

Prepared for:
**Final Land
Development
Plan**

Project:
**Lower Hill Block A2
Urban Open Space &
Curtain Call**

Date :
March 2023



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Introduction

This Final Land Development Plan (FLDP) for the A2 Parcel is part of a comprehensive and contiguous Urban Open Space system within the Lower Hill. The A2 Parcel is a 0.57-acre tract that will be primarily a passive green space with an important public art installation that is finally coming to fruition after it was proposed in 2009. The A2 Parcel, and its uses, conform to the recent Preliminary Land Development Plan (PLDP) Amendment approved by City Planning in January 2023.

DESIGN TEAM

LANDSCAPE ARCHITECT: LBA Landscape Architecture
UpStudio (WBE)
AWK Consulting Engineers
(MBE)
Santangelo & Lindsay (WBE)

ARTIST: Hood Design Studio (MBE)

CIVIL ENGINEER: Cosmos Technologies (MBE)
Red Swing (VBE)

GRANT SUPPORT: Aspire (WBE)

OWNERSHIP TEAM

APPLICANT: Pittsburgh Arena Real Estate
Redevelopment LP (PAR)

OWNER (LAND & IMPROVEMENTS):
Lower Hill District Conservancy (LHDC)

ARTWORK OWNER: Sports and Exhibition Authority of
Pittsburgh and Allegheny County (SEA)

PROJECT SUMMARY

PROJECT LOCATION:
Block A2, Pittsburgh, PA 15219

NEIGHBORHOOD:
Lower Hill – Central Business District

ZONING:
SP-11

REGISTERED COMMUNITY ORGANIZATIONS:
Hill District Consensus Group
Hill Community Development Corporation
Hill District Collaborative
Uptown Partners

USE:
Urban Open Space & Artwork

LOT AREA:
0.57 Acres



Project Summary

A2 URBAN OPEN SPACE

The open space of the A2 Parcel is the easternmost gateway to the Lower Hill's internal and contiguous Urban Open Space that stretches westward from this point to Frankie Pace Park. Situated at the corner of Wylie and Crawford Streets, the A2 Parcel is a welcoming connection to Crawford Square and the larger, historic Hill District Neighborhood to the east, and historic and cultural sites such as the August Wilson House and Freedom Corner nearby. The focus of the green space focus is a significant public art installation, Curtain Call, designed by Hood Design Studio. The art celebrates, in a meaningful way, the legacy and history of Hill Neighborhood over generations and celebrates the culture and life of Pittsburgh's African American community, among other ethnicities.

The landscape design is molded into the site's steep topography and uses a series of serpentine pathways to facilitate universal accessibility within the green space. It draws on the Lower Hill PLDP's sustainability strategies (Section 2.3), using the open space for stormwater management and infiltration and Urban Open Space plantings and materials palette (Section 7).

The Urban Open Space Sustainability Goals Include:

- Using permeable paving and planting areas to minimize stormwater impacts.
- Enhancing the urban tree canopy to reduce urban heat island effects.
- Using a native plant palette to reduce water demand, maintain, and create habitat.
- Creating cohesive planting areas to create habitat/pollinator opportunities.



Project Summary

CONNECTIVITY & GATHERING

Since Curtain Call is the primary focus of the A2 Green Space, the setting is primarily passive. A central walkway using diagonal and serpentine forms traverses the topography and provides an accessible route that overcomes the site's 31+ feet of grade change. There is a large terrace at Crawford Street that provides not only views of the Curtain Call but the city beyond. This terrace is a primary gathering place for the community, the entry to Curtain Call, and the green space below. A second terrace is at the mid-block area between the A2 Parcel and the future B2 Open Space Parcel that will extend the green space westward. The B2 Open Spaces' intended use will be programmed as a Community Park. The Mid Block Terrace will function as a welcoming plaza and gathering place for small events and other community functions as well as a connection to a planned pedestrian and service alley connecting Wylie Avenue and Centre Avenue.

The landscape comprises the central walkway and a longitudinal walk along the southern edge that provides frontage for Parcel A1, a future residential block. A series of terraced seat walls and steps articulate with the site's grade and traverse through the hillside and rain gardens.



Project Summary

HISTORICAL CONTEXT & PROJECT GOALS

The Hill District is one of Pittsburgh's most historic neighborhoods rich in art and culture. From the 1920s to 1950s, the Hill was a vibrant community where residents and visitors of diverse ethnic backgrounds came together to listen to jazz, work, worship, watch sports, and tell stories. The Hill District was a center for abolition and Black Nationalism and home to the Negro Baseball League. Overtime, the neighborhood experienced system disinvestment, which ultimately lead to the URA to create a plutocratic planning process that would replace existing homes and displace residents with the promise of a new cultural district. The intention of the Master Plan for the New Pittsburgh Arena and the Garden Passage Art Project is to re-integrate the Hill District's historical and cultural legacy through artwork and landscape without displacing existing residents and businesses. Originally isolated next to the Arena, the new Curtain Call artwork location features prominently in the Master Plan. It serves as a gateway to the neighboring community and champions the Hills legacy.



This diagram shows the previous location of Cutain Call when it was originally designed near PPG Paints Arena and the new location in Block A2.



Project Summary

CURTAIN CALL

'Curtain Call' is inspired by the full-stage panorama of the Hill District by David Gallo Walter that served as a backdrop for all 10 plays in August Wilson's Pittsburgh Cycle at the Kennedy Center. It also is a call to the residents of the Hill District to make them visible in this newly constructed entertainment landscape.

Three large-scale curved structures emanate from a terraced rain garden on the corner of Wylie Avenue and Crawford Street. Their form heightens the visitor experience of the sloped terrain and proposed landscape rain garden. The curved forms are composed of a modular steel framework supporting layers of angled glass panel. Images and photographs of people and places in the Hill District and its surroundings are collected by the artist team, and digitally laminated with the glass panels. Like in a picture frame they represent memory and time past, however the semi-opacity of the glass images allows visitors to look through the glass and overlay the past onto present surroundings. A quilted curtain skin emerges over time. Curtain Call cements the Hill's memories in space and time. The curved

structure spatially shape the rain garden catchment zones and garden. The curtain will become a beautiful quilt created and cared for by community members.

Over the past decade, Hood Design Studio has worked with local resident, Terri Baltimore, to collect local photographs. These image collection campaigns utilized existent organizations, annual festivals, and cultural/community centers to collect, archive and scan roughly 600 photographs. Our image archive also encompasses historical collections, (Tennie Harris, Carnegie Mellon), providing a deep and rich base from which to weave the Hill's story.

The patterned curtain provides a backdrop for the vibrant arts and culture that are part of the Hill District. To augment the project's visual experience, Curtain Call, samples rhythm and blues songs that feature "rain" in their lyrics, and are amplified in one of the curtain areas, merging art and ecology; as visitors walk through the raingardens, the story of the Hill, its history and its sound is told; its community members empowered and celebrated at their 'curtain call'.



Project Summary

LANDSCAPE & STORMWATER MANAGEMENT

A rain garden landscape is proposed to make the best use of the downhill slope and the rainwater runoff from the upper plazas. Native plants or plants that grow well in the Pittsburgh area are suggested for this site. Tall Green Ash trees will give height, shade, and fall color to the site. Dogwoods, Eastern Redbuds, and Serviceberry will show seasonal interest as understory trees throughout the year. The bark of the canopy and understory trees and stems of the Red Osier dogwoods and Witchazel will give color and form during the winter months. The catchment zones will be planted with wetland planting to slowly infiltrate water before it passes to the next catchment zone or into the ground.

MATERIALS

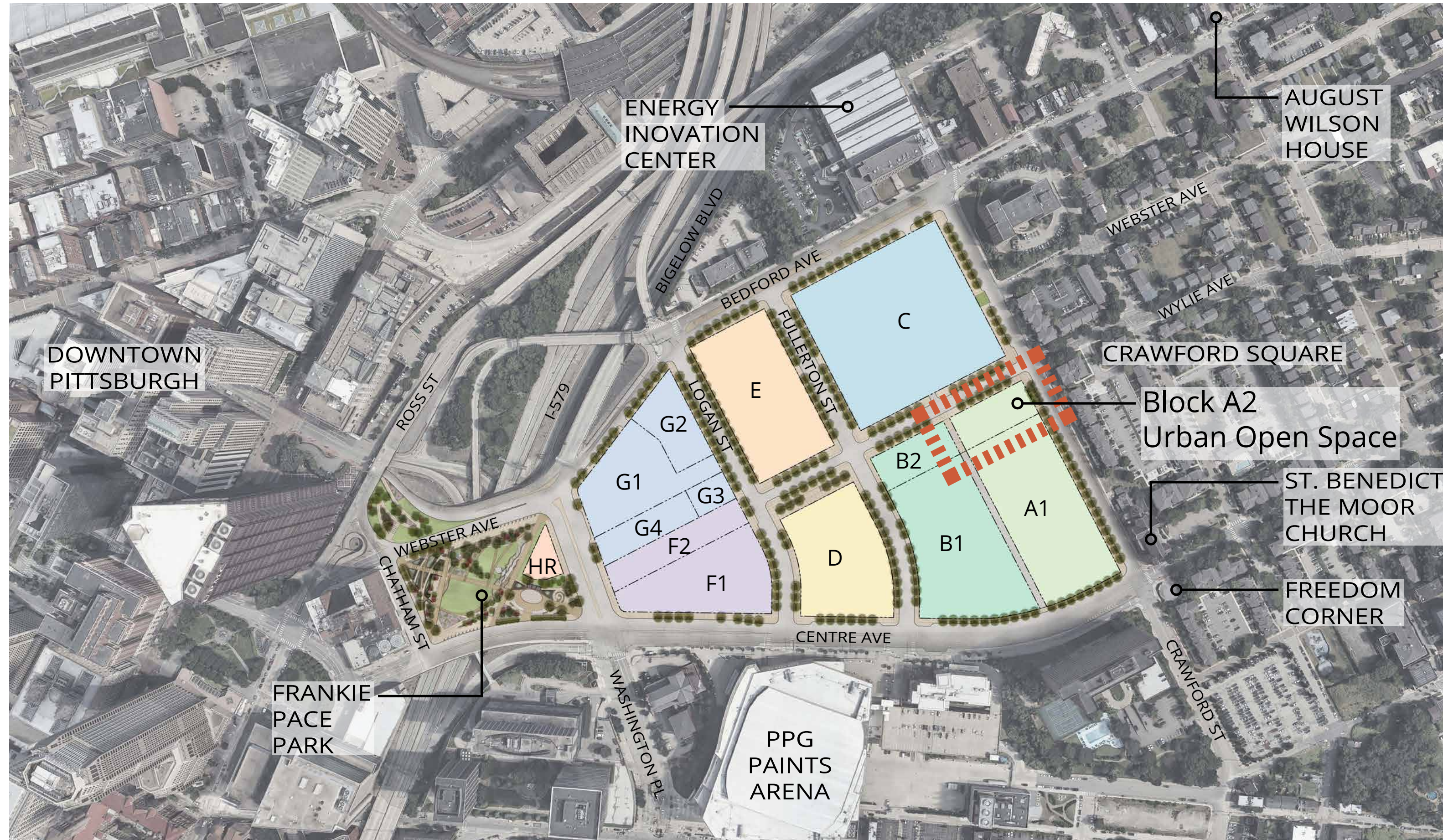
The custom curtain wall structure is composed of a steel frame to support tempered laminated glass panels with artwork imagery digitally printed on an SBG interlayer. Fascia will cover the frame post bases and reconcile the difference in elevation between the beginning and end of each Curtain Call area. Wood benches provide seating opposite the curtain in each terraced space.





SECTION 1: SITE CONTEXT

Master Plan Location Map

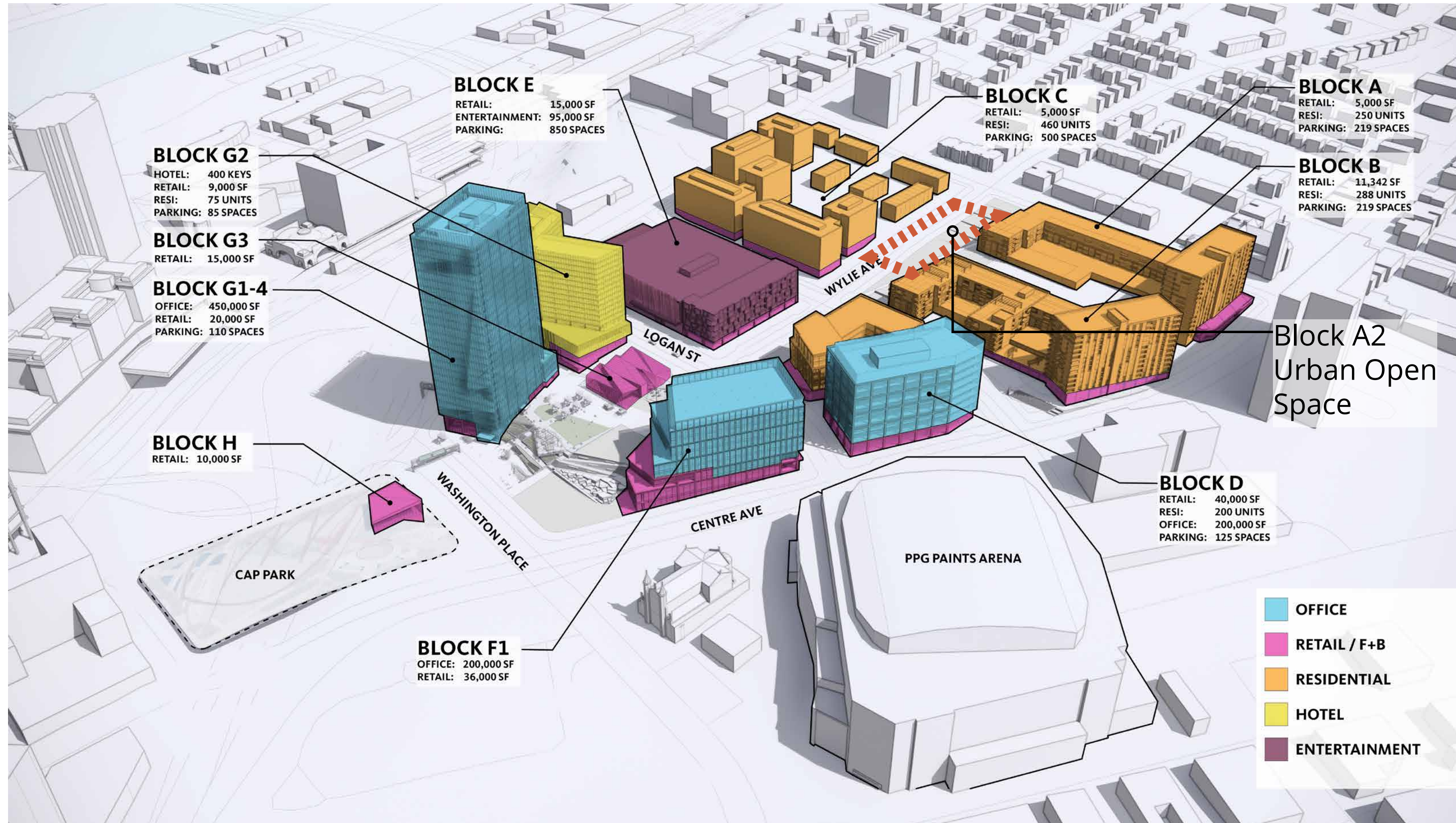


Proposed: 0.57 Acres

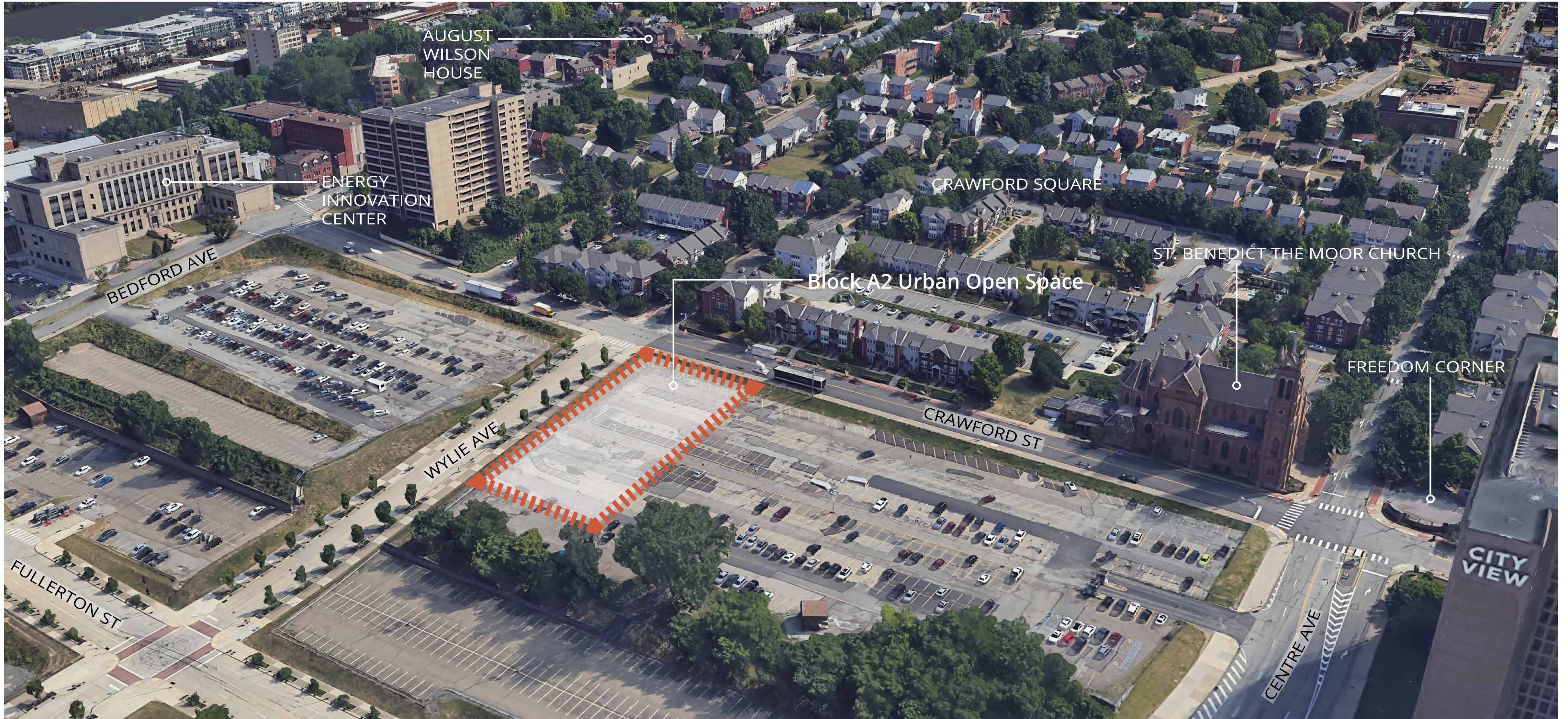
PROJECT DETAILS	
Total Acreage	42.03
Required Urban Open Space	4.20
URBAN OPEN SPACE PROVIDED	
Block A	0.57
Block B	0.46
Webster Easement	0.16
F2	1.30
G4	0.67
H	0.66
Total Above	3.83



