



desmone

PROJECT NAME:

**6th & Penn Garage
Façade Renovation**

PREPARED FOR:

**Pittsburgh Downtown
Partnership (PDP)
Development Activities
Meeting (DAM)**

DATE:

08/10/2023

PLANNING COMM. (to be confirmed):

09/26/23

*@*designed to thrive.

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01

Overview

01 Overview



Project Information:

- Project Address: 214 6th St. (Overall Building Address)
- Owner: InterPark LLC
- Architect: Desmone
- Consultants: Green Building Engineers (MEP)

Proposed Project Scope:

The project scope of the 6th & Penn Garage Façade Renovation consists of two (2) areas:

- 1) A full ground-level renovation of existing storefront tenant spaces along the entirety of Liberty Ave. and a portion of 6th St.
- 2) The addition of an interior trash room along 6th St. that can hold roughly (14) dumpsters.

The existing tenant spaces are currently vacant and are in need of a face-lift to appeal to interested businesses.



Existing Conditions



02 Existing Conditions



Building Description

The 6th & Penn Garage (project) is an existing (8) story parking structure of Type IA construction. It is a mixed occupancy between the parking garage (S2) and ground level business tenant spaces (B). The original construction date is unknown, but businesses have been occupying the ground level dating back to the 1960s.

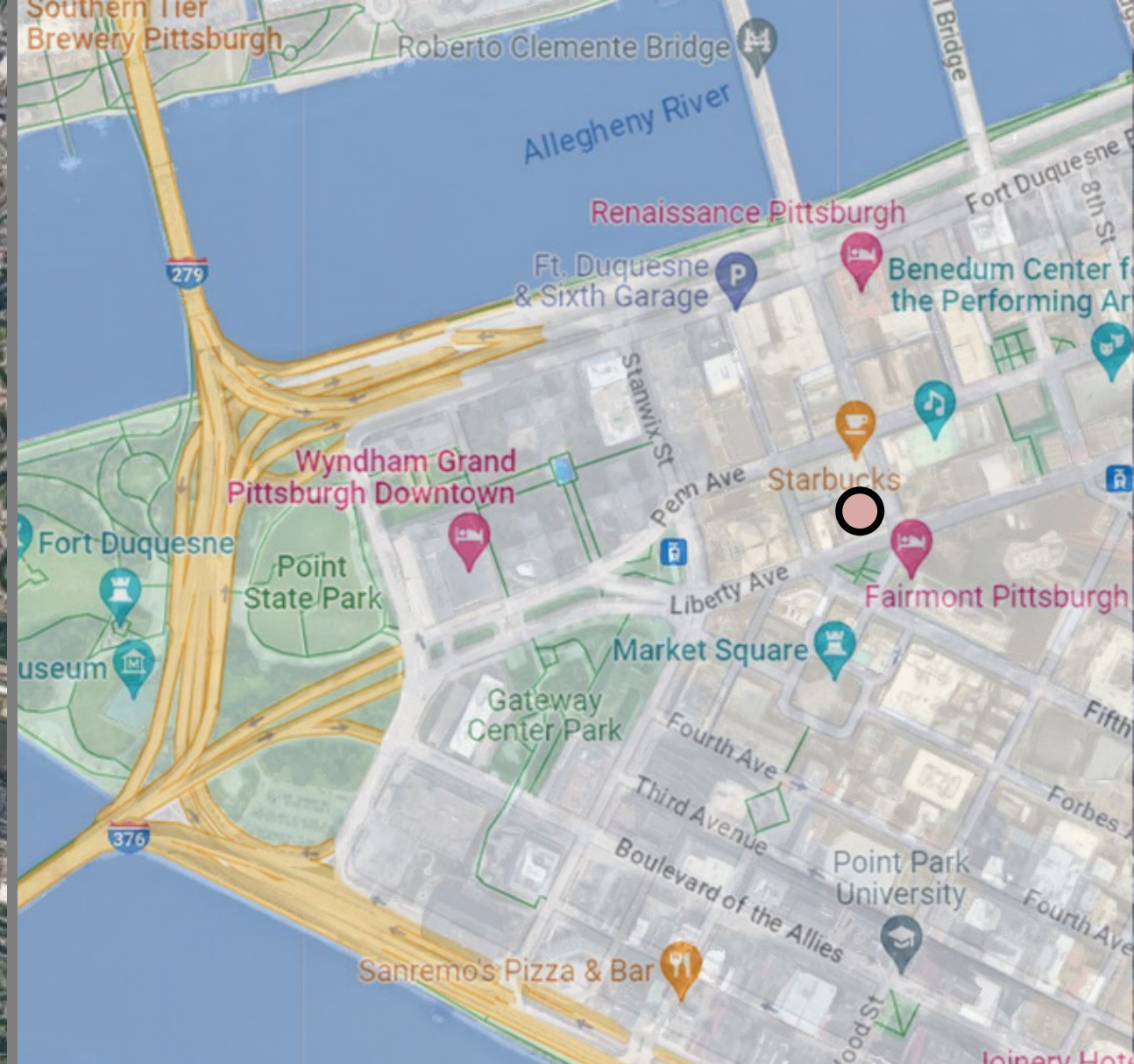
There are currently (4) tenant spaces that span across Liberty Ave. These spaces have undergone various renovations over the years to match style and branding of those tenants that have occupied them. These renovations have caused a distortion in style, color, and appearance along the ground level.

