

An aerial, slightly faded photograph of a dense urban area in Pittsburgh, showing several multi-story brick buildings with many windows. The image serves as a background for the top half of the slide.

PITTSBURGH DOWNTOWN PARTNERSHIP

Smithfield Redevelopment

JUNE 9, 2022

WILDMAN
CHALMERS
D E S I G N

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Introduction

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

Proposed Use:

Adaptive reuse of long-time vacant retail, school and office buildings into fully renovated residential 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:

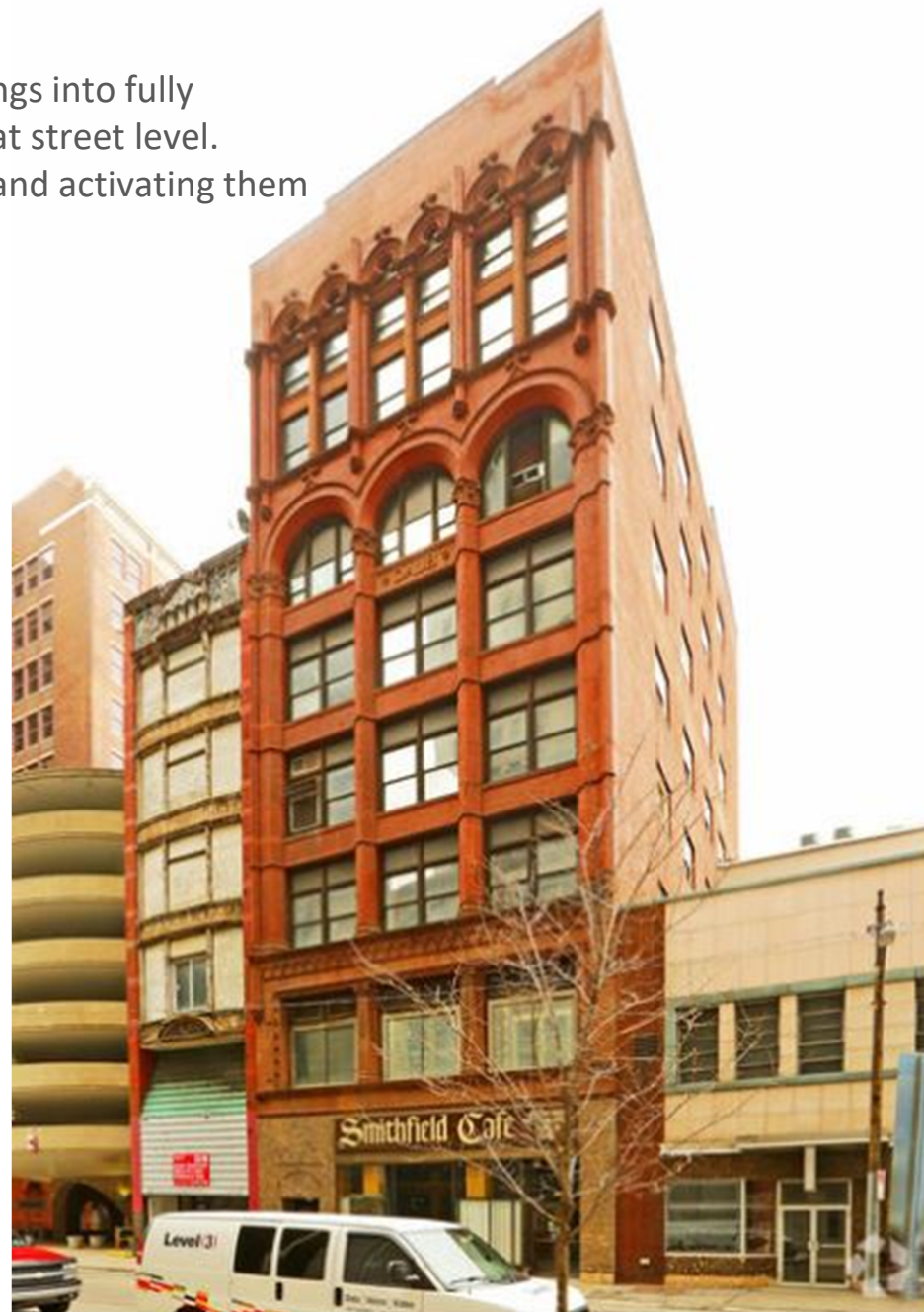
- Consolidation of 635, 639, & 641
- Cleaning of Existing facade
- New Windows and Doors
- New ADA Front Entry and Storefront
- Partial 9th Floor added on top of 635 Smithfield
- Demolish existing structures at 639 & 641 and replace with a new 1 story retail structure
- Interior Bicycle Storage
- Interior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

Zoning District:

- Golden Triangle District A (GT-A)

Development Team:

- Developer: SCC Holdings
- Architect: Wildman Chalmers Design
- Civil Engineer: Gateway Engineers
- MEP Engineer: Iams Consulting



