





EXISTING CONDITIONS

Site Context



Site Context



Existing Conditions View looking down Louisa St. towards stairs



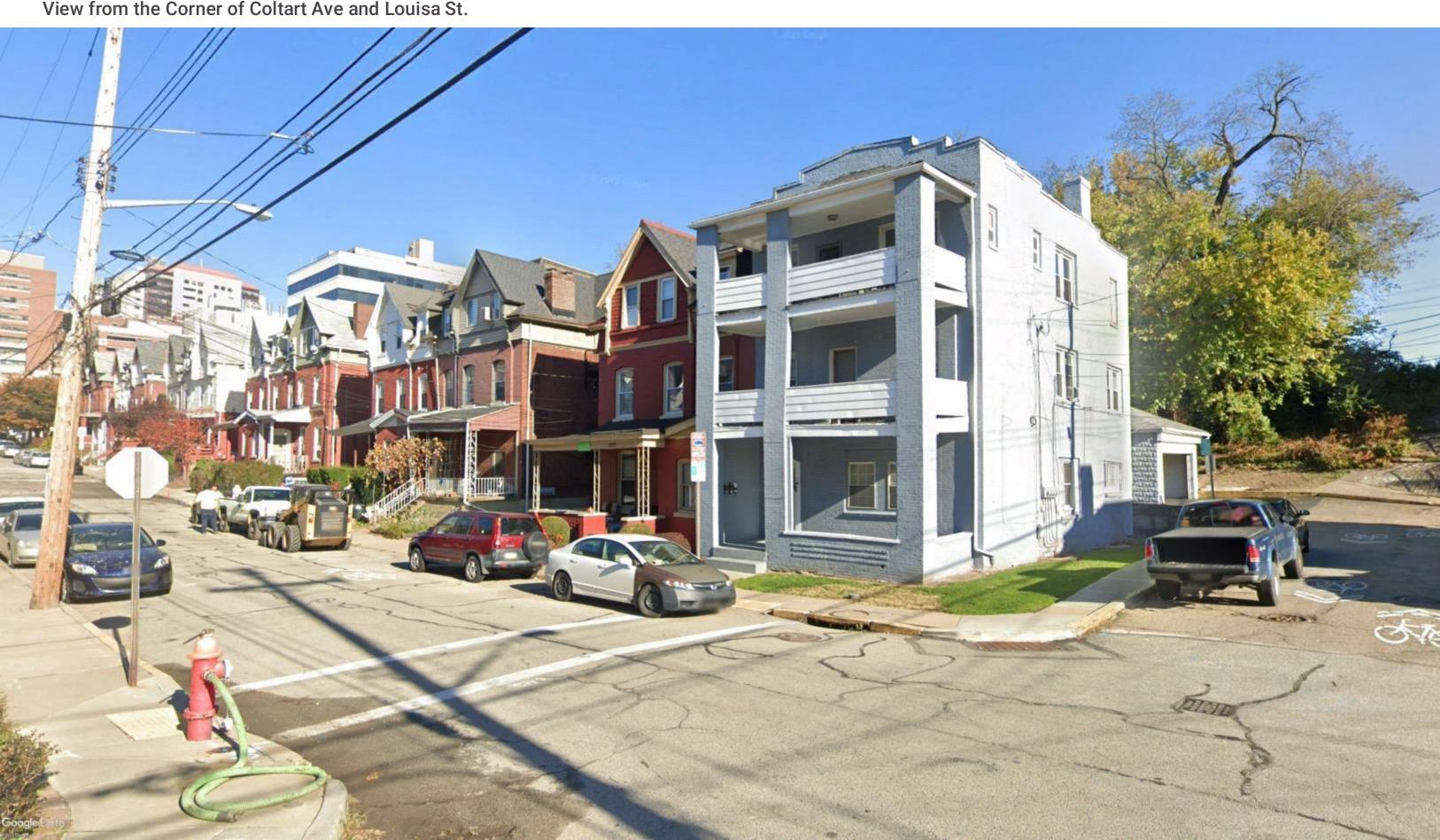
Existing Conditions View from corner of Louisa St. and McKee Place



Existing Conditions View looking down McKee Place towards Louisa St.



Existing Conditions View from the Corner of Coltart Ave and Louisa St.





