

An aerial, high-angle photograph of a dense urban area in Pittsburgh, showing several multi-story brick buildings with numerous windows. The image is faded and serves as a background for the title text.

PITTSBURGH DOWNTOWN PARTNERSHIP

Smithfield Redevelopment

JUNE 25, 2021

WILDMAN
CHALMERS
D E S I G N

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Introduction

633, 635, 639, & 641 Smithfield St., Pittsburgh, PA 15222

Proposed Use:

Adaptive reuse of long-time vacant retail, school and office buildings into fully renovated short-term rental units with a lobby and 5K SF of retail space at street level. Improvements will restore the exterior beauty of these buildings and activating them will improve safety and stimulate commerce.

Work to Be Completed:

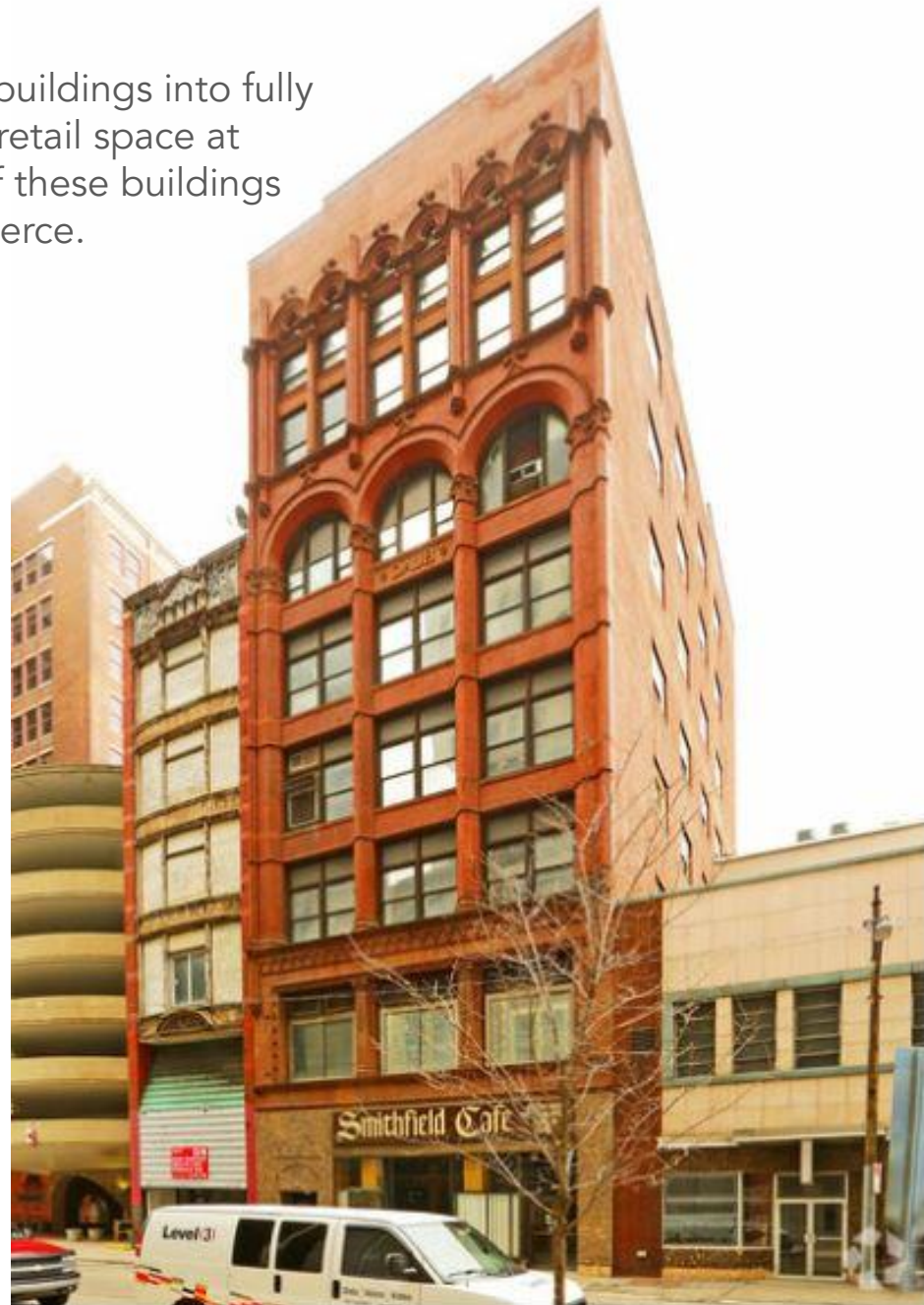
- Consolidation of 633, 635, 639, & 641
- Cleaning of Existing facade
- New Windows and Doors
- New ADA Front Entry and Storefront
- Partial 9th Floor added on top of 635 Smithfield
- Demolish existing structures at 639 & 641 and replace with a new 1 story retail structure
- Interior Bicycle Storage
- Interior Fit-Out for New Spec Tenant

Zoning District:

- Golden Triangle District A (GT-A)

Development Team:

- Developer: Smithfield Development Partners
- Architect: Wildman Chalmers Design
- Civil Engineer: Gateway Engineers
- MEP Engineer: Iams Consulting



