

Project Description:

Constructed 1917 for Pittsburgh Plate Glass
Part of Penn-Liberty Historic District
GT-C Zoning District
137' overall building height
10 stories with full basement and rooftop addition
16,000 s.f. per floor existing
7,445 s.f. rooftop addition

Proposed Use:

Basement:	Amenity Space, Storage
Ground Floor:	Residential Lobby, Apartments
Floors 2-9:	Apartments
Floor 10:	Apartments and Amenity Space

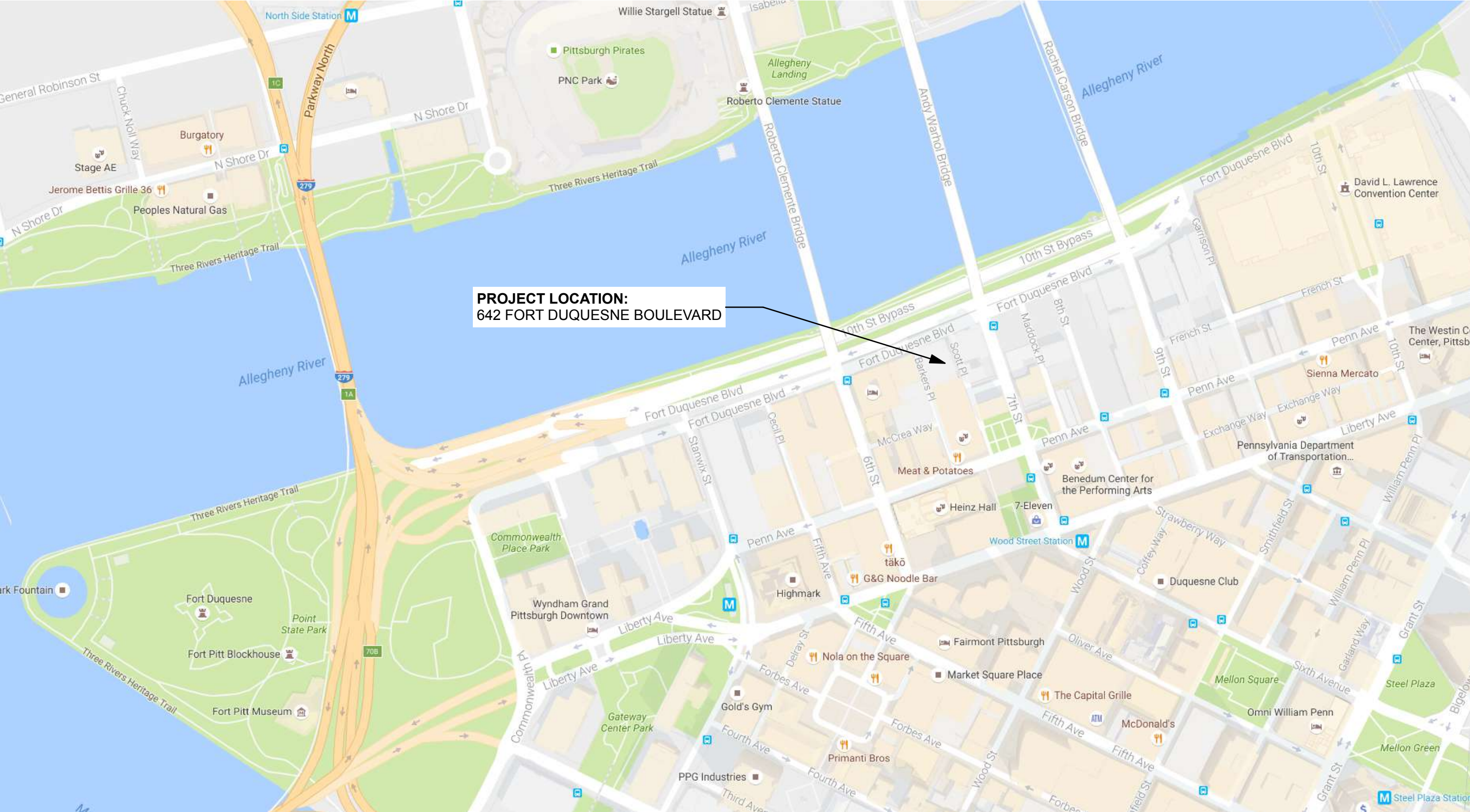
Apartment Unit Count:

Total Count:	147 units
ADA Units:	3 units

642 Fort Duquesne Boulevard

Development Activities Meeting
August 11, 2022





642 Fort Duquesne Boulevard

Location Map & Context

August 11, 2022

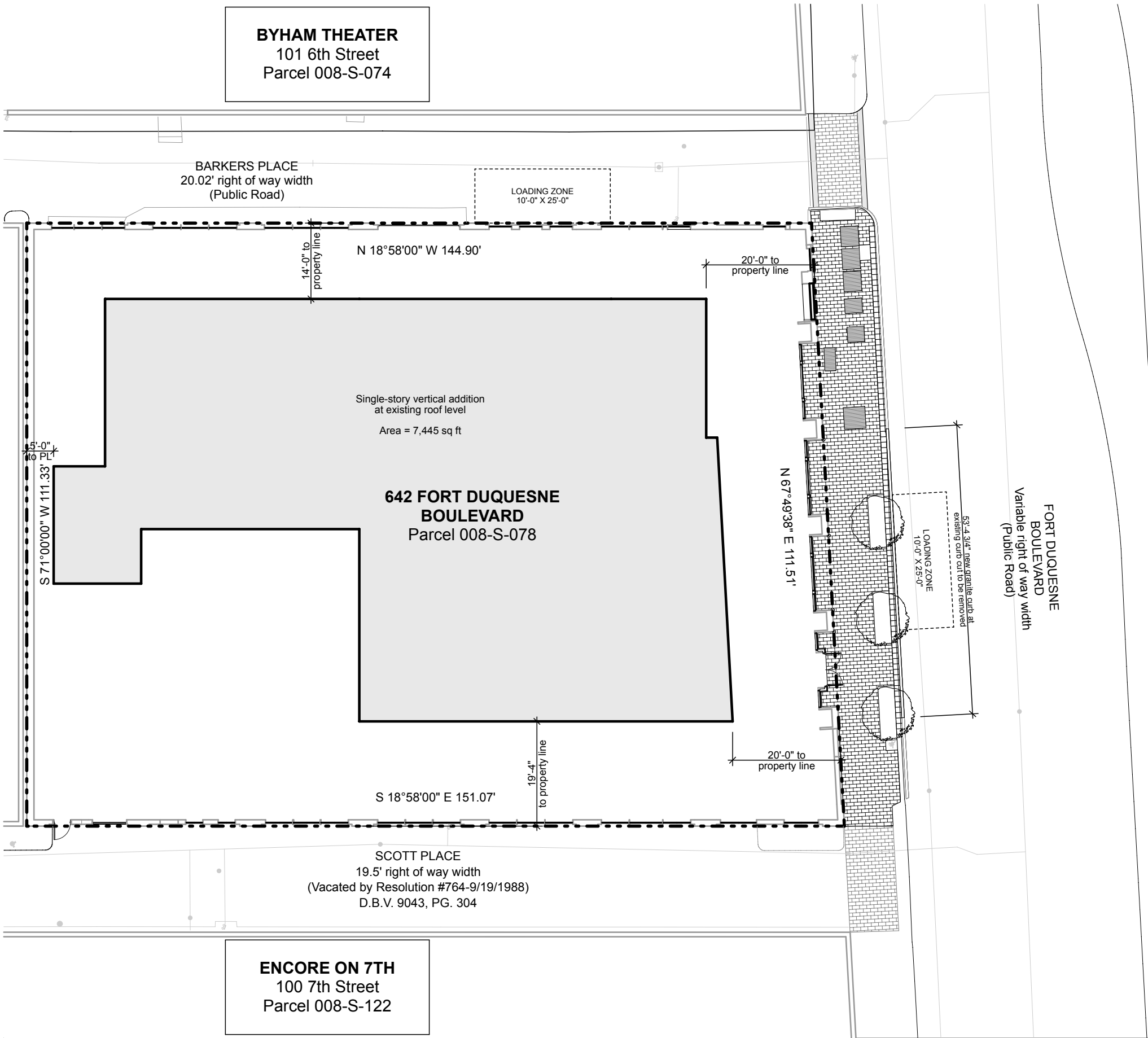
ENCORE ON 7TH

PROJECT LOCATION:
642 FORT DUQUESNE

BYHAM THEATER

RENAISSANCE HOTEL





SITE DATA TABLE

	EXISTING	REQUIRED	PROPOSED
Lot Area	16,491 s.f.	N/A - existing	16,491 s.f.
Building Height	138'-2"	N/A - existing	138'-2"
Number of Stories	9 stories	N/A - existing	10 stories
Area Per Story	16,491 s.f.	N/A - existing	16,491 s.f. typical 7,445 s.f. addition
Floor Area Ratio	9:1	7.5:1 max.	9.5:1*
Dwelling Unit Quantity	0 units	N/A	147 units
Min. Lot Area Per Unit	N/A	110 s.f. per unit	112 s.f. per unit
Bicycle Parking Quantity	0	49 spaces	52 spaces
Street Trees	0	4 @ Fort Duquesne	3 @ Fort Duquesne**
Loading Zones	1 on-street	2 off-street	2 on-street***

*A Zoning Board of Adjustment variance will be sought for the non-compliant FAR.

**Alternative Compliance will be sought for (1) street tree per DCP-ZDR-2022-00446.

***On-street loading previously submitted under DCP-ZDR-2022-00446.

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Site Plan
August 11, 2022 Scale: 1" = 20'-0"



Street level view with Scott Place and Byham Theater.



North facade - upper floors with signage support structure.



Street level view looking west towards Byham Theater.



Street level view looking east towards Encore on 7th.



