

Context Map

925 Technology Drive Parking Garage

Pittsburgh Technology Center

Urban Redevelopment Authority of Pittsburgh





Existing Site Photos

925 Technology Drive Parking Garage
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Urban Redevelopment Authority of Pittsburgh





From Southwest Corner of Technology Drive



Tree line adjacent to Site



From Second Avenue



Crosswalk on Technology Drive



From Northeast Corner of Technology Drive & Second Ave



Adjacent Existing Garage from Second Ave

Existing Site Photos

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Zoning Regulations

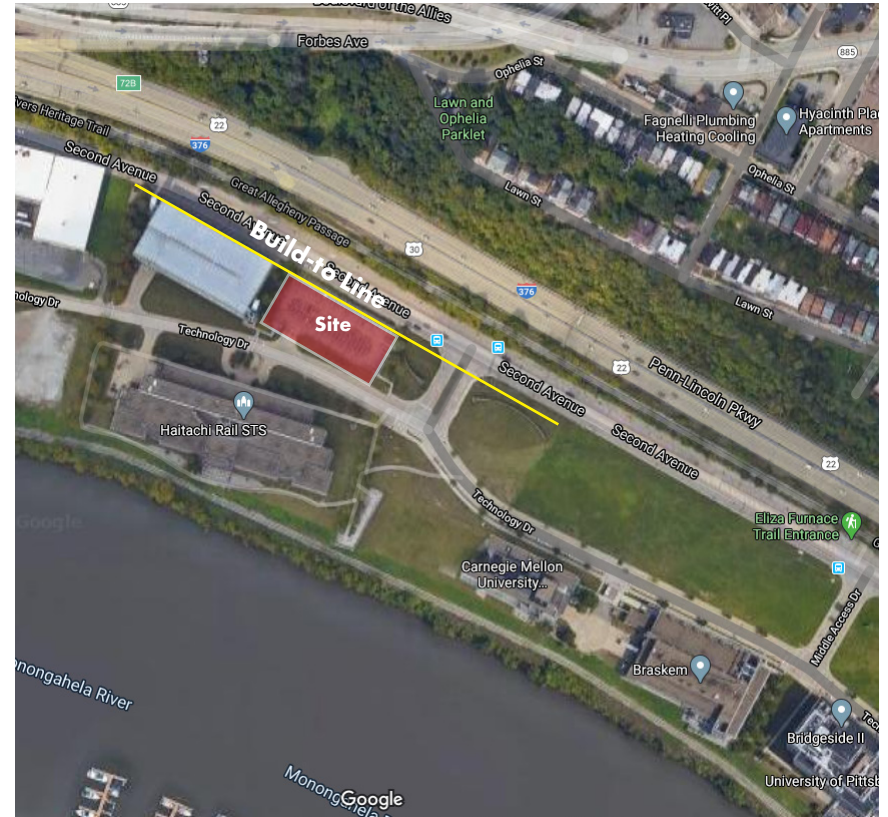
| | |
|-----------------|---|
| Zoning District | SP-1 Pittsburgh Technology Center |
| Permitted Uses | Parking Garages to support development in SP-1 District |
| Minimum Height | Parking Structures - (3) stories or (45) feet |
| Maximum Height | (90) feet |

Preliminary Land Development Plan

| | |
|---------------------------|--|
| Setback Requirements | Utilize Build-to lines of existing structures |
| Height Restrictions | Height Subdistrict B Maximum Height of Garage - (60) feet - 5 1/2 stories |
| Proposed Revision to PLDP | Maximum Height of Garage - (90) feet - 7 stories |

General Garage Information

| | |
|------------------------|--------------------|
| Parking Spaces | 600 |
| Bicycle Parking Spaces | 60 |
| Area (footprint) | 31,268 square feet |
| Height | 81 feet |
| Stories | 6 stories |