DESIGN OVERVIEW

Building Metrics

Total Site Area

Building Footprint

Height

Stories

Gross Building Area

Retail Area

Number of Units

Parking

Street setback

-67,230 sqft

- 26,027 sqft

- 118 Feet

- 11

- 226,737 sqft

- 5,000 sqft

- 159

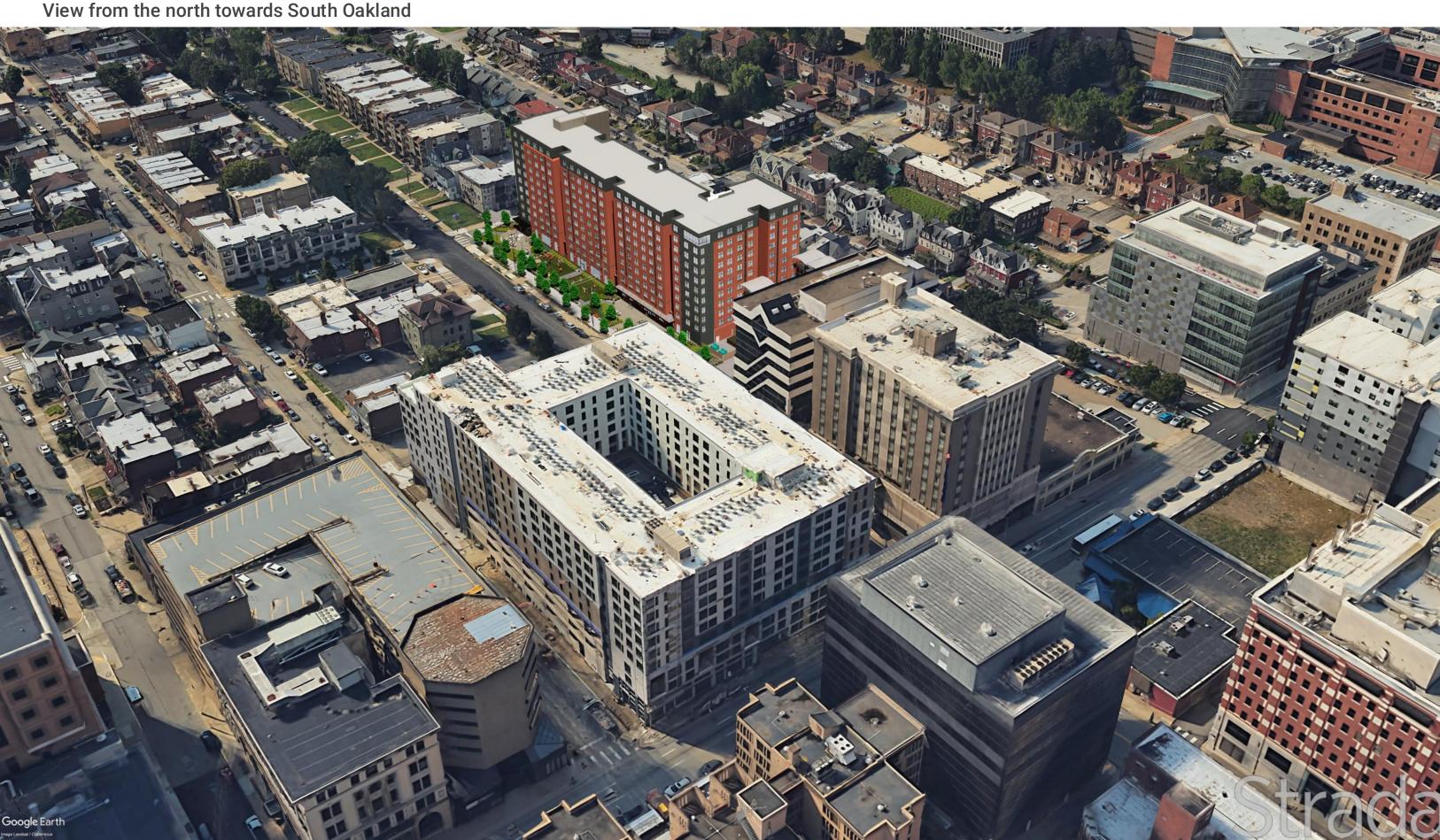
- 60 total

- 40 feet.

Aerial Perspective View from the east towards Forbes Ave.



Aerial Perspective View from the north towards South Oakland



Aerial Perspective View from the west towards Central Oakland



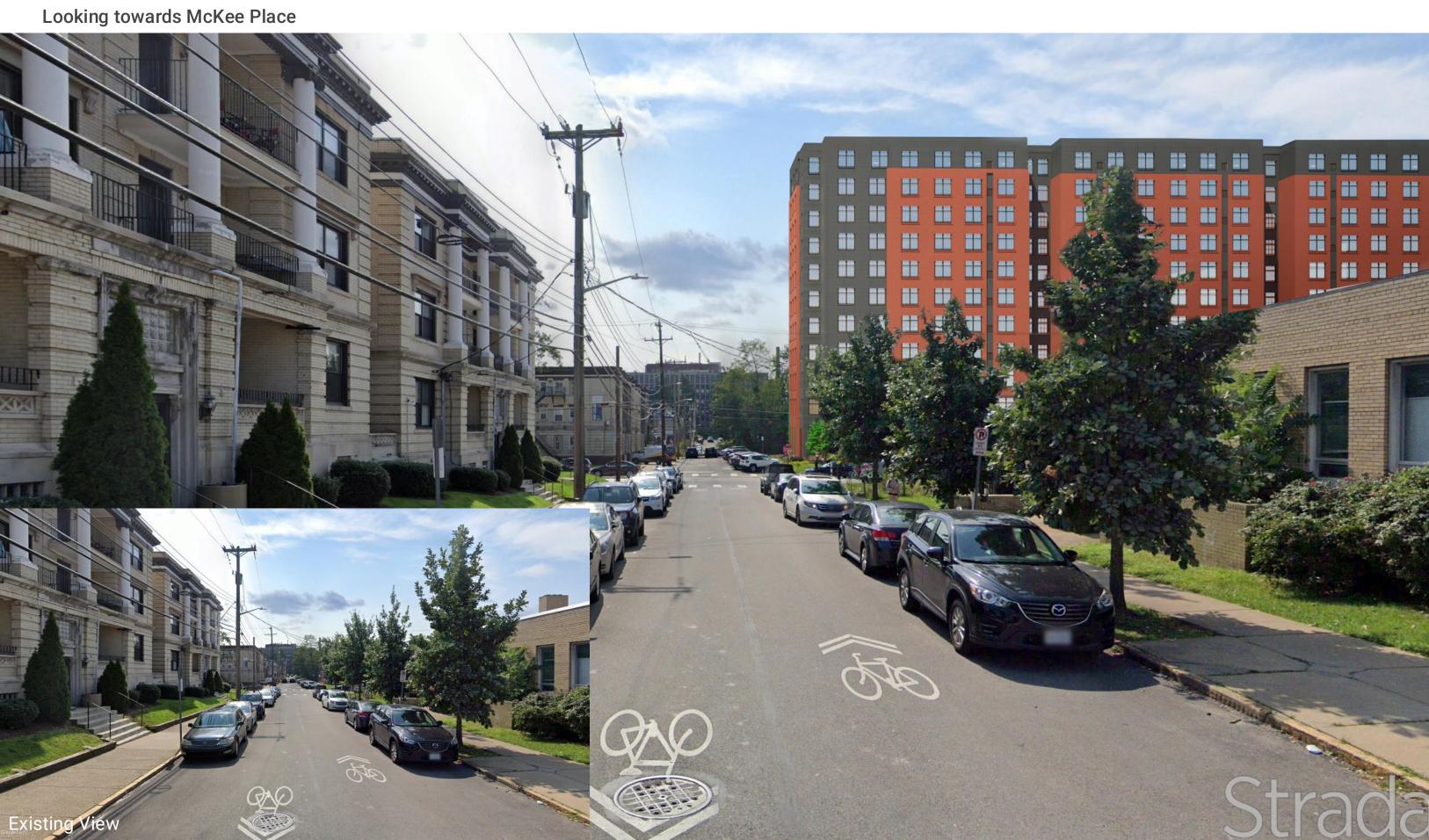
Aerial Perspective View from the south towards Oakland





