



Staff Report

Staff Report for Case # 71 of 2025 – 1520 Smallman St

Date of Hearing: 02/05/2026
Zone Case: 71 OF 2025
Address: 1520 SMALLMAN ST
Lot and Block: 9-G-42
Zoning Districts: GT-B
Neighborhood: STRIP DISTRICT

Request: Proposed 148 space Commercial Parking lot

Application: BDA-2025-00602

Variance	911.02	Commercial Parking is not permitted by right in GT Zoning District.
	918.02B	4440 SF of Landscaping required (no landscaping space indicated) and 30 trees required (0 provided)
	918.02C	29 Street trees required (0 provided)
	918.03	Screening required for off street parking spaces (not indicated on the site plan).

Staff Report:

1. The Subject Property is located at 1520 Smallman Street in an GT-B (Golden Triangle Subdistrict B) Zoning District in the Strip District.
2. The Subject Property comprises nearly an entire block, with frontages on Smallman Street, 15th Street, and Penn Ave, and is approximately 1.32 acres (57,660 Sq. Ft.) in area.
3. In 1992, the City of Pittsburgh issued a Certificate of Occupancy for the Subject Property permitting “six story cold storage refrigerated cold storage warehouse and wholesale fish company.”
4. On July 10, 2019, R3A Architects submitted Application No. DCP-ZDR-2019-02015 for the construction of a 21-story mixed-use building on the Subject Property. The proposed building was to include ground floor retail, office, and 846 structured parking spaces.

5. On January 28, 2020 the Planning Commission denied a request from R3A Architects, on behalf of the owner 1501 Penn Owner LLC, for approval of a Project Development Plan for the proposed redevelopment of the site.
6. R3A Architects made revisions to the building and site design, and on December 8, 2020, Planning Commission approved the project development plan for the proposed development. A copy of the Planning Commission report is attached.
7. In April of 2021, the City issued a permit to demolish the warehouse structure. The demolition of the structure was completed in 2022.
8. On December 20, 2022, DCP-ZDR-2022-14592 was submitted to construct the foundation for the 21-story mixed use building, which has been in revision status since June 2023.
9. On January 23, 2025, The Applicant submitted Application No. BDA-2025-00602 to use the Subject Property for a 148-space commercial parking lot accessed from one curb cut on 15th St.
10. The Department of City Planning (DCP) determined that the proposed use of the parcel would be considered commercial parking (general), which is prohibited in the GT-B District.
11. Section 918.02.B requires that parking lots with more than 100 spaces include a minimum of 30 sf of landscaping for every parking space, and 1 tree for every 5 parking spaces, which is to be dispersed throughout the parking lot. For the proposed 148-space parking lot, 4,400 sf of landscaping and 30 trees are required.
12. The Applicant does not propose to provide any landscaping within the parking lot.
13. Section 918.02.C requires 1 street tree for every 30 linear feet of property adjoining a public street. The Subject Property has approximately 340' of frontage on Smallman Street, 220' of frontage on 15th Street, 200' of frontage on Penn Avenue, and 100' of frontage on 16th Street, which would require 29 street trees.
14. The Applicant does not propose to provide any street trees.
15. Section 918.03 requires that off-street parking areas are screened from view from adjacent property and right of ways in compliance with the standards from Section 918.03.B.
16. The Applicant does not propose to provide screening around the proposed parking lot.
17. Section 910.01.G.2(b) requires that within the GT-B District a minimum of 10% of a site shall be provided as urban open space, pursuant to development standards from Section 910.01.G.3.
18. The Applicant proposes to provide a 339' by 18' (6,100 sf) urban open space on the northern edge of the site along Penn Ave. The Applicant has not provided DCP with

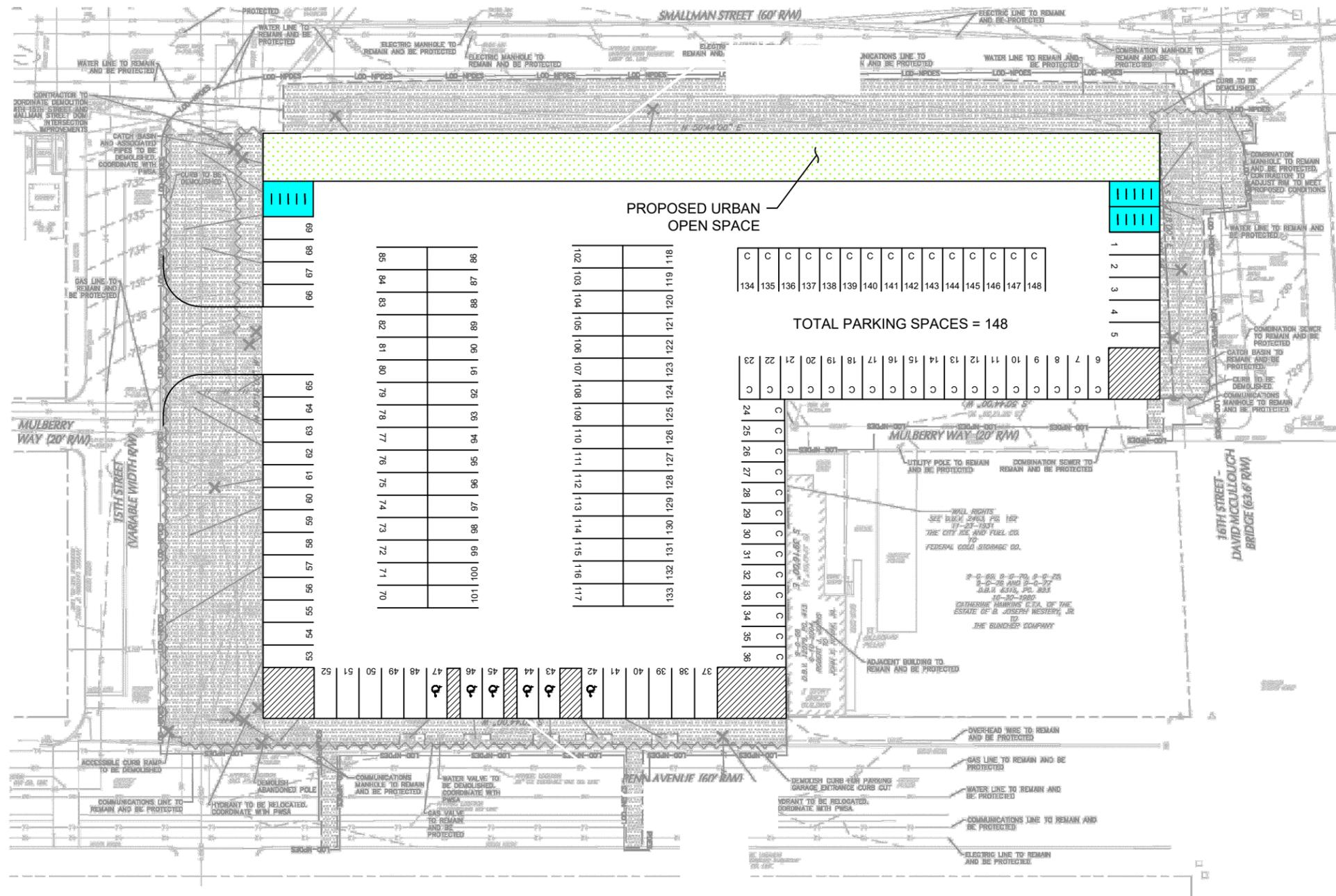
information about how the proposal would comply with the development standards for urban open space.

