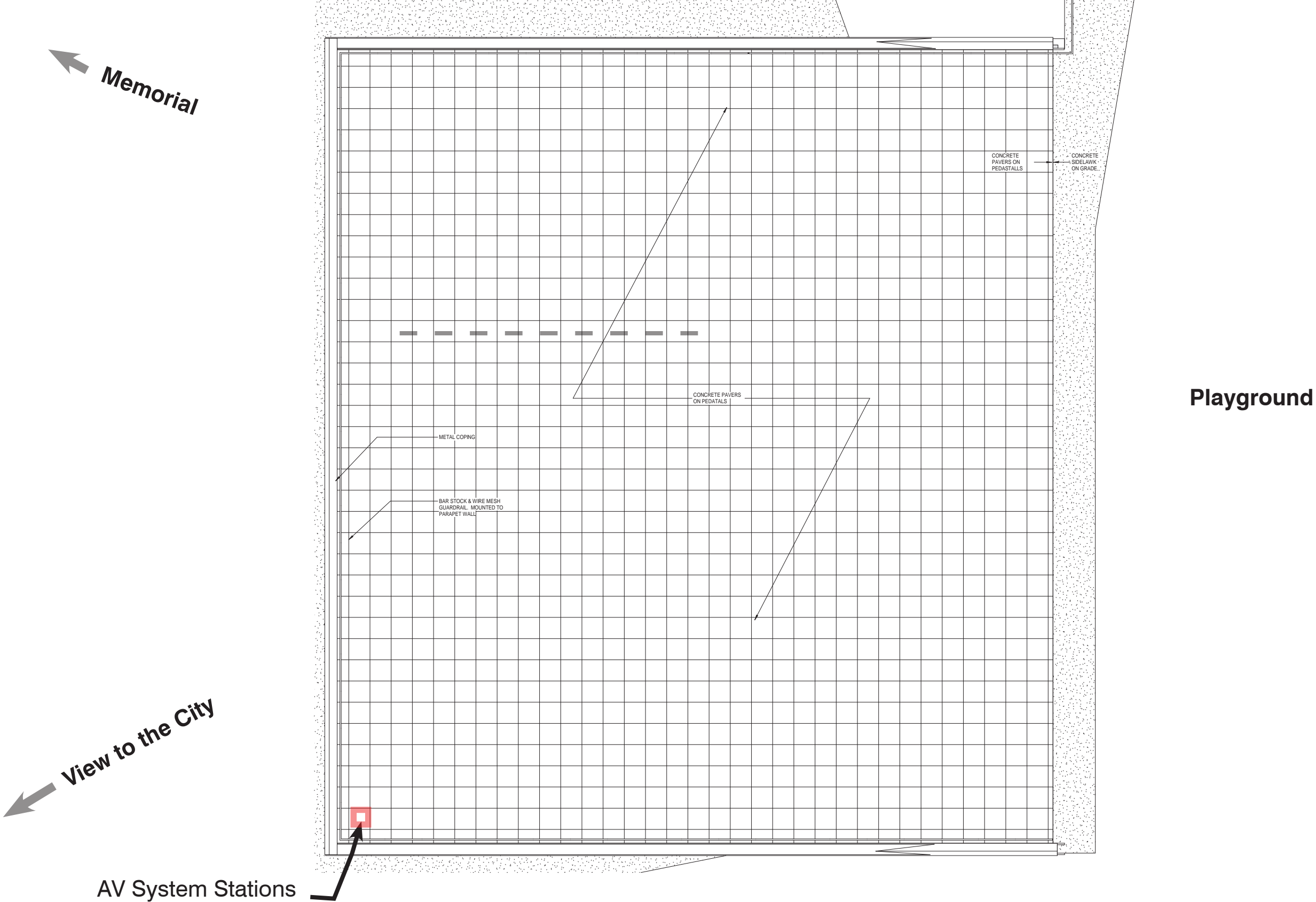
Implementation of Sustainability Strategies

Implement patterns of Biophilic Design

Passive House to the extent economically possible

Net Zero to the extent economically possible

3: FINAL FLOOR PLAN
ROOF



3: RENDERINGS



3: RENDERINGS

Concrete roof pavers. Highly reflective (reduces Heat Island Effect) Durable Aesthetic & Low carbon foot print

Cast Stone (concrete) veneer
Durable Aesthetic surface & Low carbon foot print



Large overhangs protect interior from solar heat gain reducing building cooling load.

3: RENDERINGS

Implementation of Sustainability Strategies

Passive house principles for thermal control and building health



3: RENDERINGS



3: RENDERINGS

Engineered wood columns BOD Parrallam. Biophyllic materail for structural and finished surface