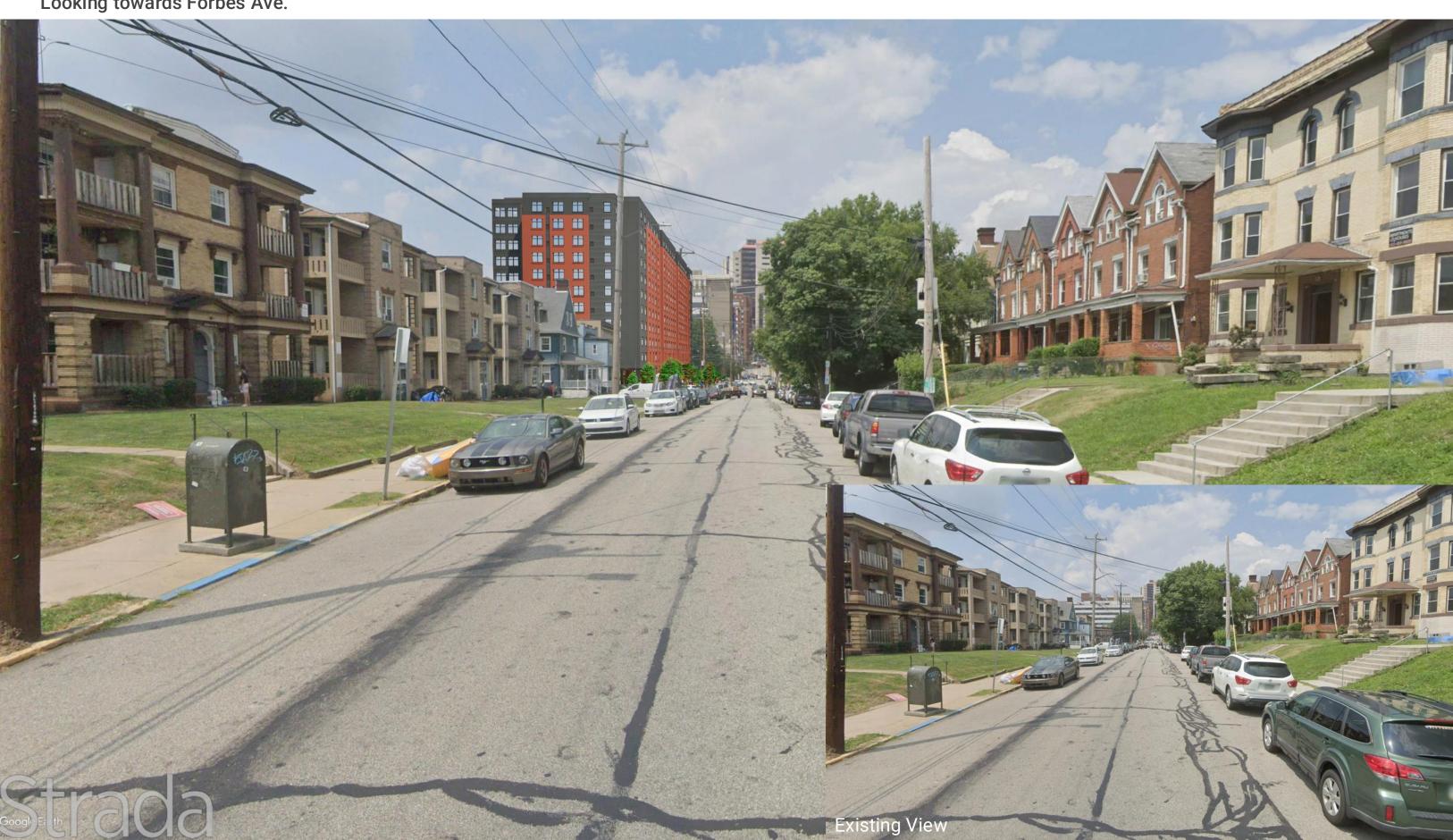


View from Louisa St.



McKee Place Perspective

Looking towards Forbes Ave.



Apartment Entrance View from the corner of McKee Place and Louisa Street



McKee Place Perspective

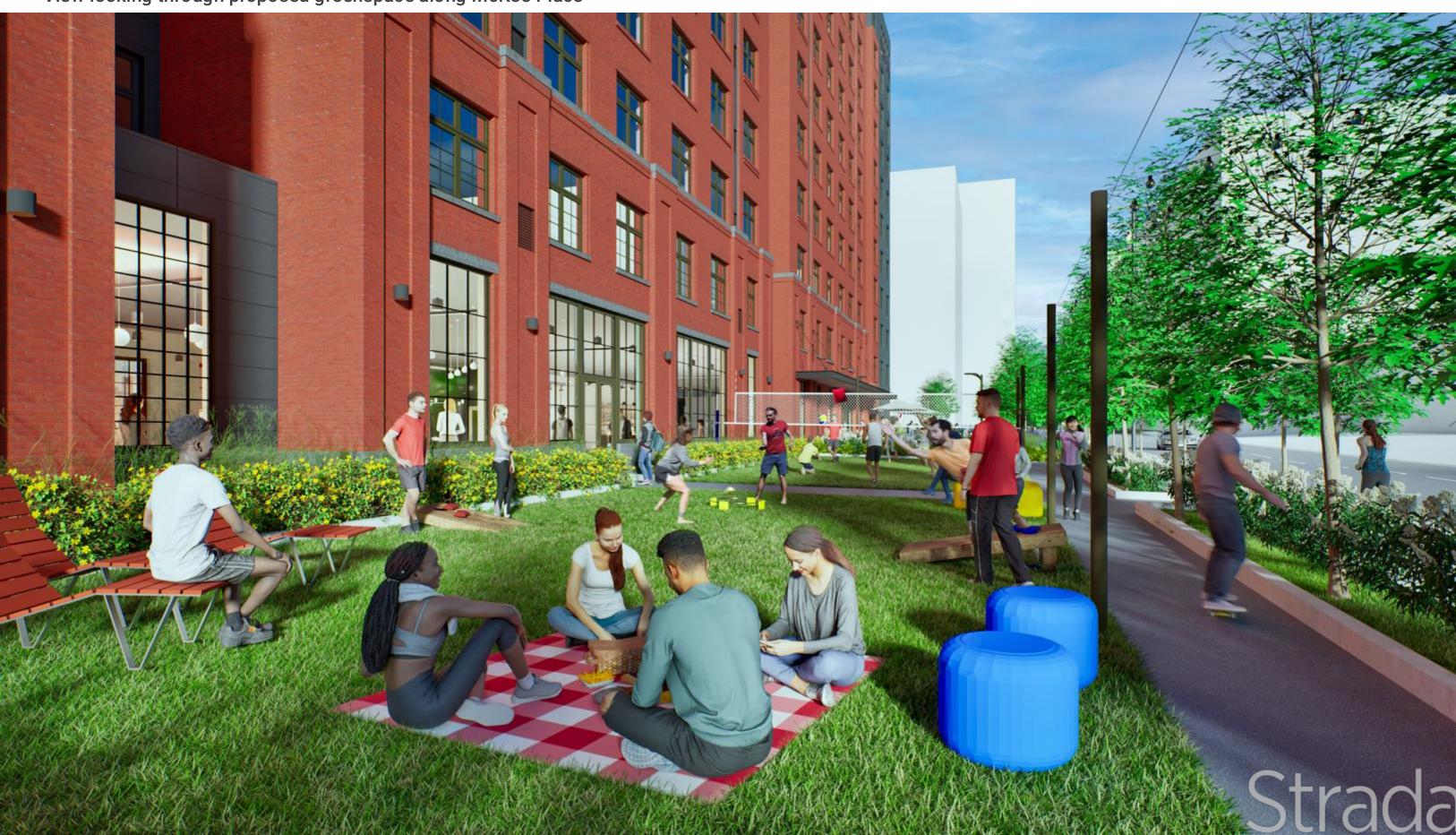
View from within the proposed green space