Master Plan Location Map



SECTION 1: SITE CONTEXT / MASTER PLAN DEVELOPMENT PROGRAM



SECTION 1: SITE CONTEXT / EXISTING CONDITIONS



IMAGE 1 View from corner of Wylie Ave & Crawford St looking northeast



IMAGE 2 View from corner of Wylie Ave & Crawford St looking southeast



IMAGE 3 View from Wylie Ave looking Downtown

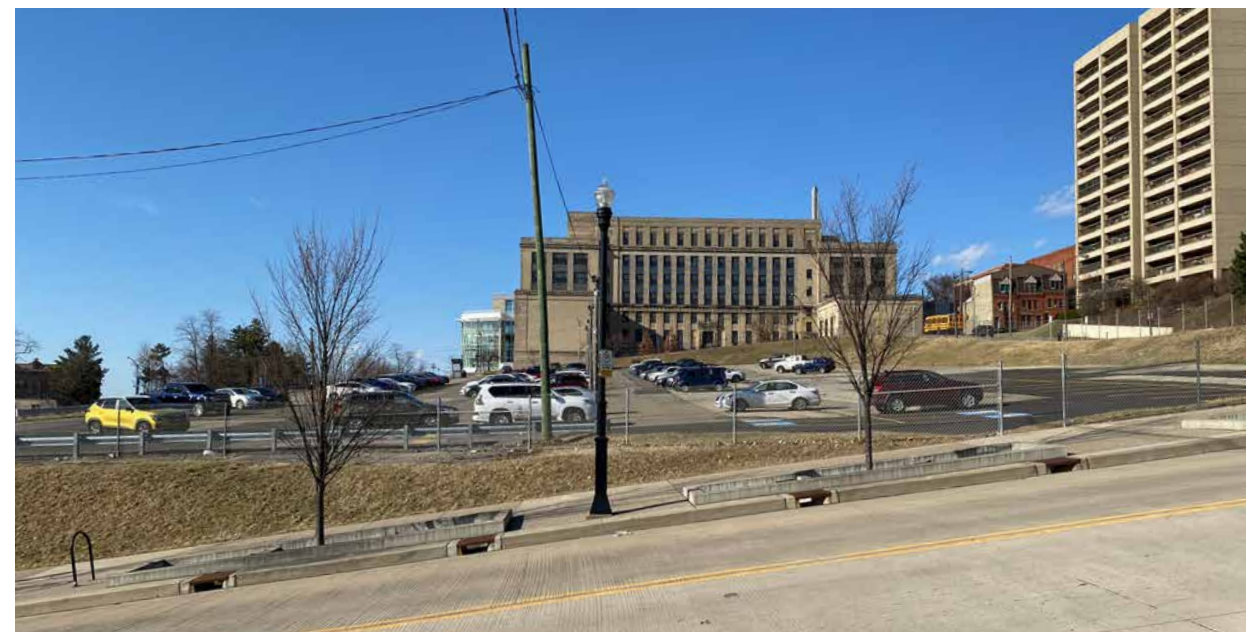


IMAGE 4 View from Wylie Ave looking north



IMAGE 5 View from corner of Wylie Ave & Crawford St



SECTION 1: SITE CONTEXT / CONTEXT PHOTOS

Urban Open Space Master Plan



SECTION 1: SITE CONTEXT / URBAN OPEN SPACE MASTER PLAN

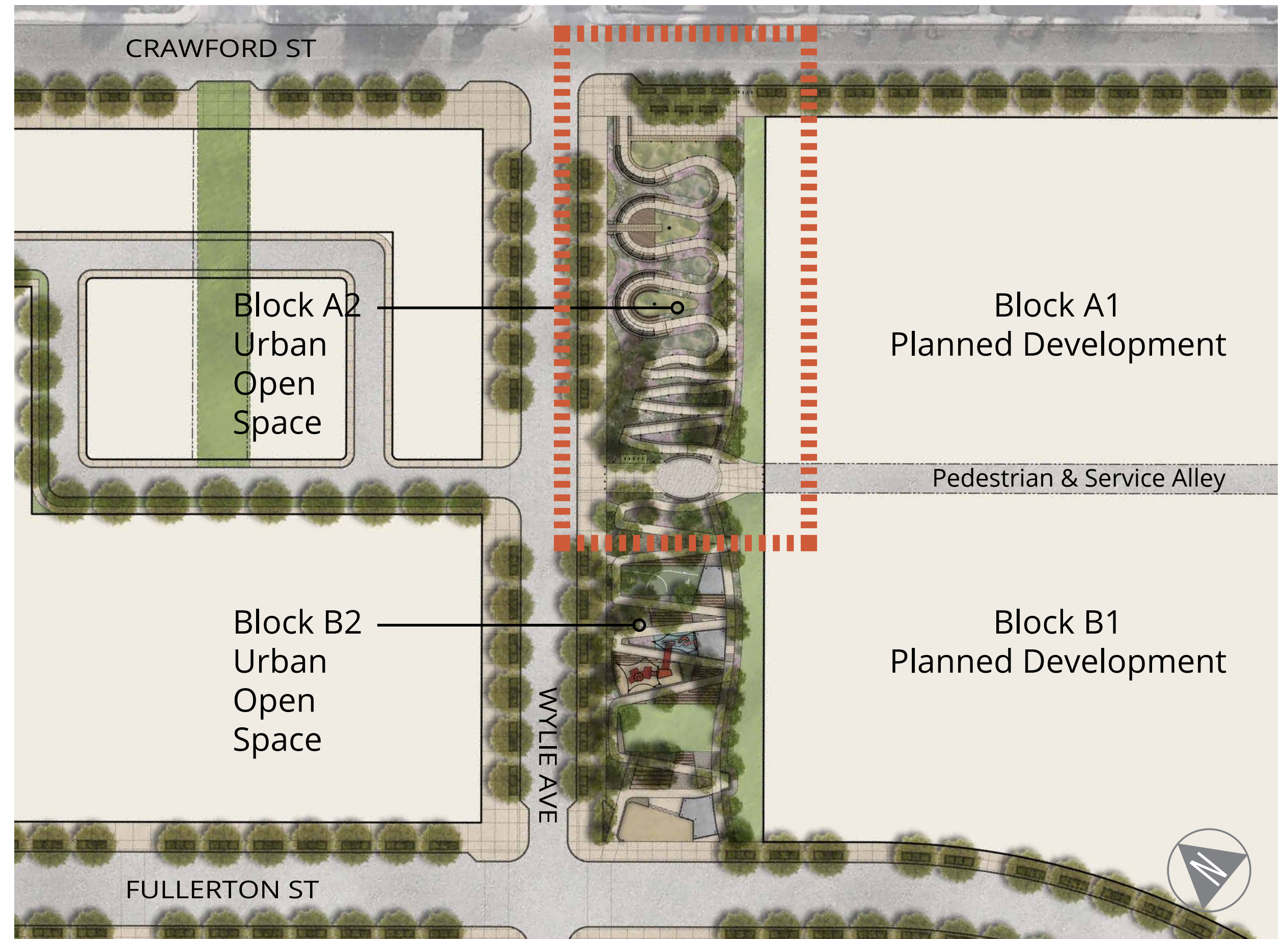
Blocks A2 & B2 Urban Open Space Conceptual Plan

BLOCK A2 - PHASE 1: CURTAIN CALL

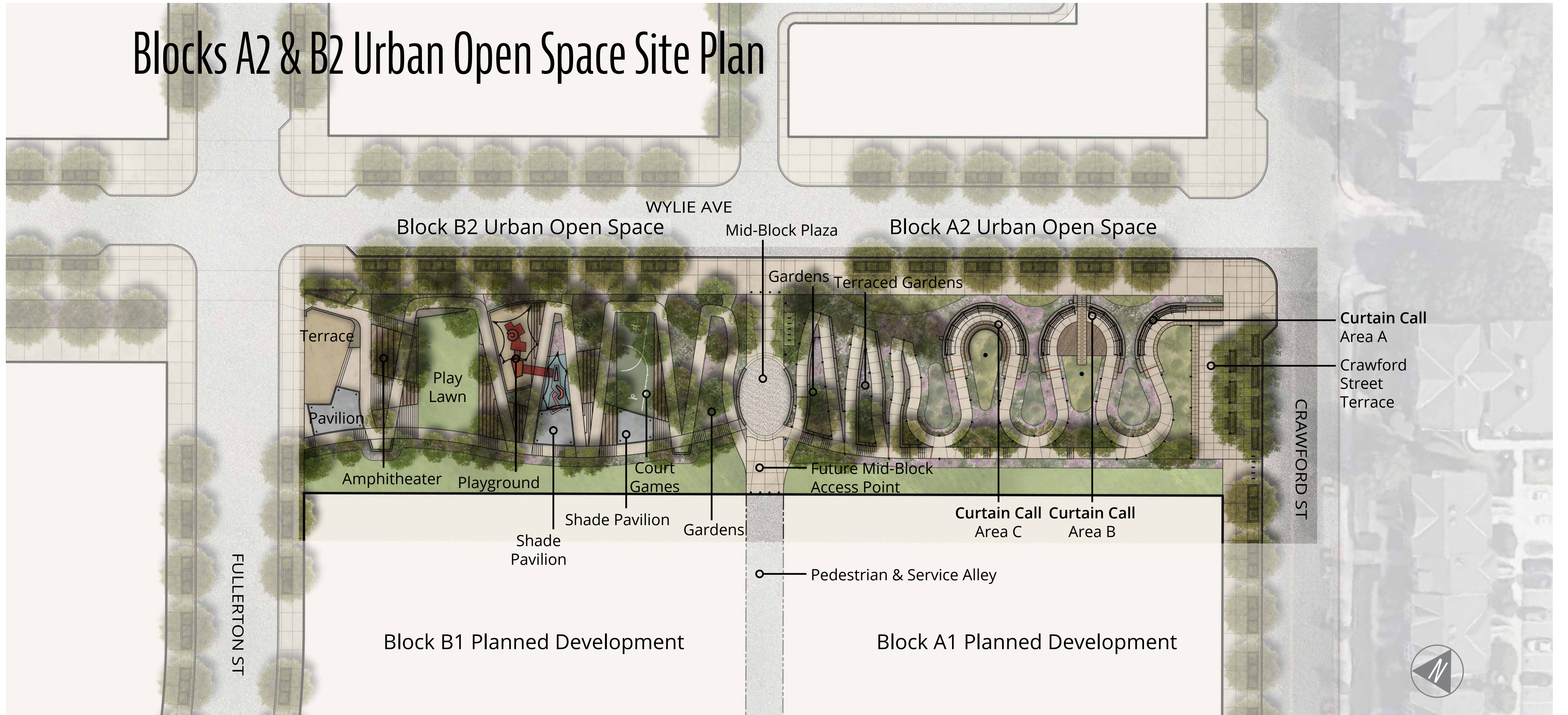
- Garden Passageway
- Artwork
- Gardens
- Mid-block access point and plaza

BLOCK B2 - PHASE 2: COMMUNITY OPEN SPACE

- Family gathering areas
- Playground and court game areas
- Plaza and pavilions
- Gardens



Blocks A2 & B2 Urban Open Space Site Plan

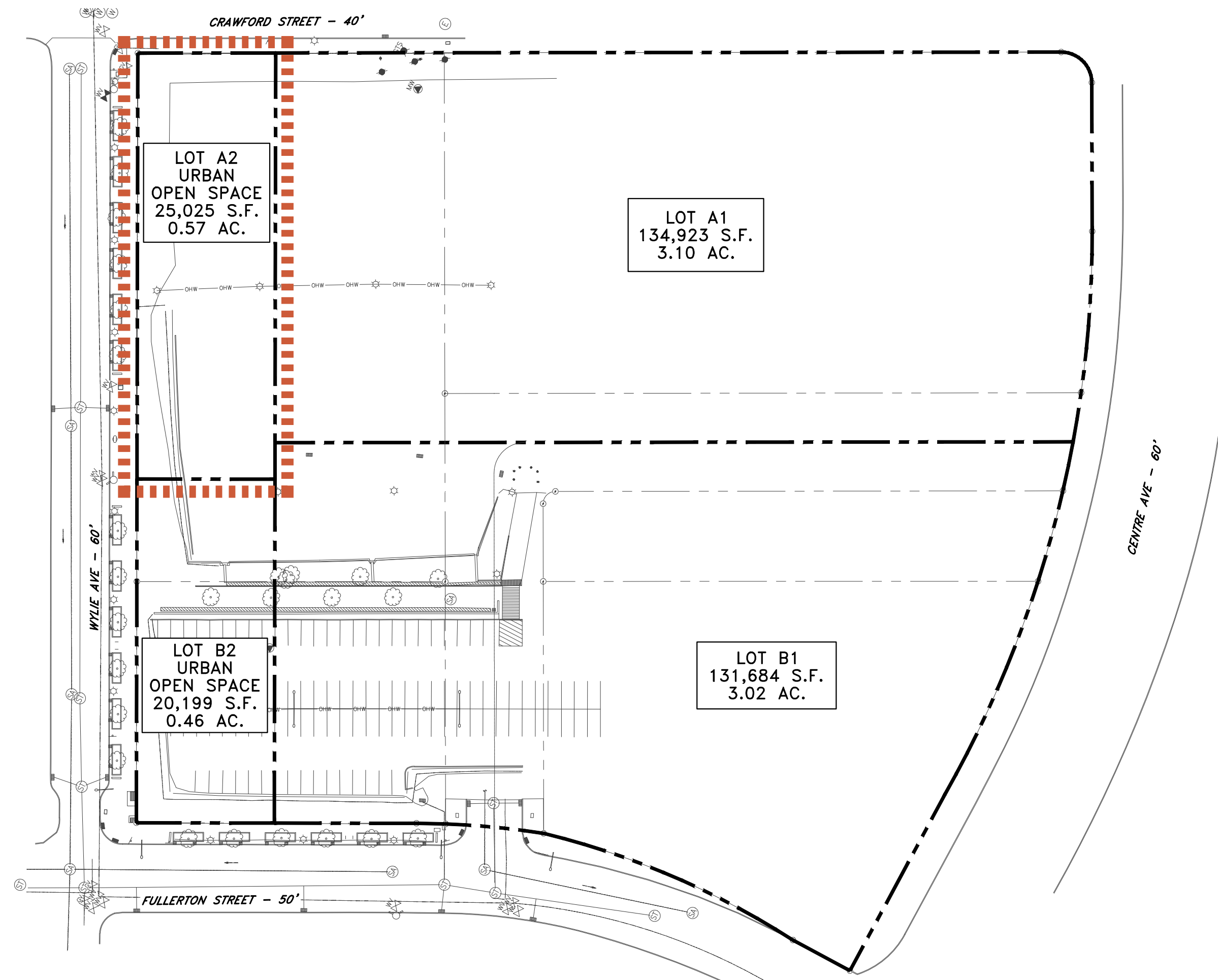


SECTION 1: SITE CONTEXT / BLOCKS A2 & B2 URBAN OPEN SPACE SITE PLAN



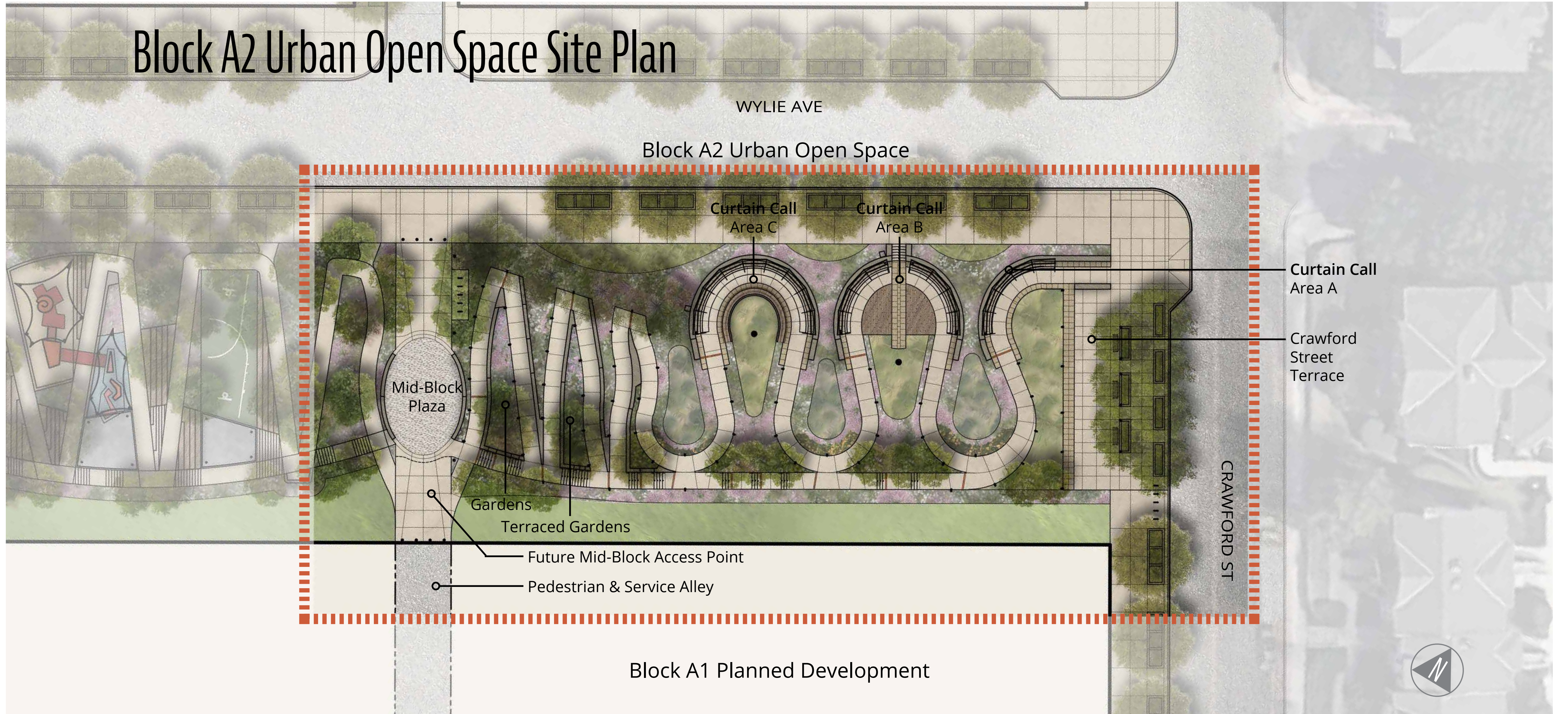
SECTION 2: PROPOSED DESIGN

Subdivision Plan



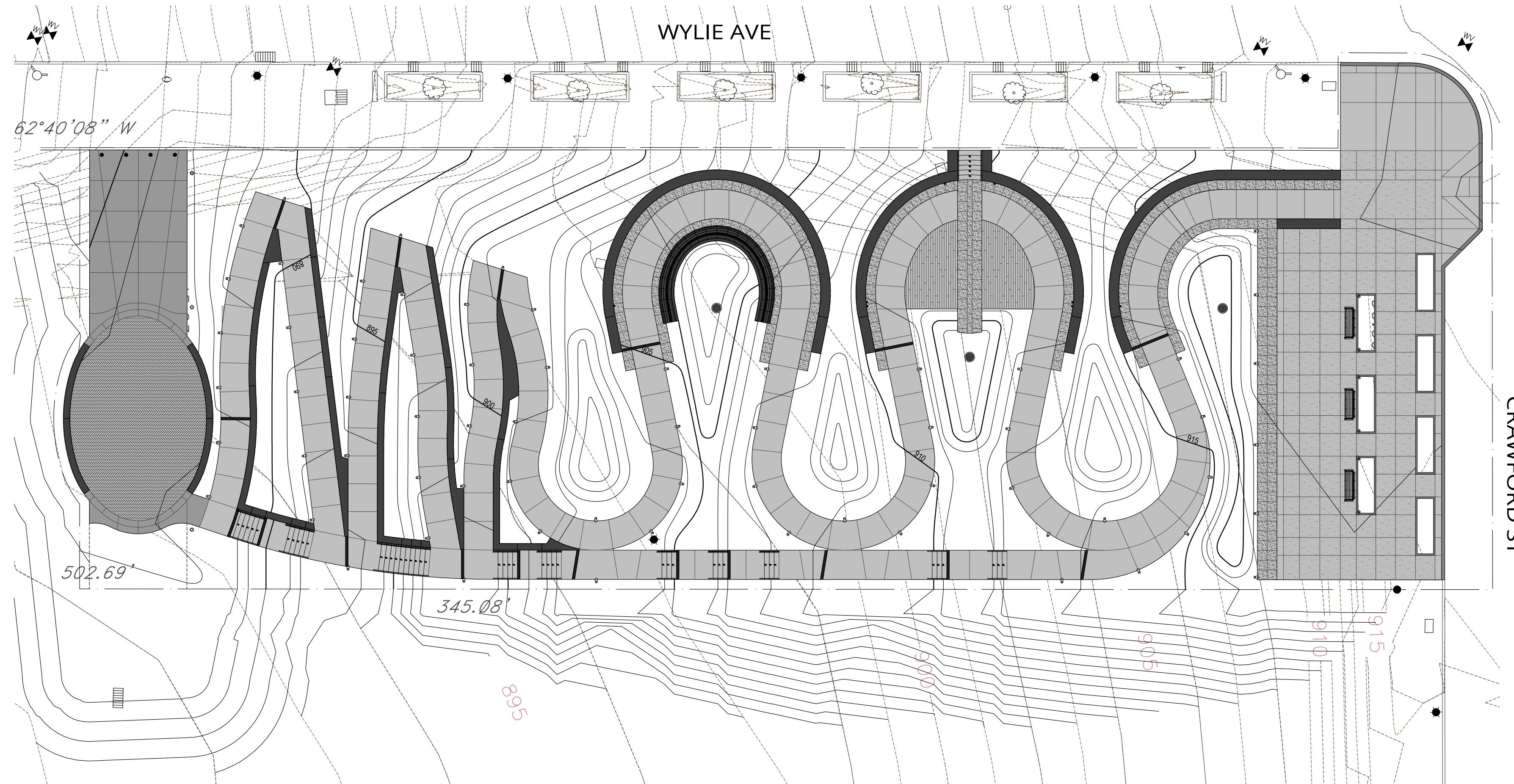
SECTION 2: PROPOSED DESIGN / SUBDIVISION PLAN

