

Smithfield Lofts

4 Smithfield Street, Pittsburgh, PA
Planning Commission Briefing
April 8, 2025

DEVELOPER, CONTRACTOR

Woda Cooper Companies
500 South Front Street, 10th floor
Columbus, Ohio 43215
www.wodagroup.com

VICE PRESIDENT - DEVELOPMENT

Jared Miller

ARCHITECTURE + URBAN DESIGN

Rothschild Doyno Collaborative
2847 Penn Avenue
Pittsburgh, PA 15222
www.rdcollab.com

PRINCIPAL

Geoff Campbell, AIA, LEED AP

ASSOCIATE

Tara Earnest, AIA, LEED AP

CIVIL ENGINEERING

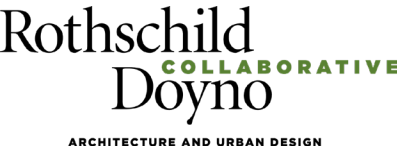
The Gateway Engineers
100 McMorris Road
Pittsburgh, PA 15205
www.gatewayengineers.com

PROJECT MANAGER

Alberto Jarquin, PE, CPESC

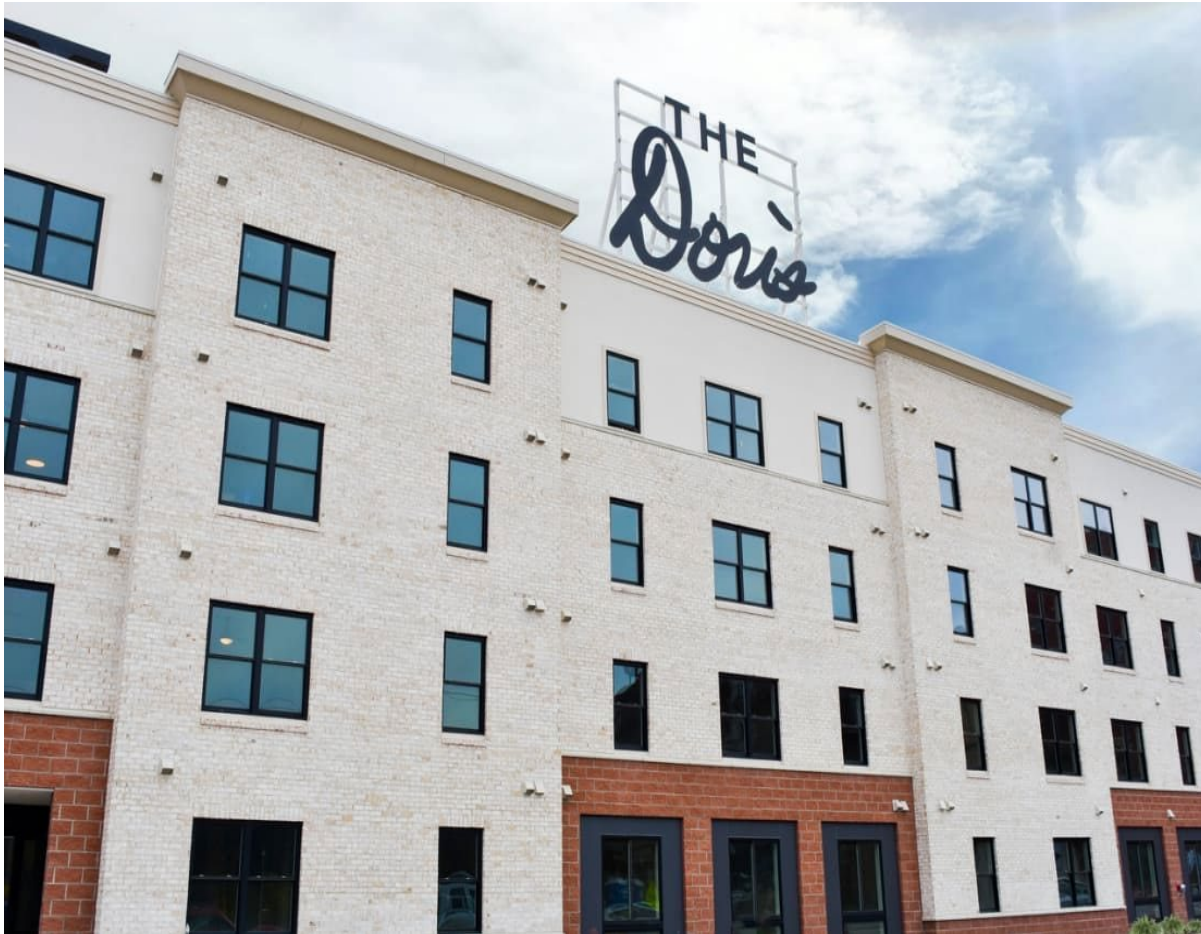
LANDSCAPE DESIGNER

Michael McCormick, PE

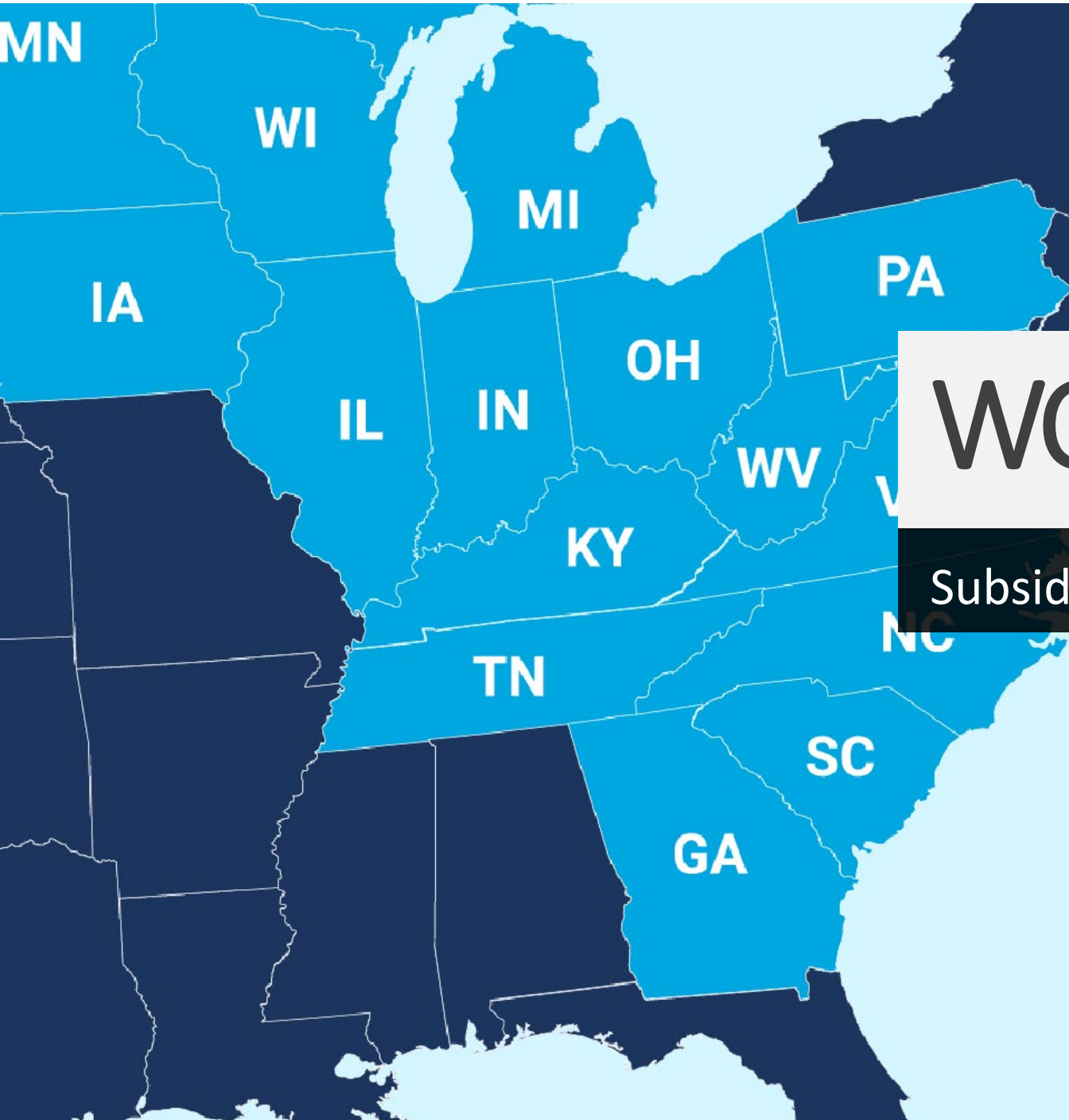


Woda Cooper Companies

Development, Construction, Management, and More



- **What We Do:** Woda Cooper Companies, Inc. (WCCI) develops, designs, constructs, and manages affordable housing communities. Our talented team has broad expertise across