Apartment Entrance View looking through proposed greenspace along McKee Place



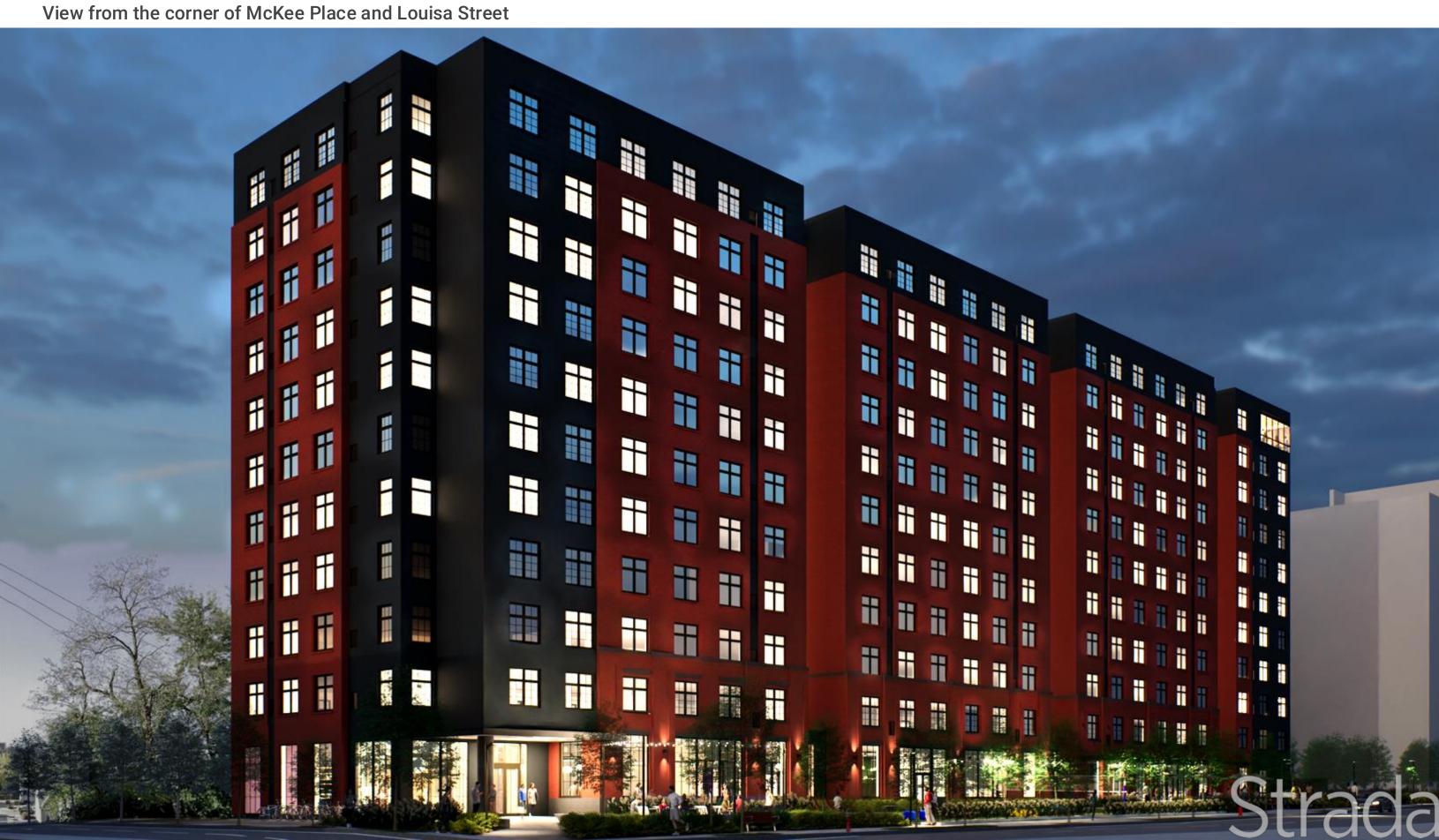
Apartment Entrance View looking through proposed greenspace along McKee Place