19. The Applicant will be required to submit a curb cut application and a transportation memo for review by the Department of Mobility and Infrastructure (DOMI).
20. In correspondence with DCP, the Applicant explained that the use of the Subject Property for a parking lot is intended to be temporary while owner of the property explores other development options for the site.

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LEGEND:

-  EXISTING FEATURES
-  PROPOSED FEATURES
-  PROPOSED URBAN OPEN SPACE
-  PROPOSED 10-BICYCLE PARKING SPACES (TOTAL BICYCLE PARKING SPACES = 30)

**SMALLMAN SELF PARK
PARKING LOT PLAN
N.T.S.**



DRWN: MJG 11/18/2025
 DSGN:
 CHK'D:
 APP:
 PROJ #:

PARKING LOT PLAN
 SMALLMAN SELF PARK
 CITY OF PITTSBURGH
 ALLEGHENY COUNTY, PA

PROJECT NO.
076833

DRAWING NO. **B-001** REV. **A**

DEVELOPMENT REVIEW REPORT

DOWNTOWN GOLDEN TRIANGLE

PROJECT DEVELOPMENT PLAN No. DCP-ZDR-2019-02015

PROPERTY: 1501 Penn Avenue, Parcel 9-G-42
PROPERTY OWNER: 1501 PENN OWNER LLC
ZONING: GT-B, Golden Triangle, Subdistrict B
PROPOSAL: Demolition and New Construction
ACTION REQUIRED: Approval of the Project Development Plan
COUNCIL DISTRICT: 7; Councilmember Deb Gross
DATE: September 25, 2020
SUBMITTED TO: The Planning Commission of the City of Pittsburgh
FROM: The Zoning Administrator

FINDINGS OF FACT

1. An application for PDP No. DCP-ZDR-2019-02015 was filed by R3A Architects, on behalf of 1501 Penn Owner LLC, the owner, for demolition of the existing structure and new construction of a 9-and 21-story mixed use structure.
2. The proposed uses include office, ground floor retail, and 846 structured parking spaces. The parking spaces will be made available to the public during evenings and weekends.
3. The applicant had was denied without prejudice at the September 15, 2020 meeting with the Planning Commission and encouraged continue to work on the building and site design and return to the Commission.
4. The applicant since returned with an updated design including breaking down the tower massing and refining the design of the urban open space along Smallman Street.
5. The applicant returned to the Contextual Design Advisory Panel on October 20th, please see attached letter.
6. The Golden Triangle Subdistrict B requires 10 percent Urban Open Space. The project is providing the majority of the Urban Open Space along Smallman, under a colonnade and in a plaza, both above grade. As per 910.01.C.3(b), there are two types of Urban Open Space permitted, either to “facilitate pedestrian circulation or relieve pedestrian congestion” or “provide passive recreation space or informal activity areas”. For the first type of Urban Open Space, this project does not qualify, because the Zoning Code requires this to be at the same level as abutting sidewalks. To meet the Zoning Code requirement, the Urban Open Space would need to meet this code requirement:
 - a. “Urban Open Space designed to provide passive recreation space or informal activity areas shall abut and be accessible from a public sidewalk. A plaza or park may be located above or below the level of the abutting sidewalk or open space provided it is accessible to the handicapped. A plaza or park shall contain seating, permanent landscaping and lighting for night time illumination. The Urban Open Space shall be open without restriction to the general public at least during business hours normal to the area in which it is located and during periods of heavy pedestrian movement in the area.”

DEVELOPMENT REVIEW REPORT

In the September 15th staff report, staff expressed concern that the open space along Smallman Street was not meeting the code definition of Urban Open Space. With the current changes: adding bleacher seating, widening the walkway under the colonnade, adding a midblock accessible ramp, and widening the plaza, staff feels the current design along Smallman Street is more successfully an informal activity area and feels more welcoming to the public. While we still have concerns about Urban Open Space under a colonnade generally, we appreciate the changes that the applicant has made to address the code requirement. Staff also acknowledges the floodplain design requirements and how that impacts the first floor height of the structure.

