



Existing Building:

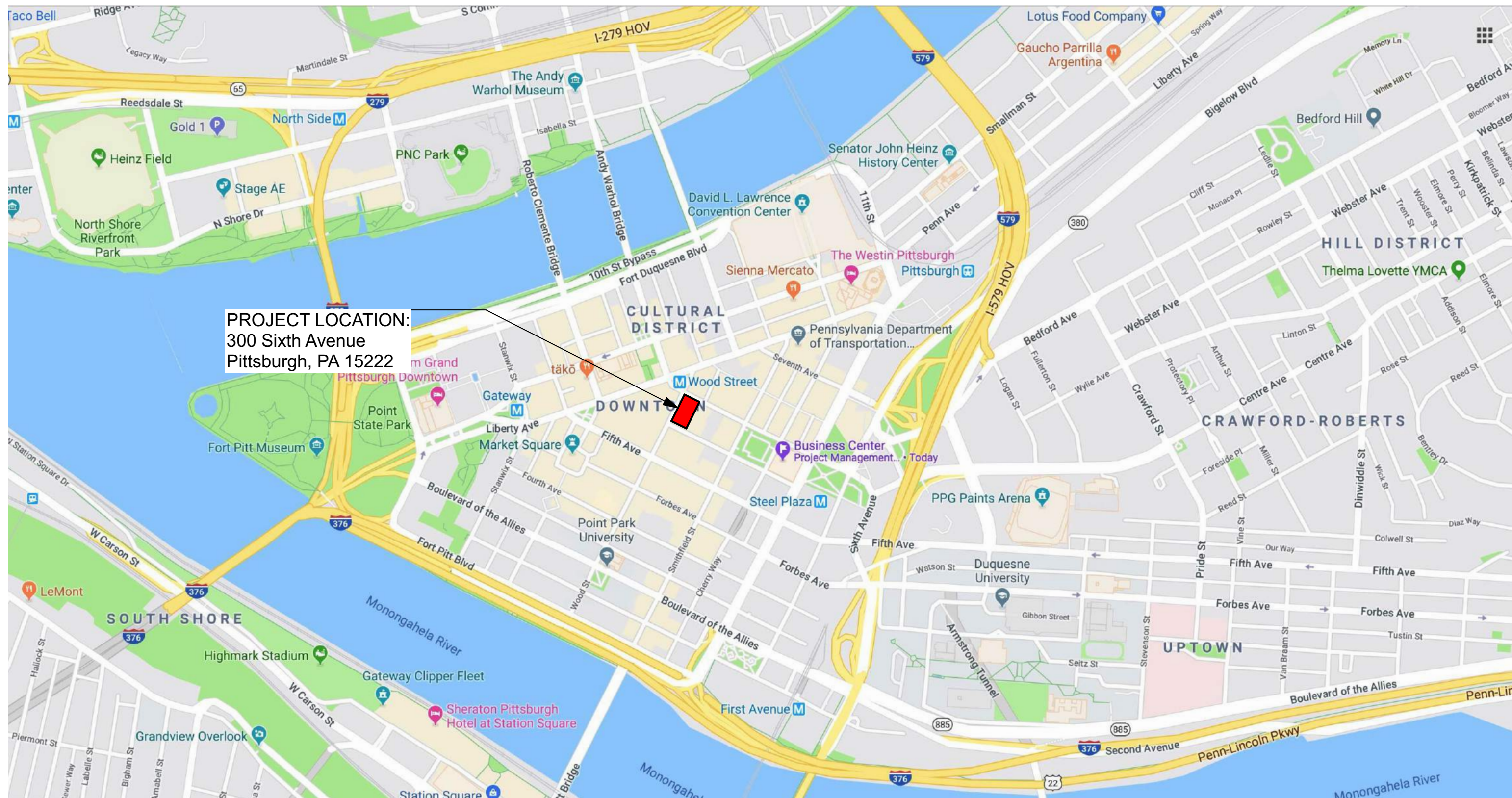
Address:	300 Sixth Avenue Pittsburgh, PA 15222
Existing Use:	Retail with Office and Vacant Floors Above
Parcel IDs:	2-A-85-0, 2-A-85-1, 2-A-85-2
Zoning District:	GT-A
Total Lot Area:	26,019 sq ft
Number of Stories:	14 stories with full basement and two mezzanine floors
Height:	254'-6" to Top of Penthouse
Total Square Footage:	313,952 sq ft

