

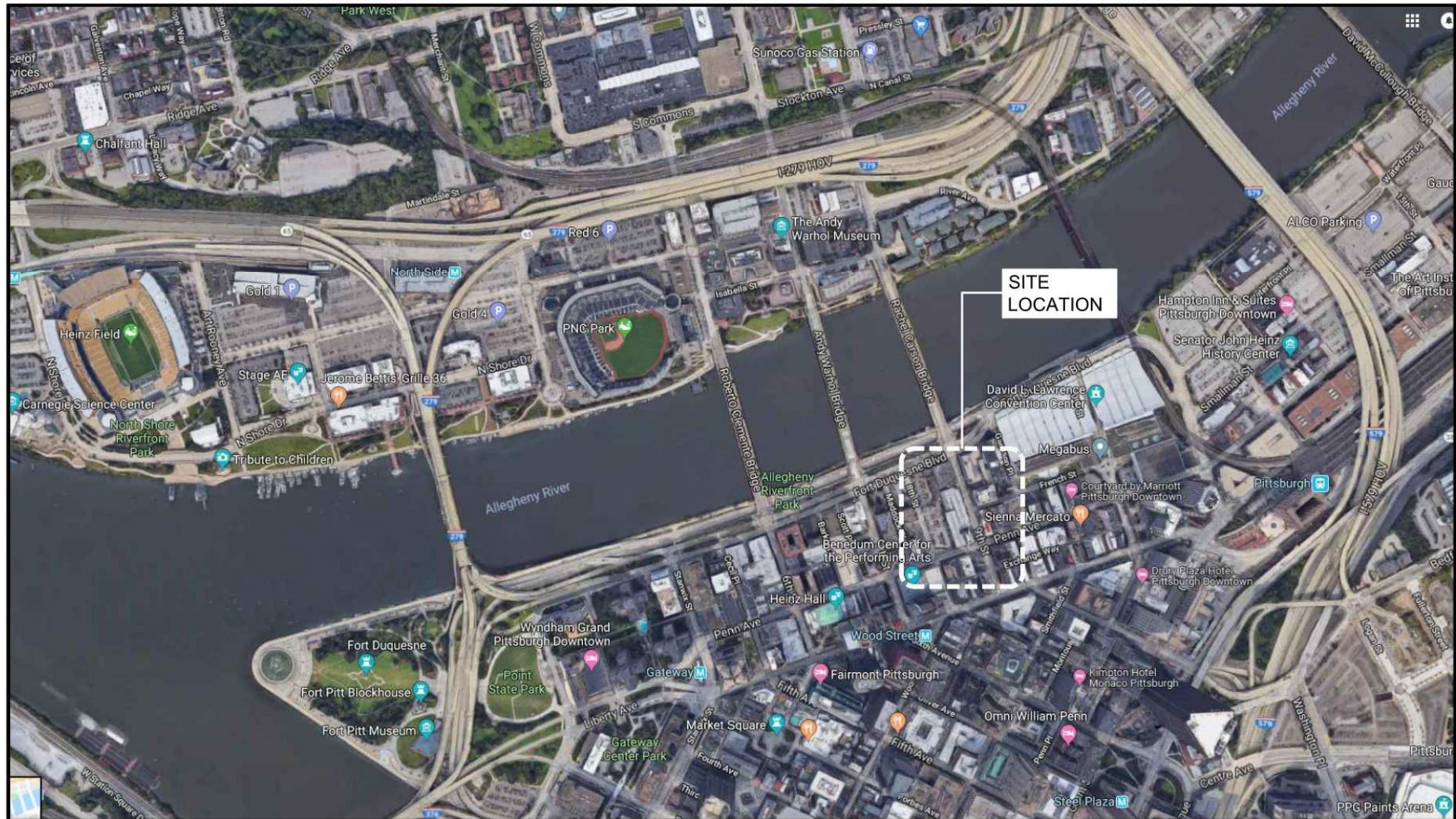


**Pittsburgh Parking Authority**  
9<sup>th</sup> and Penn Avenue  
Replacement Garage  
*Planning Commission*  
*Design Review Process*  
*New Construction*