the spectrum of affordable housing: urban and rural communities; senior and general occupancy communities; mid-rise, garden and single-family communities; and new construction, acquisition, rehabilitation, and adaptive reuse developments.
- **What We Built:** Since its founding in 1990, WCCI has taken a long-term approach to every community it develops and constructs. The company owns and manages more than 330 communities with over 16,000 units.
- **Who We Are:** WCCI is 700+ employees strong and operates out of 17 states in the Midwest, Mid-Atlantic, and Southeast.



WCCI Structure

Subsidiaries and Affiliates

- WCCI is employee owned by an Employee Stock Ownership Plan and Trust. WCCI consists of various subsidiaries and affiliates including:
 - Woda Cooper Development, Inc.
 - Woda Construction, Inc.
 - Woda Management & Real Estate, LLC
 - The Woda Group, Inc.
 - PCI Design Group

AERIAL VIEW

Smithfield Lofts and the Firstside Historic District

Image via Google Earth



SMITHFIELD LOFTS

Project Overview

Adaptive Reuse

Existing Twelve story Office building being converted to:

Second and Third Floors

Office space - approximately 12,000 sf total

Remaining Ten Floors

46 Affordable apartments

Management and Service Offices

Amenities include: Community room, Fitness Center, Inside Play Area, Bike Room

Parking

Seven dedicated units for Office and Residential tenants
(None required in downtown district)

Funding through:

PHFA Low income Housing Tax Credits

Historic Tax Credits

Zoning

GT-C: Golden Triangle - Subdistrict C

Multi-Unit Residential and Office Permitted

Project Development Plan required for Structures involving exterior alterations in excess of \$250,000.00

Development Application Meeting occurred on March 13, 2025



PROJECT PARKING

At the corner of Smithfield and First

Parking Lot at 16 Smithfield Street

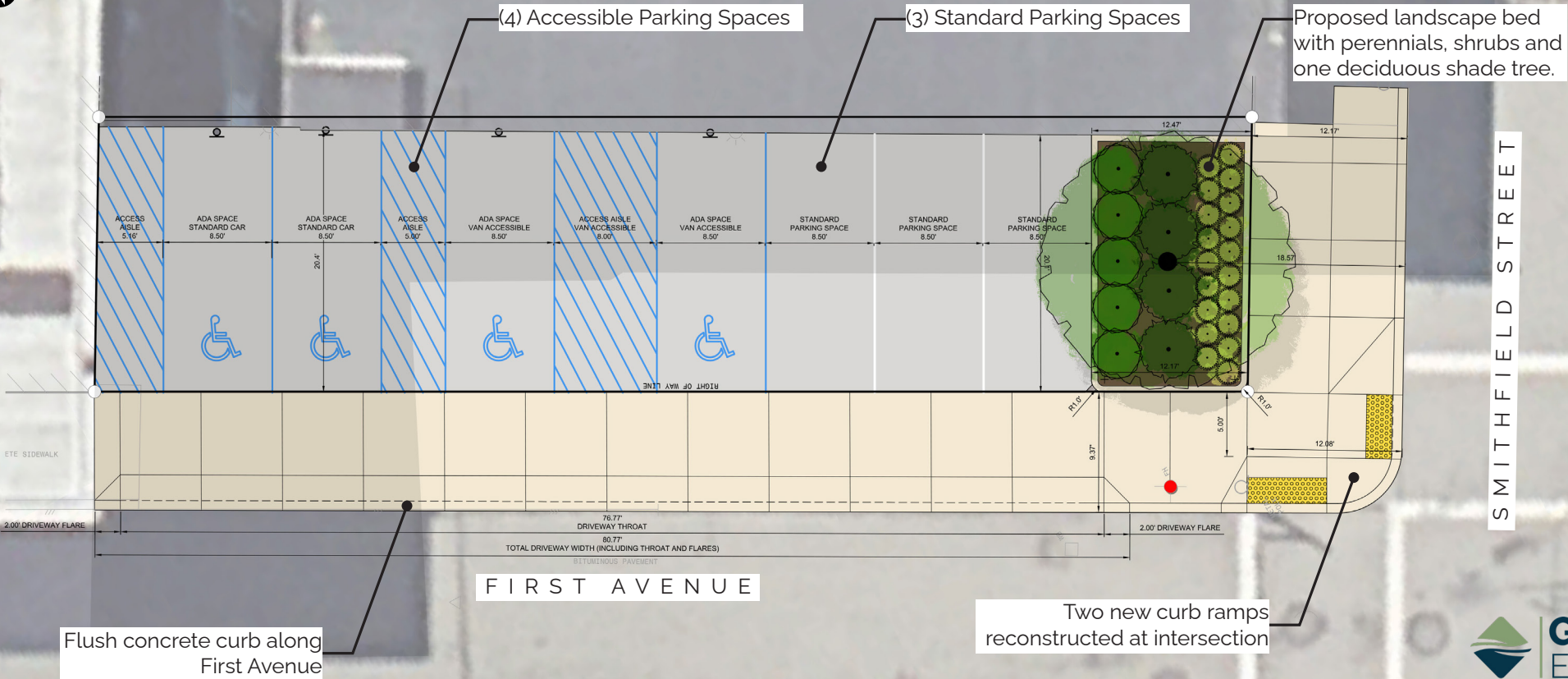
- Required: None (Downtown exemption)
- Existing: 11 spaces (None accessible or Landscaped)
- Proposed: 7 spaces (4 accessible, plus Landscaping)