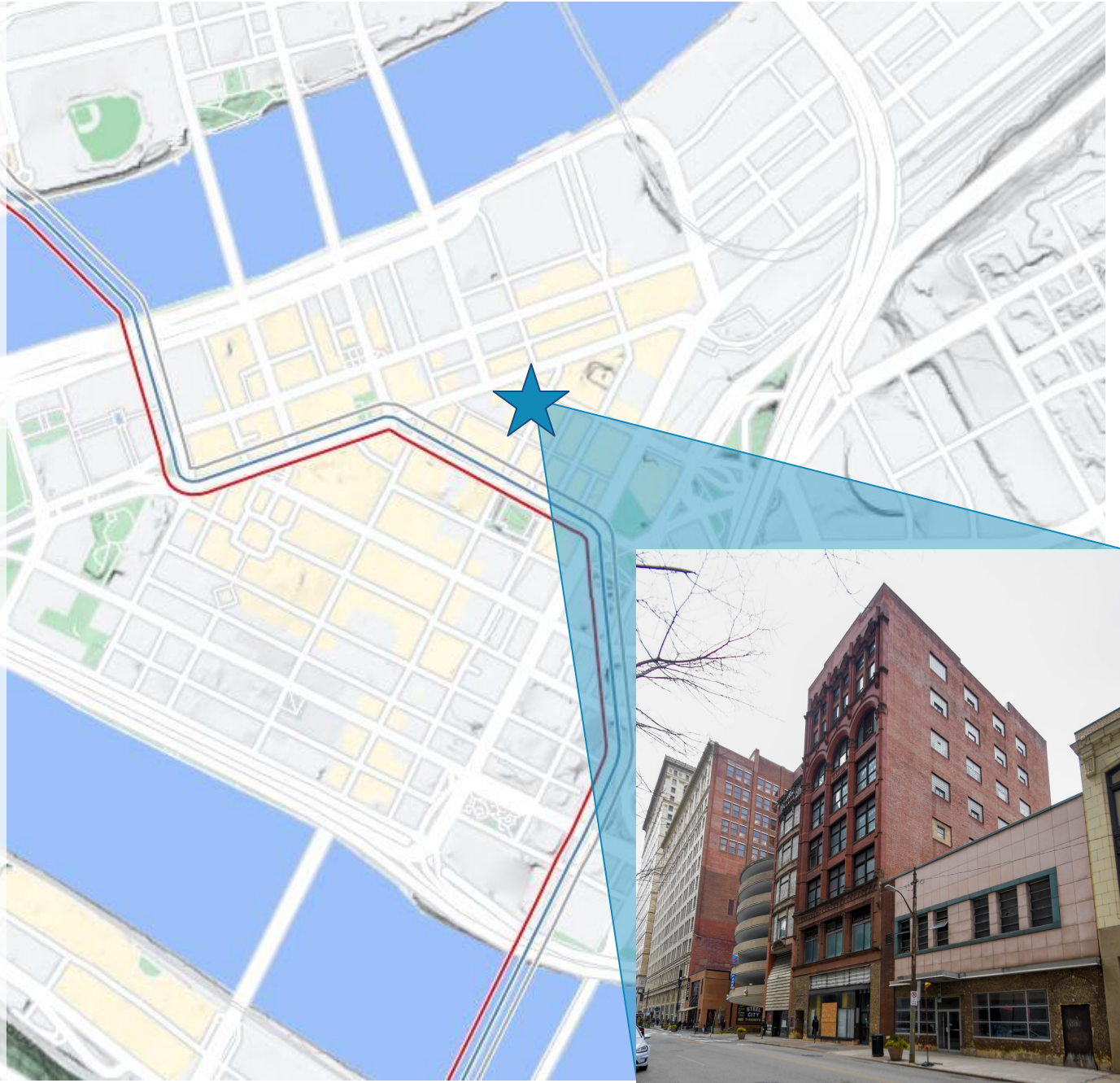


Site + Context

Pittsburgh Map

Site Facts:

- Located within Pittsburgh's Golden Triangle
- Parcel IDs:
0002-A-00043-0000-00
0002-A-00044-0000-00
0002-A-00046-0000-00
0002-A-00047-0000-00
- Central Business District
- 2nd Ward



Proximity Map



Brand identity

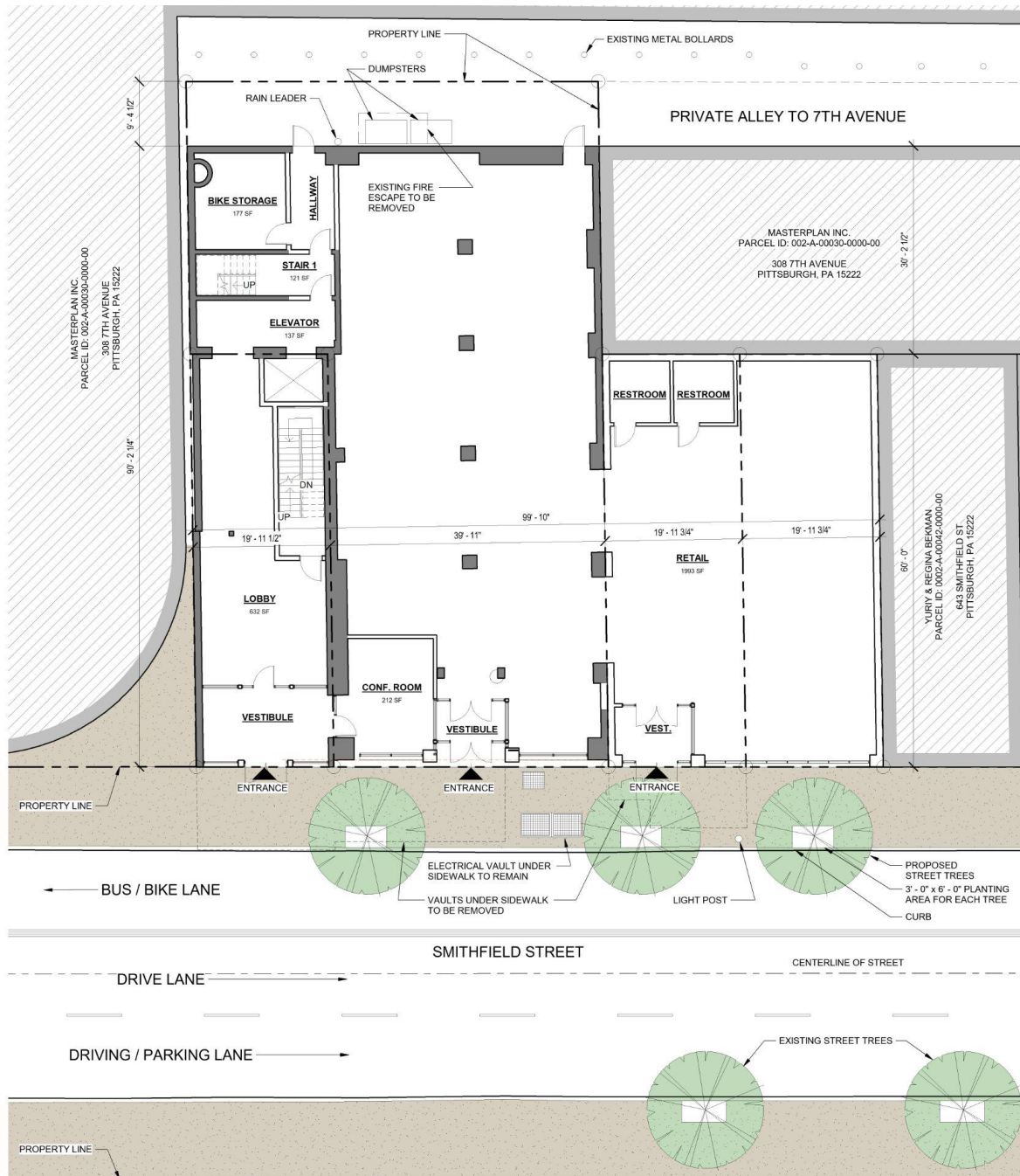
Site Facts:

- 1500' Major Transit Facility Buffer
- Parking Reduction Zone
- Adjacent to Smithfield Parking Garage
- Located near several bus stops
- Located near Wood St. Station

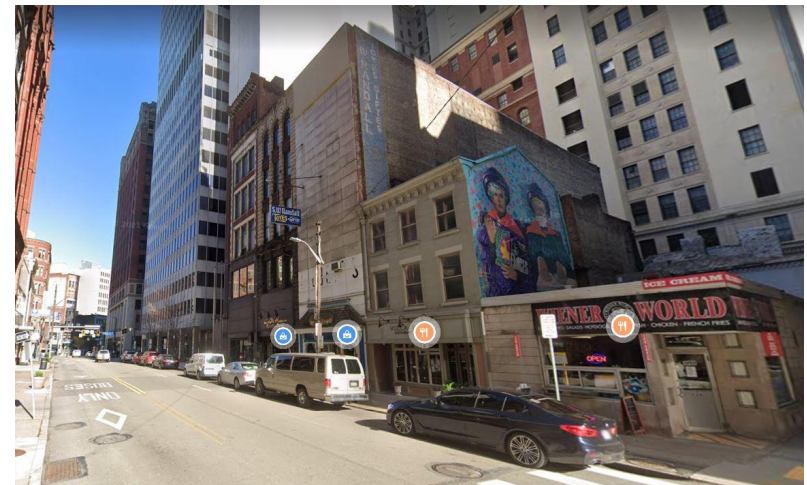
Building Facts:

- Approx. 51,100 ±
Total Gross Floor Area
- Site has had vacant upper floors
for 10+ years