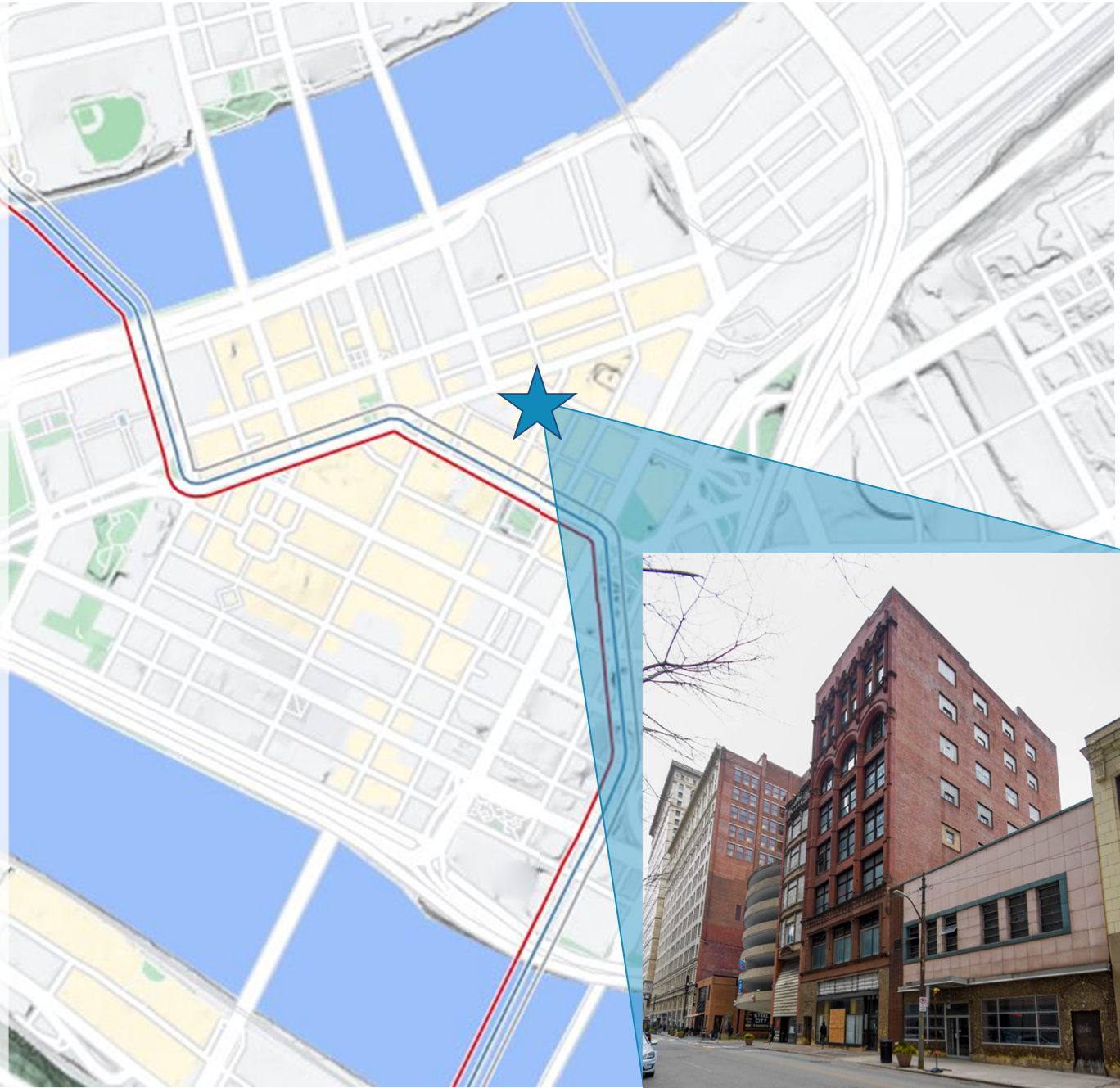


Site + Context

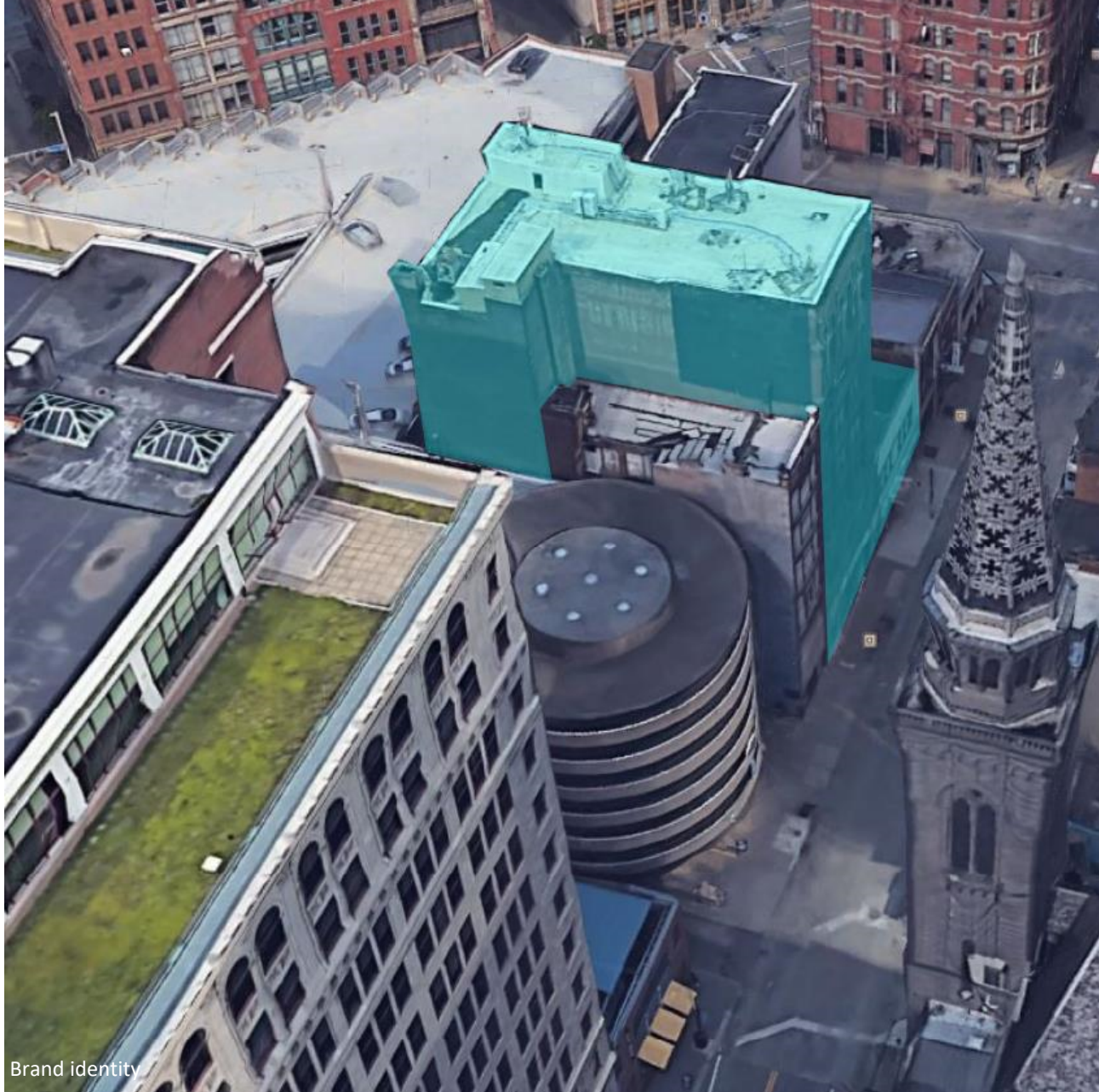
Pittsburgh Map