The tenant spaces have gone vacant over the past few years; they occasionally host pop-up events (ex. Christmas Market). The owner has requested to update and unify the appearance of these spaces to attract new business tenants.



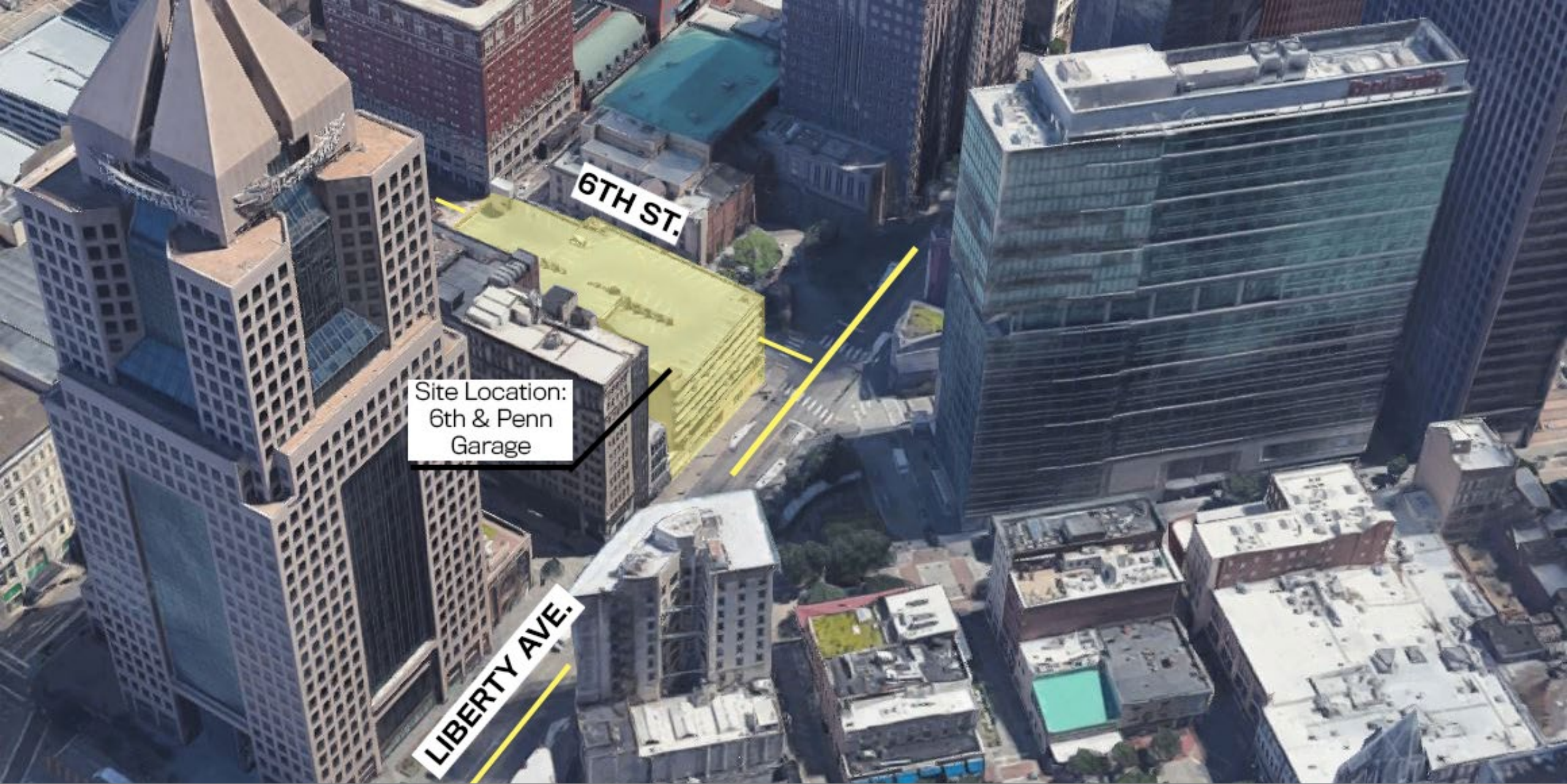


Vicinity Map



Location Map

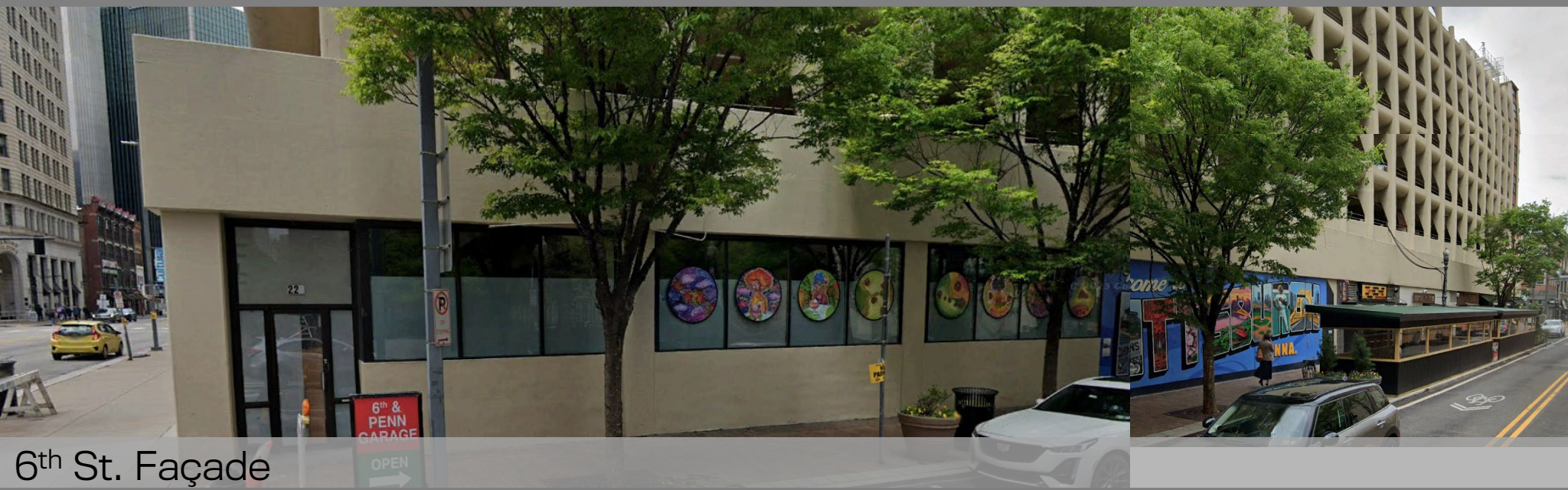




6TH ST.