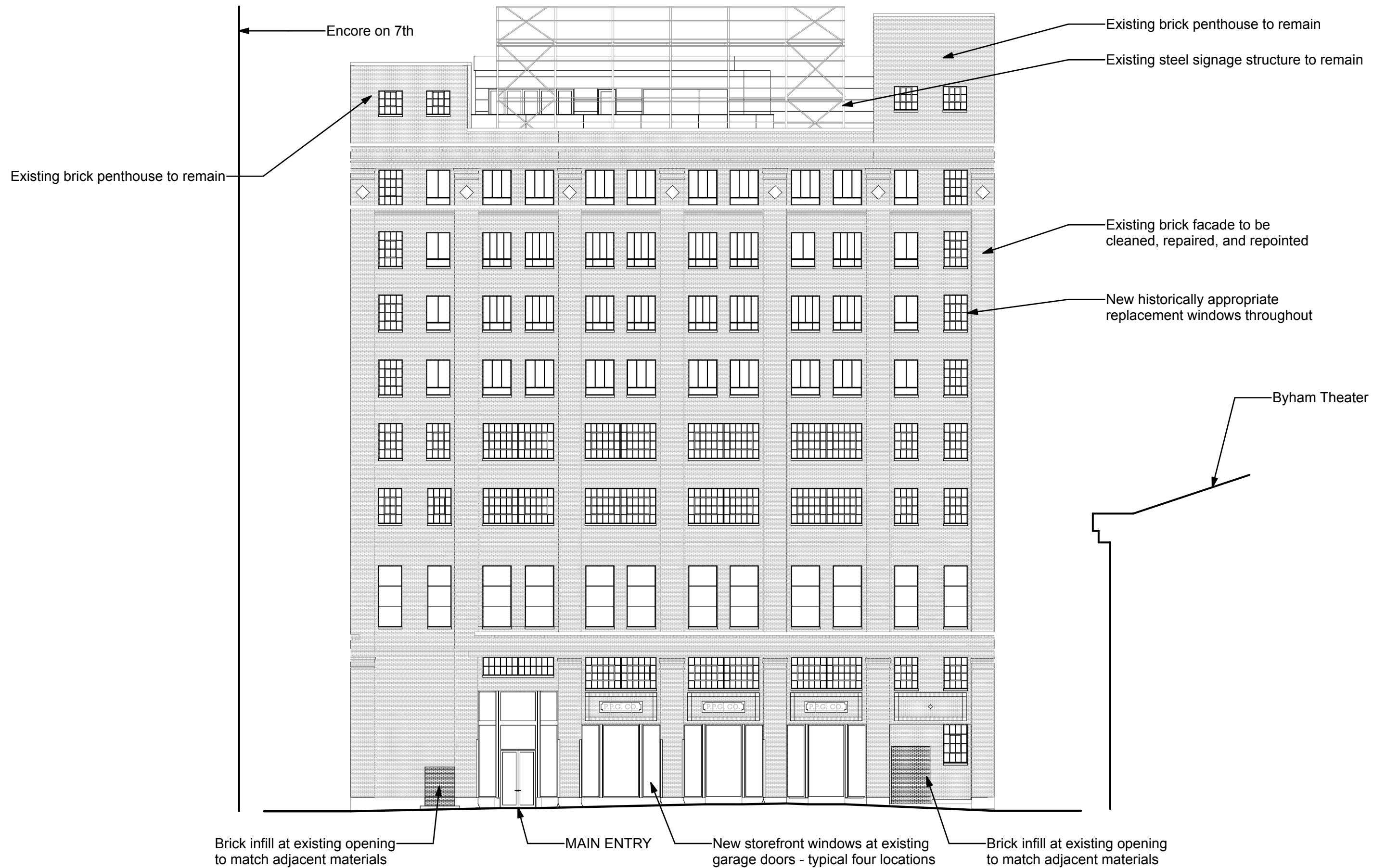
View of east alley (Scott Place) looking south towards parking garage.



View of west alley (Barkers Place) looking south towards parking garage.



View of west alley (Barkers Place) looking north towards Fort Duquesne Boulevard.