Apartment Entrance View looking through proposed greenspace along McKee Place



Night Rendering



Day Rendering



McKee Place Perspective

View of proposed retail entrances



McKee Place Perspective View from within the proposed green space

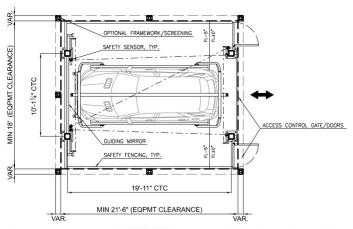


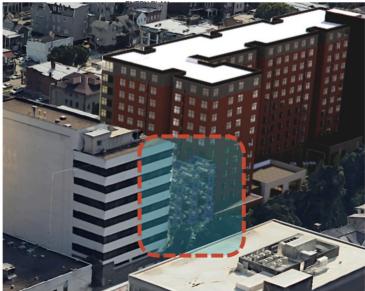
Rendered Site Plan

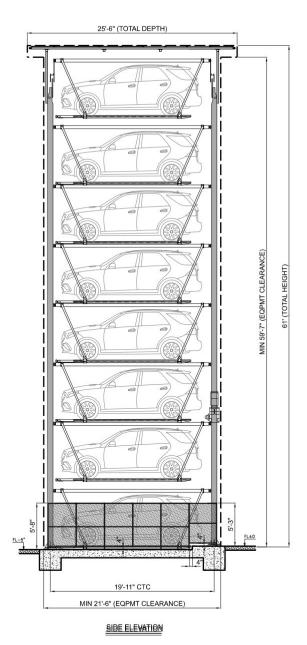


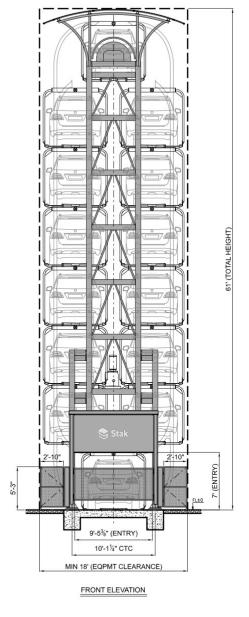
Parking Carousel

	TECHNICA	L SPECIFICATIONS					
BRAND NAME		EV CAROUSEL™					
MODEL NO		SM14SU2					
SYSTEM TY	'PΕ	VERTICAL ROTARY					
PARKING C	APACITY	14 VEHICLES					
MAX VEHICLE DIMS	LENGTH	17'-6" (210")					
	WIDTH*	7'-4" (88")					
	HEIGHT	6'-6" (78")	SUV				
	WEIGHT	5,300 lbs					
		MAX 2 @ 5,850 lbs					
MOTOR	50	20 HP (15 KW)					
ROTATION :	SPEED	19 fpm					
POWER REQS		AC 208V/480V, 3 PH, 60 Hz					
* INCLUDES S	SIDE MIRRORS	OPEN					













Screening option available.

Located at rear of property, partially screened by existing vegetation.