Proposed Changes and Renovations:

Proposed Use:	Retail with Residential Above
Area to be renovated:	315,331 sq ft + 22,451 basement & parking
Area of additions:	520 sq ft Two Rooftop Stair Towers
Number of stories:	15 stories with full basement
Height:	254'-6" to Top of Penthouse
Total Units:	236 Units by Right
Total Units with Transfer of Development Rights:	249 Proposed

300 Sixth Avenue Renovation

Zoning & Development Review
January 10, 2022



Historical Photographs:



McCreery Department Store - 1910



300 Sixth Ave



300 Sixth Ave - 1966

Exterior Restoration Summary:

- The building was designed by Daniel Burnham and opened in 1904 as a department store
- The lower floor alterations occurred in 1939
- The additional floor was added in 1965
- Since the 1990s, the building has been used as GNC Headquarters



Sixth Ave Elevation (North)



Sixth Ave Existing Storefront (North)



Oliver Ave Elevation (South)



Rear Elevation (East)



Rear Elevation (East)



Wood Street Elevation (West)



Wood Street Existing Storefront - The Puddler (West)



Canopy - 1966

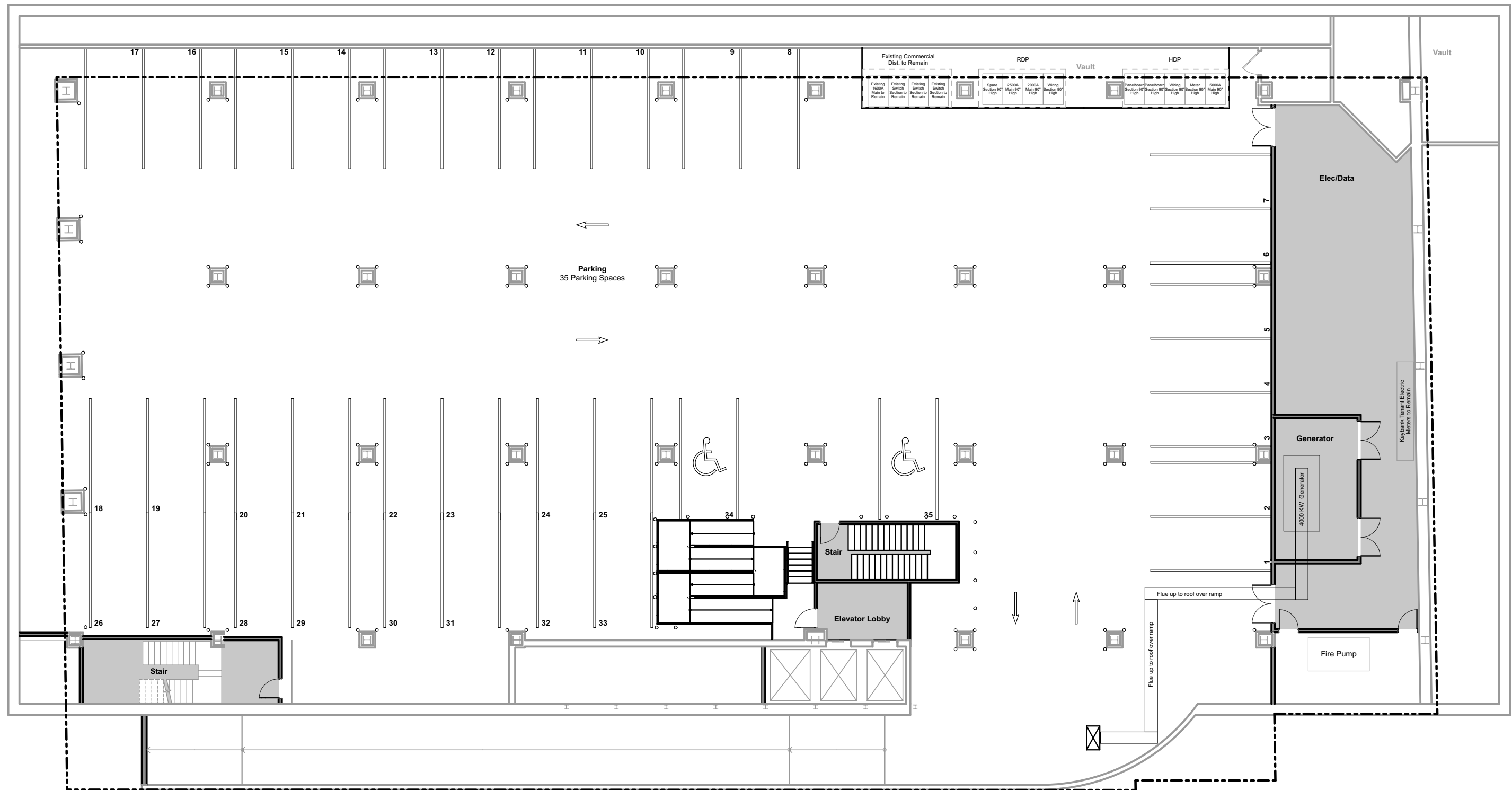


Canopy - 2007



Canopy - 2012

35 Spaces
2 ADA Spaces



RETAIL SUMMARY	
NAME	AREA
Future Tenant	8,481
GNC	2,203
Key Bank	2,920
	13,604 ft ²



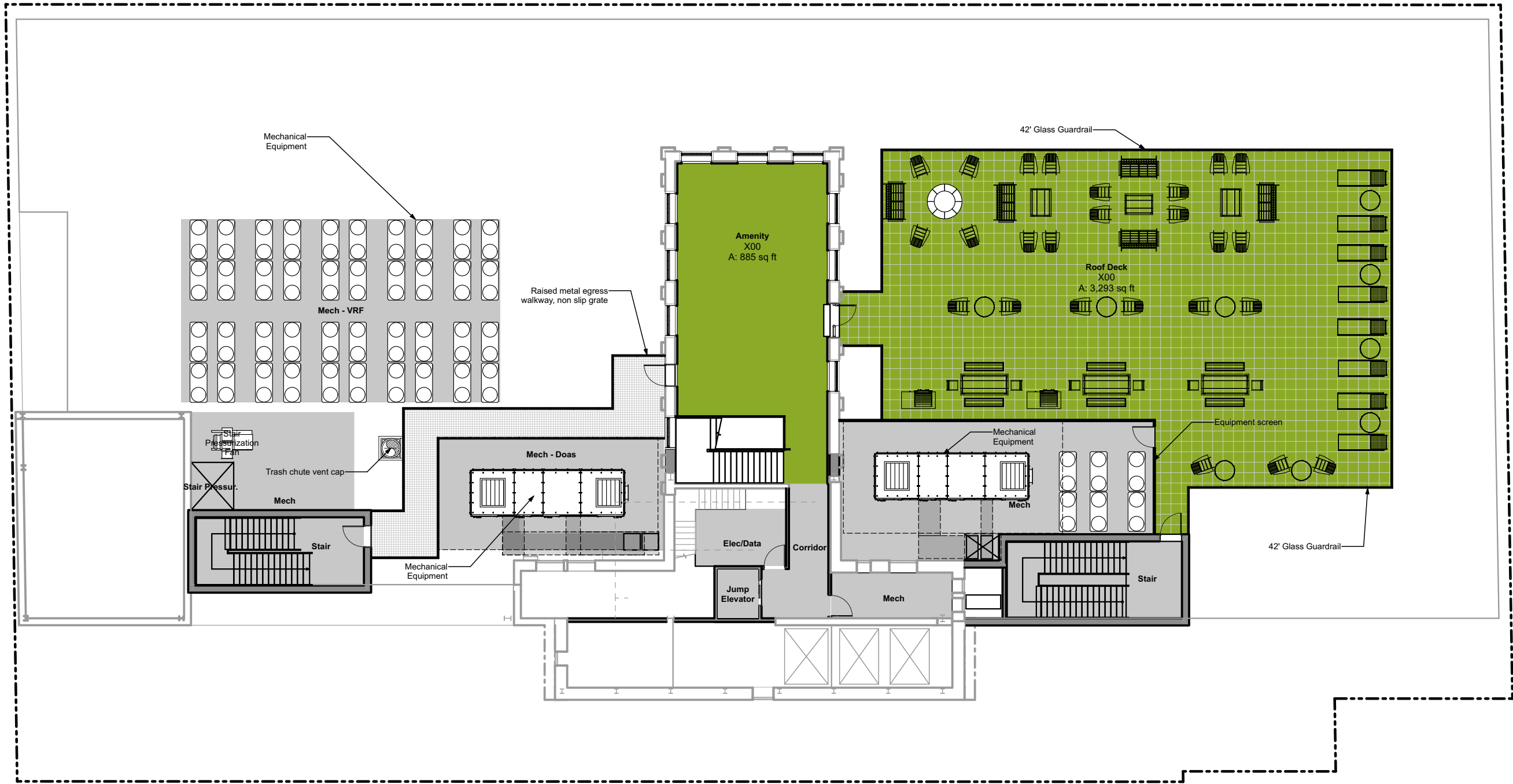
UNIT COUNT TYP. FLOOR		
	NAME	QTY
	1BR	11
	2BR	6
	3BR	1
	Stair	2

