

1501 Penn

JMC/HOLDINGS |  | 

Ownership: 1501 Penn Owner, LLC

Design Architect: Brandon Haw Architecture

Architect of Record: Renaissance 3 Architects

Counsel: Reed Smith LLP

MEP, FA, SC, IT, AV: BuroHappold Engineering

Structural Engineering: Churches Engineering

Civil Engineering: Langan

Project Management: Gardiner & Theobald

Transportation Planning: Trans Associates

Vertical Transportation: Jenkins & Huntington

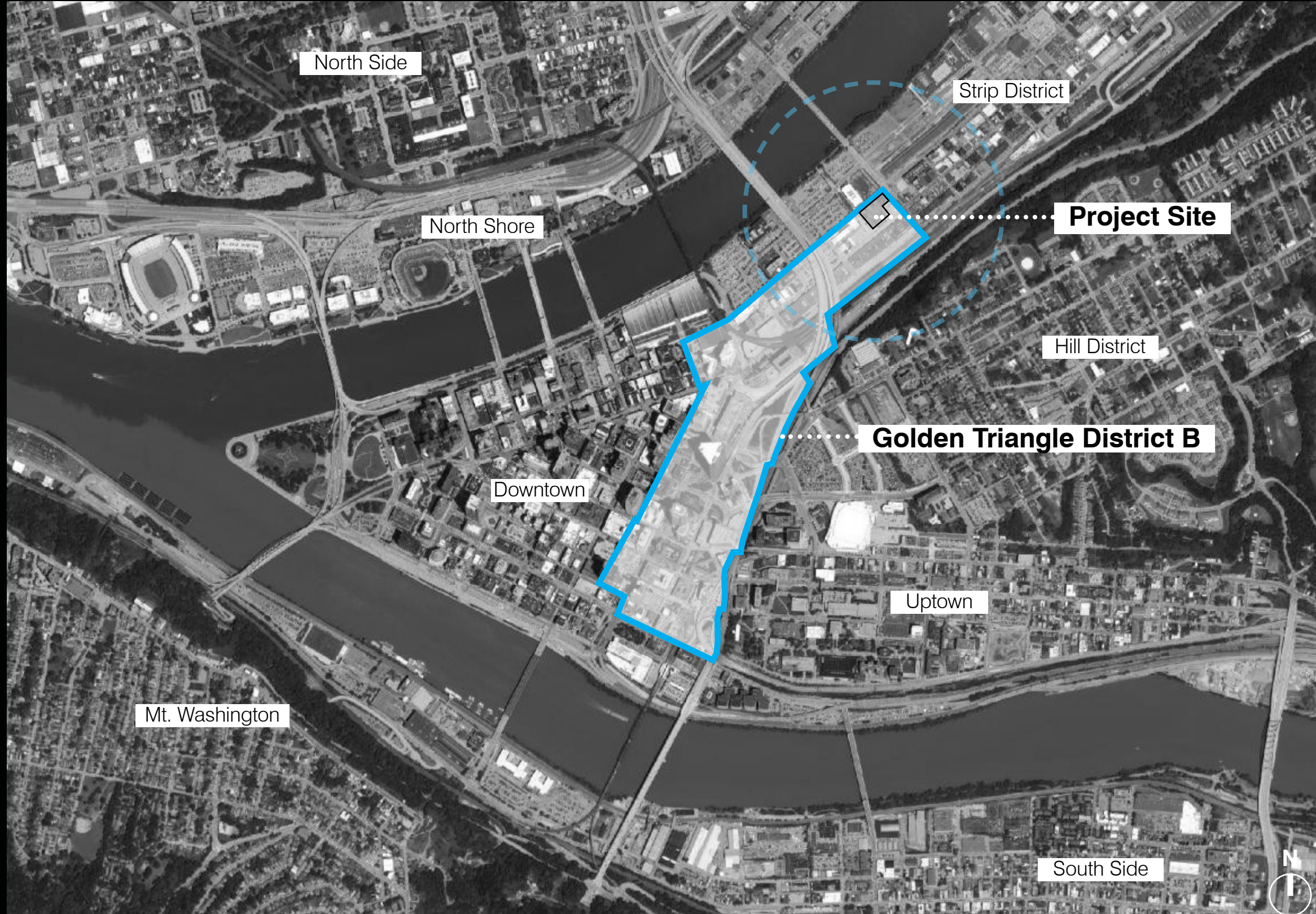
PLANNING COMMISSION BRIEFING

11/24/20

current design



Golden Triangle District B



Design Changes Since 9/15/20 Hearing

Design Modifications

to the Design Reviewed by Planning Commission on 9/15/2020

1. BREAK DOWN THE TOWER MASSING & SCALE

by introducing terraces & balconies to create 4 'quadrants' or 'mini towers' of varying heights

2. FURTHER ARTICULATE THE TOWER CLADDING

by indenting the corners of the towers & making the glazing modules more horizontal & detailed

3. ENHANCE THE TOP OF THE TOWER

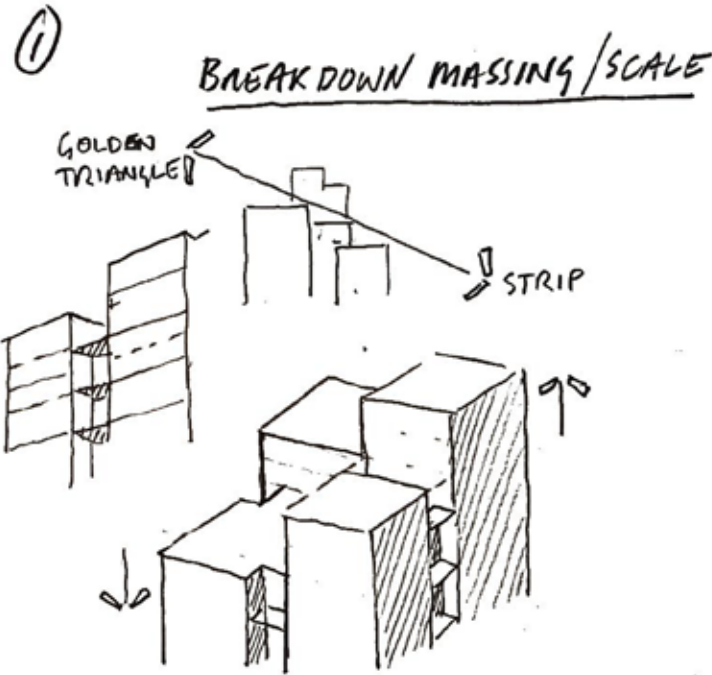
by making the cladding of the mechanical bulkheads and cores a translucent glass that will subtly glow at night

4. REINFORCE THE PUBLIC OPEN SPACE ALONG SMALLMAN ST.

by extending accessible bleacher seating to the full width of Smallman, enlarging the colonnade, enlarging the plaza, enlarging the overall Urban Open Space and adding a 3rd ADA ramp on Smallman St. to increase accessibility

Design Modifications

to the Design Reviewed by Planning Commission on 9/15/2020



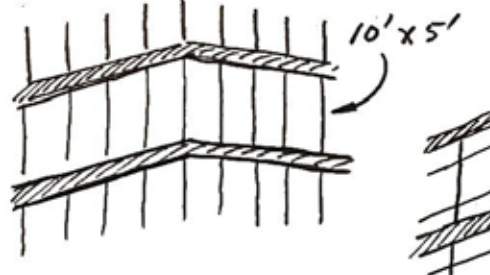
① BREAKDOWN MASSING/SCALE

→ STEP UP TO GOLDEN TRIANGLE
STEP DOWN TO STRIP DISTRICT...

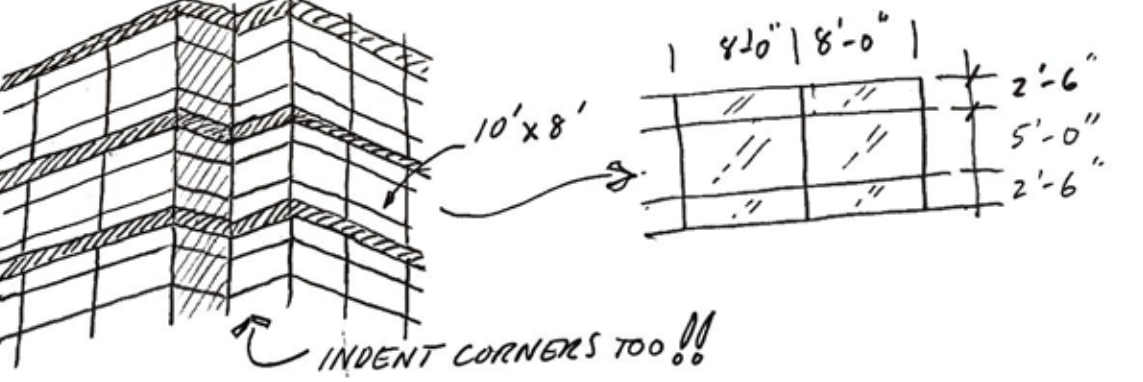
→ INTRODUCE OUTDOOR TERRACES TO EACH LEVEL - CREATE 'NOTCHES' FOR BALCONIES!

→ BREAKDOWN PLAN INTO FOUR QUADRANTS - ONE TALLER - ONE LOWER - TWO THE SAME. EACH QUADRANT SEPARATED BY DOUBLE HEIGHT TERRACES!

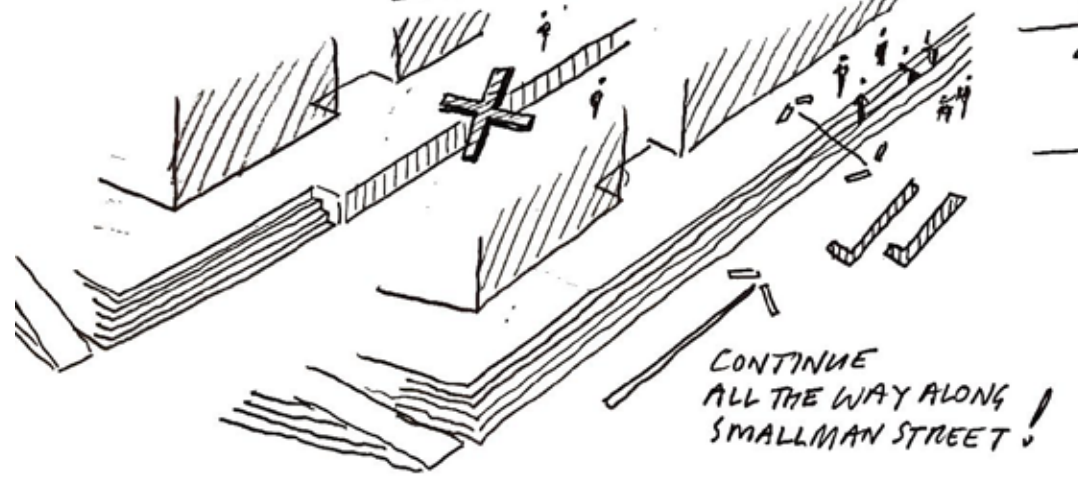
② ADD HORIZONTALITY TO CLADDING SYSTEM



→ MOVE FROM STANDARD 10' HIGH x 5' WIDE GLAZING MODULES - TO 8' WIDE SYSTEM...



③ WORK WITH CITY TO CREATE GREATER ACCESSABILITY TO RAISED PUBLIC OPEN SPACE



→ MOVE RETAIL FACADE LINE BACK TO CREATE MORE OPEN AREA...

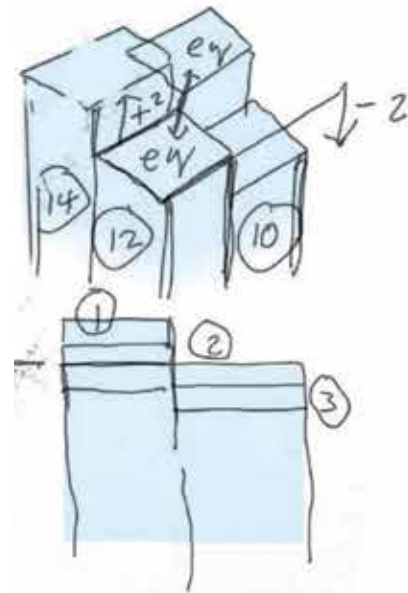
→ BREAK OUT EXISTING FOUNDATIONS TO EXTEND BLEACHER SEATING FULL LENGTH OF SMALLMAN ST. "PEOPLE LOVE TO SIT ON STEPS!"

Design Modifications

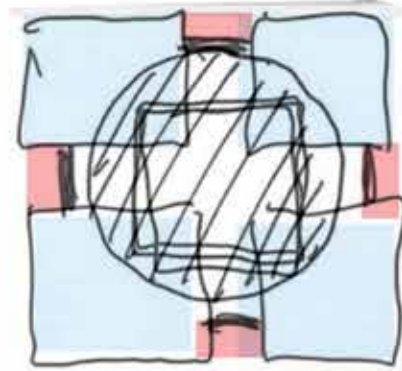
to the Design Reviewed by Planning Commission on 9/15/2020