Zoning Summary

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Site Constraints

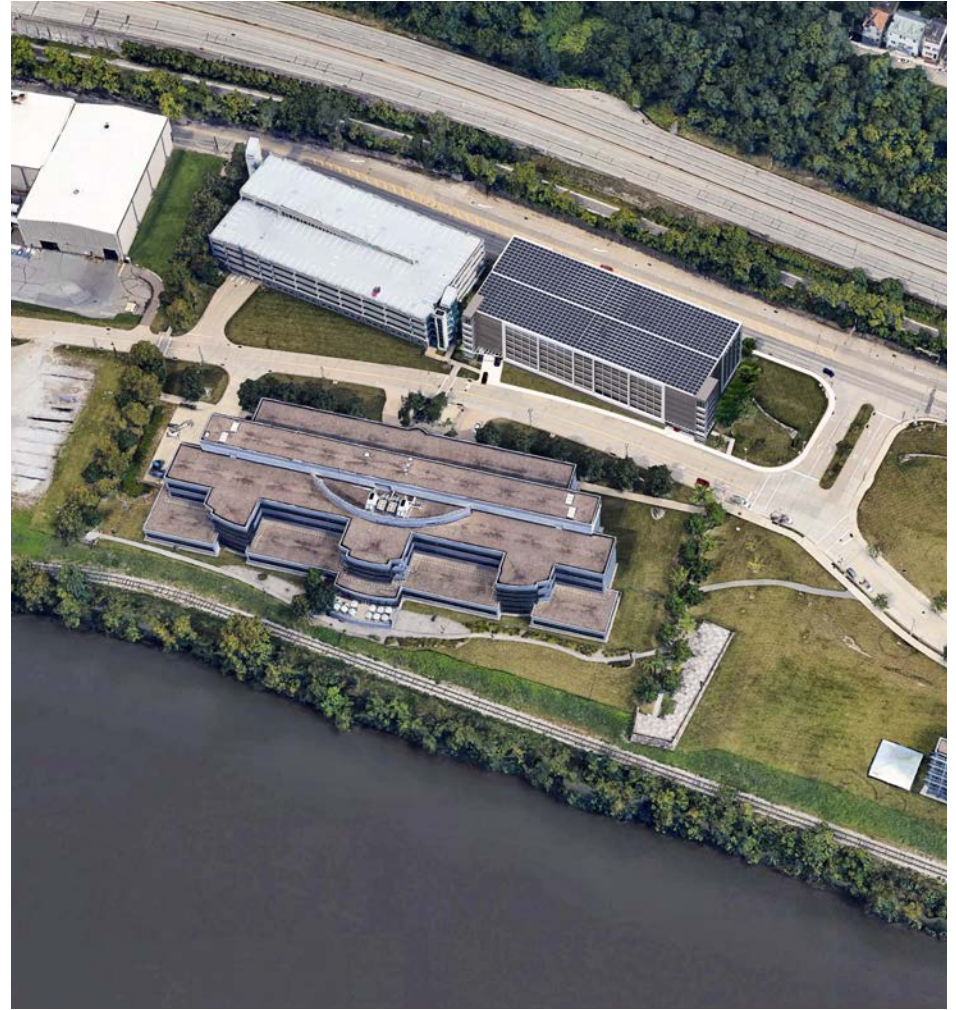
The desired end goal for this third parking garage at the Pittsburgh Technology Center is to provide the parking that is currently lacking on the site and what will be required to meet the future needs of the campus. The goal is to make this be the last parking facility needed on the campus.

The existing site consists of a surface parking lot. It is bordered by Second Avenue to the North, a dedicated "green" space to the East, Technology Drive to the South and an existing 5-story parking garage to the West. The existing garage sets the contextual set-back along Second Avenue while the other 3 sides have no requirements except what is required for fire separation from the existing garage. Both garages will sit on the same parcel of land when complete.

A number of studies were conducted to determine the parking that would be required to complete the development of the Pittsburgh Technology Center. The end result was the need to construct a garage that will provide 600 parking spaces.

Our team took that number and created a series of studies to determine the most efficient structure that would accommodate this on the constrained site. The following page shows a few of these studies and how we derived our final layout.

Another key factor to this garage was that it was going to be required to meet ParkSmart Silver Certification as a way to appease the city requirement for LEED silver. A large factor in achieving this goal along with other energy conservation goals of the City is to provide on-site renewable energy. The concept design for the garage was a perfect way to create support for a rooftop solar array system. The following pages show this design in more detail.



