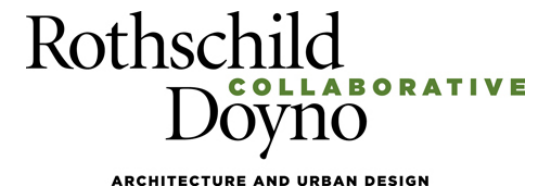




NORTHSIDE NEIGHBORHOOD MEETING
August 3, 2015

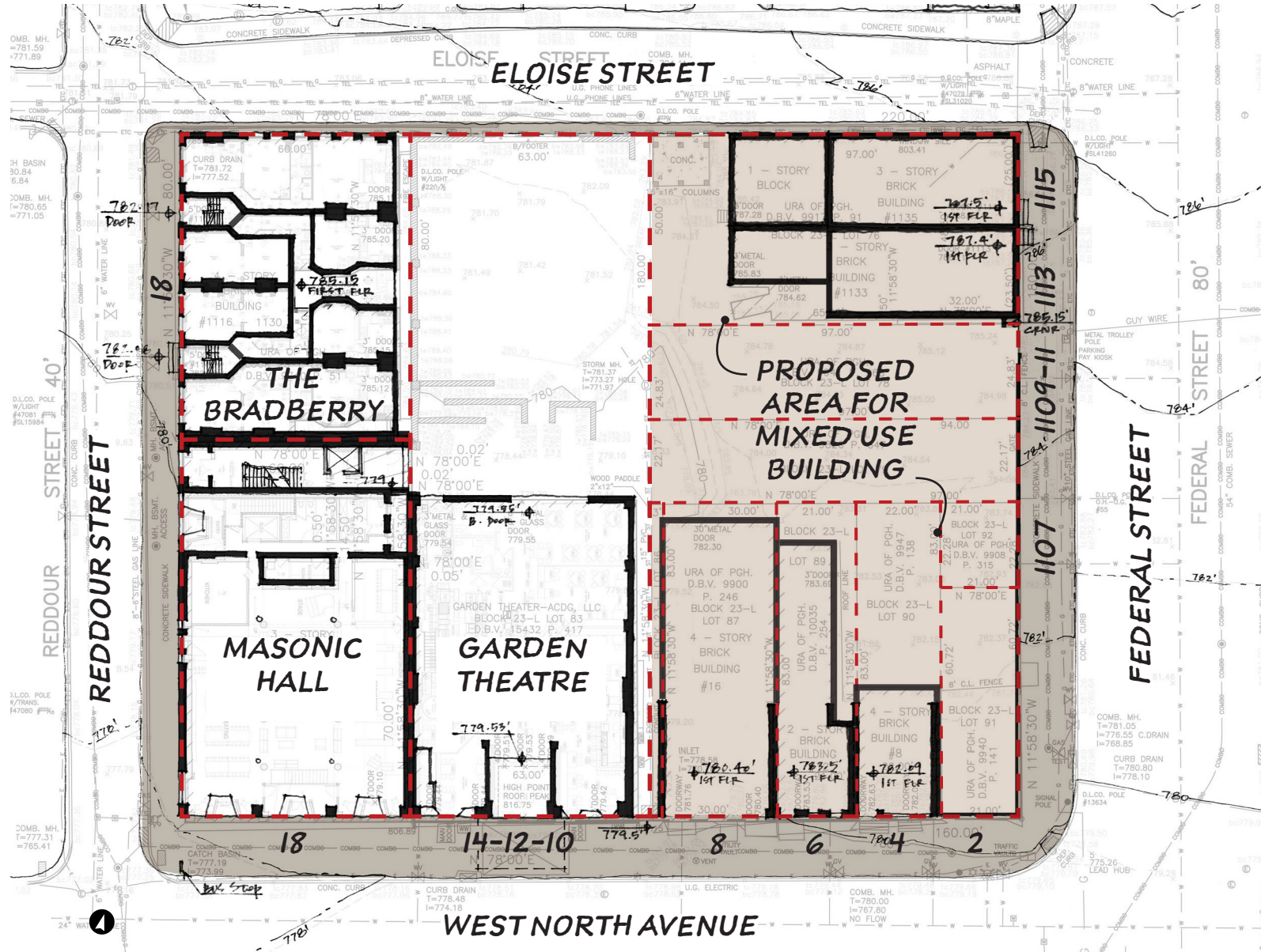
THE GARDEN BLOCK

*Federal Street and West North Avenue,
Central Northside, Allegheny City, Pittsburgh, PA*



GARDEN BLOCK TODAY

VIEWING THE VARIOUS BUILDINGS THAT FORM THE GARDEN BLOCK



WHERE WE'VE BEEN

STEPS ON A PATH TO FIND AN APPROPRIATE BUILDING MASSING & PRESERVING BUILDINGS

INITIAL TREK APPROACH JUNE 2014 PROPOSAL TO URA

ORIGINAL PROPOSAL SOUGHT TO USE 60 PARKING SPACES IN THE UNDERUTILIZED GARAGE TO FOSTER USES IN APARTMENTS WITH UNITED GROUND FLOOR COMMERCIAL/LIVE WORK.

Masonry by others

Garden Theater by others

Saving Faces of 2, 4, 6, 8 W North Ave;

48 Unit apartment that integrates 4, 6, 8 W North Ave facades.

New entry on Federal Street.

LETTING THE LIGHT IN: PROVIDING A PORTION OF THE FRONT AND REAR FACADES TO THE GARDEN THEATER.

PERSONAL ACCESS: WITH FRONT TERRACE STRUCTURE TO NORTH AND THE GARDEN THEATER.

Parking

Reclaim Federal St. Building into 5 apartments and ground floor work space.

(Parking users need to walk around from structure parking)

LETTING THE LIGHT IN: PROVIDING A PORTION OF THE FRONT AND REAR FACADES TO THE GARDEN THEATER.

PERSONAL ACCESS: WITH FRONT TERRACE STRUCTURE TO NORTH AND THE GARDEN THEATER.

RECLAIM FEDERAL ST. BUILDING INTO 5 APARTMENTS AND GROUND FLOOR WORK SPACE.

(PARKING USERS NEED TO WALK AROUND FROM STRUCTURE PARKING)

HOW TO BE ON THE BLOCK: NEW BUILDING TO ESTABLISH THE CORNER OF FEDERAL & NORTH

KEEPING ACTIVE: KEEPING AND IMPROVING LOCAL ACTIVITIES

MAINTAINING RELATIONSHIP: FIRST FLOOR COMMERCIAL TO MAINTAIN RELATIONSHIP WITH ADJACENT COMMUNITY

01-19-15 © Rothschild Doyno Collaborative

MADE IN NORTHSIDE The building massing as a response to North Side neighborhood

rooftop terrace as a highlight for special units:

what would a modern Osterling do?

historic buildings act as a plinth and maintain historic memory and scale of West North Ave.

corner pedestrian plaza adds human scale to major neighborhood intersection

opportunity for a large-scale environmental installation on side of historic building

grand-scale recessed entrance set back from Federal Street

historic buildings maintain pedestrian street scale along Federal Street

Allegheny General massing

Relate to massing and 'plinth' of Allegheny General

North Side DNA:

Honor historic buildings

Public open space turns into important places

Areas between buildings become invitations

Rooftop porches above street level stoops

Street level storefront in historic buildings

Meaningful art pieces

01-19-15 © Rothschild Doyno Collaborative

GARDEN THEATER BLOCK

BRACE YOURSELF

STRUCTURAL OPTIONS TO PRESERVING THE HISTORIC FACADES

OPTION ONE: Structural bracing from the outside requires DEEP FOUNDATIONS, which are further complicated by recent utility work at sidewalk

OPTION TWO: Creating a new structural frame behind the facade requires EXTENSIVE LABOR, and inhibits new construction within.