Durable Aluminum soffit & siding grafitti resistant and post life recyclable

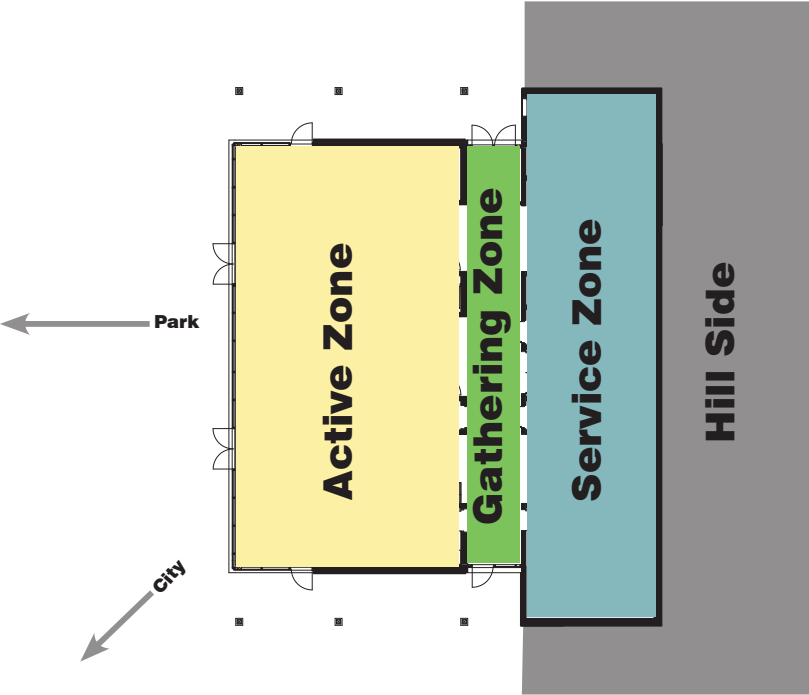
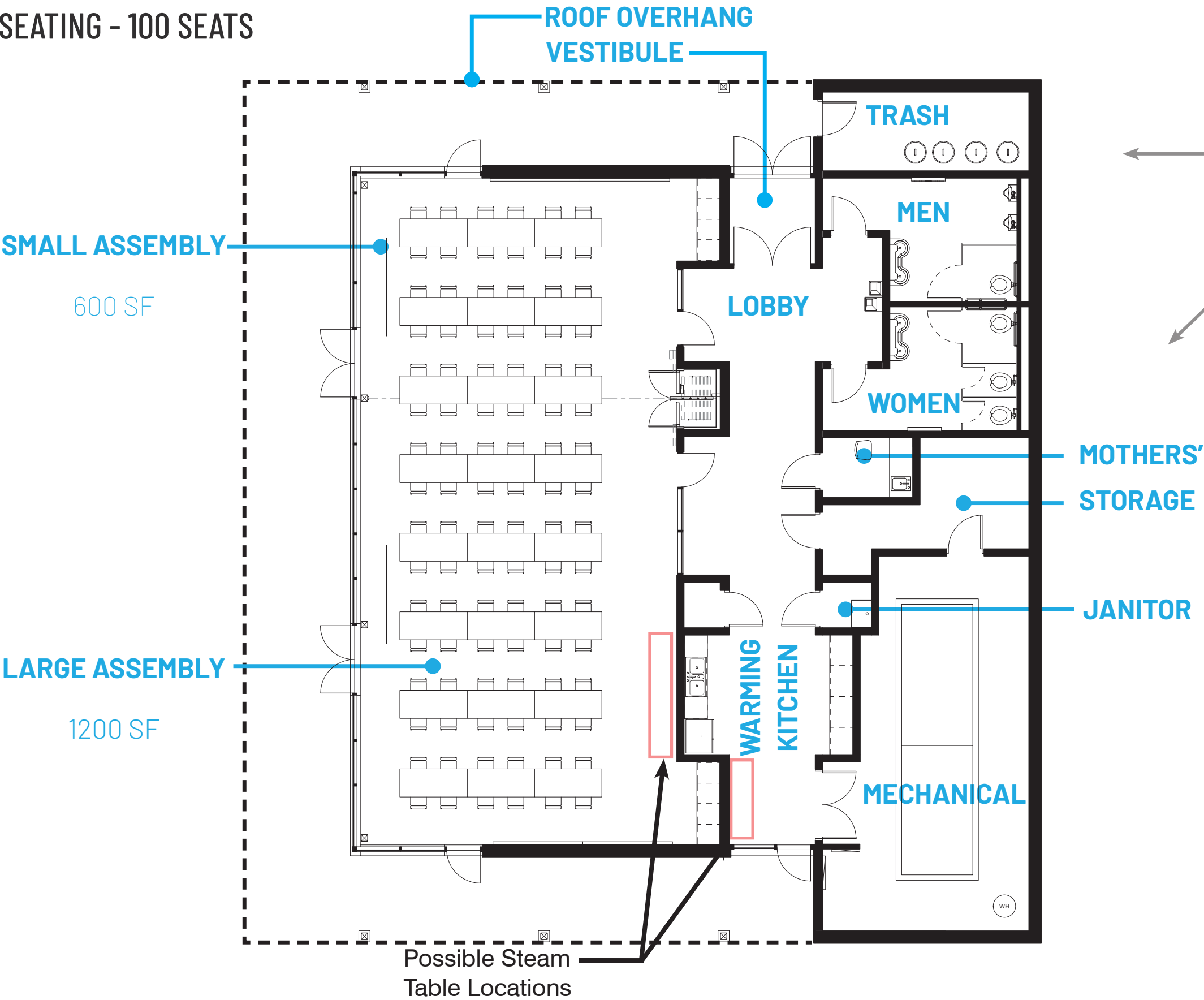


Aluminum and glass thermally broken storefront system. Recycled aluminum and high visibility to connect with park and provide day light to the interior.