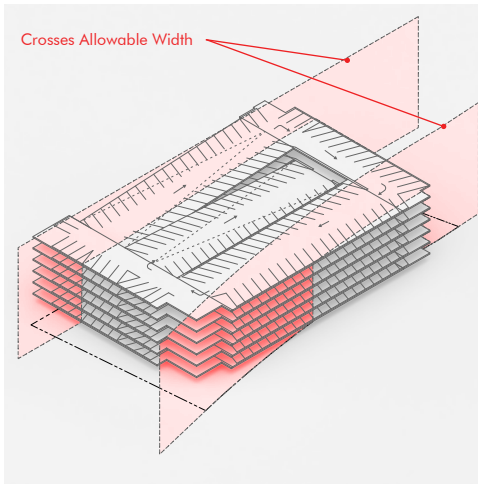
Site Constraints

925 Technology Drive Parking Garage

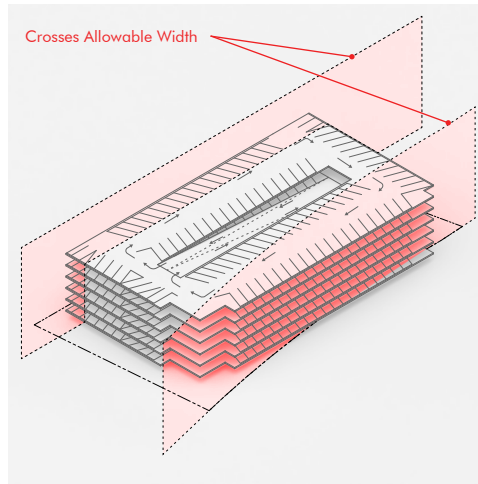
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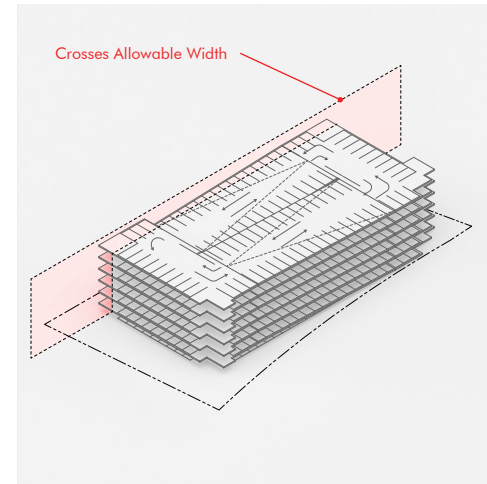




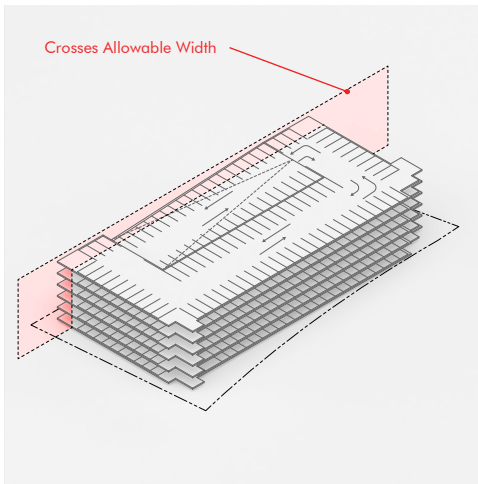
1 - Single-Helix Donut
Visible Sloped Deck on (1) side
Too wide for site



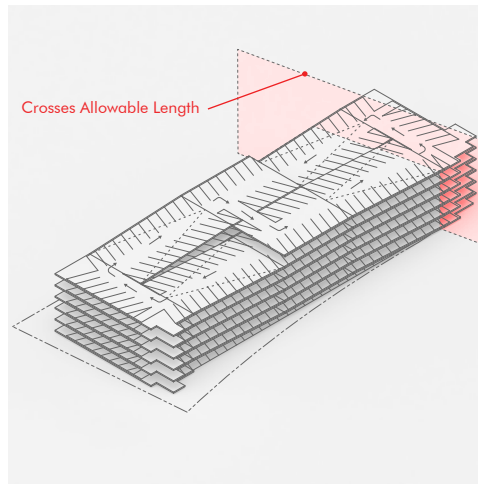
2 - Central Speed Ramp Donut
No visible sloped decks
Too wide for site



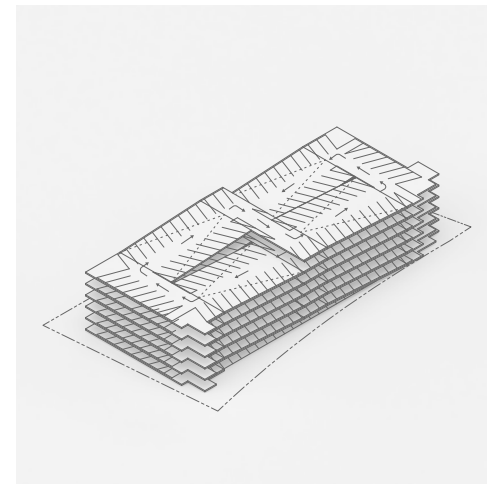
3 - Single-Helix
Visible Sloped Deck on (2) sides
Maximum permitted slopes
Too wide for site



4 - Single-Helix
Visible Sloped Deck on (2) sides
Industry Standard Slopes
Too wide for site



5 - Double-Helix
Visible Sloped Deck on (2) sides
Industry Standard Slopes
Too long for site