Site Location:
6th & Penn
Garage

LIBERTY AVE.



Existing Conditions

Existing Elevations





Liberty Ave. Façade



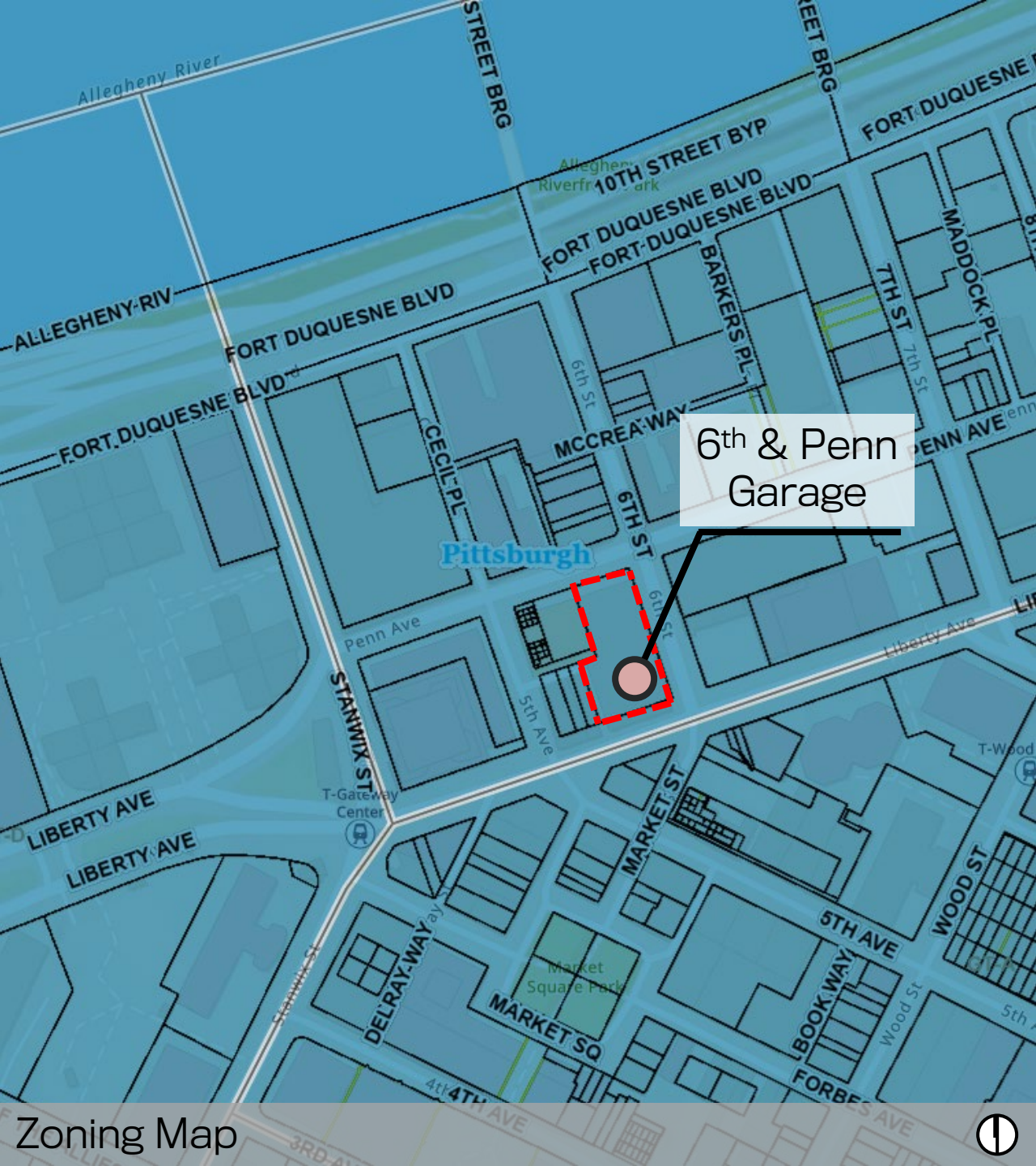
Corner - Liberty Ave. & 6th St.