Block A2 Urban Open Space Site Plan



SECTION 2: PROPOSED DESIGN / BLOCK A2 URBAN OPEN SPACE SITE PLAN

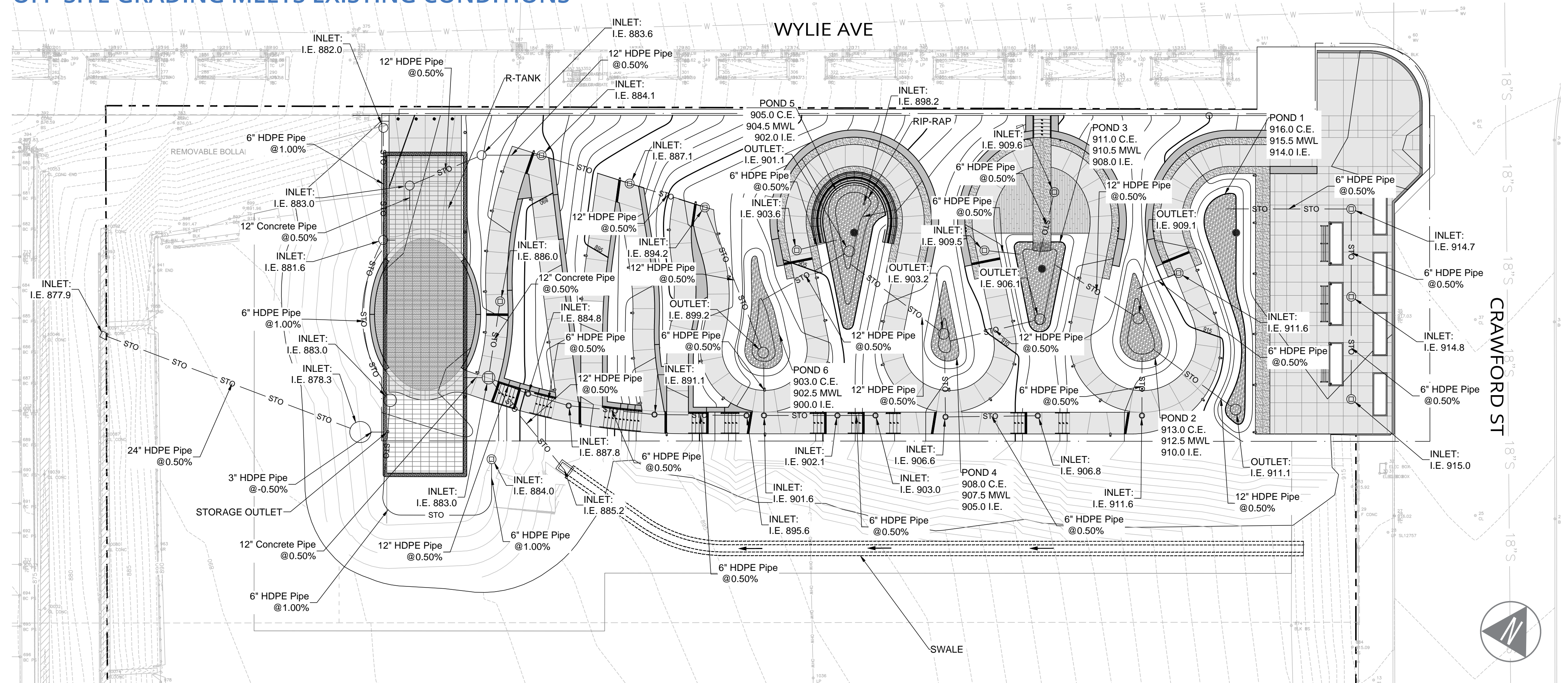
Site Grading Plan



SECTION 2: PROPOSED DESIGN / SITE GRADING PLAN

Grading & Stormwater Plan

OFF-SITE GRADING MEETS EXISTING CONDITIONS



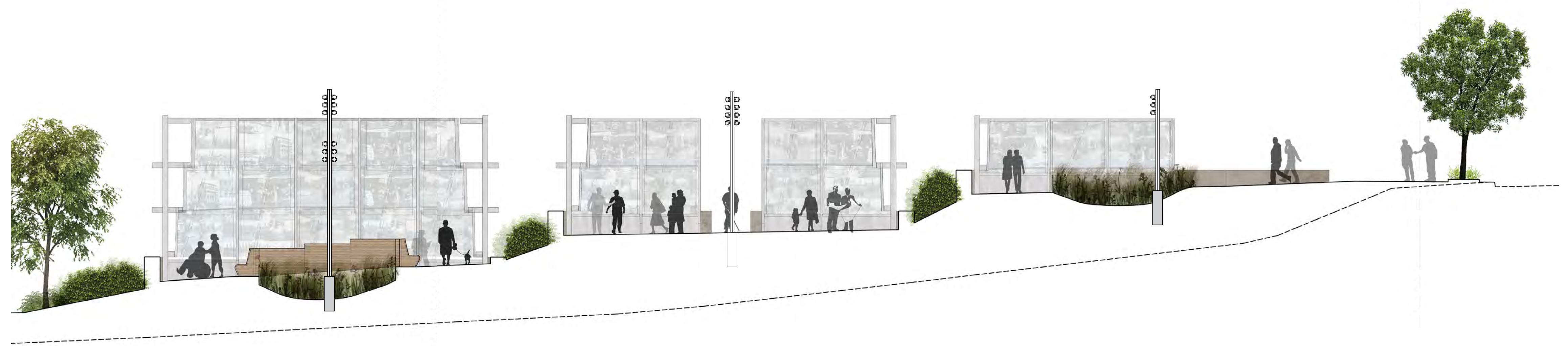
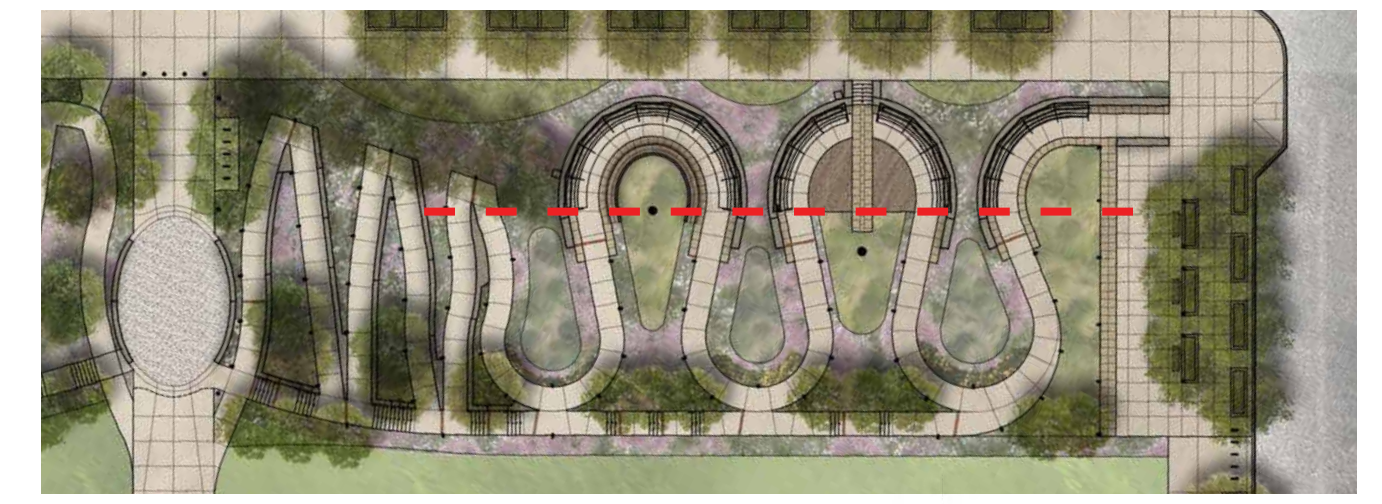
SECTION 2: PROPOSED DESIGN / GRADING PLAN

Artwork



SECTION 2: PROPOSED DESIGN / ARTWORK

Artwork



Curtain Area C

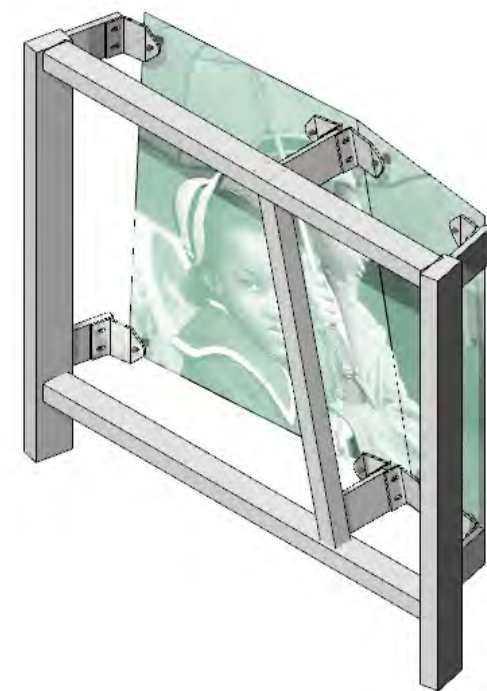
Curtain Area B

Curtain Area A

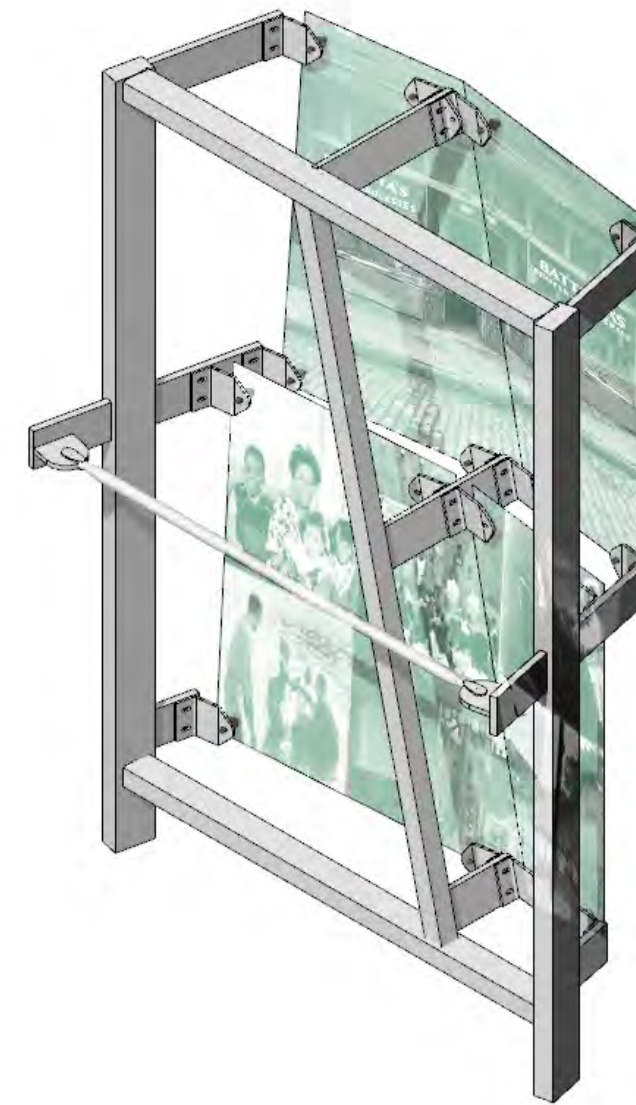


SECTION 2: PROPOSED DESIGN / ARTWORK

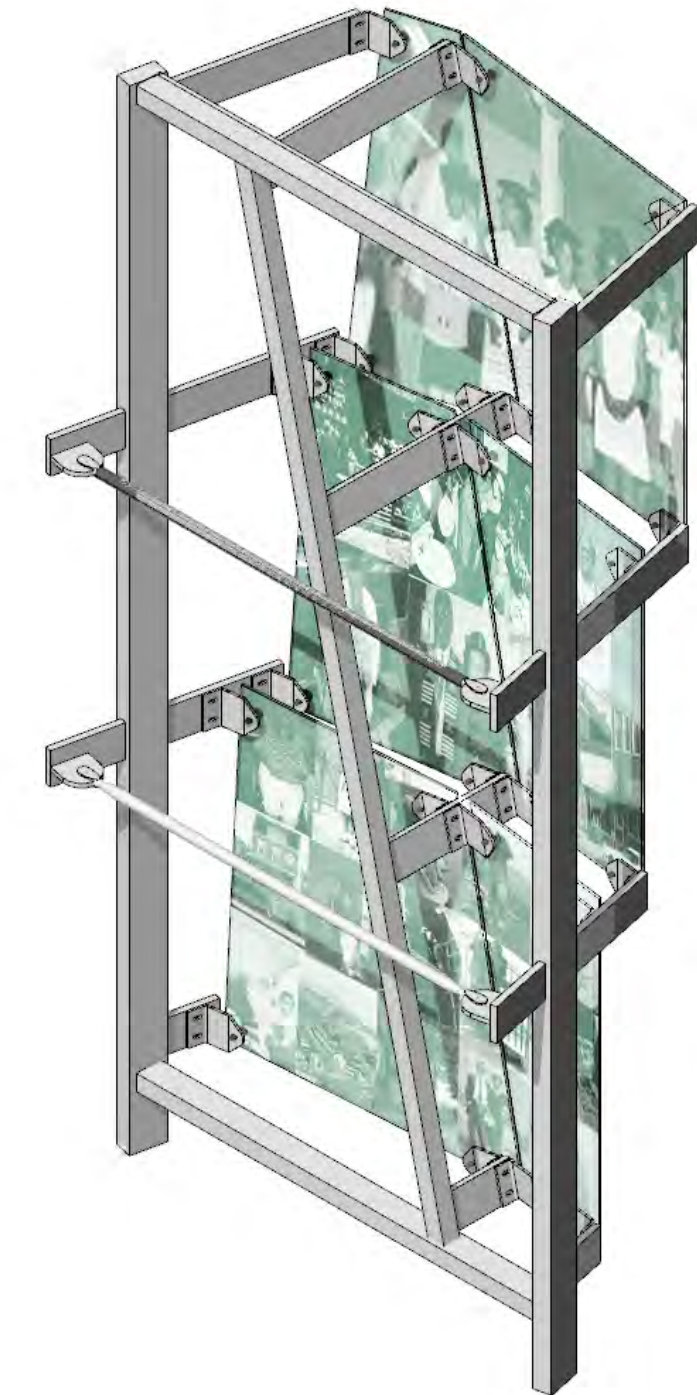
Artwork Structure



Frame and Glass Panel Module
Curtain Area A
1 Layer



Frame and Glass Panel Module
Curtain Area B
2 Layers



Frame and Glass Panel Module
Curtain Area C
3 Layers

Three large-scale curved structures emanate from a terraced rain garden. The curved forms are composed of modular units, steel framework supporting layers of angled glass panel. Fascia will cover the frame post bases and reconcile the difference in elevation between the beginning and end of each Curtain Call area.



SECTION 2: PROPOSED DESIGN / ARTWORK

Image Collection

COMMUNITY ENGAGEMENT

Over the past decade, Hood Design Studio has worked with local resident, Terri Baltimore, to collect local photographs.

These image collection campaigns utilized existent organizations, annual festivals, and cultural/community centers to collect, archive and scan roughly 600 photographs.

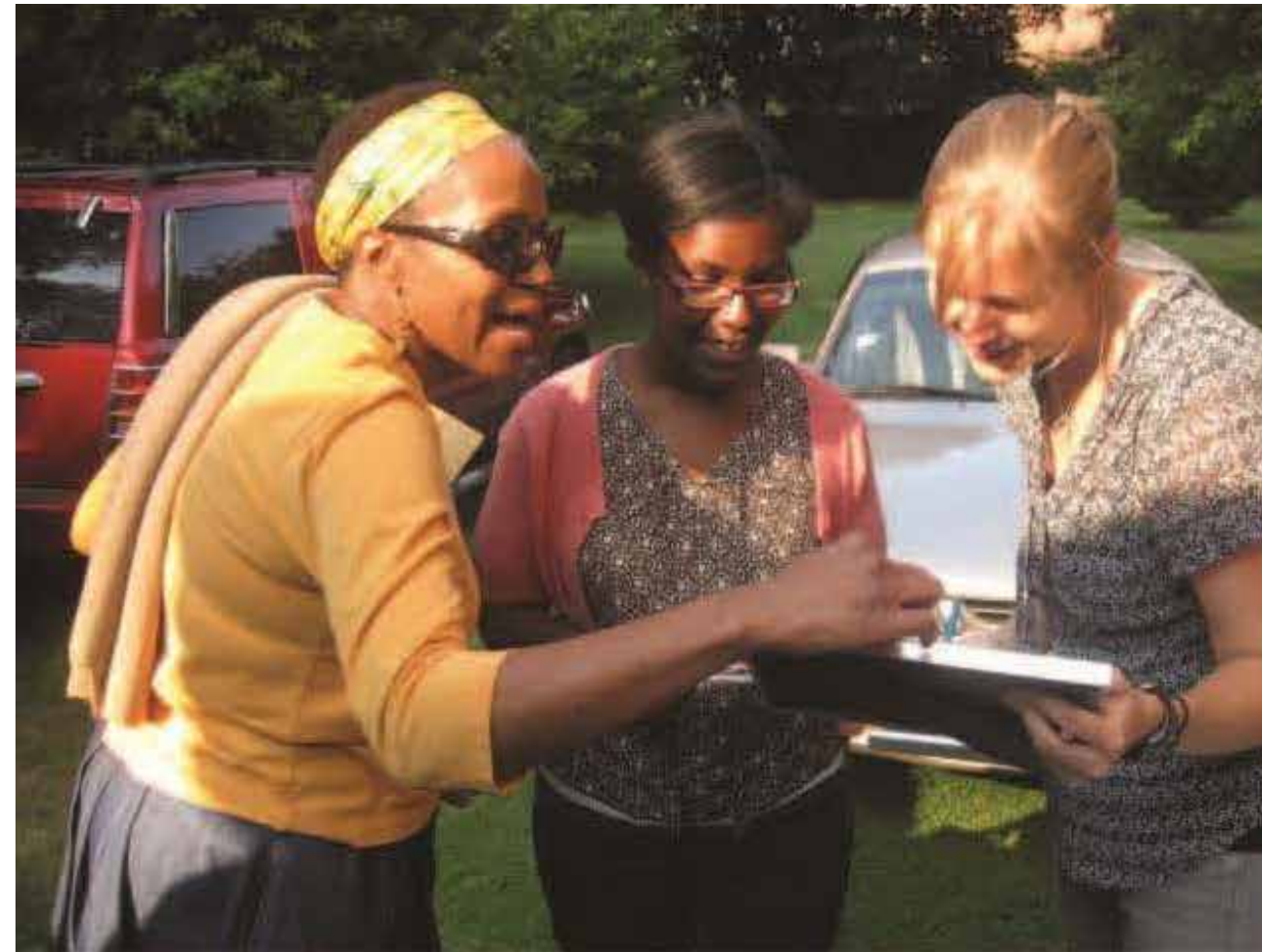


Image Collection

IN TOTAL

Images and photographs of people and places in the Hill District and its surroundings are collected by the artist team, and digitally laminated with the glass panels.

