



**Existing Building:**

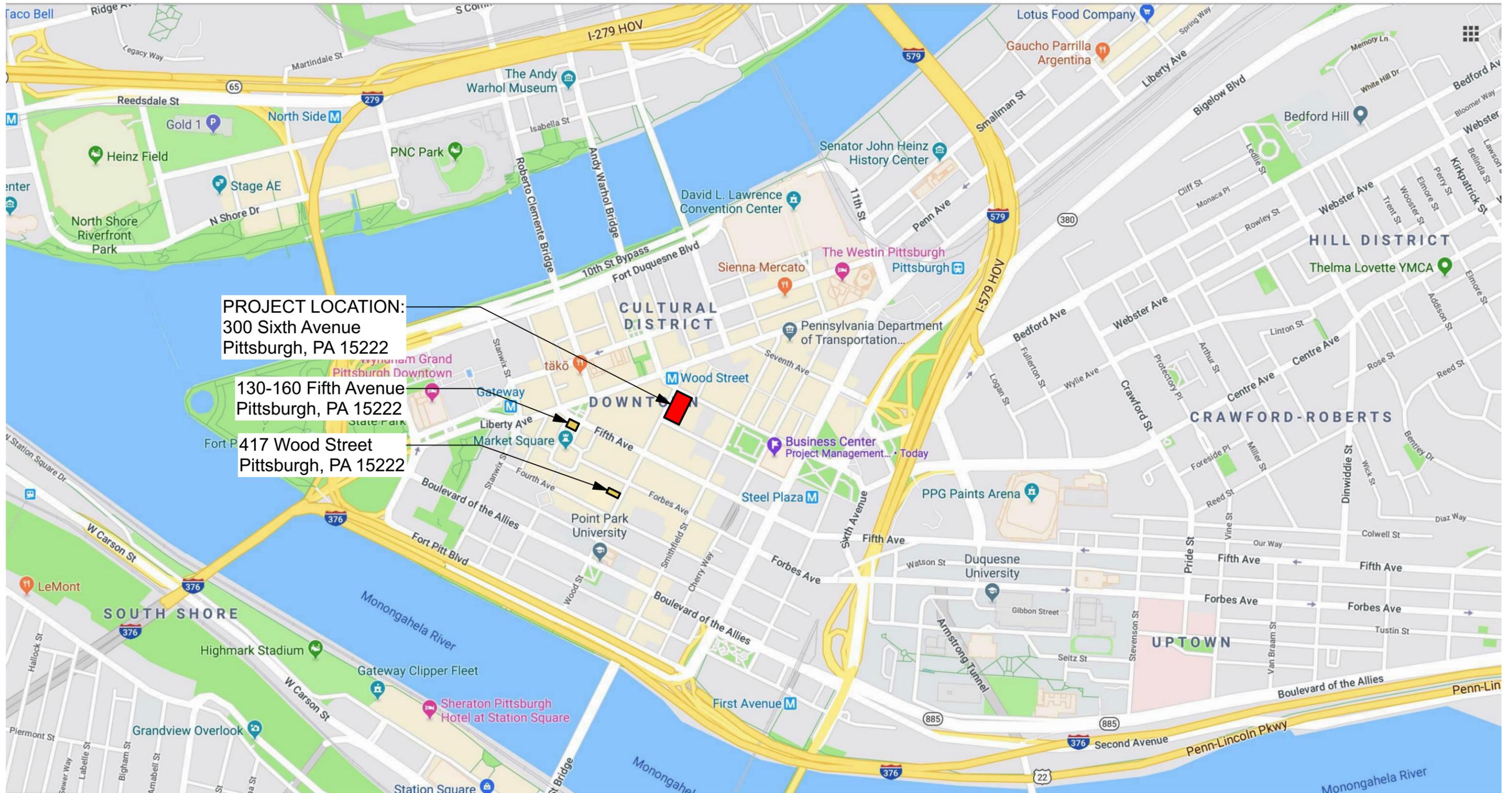
Address: 300 Sixth Avenue Pittsburgh, PA 15222  
Existing Use: Retail with Office and Vacant Floors Above  
Parcel IDs: 2-A-85-0, 2-A-85-1, 2-A-85-2  
Zoning District: GT-A  
Total Lot Area: 23,794 sq ft  
Number of Stories: 14 stories with full basement and two mezzanine floors  
Height: 254'-6" to Top of Penthouse  
Total Square Footage: 313,952 sq ft

**Proposed Changes and Renovations:**

Proposed Use: Retail with Residential Above  
Area to be renovated: 315,331 sq ft + 22,451 basement & parking  
Area of additions: 520 sq ft Two Rooftop Stair Towers  
Number of stories: 14 stories with full basement  
Height: 254'-6" to Top of Penthouse  
Total Units: 216 Units by Right  
Total Units with  
Transfer of  
Development Rights: 253 Proposed