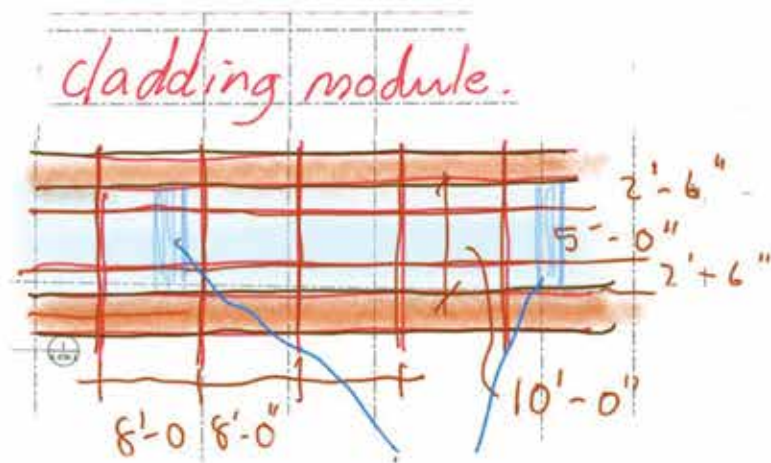
previous tower massing



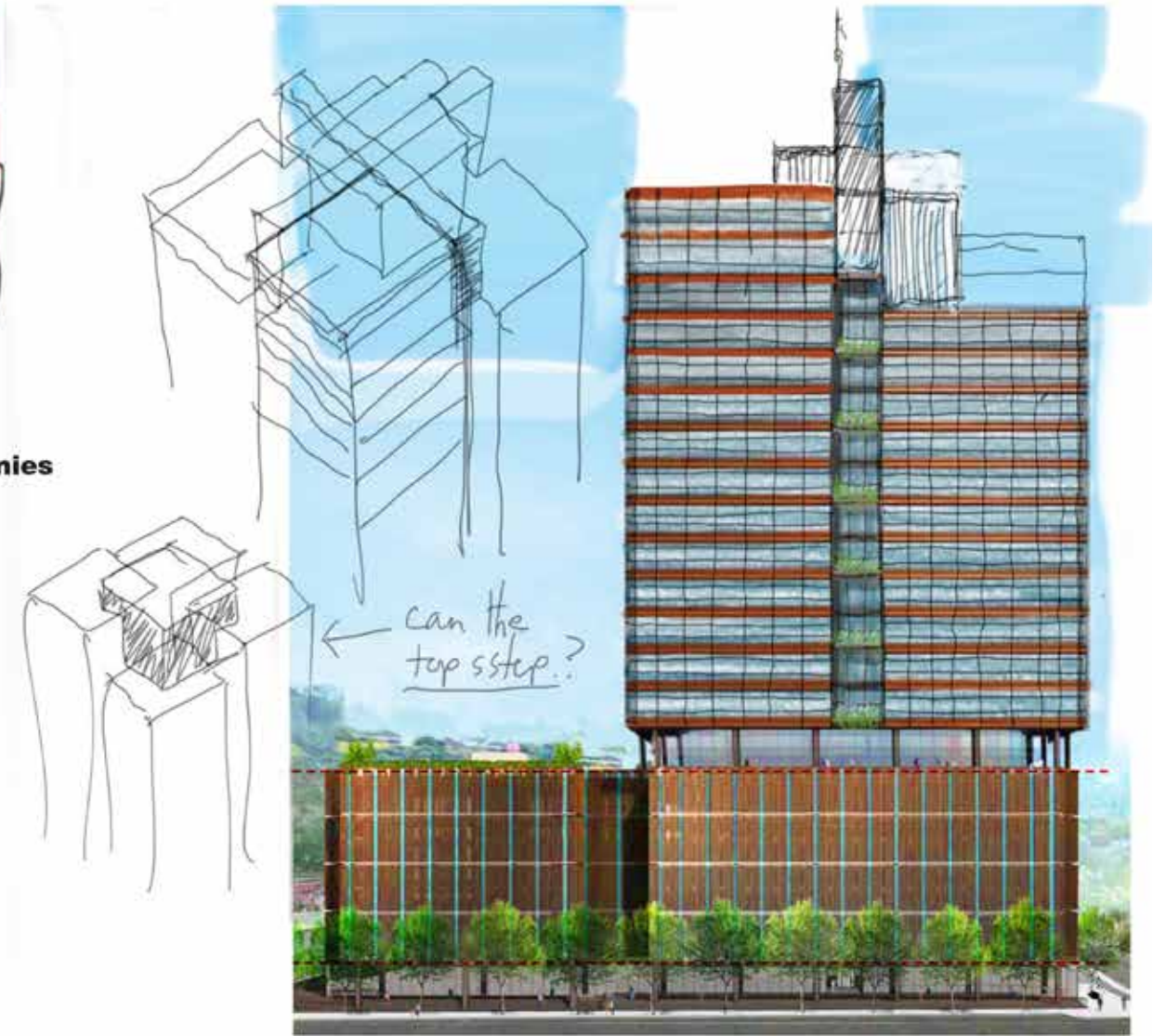
step top of building



notch all sides & add balconies



cladding refined and articulated



new tower massing

CDAP Comments

Meeting on 10/20/20

- *Ensure that landscaping proposed for rooftop green spaces includes temperate species that can withstand low temperatures and winter precipitation.*

We will work with the landscape architect to include temperate, native species that can withstand low temperatures and winter precipitation.

- *Consider alternatives to the horizontal banding featured along the office tower. While the Panel understood the budget constraints and desire to match the banding to the expression of the parking garage plinth, they noted the selected a different material could create a more contextual building.*

The applicant considered alternatives, but has opted for a more industrial design. The banding has been altered to increase horizontality and be more contextual with the industrial nature of the surrounding area.

New Tower Massing & Design

9/15/20 design

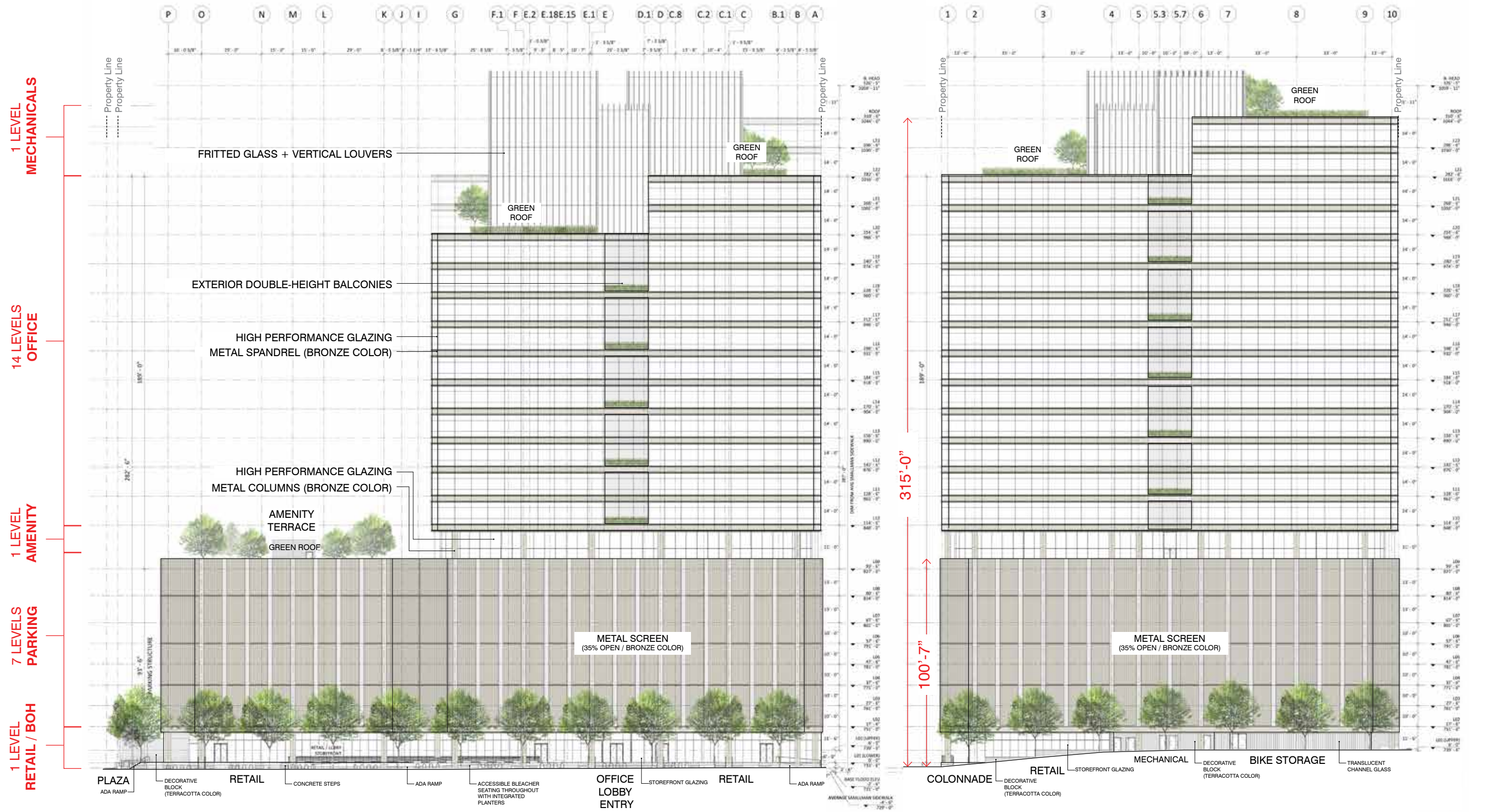


current design



New Elevations

North & West



Smallman St. Elevation

15th St. Elevation

Project Info

Zoning

SITE ADDRESS:

1501 PENN AVENUE
PITTSBURGH, PA 15222

ZONING DESIGNATION:

GOLDEN TRIANGLE SUBDISTRICT GT-B

BUILDING HEIGHT:

315'- 0" TO ROOF

23 stories

340'- 0" TO T.O. BULKHEAD

NO MAXIMUM BUILDING HEIGHT IN GT-B DISTRICT

LOT AREA:

57,994 SF

MAXIMUM ALLOWABLE GROSS FLOOR AREA IN GT-B DISTRICT:

753,922 SF

13.00 ALLOWABLE F.A.R.

GROSS FLOOR AREA ACHIEVED IN PROJECT:

555,846 SF

9.58 PROJECT F.A.R.

TOTAL FLOOR AREA OF PROJECT:

967,215 SF

MIN. REQUIRED OPEN URBAN AREA:

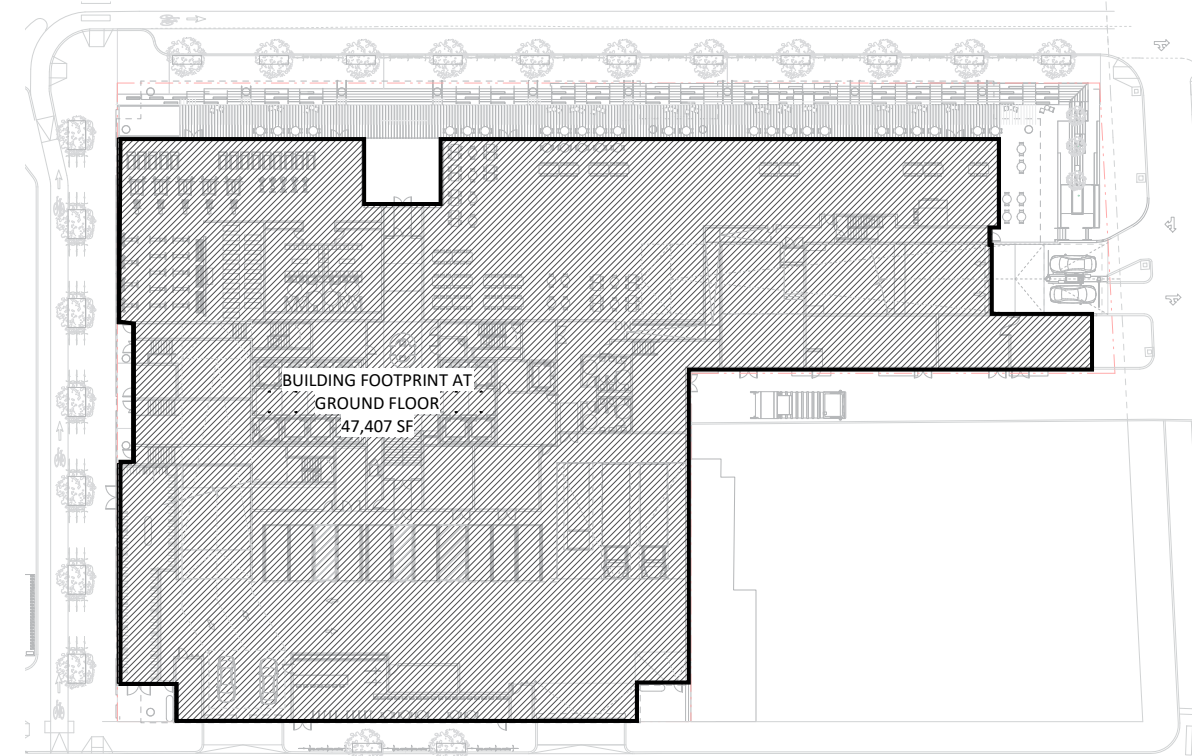
10% = 5,799.4 SF

URBAN OPEN AREA PROVIDED IN PLAZA & COLONNADE:

7,751 SF

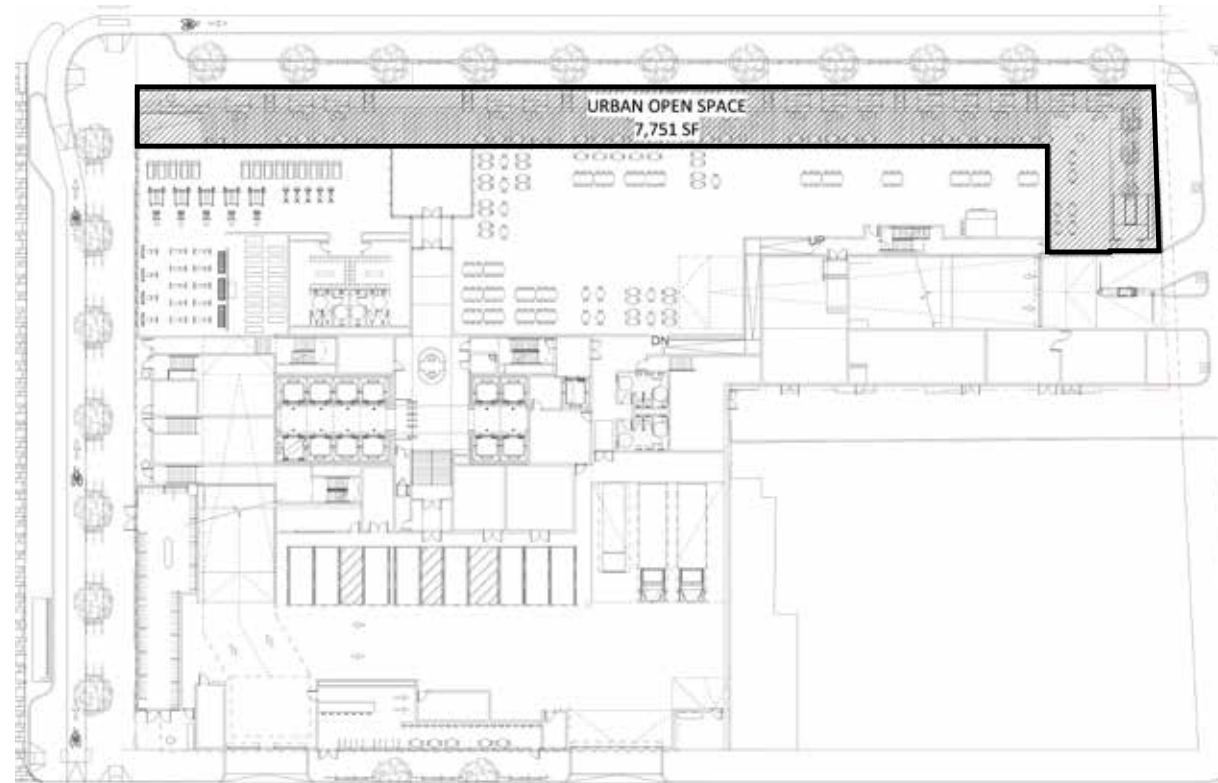
BUILDING FOOTPRINT - GROUND FLOOR

47,407 SF **PROJECT FOOTPRINT IS LESS THAN 50,000 SF**



URBAN OPEN SPACE - GROUND FLOOR

7,751 sf (13%) **increased by 33% from previous**
(INCL. PLAZA & COLONNADE ONLY)



Project Info

Parking & Loading

PARKING REQUIREMENTS

Development Components	Size, GSF	Automobile Parking Requirement: City of Pittsburgh Zoning Code			Bicycle Parking Requirement: City of Pittsburgh Zoning Code				Total Number of Automobile Parking Spaces and Bicycle Parking Spaces Provided	
		Minimum Requirements without Bicycle Reductions			Required Minimum Bicycle Parking		Maximum Reduction of Automobile Parking Spaces Due to Implementation of Bicycle Spaces			
		Off-Street Automobile Parking Rate	Required Number of Automobile Spaces	Required Number of Reserved ADA Spaces ⁽⁶⁾	Bicycle Parking Rate	Required Number of Bicycle Spaces	Maximum Bicycle Parking Reduction Rate	Maximum Reduction ^{***}	Automobile Spaces	Bicycle Spaces
Retail	17,794	1 Space per 500 SF above first 2,400 SF	24	18	1 bicycle space per every 10,000 SF	44	30% of required number automobile spaces, not including ADA spaces	261	846	122
Office Space	538,052	1 Space per 500 SF	861							
TOTAL			885	18	--	44	--	261	846	122

PARKING PROVIDED

- TOTAL NUMBER OF SPACES **846**
- TOTAL NUMBER OF ADA SPACES **18**
- TOTAL NUMBER OF COMPACT SPACES **344**
- TOTAL NUMBER OF ELECTRIC CHARGING SPACES **18**

BIKE PARKING PROVIDED

- TOTAL # OF OFF-STREET BIKE PARKING SPACES **122**

LOADING REQUIREMENTS

Development Component	Size, GSF	Number of Required Spaces	
		Minimum Off-Street Loading Standard	Required Number of Loading Spaces
Retail	17,794	1 loading spaces for 2,401 to 20,000 SF	1
Office	538,052	3 loading spaces for 200,001 SF to 250,000 SF plus 1 per 150,000 SF above 250,000	5
TOTAL	--	--	6

LOADING PROVIDED*:

TOTAL LOADING SPACES PROVIDED =

(2) 40'x10' SPACES IN OFF-STREET LOADING OFF OF PENN AVE.