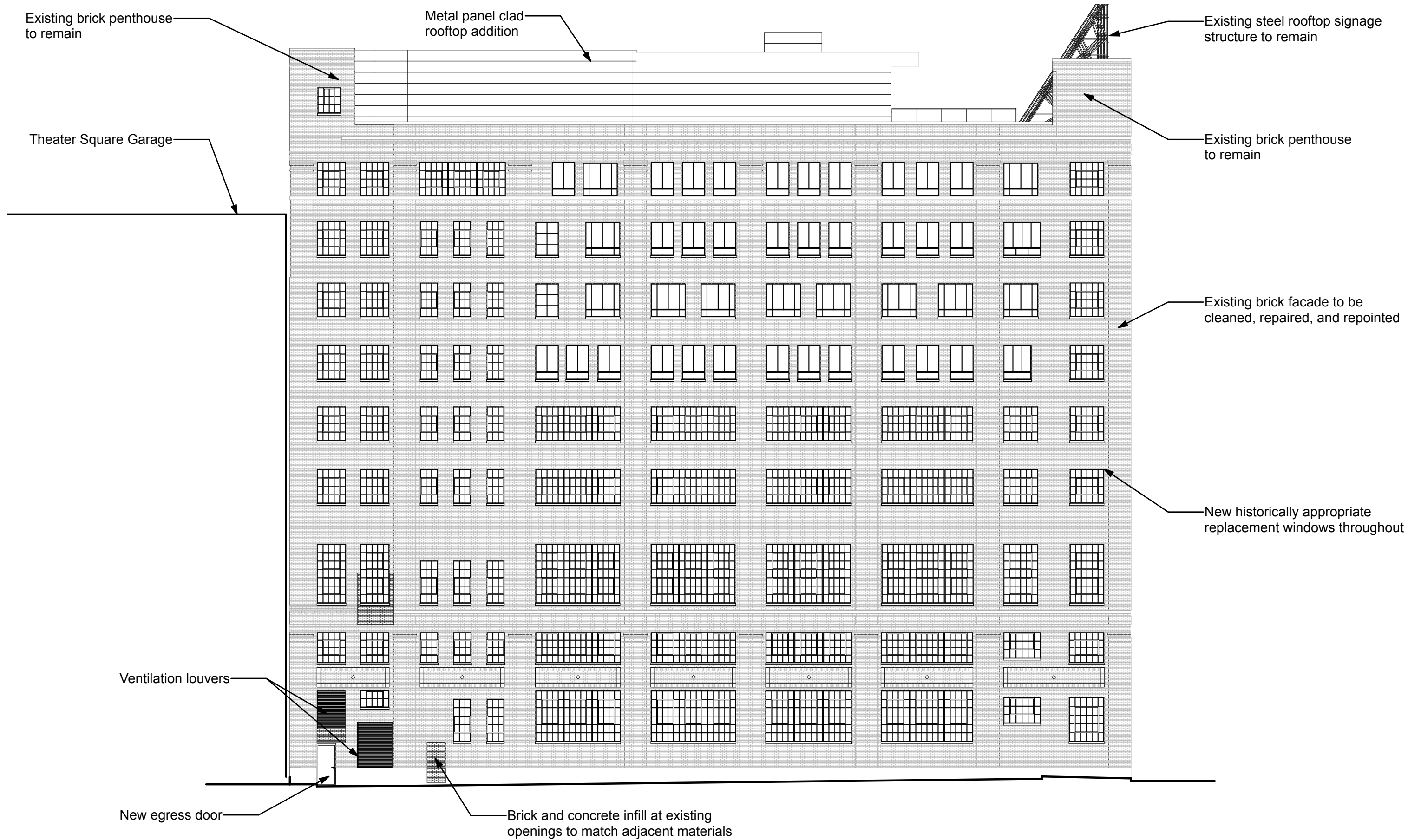




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West Elevation - Barkers Place

August 11, 2022 Scale: 1/16" = 1'-0"



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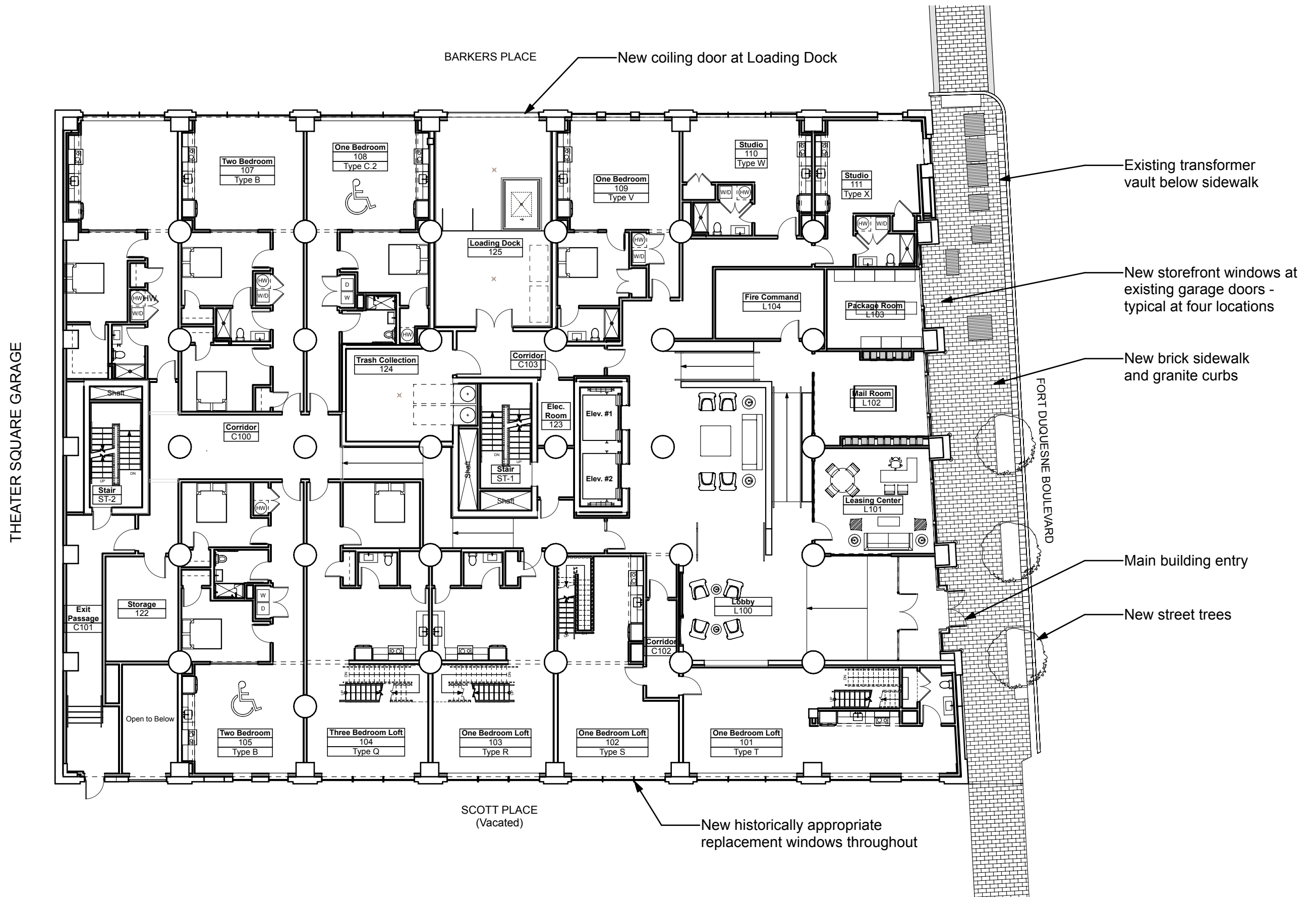
East Elevation - Scott Place