# 300 Sixth Avenue Renovation

City Council Public Hearing  
Wednesday, June 8, 2022



**Historical Photographs:**



McCreery Department Store - 1910



300 Sixth Ave



300 Sixth Ave - 1966

**Exterior Restoration Summary:**

- The building was designed by Daniel Burnham and opened in 1904 as a department store
- The lower floor alterations occurred in 1939
- The additional floor was added in 1965
- Since the 1990s, the building has been used as GNC Headquarters



Sixth Ave Elevation (North)



Sixth Ave Existing Storefront (North)



Oliver Ave Elevation (South)



Rear Elevation (East)



Rear Elevation (East)



Wood Street Elevation (West)



Wood Street Existing Storefront - The Puddler (West)



Canopy - 1966



Canopy - 2007



Canopy - 2012

UNIT COUNT TYP. FLOOR		
	NAME	QTY
<span style="display:inline-block; width:15px; height:15px; background-color:#f0e68c;"></span>	1BR	10
<span style="display:inline-block; width:15px; height:15px; background-color:#f0e68c;"></span>	1BR + Den	1
<span style="display:inline-block; width:15px; height:15px; background-color:#8e7cc3;"></span>	2BR	6
<span style="display:inline-block; width:15px; height:15px; background-color:#4db6ac;"></span>	3BR	1



**Total Units: 253**

**Total ADA Units: 6**



**Aerial**



Aerial View - North



Aerial View - East

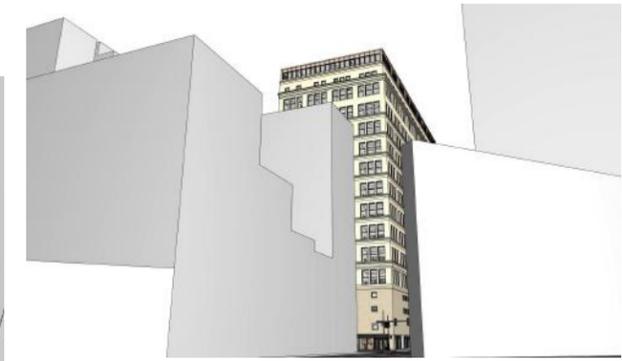


Aerial View - West

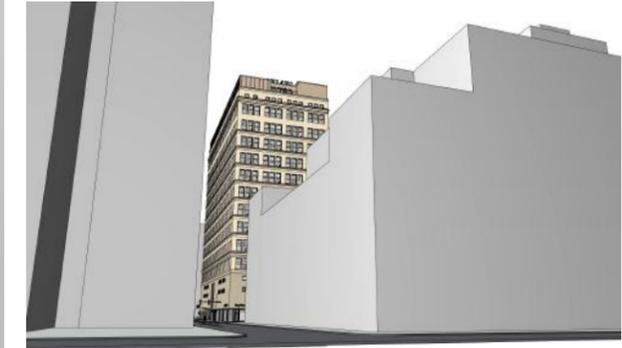


Roof View - West

**Street Views**



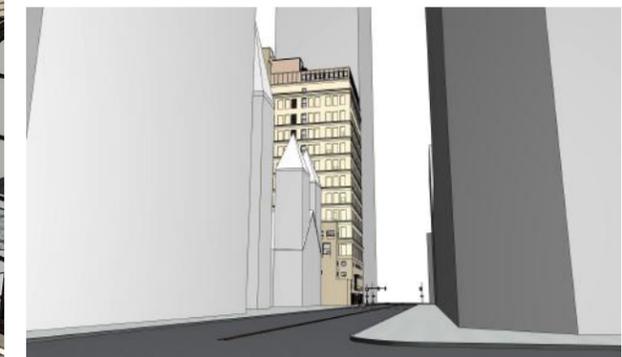
Wood St - Liberty Ave



Wood St - Fifth Ave



Oliver Ave - Smithfield St



Sixth Ave - Smithfield St



Perspective - Street Level



Existing Condition - Street Level



Perspective - Wood Street Elevation



Existing Condition - Wood Street

## THE LANDMARKS DEVELOPMENT CORPORATION

100 West Station Square Drive, Suite 450  
Pittsburgh, PA 15219-1134  
412-471-5808 • FAX 412-471-1633 • www.phlf.org

March 10, 2022

Christine Mondor  
Chairwoman, City of Pittsburgh Planning Commission  
City of Pittsburgh Department of City Planning  
200 Ross Street, Third Floor  
Pittsburgh, PA 15219

RE: DCP-ZDR-2022-00182 – Transfer of Development Rights to 300 Sixth Avenue Project

Dear Ms. Mondor:

I am the General Counsel of The Landmarks Development Corporation (“Landmarks”). Landmarks is the owner of property at 417 Wood Street (Block and Lot 1-H-195; “Wood Street Property”). Landmarks is the manager of Market at Fifth LLC (“Market”), the owner of property at 130-160 Fifth Avenue (Block and Lot 1-D-150; the Fifth Avenue Property”).