(1) 30'x10' SPACE IN OFF-STREET LOADING OFF OF PENN AVE.

(2) 15 MIN, 8'6" X 19'0" LOADING SPACES IN OFF-STREET LOADING OFF OF PENN AVE.

*administrator exception to be sought

885 PARKING SPACES REQUIRED
(BEFORE REDUCTIONS)

763 PARKING SPACES REQUIRED
(AFTER REDUCTIONS)

122 PROTECTED, INDOOR BIKE SPACES PROVIDED

846 PARKING SPACES PROVIDED

1.58 SPACES PER 1,000 RENTABLE SF
(BELOW MARKET STANDARD)



View from Smallman St.



View from Penn Ave.



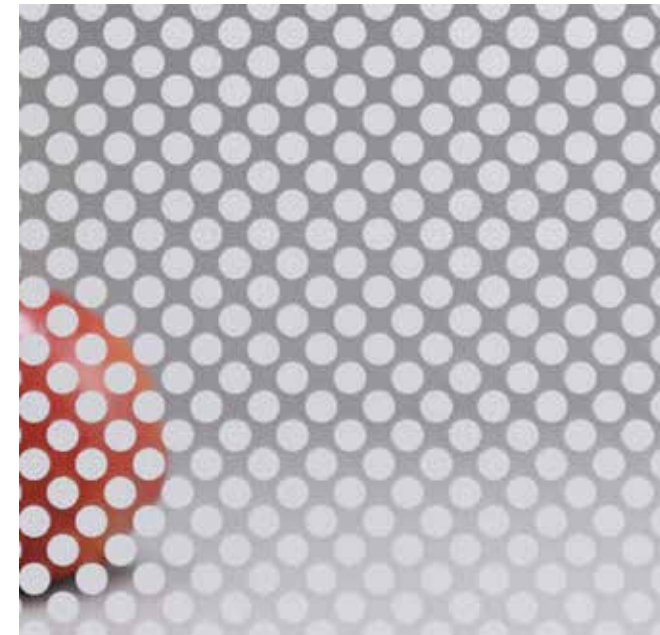


Bulkhead

Fritted Glazing System - Glowing Lantern at Night



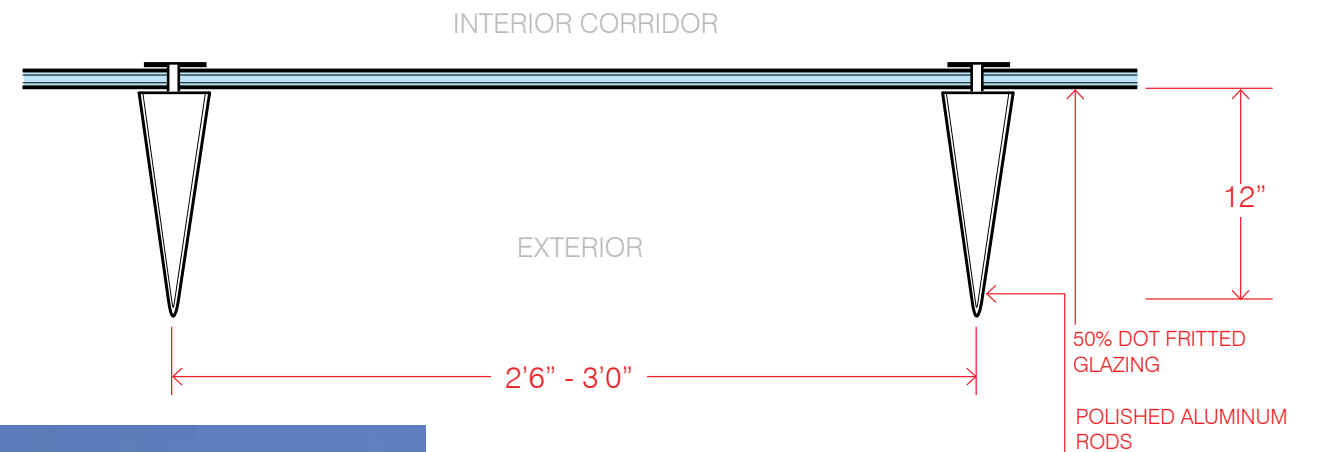
FRITTED GLAZING SYSTEM AT BULKHEAD



50% DOT FRIT ON "STARWHITE" LOW IRON GLAZING SYSTEM



TRANSLUCENT, NEUTRAL COLOR



GLOWING LANTERN



BEACONS AT NIGHT



Stormwater Management Plan

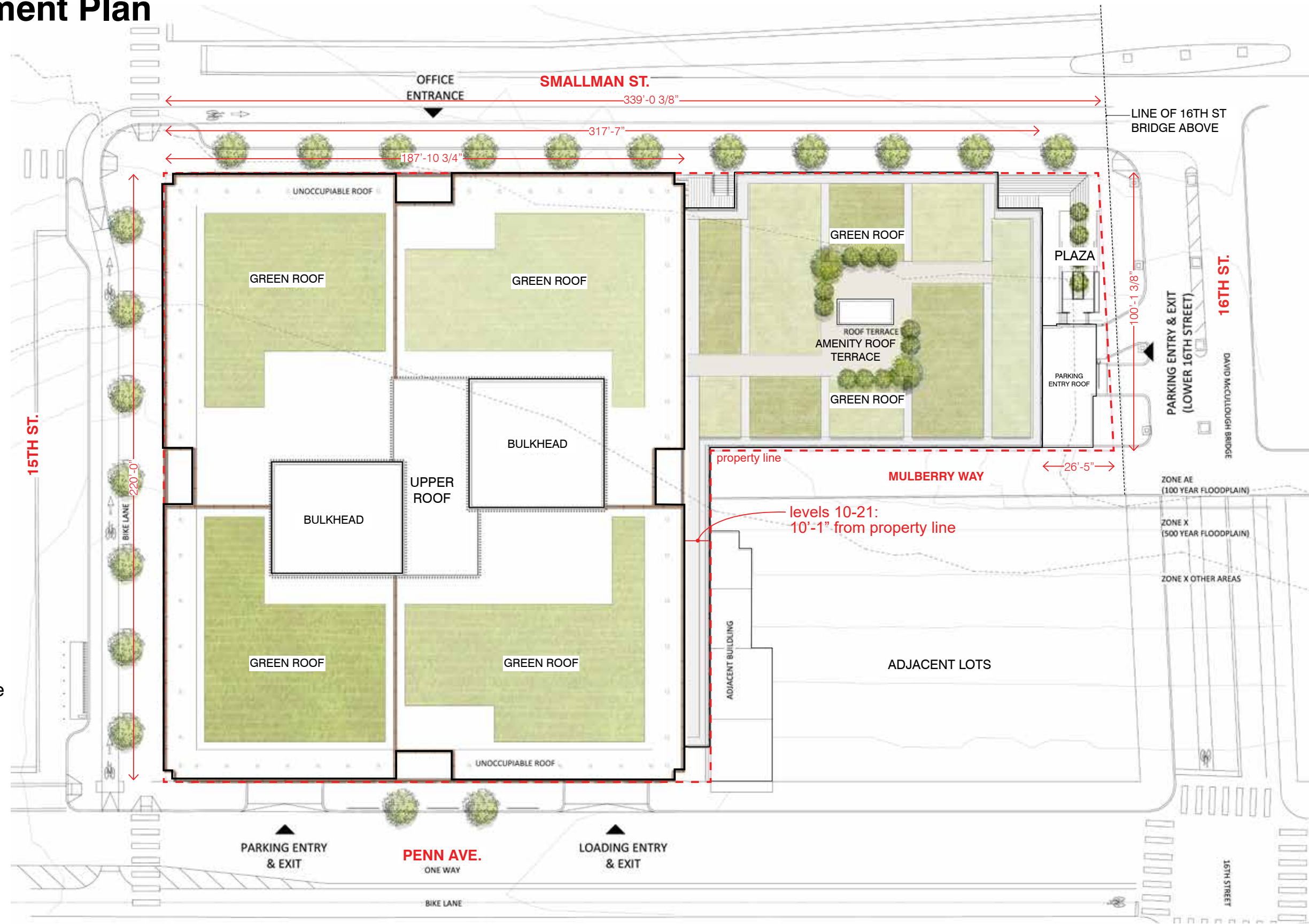
Roof



Stormwater Management

- 1501 Penn complies with City code
- 2 vegetated roofs address the rate control, volume control and water quality requirements per the City code
- current site is 100% impervious (57,994 sf)
- **new site will be 42% pervious (24,000 sf)**

Amenity Green Roof Terrace= 8,000 sf
 Upper Green Roof= 16,000 sf
Total Green Roof = 24,000 sf





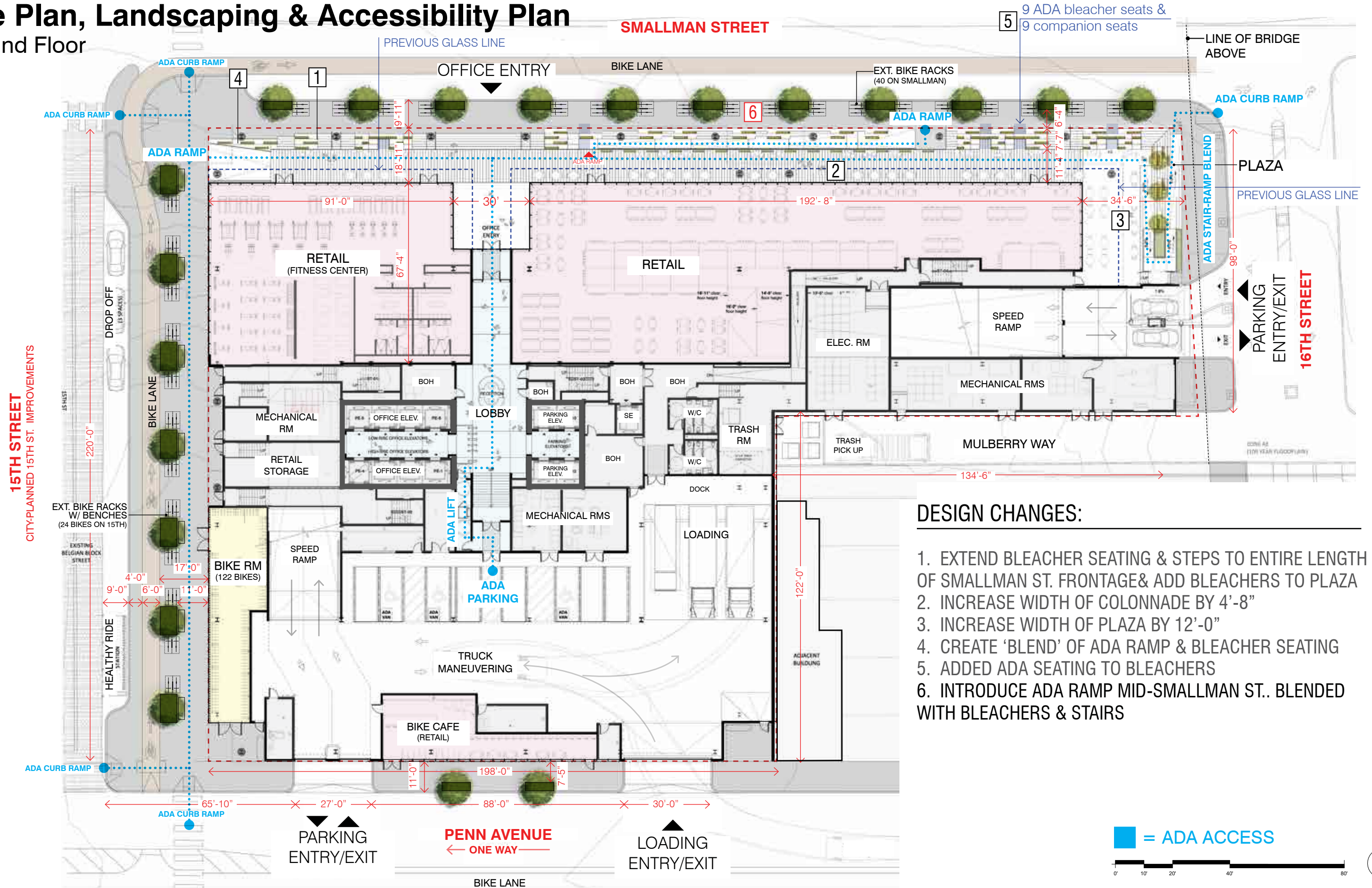
A More Accessible Urban Open Space

Updated Tower Massing in Context



Site Plan, Landscaping & Accessibility Plan

Ground Floor



DESIGN CHANGES:

1. EXTEND BLEACHER SEATING & STEPS TO ENTIRE LENGTH OF SMALLMAN ST. FRONTAGE & ADD BLEACHERS TO PLAZA
2. INCREASE WIDTH OF COLONNADE BY 4'-8"
3. INCREASE WIDTH OF PLAZA BY 12'-0"
4. CREATE 'BLEND' OF ADA RAMP & BLEACHER SEATING
5. ADDED ADA SEATING TO BLEACHERS
6. INTRODUCE ADA RAMP MID-SMALLMAN ST.. BLENDED WITH BLEACHERS & STAIRS