R3A

SECTION 4 | BUILDING DESIGN

4: FINAL FLOOR PLAN
BANQUET SEATING - 100 SEATS



4: FINISH SUMMARY

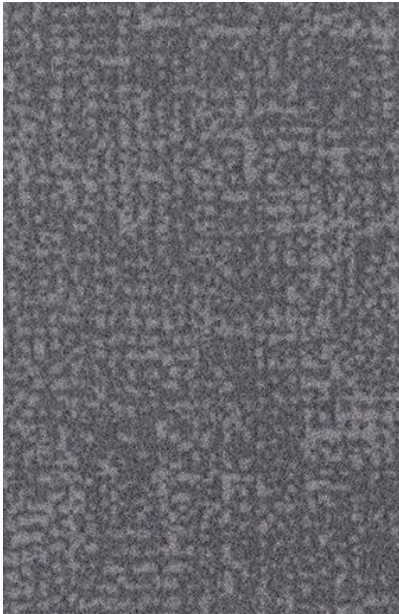
Building Interior

INTERIOR:



Ground Face CMU: Nitter House, White
Ground Face CMU: Nitter House, Gray
Structure: Parrallam Structure

FLOORING:



Carpet: Forbo, Flowtex, Metro
Walkoff Carpet: J&J Flooring, Kinetix, Charcoal

PAINTS:



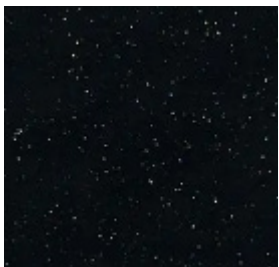
SW, Palest



SW, Black Magic

CASEWORK:

Cabinet Face: Wilsonart, Black, Textured Gloss



Countertop: Wilson Art, Black Onyx Mirange

OTHER:



Tectum Panel



Plywood: Simple Blond Wood With SW Clear Urethane



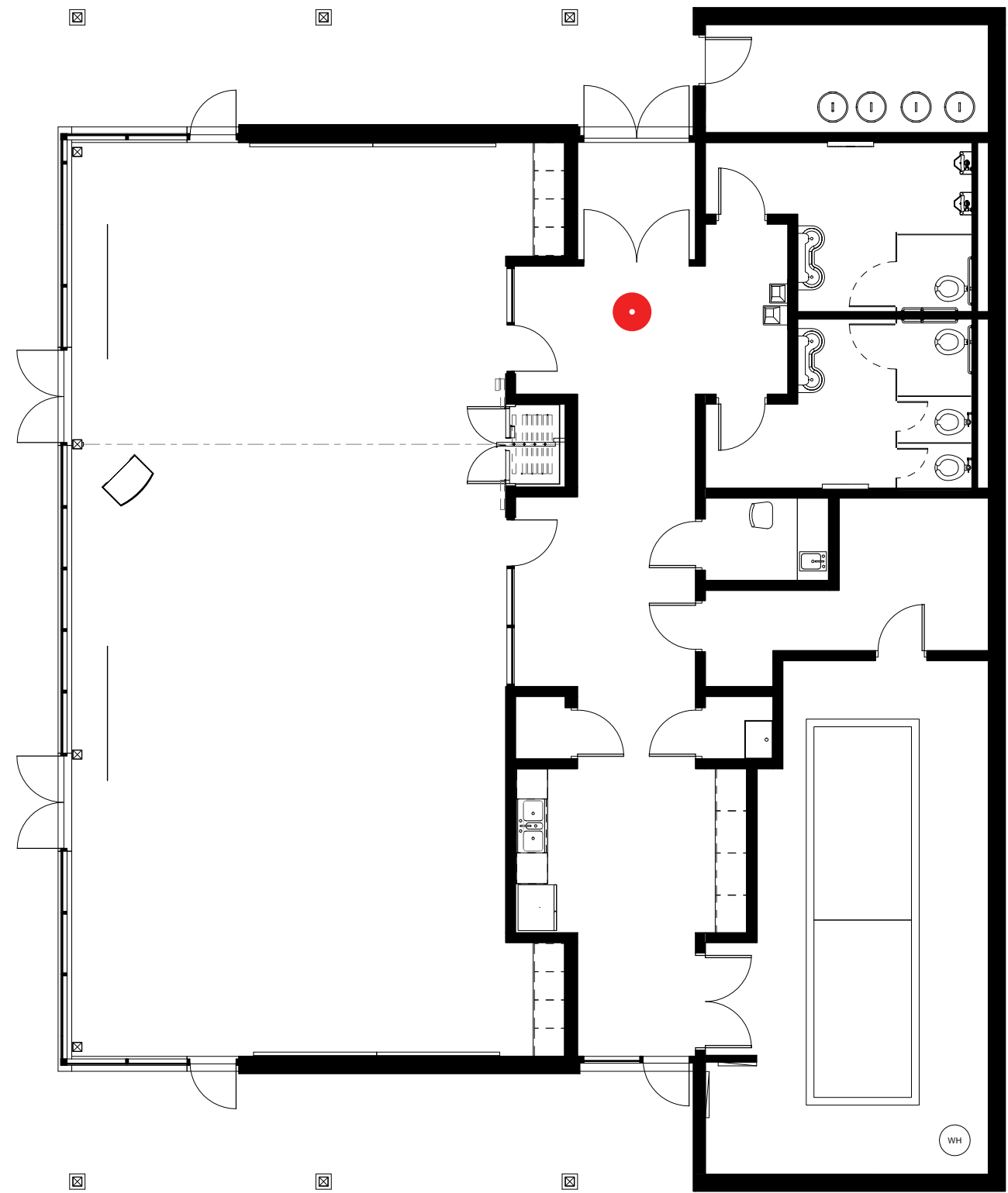
Toilet Partitions: Scranton, TBD



Floor Base:

*Colors shown in photography are for reference only.