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
- Central Business District
- 2nd Ward



Proximity Map



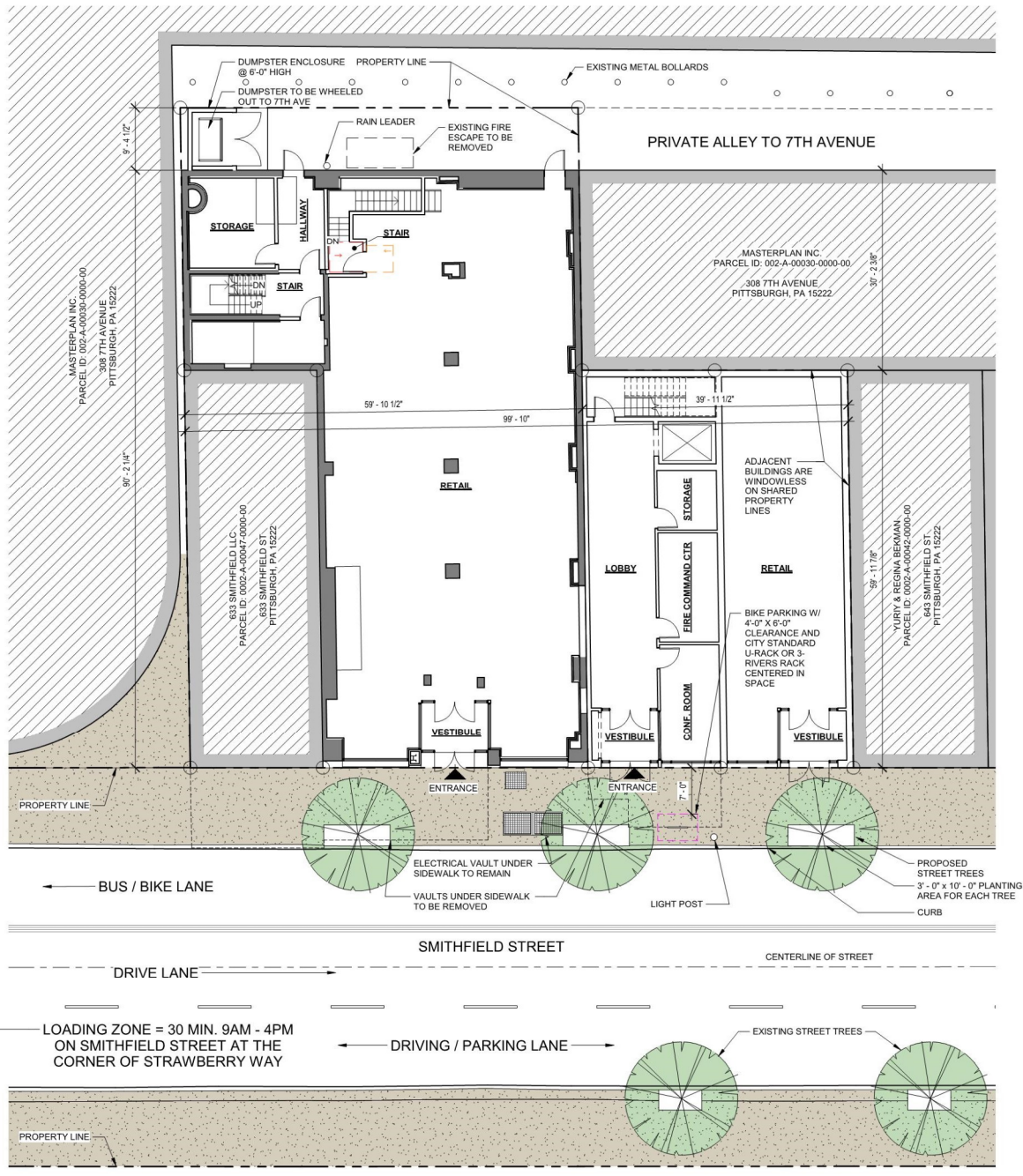
Site Facts:

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

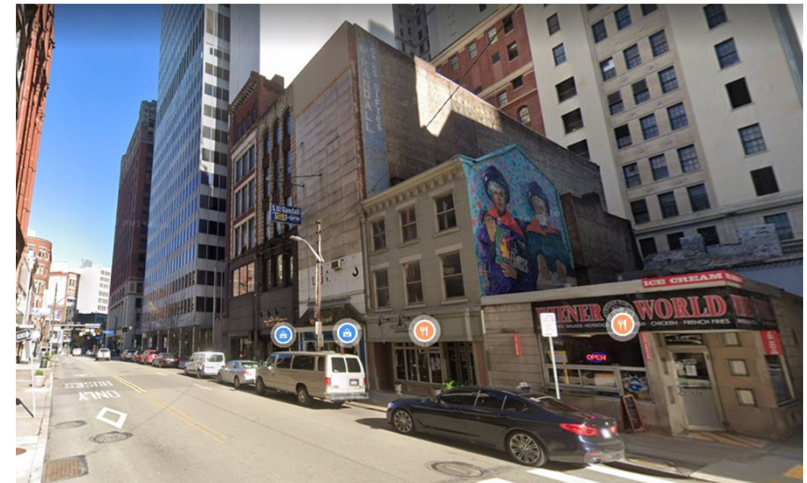
Building Facts:

- Approx. 49,000
Total Gross Floor Area
- Site has had vacant upper floors
for 10+ years