■ = ADA ACCESS



Accessibility & Universal Design

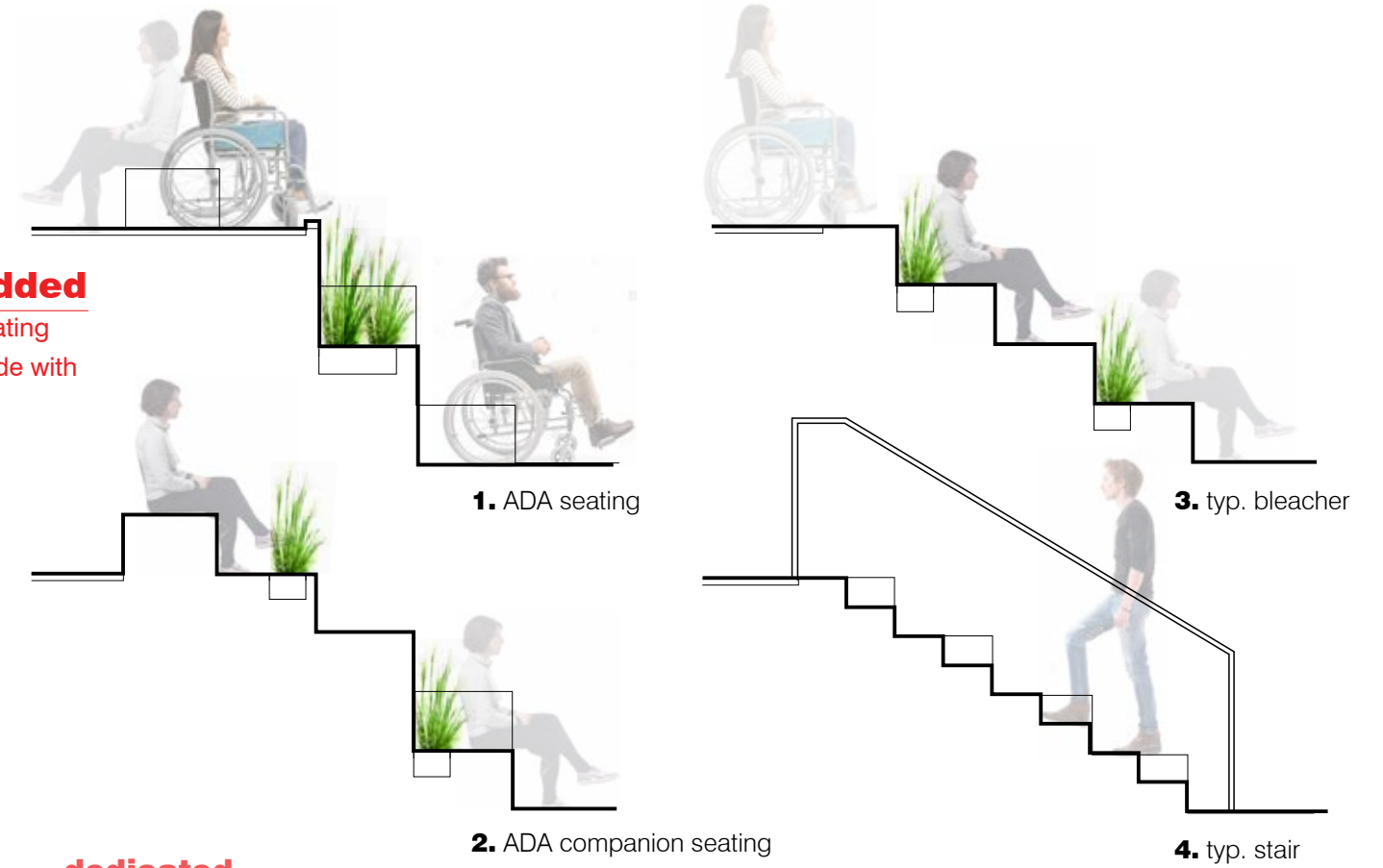
inclusive bleacher seating

current scheme



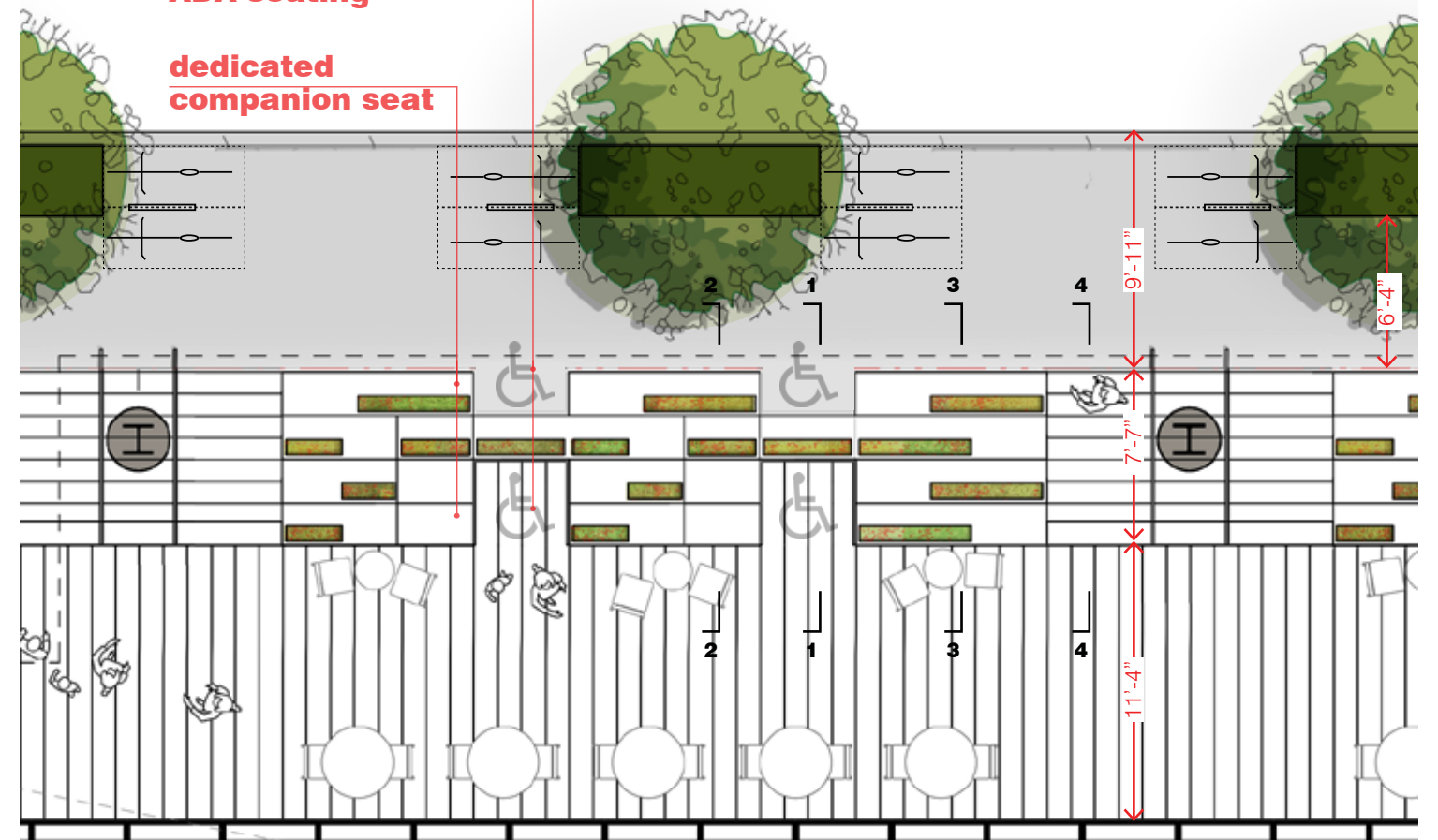
ADA seating added

dedicated accessible seating
at sidewalk and colonnade with
adjacent bleachers



dedicated ADA seating

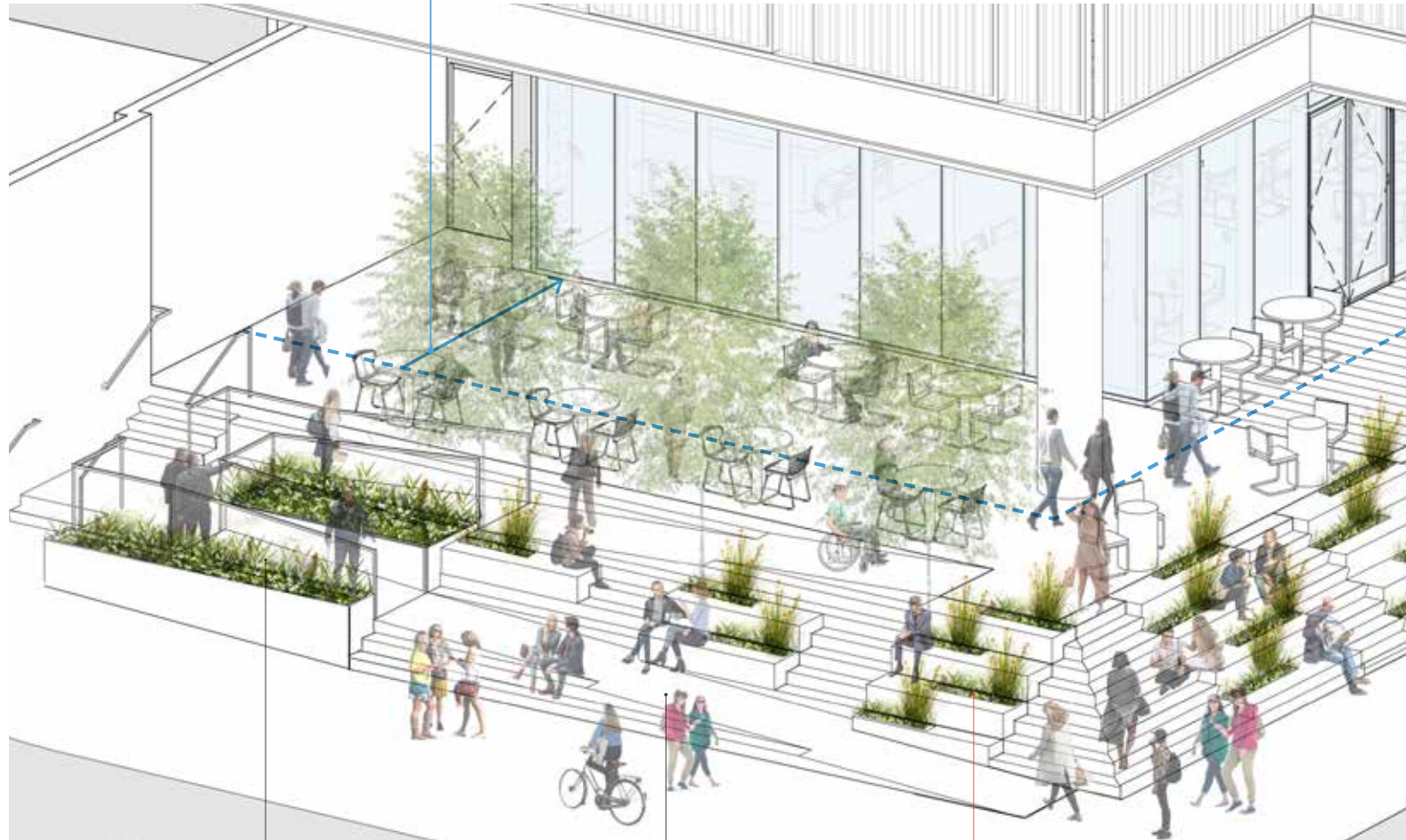
dedicated companion seat



Accessibility & Universal Design

16th Street & Smallman

moved retail glass line back by 12'-0" to increase urban open space area compared to 9/15/20 scheme



1:12 ramp slopes
handrails required

1:20 ramp slopes
(walking surface)
no handrails required

bleachers added
more bleachers introduced compared to 9/15/20 scheme

15th Street & Smallman

moved retail glass line back by 4'-8" to increase urban open space area compared to 9/15/20 scheme



bleachers added
more bleachers introduced compared to 9/15/20 scheme; now entire length of Smallman frontage

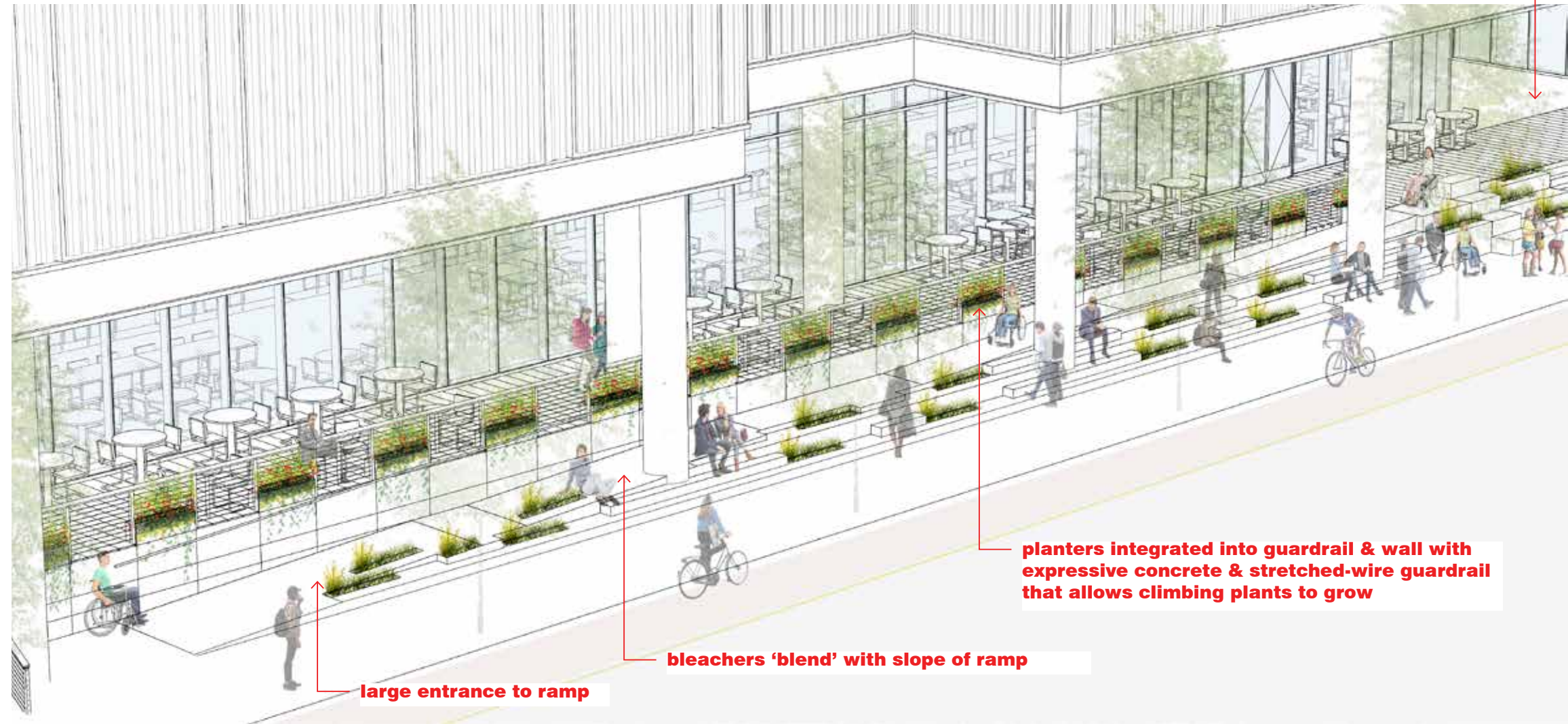
bleacher seating
blends with ramp

1:12 ramp slope
handrails required

Accessibility & Universal Design

midblock Smallman St. ADA access

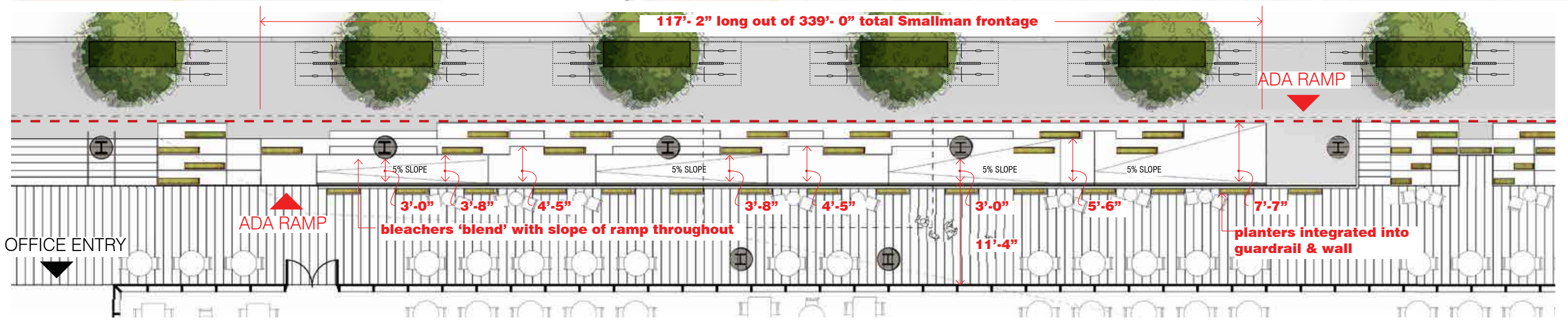
close to main office



planters integrated into guardrail & wall with expressive concrete & stretched-wire guardrail that allows climbing plants to grow

bleachers 'blend' with slope of ramp

large entrance to ramp



Smallman St.