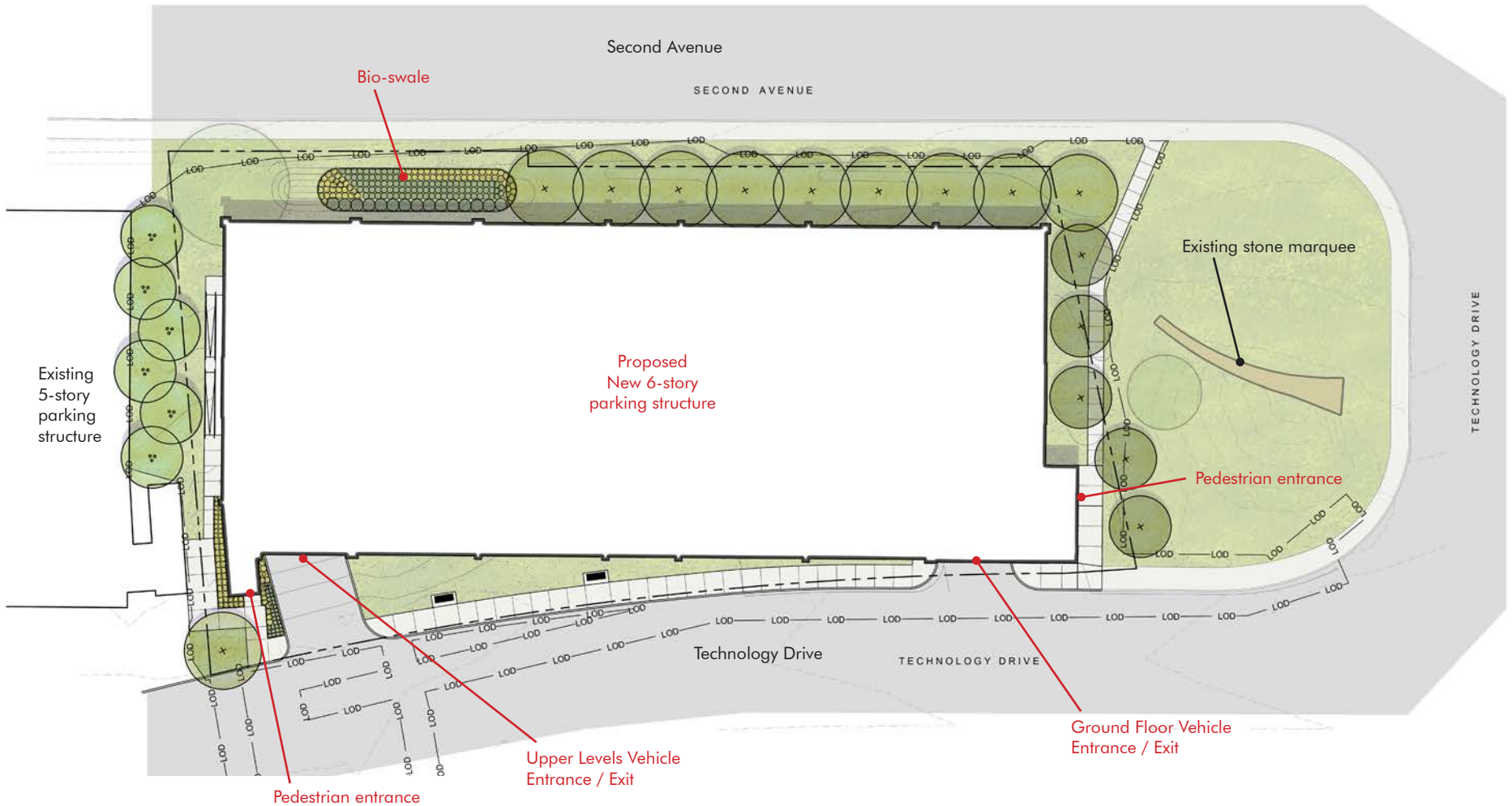


6 - Double-Helix
Visible Sloped Deck on (2) sides
Maximum permitted slopes
Fits within site constraints