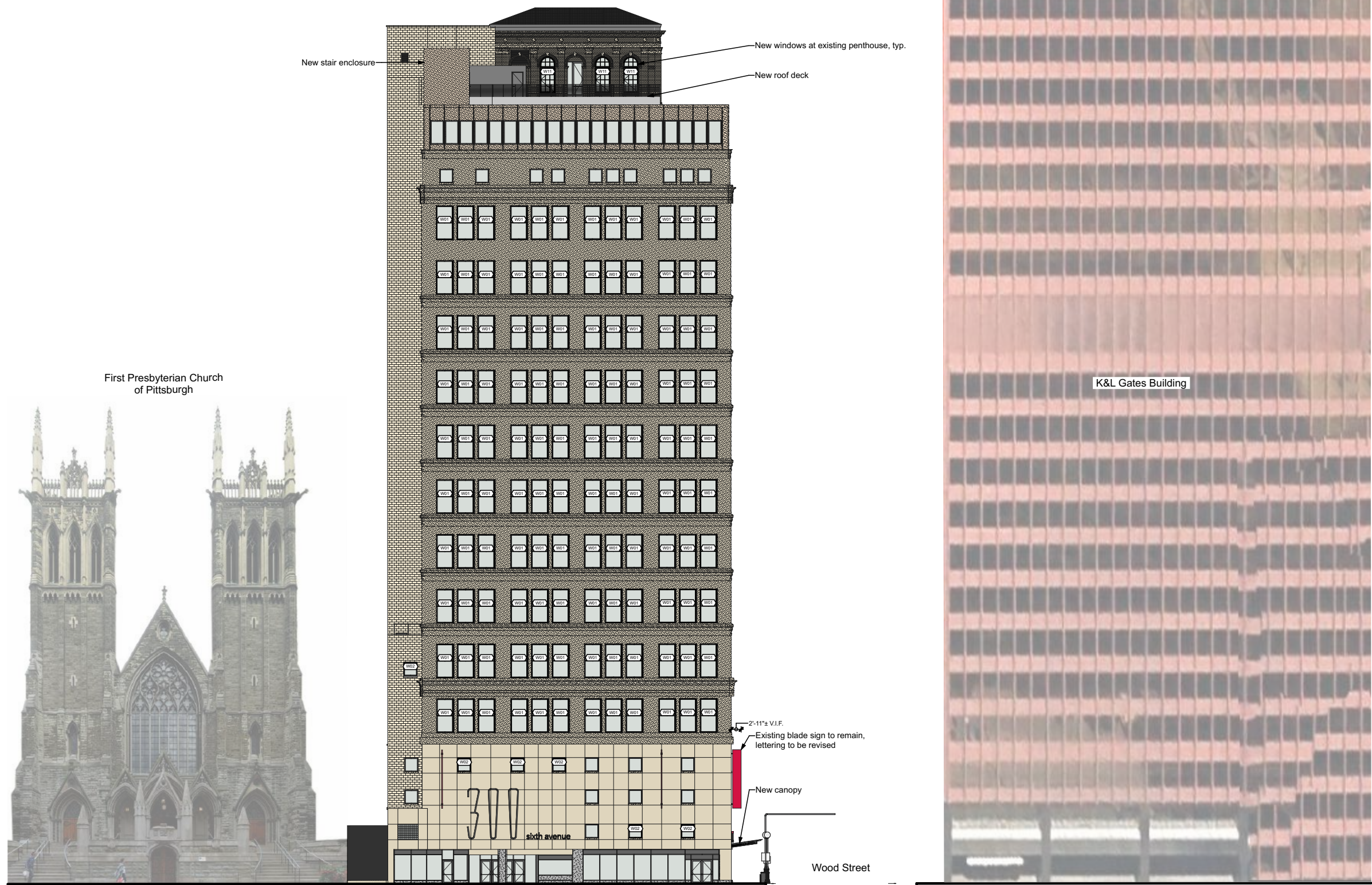
Total Units: 249

Total ADA Units: 6

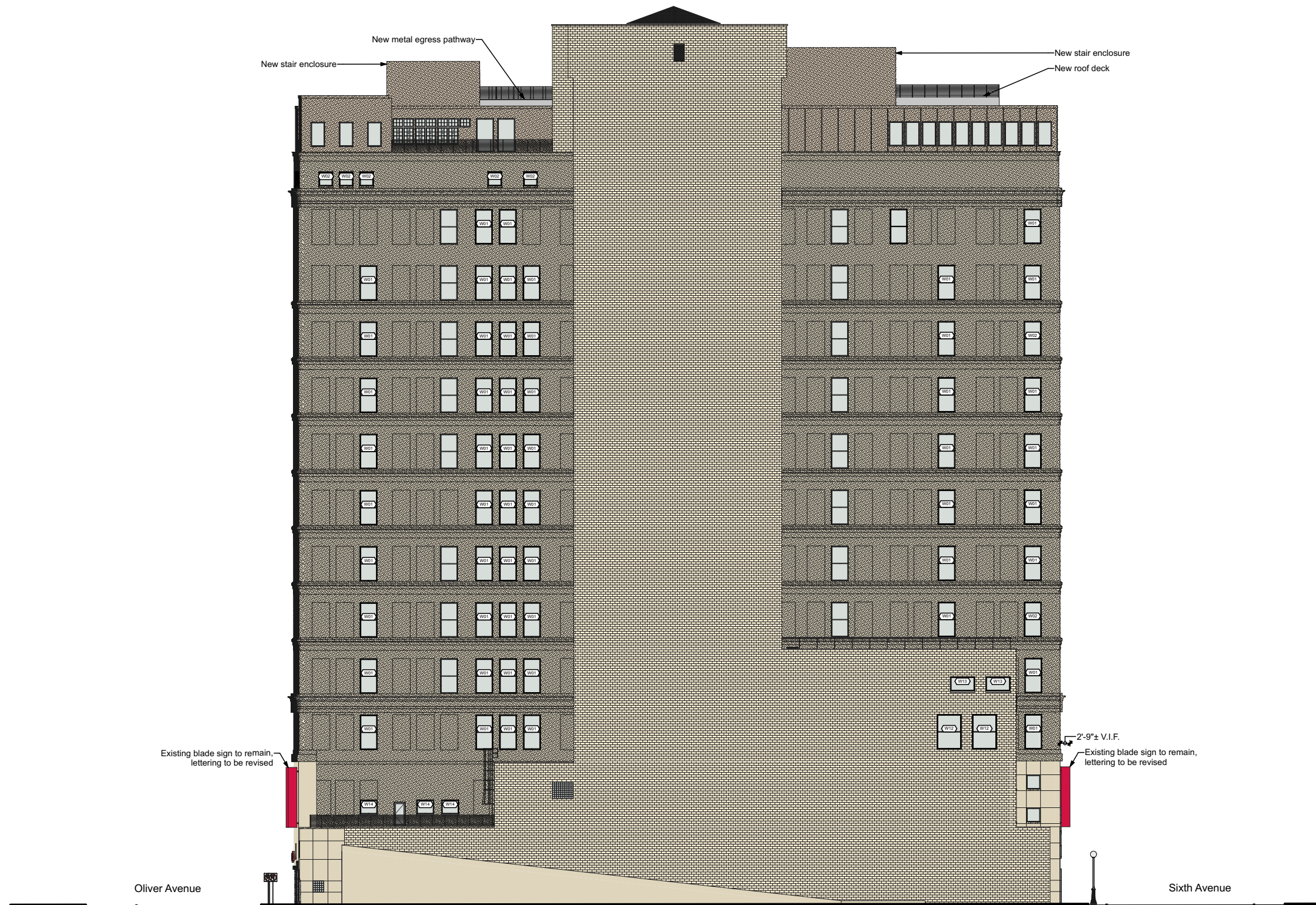


PENTHOUSE SUMMARY	
NAME	AREA
Amenity	885
Roof Deck	3,293
Stair	520
Stair Pressur.	43