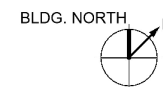
Proposed Site / Landscape Plan



Looking east toward site



Looking east opposite side of Smithfield





Building Façade + Materials

Building Elevations

South (Front - Smithfield St.) Elevation



Building Elevations

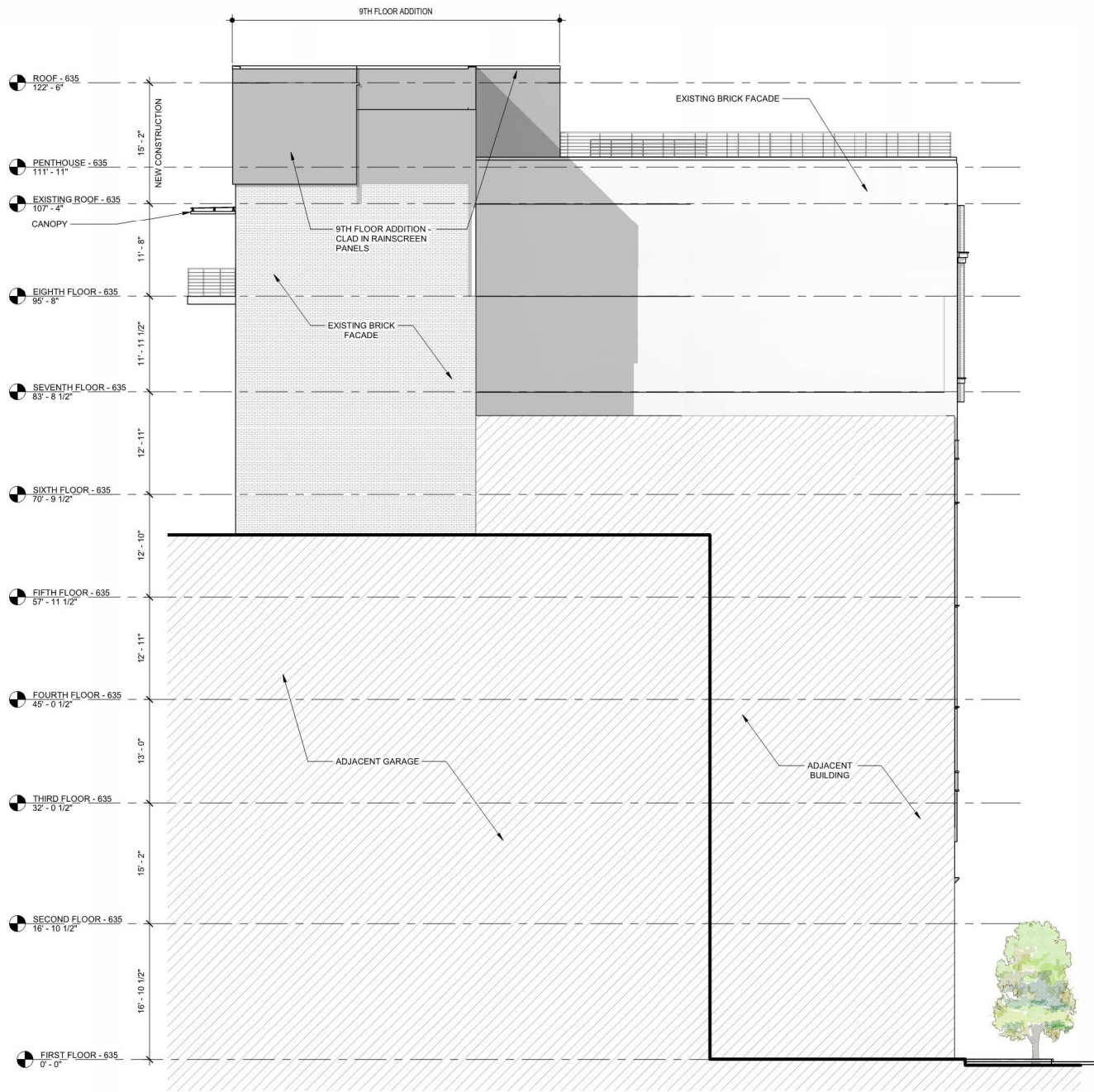
East Elevation

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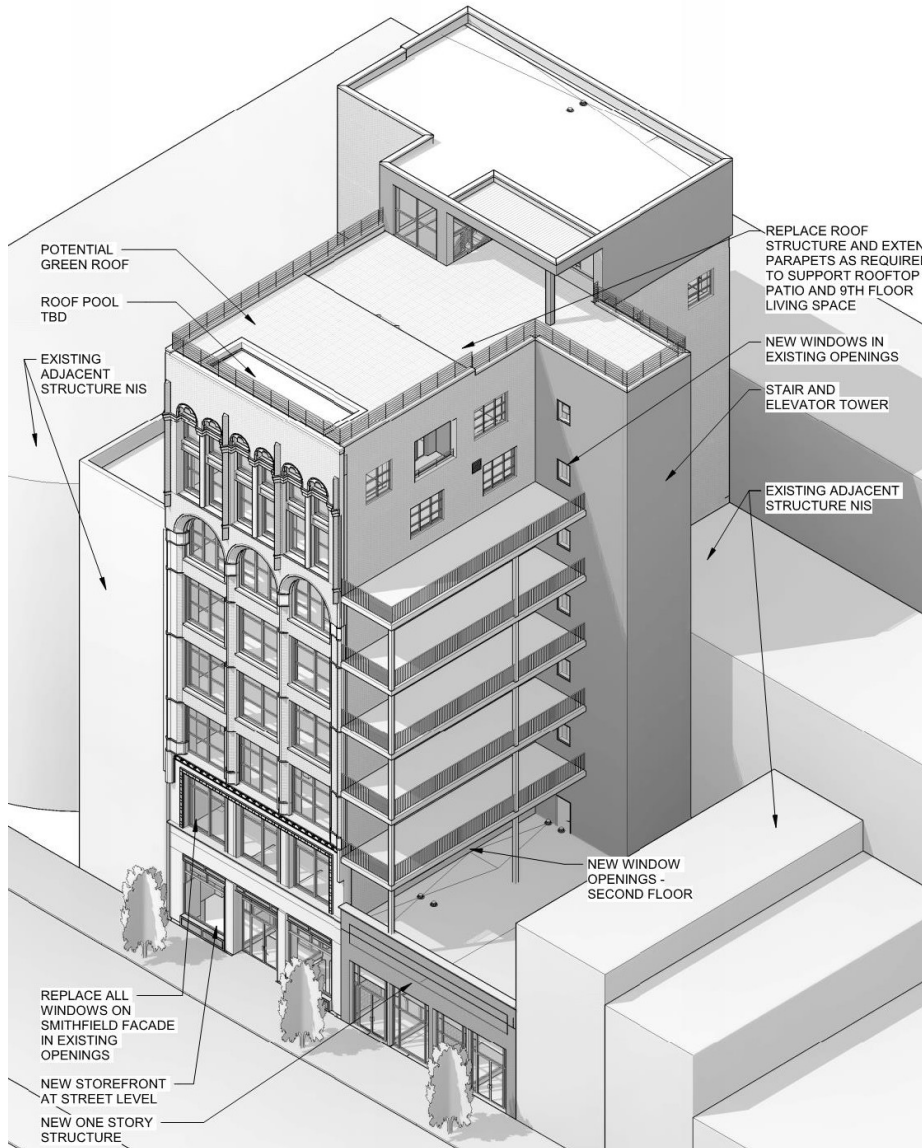
Building Elevations