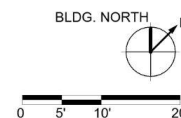
Proposed Site / Landscape Plan



Looking east toward site



Looking east opposite side of Smithfield



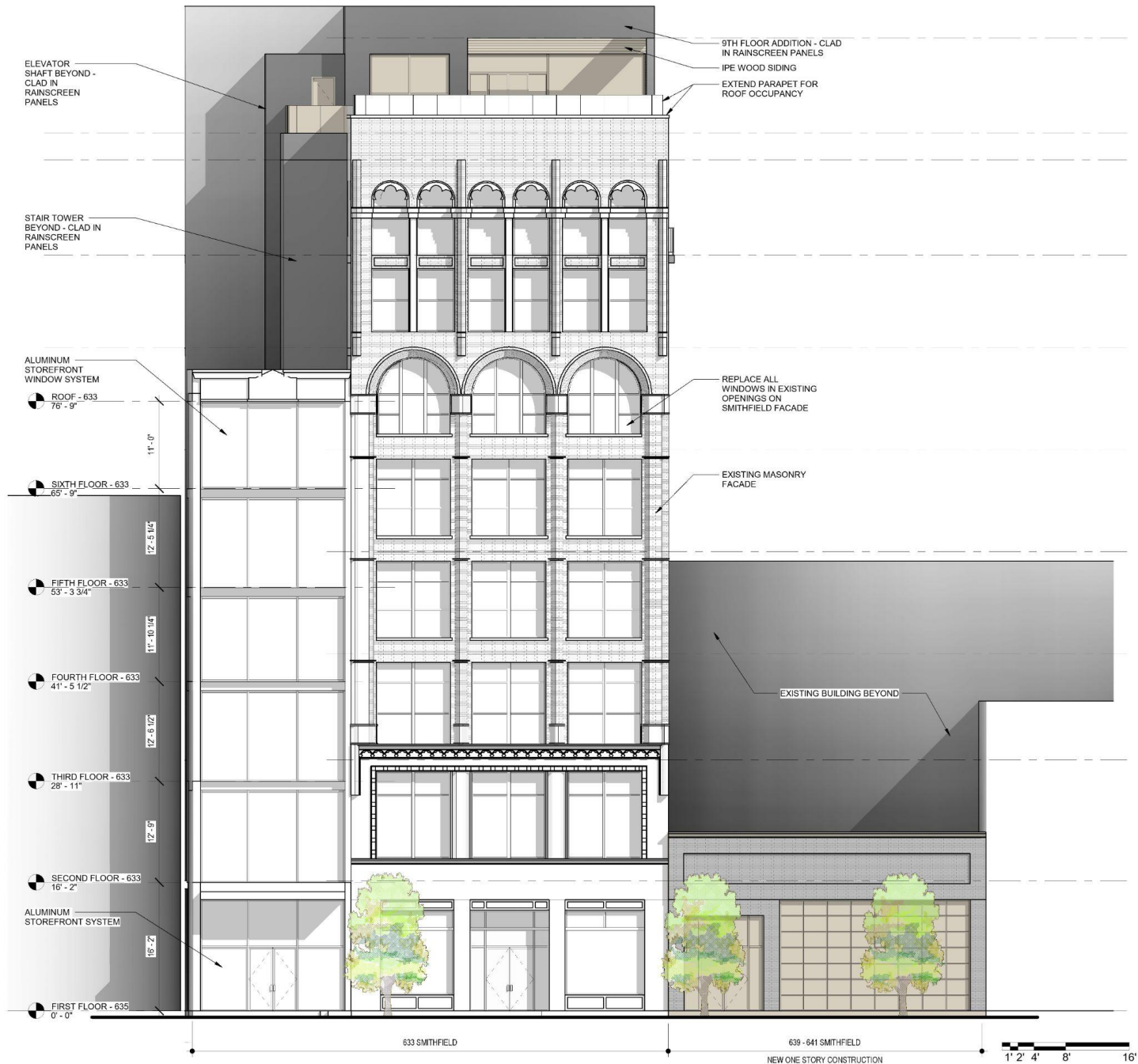


Building Façade + Materials

Building Elevations

South (Front - Smithfield St.) Elevation