*December 23, 2019*

# LOCATION MAP

December 23, 2019





# INTRODUCTION

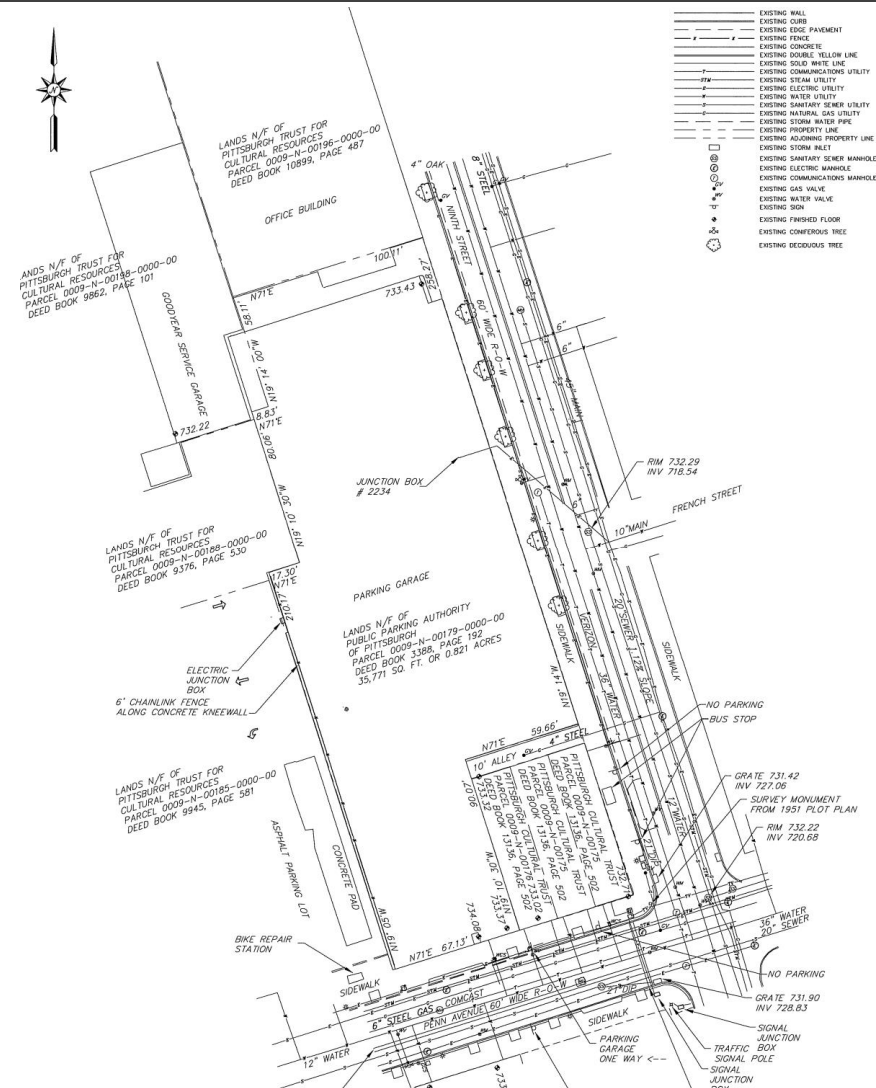
December 23, 2019

- Location
  - 136 9<sup>th</sup> Street, Pittsburgh, PA
  - Zoning District: **GT-C** (Golden Triangle – C)
- Size
  - Demolition of existing 586 space parking structure
  - Build a 692 space facility
- Operations
  - Functional and efficient for ease of operations
  - Durable cast in place p/t structure with extended life
- Community
  - Revitalization and building block for future development
  - Architecturally sensitive, and aesthetically enhanced
  - Safe pedestrian connections to destinations
  - Creation of urban open space (10%)
  - Public art requirement (1%)
  - Feasibility of re-purposing- ground tier