OPTION THREE: Preferred approach STABILIZES existing lateral floor systems, allowing them to be reused in place. This also maintains the front 30' of the historic building

1-20-15 © Rothschild Doyno Collaborative

BEHIND THE CURTAIN

KEY ISSUES OF INTERGRATING NEW AND EXISTING FLOOR STRUCTURES

Structure type and impact on optimum height, screening, and building code.

Relation to structure above, behind, and within.

Parapet bracing and differentiating the side from front levels.

Floor thickness and acoustic isolation/unit layout.

Side wall continuity, fire rating, code and potential openings.

Central structure bay in 8' x 8' North.

Relation to openings on front facade.

Basement offset and new foundation.

POTENTIAL INTERIOR WIDTH

LOT WIDTH

Proposed Roof: 8'2" G

Proposed Level 8: 8'0" G

Proposed Level 7: 8'0" G

Proposed Level 6: 8'0" G

Proposed Level 5: 8'0" G

Proposed Level 4: 8'0" G

Proposed Level 3: 8'0" G

Proposed Level 2: 8'0" G

Proposed Level 1A: 8'0" G

Proposed Basement: 7'1" G

Potential for cantilevered balcony

Potential penetration through existing walls.

Roof terrace loading, alignment, drainage and waterproofing.

Differentiating building skin and thermal envelope from interior bearing walls.

Potential use of columns to expose brick walls.

Existing walls and floor

Existing masonry walls

Existing bearing

New walls

New foundations

New bearing

8 WEST NORTH

6 WEST NORTH

4 WEST NORTH

NEW BUILDING

Lateral loading and relative stiffness of existing and new structures.

25'-10" CLEAR

17'-8" CLEAR

18'-2" CLEAR

12'-0" CLEAR

30'-2"

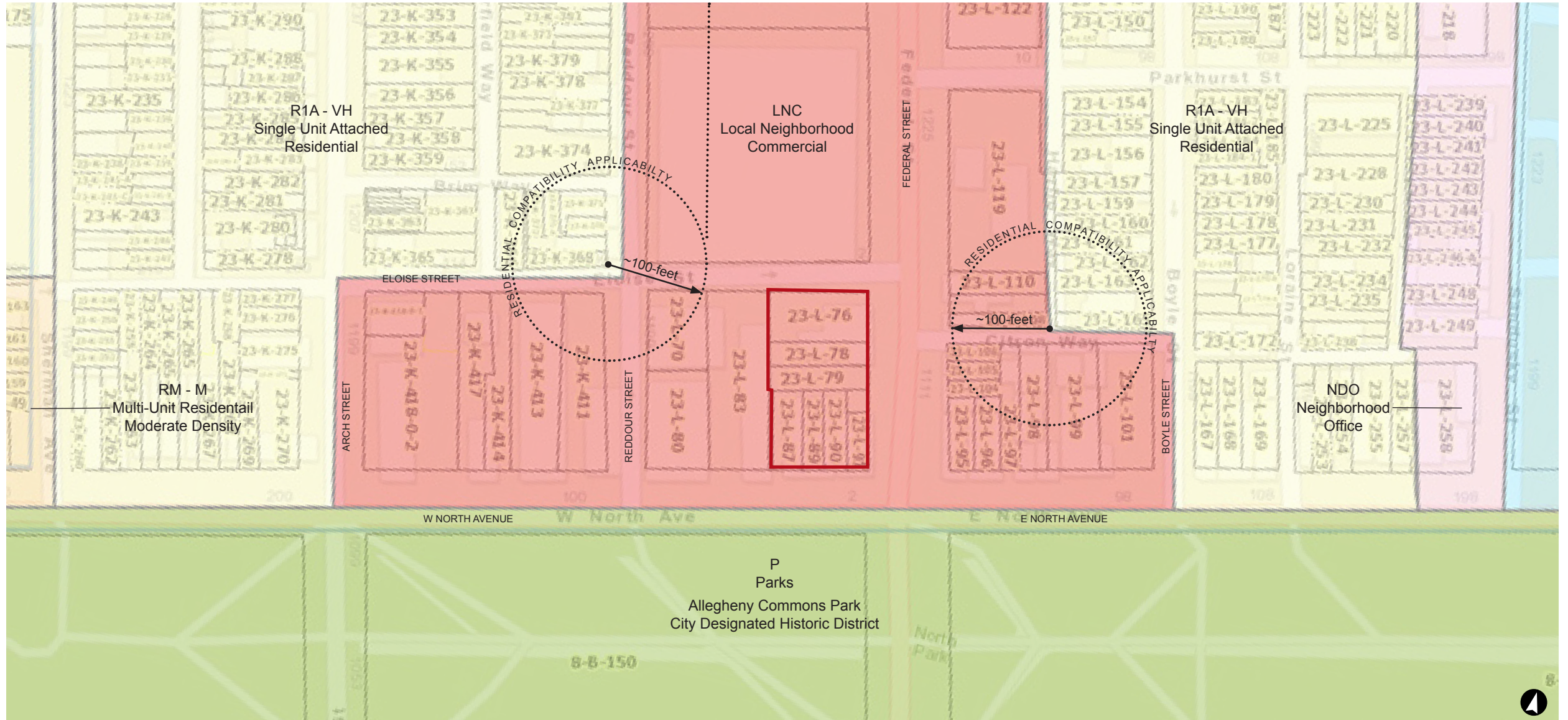
21'-0"

21'-0"

22'-2"