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Building Elevations

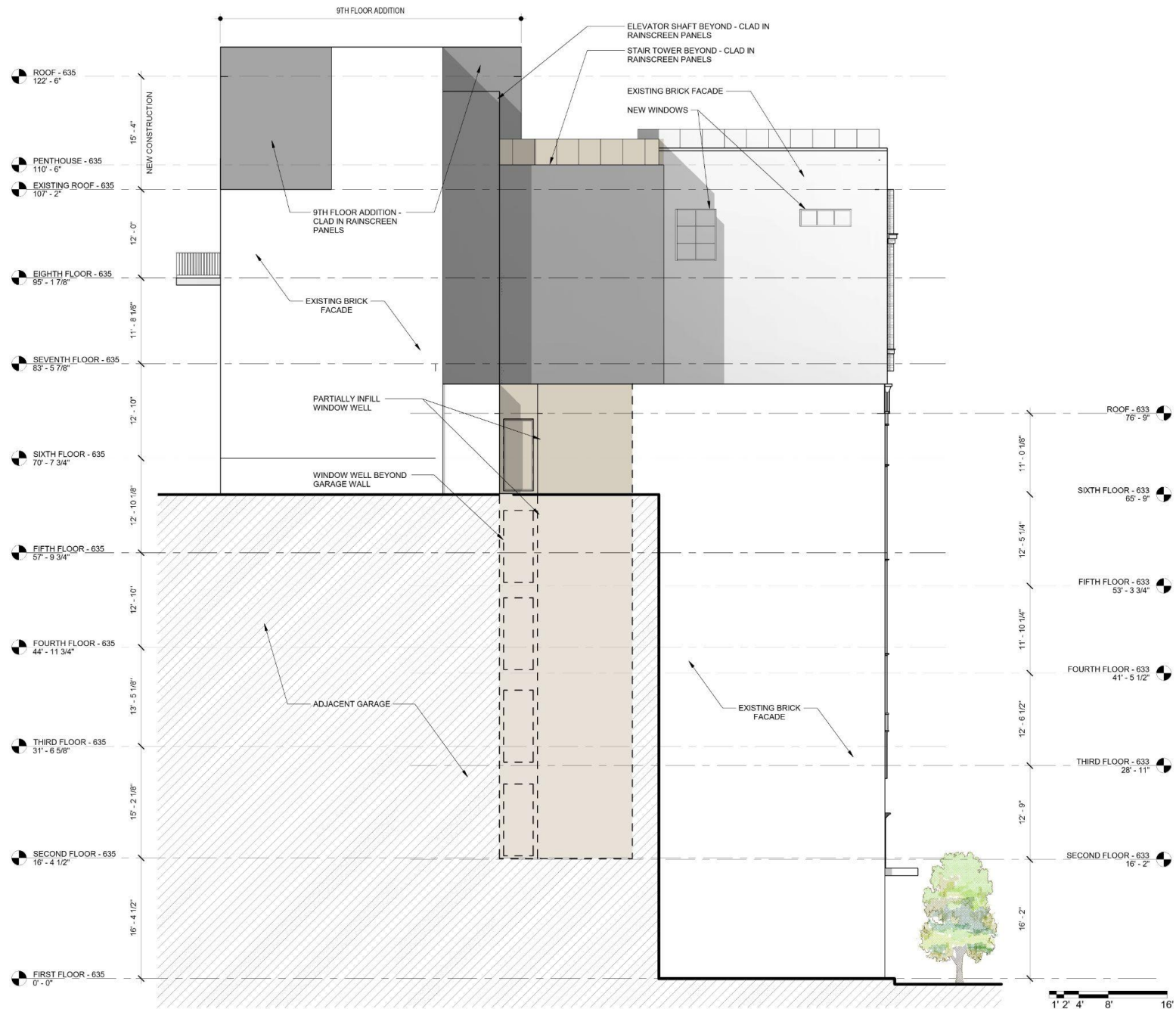
East Elevation



Building Elevations

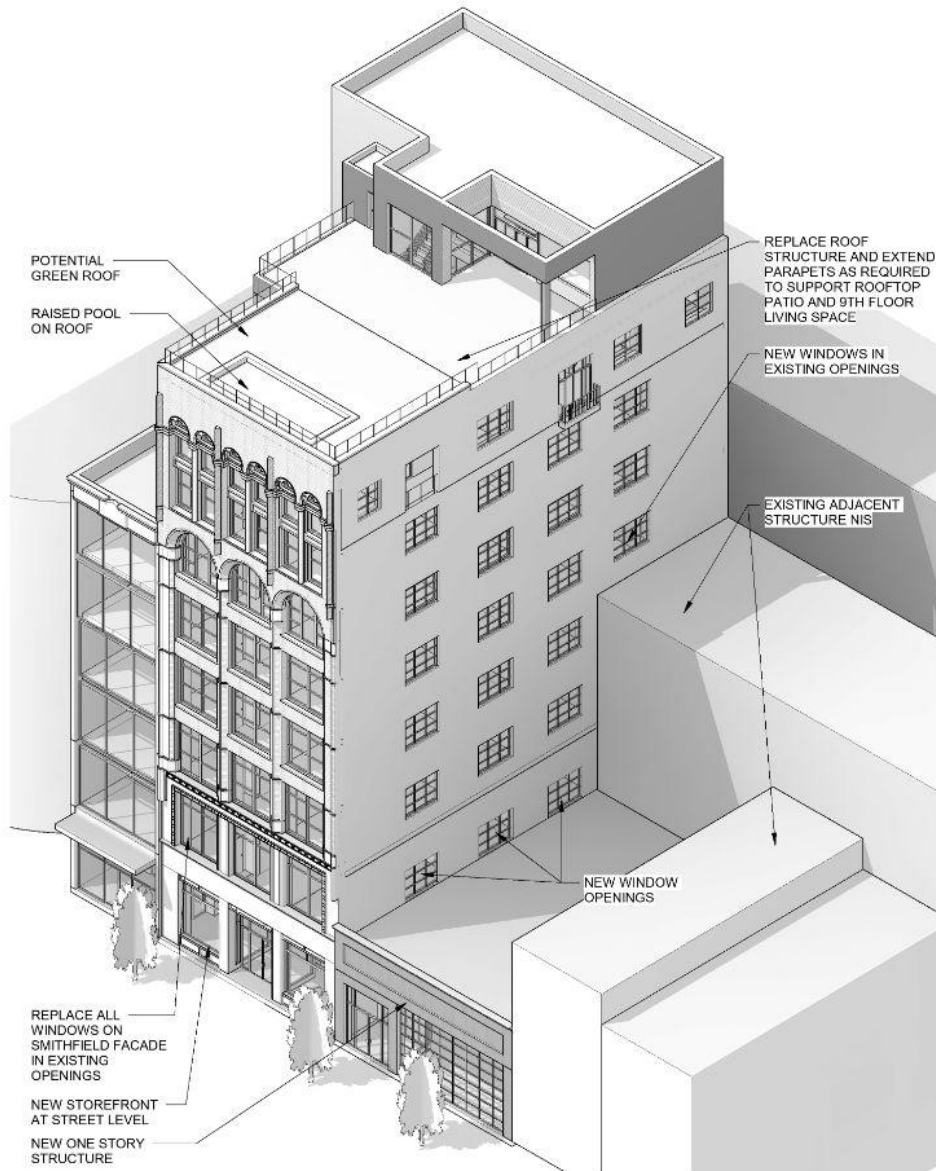
West Elevation

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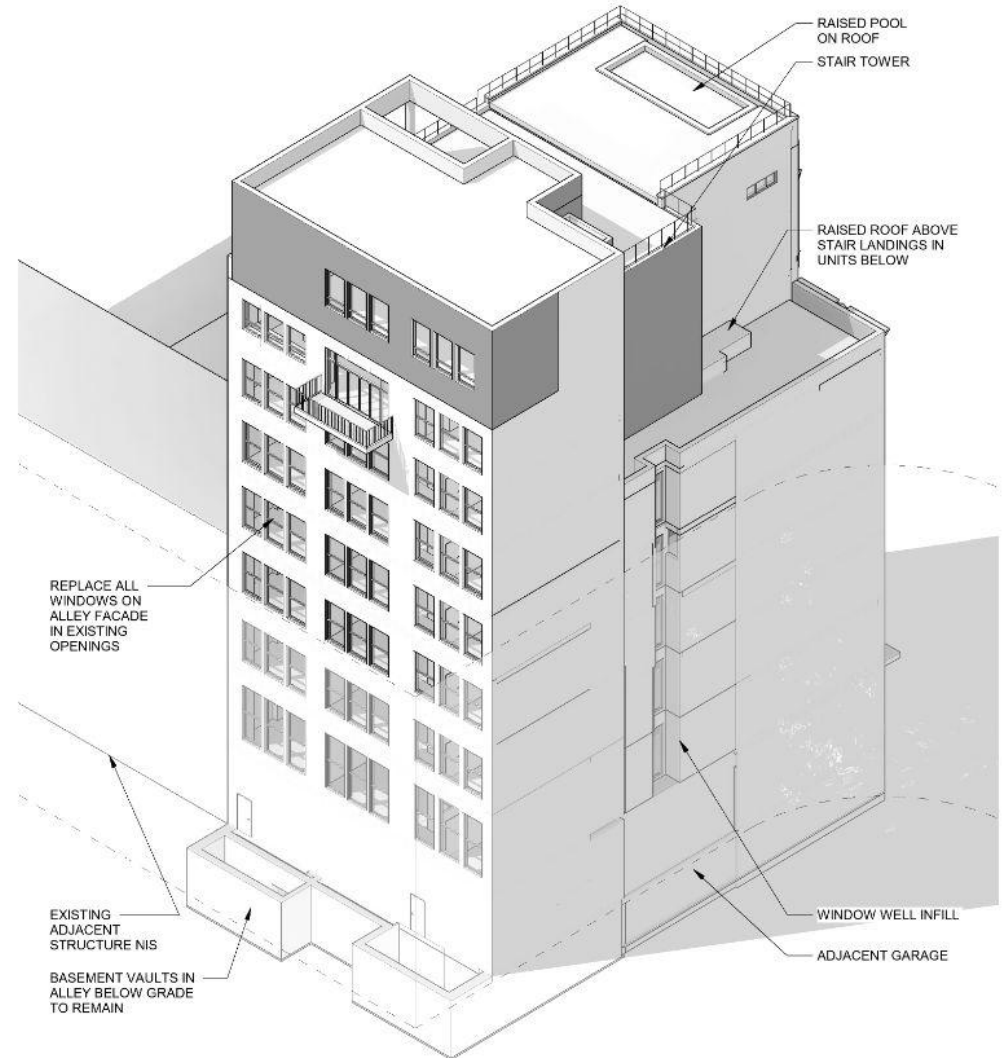
Building Axons