## SITE PLAN – EXISTING PPAP OWNERSHIP

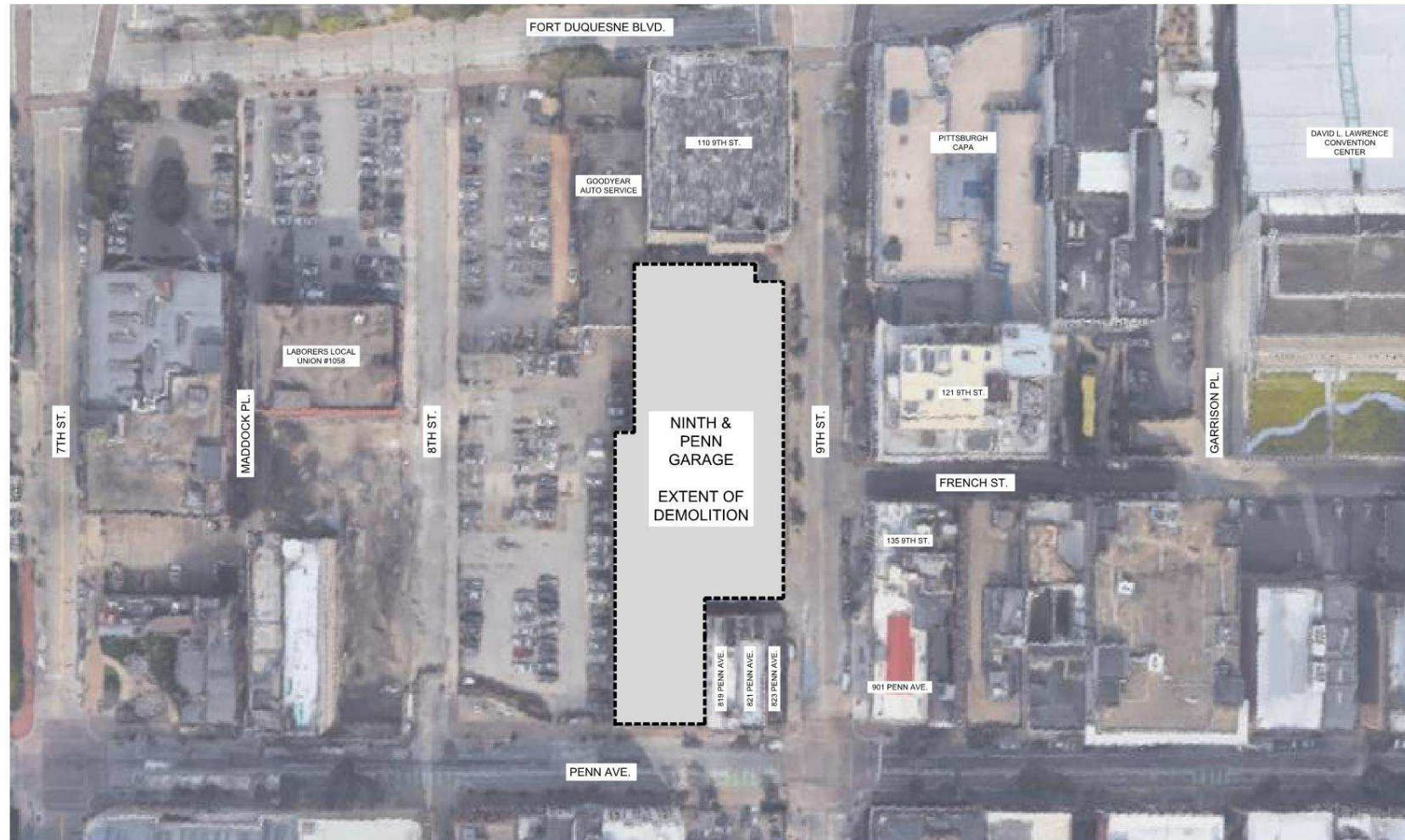
December 23, 2019





## EXISTING PPAP OWNERSHIP AND DEMOLITION

December 23, 2019

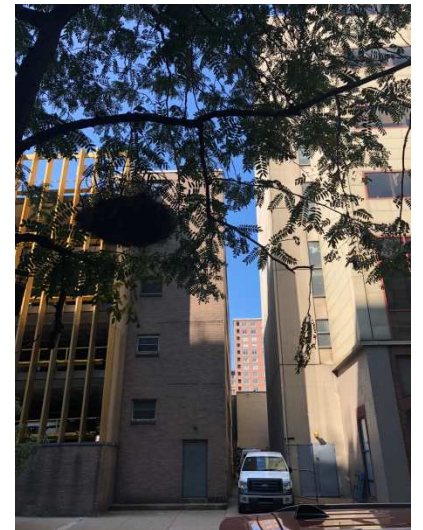
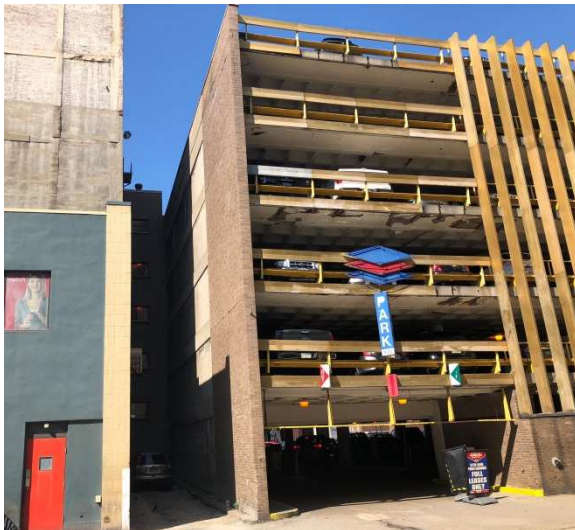
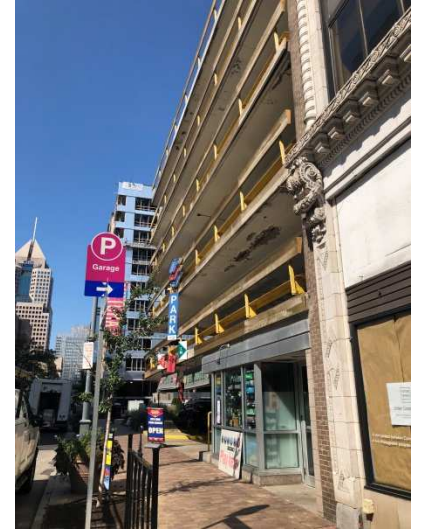


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## CONDITIONS PRIOR TO DEMOLITION

December 23, 2019





## EXISTING PPAP OWNERSHIP AND DEMOLITION

December 23, 2019



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## KEY DESIGN AND SITE CONSIDERATIONS

December 23, 2019

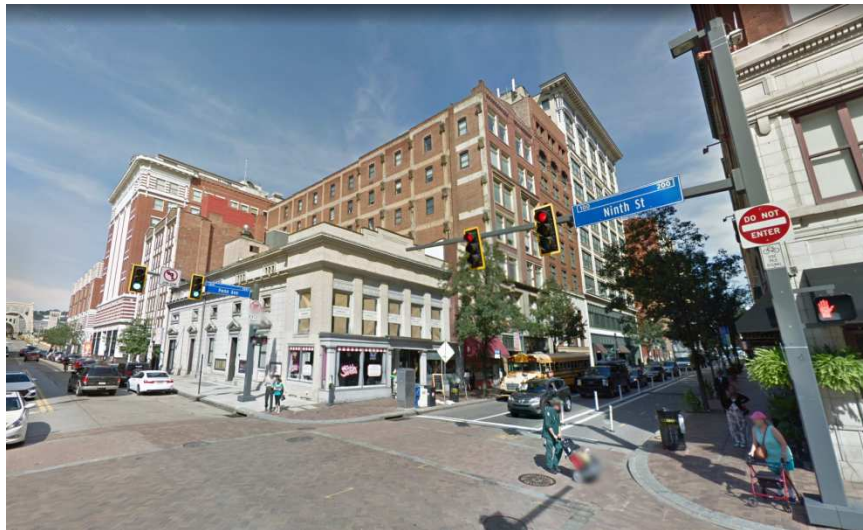
- User groups
  - Daily Commuters
  - Theatre District Patrons
  - North Shore Stadium Events
- Architecture
  - Open per code, and natural ventilated structure
  - Horizontal lines and screening applications
  - Recognition of proposed adjacent uses (hotel, condo)
- Traffic
  - Traffic Study
  - Primary entry/exits on 9<sup>th</sup> Street, overflow off of 8<sup>th</sup> Street
- Close coordination with the Cultural Trust
  - Buildings owned by the Cultural Trust
    - Maintaining the 3 buildings at corner of 9<sup>th</sup> and Penn Ave.
    - Maintain the Goodyear building to the northwest of garage
    - Coordination with demolition of the Duff's building
  - Property line consideration
- Sustainable
  - ParkSmart Gold certified / Sustainable strategies
  - Green Roof / City Park





## SURROUNDING CONTEXT

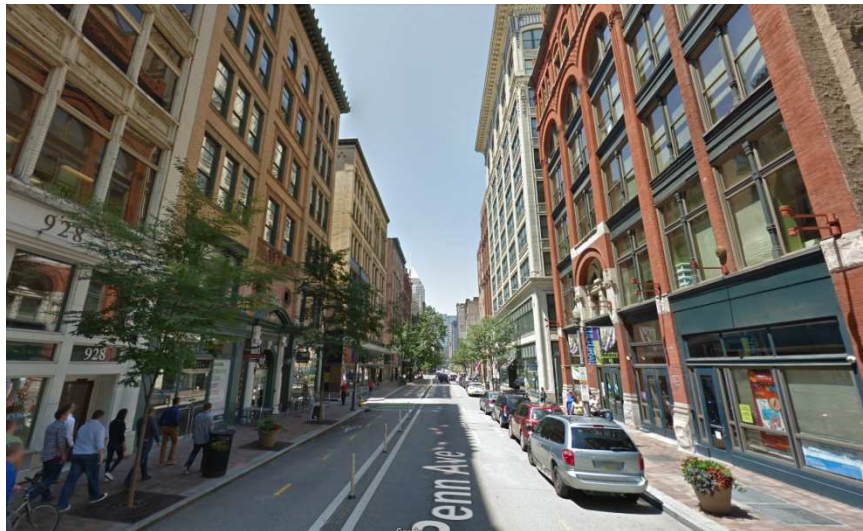
December 23, 2019



Intersection of 9th Street and Penn Avenue



Benedum Center / Umbrella Sky Exhibit





## SURROUNDING CONTEXT

December 23, 2019

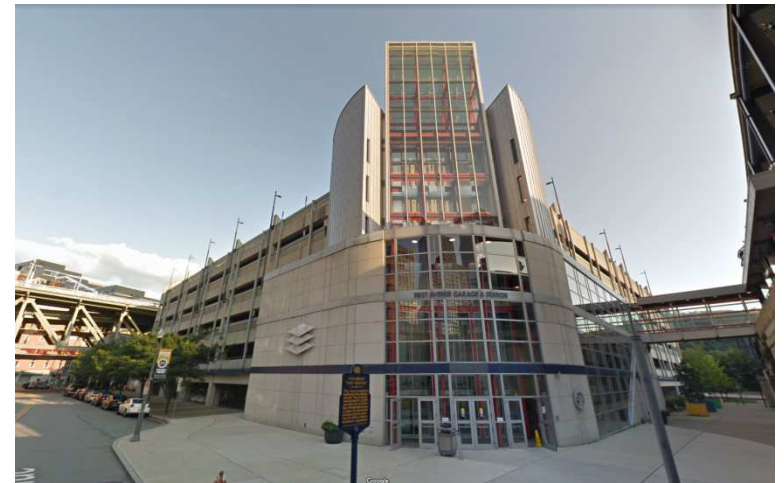


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## PERSPECTIVE RENDERINGS / PPAP Existing Parking Structures