Smithfield Lofts
4 Smithfield Street

Parking Lot
16 Smithfield Street



PARKING PLAN

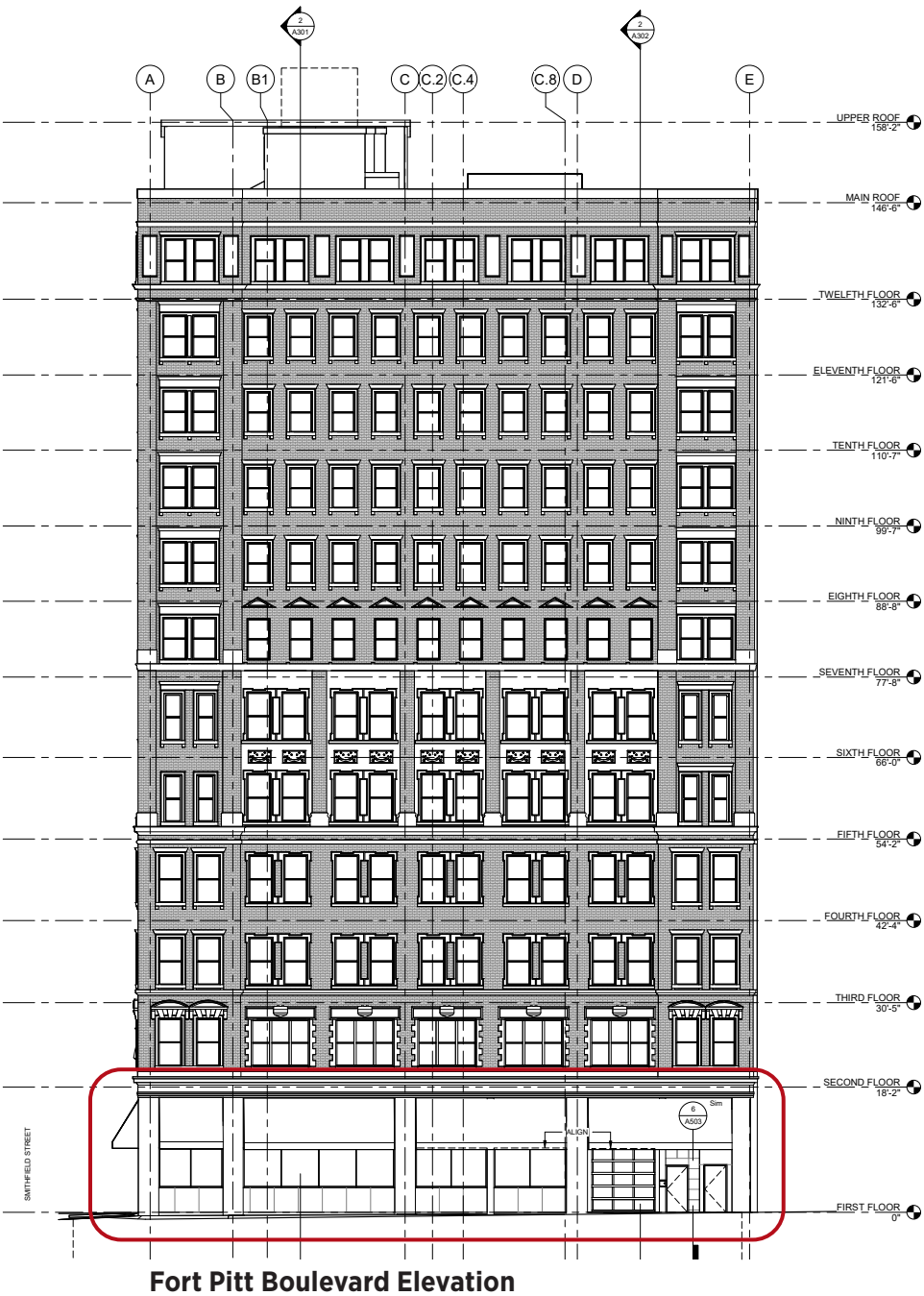
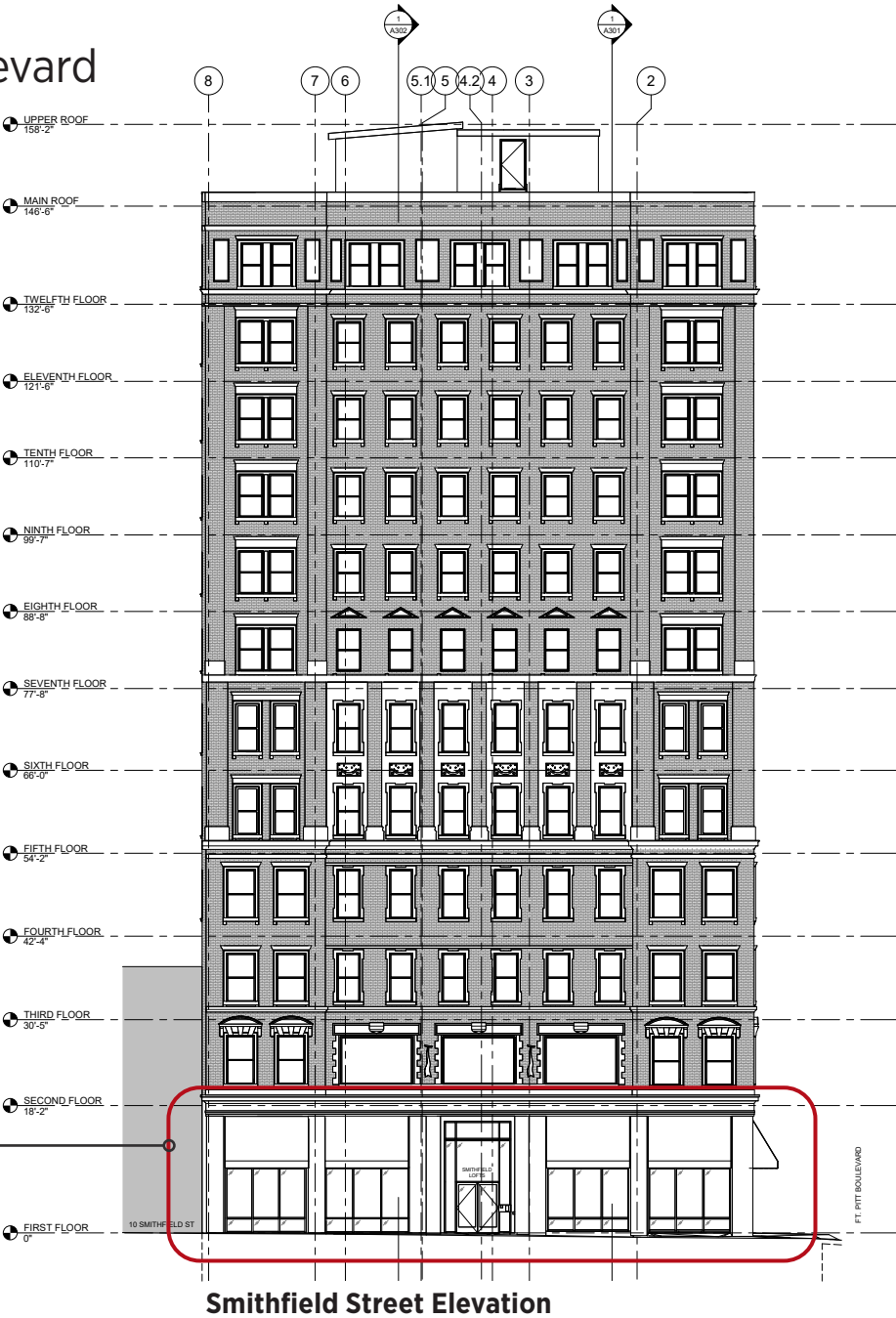