Like in a picture frame they represent memory and time past, however the semi-opacity of the glass images allows visitors to look through the glass and overlay the past onto present surroundings. A quilted curtain skin emerges over time.

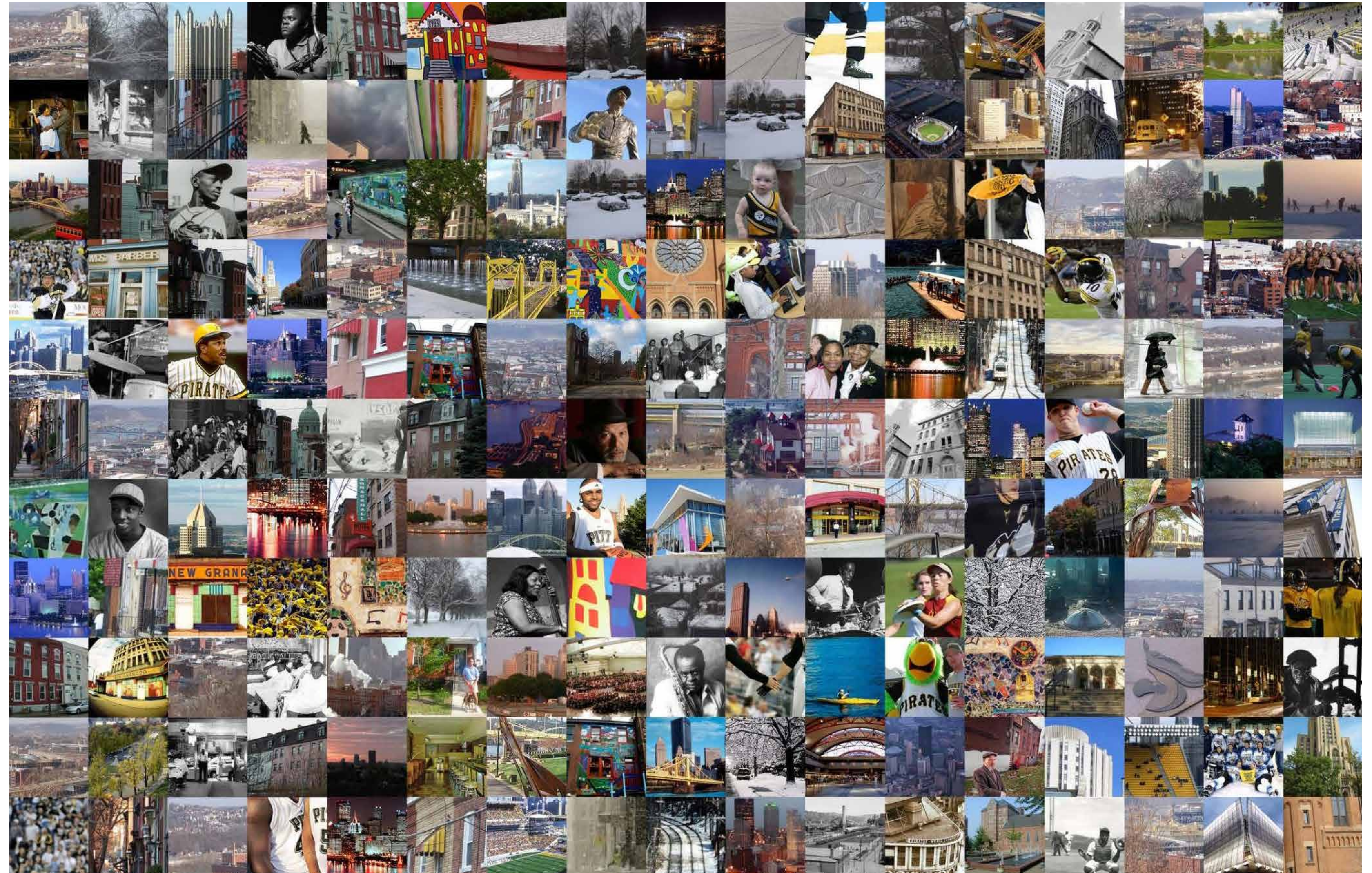


Image Collection Content



Family Photos



Historical Photos



Teenie Harris Archive



SECTION 2: PROPOSED DESIGN / ARTWORK

Glass Samples

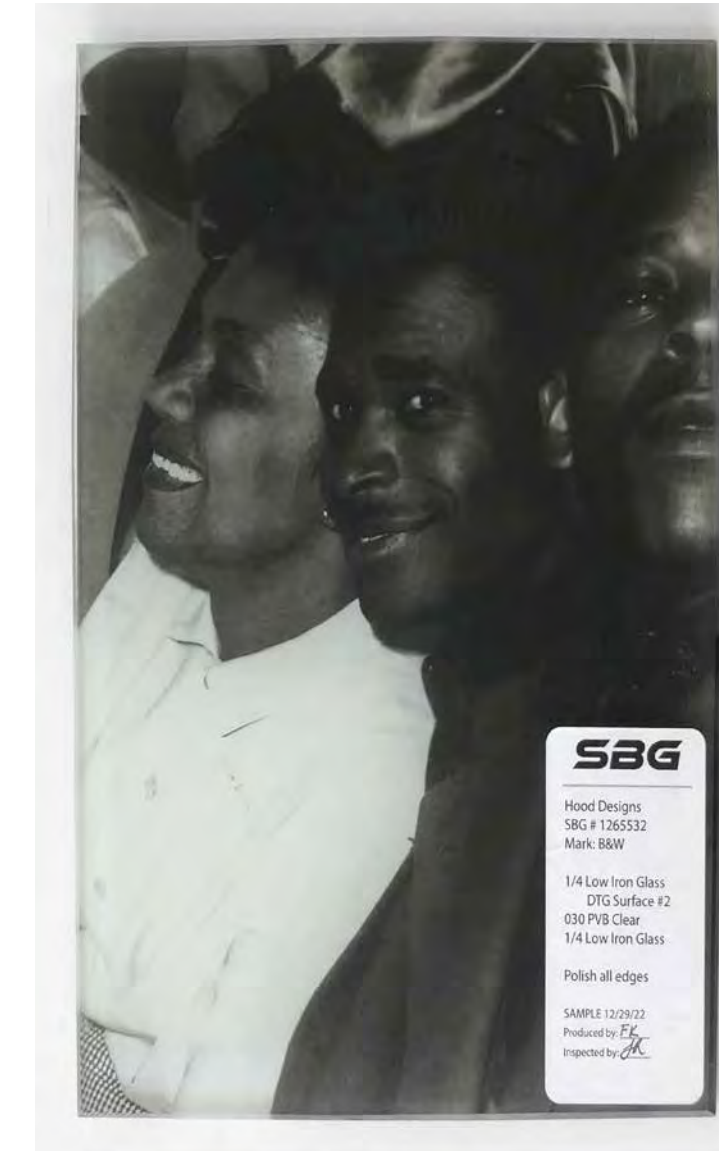


Front



Back

Color Image Printed on Inerlayer
Full Scale



Front



Back

Black and White Image Printed on Interlayer
Full Scale

MATERIALS

The custom artwork glass is made from low-iron tempered glass with artwork printed direct to glass with ceramic frit and laminated with an exterior Sentry Glass interlayer. Since the glass imagery is semi-opaque, visitors can overlay the past photos onto the present landscape beyond. The images are visible from both sides of the artwork- sidewalk and garden path.



SECTION 3: URBAN OPEN SPACE DESIGN APPROACH GOALS / MATERIALS / THEATRICAL LIGHTING AT CURTAIN CALL

Artwork Materials



Compression Struts



Structural Steel Artwork Frame



Glass Support Hardware



Brushed Stainless Steel Fascia

MATERIALS

The custom curtain wall structure is composed of a steel frame to support tempered laminated glass panels with artwork imagery. Stainless steel fascia will cover the frame post bases and reconcile the difference in elevation between the beginning and end of each Curtain Call area.



SECTION 3: URBAN OPEN SPACE DESIGN APPROACH GOALS / MATERIALS / THEATRICAL LIGHTING AT CURTAIN CALL

Artwork Lighting



SECTION 3: URBAN OPEN SPACE DESIGN APPROACH GOALS / MATERIALS / THEATRICAL LIGHTING AT CURTAIN CALL

Artwork Lighting



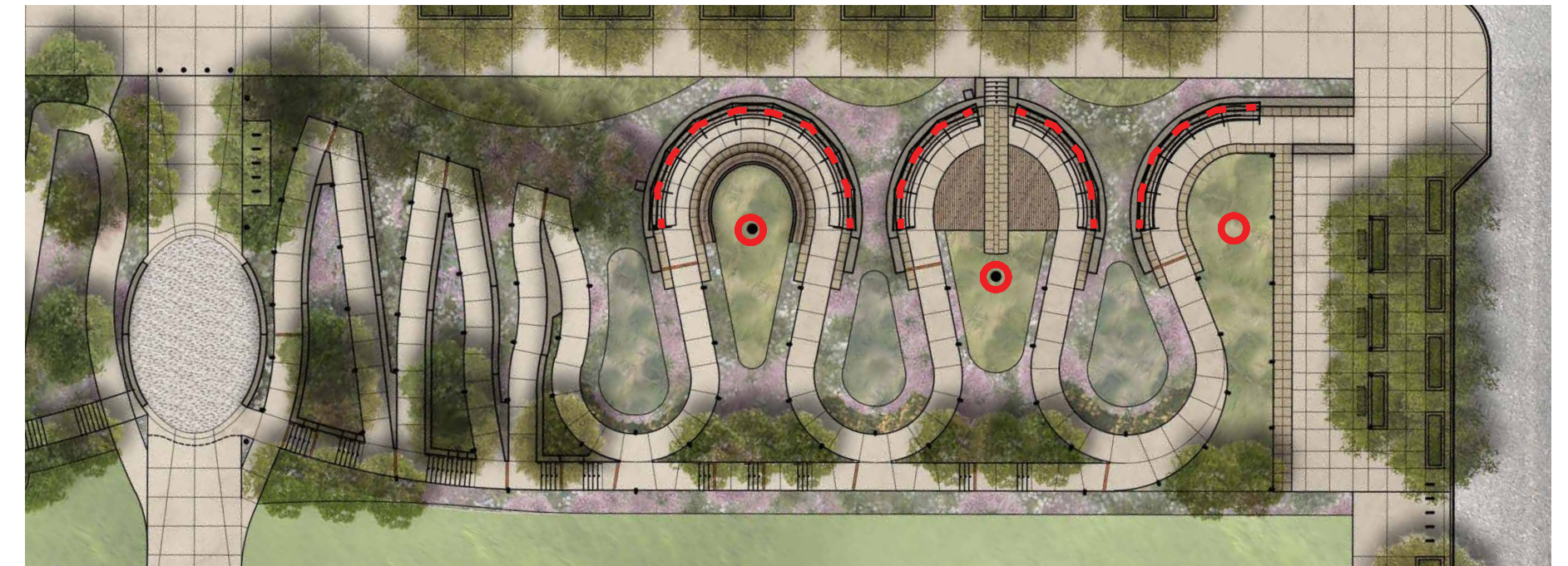
Theatrical Light Pole
Curtain Area A, B, & C
In rain garden
Dusk to Dawn Timer



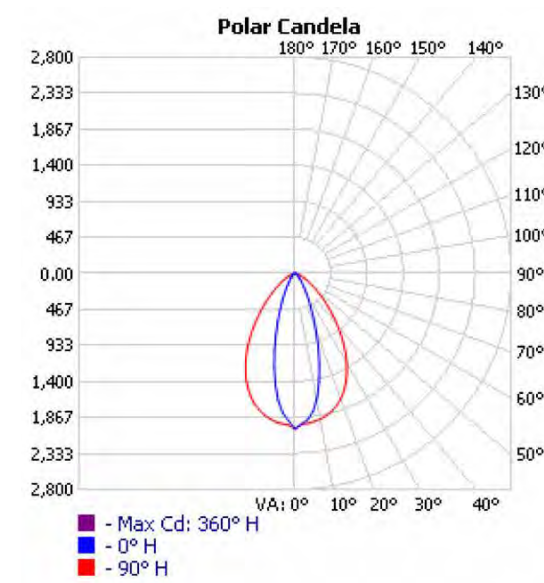
Theatrical Flood Light
Curtain Area A, B, & C
In rain garden
Dusk to Dawn Timer



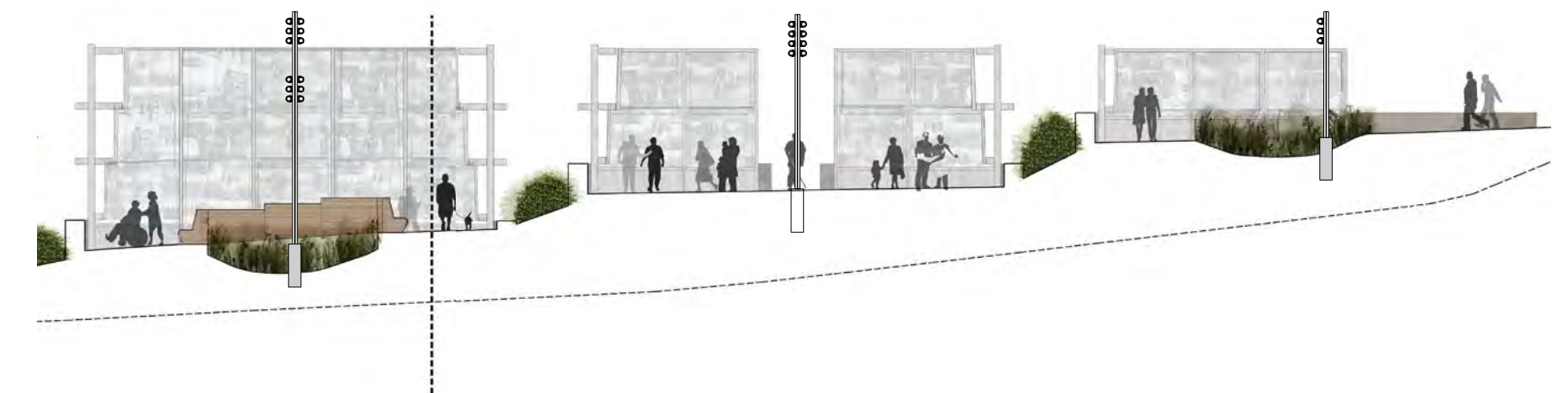
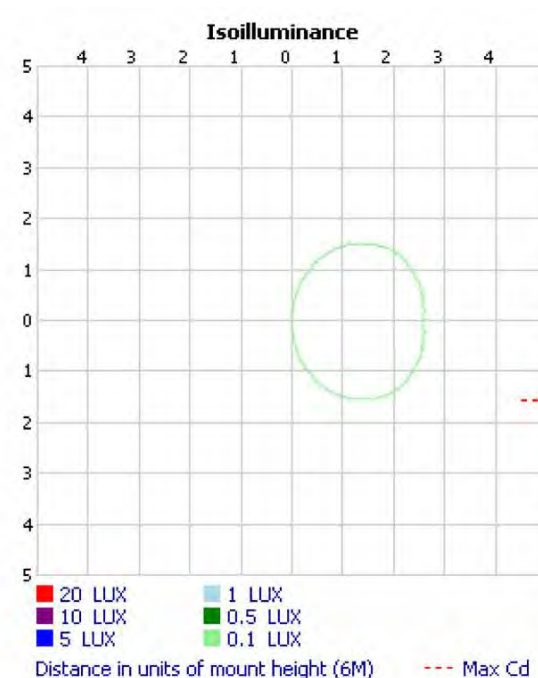
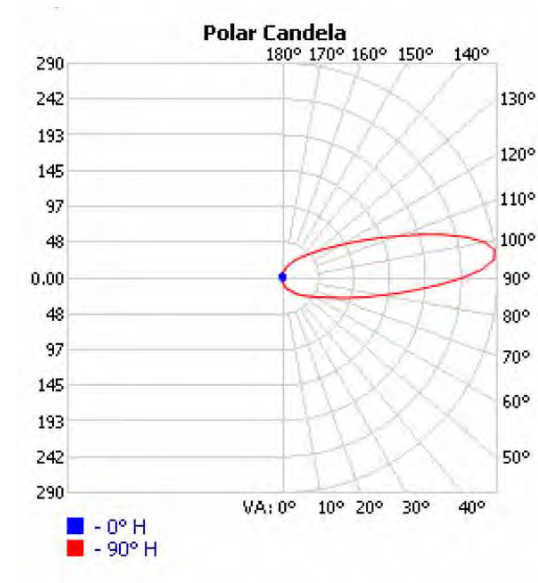
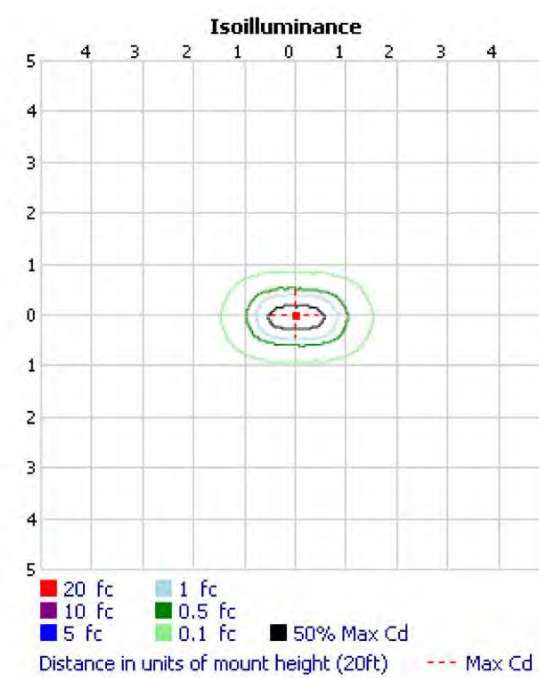
Theatrical Artwork Downlighting
Curtain Area A, B, & C
Along Artwork Fascia
Dusk to Dawn Timer