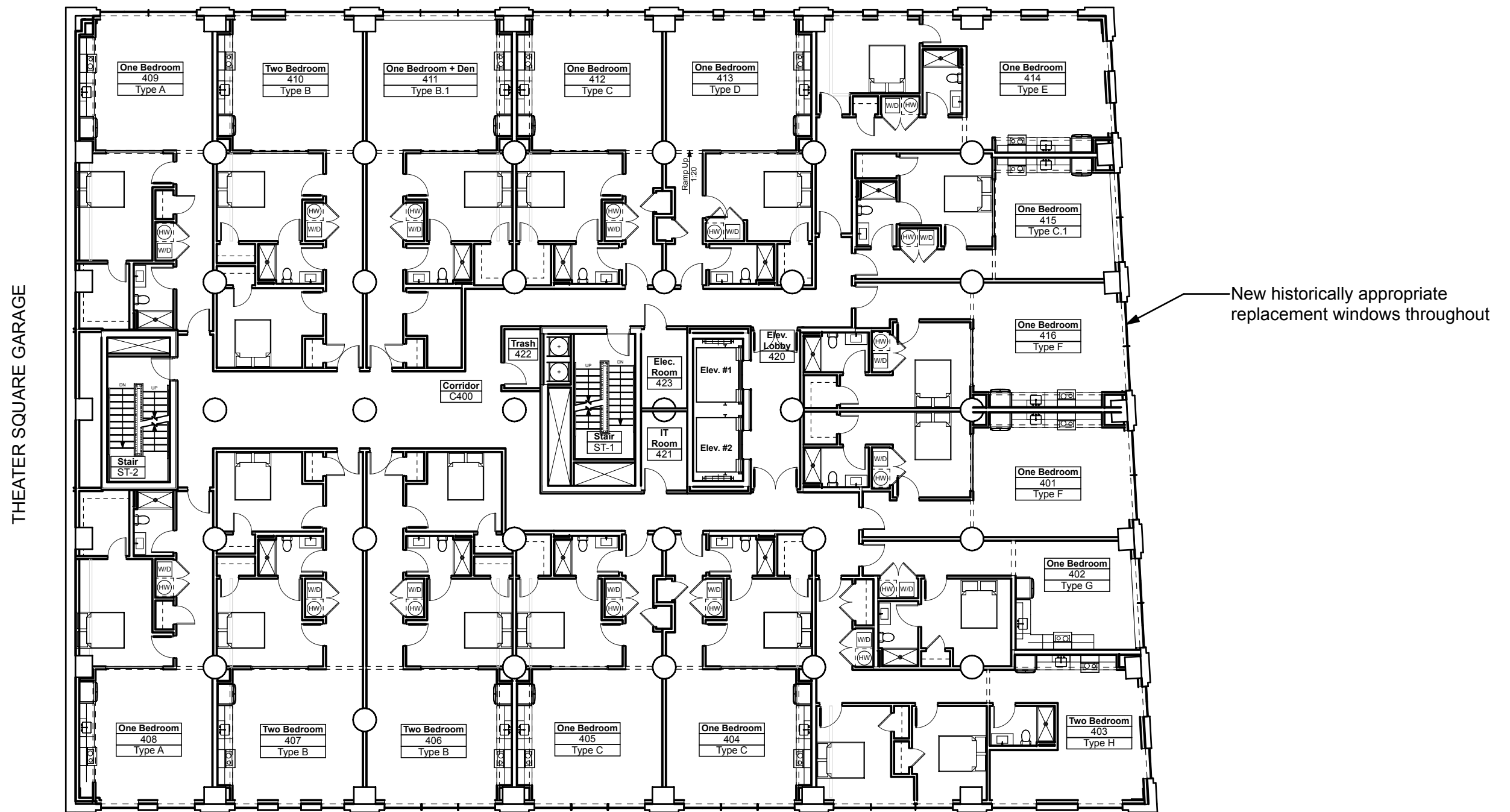
August 11, 2022

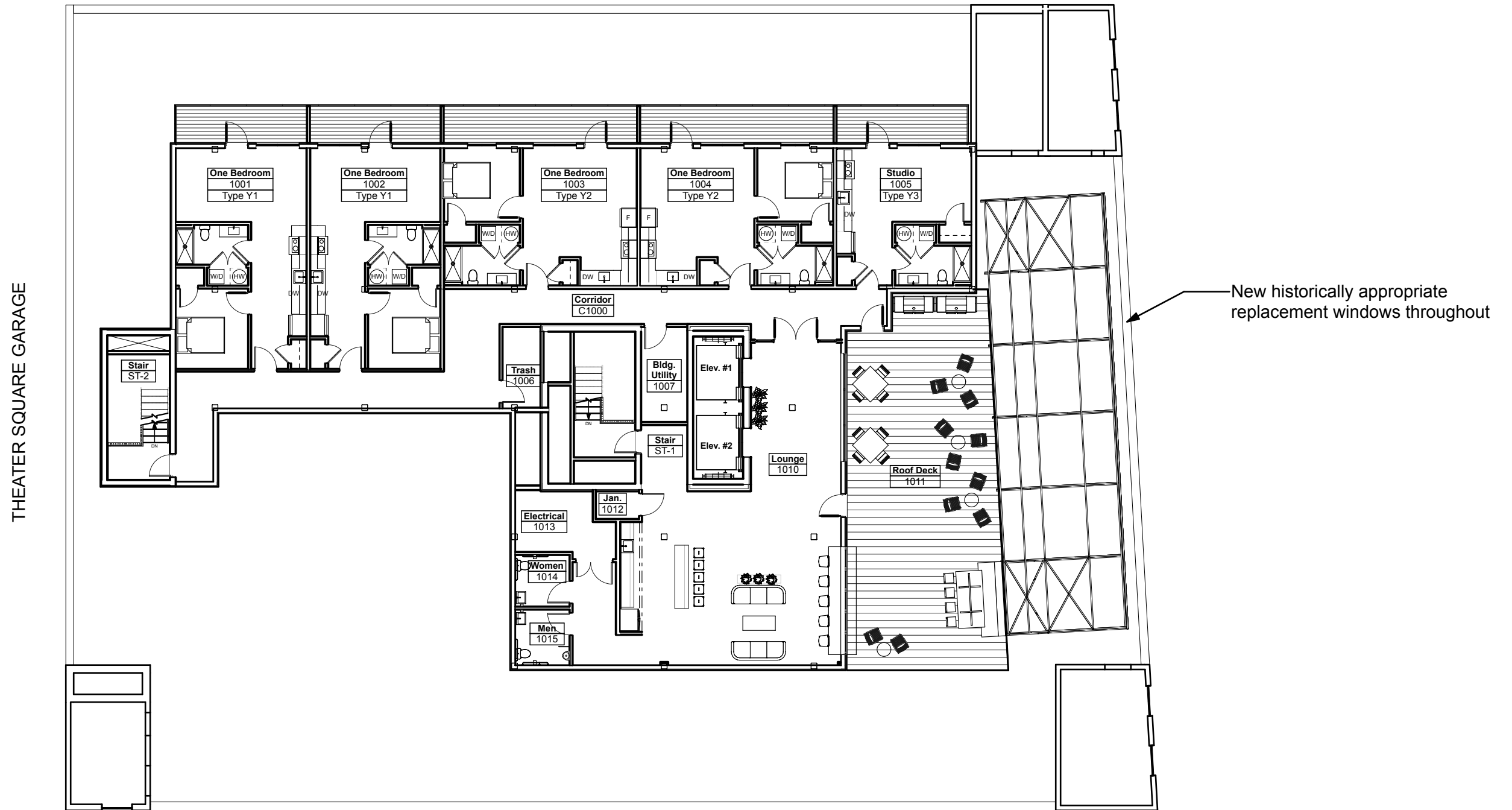
Scale: 1/16" = 1'-0"

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ACCESSIBILITY FEATURES

Fully accessible main entrance and public spaces. Accessible route to all areas of the building.

Fully accessible public toilet rooms serving Basement amenity spaces.

New elevators serving all floors.

Accessible apartment units provided per 2018 IBC requirements.

SUSTAINABILITY FEATURES

Architectural:

Existing building reuse.

Envelope improvements

- Wall insulation
- High performance windows
- Roof insulation

MEP:

Indoor water use reduction - anticipated 25%-30% savings over baseline.

LED lighting throughout.