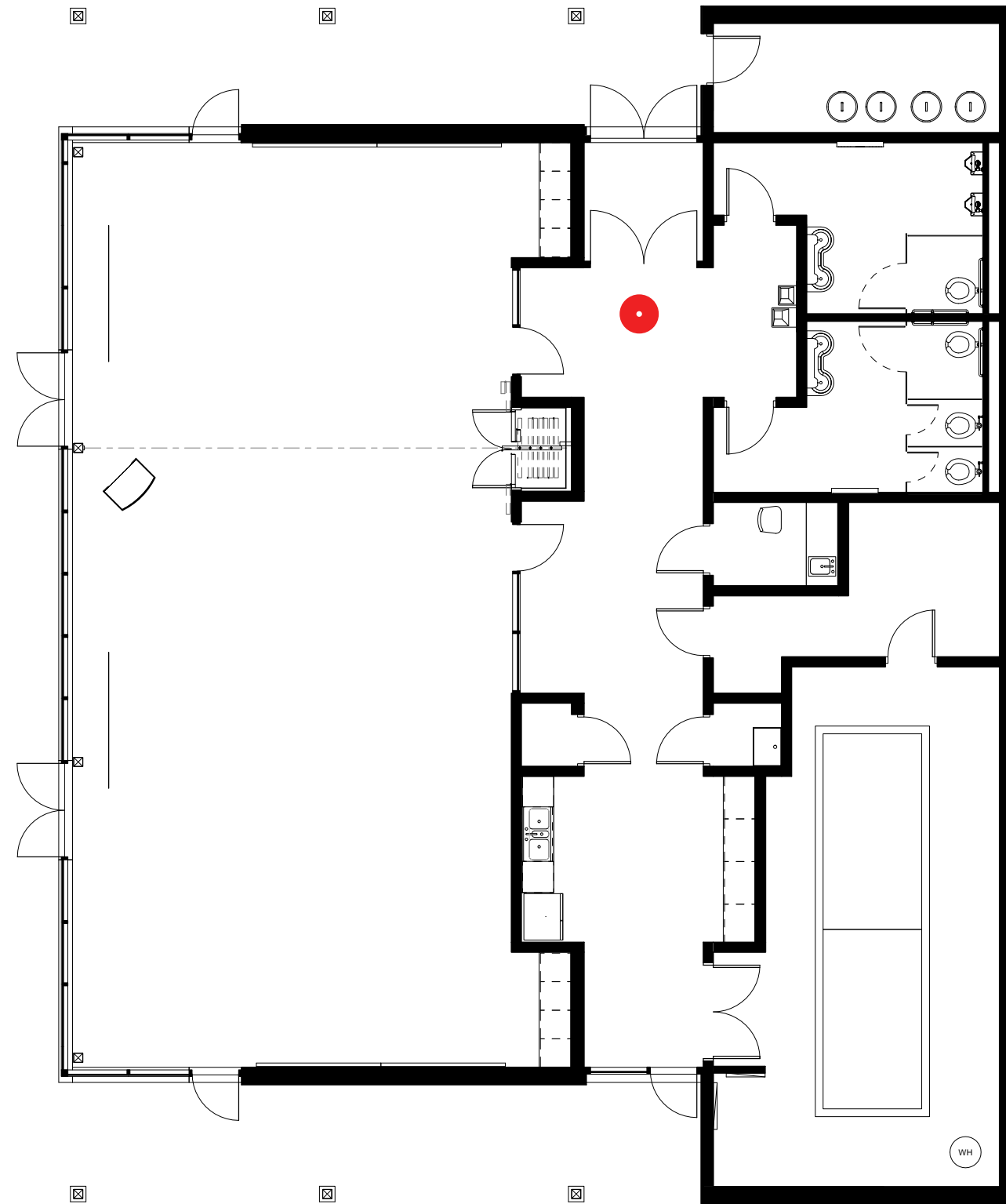
4: RENDERINGS



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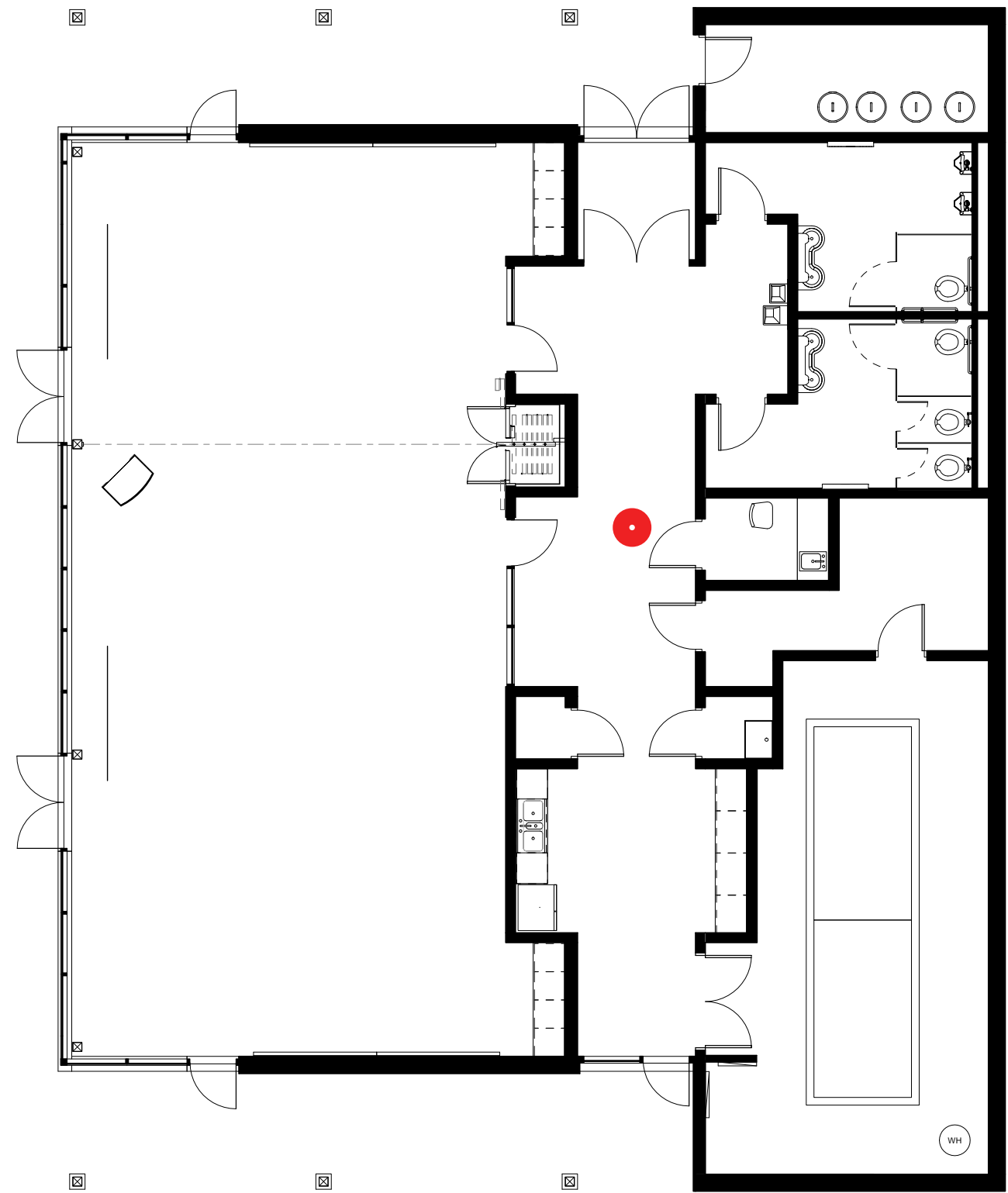