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SMITHFIELD
STREET VIEW

1



ALLEY VIEW

2

Rendering

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Building Materials



Existing brick façade



Glass bi-folding garage door



Black aluminum frame



Ipe wood siding



Clear glass



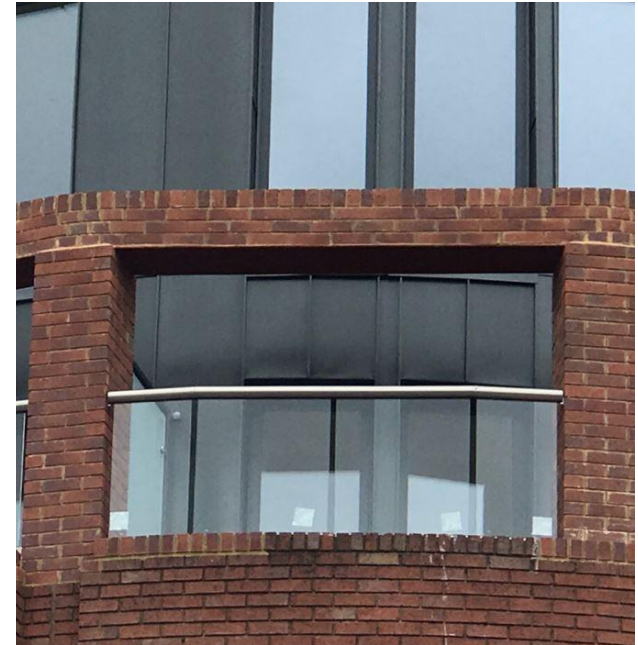
Gray fiber cement rainscreen

Building Materials

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Storefront inspiration



Exterior glass parapet



Black brick

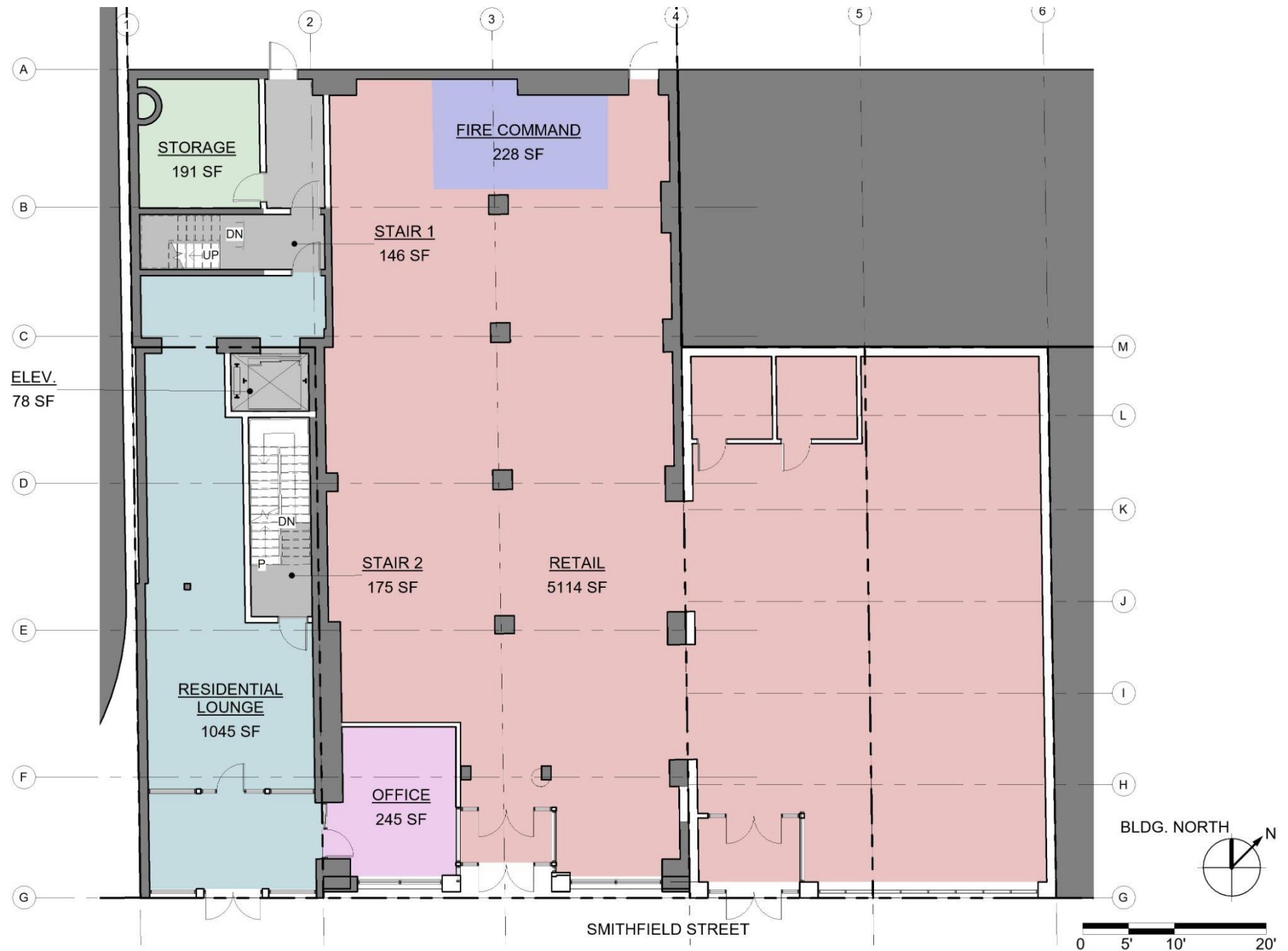


Building Interiors

Typical Retail Floor Plan

Ground Floor Plan Level 1

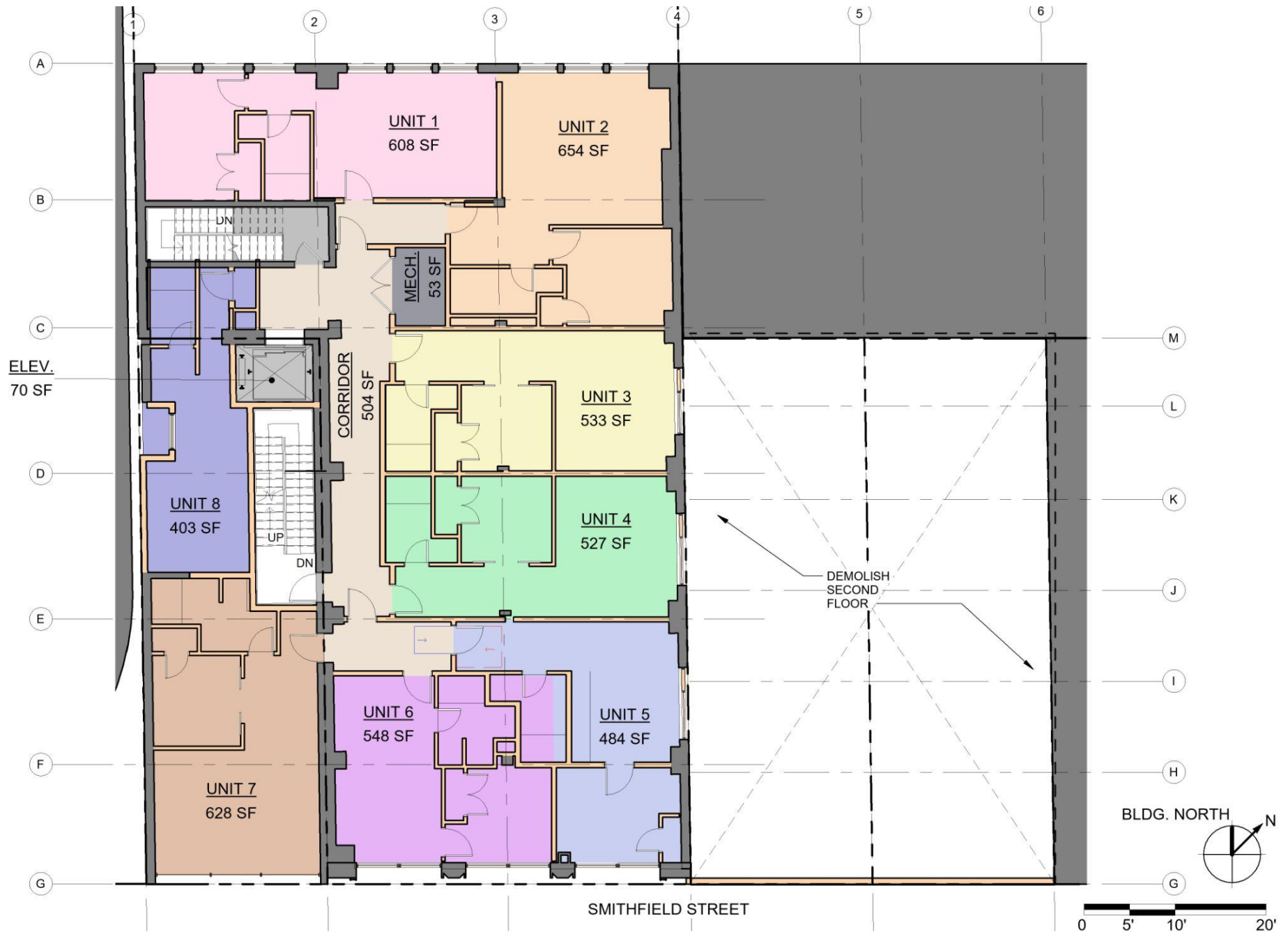
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Typical Short-Term Rental Floor Plan