ESPRESSO 2.5
RISTRETTO 2.4
AMERICANO 3.0

LU... 2.5
... NO 3.4
... 3.6

MOCHA 3.6
CHOCOLATE 4.0
MILK 2.0

GELATO

Meetings with Community Stakeholders

1501 Penn Outreach Process

2018

- Meeting with Strip District Neighbors:
Kate Tunney
9/11/18

2019

- Development Cmte. for the Strip District Neighbors
08/01/19
- Strip District Neighbors Public Mtg. #1
09/12/19
- Bike Pittsburgh
11/12/19
- Healthy Ride
11/20/19
- Riverlife Design Review Cmte. Presentation
12/12/19

2020

- Strip District Neighbors Board Mtg.
1/16/20
- Strip District Neighbors Public Mtg. #2
1/23/20
- Strip District Neighbors Public Mtg. #3
11/19/20

Meetings with City Stakeholders

1501 Penn Outreach Process

2018

- Meeting with DCP: Ray Gastil, Kate Rakus
9/10/18
- Meeting with:
City Council: Deb Gross
Mayor's Office: Majestic Lane
URA: Bob Rubenstein, Kyle Chintalapali
9/11/18

2019

- City Planning Pre-Application Meeting
06/25/19
- DOMI TIS Scoping Meeting #1
06/25/19
- DOMI TIS Scoping Meeting #2
07/21/19
- Allegheny County Department of Public Works
09/09/19
- Design Review Submittal #1
09/23/19
- DOMI meeting - streetscape scope & details
10/10/19
- Meeting with Councilwoman Deb Gross
10/17/19
- Design Review Submittal #2
11/22/19
- Design Review Submittal #3
12/05/19
- CDAP Presentation
12/10/19

2020

- Meeting with Councilwoman Deb Gross
1/9/20
- Meeting with the Mayor's Office
2/11/20
- Meeting with Fire Bureau - Chris Skertich
3/19/20
- DOMI - call with Dir. Karina Ricks
3/19/20
- DOMI - call with DOMI engineers
5/7/20
- DOMI - call with Dir. Karina Ricks
6/2/20
- Planning Commission Briefing
8/25/20
- Planning Commission Hearing
9/15/20
- Meeting w/ City Planning
10/6/20
- CDAP Presentation
10/20/20

Appendix

Sustainability Goals



Targeting LEED Gold & Well certification and up to 30% more energy efficient than code requirements. Active Chilled Beam system provides cooling; hydronic heaters to provide heating; electric car charging stations; smart metering with energy and water tracking; recycled and local construction materials and finishes; high-performance envelope with industry-leading thermal insulation and solar coating technology; energy recovery system.

- **REDUCED ENERGY CONSUMPTION**

considering a high-efficiency active chilled beam HVAC system, energy-efficient lighting systems and high performance cladding system, which will reduce energy by up to 40% compared to typical office buildings

- **REDUCED WATER CONSUMPTION**

considering low-flow fixtures and water-monitoring systems

- **IMPROVED AIR QUALITY**

active chilled beam system provides the higher air quality than forced-air systems

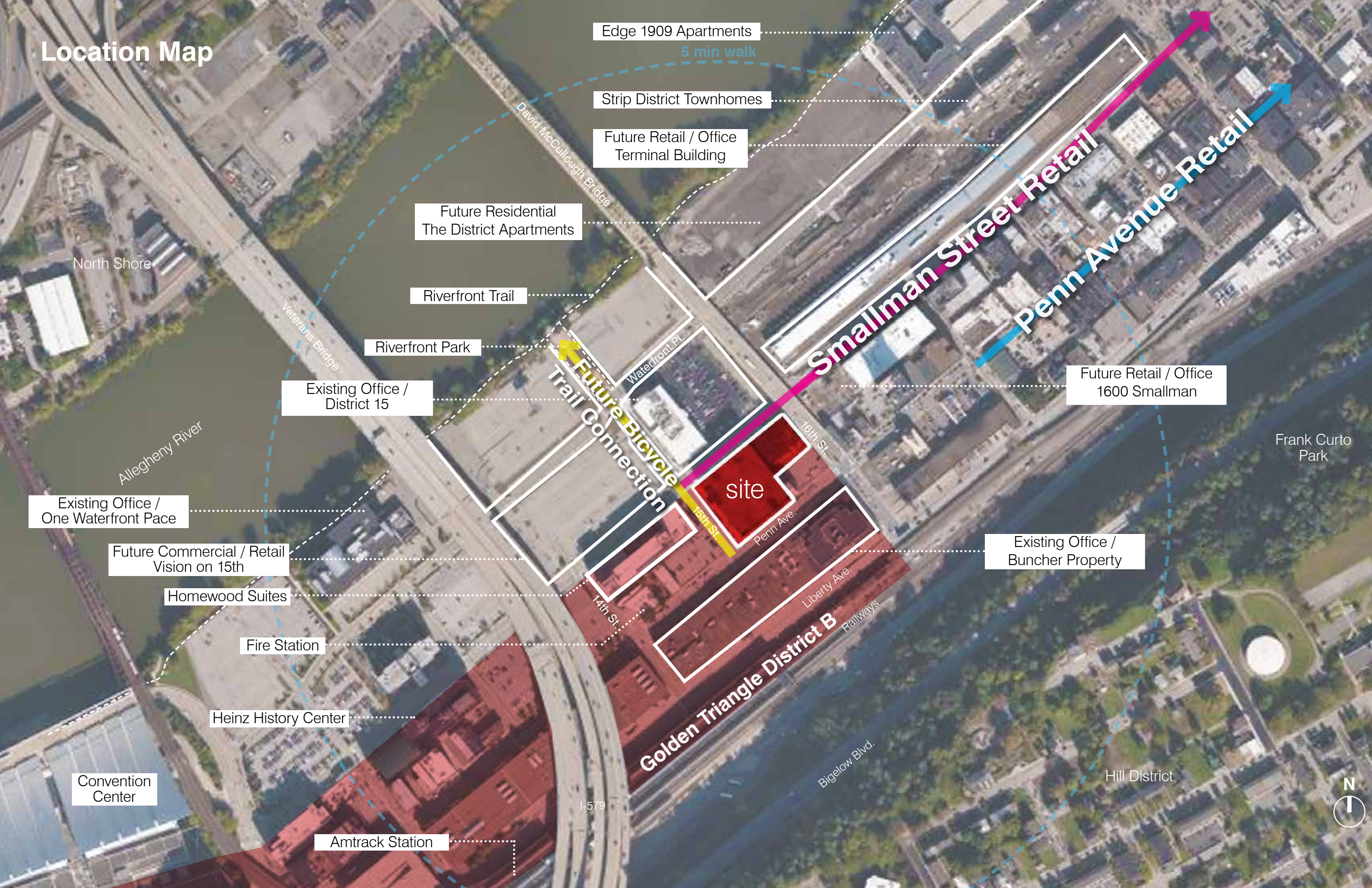
- **SMART MATERIAL USAGE**

efficiency of mechanical system offsets need for passive shading, thus reducing overall embodied energy of facade

- **EXCELLENT STORM-WATER MANAGEMENT**

green roof systems to be the majority of roof area, meeting and exceeding water retention requirements

Location Map



Edge 1909 Apartments

5 min walk

Strip District Townhomes

Future Retail / Office Terminal Building

Future Residential The District Apartments

Riverfront Trail

Riverfront Park

Existing Office / District 15

Existing Office / One Waterfront Pace

Future Commercial / Retail Vision on 15th

Homewood Suites

Fire Station

Heinz History Center

Convention Center

Amtrack Station

Future Retail / Office 1600 Smallman

Existing Office / Buncher Property

David McCullough Bridge

Veterans Bridge

Waterfront Pl.

16th St.

15th St.

Penn Ave.

14th St.

Liberty Ave.

Golden Triangle District B

Railways

Bigelow Blvd.

I-579

North Shore

Frank Curto Park

Hill District



Immediate Context



NE 16th Street Bridge / Gaucho (Vacant)