Optimize energy performance.

Fundamental refrigerant management.

STORMWATER MANAGEMENT

Stormwater management plan not required by Zoning code: total new development less than 50,000 s.f. No increase in impervious surfaces.

New street trees along Fort Duquesne Boulevard (pending coordination with electrical vaults).

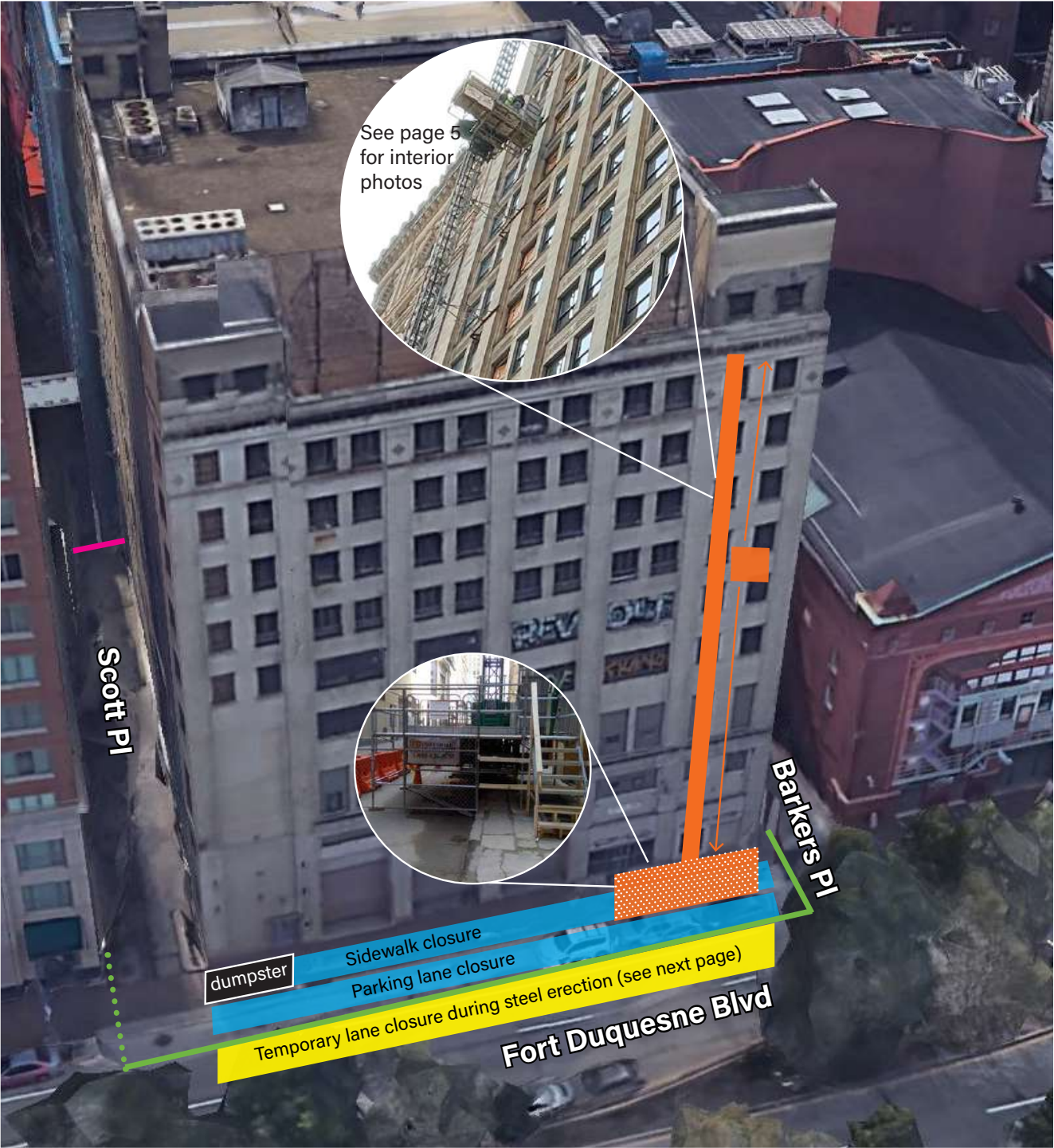
Separation of storm and sanitary lines, reduces combined sewer overflow events during heavy rains.

SCOPE

Transportation Routing	No re-routing of public transportation is anticipated. A temporary (approx. 1 month) single-lane closure of Ft. Duquesne Blvd will be necessary to accommodate a crane for steel erection
Street Closures & Obstructions	SCOTT PL: closed from Ft Duquense Blvd to south end of building (where it meets Theater Square garage) FT DUQUESNE BLVD: sidewalk & parking lane closure from Barkers Pl through far end Scott Pl; Temporary (approx. 1 month) single-lane closure to accommodate crane during steel erection.
Work Hours	7:00 AM to 4:30 PM
Debris/Dumpster Maintenance	Dumpsters will be located within sidewalk closure along Ft. Duquesne Blvd and will include any necessary permits. Deliveries and live loading of trash will take place on Ft Duquesne Blvd (see page 2). The on-site Superintendent will supervise any and all loading/unloading.
Site Maintenance	The project site will be fenced in and protected from the general public.
Duration of Construction	16 months