December 23, 2019



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## RELATIONSHIP TO MASTER PLAN

December 23, 2019

## PITTSBURGH CULTURAL TRUST MASTER PLAN



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## ILLUSTRATIVE PLAN



MASTER PLAN UPDATE / PITTSBURGH CULTURAL TRUST

URBAN DESIGN ASSOCIATES

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## PERSPECTIVE RENDERINGS: 9<sup>th</sup> Street from Penn Avenue

December 23, 2019



Glass guardrail  
pedestrian barrier

Cast-In-Place  
Concrete

Perforated metal  
panel; panels  
project at varying  
depth; multi-color

Curtainwall

Decorative /  
Architectural  
Fencing

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## PERSPECTIVE RENDERINGS: 8<sup>th</sup> Street from Penn Avenue

December 23, 2019



*Cast-In-Place  
Concrete*

*Glass guardrail  
pedestrian barrier*

*Perforated metal  
panel; panels  
project at same  
depth; one color*

*Curtainwall*

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## PERSPECTIVE RENDERINGS: 9<sup>th</sup> Street from Fort Duquesne

December 23, 2019



Glass guardrail  
pedestrian barrier

Cast-In-Place  
Concrete

Perforated metal  
panel; panels  
project at varying  
depth; multi-color

Curtainwall

Decorative /  
Architectural  
Fencing

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## PERSPECTIVE RENDERINGS: 9<sup>th</sup> Street from Penn Avenue (night)

December 23, 2019



Glass guardrail  
pedestrian barrier

Cast-In-Place  
Concrete

Perforated metal  
panel; panels  
project at varying  
depth; multi-color

Curtainwall

Decorative /  
Architectural  
Fencing

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## AERIAL RENDERINGS: 9<sup>th</sup> Street from Fort Duquesne

December 23, 2019



*Paver area;  
temporary movie  
area*

*Tall grasses*

*Children's  
playground; sport  
turf*

*Artwork / sculpture*

*Dog park*

*Glass guardrail  
pedestrian barrier*

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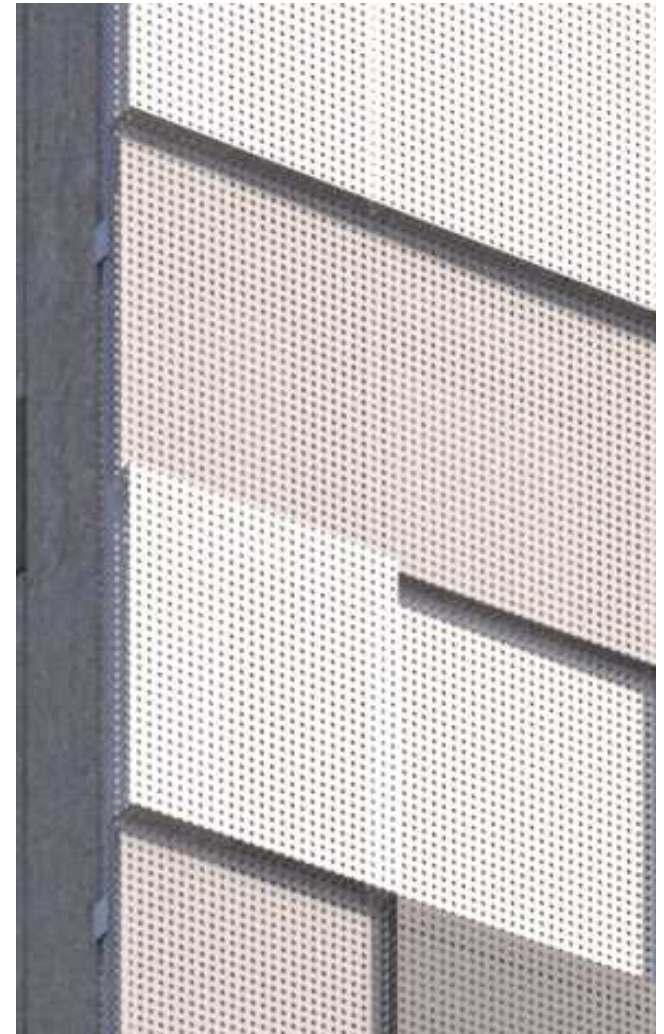


