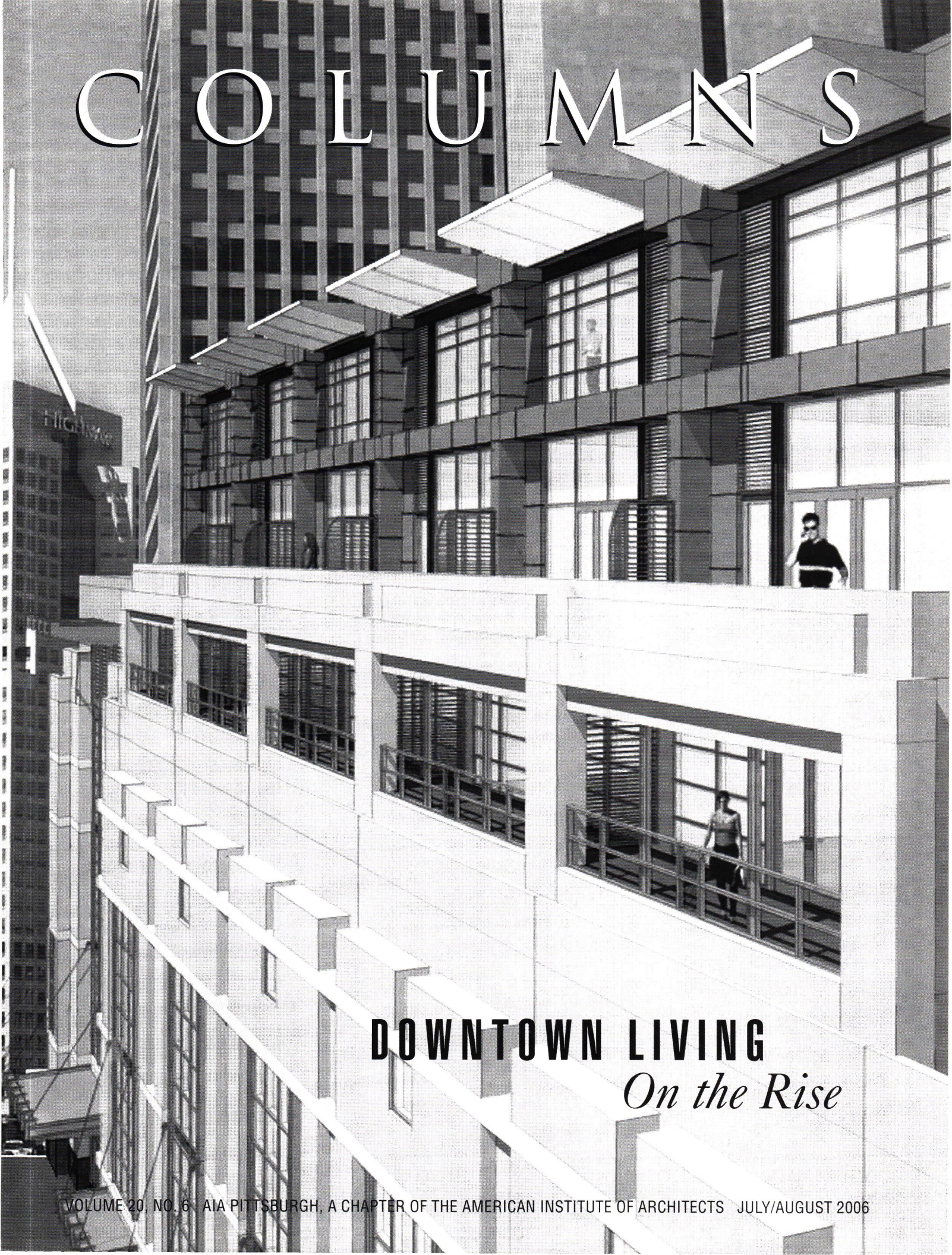
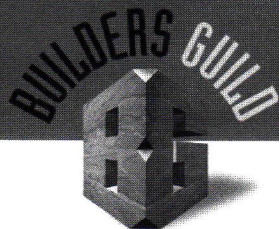