Interior - Tenant Space #1 (Red Exterior)



Interior - Tenant Space #2 (Pink Canopy)



Zoning Information:

- Zoning District: (GT-C) Golden Triangle; Subdistrict C
- Parcel Number: 1-D-98
- Main Address: 214 6th St. Pittsburgh, PA 15222
- 28,578 SF Lot
 - 1,200 SF Interior Trash Room Alteration
 - ~250 LF of Ground Floor Façade Renovation
 - ~135' (entirety) of Liberty Ave.
 - ~105' of 6th St.
- No Change of Use or Additional Occupancies Proposed
- No Signage Proposed under this Scop of Work
- Street Trees
 - Not Proposed due to existing vaults underneath Liberty Ave.
 - Proposed alternative addition of awnings to enhance the pedestrian level scale and engagement.

03

Proposed Design



Proposed Design



Description:

The goal of unifying and upgrading the appearance of the existing storefronts called for the removal of existing ground floor materials (storefronts, infill walls, etc.) back to existing concrete superstructure.

The proposed materials consist of:

1) Aluminum Composite Material (ACM) Panel

- i. Finish: Tile Corten
- ii. Factory Applied Finish – will not produce rust drip/stains

2) Aluminum-Framed Entrance/Storefront System

- i. Mullions: Black Finish
- ii. Glazing: Medium-Dark Tint

3) Portland Cement Plastering (Stucco)

- i. Used to re-finish existing concrete structural columns.
- ii. Used as the finish on additional proposed 'false' columns.
- iii. Finish Color: Dark Gray
- iv. Finish Texture: Smooth

4) Fabric Stretched Awnings

- i. Span over each storefront system on Liberty Ave.
- ii. Finish: Black Fabric



Proposed Site Plan.



- 1 Adjacent Buildings (NIS)
- 2 Parking Garage Entry
- 3 Trash Room (New)
- 4 Affected Tenant Spaces
- 5 Unaffected Tenant Spaces

*Note - All existing entries in-scope are accessible and exit to grade. Proposed design does not alter this existing condition.



1

- Paint Finish
(To match similar to ACM Panel.)

Not on this Elevation

2

- ACM Panel
(Corten (Rust Panel)
Finish; Alfrex - Tile
Corten (JY-M140 B.O.D.)

=

~1,200 SF of Material

3

- Stucco Finish
(B.O.D. - StoSignature
Texture, Fine 10-20, =
Color 31222)