## WALL PANEL DETAIL

December 23, 2019



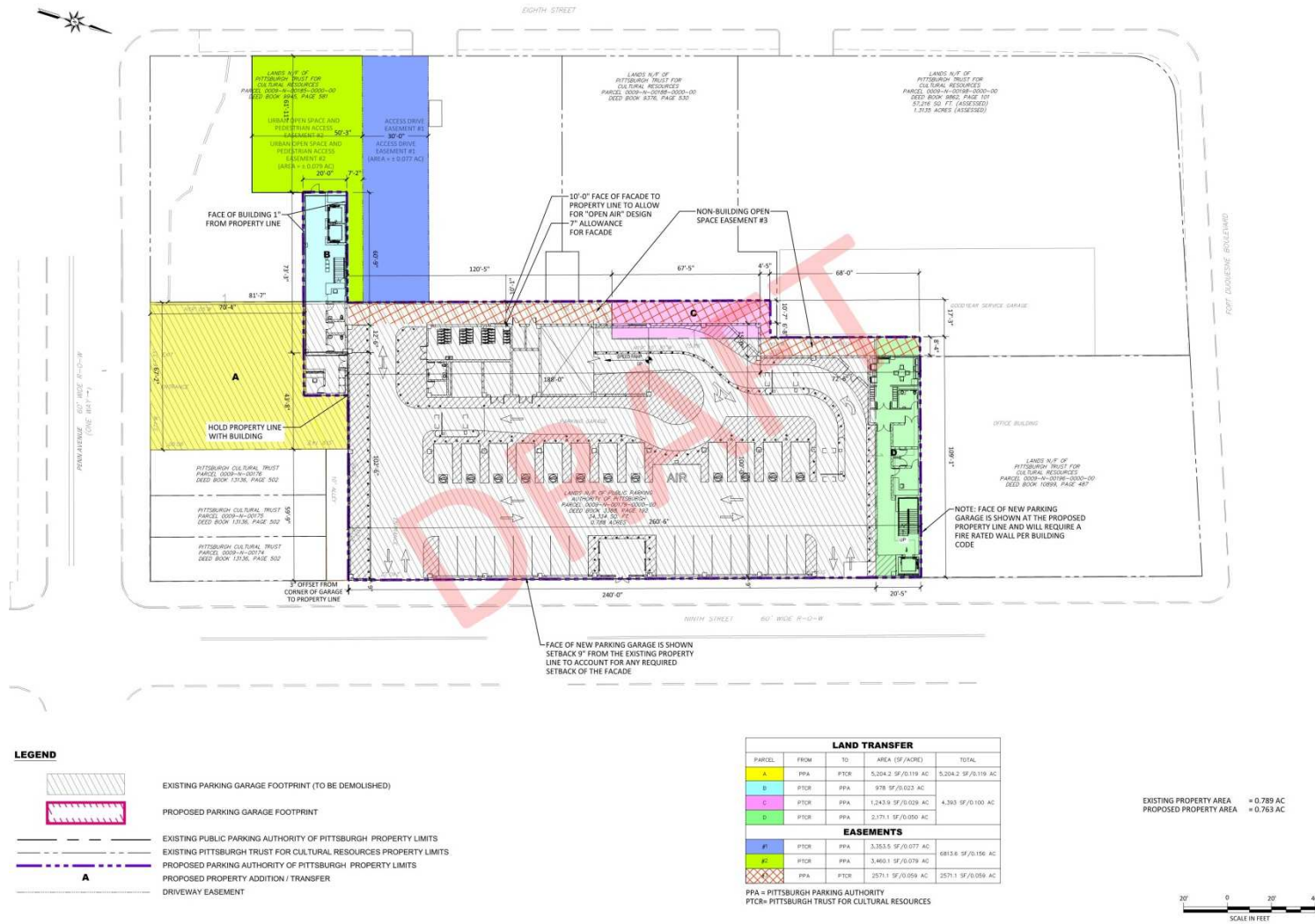
*Perforated metal  
panels in 6 shades  
of grey, projecting  
from the face of the  
garage at varying  
distance*