7. The applicant submitted the Transportation Impact Study which has been reviewed and approved by the Department of Mobility and Infrastructure (DOMI). Any final site plan comments from DOMI will be integrated prior to final site plan approval.
8. Stormwater was reviewed and approved by staff under the previous design. Staff will verify the project is still in compliance prior to final zoning approval.
9. Floodplain was reviewed and approved by staff under the previous design. Staff will verify the project is still in compliance prior to final zoning approval.
10. A Development Activities Meeting was not required for this application.
11. Per Section 922.10.E.2; all new construction, demolition, changes of use, interior renovations creating additional units, exterior alterations in excess of \$50,000, and high wall signs in the Golden Triangle District are each required to be reviewed and approved as a **Project Development Plan**. The Commission bases its decision on the criteria that are outlined below. The Planning Commission shall not approve any Project Development Plan that, in the determination of the Planning Commission, does not adequately address one (1) or more of these criteria in accordance with objectives contained in general or site specific policy documents adopted by the Planning Commission.
 - (a) The proposed development must include retail facilities, where such facilities would maintain and continue the existing retail patterns;
 - (b) The proposed development must address compatibility with any existing residential area, including provision for maintenance of residential uses in existing residential areas;
 - (c) The proposed development must make provision for adequate parking, considering available transit alternatives and support services, and make provision for adequate vehicle access and loading areas in relation to street capacity, functional classification, and land use patterns, such that any vehicular access points do not create congestion on public streets or create hazardous conditions for pedestrians;
 - (d) The proposed development must adequately address traffic generation characteristics in relation to street capacity, intersection classification, and existing and projected traffic volumes and address reasonable alternatives that would enable increased traffic to be directed away from congested areas;
 - (e) The proposed development must adequately address pedestrian traffic generation, proposed pedestrian circulation facilities and patterns, including, but not limited to, provision for adequate sidewalk capacity on and off site, provision for appropriate pedestrian safety on and off site, and provision for pedestrian circulation patterns which do not substantially alter existing patterns and which enhance desired patterns where possible;

DEVELOPMENT REVIEW REPORT

- (f) The proposed development must adequately address access to public transportation facilities, including, but not limited to, provision for safe pedestrian access to and from transit stops, and pedestrian circulation patterns which encourage the use of public transit, and the provision of on site facilities for alternative means of transportation such as bicycles or van pools;
- (g) The proposed development must adequately address the preservation of historic structures and significant features of existing buildings, including, if applicable, the retention and reuse of structures which are locally or federally designated historic structures; retention and reuse of significant structures, provided that such preservation requirements may be waived if the applicant shows that use of such structure is no longer economically or physically viable; and retention and reuse of structures which contribute to the character of an historically significant area;
- (h) The proposed development must adequately address architectural relationships with surrounding buildings, including, but not limited to, provision for appropriate building siting, massing, facade treatment, materials, proportion, and scale;
- (i) The proposed development must adequately address microclimate effects of proposed development, including, but not limited to, wind velocities, sun reflectance and sun access to streets, existing buildings, and public and private open space;
- (j) The proposed development must adequately address protection of views and view corridors, including, if applicable, important views along major public streets, views from surrounding private properties, and views to and from significant public places, such as parks, open spaces, or riverfronts;
- (k) The proposed development must adequately address the location, development and functions of open space, including, but not limited to, provision for additional open space where necessary for light and air to adjacent properties, provision for additional open space where desirable to lessen pedestrian impacts and increase safety, or maintenance of existing open spaces which serve these same purposes;
- (l) The proposed development must address the project's compatibility and conformance with any overall master plans or comprehensive plans approved by the City Planning Commission and designated by the Department of City Planning, which address Downtown area development;
- (m) If the proposed application includes a building(s) that exceeds fifty thousand (50,000) square feet of building footprint, the proposed development must adequately address large footprint building criteria of Section 922.04.E.6.

The applicant has submitted a Statement of Compliance with this PDP criteria, which is attached to this report.

RECOMMENDED MOTION

That the Planning Commission of the City of Pittsburgh APPROVES the application DCP-ZDR-2019-02015 filed by R3A Architects, on behalf of the 1501 Penn Owner, LLC, for the new demolition and new construction of a mixed use structure.

DEVELOPMENT REVIEW REPORT

1. Any final site plan comments from the Department of Mobility and Infrastructure be integrated prior to site plan approval.
2. The final construction plans, including site plans, elevations, and landscape plan, shall be reviewed and approved by the Zoning Administrator prior to issuing the final Record of Zoning Approval.

SUBMITTED BY:

Kate Rakus, Land Use Policy and Code Implementation Coordinator



CITY OF PITTSBURGH, DEPARTMENT OF CITY PLANNING

November 17, 2020

Andrew Dash, AICP, Planning Director
Corey Layman, AICP, Zoning Administrator
Department of City Planning
200 Ross Street
Pittsburgh, PA 15219

RE: Design Review Summary for 1501 Penn Avenue (DCP-ZDR-2019-02015)

Dear Mr. Dash and Mr. Layman:

The 1501 Penn Avenue project was reviewed at Staff Design Review on October 12, 2020, and by the Contextual Design Advisory Panel (CDAP) on October 20, 2020. Staff found the updated design to be a considerable improvement from the previous iteration, and noted the increase in open space and setbacks employed on the office tower to be noteworthy elements contributing to building and site's enhanced design. Staff expressed concerns over the lack of ADA access along the Smallman Street façade, and asked the applicant if there was an opportunity to further setback the office tower to further integrate the bulkhead element into the building. The applicant provided an updated design addressing these comments ahead of the CDAP meeting.