Parking Layout Options/Conflicts

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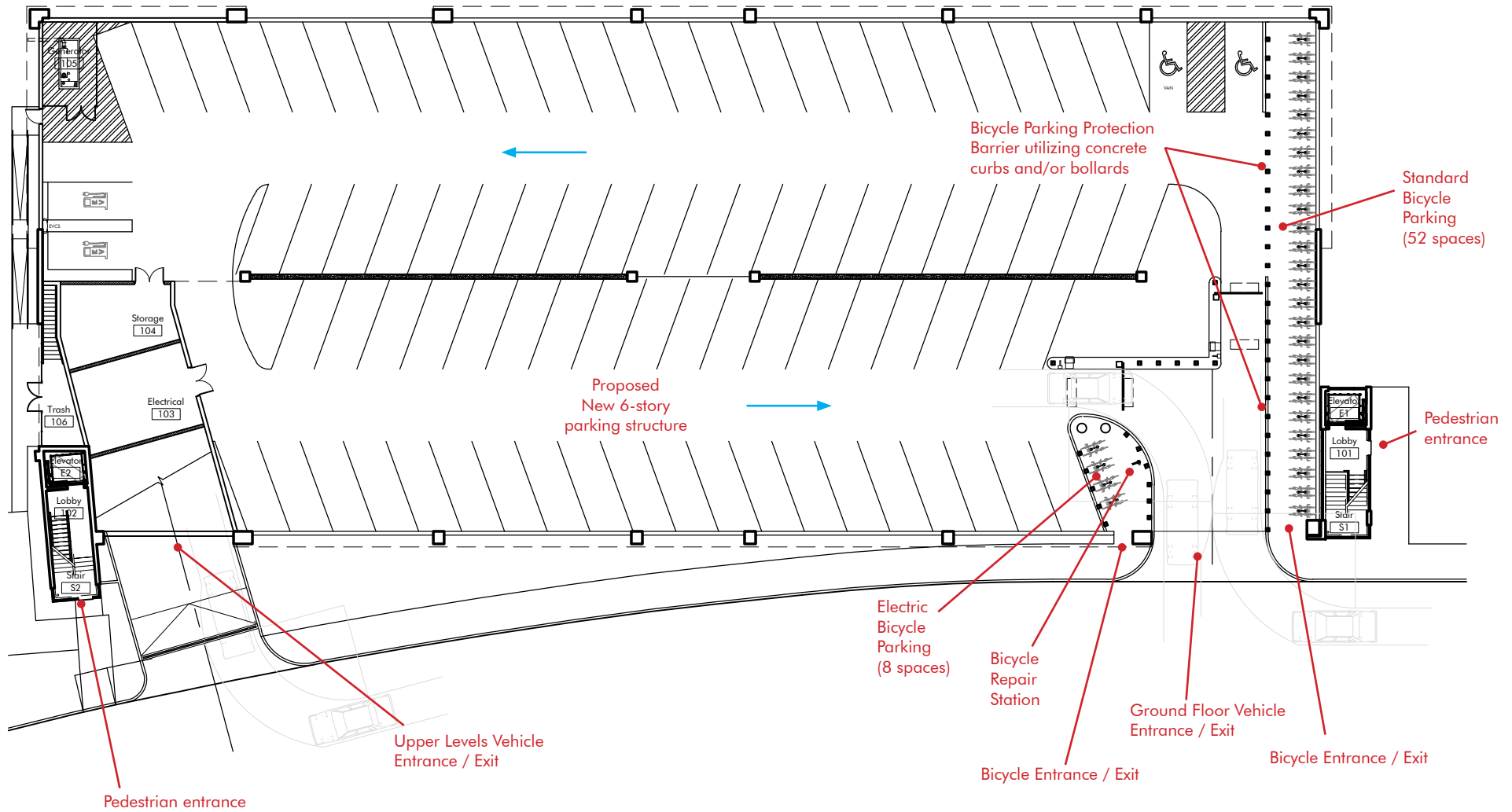




Site Plan

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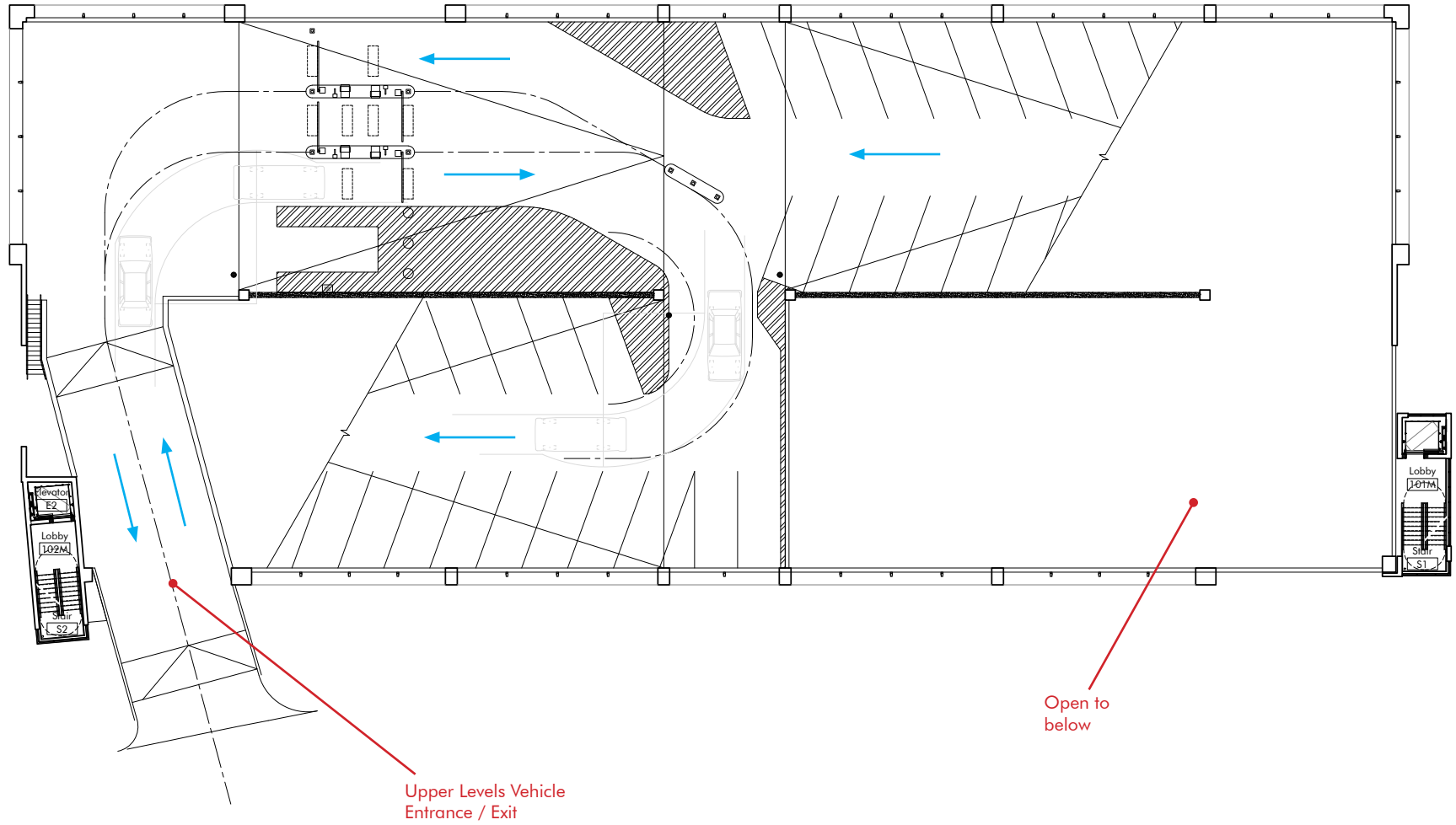