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# SITE PLAN

December 23, 2019

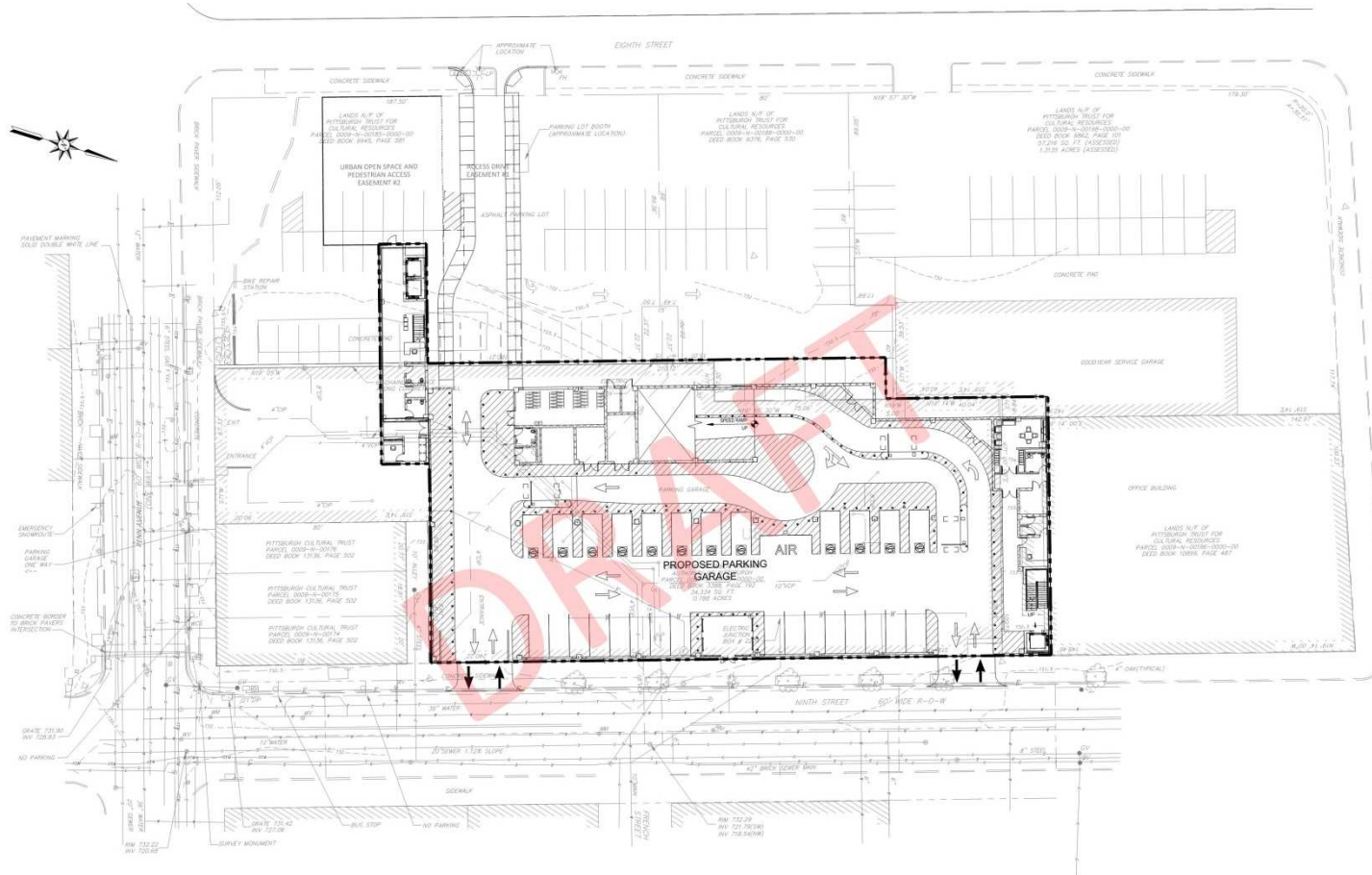


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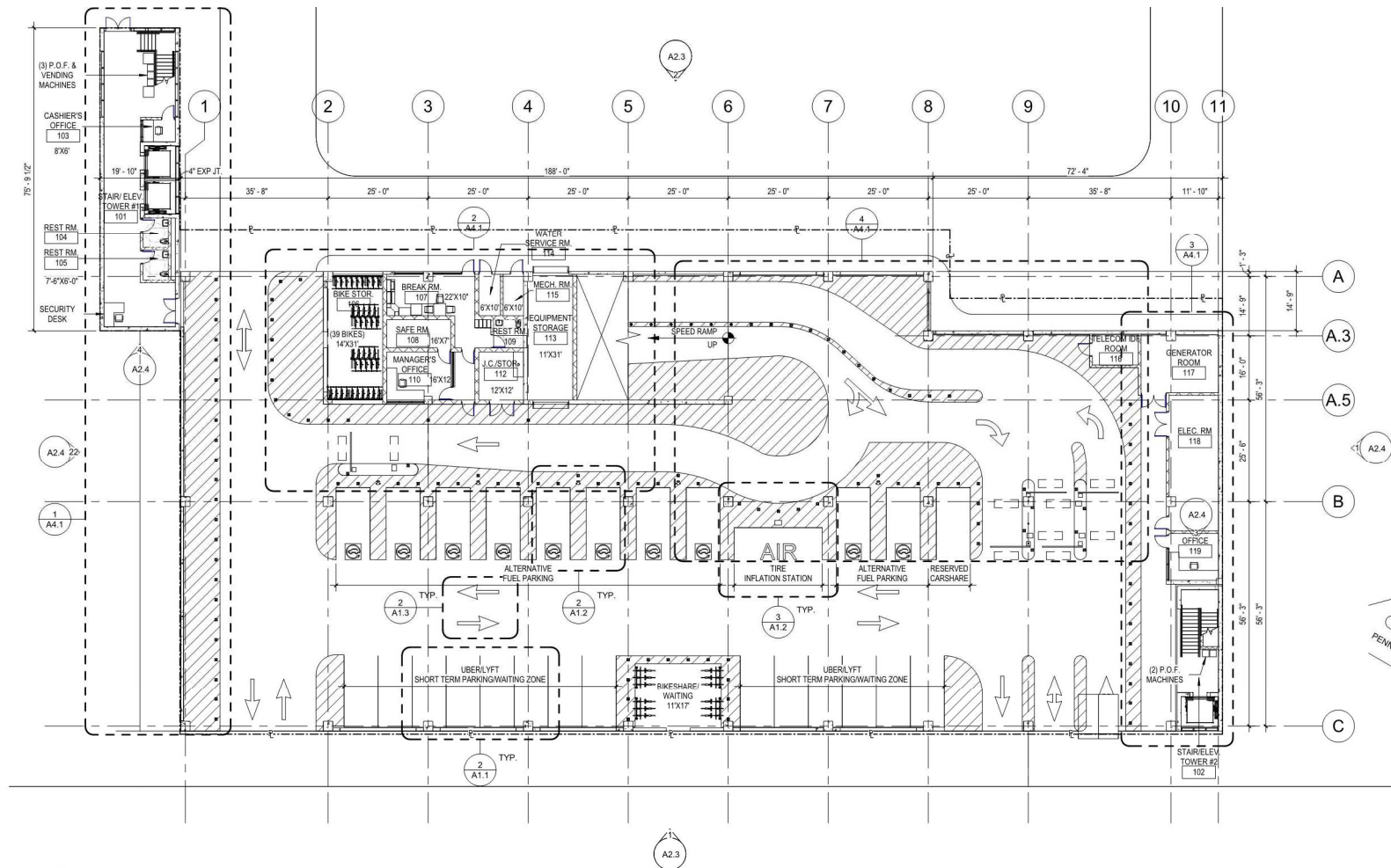
# SITE PLAN

December 23, 2019



# GROUND TIER PLAN

December 23, 2019

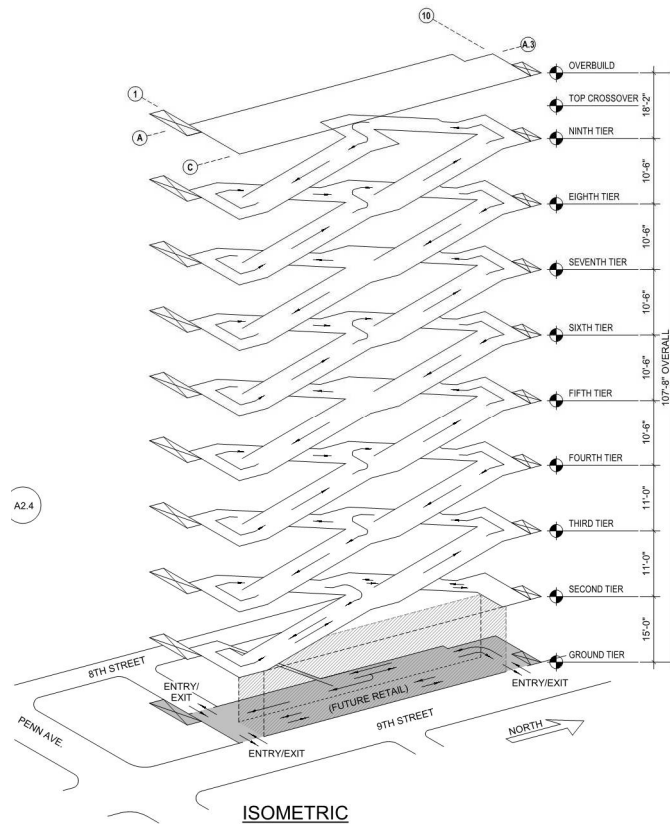


1 1-GROUND TIER PLAN  
A1.1 1/16" = 1'-0"