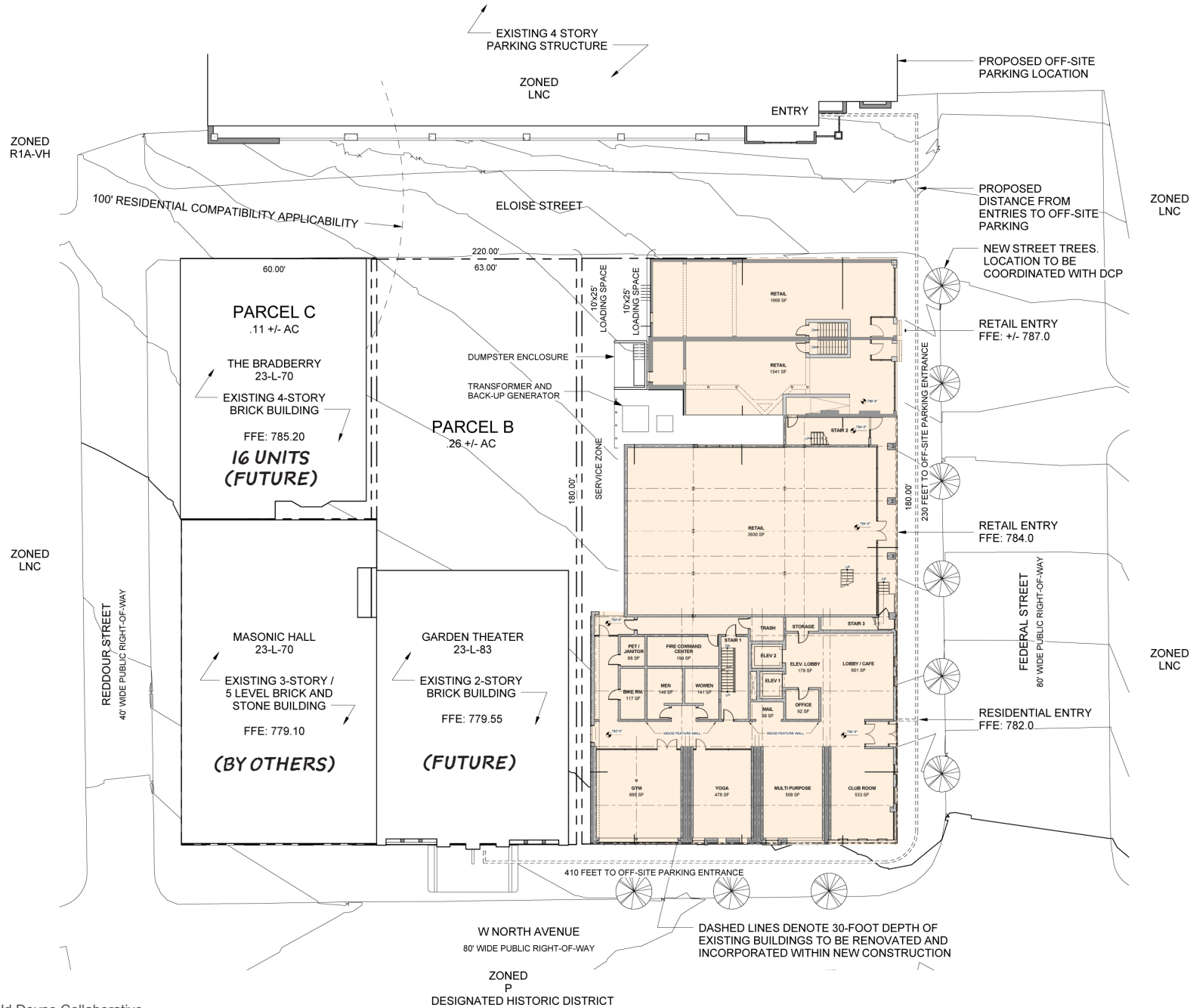
21'-0"

AROUND THE BLOCK RESIDENTIAL COMPATIBILITY ON THE GARDEN BLOCK SITE



SITE PLAN

PROPOSED SITE PLAN FOR THE GARDEN THEATRE BLOCK



PROJECT SUMMARY:

- 8 STORY MULTI FAMILY RESIDENTIAL STRUCTURE WITH 72 UNITS AND 69 OFF SITE PARKING SPACES AND 27 BIKE SPACES ON SITE.

VARIANCES FOR DENSITY AND HEIGHT:

1. MAX FLOOR AREA RATIO:

- 2 : 1 PERMITTED
- 4.8 : 1 REQUESTED

2. MAX HEIGHT:

- 45 FT / 3 STORIES PERMITTED
- 97 FT / 8 STORIES REQUESTED

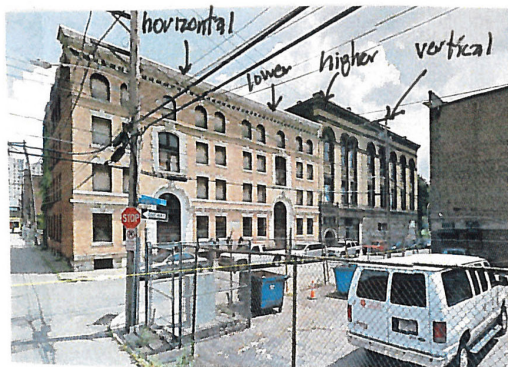
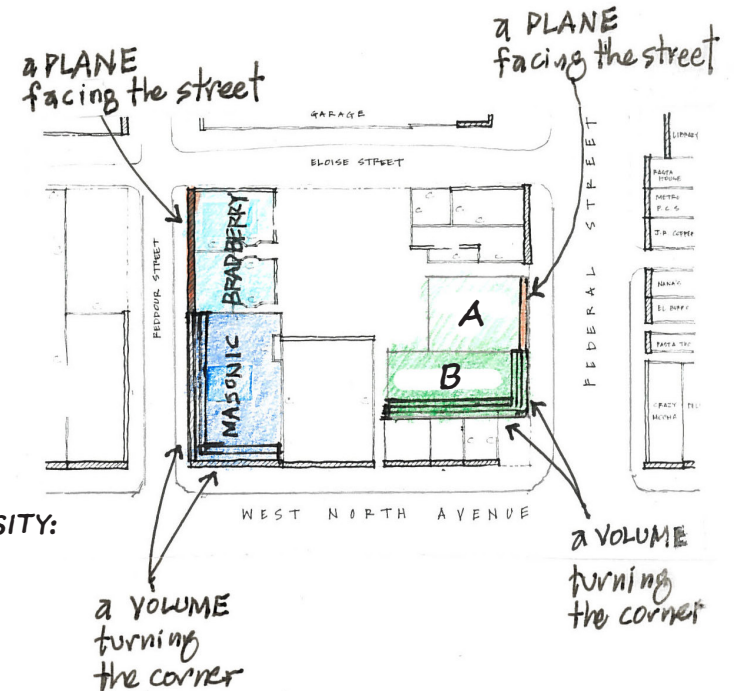
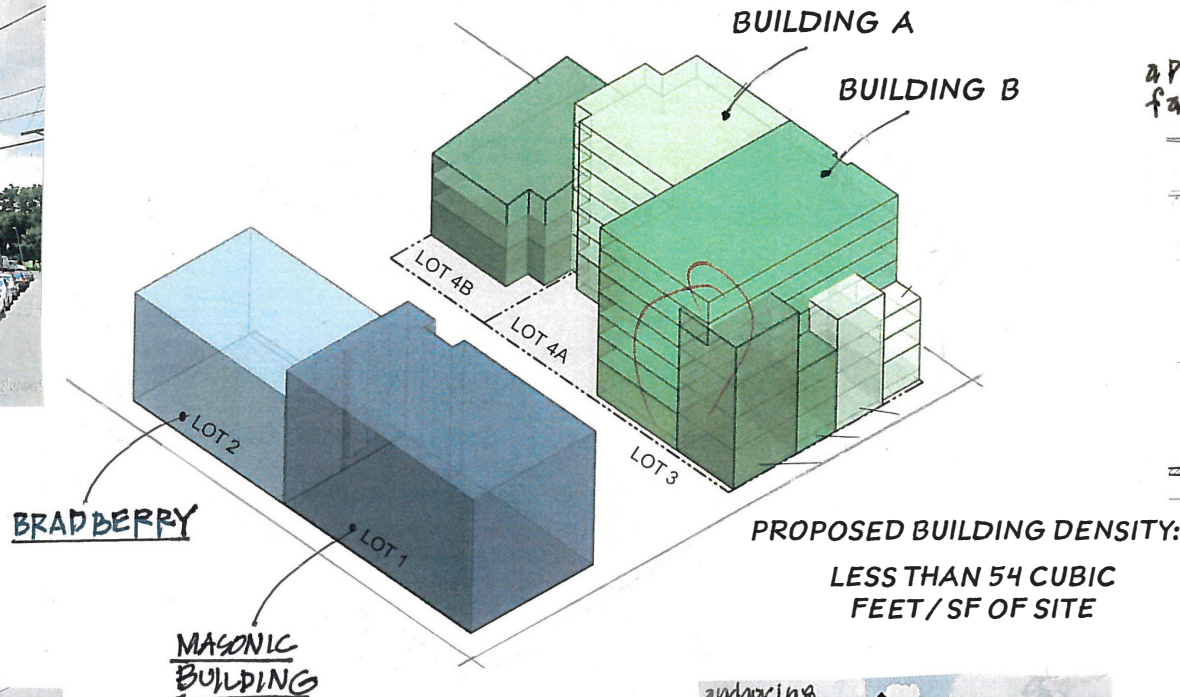
SPECIAL EXCEPTION SOUGHT:

- 1. OFF SITE PARKING

PROPOSED DENSITY HOW DO THE BRADBERRY & MASONIC HALL DISTINGUISH THEMSELVES FROM EACH OTHER?