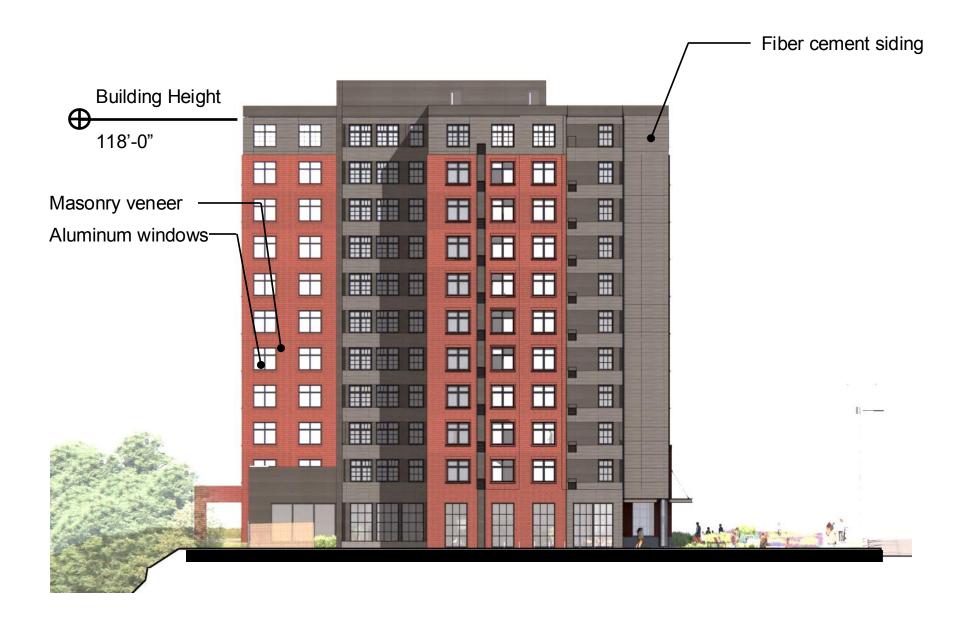


Architectural & Site Elevations

Building Elevation North – McKee Place



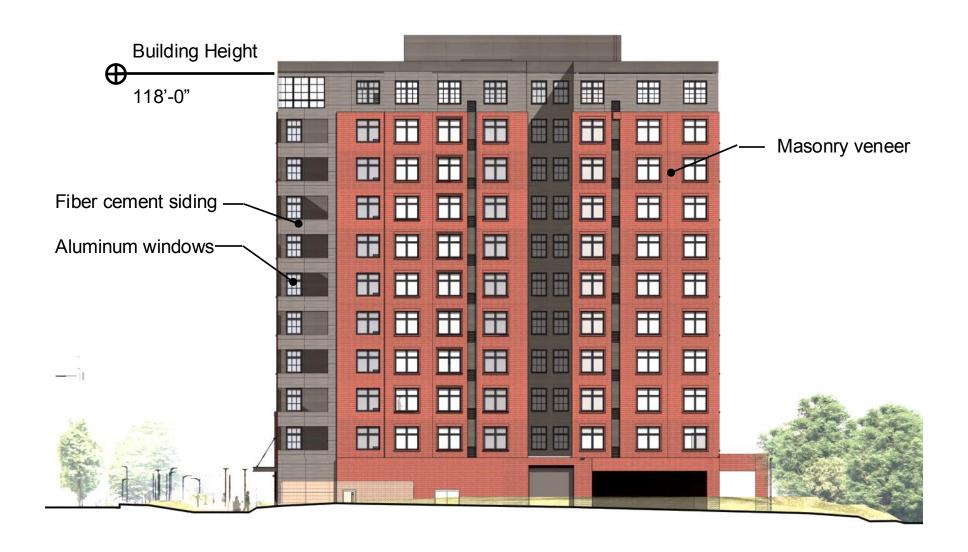
Building Elevation East – Louisa Street



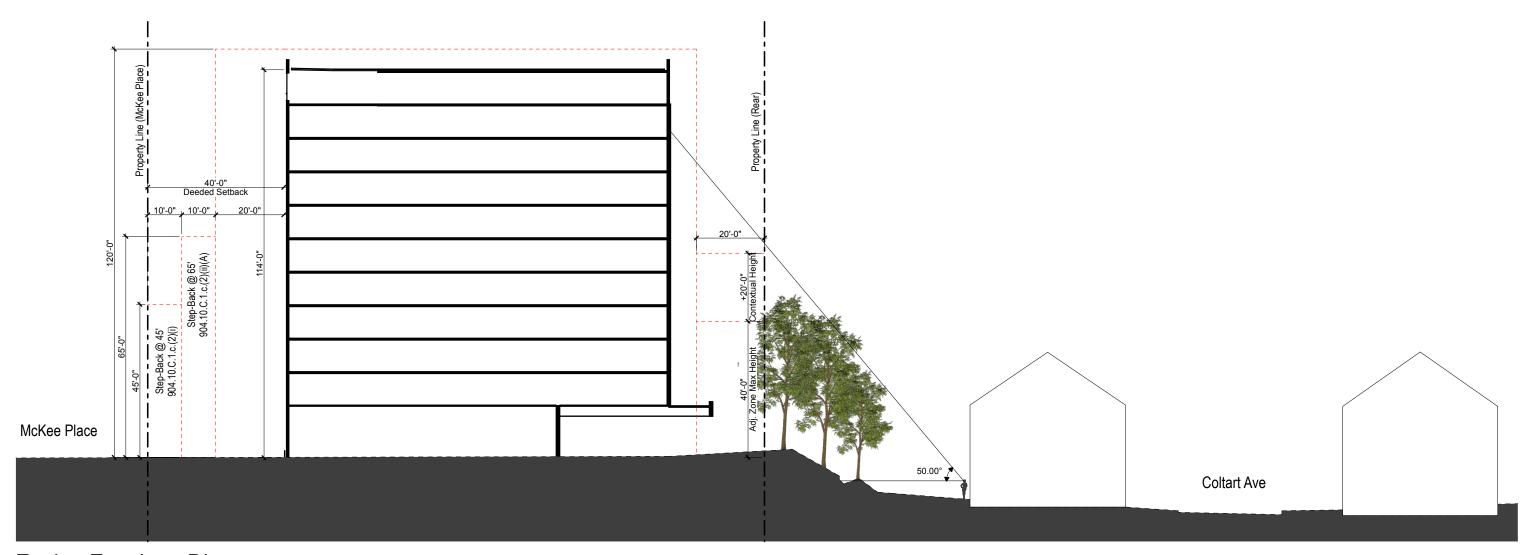
Building Elevation South



Building Elevation West



Site Section

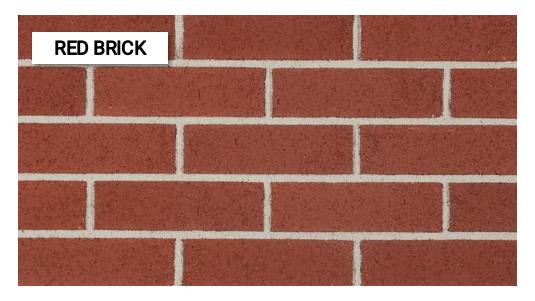


Zoning Envelope Diagram



Material Palettes

Exterior Material Palette









Site Planting Palette













Traffic and Parking Analysis

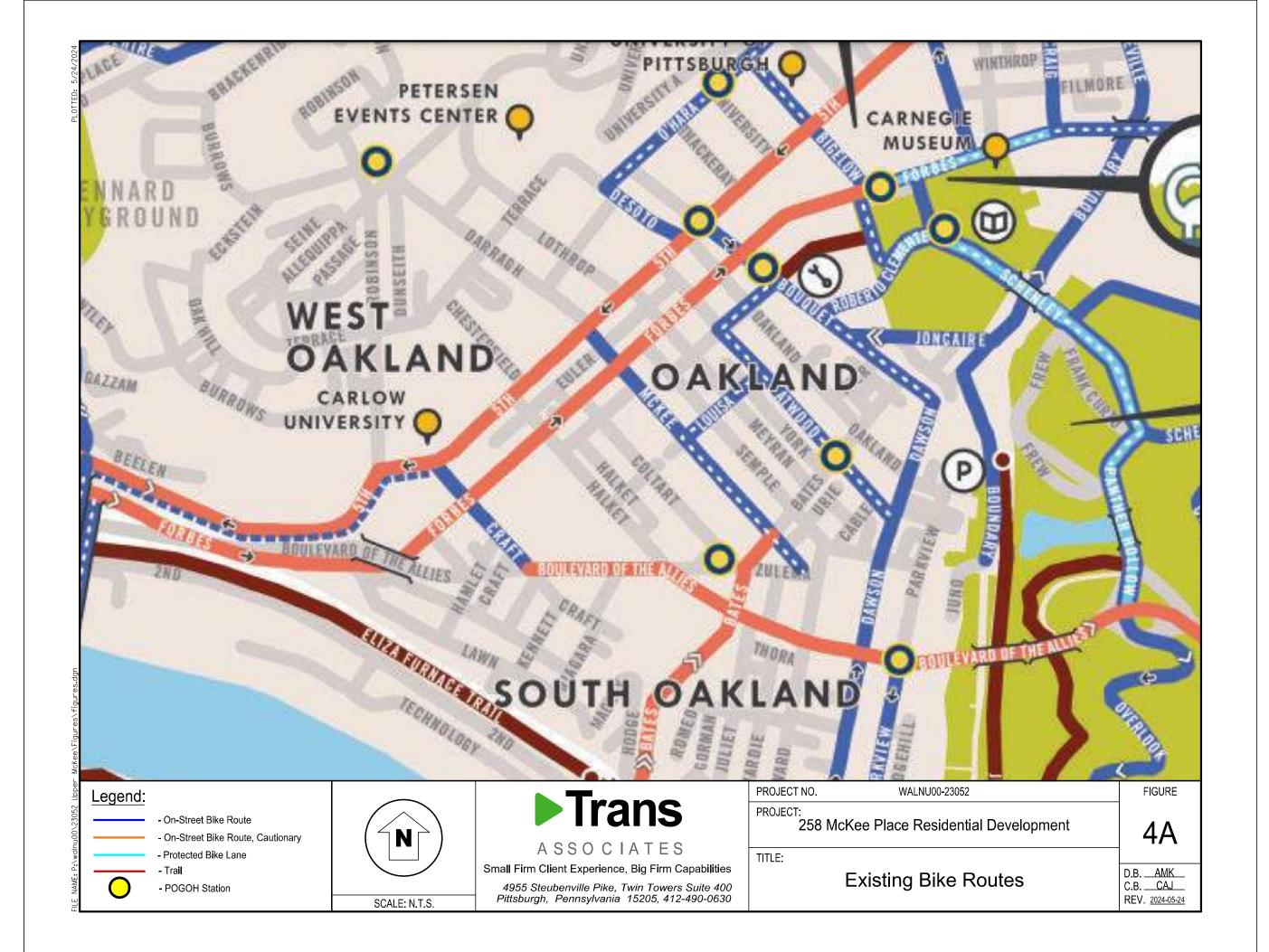
TABLE 2 MINIMUM REQUIRED AND MAXIMUM ALLOWABLE AUTO AND BICYCLE PARKING - R-MU ZONING DISTRICT 258 McKee Place Development