Level 01 Plan

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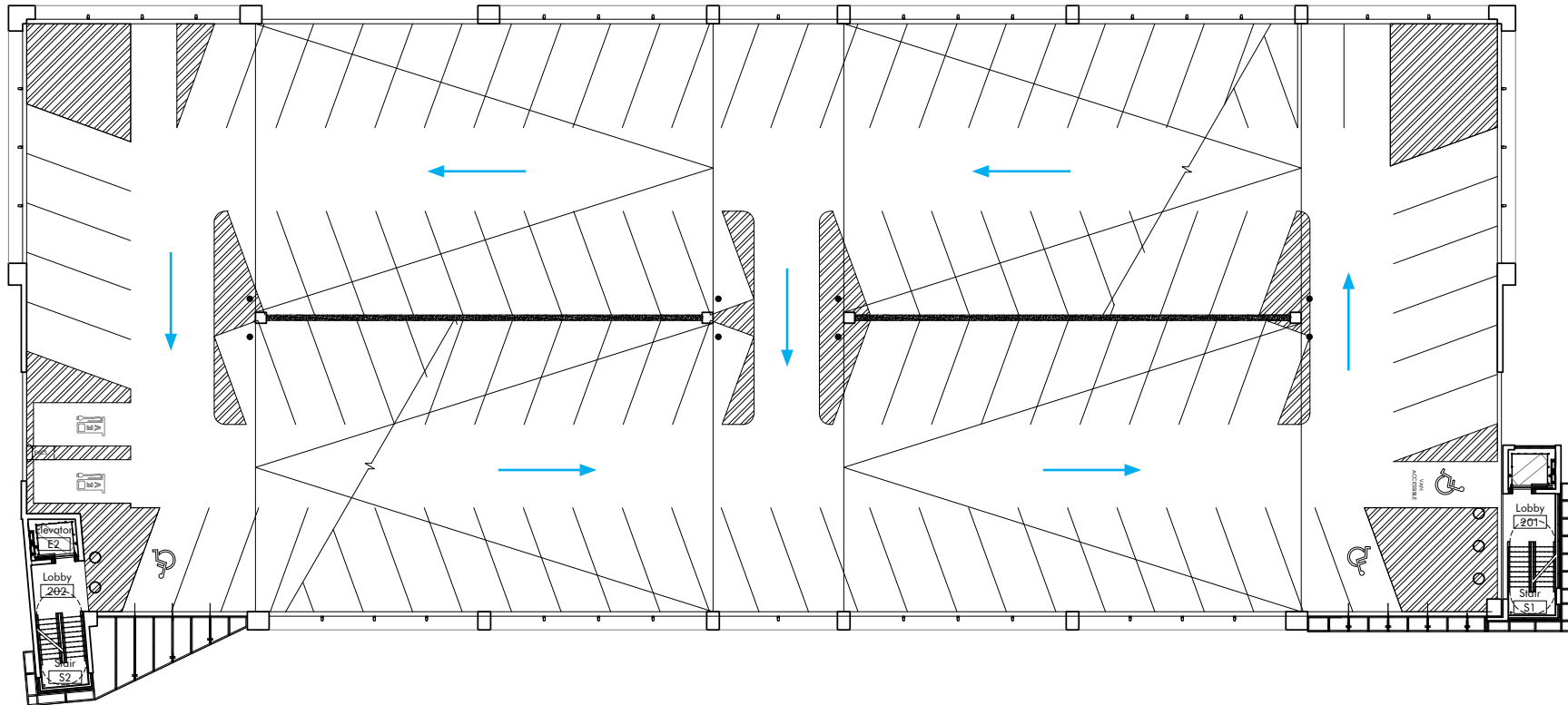