Typical Floor Plans Levels 2-6

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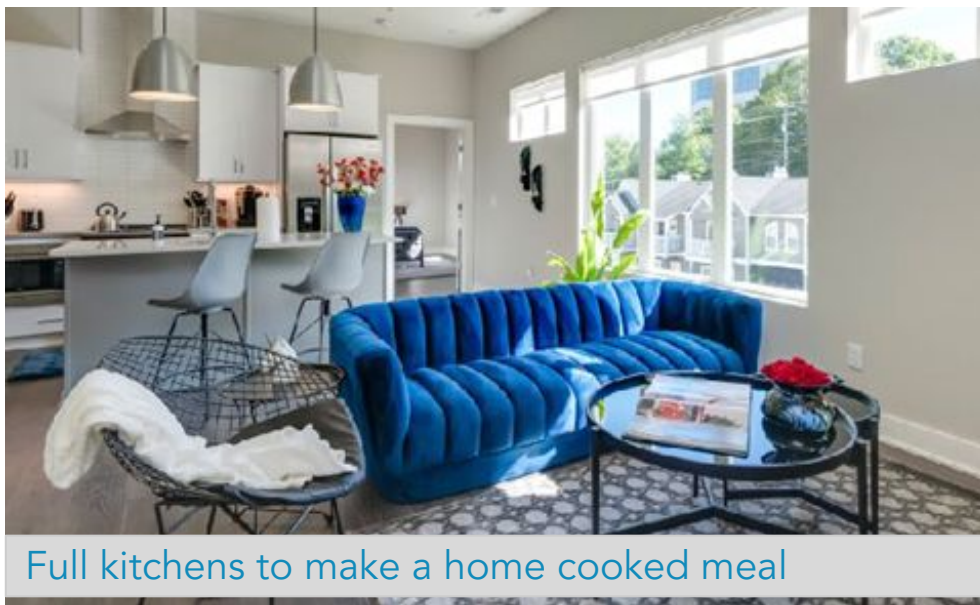
Short-Term Rental Inspirational Images