R3A

4: RENDERINGS



4: RENDERINGS



4: RENDERINGS

Ground Face CMU, dual purpost structural support and interior durable surface

Engineered Stock Plywood ceiling

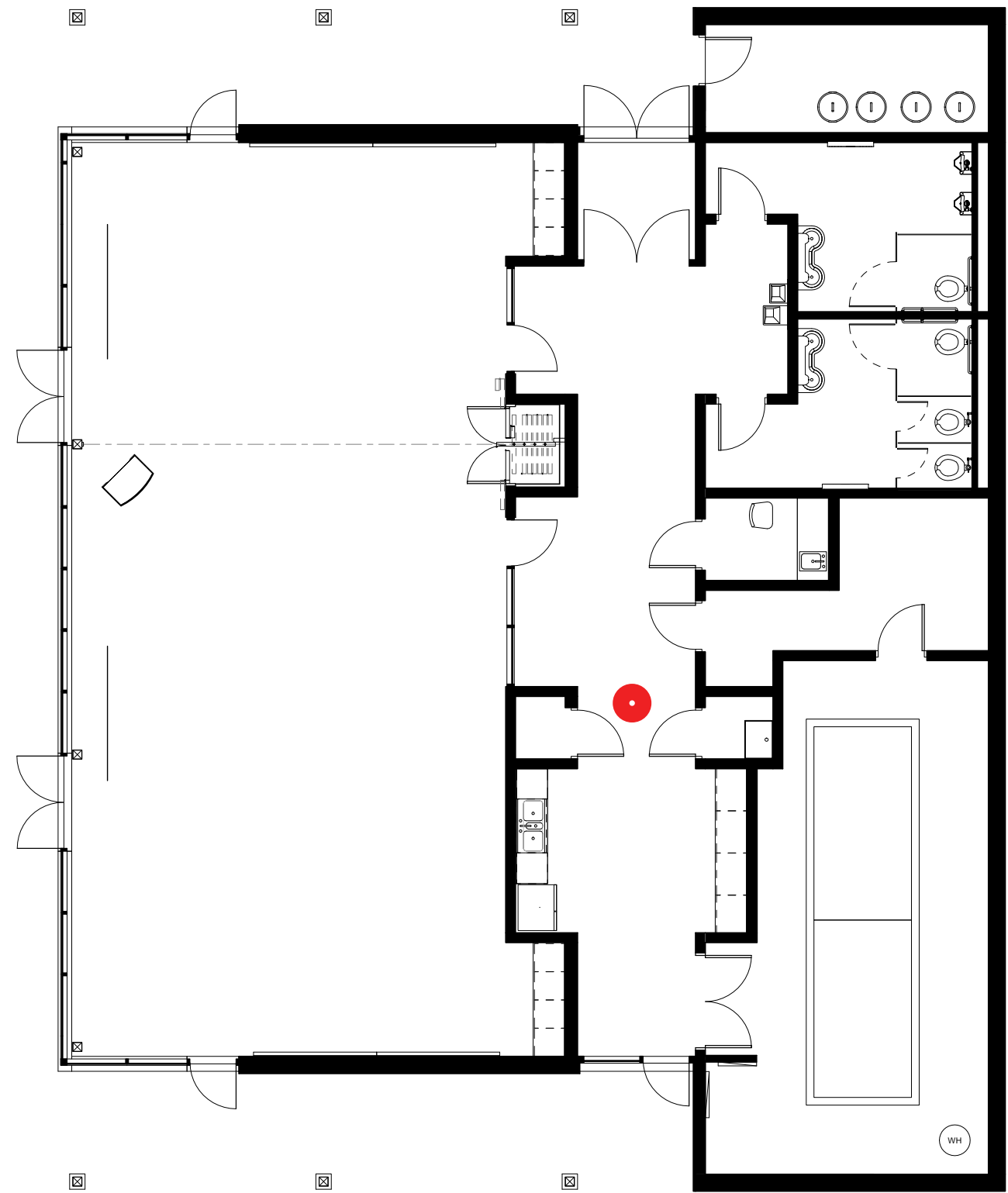
Linear LED light system with Daylight dimming long life energy efficiency



Kinetix carpet. high recycled content and durable able to mop clean