CDAP also echoed staff's comments regarding the improved building design, and noted the rooftop greenspace on the office tower and parking garage plinth as a welcome addition. The Panel commented that the updated design of the building and site resulted in a project that responded more effectively to its location at a gateway to Downtown and the Strip District. The Panel provided the following comments for the applicant team to consider prior to Planning Commission:

- Ensure that landscaping proposed for rooftop spaces includes temperate species that can withstand low temperatures and winter precipitation.
- Consider alternatives to the horizontal banding featured along the office tower portion of the building.

The applicant team provided a new presentation in response to the comments from CDAP. The applicant team decided to keep the horizontal banding on the office tower, noting an increase in the horizontality of the banding. The temperate landscaping suggested by the Panel will be selected as the project is finalized. On behalf of the Context Design Advisory Panel, I request that these comments be conveyed to the Planning Commission when it conducts its final review of this project.

Please let me know if you have any questions about the summary.

Sincerely,

David De Leon
Planner 2 (Design Review)

cc:

Brian Pagnotta, Renaissance 3 Architects
Tori Becker, ReedSmith LLP

1501 PENN OWNER LLC
1501 Penn Avenue, Pittsburgh, PA 15222

Planning Commission Hearing
December 8, 2020

Supplemental Evidence

Exhibit A – Flood Map (Site)

Exhibit B – Flood Map (Golden Triangle)

Exhibit C – Flood Plain Application (as approved)

Exhibit D – Letter of Support from Jim Wholey

Exhibit E – Letter of Support from Chuck Hammel (PITT OHIO)

Exhibit F – Letter of Support from Michael Kutzer (The Buncher Company)

Exhibit G – Letter of Support from Concord Hospitality (Homewood Suites)

Exhibit H – Letter of Support from PJ Dick / Dick Building Company

Exhibit I – Letter of Support from CBRE

Exhibit J – Letter of Support from Thomas McIntyre (IBEW)

Exhibit K – Letters of Support from Strip District Neighbors

Exhibit A

Flood Map (Site)

[See attached]

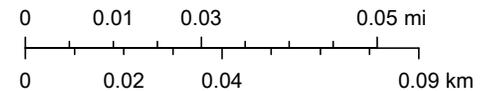
City of Pittsburgh Zoning Map



9/11/2020, 2:20:03 PM

- Zoning Districts Outlines
- LotLines
- Current - 1% Chance Annual Flood
- Parcels
- AE

1:2,257



Allegheny County 2012; 2010 Imagery, Sources: Esri, HERE, Garmin,

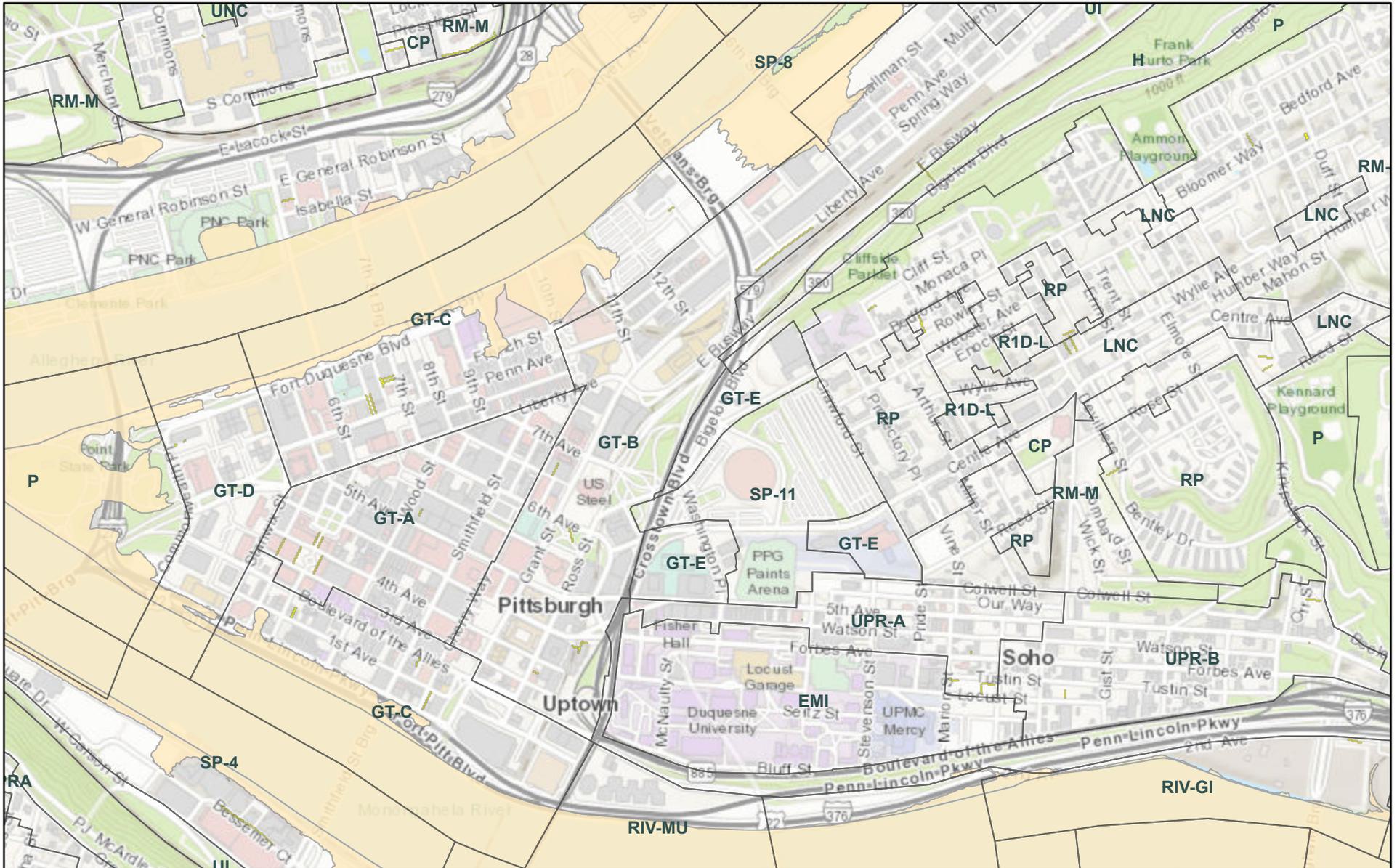
City of Pittsburgh
City of Pittsburgh

Exhibit B

Flood Map (Golden Triangle)