SE Buncher Property



SW Lidia's Pittsburgh (Closed) / Homewood Suites



NW District 15 Office Suites

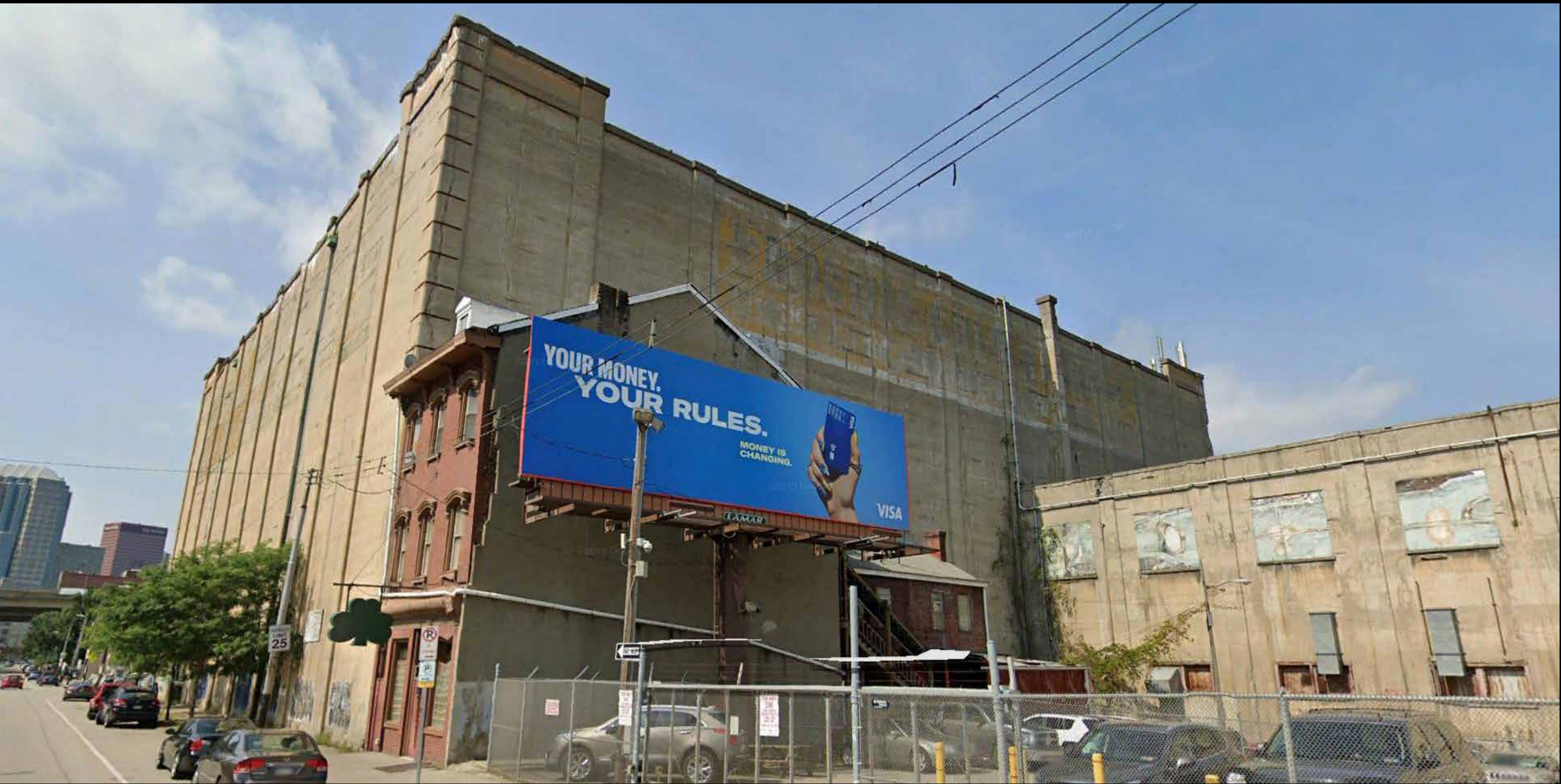


Smallman Street Corridor

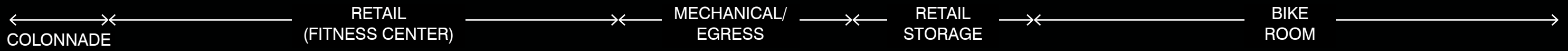


Small Street Corridor Extension with District 15 and future Vision on 15th

Existing Wholey Building



15th Street



Penn Avenue

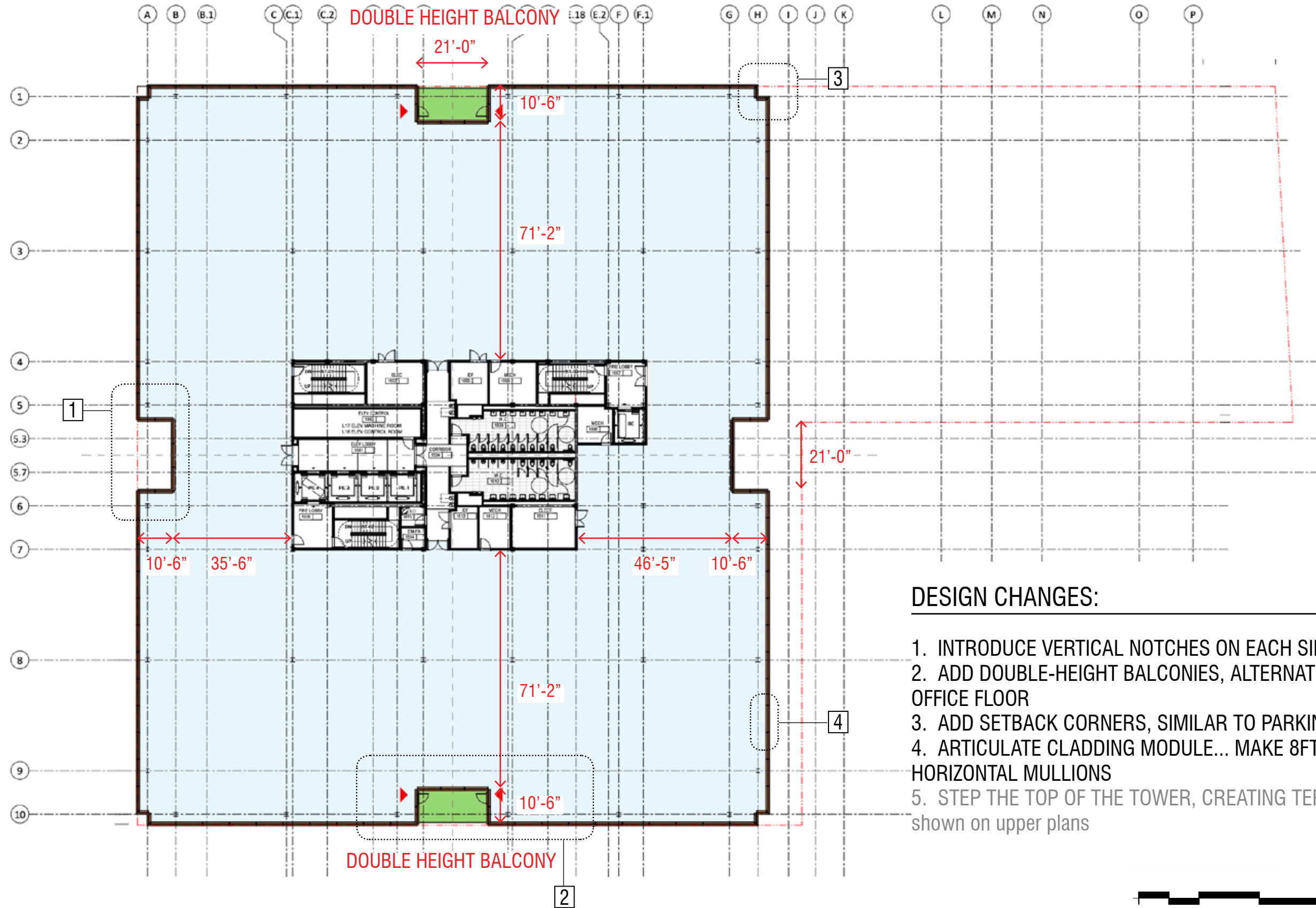


Typical Office Plan

Levels 10-19; even floors

41,515 rsf

448 sf balconies

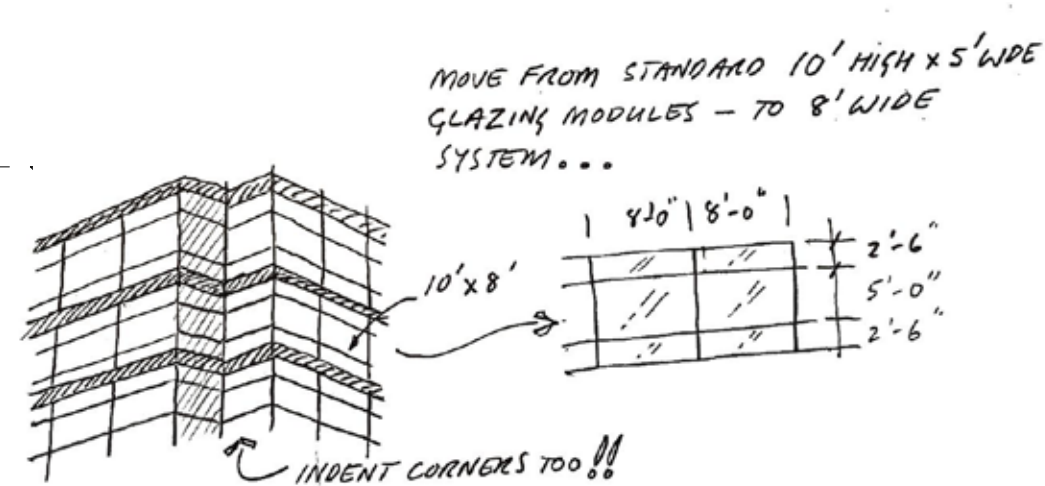
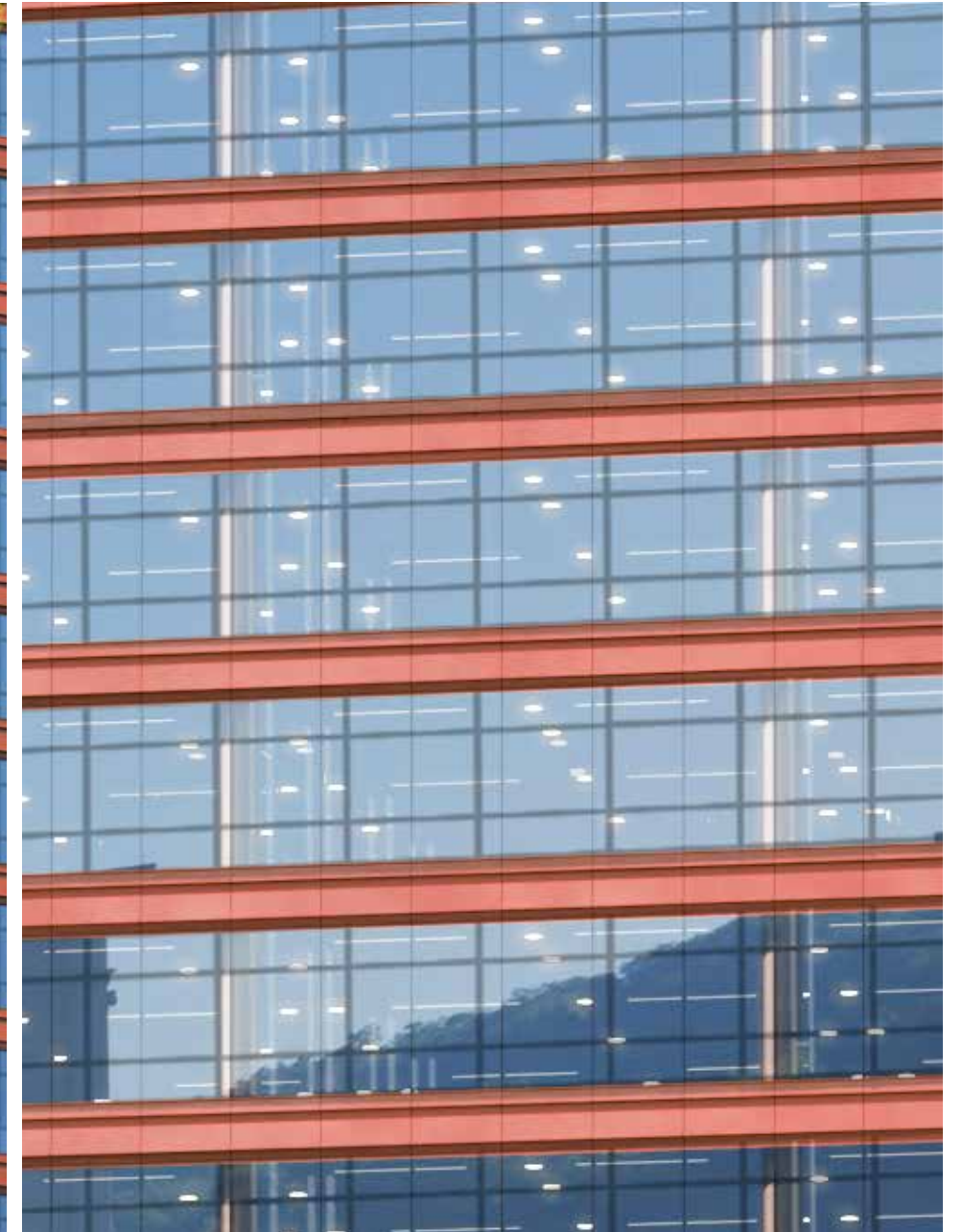
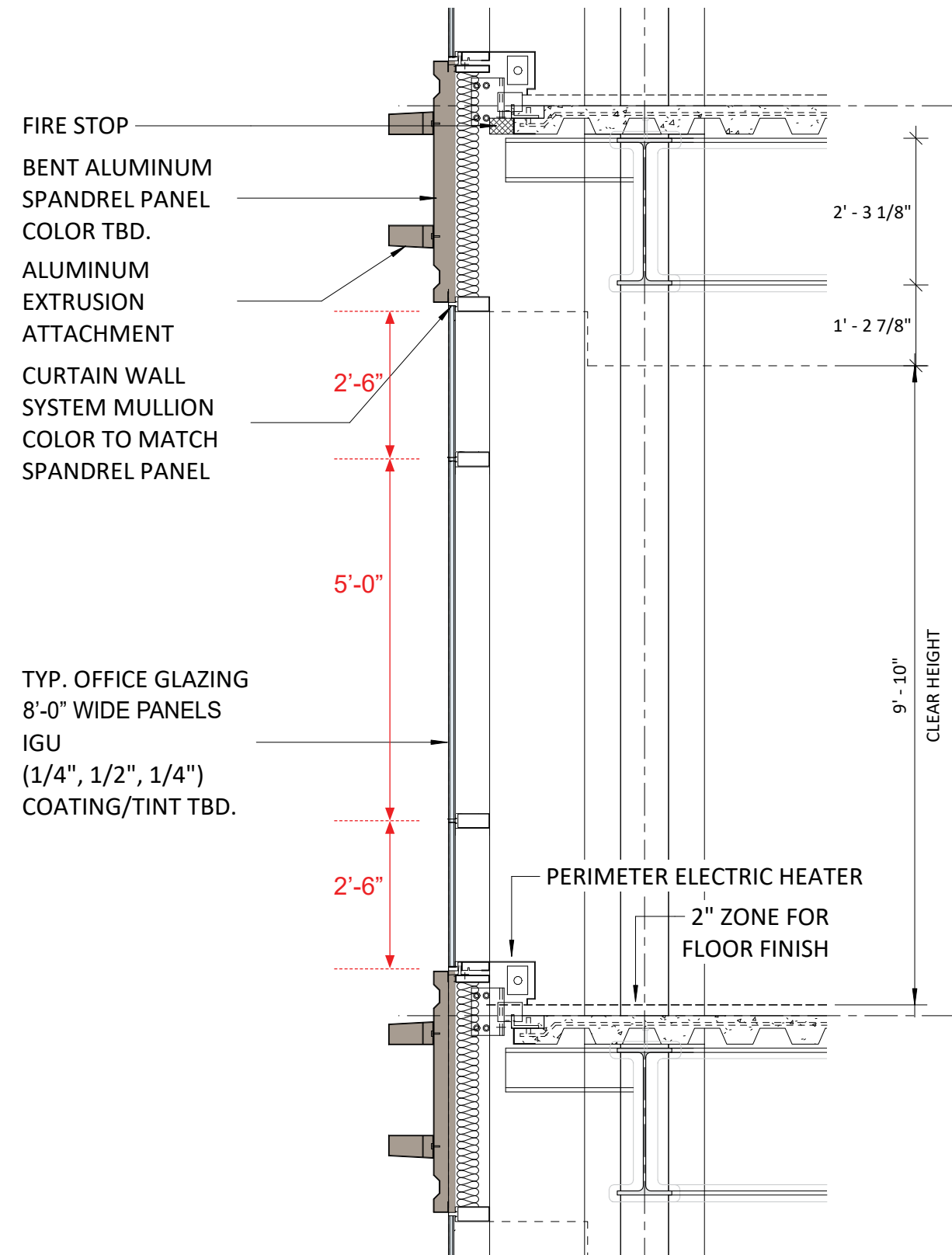


DESIGN CHANGES:

1. INTRODUCE VERTICAL NOTCHES ON EACH SIDE
2. ADD DOUBLE-HEIGHT BALCONIES, ALTERNATING ON EACH OFFICE FLOOR
3. ADD SETBACK CORNERS, SIMILAR TO PARKING LEVELS
4. ARTICULATE CLADDING MODULE... MAKE 8FT WIDE & ADD HORIZONTAL MULLIONS
5. STEP THE TOP OF THE TOWER, CREATING TERRACES - shown on upper plans

