

PLANNING COMMISSION PDP #17-072, 625 STANWIX STREET

Riverlife's May 30, 2017 statement before Pittsburgh's Planning Commission on the 625 Stanwix Street project

JoCo Sky LP, which acquired the building in August 2016, has been making interior improvements to upgrade the apartments built in the 1960s. They are seeking Planning Commission approval to replace the windows and to make some first floor improvements.

Good afternoon, I am Vivien Li, President and CEO of Riverlife, a non-profit organization which promotes, enhances, and activates Pittsburgh's riverfronts.

Riverlife's Riverfront Design Committee met last week with the project proponent, and we recommend that the proposed facade renovations be presented in conjunction with all other building improvements being planned, including the first floor renovations and high wall signage. A timeline with a phasing schedule for all improvements should be provided, together with architectural sections and renderings depicting the existing building context, including the mechanical penthouse.

With regards to the window improvements, we recommend the operability of the windows to provide opportunities for natural air ventilation and to reduce the need for energy use to cool the building. The Committee recommends a commitment to LEED certification and incorporation of city-scale goals that will also be of mutual benefit to the developer, including Pittsburgh's 2030 District, P4, and OnePGH sustainability and resiliency goals.

We recommend that the reflectivity and color of the windows be reviewed to reduce and prevent incidences of bird collisions with the glass facade.

Finally, the Committee recommends a review of the first floor building improvement materials. The entrance improvements need to be constructed with Type 1A code compliant materials. The proposed marine grade plywood is not acceptable.

Thank you.

Vivien Li
President and CEO
Riverlife