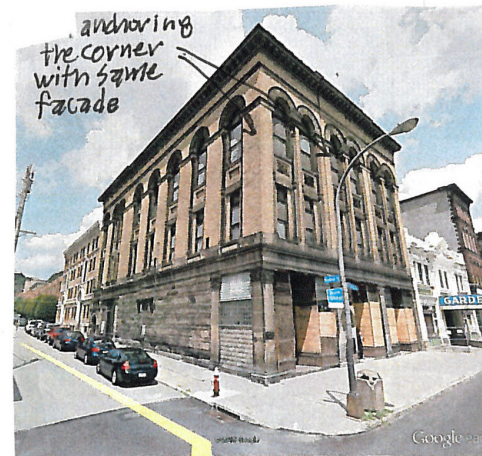


The Bradberry's front facade is a PLANE of decorative brick and stone (the alley facade is utilitarian brick)



EXISTING BUILDING DENSITY: 54 CUBIC FEET/SF OF SITE

Getting side-by-side, the two buildings distinguish themselves by:
 Height: Bradberry lower vs. Masonic higher
 Orientation: Bradberry horizontal vs. Masonic vertical



The Masonic Building is a VOLUME that turns the corner

So... if we are applying the logic that the relationship between our BLDG A and BLDG B is similar to the density of the Bradberry and Masonic