Cladding Materials & Finishes

Office Tower Cladding: Curtain Wall with Horizontal, Sculpted Metal Spandrel



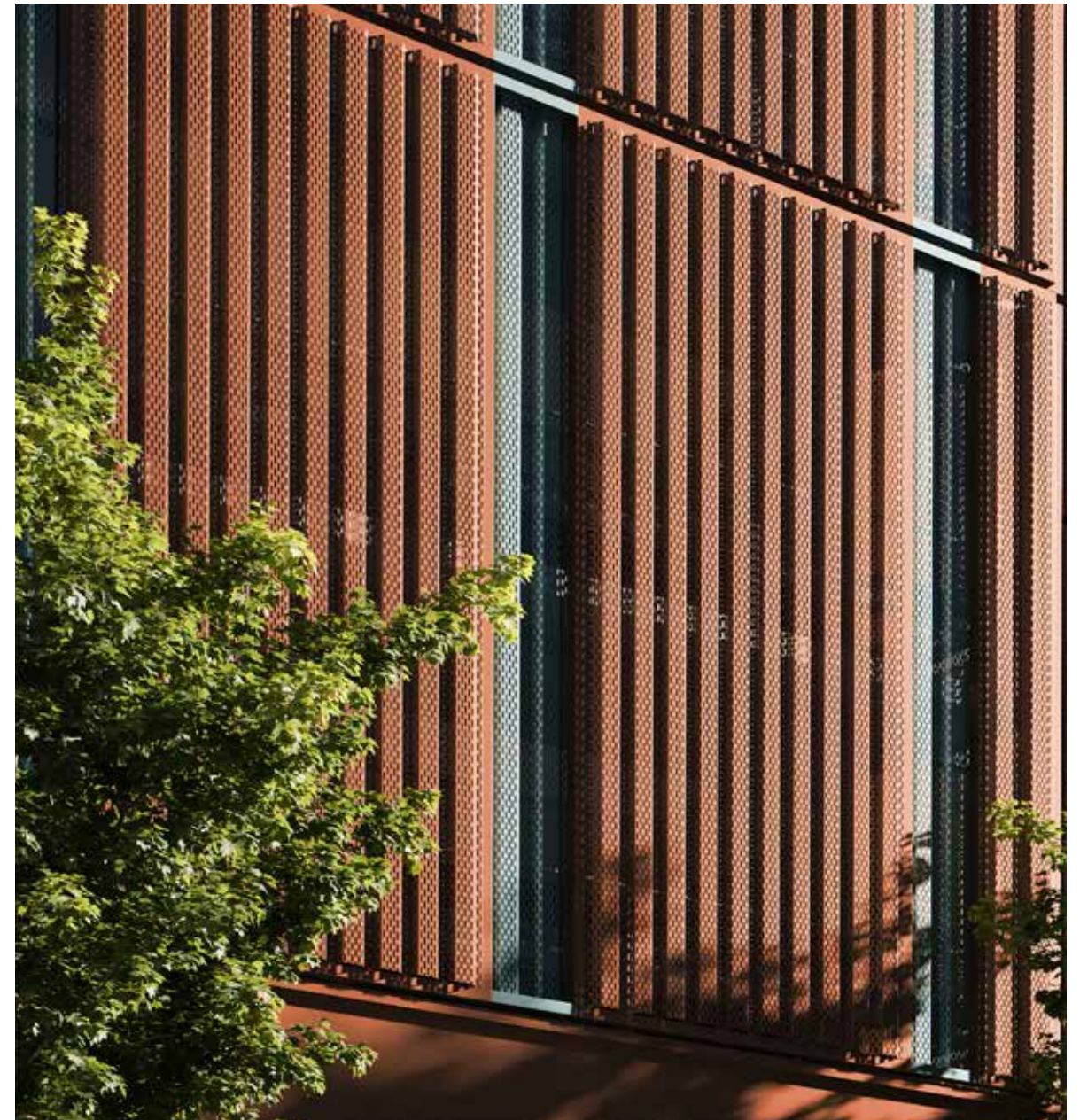
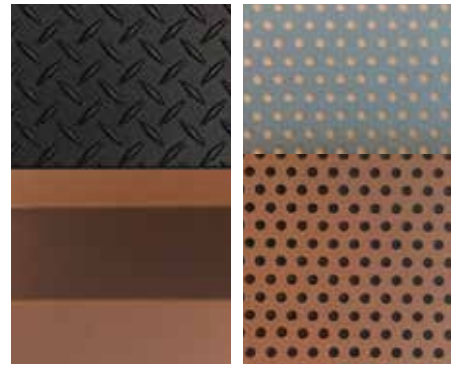
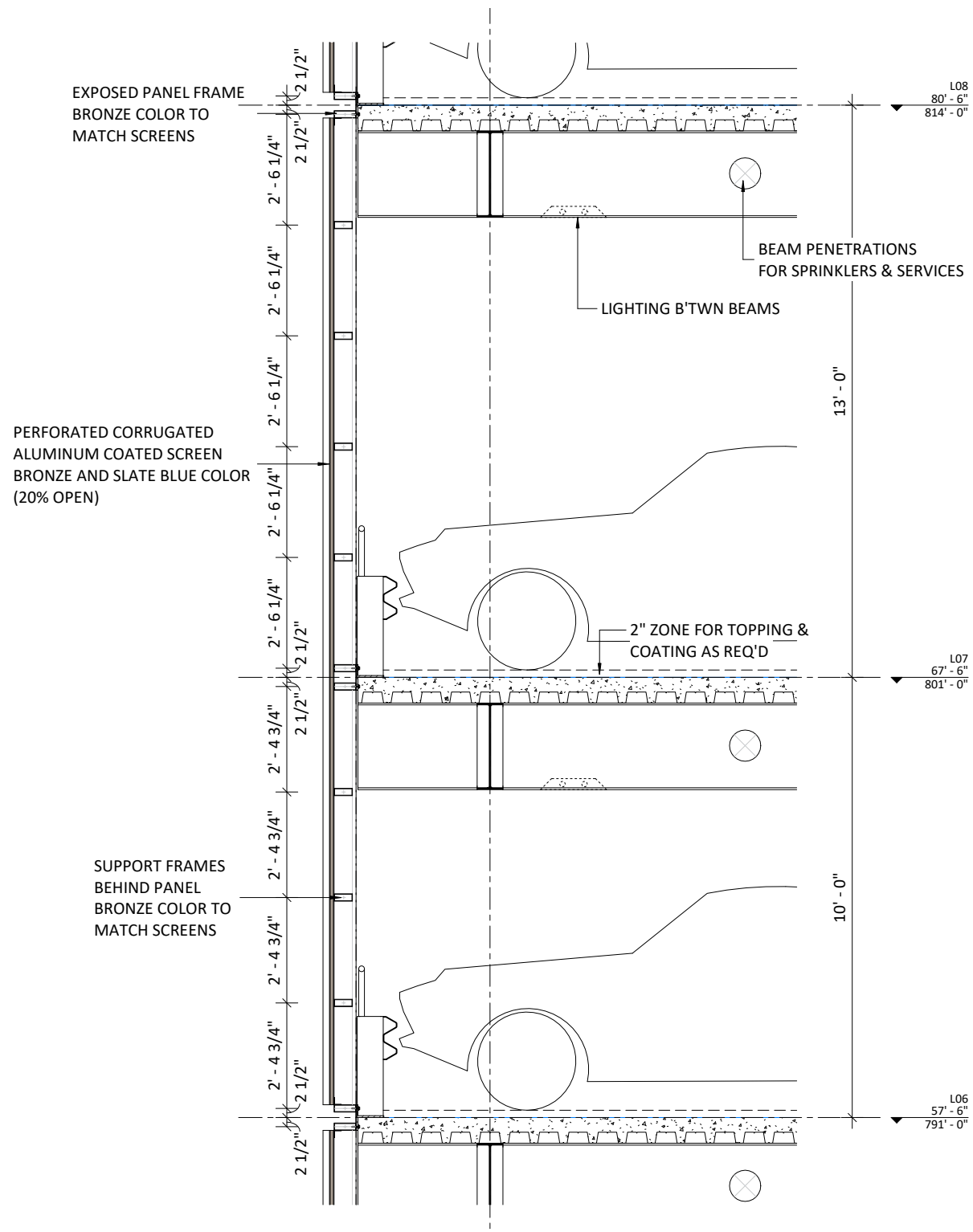
curtainwall glazing - neutral color



channel glass - ground floor

Cladding Materials & Finishes

Podium Cladding: Floor to Ceiling, Perforated, Corrugated Metal Screen



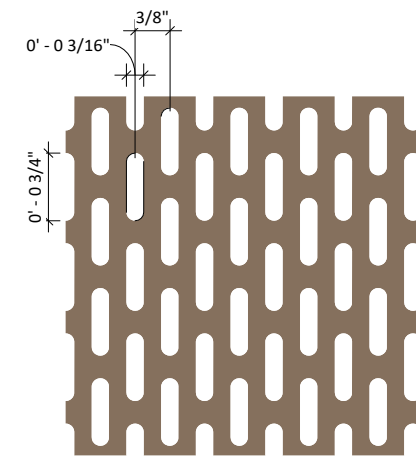
DOUBLE HEIGHT MODULES

PERFORATIONS 1"-2" DIAMETER. "GRAIN" OF PERFORATIONS.

INDUSTRIAL PROCESS! PITTSBURGH STEEL... DONALD JUDD - METAL FABRICATIONS

CONTRAST COLOR... ALBERS SLATE BLUE VS WARM TERRACOTTA BRONZE - BURNT UMBER.