West Elevation

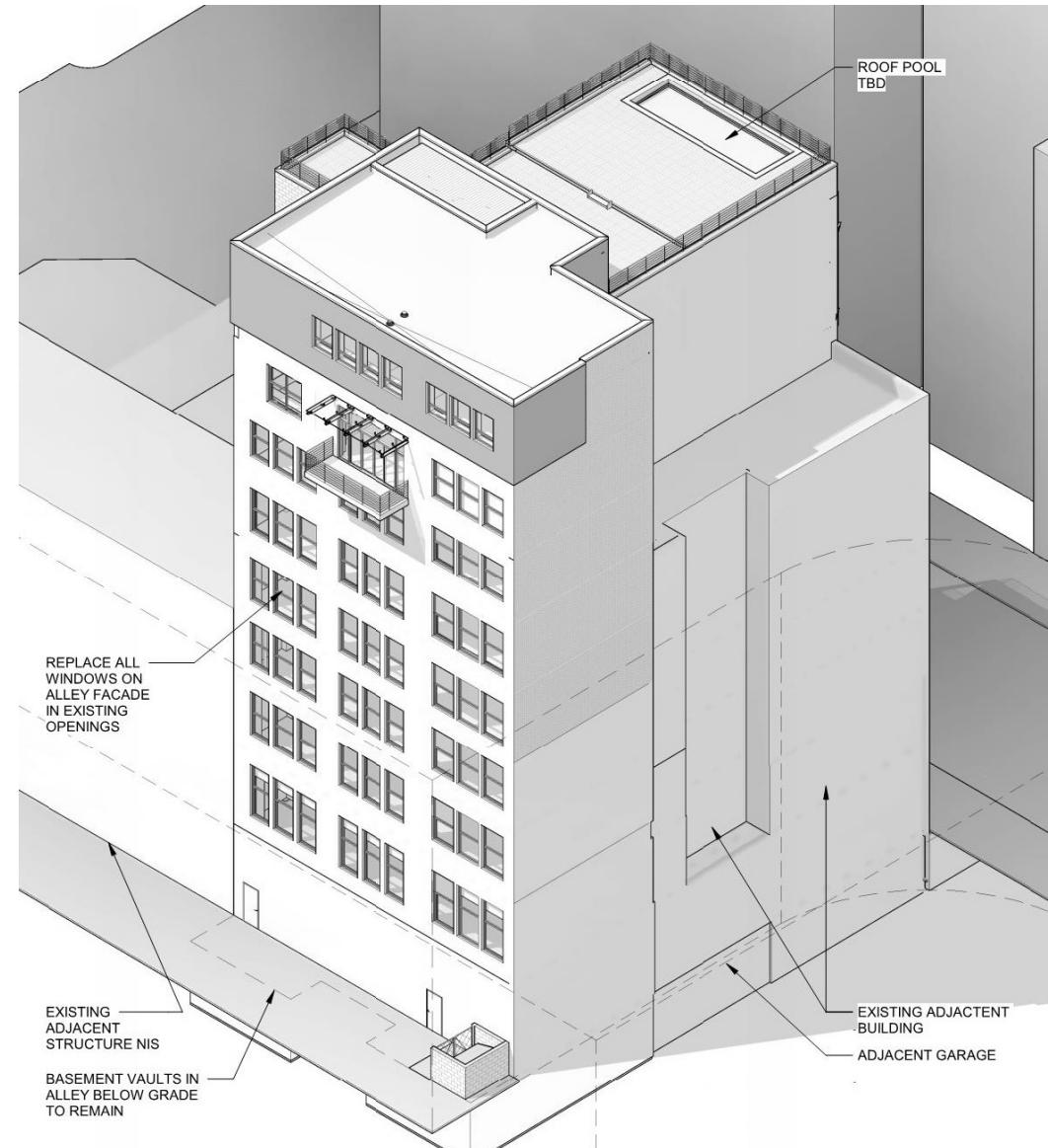


Building Axons

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FRONT PRESPECTIVE



REAR PERSPECTIVE

Rendering

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Building Materials



Existing brick façade



Black aluminum frame



Ipe wood siding



Clear glass



Gray fiber cement rainscreen

Building Materials

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Storefront inspiration