Then... we can also apply the logic of the facades: VOLUME vs. PLANE

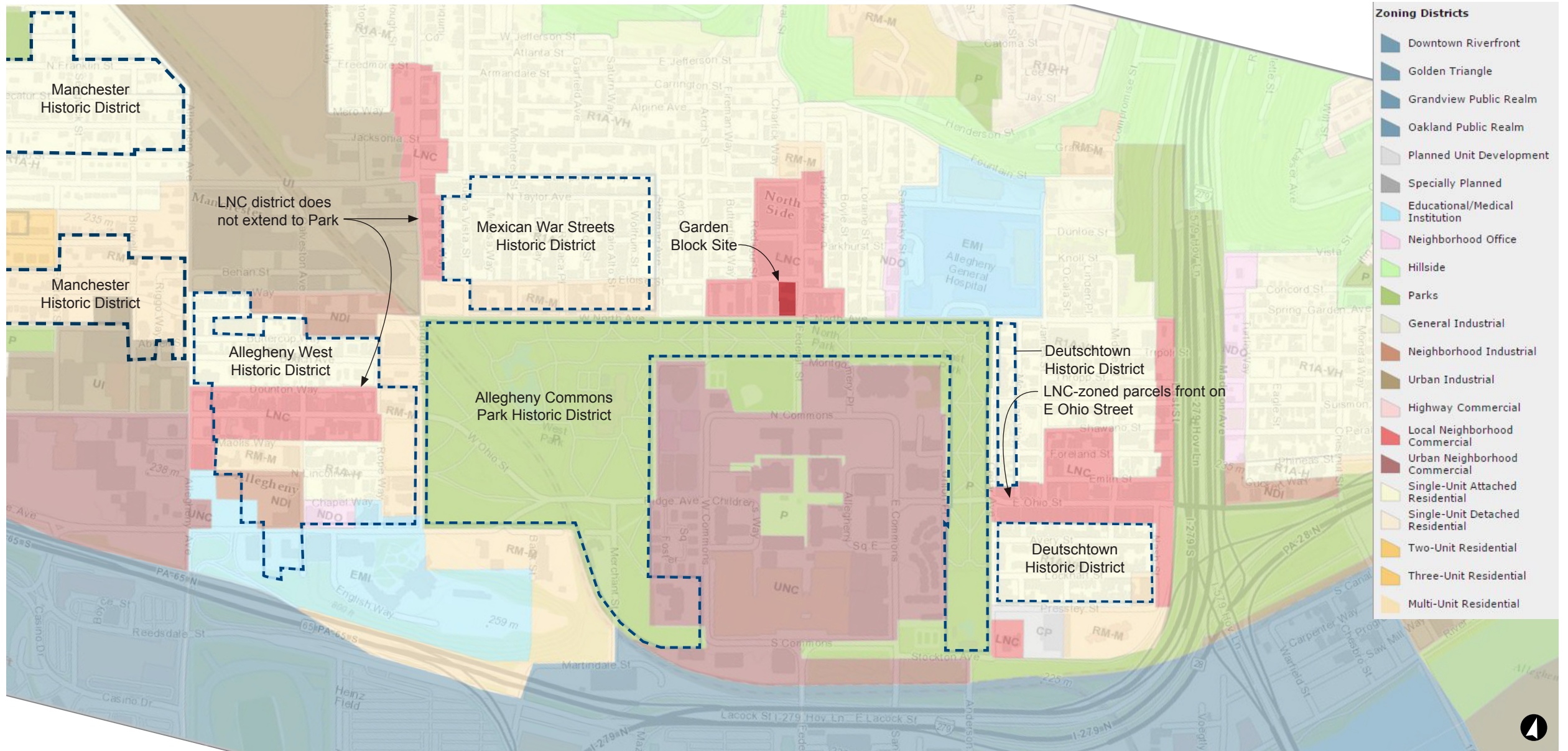
PROPOSED HEIGHT

HEIGHT RELATIONSHIPS BETWEEN EXISTING FACADES AND THE PROPOSED BUILDING



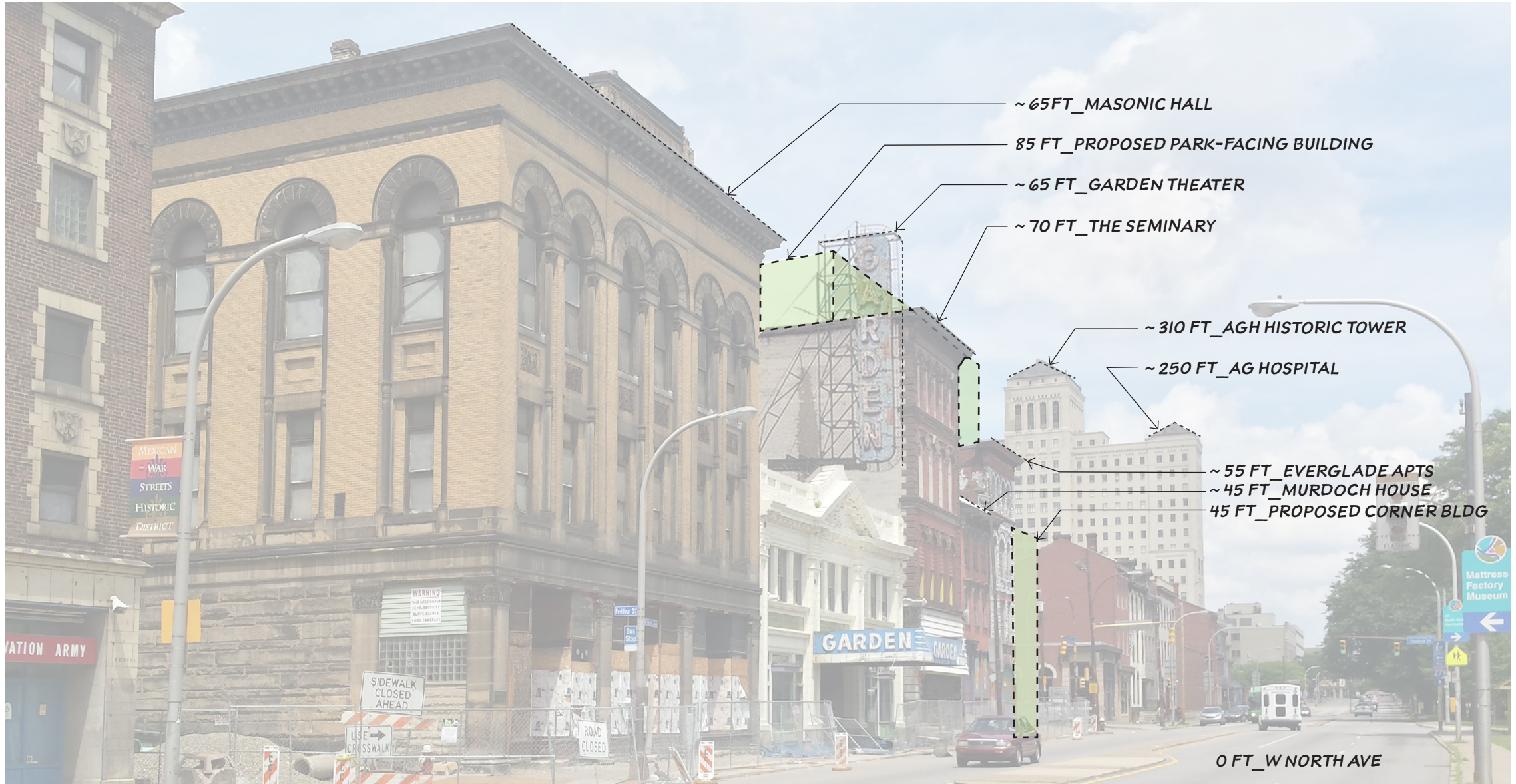
VIEW FROM FEDERAL STREET TOWNHOUSES (2009) TOWARDS NORTH AVENUE; APPROXIMATE HEIGHTS FROM GOOGLE EARTH PRO

AROUND THE PARK ZONING AND HISTORIC DISTRICTS AROUND ALLEGHENY COMMONS PARK



NORTH AVENUE STREET VIEW

HEIGHT RELATIONSHIPS BETWEEN EXISTING FACADES AND THE PROPOSED BUILDING



VIEW OF GARDEN BLOCK FROM W NORTH AVE & REDDOUR; APPROXIMATE HEIGHT INFORMATION FROM GOOGLE EARTH PRO

IN THE BEGINNING

EXISTING SITE CONDITIONS OF THE GARDEN BLOCK



THE STARTING BLOCK

PLACING THE SIMPLEST BLOCK ONTO THE SITE AS A STARTING POINT



RESPECTING YOUR ELDERS

ALLOWING THE EXISTING FACADES TO STAND PROUD OF THE PROPOSED BUILDING BEHIND



SPLITTING THE STONE

DIVIDING THE ONE LARGE MASS INTO TWO 'CONTEXTUALLY' RESPECTFUL HALVES



RAISING YOUR LEVEL

RAISING THE BACK HALF OF THE BUILDING TO ALLOW FOR A TWO STORY COMMERCIAL 'ANCHOR' UNDERNEATH



MEET THE STREET

HIGHER VISIBILITY FOR THE BUILDING CORNER AT HIGHLY ACTIVE CORNER OF NORTH AND FEDERAL STREET



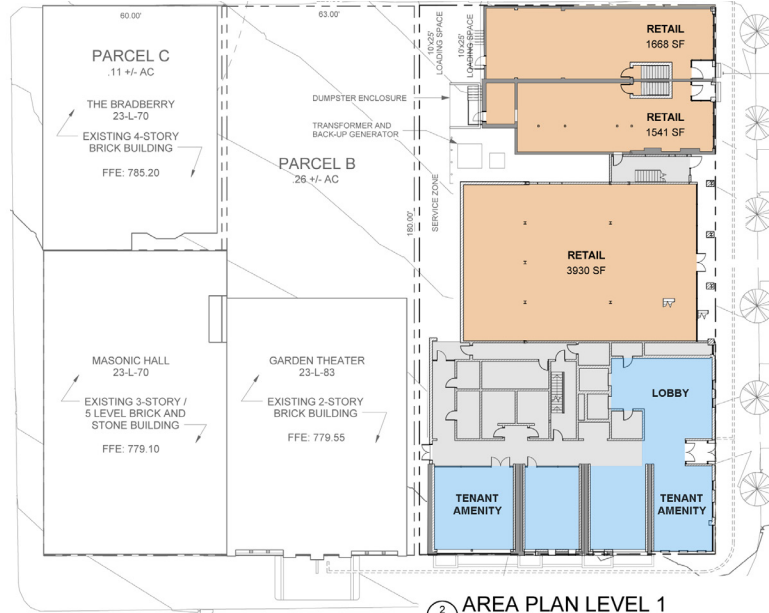
ACTIVE LIFESTYLE

POPULATING THE SIDEWALK, THE INTERIOR GROUND FLOOR, RECLAIMED ROOF DECKS AND NEW ROOF



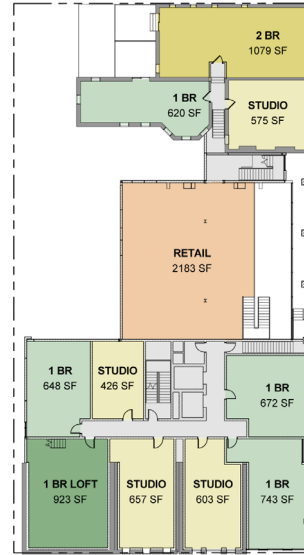
MIXED-USE BLOCK

INTERIOR LAYOUTS FOR RETAIL & UNIT TYPES IN THE PROPOSED BUILDING



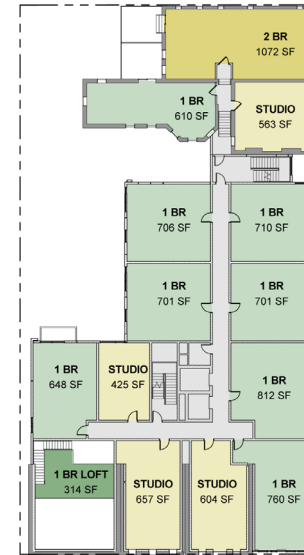
2 AREA PLAN LEVEL 1
1" = 20'-0"

LEVEL 1 GROSS AREA = 14,451 SF
LEVEL 1 RENTABLE AREA = 7,139 SF
ACCURATE AS OF 07-10-15



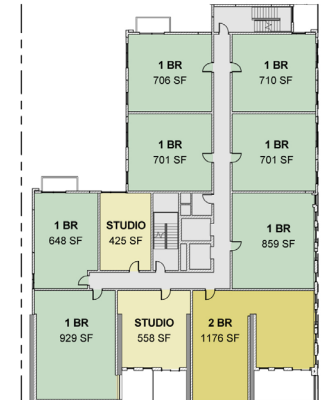
3 AREA PLAN LEVEL 2
1" = 20'-0"