Flac 18

Flac 28

37100
W.B. C2
RDE BALANCED

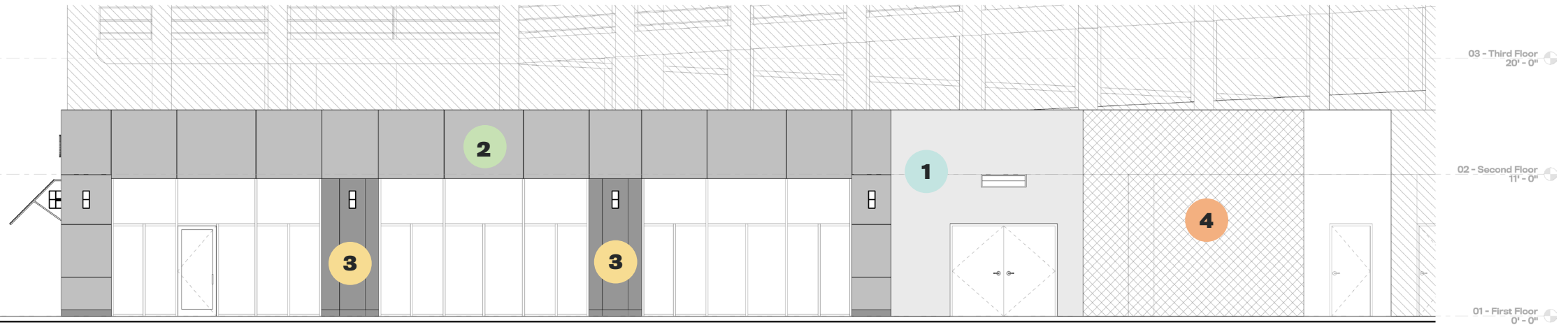
4

- New Mural

=

Not on this Elevation





03 - Third Floor
20' - 0"

02 - Second Floor
11' - 0"

01 - First Floor
0' - 0"

1

- Paint Finish
(To match similar to ACM
Panel.)

2

- ACM Panel
(Corten (Rust Panel)
Finish; Alfrex - Tile
Corten (JY-M140 B.O.D.)

~1,200 SF of Material

3

- Stucco Finish
(B.O.D. - StoSignature
Texture, Fine 10-20, =
Color 31222)



4

- New Mural



Proposed Design

6th St. Elevation





Proposed Design

Existing - Photo





Proposed Design

Proposed - Day Rendering

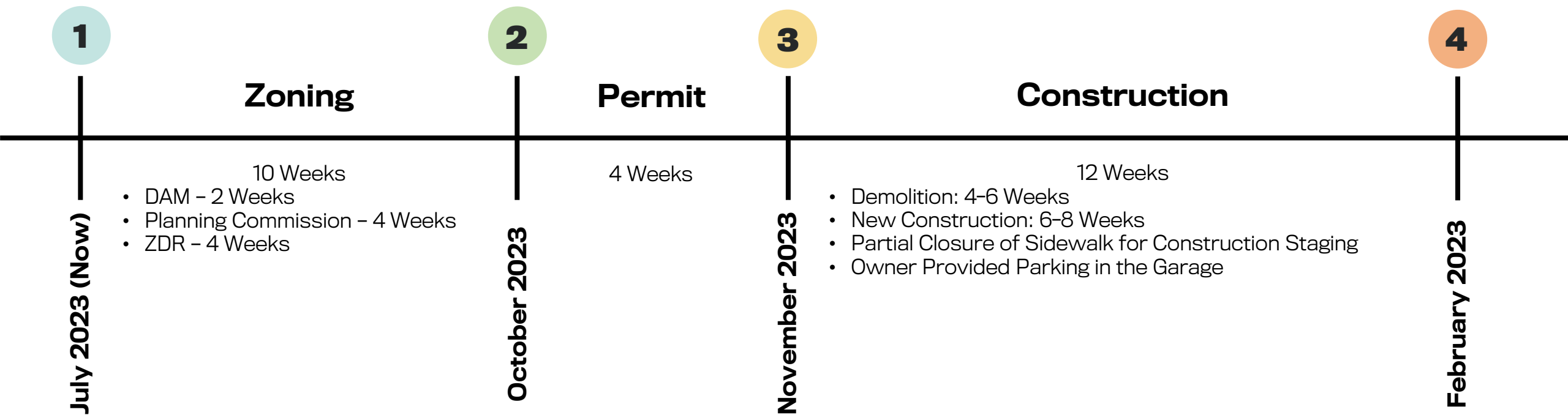




Proposed Design

Proposed - Night Rendering





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