Level 01M Plan

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Typical Level Plan

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Sustainability

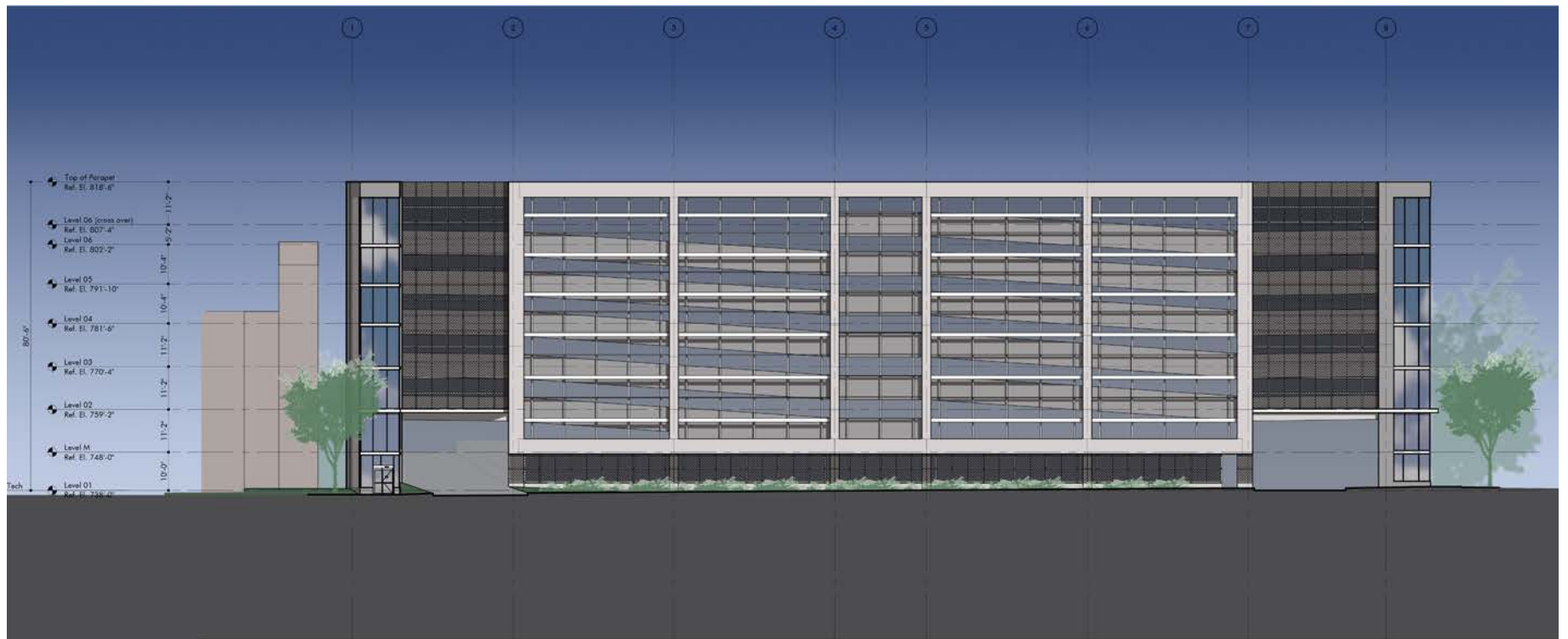
| | |
|-------------------------------------|---|
| ParkSmart | Silver Certification |
| Solar Array | 93% on-site renewable energy Including requirements for EV charging |
| Electric Vehicle Charging Stations | 6 dual-head chargers (12 stations) |
| Electric Bicycle Charging Stations | 4 outlets (8 stations) |
| Tire Inflation Station | Free amenity |
| Bicycle Repair Station | Free amenity |
| Waste and Recycling Programs | |
| Construction Waste Diversion | |
| Constructed with Regional Materials | |
| Storm Water Management System | On-site bio-swale for Quality control On-site storage for Quantity control |



Sustainability

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South Elevation - Technology Drive