LEVEL 2 GROSS AREA = 11,727 SF
LEVEL 2 RENTABLE AREA = 9,444 SF
ACCURATE AS OF 07-10-15



4 AREA PLAN LEVEL 3
1" = 20'-0"

LEVEL 3 GROSS AREA = 12,225 SF
LEVEL 3 RENTABLE AREA = 8,969 SF
ACCURATE AS OF 07-10-15



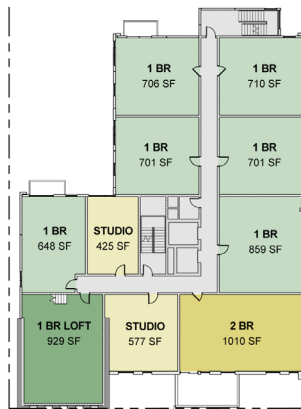
5 AREA PLAN LEVEL 4
1" = 20'-0"

LEVEL 4 GROSS AREA = 9,639 SF
LEVEL 4 RENTABLE AREA = 7,413 SF
ACCURATE AS OF 07-10-15

STATS:

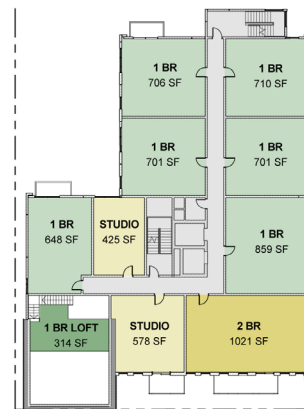
OPTION 1
9,300 SF OF RETAIL
68 APARTMENTS

OPTION 2
7,000 SF OF RETAIL
72 APARTMENTS



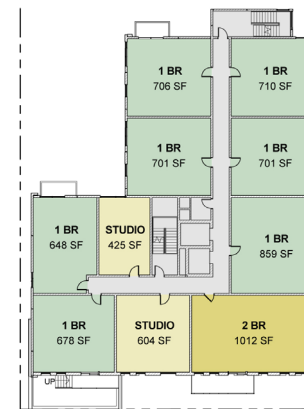
6 AREA PLAN LEVEL 5
1" = 20'-0"

LEVEL 5 GROSS AREA = 9,354 SF
LEVEL 5 RENTABLE AREA = 7,860 SF
ACCURATE AS OF 07-10-15



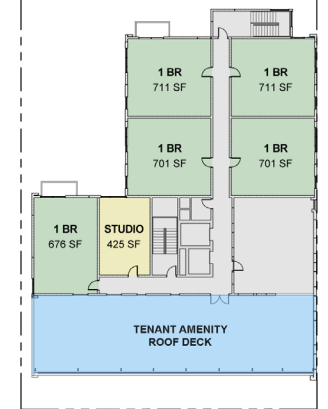
7 AREA PLAN LEVEL 6
1" = 20'-0"

LEVEL 6 GROSS AREA = 6,798 SF
LEVEL 6 RENTABLE AREA = 6,349 SF
ACCURATE AS OF 07-10-15



8 AREA PLAN LEVEL 7
1" = 20'-0"

LEVEL 7 GROSS AREA = 9,022 SF
LEVEL 7 RENTABLE AREA = 7,055 SF
ACCURATE AS OF 07-10-15



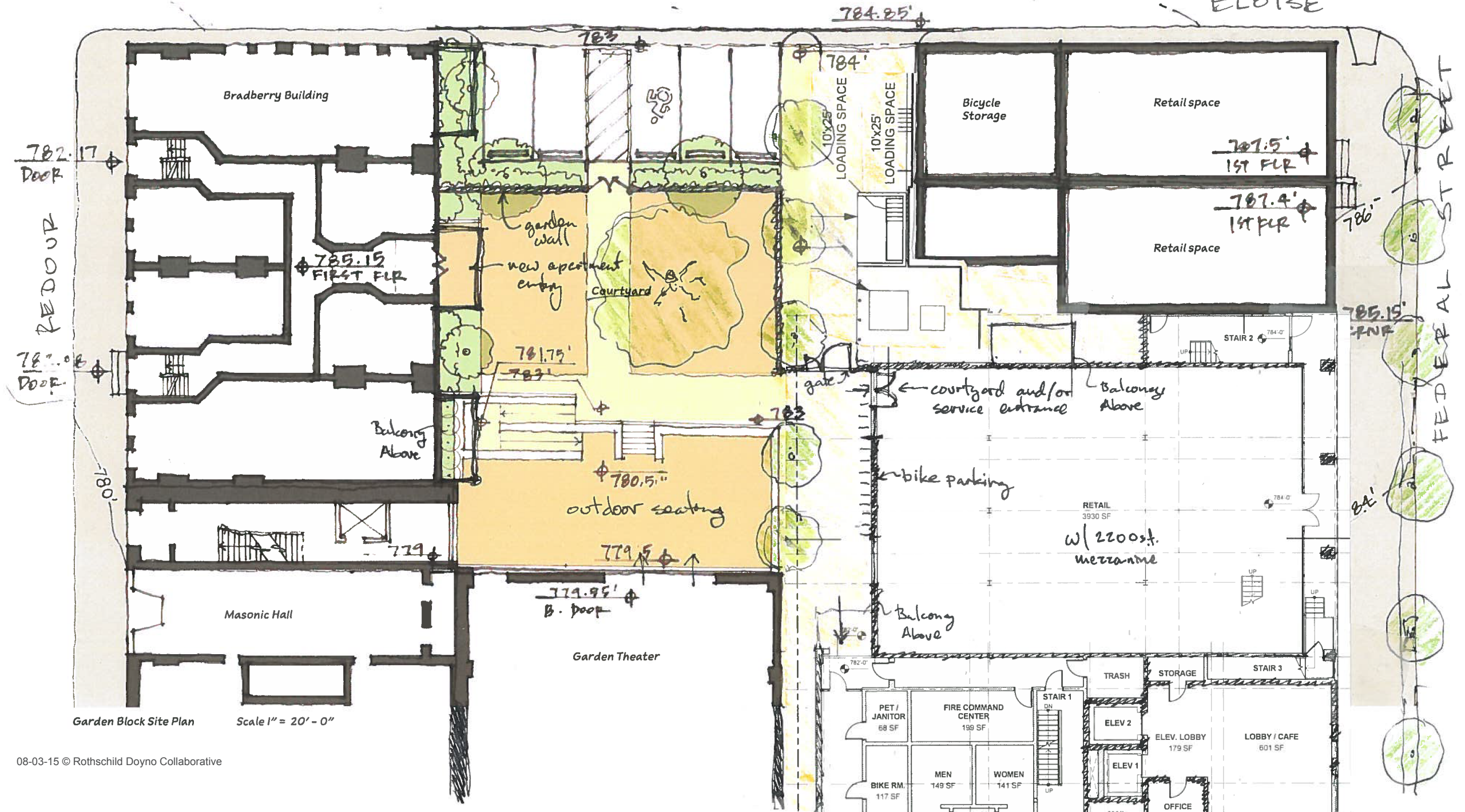
9 AREA PLAN LEVEL 8
1" = 20'-0"