Plan View
Curtain Call Area A, B, & C



Performance

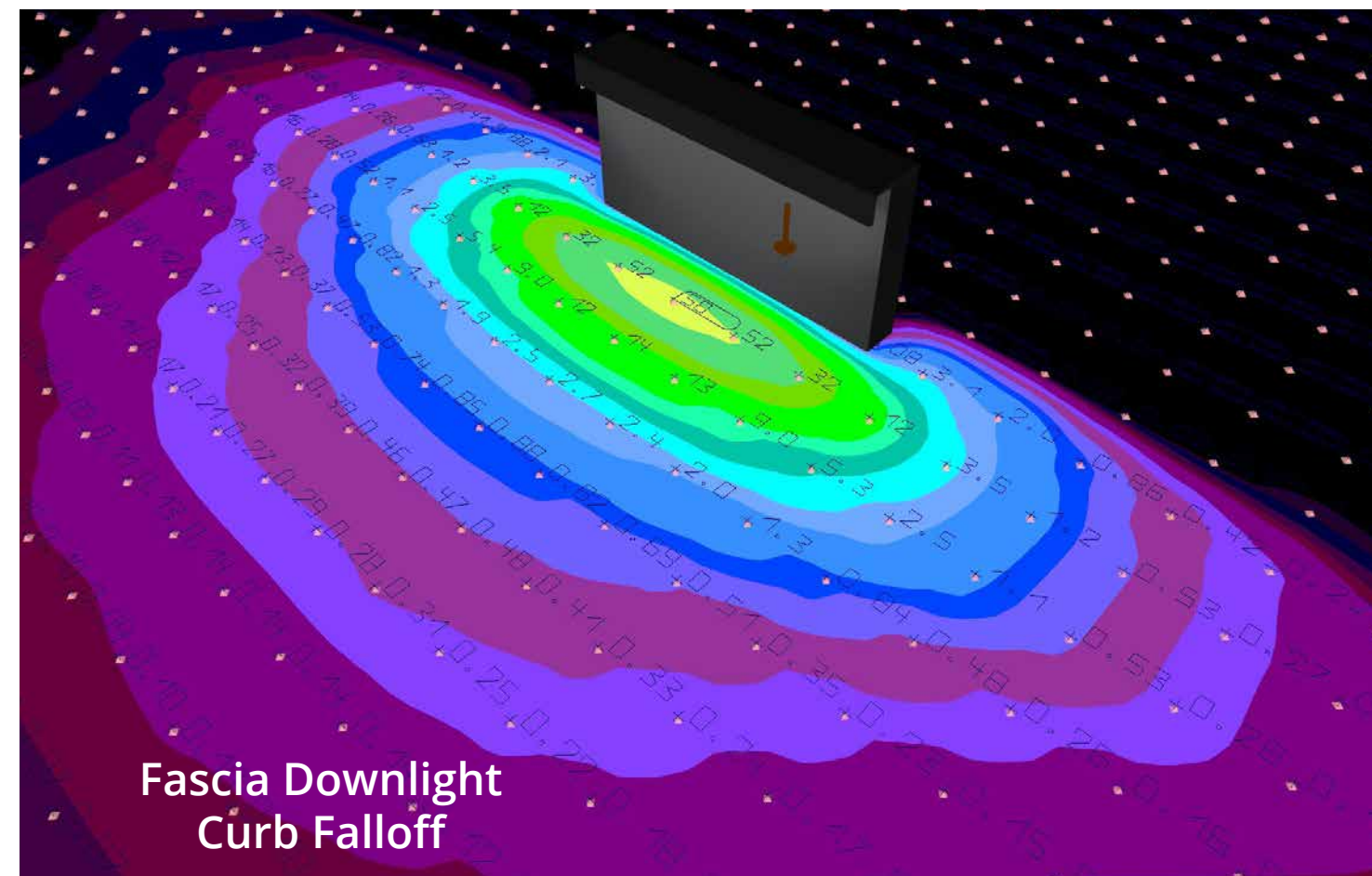
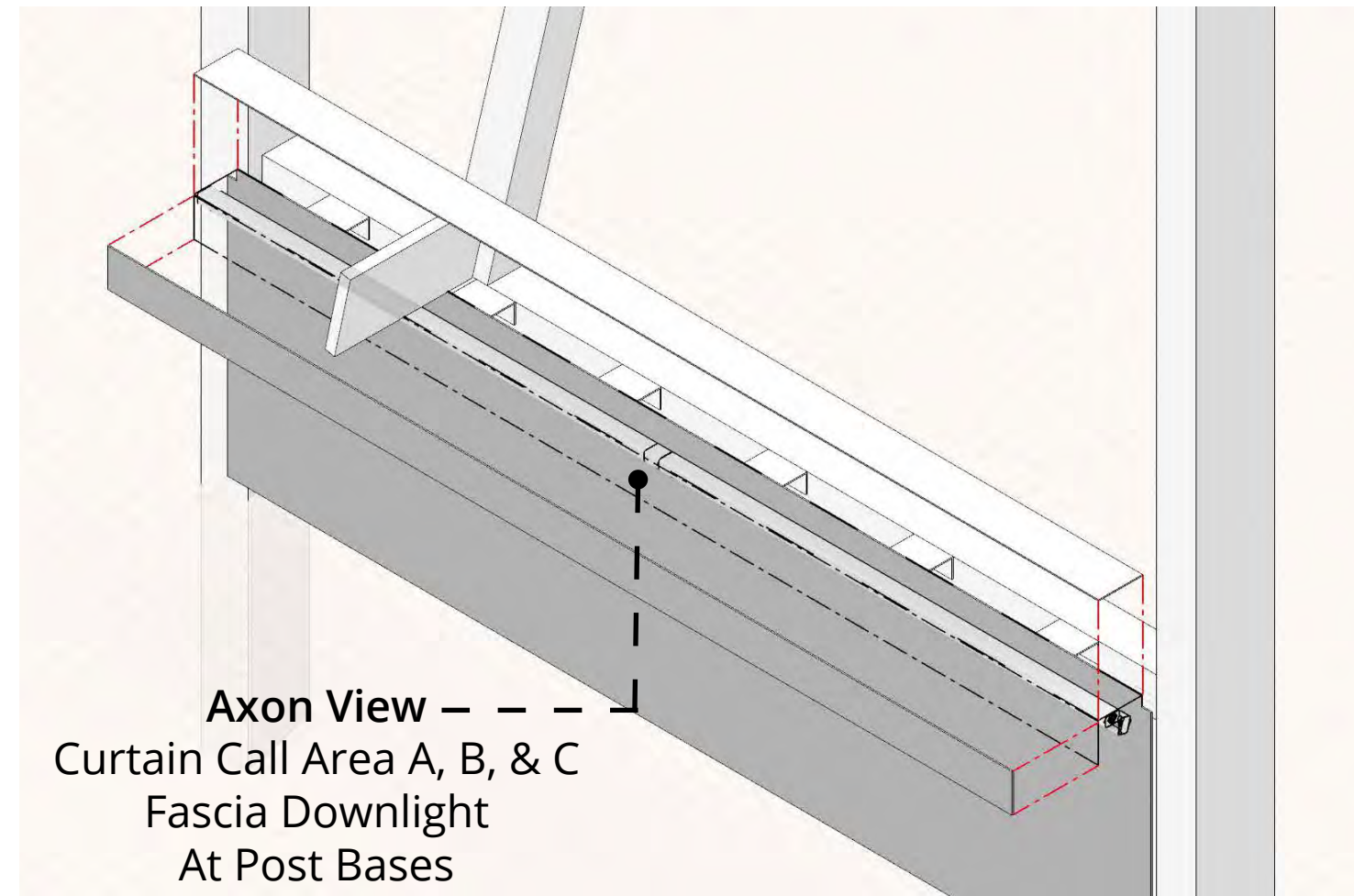


Section View
Curtain Call Area A, B, & C
Theatrical Lighting



SECTION 3: URBAN OPEN SPACE DESIGN APPROACH GOALS / MATERIALS / THEATRICAL LIGHTING AT CURTAIN CALL

Artwork Lighting

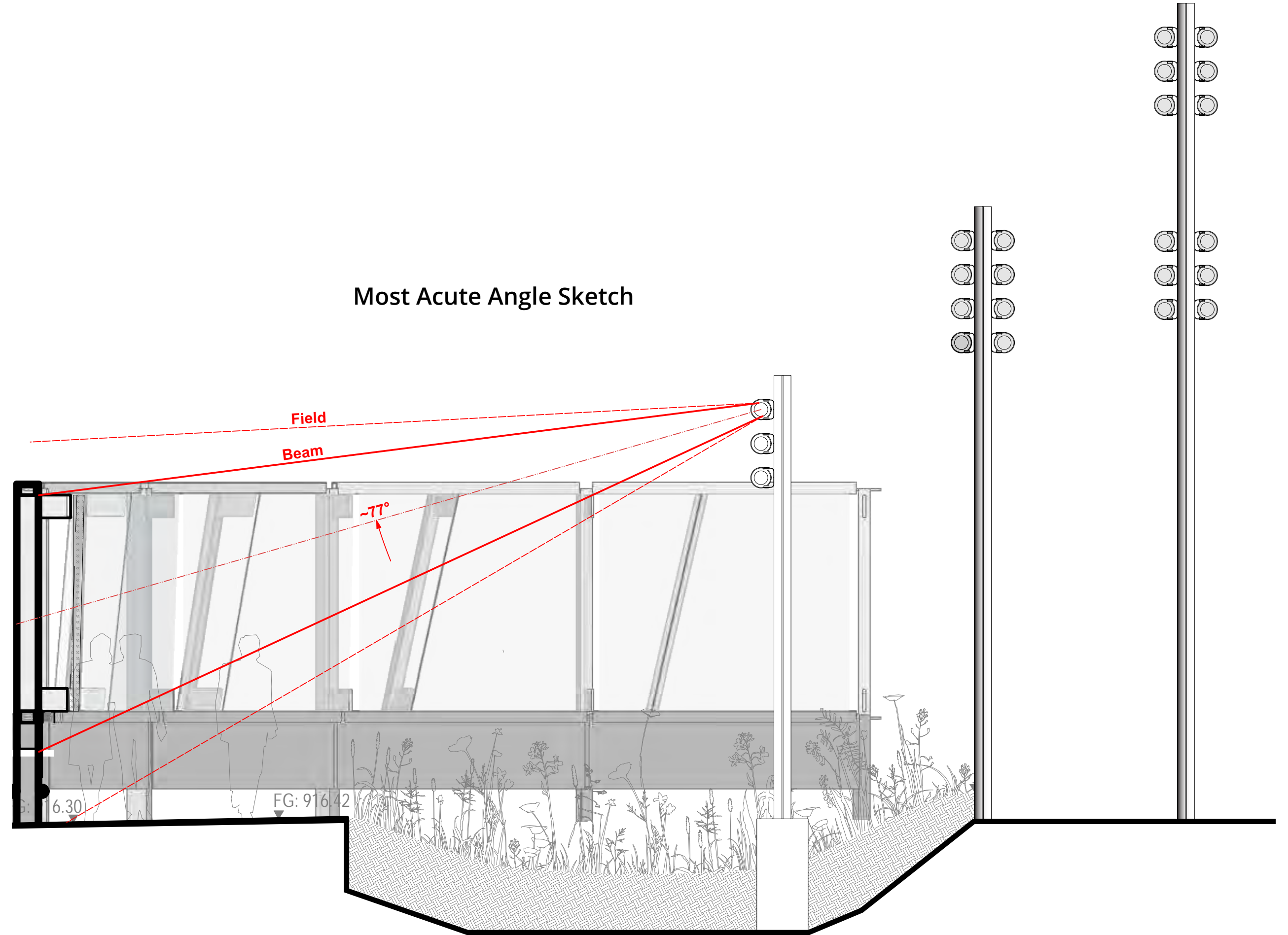


Section View
Curtain Call
Area C
Theatrical Light

Elevation View
Curtain Call
Area B
Theatrical Light

Elevation View
Curtain Call
Area A
Theatrical Light

Most Acute Angle Sketch



SECTION 3: URBAN OPEN SPACE DESIGN APPROACH GOALS / MATERIALS / THEATRICAL LIGHTING AT CURTAIN CALL

Artwork Audio

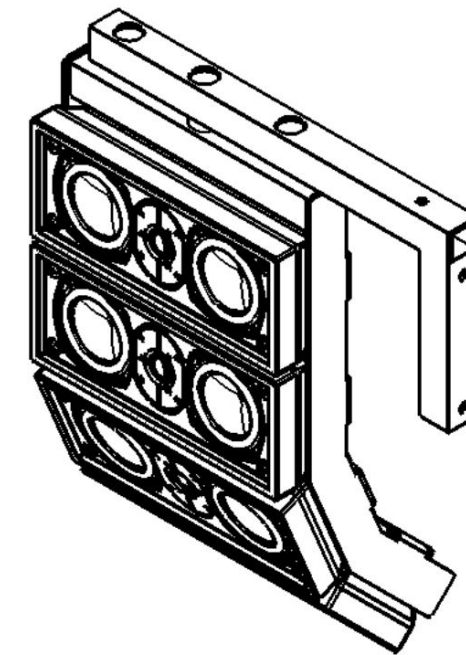
I Can't Stand the Rain
 Words & Music by Ann Peebles, Bernard Miller & Don Bryant

♩ = 52
 N.C.

I can't stand the rain... a-against my
 win-dow... bring-in' back sweet mem-o-ries... 1. Hey, win-dow
 pane, do you re-mem-ber... a-against my win-dow...
 2. ...
 ...

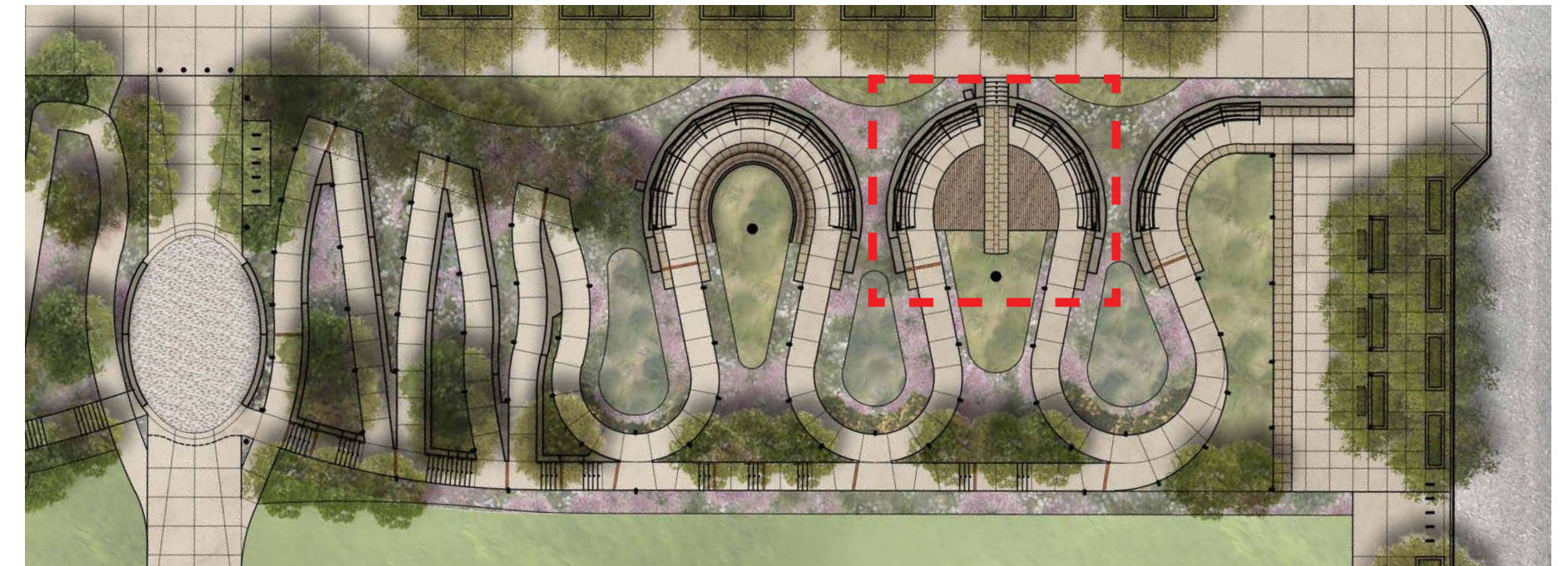
©Copyright 1973 J&J Publishing Company, USA
 Universal Music Publishing Limited (7514) Wam or Chappell Music Limited (2114)
 All rights in Germany administered by Universal Music Publ GmbH
 All Rights Reserved. International Copyright Secured

To augment the artwork, rhythm and blues songs that feature “rain” in their lyrics are amplified in Curtain Area B

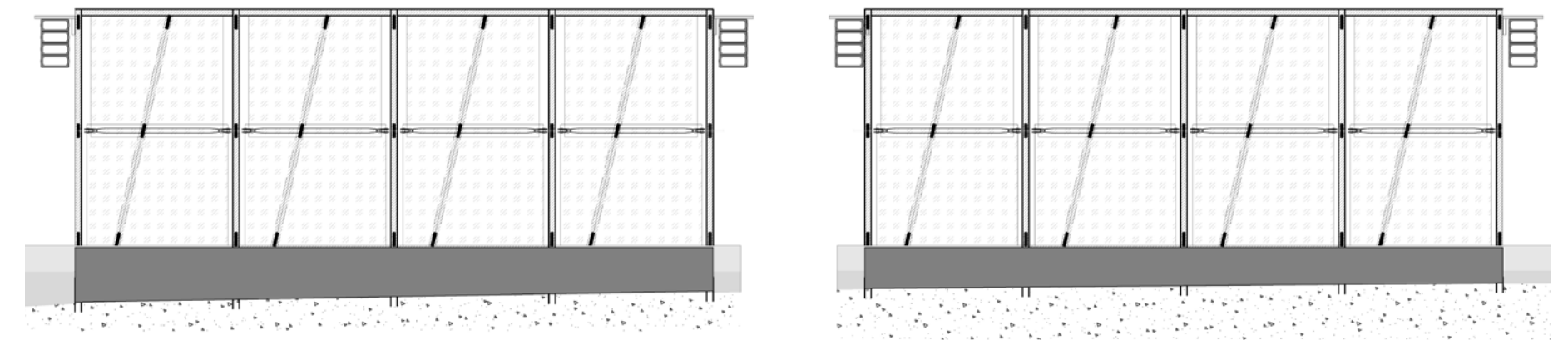


Exterior Theatrical Speaker with Custom Assembly Mount

Motion Sensor Activated



Plan View
 Curtain Call Area B
 Theatrical Speaker



Elevation View
 Curtain Call Area B
 Theatrical Speaker



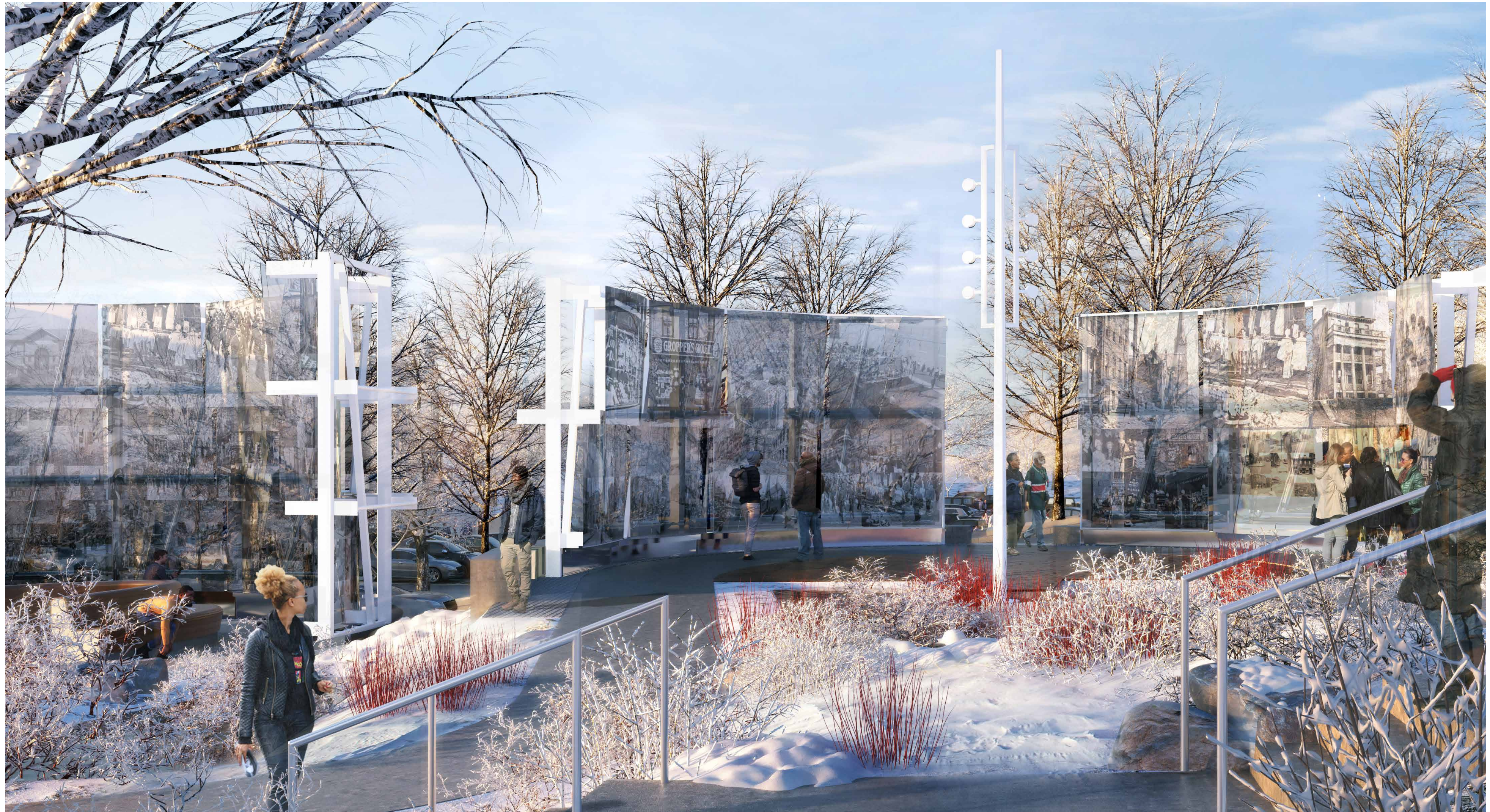
SECTION 3: URBAN OPEN SPACE DESIGN APPROACH GOALS / MATERIALS / THEATRICAL LIGHTING & AUDIO AT CURTAIN CALL