Separate living spaces that are artfully designed



Private bedrooms that are luxuriously furnished



Full kitchens to make a home cooked meal

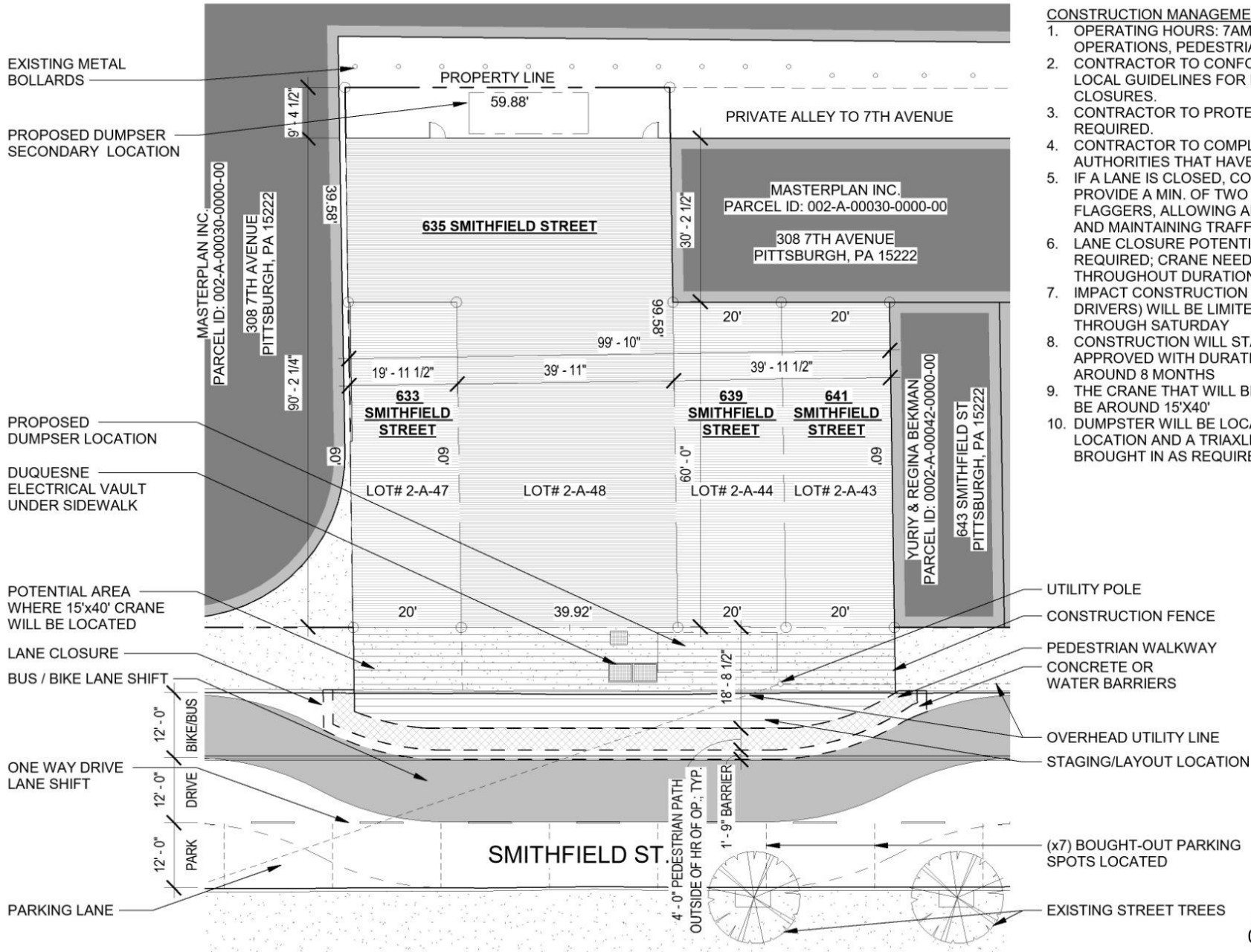


Rooms that highlight the character of the building



Sustainability, Accessibility, + Community Process

Construction Management Plan



- CONSTRUCTION MANAGEMENT PLAN NOTES:**
1. OPERATING HOURS: 7AM-5PM; DURING HOURS OF OPERATIONS, PEDESTRIANS WALKWAY BY COVERED.
 2. CONTRACTOR TO CONFORM WITH ALL OSHA, AHJ, AND LOCAL GUIDELINES FOR DELIVERIES AND STREET CLOSURES.
 3. CONTRACTOR TO PROTECT ELECTRICAL LINES AS REQUIRED.
 4. CONTRACTOR TO COMPLY WITH REGULATIONS BY AUTHORITIES THAT HAVE JURISDICTION
 5. IF A LANE IS CLOSED, CONTRACTOR IS REQUIRED TO PROVIDE A MIN. OF TWO ROAD CONSTRUCTION FLAGGERS, ALLOWING ALTERNATING TRAFFIC FLOW AND MAINTAINING TRAFFIC PATTERNS.
 6. LANE CLOSURE POTENTIALLY NEEDED WHEN CRANE IS REQUIRED; CRANE NEEDED DAILY AS REQUIRED THROUGHOUT DURATION OF PROJECT
 7. IMPACT CONSTRUCTION NOISE (JACKHAMMERS, PILE DRIVERS) WILL BE LIMITED TO 8:00AM-6:00PM MONDAY THROUGH SATURDAY
 8. CONSTRUCTION WILL START AS SOON AS PLANS ARE APPROVED WITH DURATION OF CONSTRUCTION BEING AROUND 8 MONTHS
 9. THE CRANE THAT WILL BE USED WILL ONE POTENTIALLY BE AROUND 15'x40'
 10. DUMPSER WILL BE LOCATED IN THE STAGING/LAYOUT LOCATION AND A TRIAXLE DUMP TRUCK CAN BE BROUGHT IN AS REQUIRED.



Sustainability & Stormwater Management

Holistic Approach:

- Best practices are used for the detailing of the exterior facade and Material selection. This was done in compliance with envelope requirements from the International Building Code, International Mechanical Code, and all required Pennsylvania amendments.
- Replacing all the windows throughout the building with new energy efficient windows.
- The mechanical systems for the building to be upgraded to new energy efficient models that will make the building more efficient.
- COMcheck to be in compliance with IECC and ASHRAE standard 90.1
- Building to maintain existing rooftop surface area to prevent an increase of stormwater.

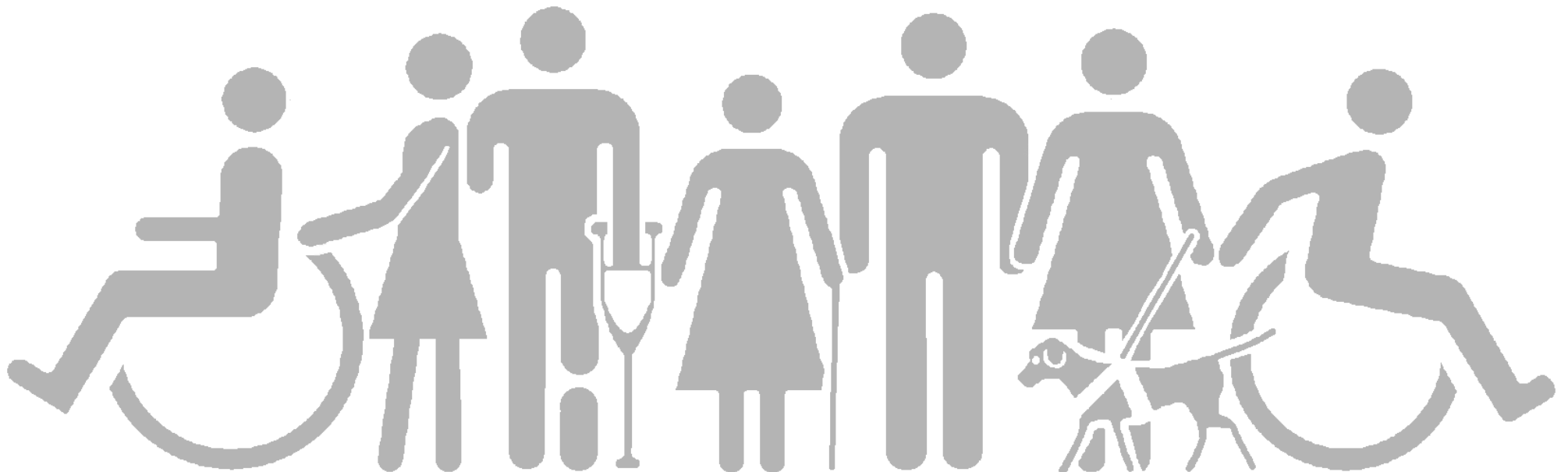
Potential Green Roof:

- A green roofs will intercept a portion of the rooftop stormwater runoff; this will reduce the amount of stormwater the city receives.
- A green roofs would absorb heat and lower ambient temperature thus aiding in the reduction of urban heat island impact within the city.



Holistic Design:

- The facility provides renovated core and shell retail space for a tenant to occupy and customize according to the needs of their business. Therefore, adequate ADA accessible restrooms, elevator and ramp access for equitable use and low physical effort are provided.
- Building design complies with the International Building Code along with all required Pennsylvania amendments.
- Building design complies with ADA standards for accessible design.



Community Process

Development Activities Meeting

- The development team anticipates presenting to the Development Activities meeting on the 8th of July at 5:00 pm via Zoom

Project Schedule

- Planning Board Meeting
- Construction October 2021-August 2022



Questions?

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