[See attached]

City of Pittsburgh Zoning Map



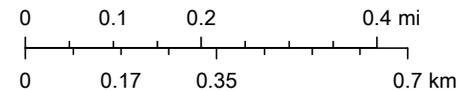
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Zoning Districts Outlines
 LotLines

Current - 1% Chance Annual Flood

AE

1:18,056



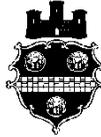
Allegheny County 2012; 2010 Imagery, Sources: Esri, HERE, Garmin,

City of Pittsburgh
City of Pittsburgh

Exhibit C

Flood Plain Application (as approved)

[See attached]



OVERVIEW

Floodplain Development Applications are ONLY required for developments in areas designated as “Special Flood Hazard Areas” of FEMA-issued flood maps. Flood maps can be reviewed at the Division of Zoning and Development Review, or online at the FEMA Map Service Center website (<https://msc.fema.gov/>).

If you are proposing a development of any kind (renovating to existing structures, HVAC, replacing windows/doors/roof/siding, constructing a new building, adding on to an existing building, clearing land, placing fill, grading land, mining, dredging, drilling, etc.) in a floodplain, you **MUST** obtain approval for development in the floodplain prior to beginning the project. There are penalties for failing to do so. This approval is required prior to applying for any other relevant city permits for the proposed development.

Note: This application is only to determine compliance of the proposed development with the Flood Plain Overlay District requirements. **Approval of this application does not constitute approval to begin the project. The applicant must then obtain approval for all relevant permits for the proposed development (building, occupancy, HVAC, electrical, etc.) in order to begin work.**

INSTRUCTIONS

SECTION I—To Be Completed by Applicant

Project Information

Check the box(es) beside the type of development that is being proposed. Documentation of the cost of the proposed project is required so the Zoning Administrator can determine whether or not the improvement is a “substantial improvement.” A PDF copy of the [Allegheny County Assessment](#) value as well as a professional cost estimate/contract must be attached.

Applicant Signature

Applicant must sign, print and date the application.

SECTION II—To Be Completed by Zoning Administrator

Special Hazard Flood Area Information

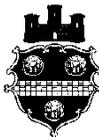
The Floodplain Administrator will review the application to determine if the project complies with the requirements of the Flood Plain Overlay District. If the project is a “substantial improvement,” additional documentation as described in the Supplement may be required before the Floodplain Administrator can make this determination.

If any of the additional documentation is required, the Floodplain Administrator is to notify the applicant, allow a reasonable length of time for submission of the documents, and then review all submissions to determine whether or not the proposed development is in compliance.

SECTION III—To Be Completed by Zoning Administrator

Compliance Determination

The Zoning Administrator will indicate whether or not the proposed development is in compliance with the requirements of the Flood Plain Overlay District. If the project does NOT comply, the Zoning Administrator will provide an explanation of the deficiencies to the Applicant.



SECTION I (TO BE COMPLETED BY APPLICANT)

A. PROJECT INFORMATION

1. APPLICATION TYPE: New application Amendment/Addition to existing application

2. SITE INFORMATION

Development Address(es): _____

Parcel ID(s) or Block-and-Lot Number(s): _____

Does the site have a basement as defined in 906.02.J.2 (an area having its floor below ground level on all sides)? 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):

3. DEVELOPMENT (Please check all that apply)

Type of Use:

- Residential (1 to 4 families)
- Residential (More than 4 families)
- Non-Residential:
 - Elevated
 - Flood proofed
- Mixed Use (Residential & Non-Residential)
- Manufactured (mobile) Home
- Accessory Structure
 - Anchored
- Other

Type of Activity:

- Alteration of Existing Structure (Interior)
- Alteration of Existing Structure (Exterior)
- Addition to Existing Structure
- Relocation of Existing Structure
- New Structure (Primary)
- New Structure (Accessory)
- Demolition of Existing Structure
- Replacement of Existing Structure

Other Development Activities:

- | | | |
|-----------------------------------|---|--|
| <input type="checkbox"/> Drilling | <input type="checkbox"/> Excavation ONLY | <input type="checkbox"/> Placement of fill material |
| <input type="checkbox"/> Dredging | <input type="checkbox"/> Watercourse alteration | <input type="checkbox"/> Drainage improvement (incl. culvert work) |
| <input type="checkbox"/> Clearing | <input type="checkbox"/> Removing trees | <input type="checkbox"/> Individual water or sewer system |
| <input type="checkbox"/> Grading | <input type="checkbox"/> Planting trees | <input type="checkbox"/> Roadway or bridge construction |
| <input type="checkbox"/> Mining | <input type="checkbox"/> Parking | <input type="checkbox"/> Paving or concrete on grade |
| <input type="checkbox"/> Fence | <input type="checkbox"/> Vehicle Storage | <input type="checkbox"/> Storage of equipment and materials |
| <input type="checkbox"/> Sign | <input type="checkbox"/> Recreational vehicle | <input type="checkbox"/> Temporary event or seasonal uses |
| <input type="checkbox"/> HVAC | <input type="checkbox"/> Electrical | <input type="checkbox"/> Other development _____ |