# GROUND TIER PLAN

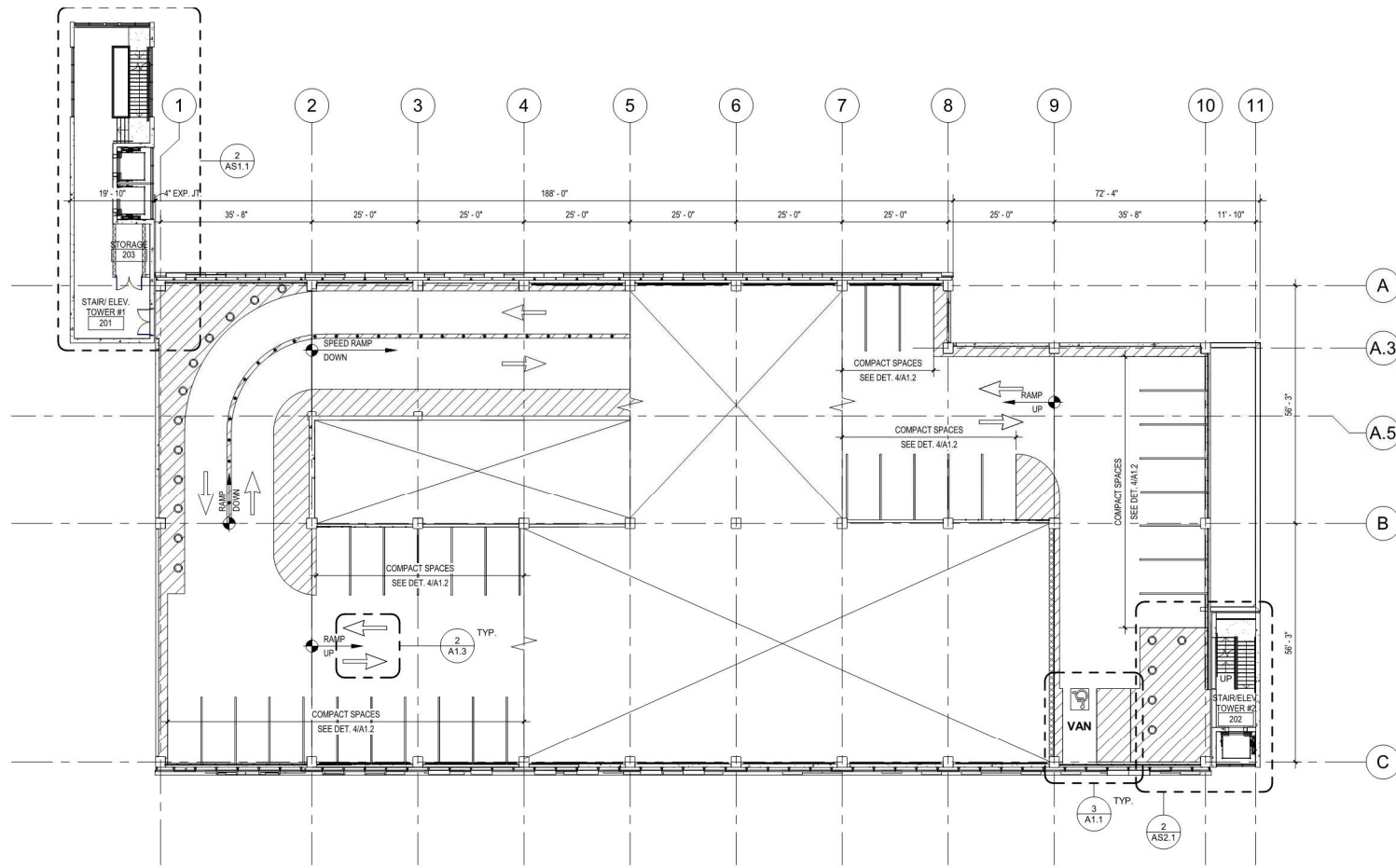
December 23, 2019



CAR TABULATION					
LEVEL	STANDARD	ACCESSIBLE	VAN ACCESSIBLE	COMPACT	TOTAL
TOP CROSSOVER	15	0	0	0	15
NINTH	86	1	0	0	87
EIGHTH	90	2	0	0	92
SEVENTH	84	2	0	0	86
SIXTH	90	2	0	0	92
FIFTH	84	2	0	0	86
FOURTH	84	2	0	0	86
THIRD	68	0	2	16	86
SECOND	0	0	1	32	33
GROUND	29	0	0	0	29
TOTAL	626	11	3	47	692
TYPICAL PARKING SPACE: 8'-6" X 18'-0"			TYPICAL COMPACT SPACE: 8'-0" X 16'-0"		
TYPICAL ACCESSIBLE SPACE: 8'-0" X 18'-0"					
TOTAL AREA: 277,026 SF			TYPICAL TIER AREA: 27,469 SF		
EFFICIENCY (TYPICAL TIER): 299 SF PER SPACE					
FUNCTIONALITY: ONE-WAY DOUBLE THREADED HELIX					