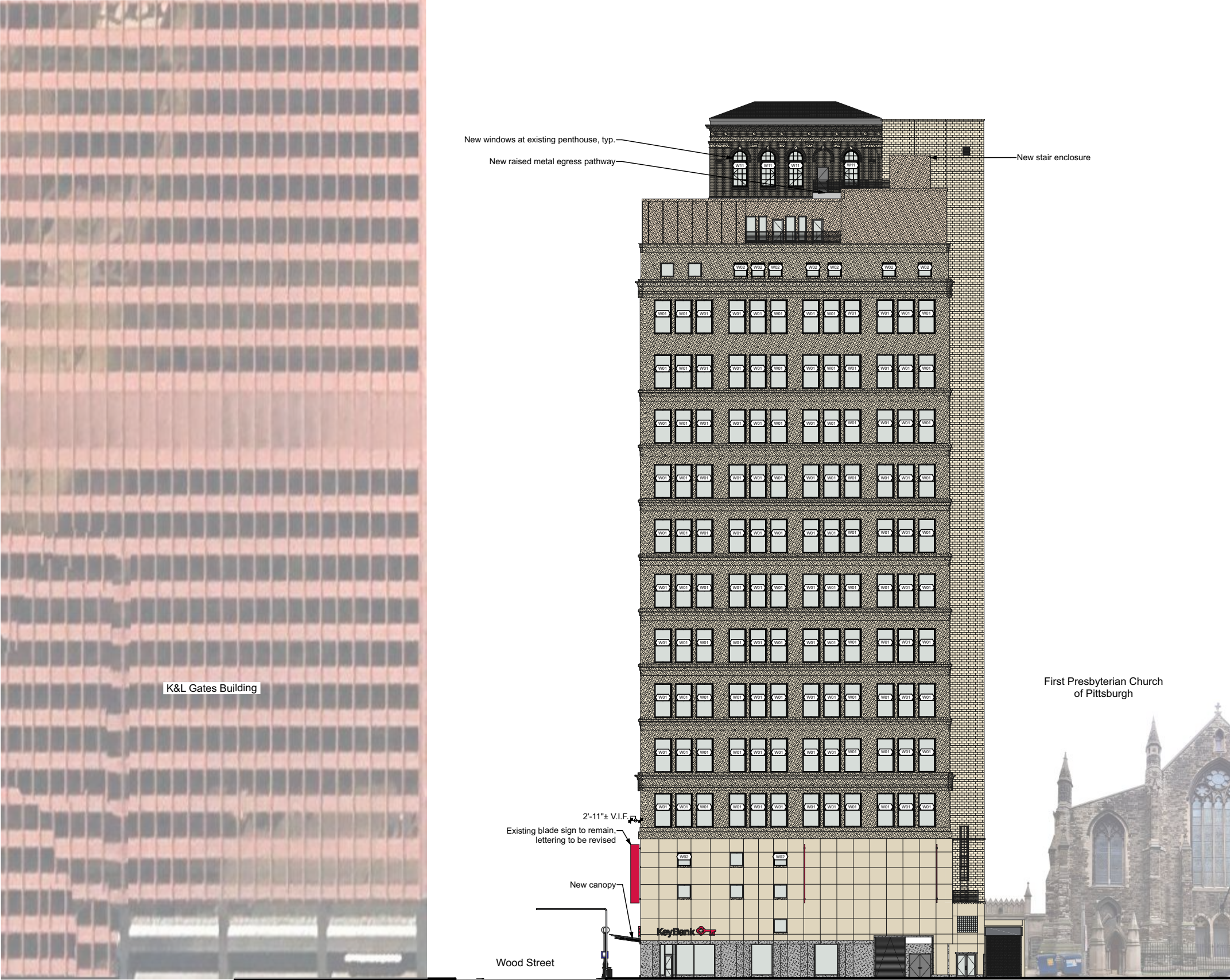




Sixth Avenue Elevation (North)



Rear Elevation (East)



Oliver Avenue Elevation (South)



Wood Street Elevation (West)