Exterior Gaurdrailss



Black brick



Building Interiors

Typical Retail Floor Plan

Ground Floor Plan Level 1

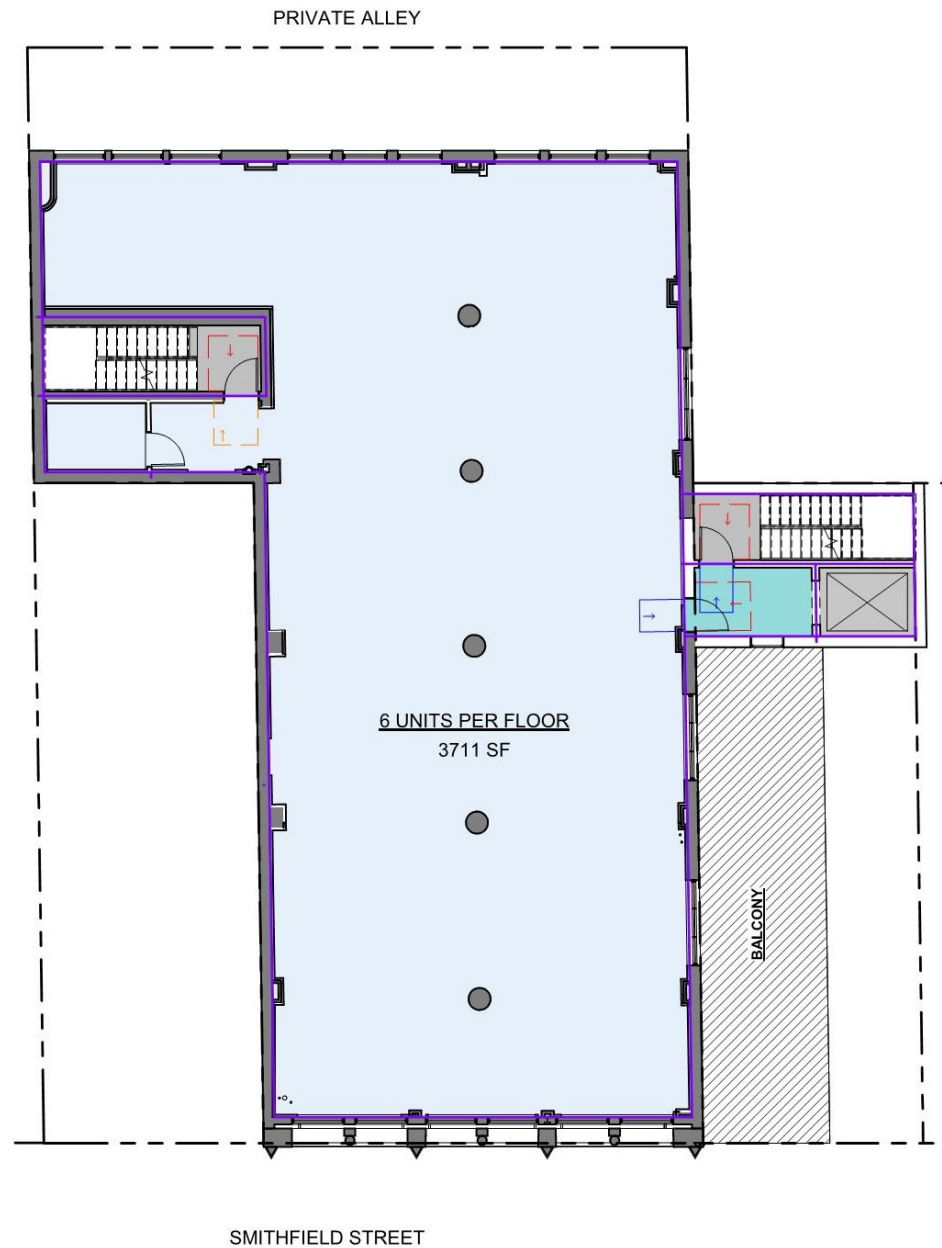
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Typical Short-Term Rental Floor Plan

Typical Floor Plans Levels 2-7

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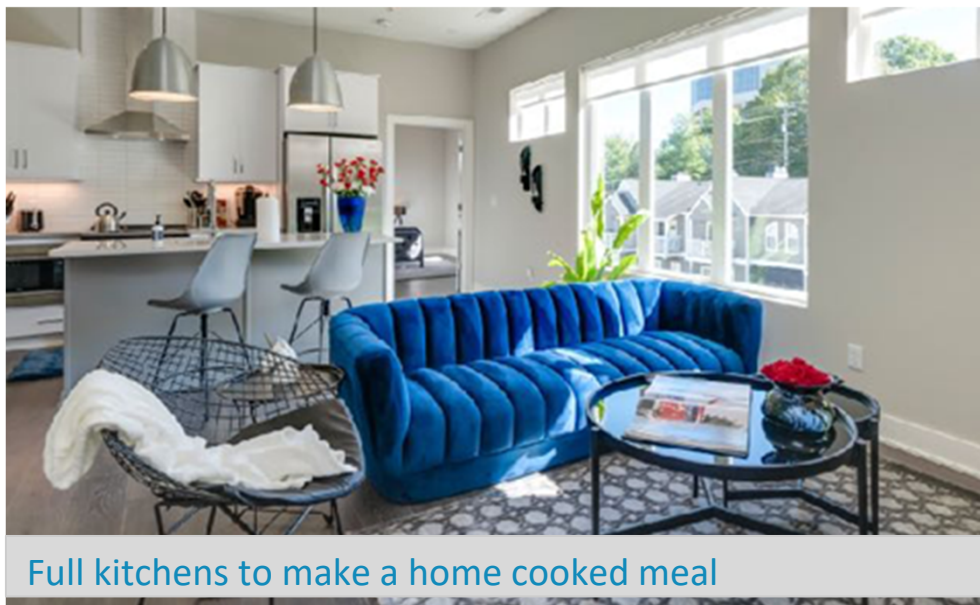
Short-Term Rental Inspirational Images