# SECOND TIER PLAN

December 23, 2019

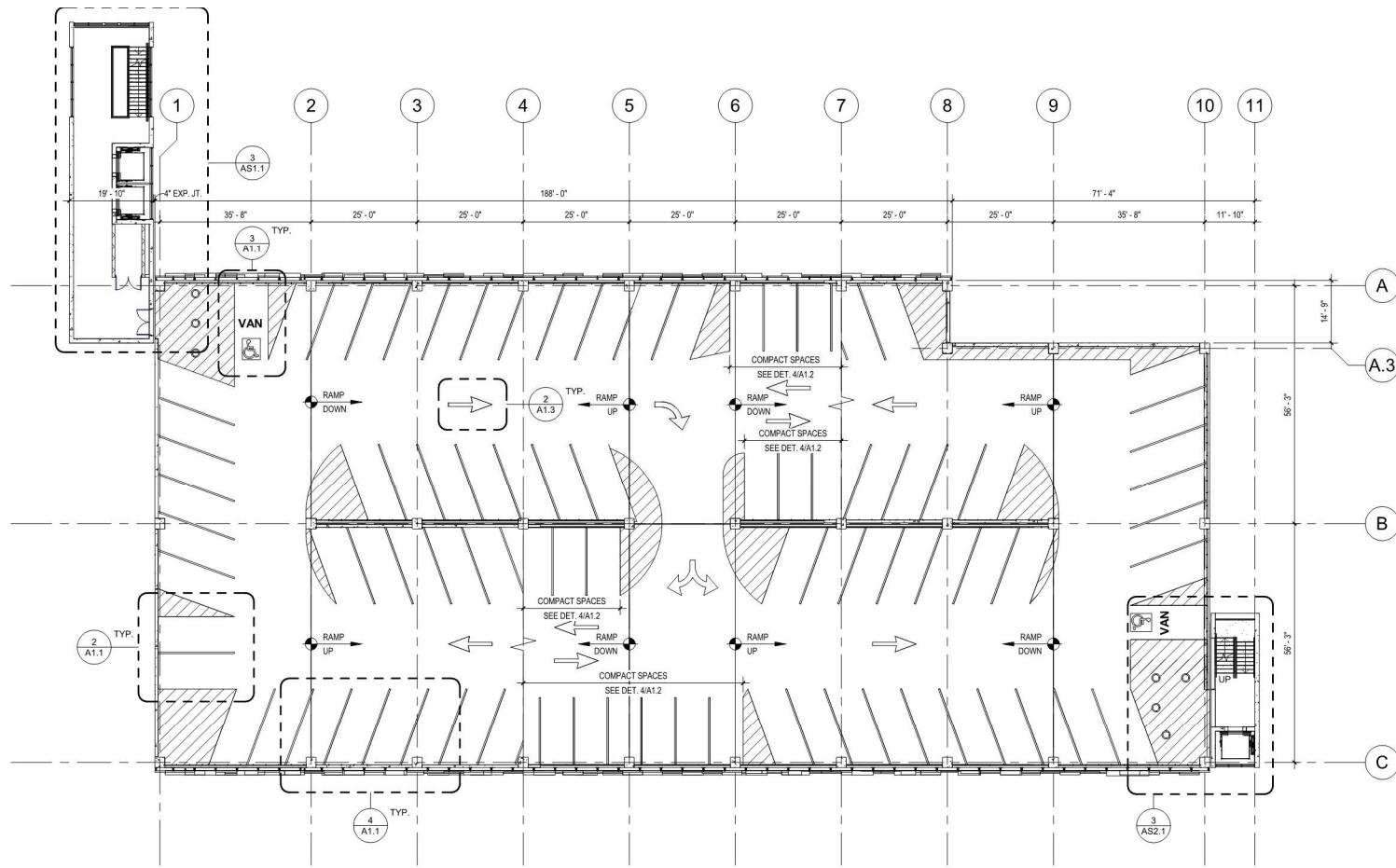


1  
A1.2 2-SECOND TIER PLAN  
1/16" = 1'-0"



# TYPICAL TIER PLAN

December 23, 2019



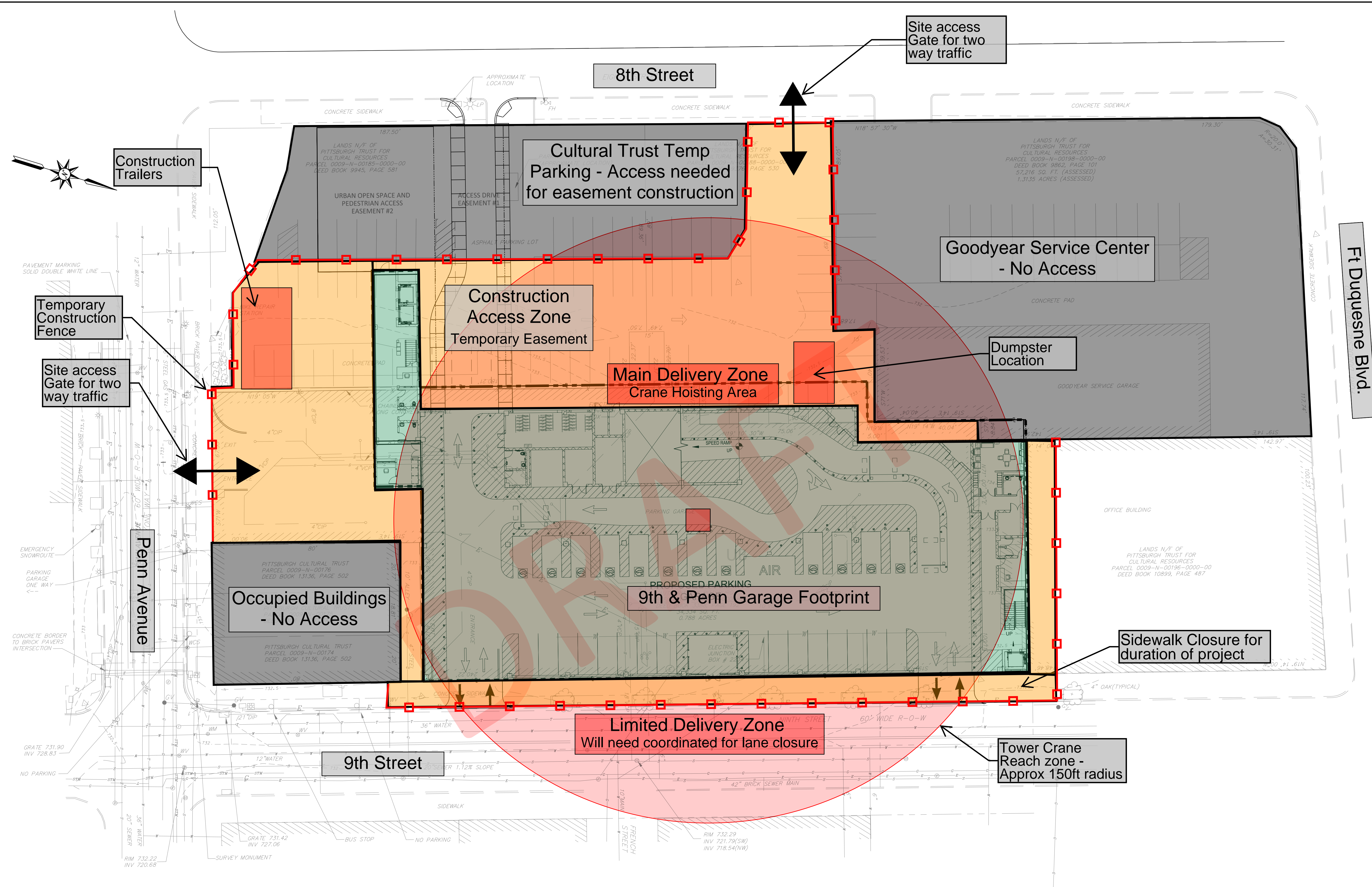
1 3-THIRD TIER PLAN  
A1.3 1/16" = 1'-0"

# ROOF LEVEL PLAN – GREEN ROOF

December 23, 2019







# DRAFT - Site Logistics Plan

Developed by Massaro  
12/02/2019

REVISION		DATE	BY	APPROVED

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WWW.NAVAROWRIGHT.COM

**SITE DEVELOPMENT PLAN**  
**PITTSBURGH PARKING AUTHORITY**  
**9TH AND PENN PARKING GARAGE**  
CITY OF PITTSBURGH  
ALLEGHENY COUNTY  
PA

PROJECT NO.: 1901SC008  
DESIGNED BY: JLA  
DRAWN BY: TMW  
CHK'D BY: CMH  
DATE: 08/30/2019  
SCALE: 1" = 20'  
DRAWING NUMBER  
**LD-5**  
SHEET 5 OF 15