Aerial

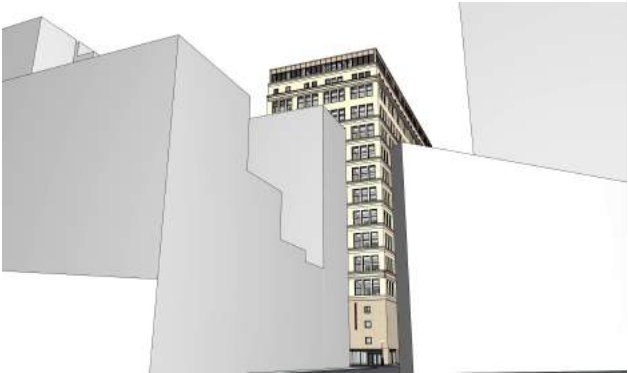


Aerial View - North

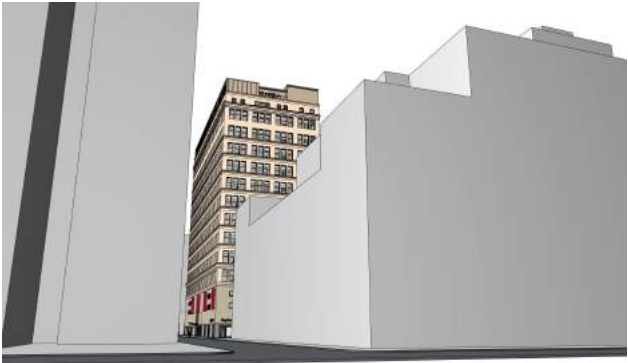


Aerial View - East

Street Views



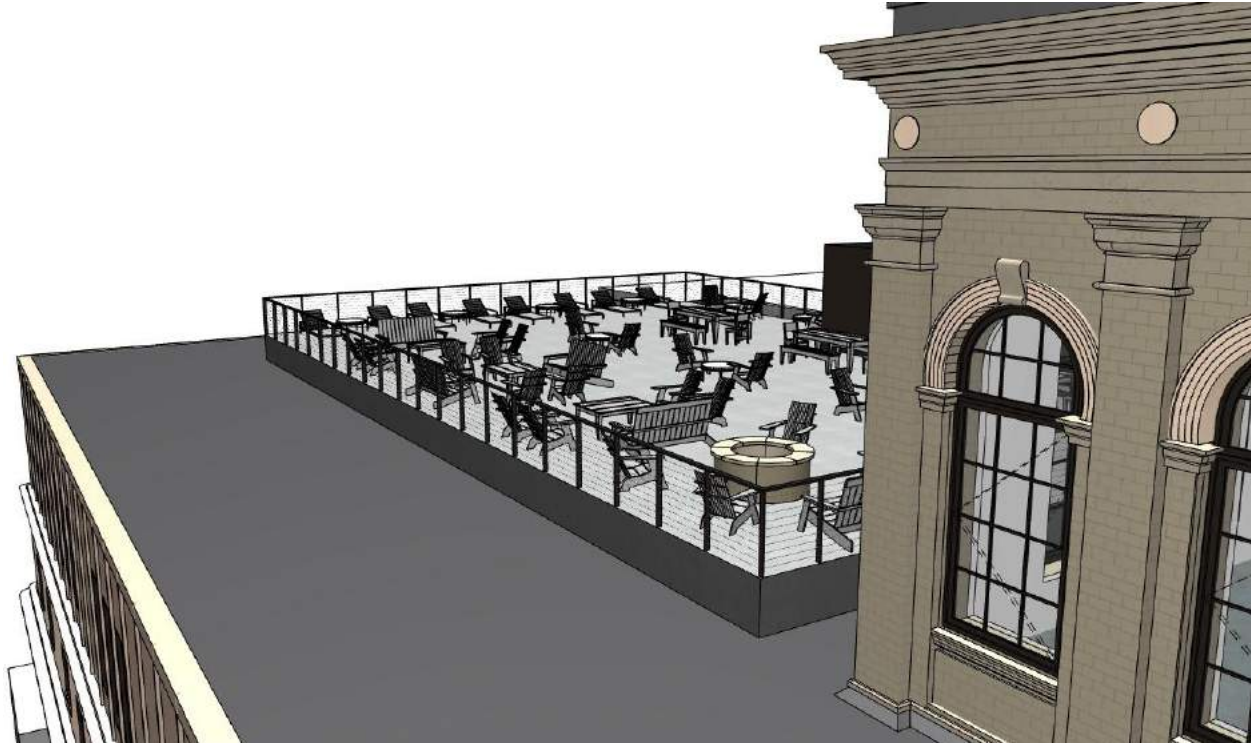
Wood St - Liberty Ave



Wood St - Fifth Ave



Aerial View - West



Roof View West



Oliver Ave - Smithfield St



Sixth Ave - Smithfield St

ACCESSIBILITY FEATURES

6 Type 'A' accessible apartment units.

New accessible parking spaces in basement.

All common areas and entrances are accessible including the roof deck.

SUSTAINABILITY FEATURES

Existing building reuse.

Replacement windows - thermally broken frames, insulated low-e glass units.

New exterior wall insulation.

LED lighting throughout.

Excellent access to public transportation.

Bike parking provided in excess of required minimums.

STORMWATER MANAGEMENT

Stormwater management plan not required by Zoning code: total new development less than 50,000 s.f.

No increase in impervious surfaces. Existing building to remain with no proposed changes to impervious surfaces.

CONSTRUCTION MANAGEMENT PLAN

SCOPE:

- **Street Closures and Obstructions** – All proper street closure and obstruction permits will be obtained and closely coordinated with the City of Pittsburgh Department of Public Works.
- **Debris/dumpster maintenance** – Dumpsters will be located on Oliver Avenue.
- **Work Crew Parking** – Workers will be responsible to acquire their own off-site parking and transportation.
Workers will be able to park in the basement, as parking is available throughout construction.
A public parking garage is located across the street.
- **Duration of Construction** – April 2022 through November 2023 (projected).

MITIGATION MEASURES:

- **Construction Noise** – Construction operations and operating hours will be in accordance with current City of Pittsburgh’s zoning requirements.
- **Traffic** – All required permits, signage and barricades for the street closures and obstructions will be coordinated Department of Public Works to minimize impacts to pedestrian and vehicular traffic.
- **Parking** – No general public parking is expected to be affected. Any disruptions will be coordinated with the Pittsburgh Parking Authority.
- **Air** – Dust generating activities will be limited to exterior facade masonry restoration and window replacement.
- **Light** – All temporary lighting measures required by OSHA will installed in the areas under construction.



THANK YOU.

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