Aluminum and glass fire rated storefront system. recycled aluminum and high visibility to connect with park and provide day light to the interior.

4: RENDERINGS



4: RENDERINGS

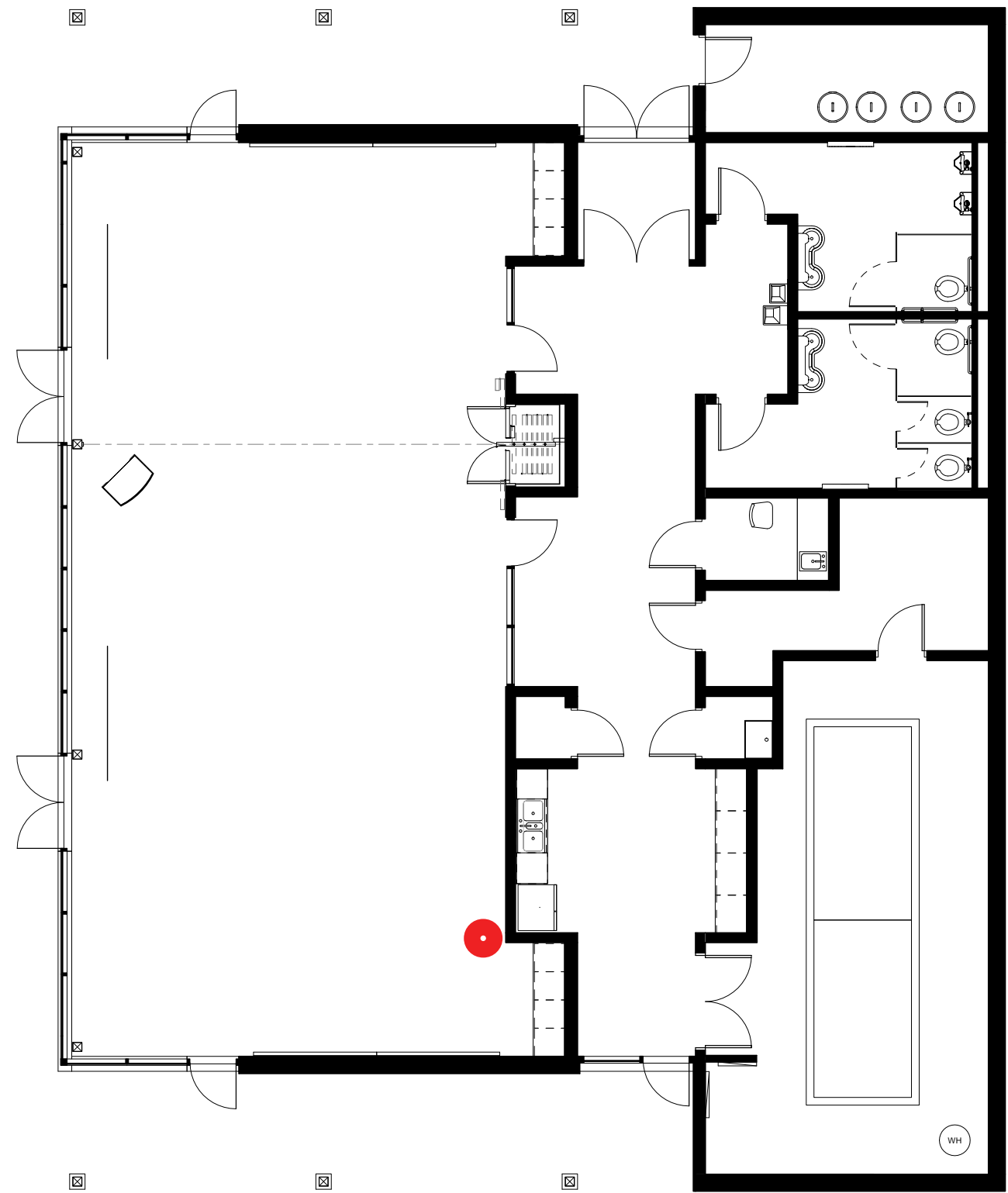
Ground Face CMU, dual
purpost structural support
and interior durable surface