4. COST OF DEVELOPMENT: (Please check applicable source and attach copy of document)

Current Market Value of Structure: _____

- Allegheny County Assessment (structure only) **or** Certified Appraisal (structure value only)

Project / Job Value: _____

- Itemized costs of materials and labor, or estimates of materials and labor that are prepared by licensed contractors or professional construction cost estimators

B. CONTACT INFORMATION

Owner Name: _____

Owner Address: _____

Owner Contact (phone and email): _____

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: _____

C. ADDITIONAL DOCUMENTS AS REQUIRED BY CODE

For any project with new development (including accessory structures) or with improvement exceeding 50% of the structure(s) pre-improvement market value, a site plan is required with the following information:

- **A plan of the entire site, clearly and legibly drawn at a standard architect's or engineer's scale (being a scale of one (1) inch equal to one hundred (100) feet or less), showing the following:**
 - **North arrow, scale, and date;**
 - **Topographic contour lines;**
 - **The location of all existing and proposed buildings, structures, and other improvements, including the location of any existing or proposed elements;**
 - **Subdivision;**
 - **The location of all existing streets, drives, and other access ways; and**
 - **The location of any existing bodies of water or watercourses and Special Flood Hazard areas as delineated by current FEMA Flood Insurance Rate Maps, including the floodway, if available.**

NOTE: FOR ALL PROJECTS THAT ARE CONSIDERED A "SIGNIFICANT DEVELOPMENT," THE FLOODPLAIN ADMINISTRATOR WILL REQUIRE ADDITIONAL DOCUMENTATION BASED ON THE LOCATION AND SCOPE OF WORK TO DETERMINE COMPLIANCE WITH THE FLOODPLAIN REGULATIONS.

SEE PITTSBURGHPA.GOV/DCP/ZONING/FLOODPLAIN FOR MORE INFORMATION.

SECTION II (TO BE COMPLETED BY FLOODPLAIN ADMINISTRATOR)

A. SPECIAL HAZARD FLOOD AREA INFORMATION

1. FIRM map panel (number and suffix): _____
2. The date on the FIRM is: _____
3. The parcel of the development is located in Flood Zone (check all that apply):
 - None, **compliance with Flood Plain Overlay standards is not required, skip to Section III.**
 - Parcel is in SFHA, but development is not, **compliance with Flood Plain Overlay standards is not required, skip to Section III.**
 - A, **proceed to #4.**
 - AE, **proceed to #4.**
 - AE/Floodway, **a No Rise Certificate is necessary before proceeding to #4.**
4. Does the proposed development constitute Substantial Improvement / Substantial Damage repair or a New Structure?
 - NO, **compliance with Flood Plain Overlay standards is not required, skip to Section III.**
 - YES, **proceed to #5, the project must comply with Flood Plain Overlay standards.**
5. Base flood elevation at the site: _____ North American Vertical Datum of 1988 (NAVD 88).
6. Source of the base flood elevation (BFE):
 - Flood Insurance Study Profile # _____
 - Other sources of the BFE (If Flood Zone A): _____
7. Proposed lowest floor elevation (including basement and utilities): _____ North American Vertical Datum of 1988 (NAVD 88). (This elevation must be greater than the BFE. For non-residential structures, floodproofing may be used for protection. See ordinance for details.)
8. Other: _____

SECTION III (TO BE COMPLETED BY FLOODPLAIN ADMINISTRATOR)

A. COMPLIANCE DETERMINATION

- This project IS in compliance with the Flood Plain Overlay District requirements, subject to any conditions attached to and made part of this application.
- This project IS NOT in compliance with the Flood Plain Overlay District requirements. No permits shall be issued until the project comes into compliance.

Floodplain Administrator (signature)

(PRINTED name)

(Date)

The Applicant is reminded that this document is a determination of compliance with the Flood Plain Overlay District design requirements only. All construction permits, inspections, and submission of final documents must be completed and approved before a Certificate of Occupancy will be issued, and before the development can be occupied or used.

Exhibit D

Letter of Support from Jim Wholey

[See attached]



ROBERT WHOLEY & CO., INC.

1501 Penn Avenue • Pittsburgh, Pennsylvania 15222 • (412) 261-FISH/261-3377 • 800-248-0568 • FAX (412) 261-4834

August 25, 2020

City of Pittsburgh Planning Commission
200 Ross Street
Pittsburgh, PA 15219

RE: 1501 Penn Avenue

Dear Chair Mondor and Commission Members:

I am writing in support of 1501 Penn Owner LLC's project development plan for 1501 Penn Avenue to allow demolition and construction of a new office building. As you may know, Wholey's is the former owner of the existing cold storage building, and I am very familiar with the property.

The proposed building is dynamic and an improvement over the currently vacant building. The owners are committed to Pittsburgh and improving the Strip District neighborhood, and I fully support their proposal. I respectfully request that the Commission grant the owners' application.

Thank you for your consideration.

Sincerely,

Jim Wholey



PRODUCERS • IMPORTERS • DISTRIBUTORS

Exhibit E

Letter of Support from Chuck Hammel (PITT OHIO)

[See attached]

September 10, 2020

City of Pittsburgh Planning Commission
200 Ross Street
Pittsburgh, PA 15219

RE: 1501 Penn Avenue

Dear Chair Mondor and Commission Members,

My name is Chuck Hammel, and I am the President of PITT OHIO. With headquarters in the Strip District on Railroad Street, I am intimately aware of the neighborhood's ever-evolving nature. Developing the Cork Factory and Lot 24, I recognized the growing need for residential buildings and how they fit in with the neighborhood's changing businesses.

I write in support of 1501 Penn Owner LLC's project development plan for a new office building at 1501 Penn Avenue. The proposed building recognizes the changing nature of the Strip District and is an improvement over the current building. The retail component will provide amenities for the increasing number of residents in the Strip District.