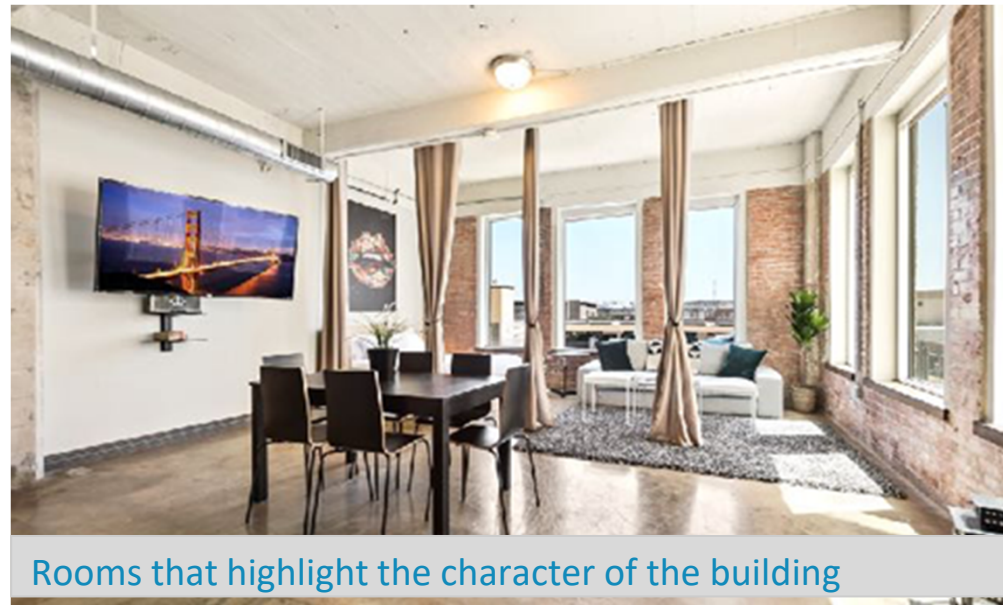
Separate living spaces that are artfully designed



Private bedrooms that are luxuriously furnished



Full kitchens to make a home cooked meal



Rooms that highlight the character of the building

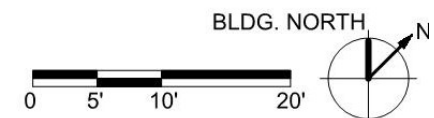


Sustainability, Accessibility, + Community Process

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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. DUMPSTER 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.

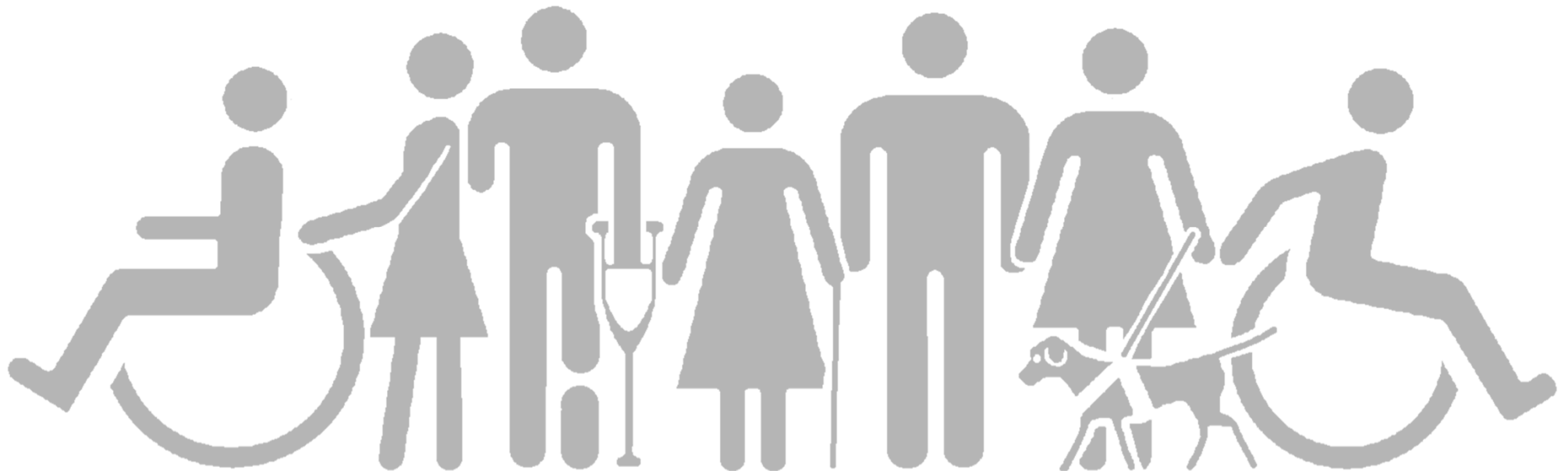
Potential Green Roof:

- 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

- First Development Activities Meeting was held on the 8th of July 2021
- Second Development Activities Meeting for updated plans on the 9th of June 2022

Project Schedule

- Planning Board Meeting
- Construction Fall 2022 – Summer 2023



Questions?

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