SECTION 2: PROPOSED DESIGN / RENDERED AERIAL VIEW: CURTAIN CALL & BLOCK A2 URBAN OPEN SPACE



SECTION 2: PROPOSED DESIGN / RENDERED PERSPECTIVE VIEW: CURTAIN CALL AREA B IN SUMMER



SECTION 2: PROPOSED DESIGN / RENDERED PERSPECTIVE VIEW: CURTAIN CALL AREA B IN WINTER



SECTION 2: PROPOSED DESIGN / RENDERED PERSPECTIVE VIEW: CURTAIN CALL AREA C

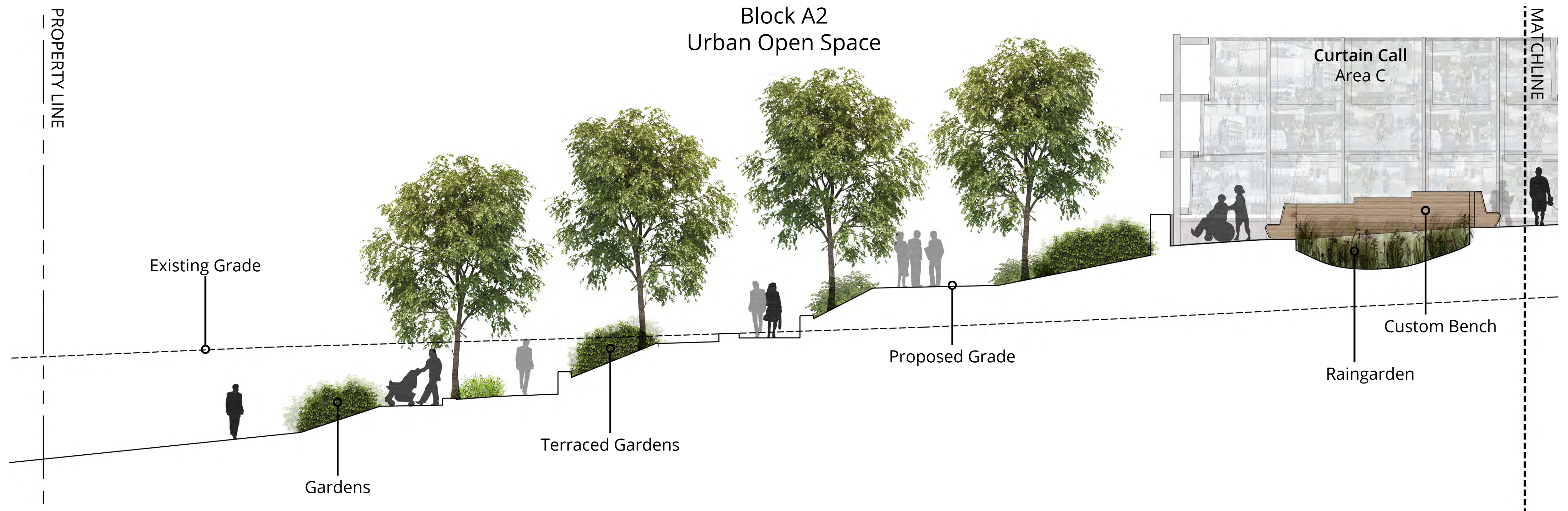
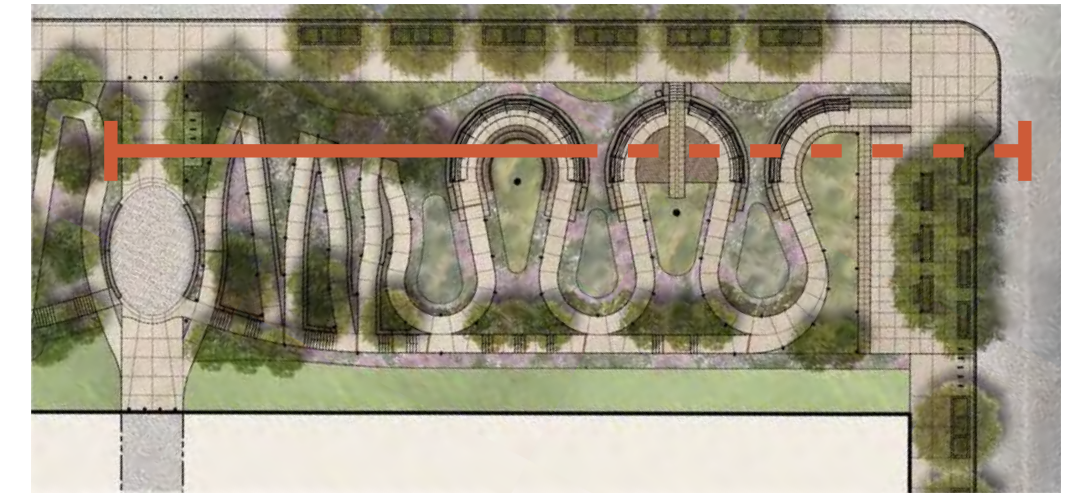


SECTION 2: PROPOSED DESIGN / RENDERED PERSPECTIVE VIEW: CURTAIN CALL FROM CRAWFORD STREET TERRACE LOOKING WEST



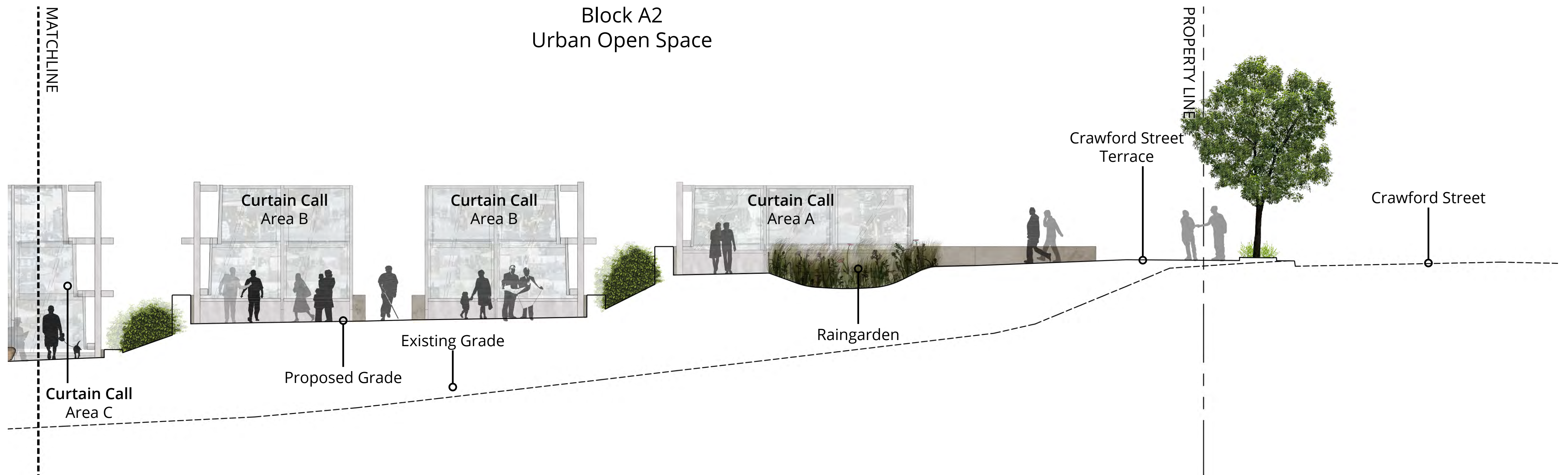
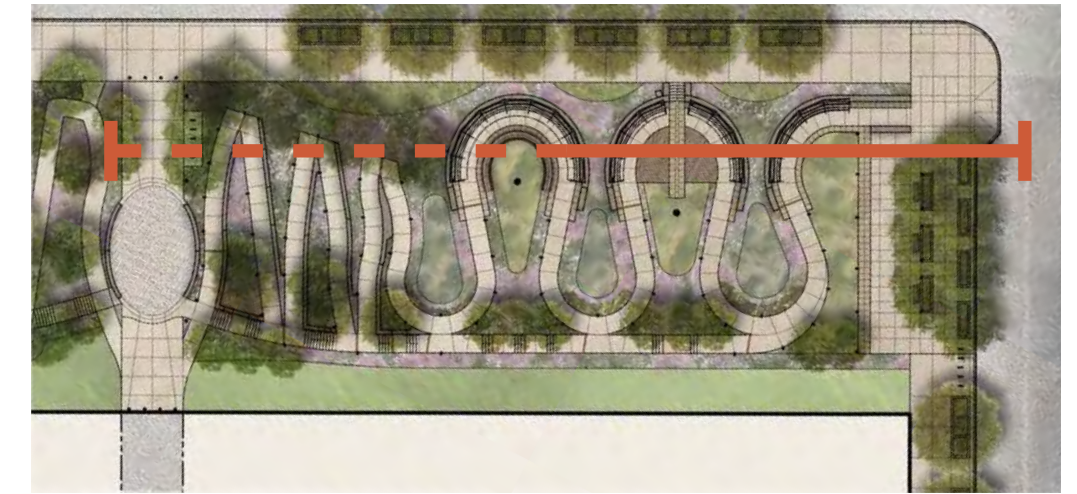
SECTION 2: PROPOSED DESIGN / RENDERED PERSPECTIVE VIEW: CURTAIN CALL FROM CRAWFORD STREET TERRACE LOOKING WEST AT NIGHT

Longitudinal Section - Part 1 - Lower Segment

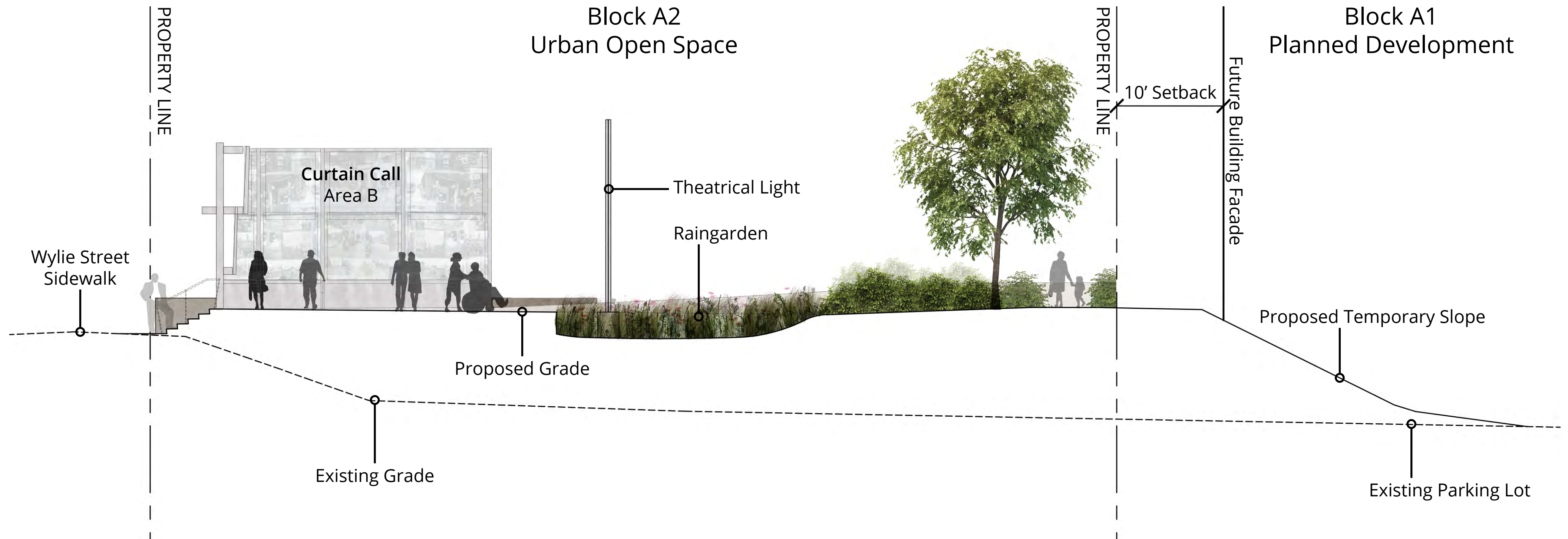
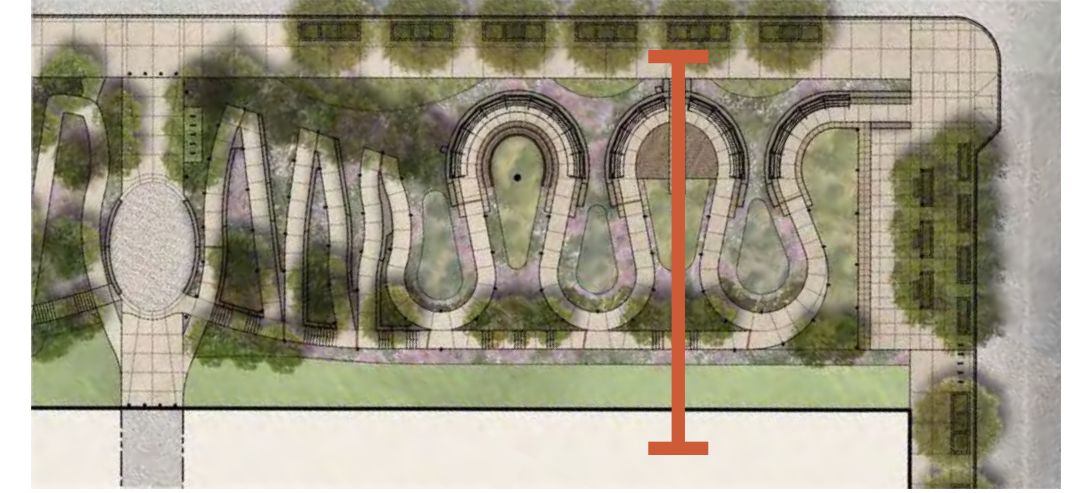


SECTION 2: PROPOSED DESIGN / SITE SECTIONS / LONGTITUDINAL SECTION - PART 1 - LOWER SEGMENT

Longitudinal Section - Part 2 - Upper Segment



Cross Section at Curtain Call Area B



SECTION 2: PROPOSED DESIGN / SITE SECTIONS / CROSS SECTION AT CURTAIN CALL AREA B

The background features three large, overlapping circles. One is blue, one is orange, and one is green. They overlap in the center of the page, creating a complex geometric pattern.

SECTION 3: DESIGN APPROACH GOALS

Urban Open Space Design Approach

UNIVERSAL ACCESSABILITY

- Full Site Interior Universally Accessible Corridor
- Block A2 Urban Open Space Universally Accessible Corridor

MATERIALS

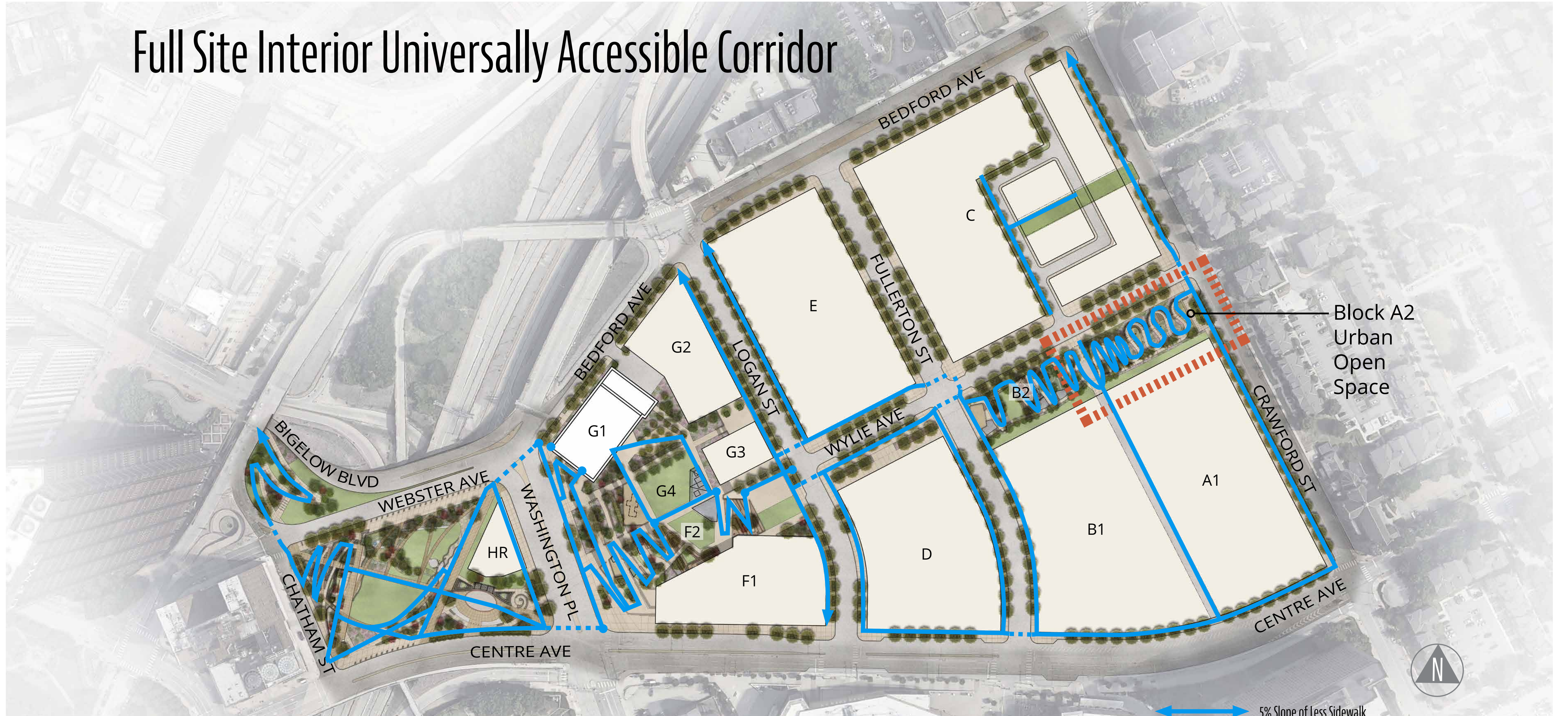
- Paving Materials
- Walls, Steps & Railings
- General Site Lighting
- Theatrical Lighting & Audio at Curtain Call

SUSTAINABILITY

- Located in LEED for Neighborhood Development (LEED ND) and will align with requirements of LEED ND for site and landscaping features.
- Bicycle Parking
- Integrated Stormwater Management
- Water-Efficient Landscaping with Primarily Native Planting Palette
- Heat-Island Reduction - Tree Canopy
- Dark Sky - Performance Lighting