I respectfully request that the Commission grant 1501 Penn LLC's application. Thank you for your consideration.

Sincerely,



Charles L. Hammel III
President

Exhibit F

Letter of Support from Michael Kutzer (The Buncher Company)

[See attached]



September 4, 2020

Tel: 412/422-9900

Penn Liberty Plaza I
1300 Penn Avenue, Suite 300
Pittsburgh, PA 15222-4211

City of Pittsburgh Planning Commission
200 Ross Street
Pittsburgh, PA 15219

RE: Development of 1501 Penn Avenue

Chair Mondor and Commission Members:

I am Michael Kutzer, Vice President of Real Estate at The Buncher Company. As you may know, Buncher has a significant presence in the Strip District, including Riverfront Landing (the SP- 8 district) as well as multiple other office, hotel and warehouse facilities throughout. Most recently, Buncher has engaged in substantial residential and office development within Riverfront Landing near the riverfront.

The proposed development at 1501 Penn Avenue provides an excellent connection in the transition area of the Strip District between the 16th Street Bridge and Downtown, similar to our building at One Waterfront Place. Both properties mentioned are located within the GT Zoning district and provide a proper scale for the transition when comparing the towers of the Golden Triangle to the low-rise buildings of the Strip District. The varying heights, floor plates and materials of the existing buildings and the buildings being developed add the texture and interest that makes for an interesting neighborhood. Our neighbor directly across the river, the North Side, is home to everything from glass towers to low rise buildings and homes. It is a beloved Pittsburgh neighborhood because of these characteristics.

Activating the current vacant Wholey's space by providing retail and office uses will also complement Buncher's nearby residential development. I fully support 1501 Penn Owner LLC's application and look forward to the new development.

Sincerely,

A handwritten signature in black ink, appearing to read 'Michael E. Kutzer', written over a white background.

Michael E. Kutzer
Vice President – Real Estate

Exhibit G

Letter of Support from Concord Hospitality (Homewood Suites)

[See attached]



September 10, 2020

City of Pittsburgh Planning Commission
200 Ross Street
Pittsburgh, PA 15219

Re: 1501 Penn Avenue, Strip District

Dear Chair Mondor:

My name is Adam Poirier, and I am the General Manager of the Homewood Suites Pittsburgh Downtown, operated by Concord Hospitality Enterprises (“Concord”). Concord operates 12 hotels in metro Pittsburgh and proudly developed the Homewood Suites by Hilton located at 1410 Smallman Street near the Wholey’s storage building.

We are happy to see a high-quality office building in the transition area between the Downtown and the Strip District. The location of the Homewood Suites allows guests to easily access Downtown while experiencing the excitement of the Strip District. Replacing the vacant Wholey’s building with a new office building that provides retail, sidewalks, and intersection improvements will provide safer access to the Strip District and a better experience for our guests. And in turn, we look forward to providing lodging for the new visitors to the office building.

We support 1501 Penn Owner LLC’s application and ask that the Planning Commission approve their requested development.

Sincerely,

A handwritten signature in black ink, appearing to read 'Adam Poirier', with a long horizontal line extending to the right.

Adam Poirier

Exhibit H

Letter of Support from PJ Dick / Dick Building

[*See attached*]

PJ DICK / DICK BUILDING COMPANY

A JOINT VENTURE

September 14, 2020

City of Pittsburgh Planning Commission
City-County Building
414 Grant Street
Pittsburgh, PA 15219

Re: 1501 Penn Avenue

Dear Planning Commission Members:

PJ Dick / Dick Building Company, A Joint Venture is pleased to write this letter of support for the 1501 Penn Avenue development. JMC Holdings has selected our joint venture team to be the Construction Manager as Constructor (CMc) for this landmark project.

In addition to bringing best-in-class office space to one of the most desirable locations in the City, the 1501 Penn Avenue project will provide significant economic benefit to our community. We estimate that over 1,000 workers will participate in the construction process, which will generate over \$50 million in living wages and benefits. During the 23-month construction period, an average of approximately 150 workers will be employed at a given time, peaking at over 300 during the most active period. The construction workforce on this project will consist largely of union workers. In all cases, workers will be paid at or above prevailing wage rates.

JMC Holdings and PJ Dick / Dick Building Company, A Joint Venture are committed to maximizing business opportunities for minority, woman-owned and disadvantaged businesses. Our procurement process is designed to be inclusive and we will seek to work with diverse businesses that provide quality and cost-competitive construction services on the 1501 Penn Avenue project.

In devising the aesthetic and functionality of 1501 Penn Avenue, we believe the design team has excelled in creating a transitional building, both in terms of its presence as a gateway to the Strip District and in its ability to attract discerning businesses focused on employee wellbeing and satisfaction. The appearance of the high-quality exterior building materials is inviting and modern, while at the same time respectful of the Strip District's rich history.

PJ Dick / Dick Building Company, A Joint Venture believes that, in developing the 1501 Penn Avenue Project, JMC Holdings is seeding growth and empowering the economic vitality of our community. We are excited by the opportunity to deliver a world-class office building to the City of Pittsburgh and urge the Planning Commission to support this important project.

Respectfully Submitted,



Jeffrey D. Turconi
President, P.J. Dick, Inc.



Alexander Dick
Chief Operating Officer, Dick Building Company, LLC

P.O. Box 6774 - Pittsburgh, PA - Tel 412.807.2000 - Fax 412.807.2012

An EEO Employer

Exhibit I

Letter of Support from CBRE

[See attached]



November 13, 2020

City of Pittsburgh Planning Commission
200 Ross Street
Pittsburgh, PA 15219

Re: Development at 1501 Penn Avenue

Planning Commission Members:

My name is Andrew B. Miller and I am a Senior Vice President within CBRE's Advisory & Transaction Services Group. I am writing to express my support for the proposed development at 1501 Penn Avenue. I have fifteen years of commercial leasing experience in and around Pittsburgh's Central Business District. 1501 Penn Avenue will be the first major development to make a meaningful connection between Downtown Pittsburgh and the Strip District, which will stimulate growth and benefit the City of Pittsburgh as a whole.