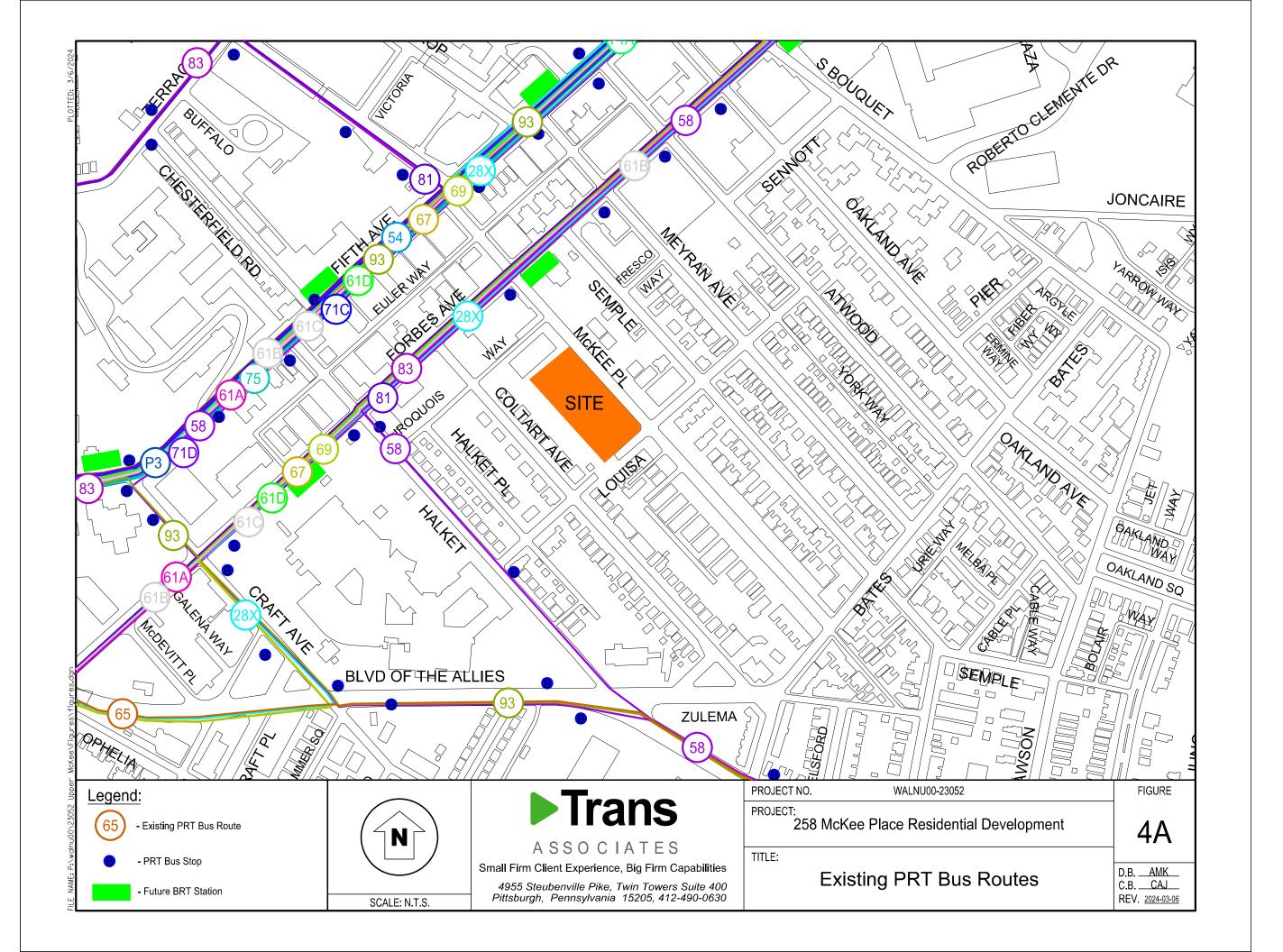
City of Pittsburgh, Allegheny County, Pennsylvania