LEVEL 8 GROSS AREA = 5,667 SF
LEVEL 8 RENTABLE AREA = 3,925 SF
ACCURATE AS OF 07-10-15

WHAT WE HEARD

GARDEN BLOCK COURTYARD PER THE MAY 05, 2015 MEETING

ELOISE



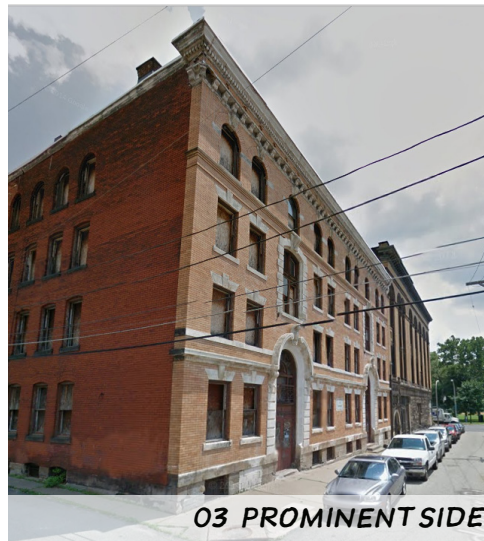
Garden Block Site Plan Scale 1" = 20' - 0"

MATERIAL CONTEXT

DRAWING INSPIRATION FOR THE MATERIAL PALETTE FROM THE SURROUNDING NEIGHBORHOOD



PHOTO CREDIT: MATT ROBINSON, PITTSBURGHSKYLINE.COM



01 NORTH AVENUE CREATES A FOREGROUND FOR THE NORTHSIDE with a prominent South-facing facade. Having the proposed Metropolis facade set back 12'-0" from North Avenue allows it to be a backdrop, much like a theater relationship between the scenery vs. the actors

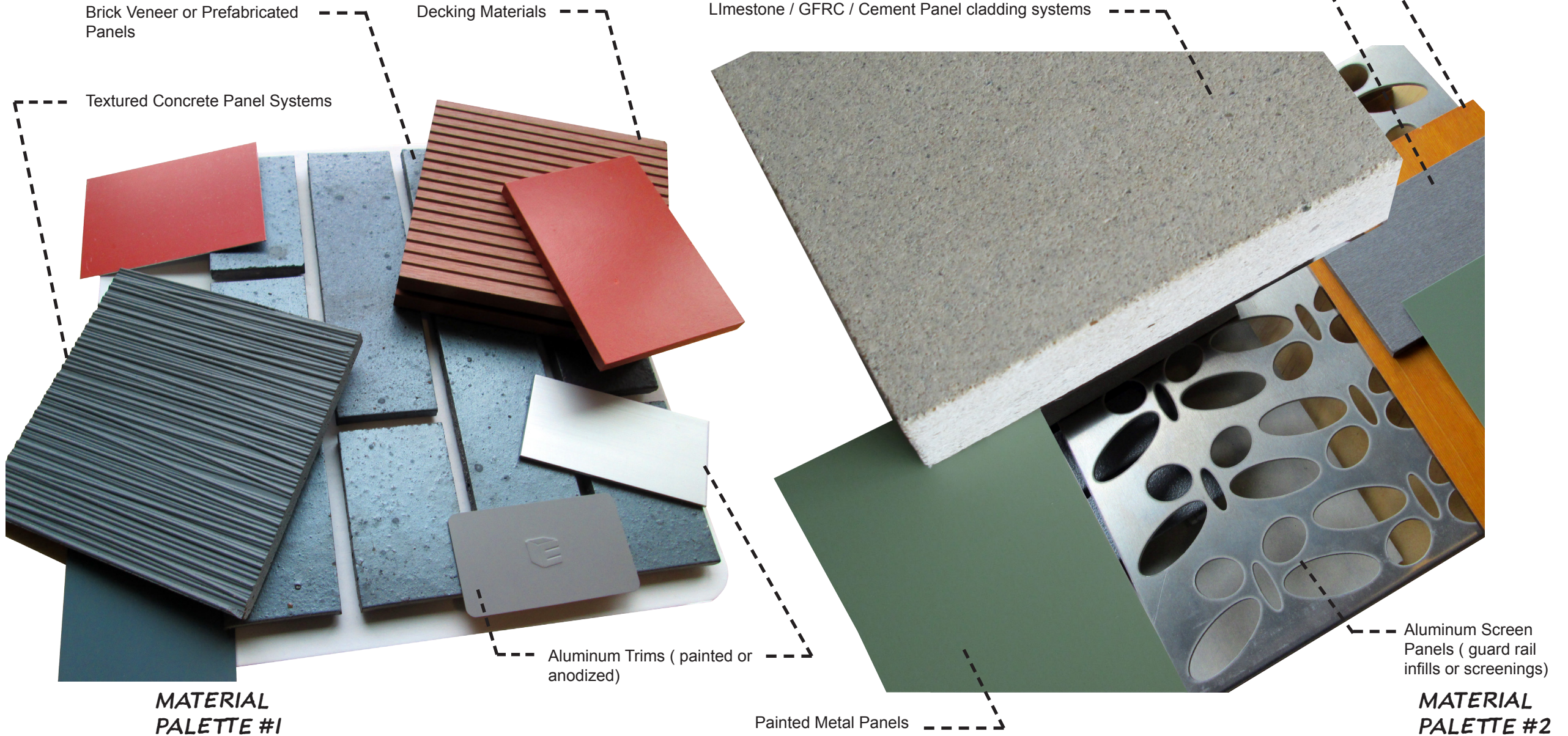
02 INDIVIDUAL ROW HOUSES CREATE A STRIPE OF COLOR FOR THE PEDESTRIAN. The Mexican War Streets form a collection of unique historic homes with distinct colors and materials, yet form a cohesive whole by maintaining the same setback.

03 MASONIC HALL & BRADBERRY BUILDING TURN THE CORNER ON REDDOUR.

04 CONTEMPORARY PATTERNING OF LIMESTONE LENDS THE ALLEGHENY CLP A "BUILT-TO-LAST" QUALITY.

MATERIAL COLLAGE

TESTING MATERIAL PALETTES FOR METROPOLIS & AMDUR BUILDINGS



GOOD GARDEN GLOSSARY

COMPONENTS AND MATERIALS IN THE GARDEN BLOCK

- 1 ALUMINUM CANOPY CORNICE** nods to the large roof cornices of the existing buildings.