The project site is currently located in an under-utilized area that divides two distinct zones of economic activity. Upon completion of 1501 Penn Avenue, the building and its improvements will become a vital development of the blocks between Downtown and the Strip District. This first-class building will bridge the growing hub of technology and innovation in the Strip with the region's main office employment nucleus in the CBD. Prospective tenants will be interested in this building because of the quality of design, materials, and efficiency, including LEED/WELL Gold certification. The quality & scale of this development will also help attract and retain businesses and talent in the City.

I strongly support 1501 Penn Owner LLC's application, and I believe this development will become another exciting project in the City of Pittsburgh. On behalf of CBRE, I look forward to the new development and the foreseeable benefits to the City of Pittsburgh.

Best regards,

A handwritten signature in blue ink, appearing to read "A. Miller", written over a light blue horizontal line.

Andrew B. Miller, CCIM

Exhibit J

Letter of Support from Thomas McIntyre (IBEW)

[See attached]



International Brotherhood of Electrical Workers

LOCAL UNION NO. 5

5 HOT METAL STREET, SUITE 400, PITTSBURGH, PA 15203-2355
PHONE: (412) 432-1400 FAX: (412) 432-1499

November 13, 2020

City of Pittsburgh Planning Commission
200 Ross Street
Pittsburgh, PA 15219

RE: Development at 1501 Penn Avenue

Dear Planning and Commission Members:

I am writing to express my support for the proposed development at 1501 Penn Avenue. I am the President of the International Brotherhood of Electrical Workers (IBEW) Local Union No. 5, which provides support for electrical professionals in the Pittsburgh region. Our electricians are involved in development throughout the City of Pittsburgh, and they work in a wide variety of fields including: utilities, telecommunications, manufacturing, and construction. In addition, I am the Secretary/Treasurer of Pittsburgh's Regional Building Trades Council (BTC). The BTC was created to support various union craft sectors within the Western Pennsylvania region. Our trade unions include, without limitation: IBEW Local No. 5, Boilermakers Local No. 154, Greater PA Regional Council of Carpenters, and Plumbers Local No. 27. Development in the Strip District will create new jobs, as well as extend the growth of the Downtown Pittsburgh area.

The proposed development at 1501 Penn Avenue will contribute to the City of Pittsburgh's employment of union and trade workers. Furthermore, the proposed development will become another example of the Strip District's overall success and progression and the City of Pittsburgh's commitment to job growth and economic development.

I strongly support 1501 Penn Owner LLC's application, and I believe this development will become another exciting project in the Strip District. On behalf of IBEW Local No. 5 and Pittsburgh BTC, I look forward to the new development and the foreseeable benefits it will bring to the City of Pittsburgh.

Best Regards,
IBEW Local No. 5

Thomas R. McIntyre
President

Exhibit K

Letters of Support from Strip District Neighbors

[See attached]

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November 30, 2020

Dusty Elias Kirk
ReedSmith LLP
Reed Smith Centre
225 Fifth Avenue
Pittsburgh, PA 15222-2716

Dear Ms. Kirk:

Thanks to you, Brandon Haw, and the JMC Holdings team for presenting updated plans for 1501 Penn at the Strip District Neighbors (SDN) Town Hall on November 19, 2020.

The proposed revisions to the project are well received by SDN. The articulation of the four quadrants and addition of step backs with outdoor terraces better align with the neighborhood context and are welcomed improvements to the previous design. The opening up of the public space on Smallman Street by replacing the raised promenade with stepped bleacher seating with plantings only strengthens the much-needed pedestrian connection between Downtown the core of the Strip.

SDN does have concerns about the proposed illuminated bulkhead and recommends the color pallet for lighting to be toned-down and subtle. The comments and conditions outlined in the letter issued on August 24, 2020 still apply.

If there are any questions related to our support, please feel free to contact us anytime.

Respectfully,



Chris Watts
Chair, Community Development Committee

August 24, 2020

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Andrea Lavin-Kossis
Hersh Merenstein

Dusty Elias Kirk
ReedSmith LLP
Reed Smith Centre
225 Fifth Avenue
Pittsburgh, PA 15222-2716

Dear Ms. Kirk:

Thanks to you and the JMC Holdings team for meeting with the Strip District Neighbors (SDN) on January 16, 2020 to share plans for your project, 1501 Penn.

We recognize this meeting was in addition to multiple previous meetings with the SDN Community Development Committee (CDC) and two presentations at our community Town Hall about this project. SDN has also reviewed the comments provided by the City of Pittsburgh's Contextual Design Advisory Panel (CDAP) and endorse their recommendations. The CDC is pleased that the design team took the time review these projects with the community and revised the plans based on direct feedback. Based on the proposal viewed on January 16th, we appreciate the changes made to enhance accessibility, ground floor retail, and the public realm experience. It is also very important to SDN that the project minimizes the amount of curb cuts and the parking garage has two convertible floors while providing the general public parking availability during nights and weekends.

SDN is pleased to produce a letter of support for this project, subject to the following conditions:

- Building management provide a robust Transportation Demand Management (TDM) program for tenants that encourages non-single occupancy vehicle trips and includes incentives for public transit, cycling, carpooling, and telework
- Building management review the proposed TDM program with SDN to solicit feedback and support for the final plan

If you have any questions or need anything else, please feel free to contact us anytime.

Respectfully,



Chris Watts
Chair, Community Development Committee