Engineered Stock
Plywood ceiling

Linear LED light system
with Daylight dimming long
life energy efficiency



4: RENDERINGS



4: RENDERINGS

Parrallam Beam B.O.D. structural wood Biophyllic connection with natural canopy

Tectum wood fiber decking dual purpost structural support and interior acoustic absorbtive

Linear LED light system with Daylight dimming long life energy efficiency

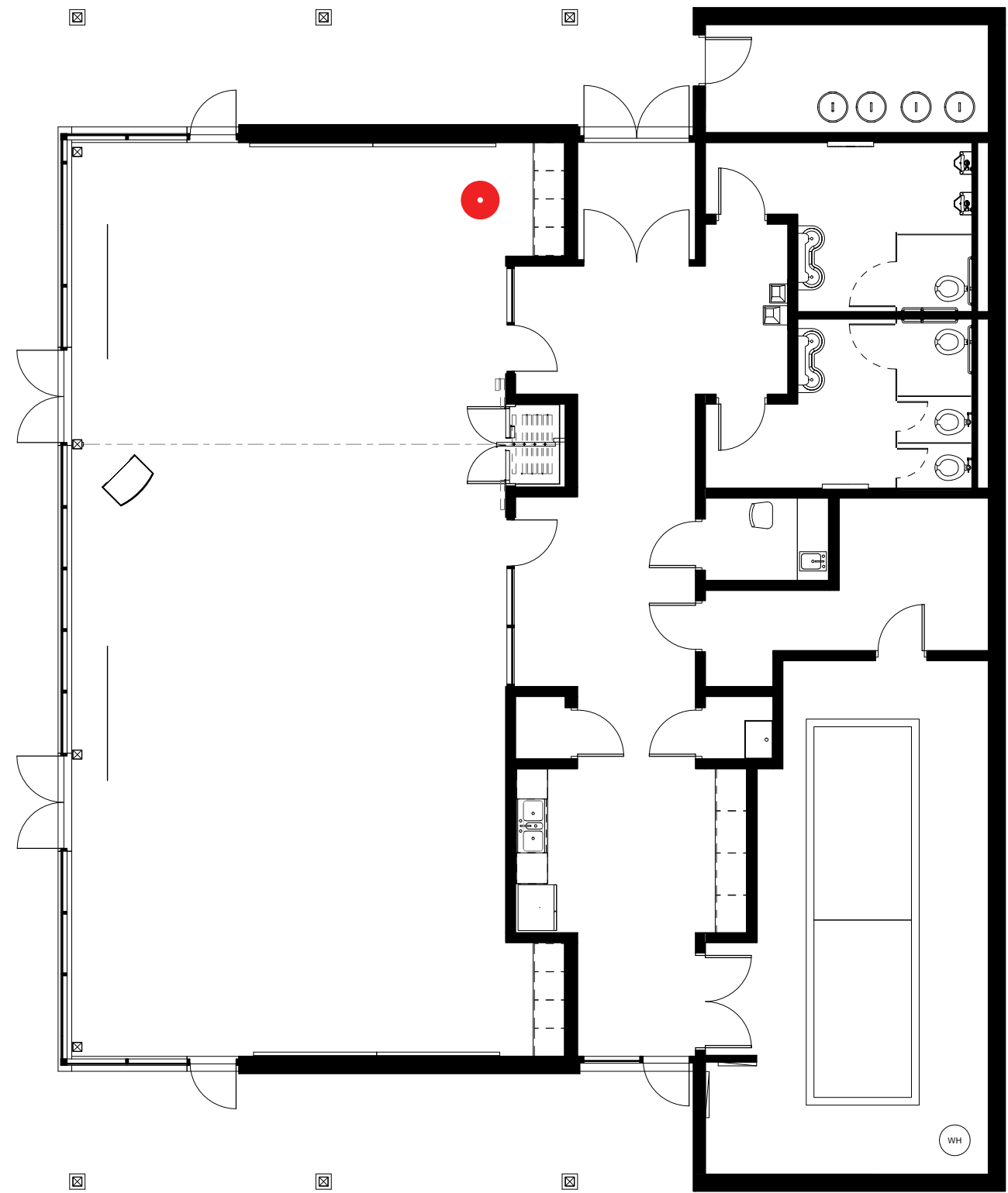


Aluminum and glass thermally broken storefront system. Provides ample daylight to interior and High biophyllic connection to park exterior