ELEVATIONS

Smithfield and Fort Pitt Boulevard

- Three types of exterior work
- 1. Facade repairs
 - 2. Door/ window openings at street level
 - 3. New egress stair at lightwell

Area of Exterior changes
Limited to first floor
on these elevations



TURNING BACK TIME

Facade Repairs

Scope of work includes standard repairs to the historic facade, treating things like cracking at lintels and sills, parapet repair, and removing corrosion at beams in the light well.

Typical repair details include:



Brick repair at floor line



Movement at parapet



Cracking at lintels



Corrosion at exterior beam

MEET THE STREET

Street level exterior work

Revisions at street level include:

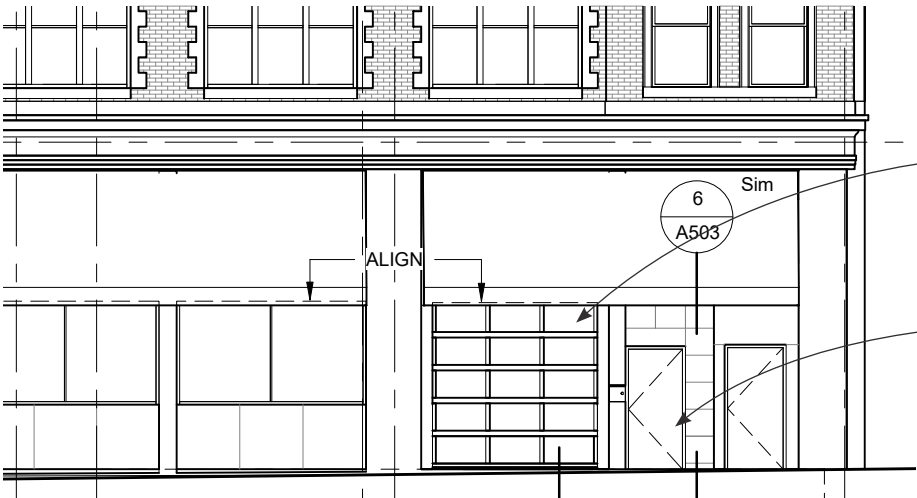
- New Awnings across facade**
Color to be selected
- New Storefront System**
At these two openings in order to match existing, and eliminate extra door



- Accessible sidewalk**
Sidewalk will be regraded slightly at entry to make building fully accessible



- New Garage Door**
Currently, trash is stored on sidewalk. Proposal will add internal trash room.
- New Entry Door**
Used to access bike room directly without going through lobby