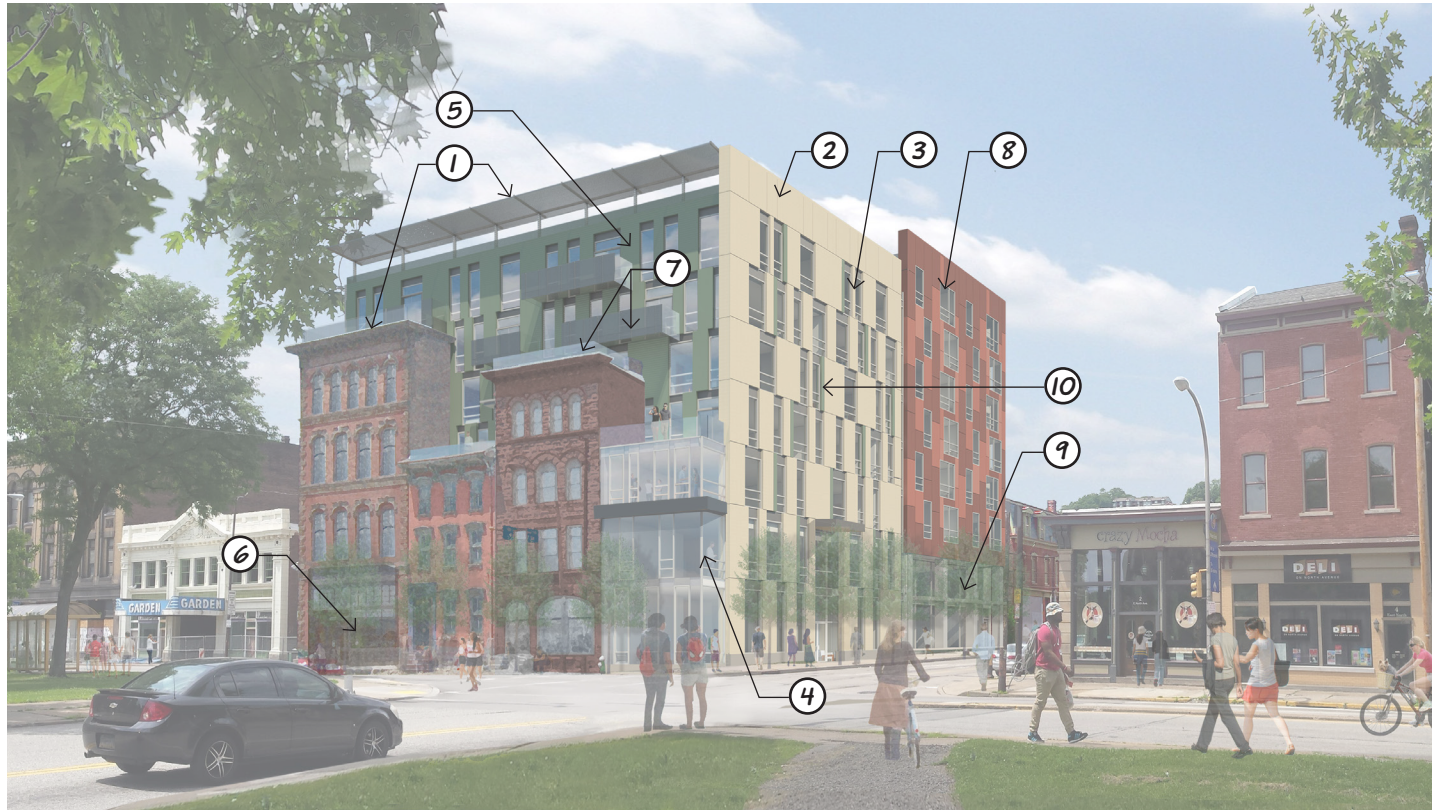
The up lit canopy creates a traditional cornice that holds the collection of buildings together, indicates and shades activity of the roof terrace, and gives shade and shelter to the south-facing balconies and terraces below.
- 2 "LIMESTONE" PRIMARY FACADE** relates to the building materials of the area.

Presently Taktl concrete panels or GFRC panels are being explored for this prominent wall. Careful detailing will indicate depth and mass of the wall specifically referencing nearby stone masonry.
- 3 FIBERGLASS OR ALUMINUM WINDOWS** Are patterned to relate to the varied windows of the buildings being joined by this project.

The variety keeps the building from having a large institutional feel that can be caused by the repetition of stacked windows. When seen in the oblique view, the windows create a vitality within the existing streetscape.
- 4 THE NEW CORNER** creates a focal point of glass to stands alongside the restored and integrated existing buildings.

The glazing pattern relates to the scale of the retained buildings while lighting and glass are "of our time."
- 5 INSULATED METAL PANELS** create a backdrop and form a memorable identity for the new building.

The panel system will have a metallic "patina green" tone to relate to Allegheny Commons and the domes across the park creating a "vertical commons" of apartments, balconies, and roof terraces.



- 6 GLASS, WOOD, & ALUMINUM STOREFRONTS** reflect historic restoration of facades that remain and crisp glazed openings where they are gone. In both conditions the storefronts provide a high degree of transparency to make new activity and occupancy visible to the street.
- 7 ALUMINUM BALCONIES** provide activity and occupancy along the park and facing the city.

The balconies relate in scale and material to the aluminum canopy cornice as well as the many roof terraces found throughout the Northside.
- 8 TWO COMPLIMENTARY MASSES** relate to the separate masses of the Masonic and Bradberry buildings.

The "second" building up Federal Street relates to the variety of brick facades in the neighborhood. High quality concealed hung concrete boards vary in color and size to increase visual interest and reduce the overall scale of the mass.
- 9 VIBRANT STREETSCAPE** Will support activities in the neighborhood by providing for pedestrian, bike, transit, and personal automobile use.
- 10 A DASH OF COLORS**
The mix of a small color accents reference the small individual features found in of the residential streets in the neighborhood.

COMMUNITY FEEDBACK

DESIGN INPUT WE'VE HEARD (SO FAR)

FROM CDAP, ACCA, NSLC, PHLF, URA, CHILDREN'S MUSEUM, PRESERVATION PITTSBURGH, & CITY PLANNING STAFF

1 INCREASE DEPTH OF THE CORNER AT 2 W NORTH

Continue "under" the first Federal Street mass and facade to reflect depth of historical buildings

2 MAKE THE CORNER A FOCAL POINT

Develop the corner of 2 W North and the apartment entrance to be an active and visually compelling sign of community renewal.

3 MARK THE ENTRANCE

Consider a canopy or other detail to mark the apartment entrance on Federal Street.

4 TWO MASS APPROACH

We appreciate the two mass approach. Continue to develop the window and material patterns.



5 INTEGRATE THE BALCONIES

Make balconies part of the facade, rather than extended cantilevered balconies.

6 REFINE THE CORNICE / CANOPY

The sun-shading rooftop canopy is a helpful feature, continue to refine it and perhaps relate it to the historic building cornices.

7 CONTINUE INTEGRATION OF THE WHOLE BLOCK

Develop the Garden Theatre Courtyard as a special place for people now that you have secured this site.

8 DEVELOP THE HISTORIC INTERIORS

In the retained buildings along West North. Represent the historic nature across the whole 30 feet of depth.

FEDERAL STREET CORNER



FEDERAL STREET CORNER



FEDERAL STREET INSPIRATIONS

A LIBRARY OF INSPIRATIONS AND EXAMPLES THAT HELPED BUILD THE FEDERAL STREET FACADES



A "DANCING" DOORS



B LIMESTONE



C ENTRY WAYS ALONG



D TREE LINED STREETS IN THE NORTHSIDE



E STOREFRONTS



F MEANINGFUL INTERIOR BACKYARD



G BALCONIES CAPTURING VIEWS

COMMUNITY FEEDBACK

DESIGN INPUT WE'VE HEARD (SO FAR)

FROM CDAP, ACCA, NSLC, URA, PHLF, CHILDREN'S MUSEUM, PRESERVATION PITTSBURGH, & CITY PLANNING STAFF

1 INCREASE THE FACADE DEPTH

Work to make the new facades appear deep and materially substantial.

2 IMPROVE THE SIDE FACADE

The materials above the retained Morton Building are quite visible and perhaps should wrap the front facade around to the back.

3 RETAIL STOREFRONTS

Increase detail and design at the retail storefronts along Federal Street.

4 PARKING CONCERNS

Make sure tenants use established parking, not permits for residential street parking.



5 DEVELOP STREETSCAPE

Develop public curbs and streetscape along Federal Street and W North Ave

GENERAL COMMENTS:

"THIS IS A VERY BENEFICIAL PROJECT to the city, and the community will get a lot out of this."

"No one has been able to make this happen AND WE WANT TO SUPPORT YOUR EFFORTS."

TOWNHOUSE BALCONY VIEW

HEIGHT RELATIONSHIPS BETWEEN EXISTING FACADES AND THE PROPOSED BUILDING



VIEW FROM FEDERAL STREET TOWNHOUSES (2009) TOWARDS NORTH AVENUE; APPROXIMATE HEIGHTS FROM GOOGLE EARTH PRO

AROUND THE PARK

CURRENT RESIDENTIAL PARKING PERMIT ZONES