Full Site Interior Universally Accessible Corridor



5% Slope of Less Sidewalk
5% Slope of Less Street Crossing

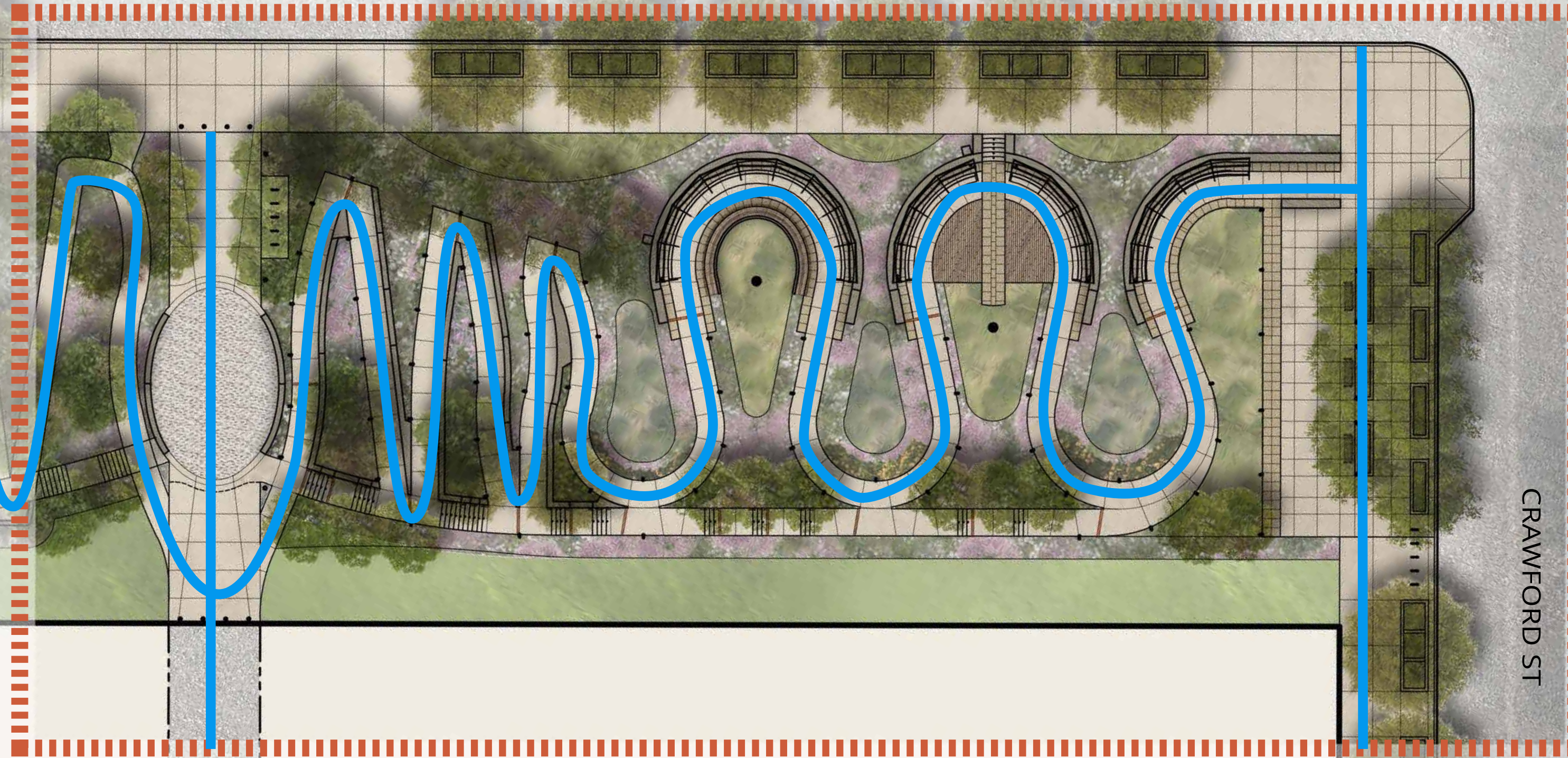


SECTION 3: URBAN OPEN SPACE DESIGN APPROACH / UNIVERSAL ACCESSIBILITY / FULL SITE INTERIOR UNIVERSALLY ACCESSIBLE CORRIDOR

Block A2 Urban Open Space Universally Accessible Corridor

WYLIE AVE

Block A2 Urban Open Space



CRAWFORD ST

Block A1 Planned Development

5% Slope of Less Sidewalk



SECTION 3: URBAN OPEN SPACE DESIGN APPROACH / UNIVERSAL ACCESSIBILITY / BLOCK A2 URBAN OPEN SPACE UNIVERSALLY ACCESSIBLE CORRIDOR

Furnishings & Landscape Elements



Wood Seating



Litter Receptacle



Bike Rack



Bench



Paving Materials



Eco-Promenade Plank Unit Paving



Plank Unit Paving (Mix of Greys/Finishes)



Plank Unit Paving



Exposed Aggregate Concrete



Broom Finish Concrete

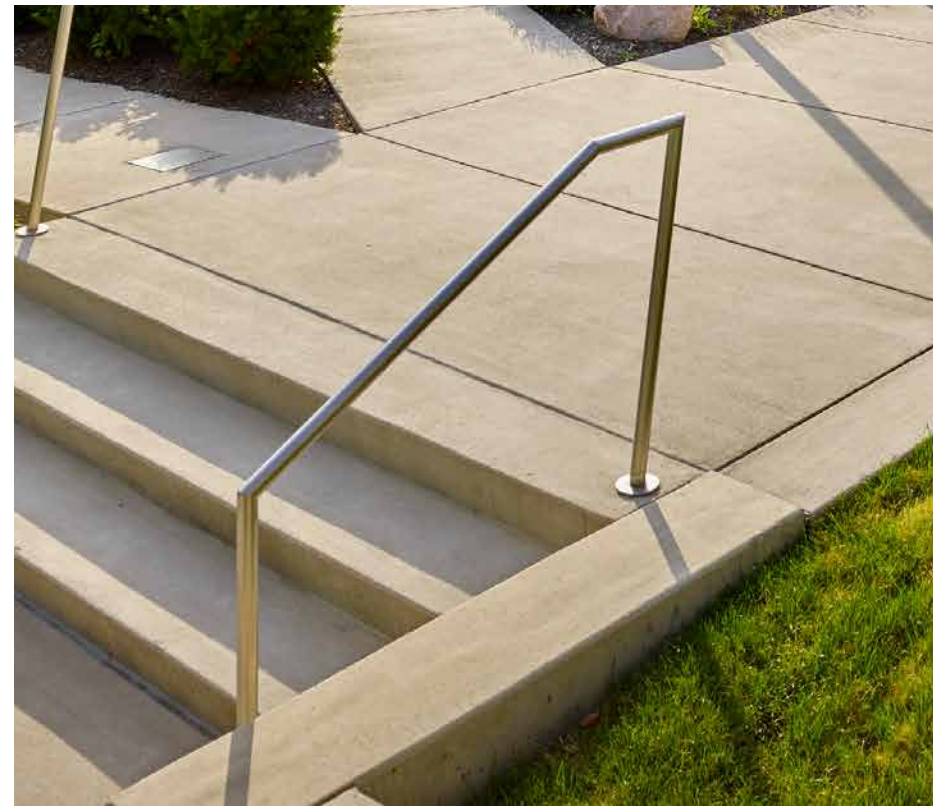


Granite Unit Pavers



SECTION 3: URBAN OPEN SPACE DESIGN APPROACH / MATERIALS / PAVING MATERIALS

Walls, Steps & Railings



Stainless Steel Handrail



Lighted Stainless Steel Handrail



Concrete Wall



Concrete Wall - Board Form Finish



SECTION 3: URBAN OPEN SPACE DESIGN APPROACH / MATERIALS / WALLS, STEPS & RAILINGS

General Site Lighting



Pedestrian Bollard



Pedestrian Bollard



Pedestrian Light



Pedestrian Light



SECTION 3: URBAN OPEN SPACE DESIGN APPROACH / MATERIALS / GENERAL SITE LIGHTING

Sustainability

LEED ND ALIGNMENT

- Stormwater management using rain gardens and other strategies
- Energy-efficient dark sky lighting strategy
- Water-efficient irrigation system for landscape establishment
- Additional tree canopy to mitigate heat island
- Construction waste management to divert waste from landfill
- Erosion and sedimentation control during construction
- Provides half acre of civic open space (LEED-ND calls it 'civic or passive-use space', feel free to use the language that aligns with the overall message)
- Bike parking for 18 bicycles

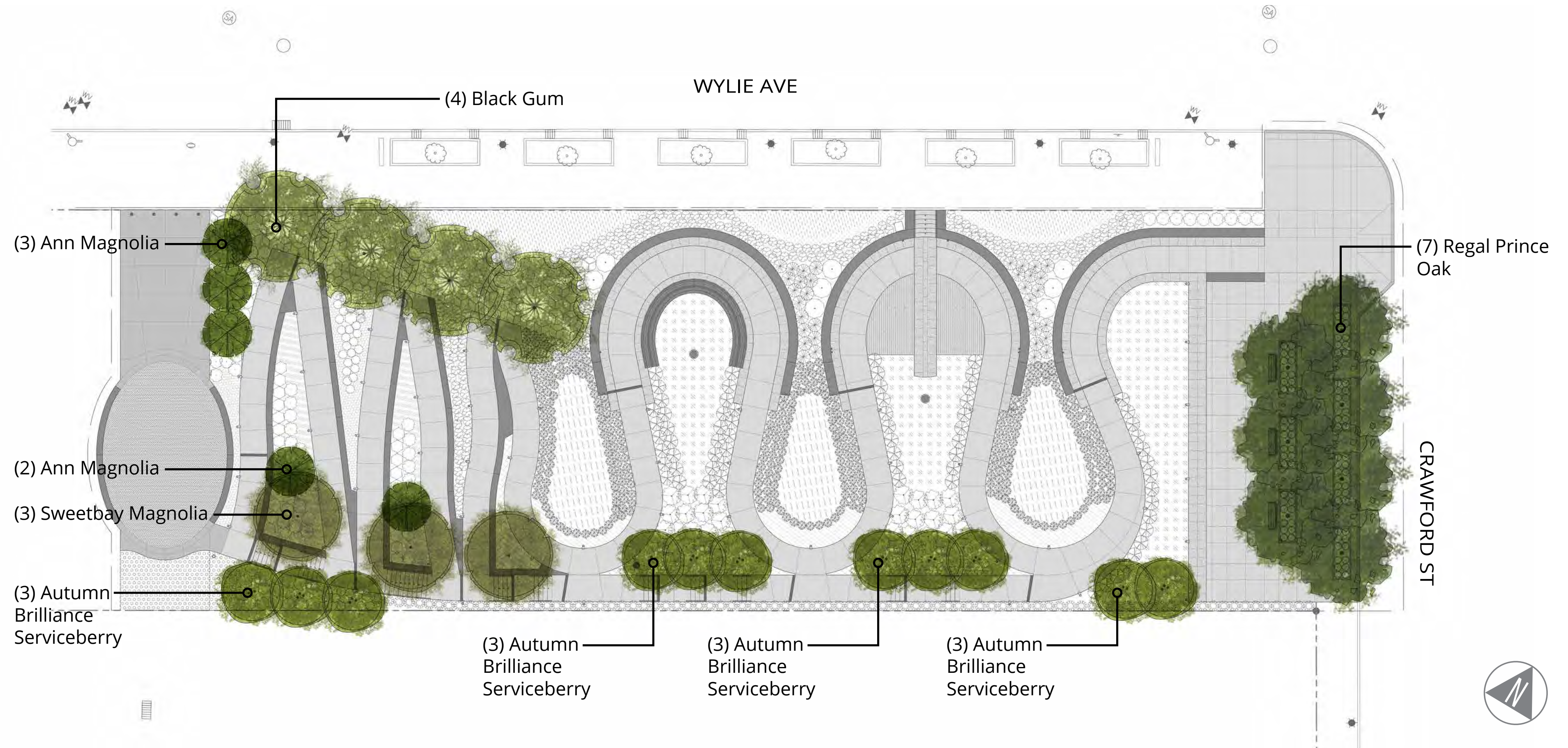


Bicycle Parking



SECTION 3: URBAN OPEN SPACE DESIGN APPROACH GOALS / SUSTAINABILITY / BICYCLE PARKING

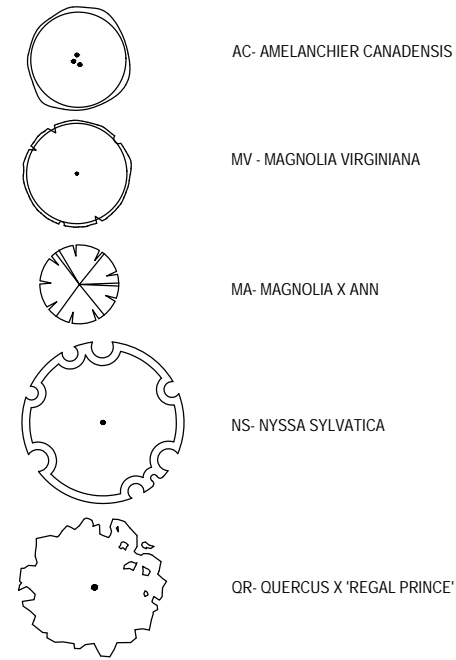
Tree Canopy Plan



SECTION 3: URBAN OPEN SPACE DESIGN APPROACH GOALS / SUSTAINABILITY / HEAT-ISLAND REDUCTION / TREE CANOPY PLAN

Planting Plan

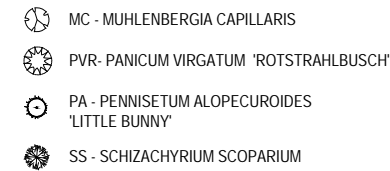
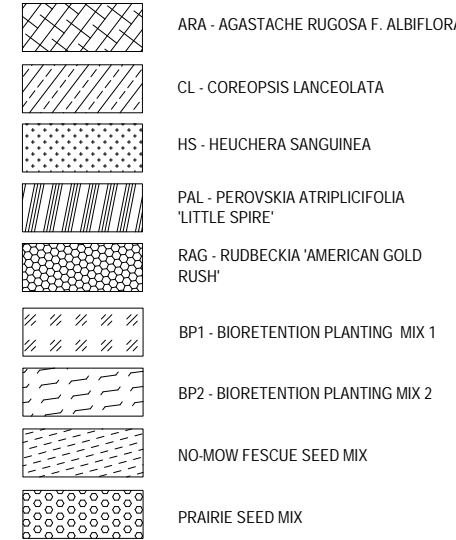
Tree Legend



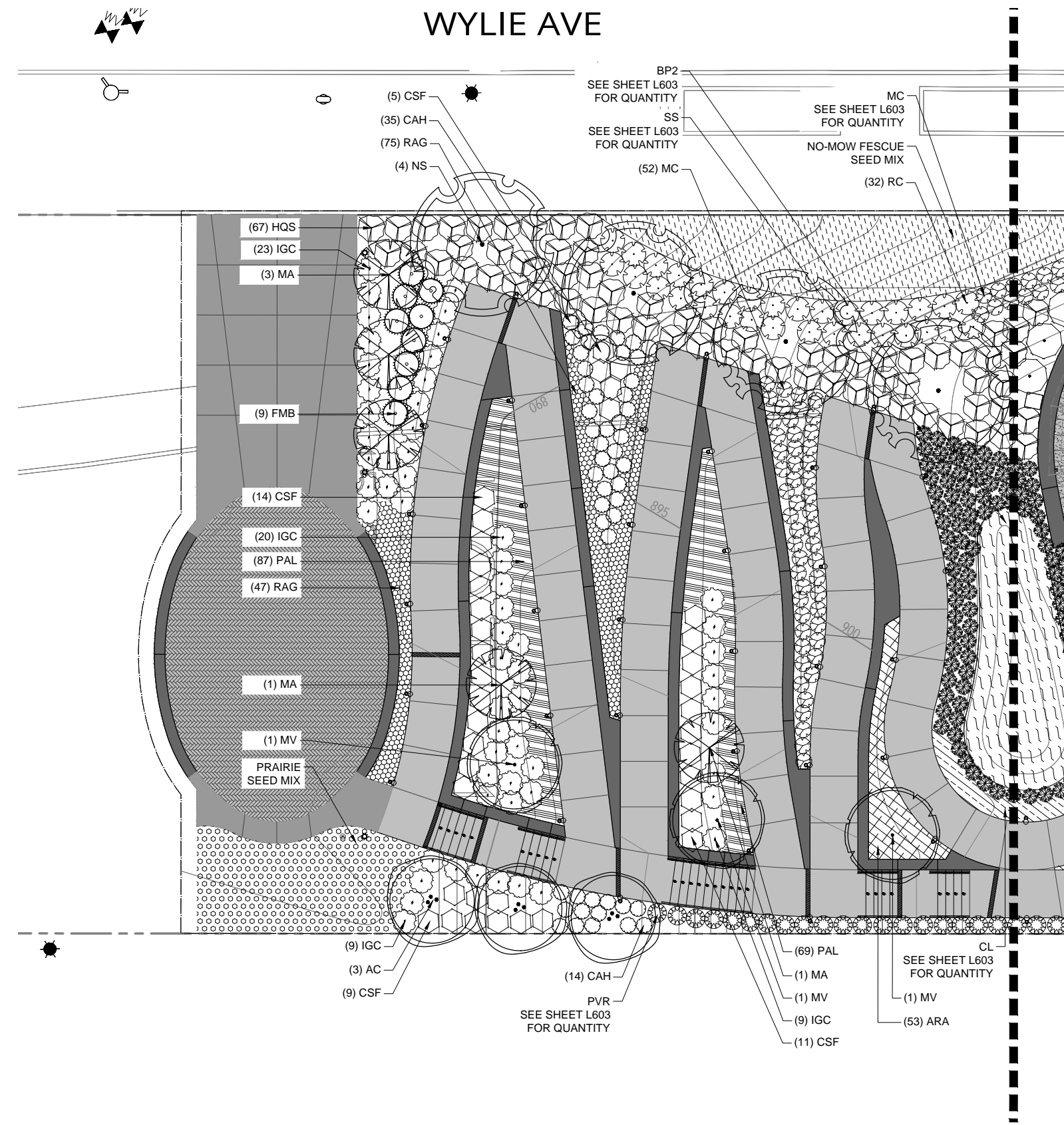
Shrub Legend



Perennials, Grasses & Groundcovers



NOTE:
 1. REFER TO L604 FOR PLANTING SCHEDULES AND DETAILS.
 2. REFER TO L300s FOR SITE IMPROVEMENTS PLANS.



SECTION 3: URBAN OPEN SPACE DESIGN APPROACH GOALS / SUSTAINABILITY / HEAT-ISLAND REDUCTION / PLANTING PLAN

Water-Efficient Landscaping with Primarily Native Planting Palette

SCIENTIFIC NAME

COMMON NAME

TREES

Amelanchier x canadensis

Cornus florida 'Comco No. 1' Cherokee Brave

Magnolia x 'Ann'

Nyssa sylvatica

Quercus x 'Regal Prince'

Autumn Brilliance Serviceberry

Cherokee Brave Dogwood

Ann Magnolia

Black Gum

Regal Prince Oak



Quercus x 'Regal Prince'
Regal Prince Oak



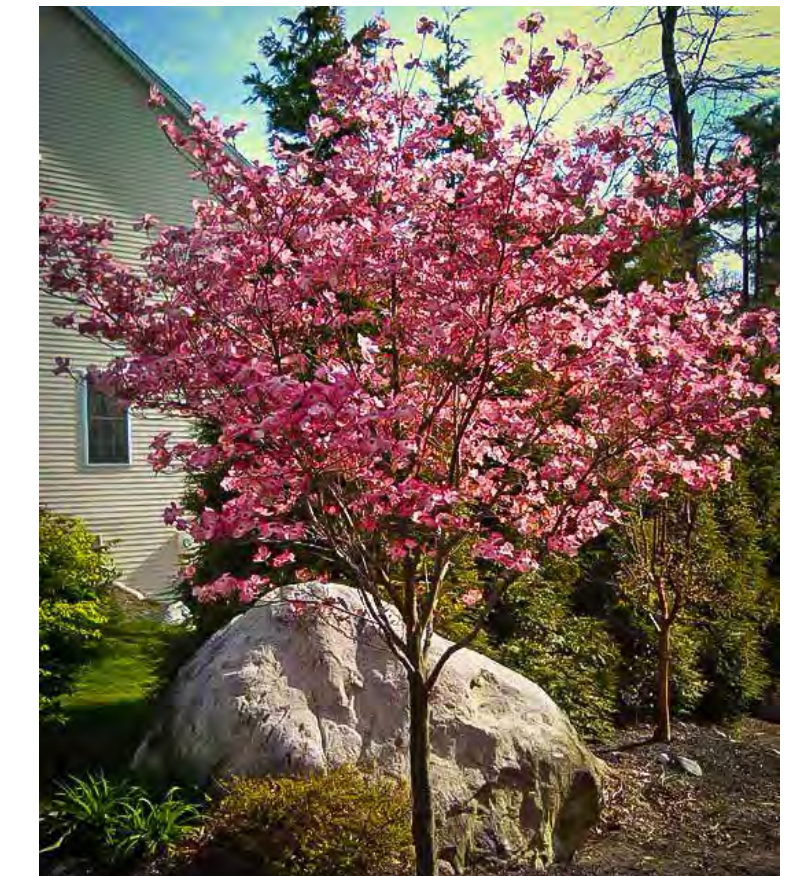
Nyssa sylvatica
Black Gum



Amelanchier x grandiflora
'Autumn Brilliance'
Autumn Brilliance Serviceberry



Magnolia x 'Ann'
Ann Magnolia



Cornus florida 'Comco No. 1'
Cherokee Brave
Cherokee Brave Dogwood



Water-Efficient Landscaping with Primarily Native Planting Palette

SCIENTIFIC NAME

COMMON NAME

SHRUBS

Clethra alnifolia 'Hummingbird'