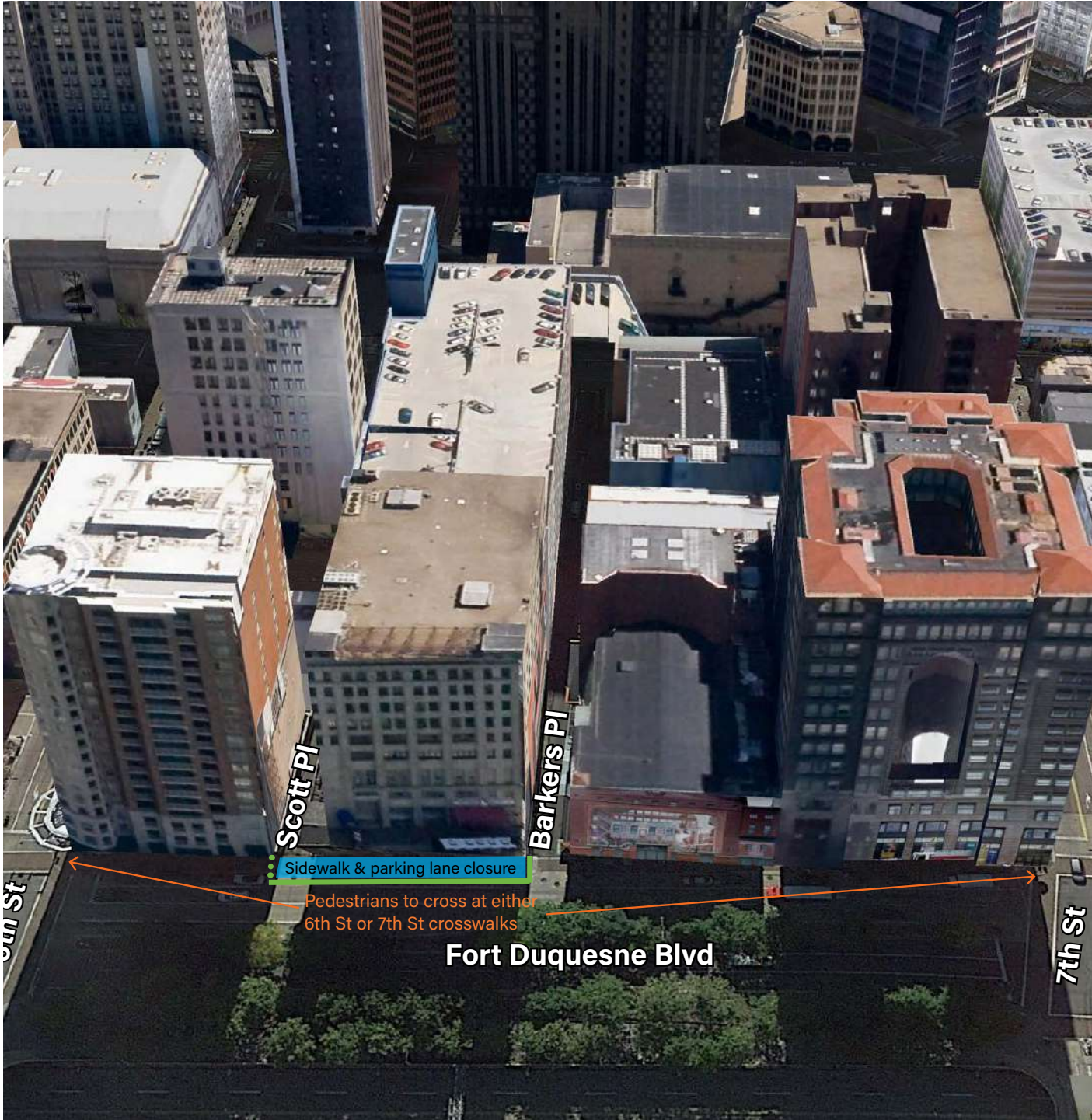
MITIGATION MEASURES

Construction Noise	Construction operations and operating hours will be in accordance with current City of Pittsburgh’s zoning requirements per Sec. 916.06 - Noise.
Traffic	All proper permits and signage will be obtained and closely coordinated with the City of Pittsburgh Department of Public Works and Department of Mobility & Infrastructure (DOMI).
Parking	General public parking will be affected on Ft Duquesne Blvd along the frontage of the building and will be coordinated with the Pittsburgh Parking Authority.
Air	Dust generating activities will be limited to exterior masonry restoration. The area under construction will be blocked off accordingly and only performed during suitable weather and wind conditions.
Light	All temporary lighting measures required by OSHA will installed in the areas under construction.



LEGEND

- Sidewalk/parking lane closure
- Fence
- Gate
- Jersey barrier
- Dumpster
- Hoist
- Loading zone
- Temporary lane closure during steel erection (appr. 1 mo.)







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Rooftop Addition Perspective
August 11, 2022