Both the Wood Street Property and the Fifth Avenue Property are located in the GT, Golden Triangle Zoning District. The Wood Street Property has a surveyed lot area of 1,215 square feet. The Fifth Avenue Property has a surveyed site area of 4,420 square feet. As you know, under the City of Pittsburgh Zoning Code (the “Code”), residential dwelling units are allowed in the GT district at a ratio of one (1) unit per hundred ten (110) square feet of lot area. As a result, the Wood Street Property might accommodate up to eleven (11) dwelling units while the Fifth Avenue Property might accommodate up to forty (40) dwelling units. At present, there are no dwelling units at the Wood Street Property and seven (7) at the Fifth Avenue Property.

I am writing to confirm that pursuant to Code §910.01.D.1:

Landmarks has agreed to transfer from the Wood Street Property to 300 Sixth Avenue Property LLC (“300 Sixth”) development rights for five (5) dwelling units; and

Market has agreed to transfer from the Fifth Avenue Property to 300 Sixth development rights for thirty-three (33) dwelling.

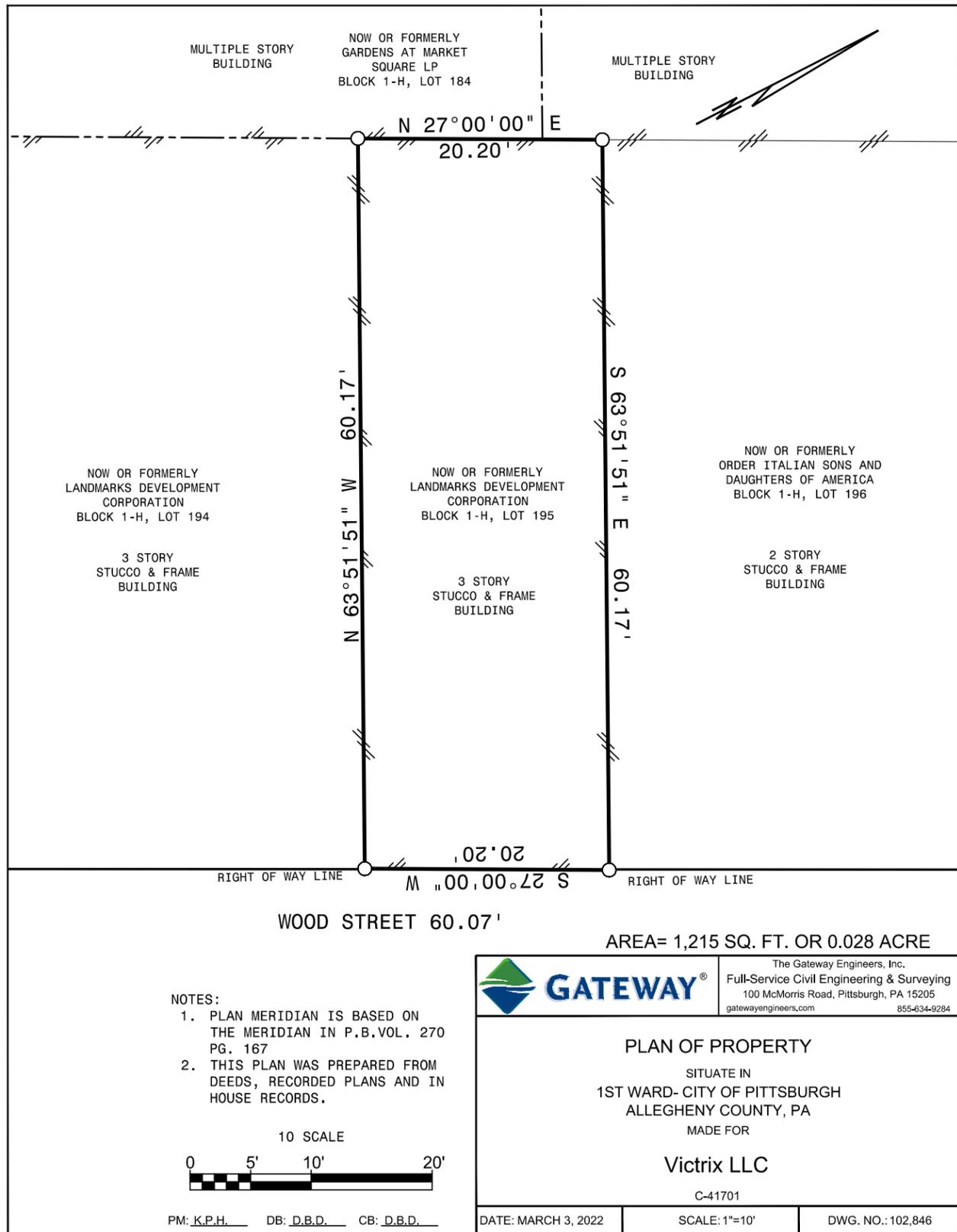
The development rights to be transferred from the Wood Street Property and the Fifth Avenue Property will be used by 300 Sixth as part of its renovation and redevelopment of the building at 300 Sixth Avenue (Block and Lots 2-A-185, 2-A-185-1 and 2-A-185-2) and the transfers will only be effective if approved by Pittsburgh City Council as provided for in the Code.