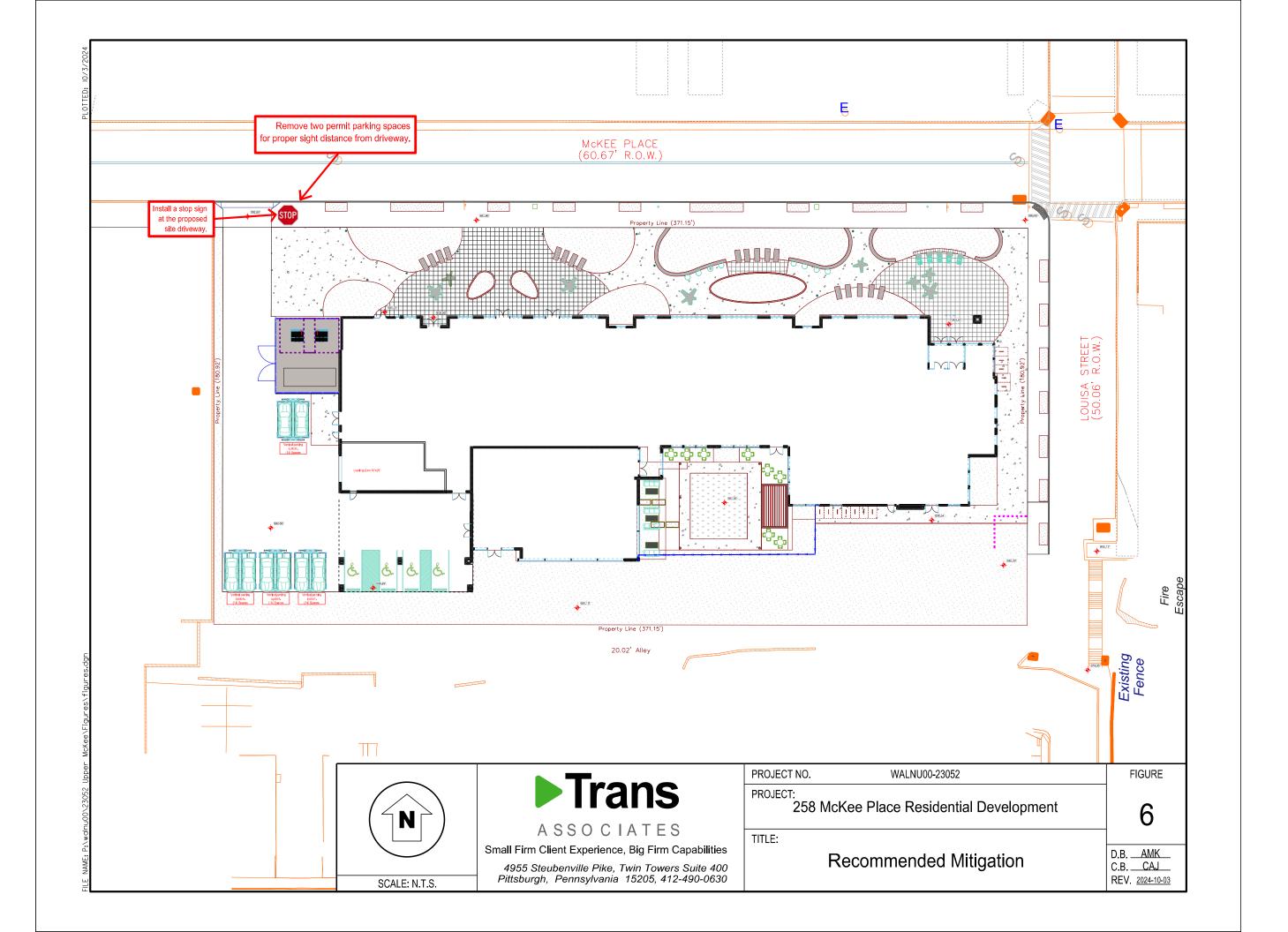
Development Components	Size	Number of Employees	Automobile Parking Requirement: City of Pittsburgh Zoning Code ⁽¹⁾ Minimum Requirements - R-MU		Automobile Parking Requirement: City of Pittsburgh Zoning Code ⁽¹⁾ Maximum Permitted - R-MU		Bicycle Parking Requirement: City of Pittsburgh Zoning Code ⁽¹⁾ Required Minimum Bicycle Parking ⁽²⁾		Minimum Parking Requirements with Maximum Bicycle Reduction				Number of Spaces Provided			
			Off-Street Automobile Parking Rate	Required Number of Automobile Spaces ⁽³⁾	Required Number of Reserved ADA Spaces ⁽⁴⁾	Off-Street Automobile Parking Rate	Required Number of Automobile Spaces ⁽³⁾	Required Number of Reserved ADA Spaces ⁽⁴⁾	Bicycle Parking Rate	Required Number of Bicycle Spaces	Automobile Spaces	ADA Spaces Required with Spaces		Parking Spaces Required ⁽⁶⁾	Automobile Spaces	Bicycle Spaces
Residential	159 Dwelling Units		0.5 Spaces per Unit	80	3 Standard 1 Van 4 TOTAL	1 Space per Unit	159	5 Standard 1 Van 6 TOTAL	1 bicycle space per every 3 dwelling units or fraction thereof	53	80	3 Standard 1 Van 4 TOTAL	24	57	60	85
Retail	4,000 GSF at 80% = 3,200 SF GLA		One-half of 1 space per 500 SF (above first 2,400 SF)	1		One -half of 1 Space per 175 SF	9		0 bicycle spaces for 0 - 6,000 SF	0	1					
TOTAL				81	4		168	6		53	81	4	24	57	60	85

(1) Based on the City of Pittsburgh Urban Zoning Code, Chapter 914: Parking, Loading and Access.
(2) Bicycle parking requirements are detailed in Section 914.05D of the City of Pittsburgh Urban Zoning Code.
(3) This development is located in the R-MU Zoning District. There is a 50% reduction in the required number of automobile spaces under standard Zoning requirements.
(4) Parking spaces reserved for persons with disabilities shall be counted toward fulfilling overall off-street parking standards. The number of spaces reserved for persons with disabilities is detailed in Section 914.06.A of the City of Pittsburgh Urban Zoning Code.
(5) Maximum bicycle reduction equals 30 percent of the minimum non-ADA parking spaces required. Therefore (81-4) x 0.3 = 23.1. Max bicycle reduction = 24 since fractions must be rounded up to the next highest integer for number of bicycle spaces.
(6) Parking spaces required = 81 spaces minus 24 space maximum bicycle reduction = 57 spaces.

Source: Analysis by Trans Associates.







TDM Plan

General:

- Establish a person (a TDM coordinator) who can be the resource person for tenants regarding public transit service, bikeshare, bike room, carpooling incentives.
- Provide updates on TDM strategies and effectiveness to DOMI when requested by DOMI.
- Evaluate providing vehicle (EV) charging stations (cost and feasibility) to encourage the use of lower energy options for commuting.
- Place TDM information on the building's website.
- Create new tenant move-in packet with information on the TDM opportunities including bicycle routes, bicycle
 parking, walking routes, Pittsburgh Regional Transit service, and the POGOH program.
- Investigate incentives to promote walking, biking, and taking transit.

Bicycle:

- Provide controlled access bike room with a workbench and a few tools/air pump.
- Install outdoor public bike racks for visitors.
- Install outdoor public bicycle repair station(s).



TDM Plan (continued)

• Parking:

- Support the local residential community if they petition the City for new or expanded Residential Permit Parking areas.
- Unbundle parking cost from apartment rent.
- Set parking cost for leaseholders to encourage non-automobile transportation.
- o Limit the number of parking passes/leases issued.

Public Transit:

- Provide an informational kiosk in the building lobby, which would provide real time information on public transit and locations of available POGOH Bikes.
- Investigate free or discounted bus passes for residents.

• Ride Sharing:

Explore Uber/Lyft discounts for residents.

Pedestrian:

 Replace sidewalks to make walking more desirable.



Strada

Design with **People in Mind**®