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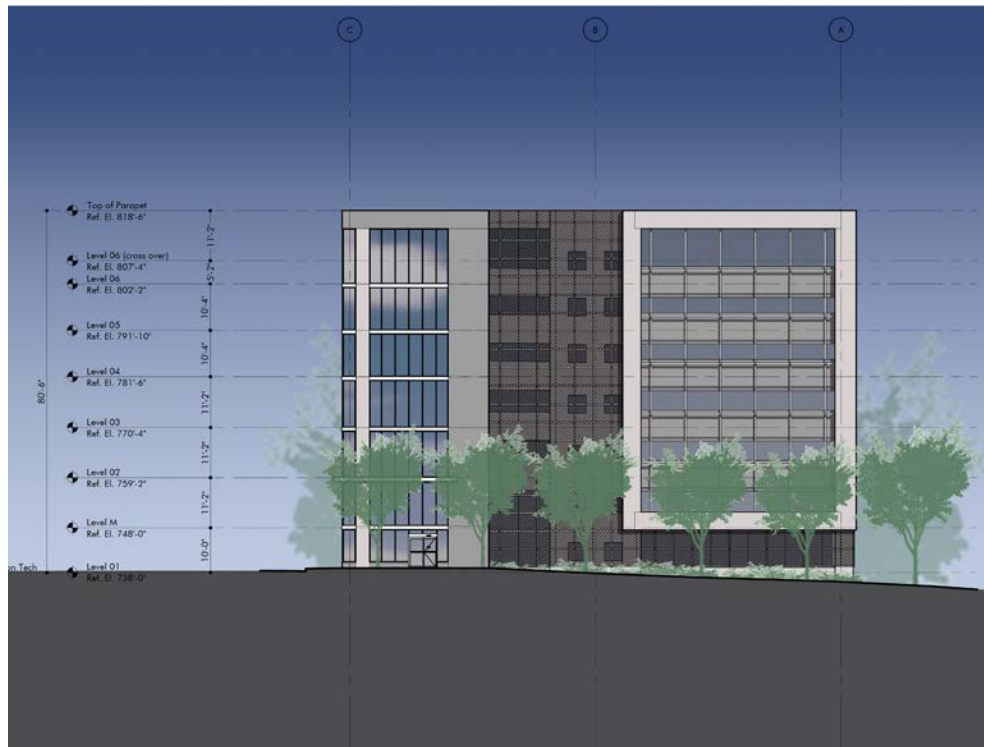
North Elevation - Second Avenue

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East Elevation

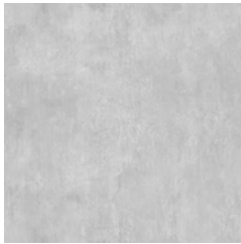


West Elevation

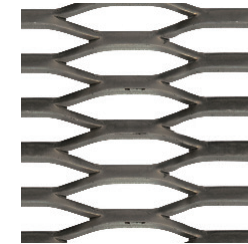
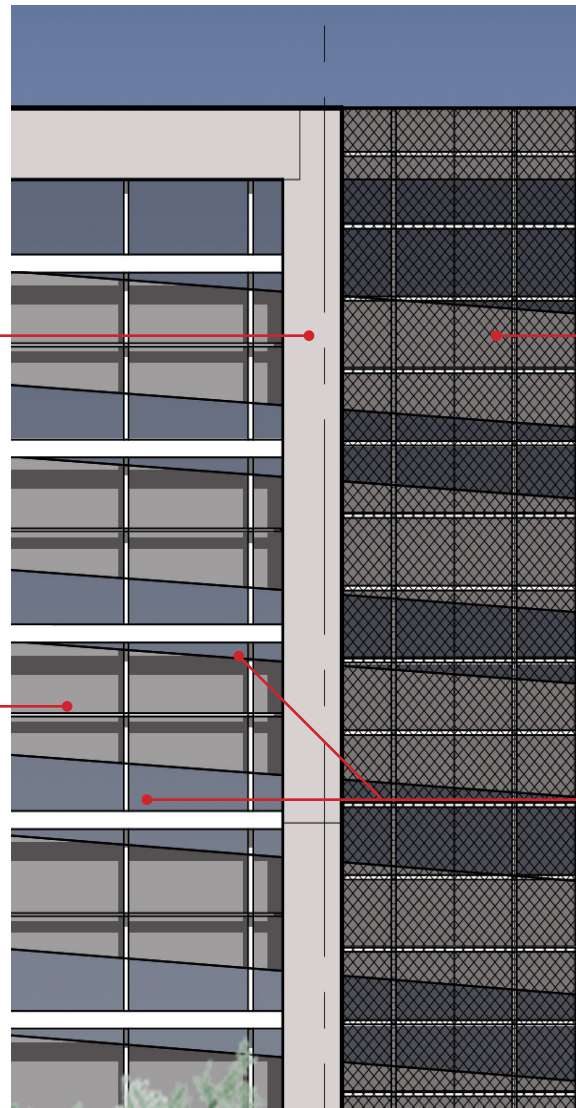
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Precast Concrete
Typical Style



Precast Concrete
Accent Style



Metal Scrim
Expanded Metal
Painted Aluminum



Aluminum Tube
Clear Anodized
- Vertical Accent
- Guard
- Scrim Support

Material Palette

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Contextual Rendering

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PTC PLDP Compliance

Paving

In conjunction with PLDP requirements, proposed sidewalks will be concrete. This is consistent with Concrete sidewalks that line Technology Drive. Scoring patterns can be seen on the attached Site Plan. The project will create a new sidewalk on the project side of Technology Drive that does not currently exist. There will also be a new sidewalk connecting to Second Avenue to ease walking distances for Bus travelers to the campus.

Bicycle Parking

Bicycle parking will be provided within the Parking Structure under cover on the ground floor. There are a total of 60 bicycle parking spots utilizing standard steel upside-down "U" racks. See the ground floor plan on the following page

Site Furnishings

Benches and bollards will be utilized that match the existing aesthetic as seen here



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