PROPORTION! 2 FLOORS



corrugated, perforated metal parking screen



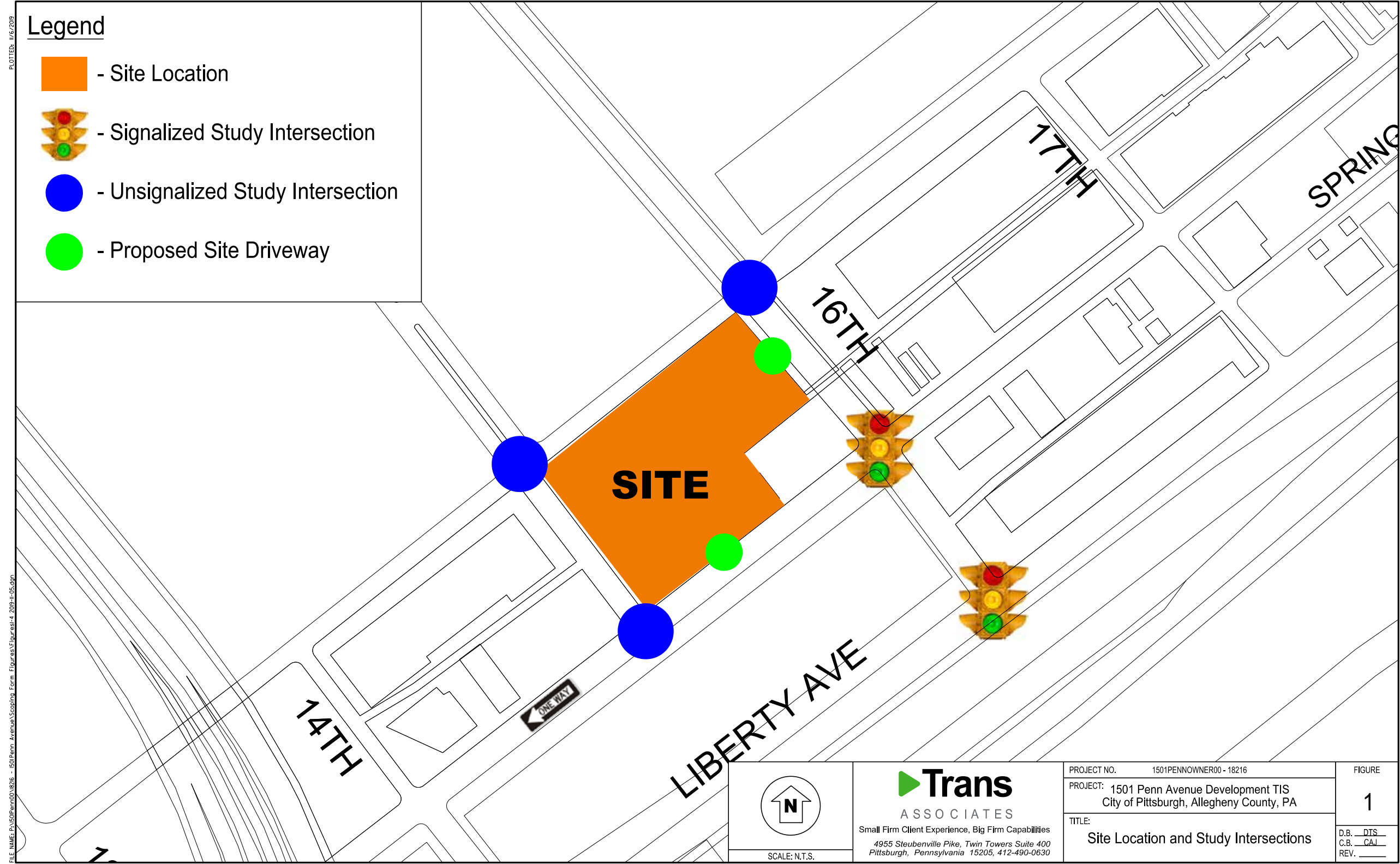
decorative block wall - ground floor

Construction Management Plan



Traffic Study

Study Intersections



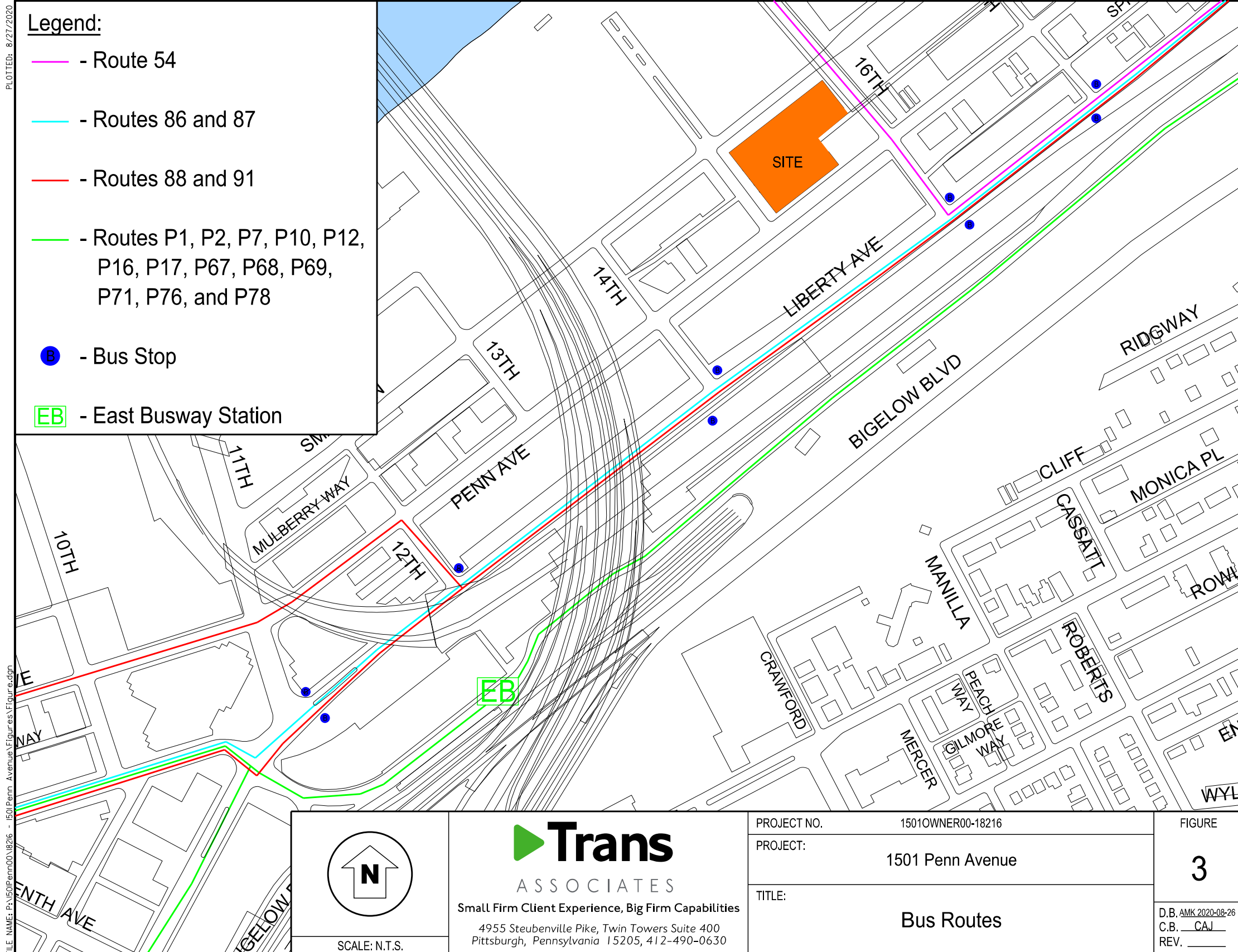
Traffic Study

Future Signal - Smallman & 15th



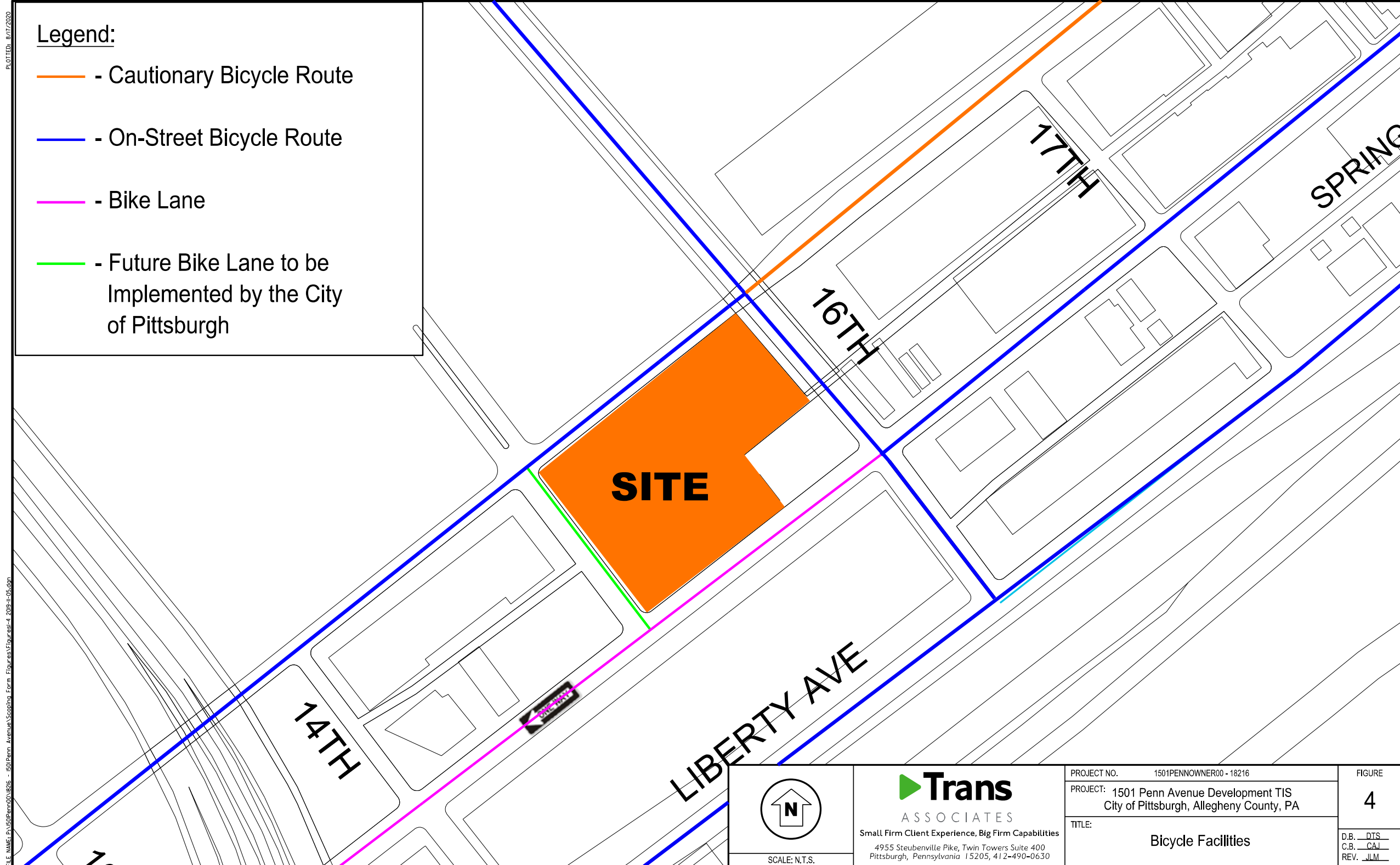
Traffic Study

Bus Stops & Routes



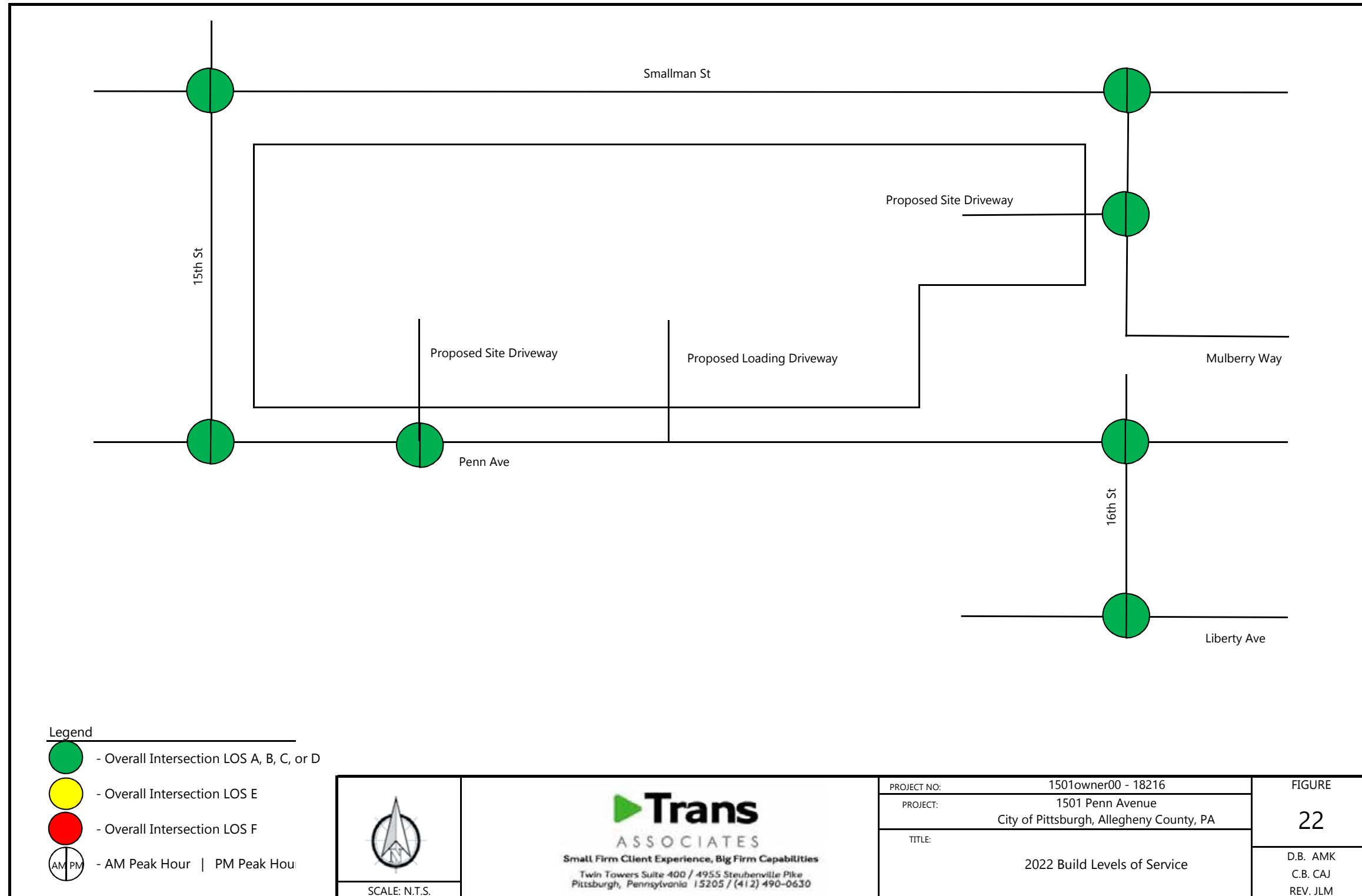
Traffic Study

Bike Routes



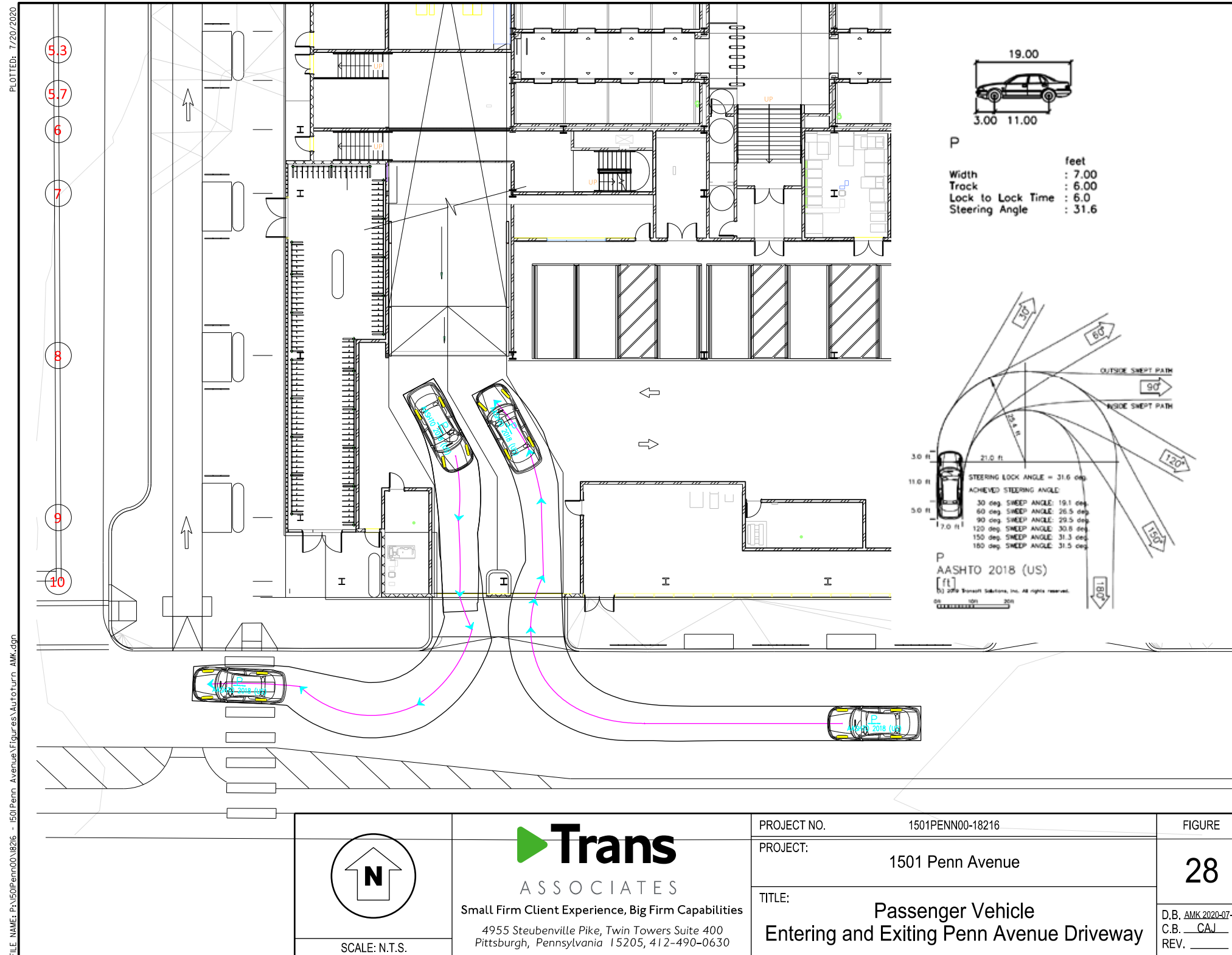
Traffic Study

Levels of Service



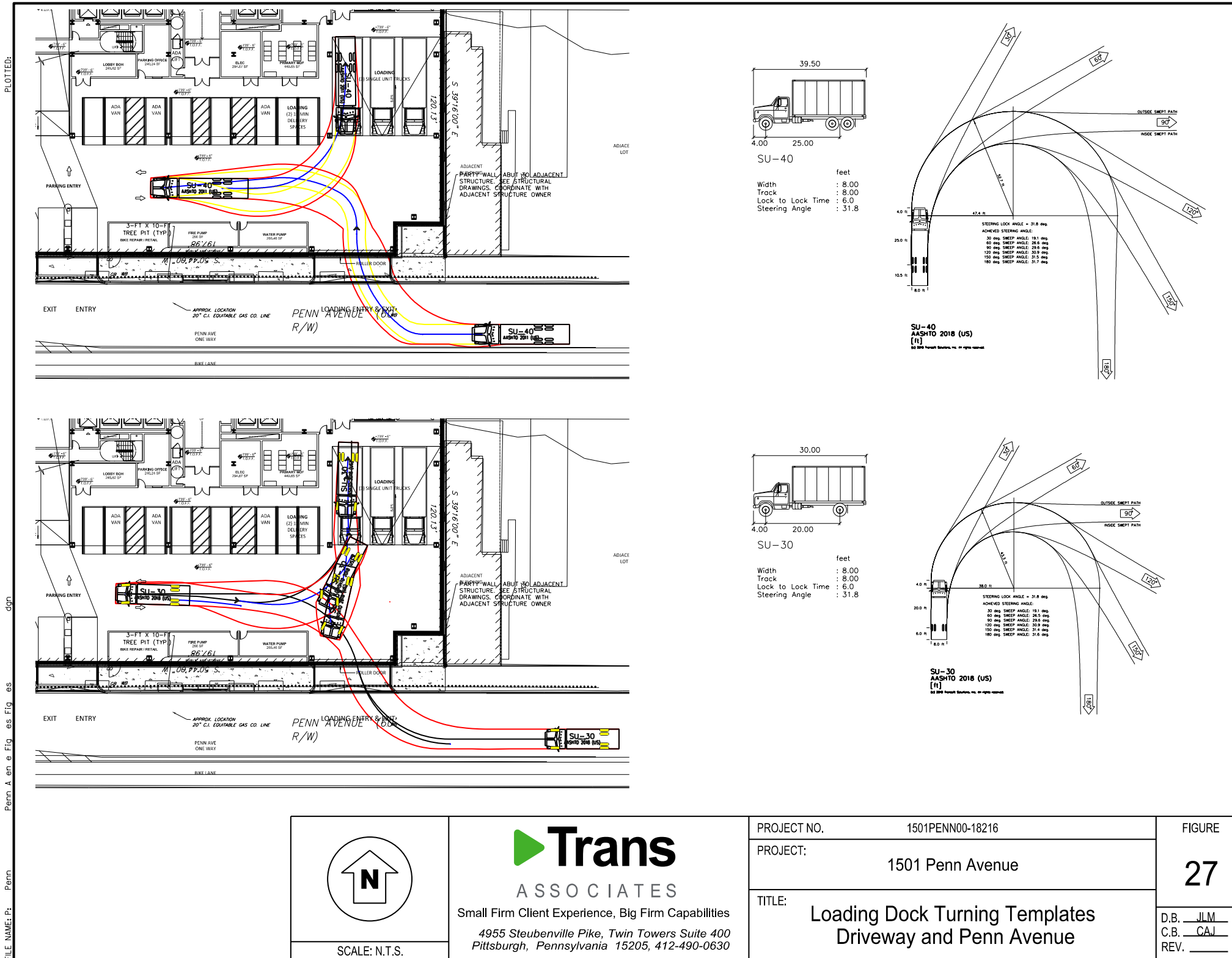
Traffic Study



Turning Radius - Penn Ave. Car Entry



Traffic Study

Turning Radius - Penn Ave. Loading



 SCALE: N.T.S.	 Trans ASSOCIATES Small Firm Client Experience, Big Firm Capabilities 4955 Steubenville Pike, Twin Towers Suite 400 Pittsburgh, Pennsylvania 15205, 412-490-0630	PROJECT NO. 1501PENN00-18216 PROJECT: 1501 Penn Avenue TITLE: Loading Dock Turning Templates Driveway and Penn Avenue	FIGURE <h1 style="font-size: 2em;">27</h1> D.B. <u>JLM</u> C.B. <u>CAJ</u> REV. _____
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Traffic Study

Transportation Demand Management

Transportation Demand Management (TDM) Plan

- Appoint building staff member (a TDM coordinator) as the resource person for tenants regarding TDM measures.
- Support awareness of Residential Permit Parking areas near the development.
- Encourage tenants to maximize the opportunities for employees to work remotely.
- Explore an informational kiosk in the building lobby, which would provide real time information on public transit as well as locations of available Healthy Ride bikes and scoobies.
- Encourage tenants to recommend ride-matching services to employees, such as the SPC program.
- Encourage tenants to offer parking cash out programs to employees.
- Provide leaflets on multi-modal options at the building reception desk.
- Provide controlled access bike room with a workbench and a few tools/air pump (provided).
- Provide information on website providing Port Authority information.
- Provide priority parking for carpools and vanpools.
- Provide follow-up on TDM strategies and results to DOMI as required.





Note:
Outlines show possible buildings based on the current zoning code.
Foreground buildings are 6 - 8 stories, background buildings are in the GT-B district.