Hummingbird Summersweet

Cornus stolonifera 'Farrow'

Arctic Fire Red Twig Dogwood

Fothergilla major 'Blue Shadow'

Blue Shadow Fothergilla

Hydrangea Quercifolia 'Snow Queen'

Snow Queen Hydrangea



Clethra alnifolia 'Hummingbird'
Hummingbird Summersweet



Cornus stolonifera 'Farrow'
Arctic Fire Red Twig Dogwood



Fothergilla major 'Blue Shadow'
Blue Shadow Fothergilla



Hydrangea Quercifolia 'Snow Queen'
Snow Queen Hydrangea



Water-Efficient Landscaping with Primarily Native Planting Palette

SCIENTIFIC NAME

COMMON NAME

SHRUBS

Ilex glabra 'Chamzin'

Rhododendron catawbiense 'Album'

Rhododendron x *PJM*

Viburnum x 'Burkwoodii'

Nordic Inkberry Holly

White Catawba Rhododendron

PJM Rhododendron

Burkwood Viburnum



Ilex glabra 'Chamzin'
Nordic Inkberry Holly



Rhododendron catawbiense
'Album'
White Catawba Rhododendron



Rhododendron x *PJM*
PJM Rhododendron



Viburnum x 'Burkwoodii'
Burkwood Viburnum



Water-Efficient Landscaping with Primarily Native Planting Palette

SCIENTIFIC NAME

COMMON NAME

PERENNIALS

Echinacea purpurea 'Magnus'
Echinacea purpurea 'White Swan'
Rudbeckia 'American Gold Rush'
Sedum spectabile 'Autumn Joy'
Perovskia atriplicifolia 'Little Spire'

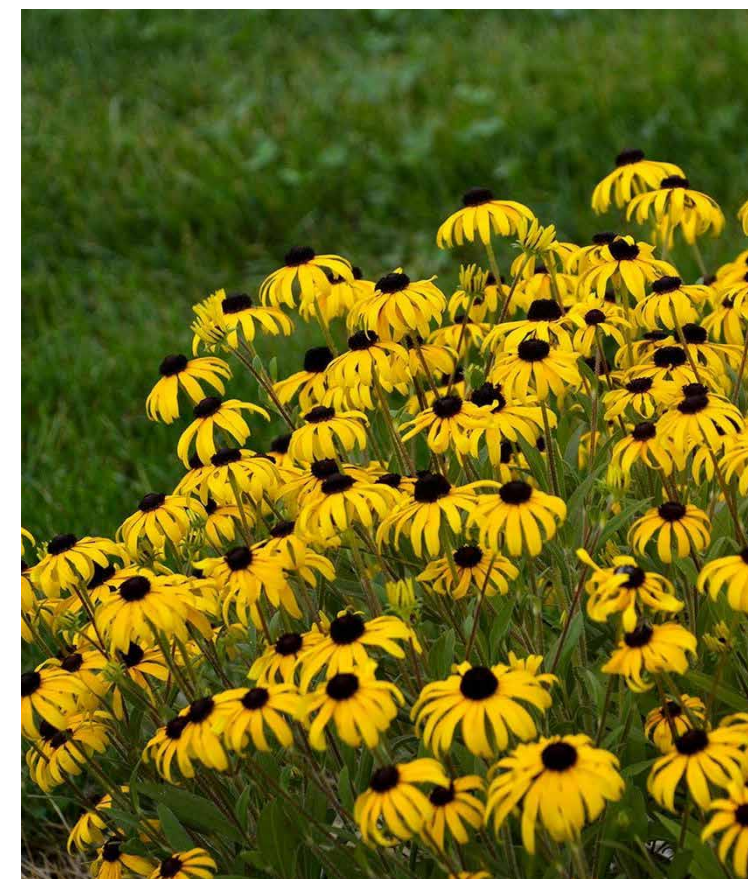
Magnus Coneflower
White Swan Coneflower
American Gold Rush Black-Eyed Susan
Autumn Joy Stonecrop
Little Spire Russian Sage



Echinacea purpurea 'Magnus'
Magnus Coneflower



Echinacea purpurea 'White Swan'
White Swan Coneflower



Rudbeckia 'American Gold Rush'
American Gold Rush Black-Eyed Susan



Sedum spectabile 'Autumn Joy'
Autumn Joy Stonecrop



Perovskia atriplicifolia 'Little Spire'
Little Spire Russian Sage



Water-Efficient Landscaping with Primarily Native Planting Palette

SCIENTIFIC NAME

COMMON NAME

GRASSES

Carex pennsylvanica
Muhlenbergia capillaris
Panicum virgatum 'Rotstrahbusch'
Schizachyrium scoparium

Pennsylvania Sedge
Pink Muhly Grass
Red Switch Grass
Little Bluestem



Carex pennsylvanica
Pennsylvania Sedge



Muhlenbergia capillaris
Pink Muhly Grass



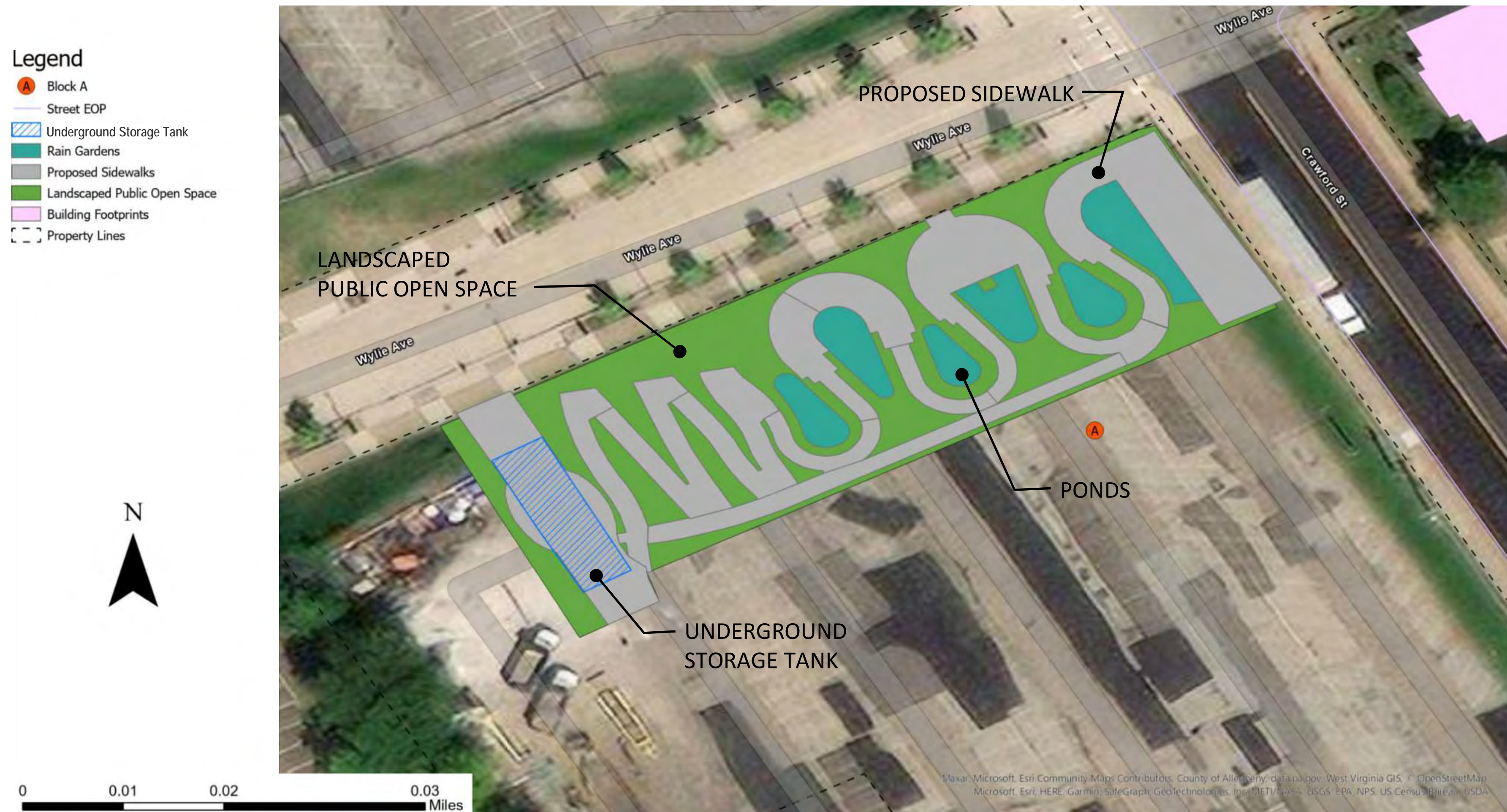
Panicum virgatum
'Rotstrahbusch'
Red Switch Grass



Schizachyrium scoparium
Little Bluestem



Stormwater Management



SECTION 3: URBAN OPEN SPACE DESIGN APPROACH GOALS / SUSTAINABILITY / STORMWATER MANAGEMENT

Holistic Stormwater Management

OBJECTIVES

Objectives for stormwater management are defined within the LEED ND implementation, PLDP guidance, and Sewer Facility Planning Module:

- LEED ND - Retain the 85th Percentile Storm Event (For Pittsburgh is equal to 0.74" rainfall event)
- PLDP Regulatory Sections 2.3.3 - Retain the first 1.2" of rainfall that falls on the impervious areas of any given site.
- SFPM - Provide most of the permeable area for Block A2 (parcel 2-C-301).
- City of Pittsburgh (Stormwater Design Manual, March 2022):
 - Volume control:
 1. Do not increase the 2YR -24hr event runoff.
 2. Remove 1.66" of rainfall from the system.
 3. Expand detention time as long as possible but below 72 hr.
 - Rate control:
 1. Do not increase the peak runoff for the 1, 2, 5, 10, 25, 50, and 100 YR storm events.

IMPLEMENTATION

The implementation plan for incorporation of the stormwater goals on the Curtain Call project – Phase I will include:

- Maximize pervious spaces within parcel 2-C-301 to include ponds, grasses and vegetation. The creation of a meandering or zigzag sidewalk allows to the creation of intermediate permeable areas dedicated for ponds and green landscaped public open space. The permeable areas will allow for a net reduction of stormwater runoff from the site, detain runoff, reduce heat island effect, and create natural spaces for pedestrians.
- Integrate stormwater controls into the artistic and educational features of the Curtain Call project.
- The most significant stormwater feature planned for the Phase I will be the underground storage tank that is planned at the bottom of the stormwater network in the site. This will allow us to detain and manage rainfall events, despite the site being unsuitable for infiltration applications because of the existing fill materials.



Construction Implementation Plan

TRANSPORTATION

Please see the following diagram showing construction gates and delivery locations. All deliveries will be directed to the gates.

WORKER PARKING

Phase I of the Curtain Call Project could support parking on the adjacent parking lot on the same Block A. If that opportunity is not realizable, workers will be expected to use street parking and only vehicles that will deliver materials, dumpster and equipment maintenance vehicles will be permitted on site.

SITE MAINTENANCE

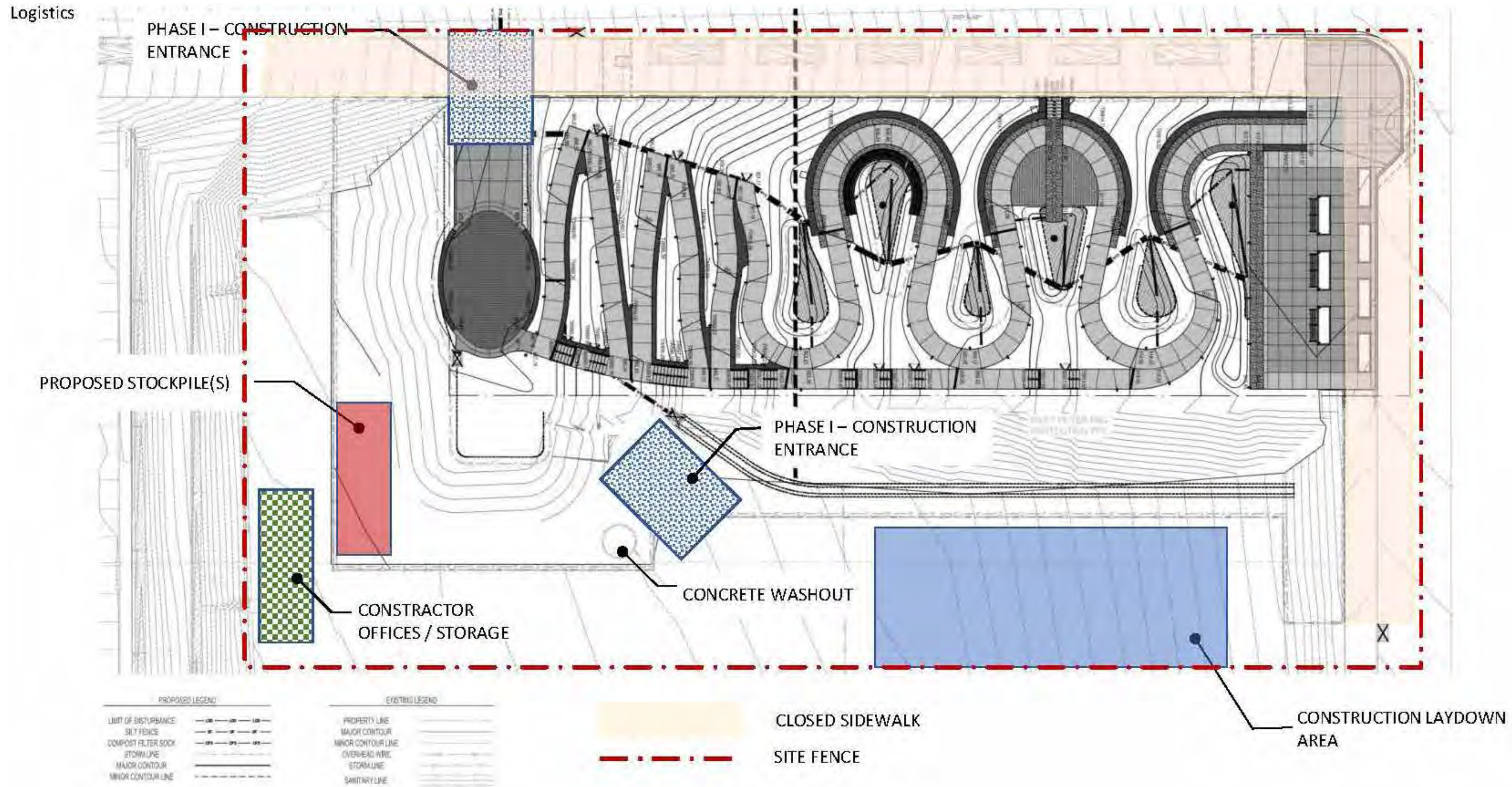
Please see attached diagram which shows the general proposed location of the 6'-0" chain-link worksite temporary fencing around all the construction site and the sidewalk closures. All deliveries to the site will be scheduled in advance and all visitors will be directed with signage to check-in at the job site office prior to entering the site. The proposed job site office location will be at the lower portion of the existing Block A. All workers and visitors will be required to wear all required PPE including hardhats, safety glasses, reflective clothing and proper shoes or boots. All workers and visitors will also comply with all CDC and City of Pittsburgh requirement for COVID-19. Block A/B Urban Open Space will be a drug free and alcohol-free job site.

All subcontractors are required to clean up their work areas and the job site daily. The construction manager and all subcontractors will escalate cleanup efforts. This will ensure that all materials stored on site are properly stored, secured and protected.

The entire Project team will make every effort to minimize any negative impact to the local street, surrounding areas, residents and neighborhood during the construction of this project.



Construction Implementation Plan

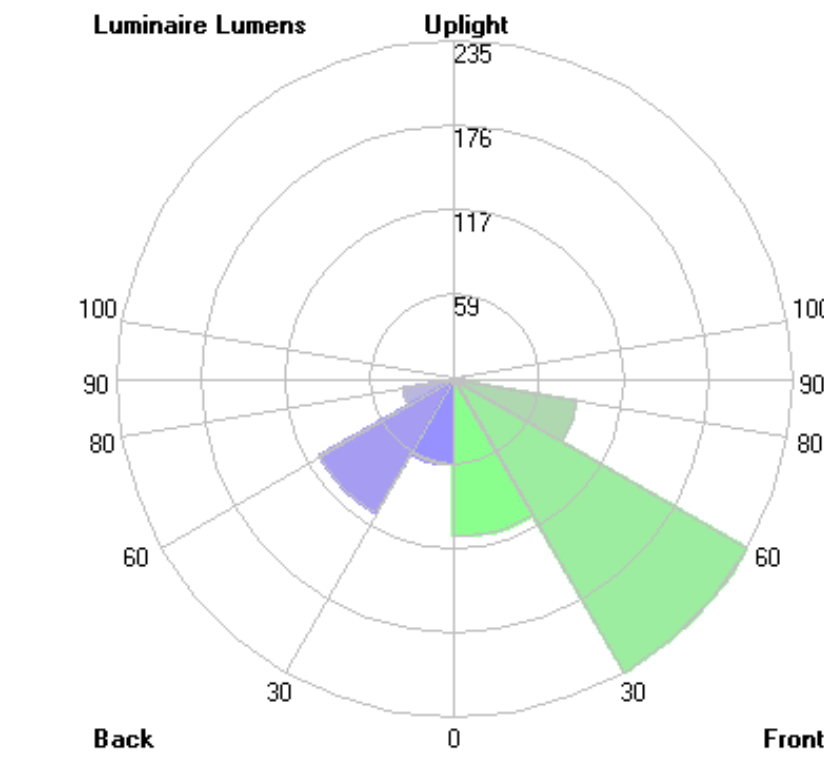


Dark Sky Performance Lighting

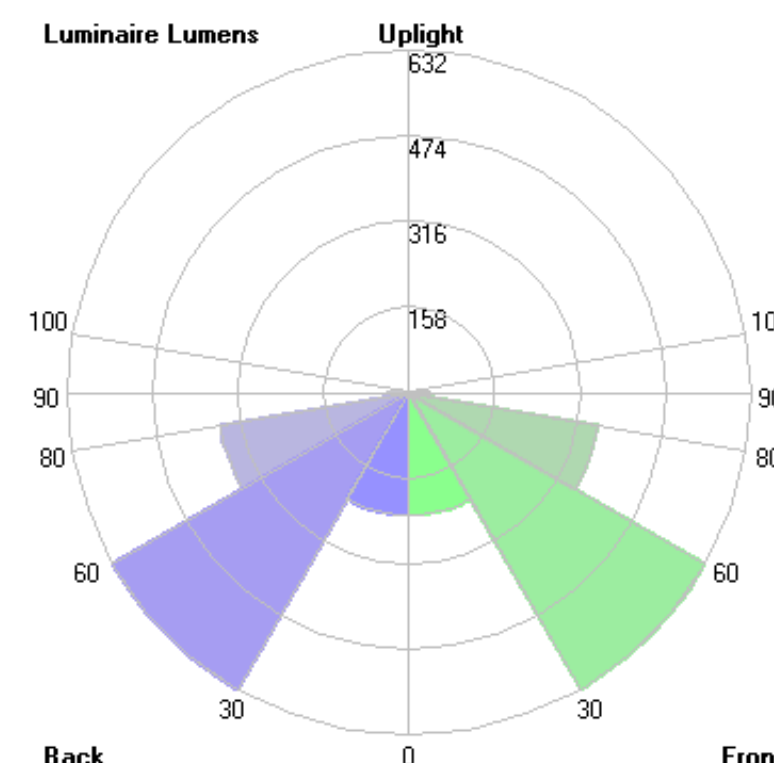
Fixture



Performance



Pedestrian Bollard



Pedestrian Light Post



SECTION 3: URBAN OPEN SPACE DESIGN APPROACH GOALS / SUSTAINABILITY / DARK SKY PERFORMANCE LIGHTING

Parking & Transportation

The proposed Urban Open Space (UOS) on Block A is identified in the 2021 Pittsburgh Lower Hill Transportation Study Update. Urban Open Space is not identified as a parking demand generator and traffic is below any threshold of significance. Parking for users of the UOS will be accommodated in the on-street parking, existing surface parking lots and structured shared use garages.





95 South Tenth Street, Pittsburgh, Pennsylvania 15203
LBA-LA.com 412.488.8822