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Ground Face CMU, dual purpost structural support and interior durable surface

4: RENDERINGS



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SECTION 5 | NEXT STEPS

6: NEXT STEPS

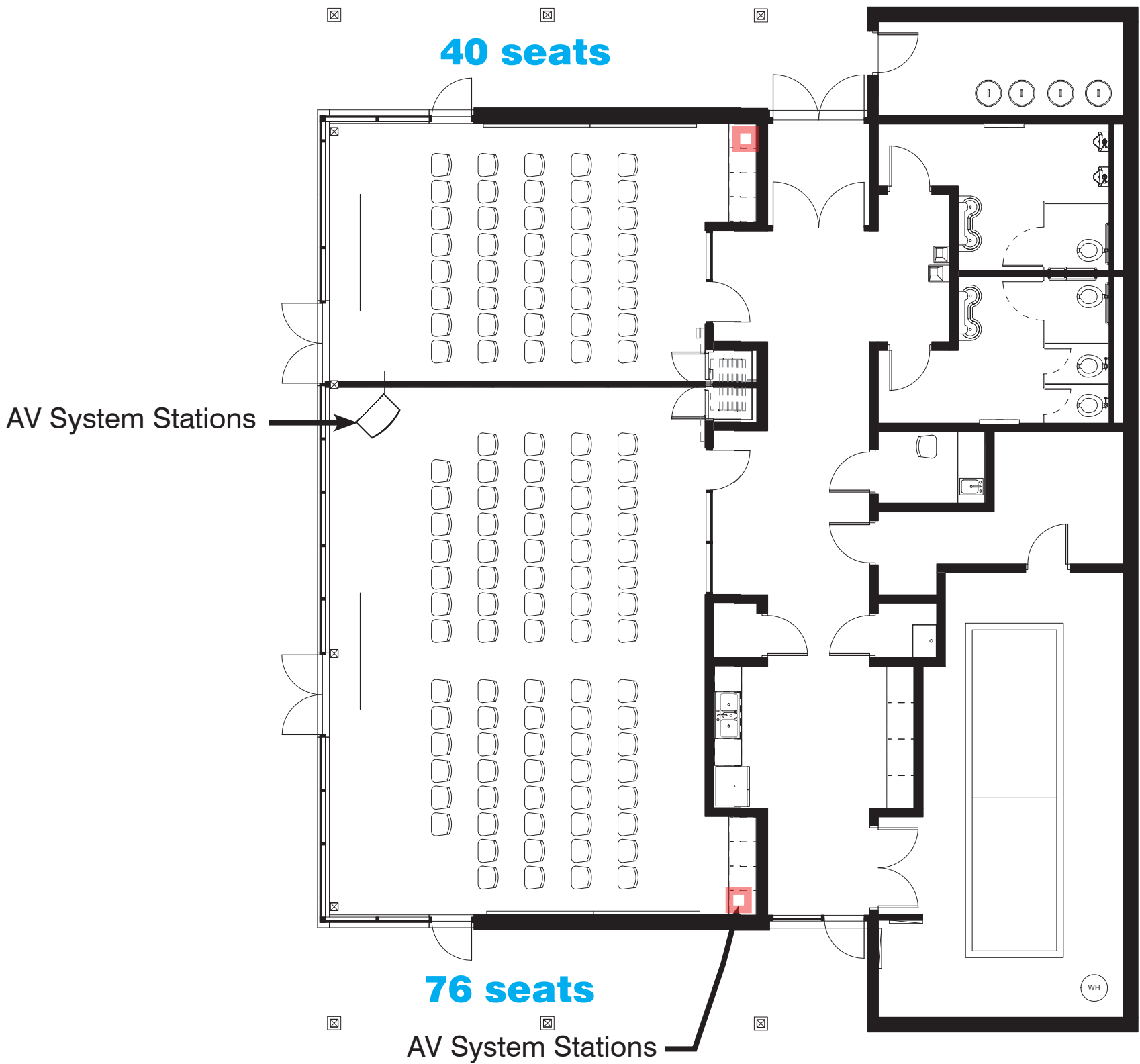
- 2nd Amendment (via the City).
- Art Commission Meeting: Wednesday July 28, 2021.
- Site Construction Documents (via D'Appolonia).
- Construction Cost Estimate (via Clark).
- Public Art (TBD).
- Existing Building Deconstruction

SECTION 6 | Q & A



THANK YOU

4: FINAL FLOOR PLAN
CONFERENCE



1: PROJECT BACKGROUND

D.A.M. Comments

Stove

- City standard is to not have commercial kitchen, Placing a stove of any type changes the definition of a public kitchen to a commercial according to Dept of Health Standards.

Grills

- Are not within Phase 1 building scope due to proximity of open flame to the building, However locations will be considered in phase 2 .

Storage/Possible Office

- The size of the mechanical unit required to provide fresh air for over 100 people is large and diminishes the available space for a storage room/ office.

AV on Roof

- Audio Connections have been provided to allow speakers to be mounted pointing toward the Reservior & away from street. Noise will be handled via current ordinances.

Renting Procedure

- Remote access control is part of the building infrastructure.

Parking

- On street to be reviewed with DOMI as part of Phase 2. Phase 1 will incorporate 2 ADA accessible parking spaces.