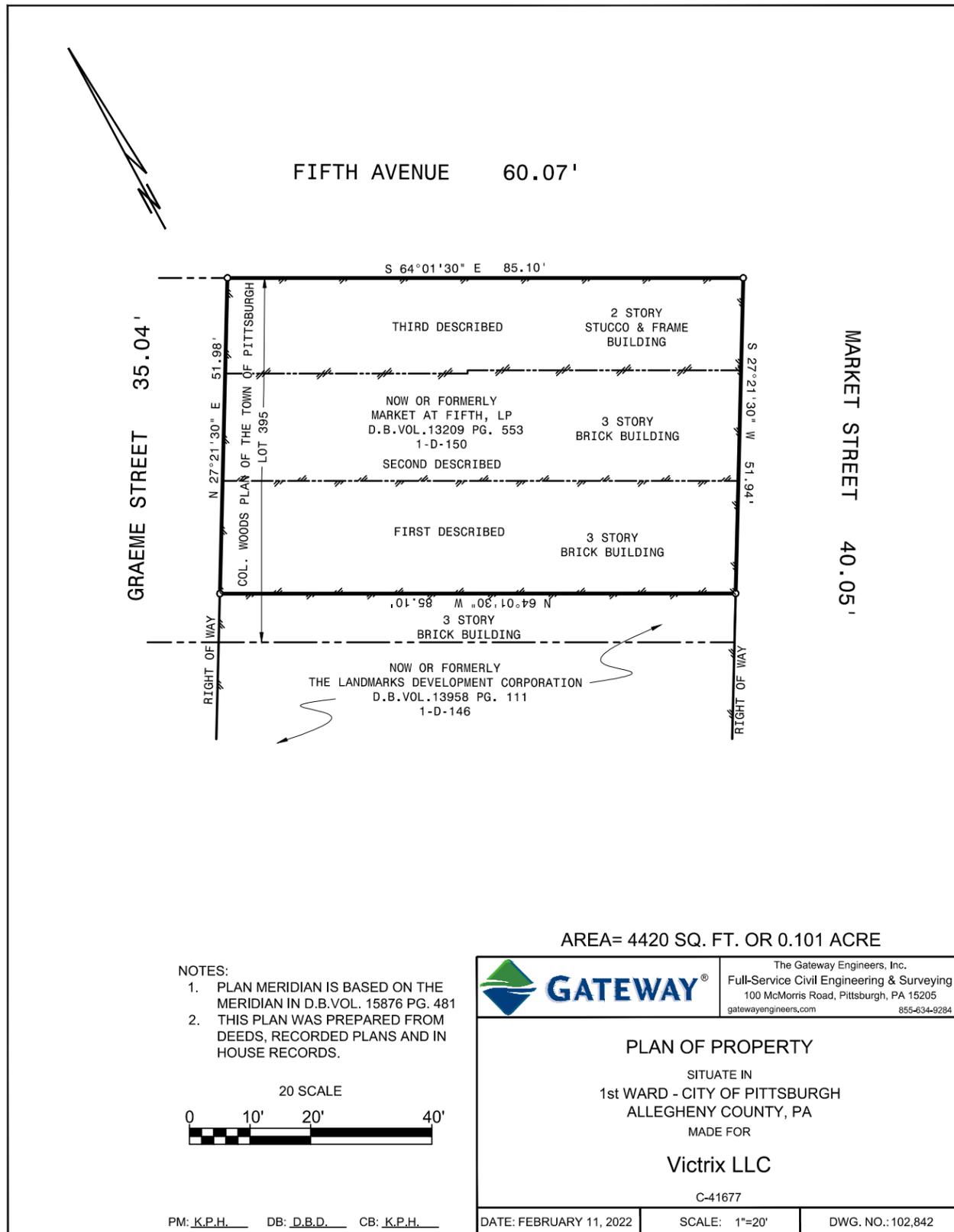
Landmarks is happy to help with the rebirth of the building at 300 Sixth Avenue, an important and historic structure in downtown Pittsburgh. Please do not hesitate to let me know if you have any questions.

Very truly yours,



Donald A Kortlandt  
General Counsel







THANK YOU.

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