STAIRING WITH INTENT

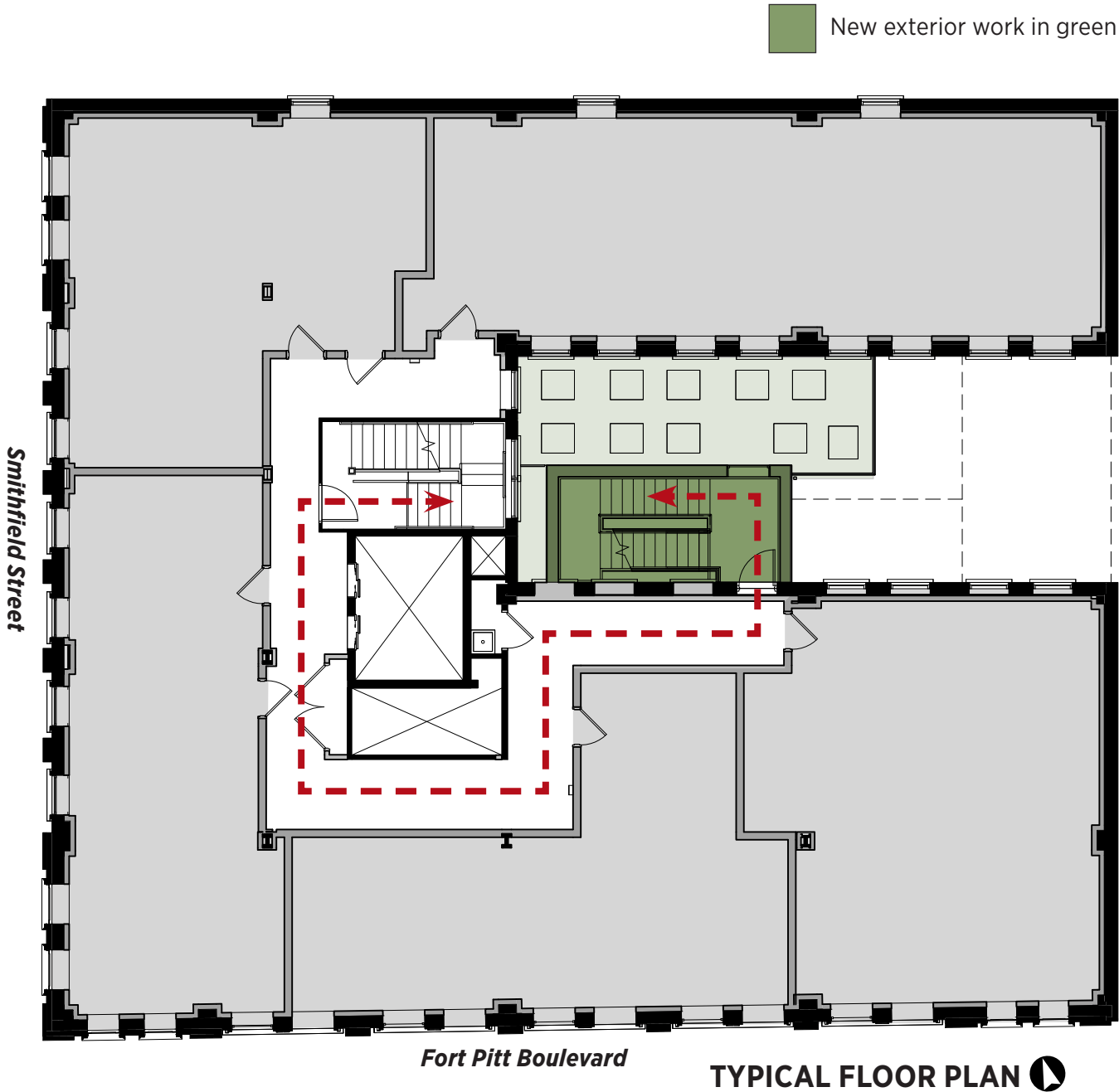
Adding another way to exit the building

*A **SECOND STAIRWELL** is being proposed within the existing light well in order to provide a second safe way to exit the building.*

*Existing mechanical units are being cleaned up and modernized into **NEW MECHANICAL LOFTS** (fourth, sixth, and eighth floors only)*



EXISTING LIGHT WELL



LOOKING BACK

Public views where the stair is visible



VIEWS OF STAIR FROM PUBLIC SPACES

- 1 From Ft. Pitt Boulevard
 - 2 From Cherry Way
- (both are over privately owned parcels)

STAIRING INTO SPACE

Views of the second stair



New stairwell

Clad in fibercement siding to match brick at interior of light well

Just barely visible from Fort Pitt Boulevard

More visible from Cherry Way (unless private parcels are developed)

Mechanical lofts

With decorative metal screening at sixth and eighth floors



QUESTIONS/ COMMENTS?

Thank you!



**WODA COOPER
COMPANIES**

**Rothschild
Doyno**
COLLABORATIVE
ARCHITECTURE AND URBAN DESIGN

 **GATEWAY
ENGINEERS**
A FULL-SERVICE CIVIL ENGINEERING FIRM