COLUMNS



DOWNTOWN LIVING *On the Rise*

VOLUME 20, NO. 6 AIA PITTSBURGH, A CHAPTER OF THE AMERICAN INSTITUTE OF ARCHITECTS JULY/AUGUST 2006



It's going to work

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We ARE the Building Trades We ARE Union Workers and Contractors

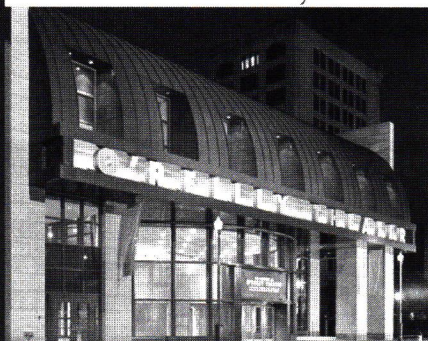
Lincoln at North Shore



"Without the assistance of our general contractor and major subcontractors from design development through construction, the Lincoln at North Shore may not have been developed. Today it is recognized as the most successful apartment community in the Pittsburgh metropolitan area."

Kevin Keane, Sr.
Vice President/Partner
Lincoln Properties Company

O'Reilly Theater



"The O'Reilly Theater provided a number of unique challenges as a highly visible project on a tight urban site. More visible exterior and interior finish elements, such as exposed architectural concrete stair risers, curving millwork and the vaulted copper roof, were all beautifully executed."

Caroline L. Hancock
Director of Communications
Michael Graves & Associates

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Art Institute of Pittsburgh



"This was a top-notch project. In regards to quality of the built environment, this facility is now considered to be the leader of all our schools across the country."

George Pry
President
Art Institute of Pittsburgh

PNC Park

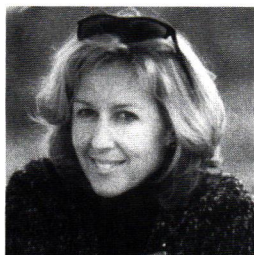


"The unions built PNC Park in just two years--on time, on budget. They were motivated to build the best ballpark in the country, and they did it. It was a great partnership."

Kevin McClatchy
CEO & Managing General Partner
Pittsburgh Pirates

City Living

By Tracy Certo



I was stopped in my tracks at the sight of the new, spectacular 46-story Lord Norman Foster-designed Hearst Building on Eighth and 57th.

It was one of those ideal moments

Life sometimes grants when everything has mysteriously clicked into place and your only reaction is quiet but immense satisfaction. I was in New York, at a Starbucks on the corner of Columbus and 86th, the most happening scene in the neighborhood that Sunday morning, where people watching was sublime. I had a thick newspaper waiting, time to spare, and a dream I was fulfilling. How many times in life are you fulfilling a dream? This was a moment to savor fully.

Opening the Architecture issue of the New York Times Magazine, I saw the headline question on an article: What do we argue about when we argue about architecture?

Hmmm. Must we argue? Now? I feared breaking the spell.

I had spent all of Saturday walking and exploring the streets of New York, from Riverview Park to Central Park, from 89th to 43rd. And back. I had paid attention to the architecture; I was stopped in my tracks at the sight of the new, spectacular 46-story Lord Norman Foster-designed Hearst Building on Eighth and 57th. (www.hearstcorp.com/tower) Erected on the old Art Deco headquarters; it's expected to get Gold LEED-CS rating helped by the exterior "diagrid", each steel and glass grid four-stories high. Very cool. Very environmentally-conscious. In one recent article about it they referred to New York as the Big Green Apple. Very clever.

I was held spellbound in front of several new sleek and stylish condo buildings, and I was thoroughly captivated by the Hotel Hudson with its garden roof over the lobby and the cool lit floor in the uber-hip bar where the sunken chairs make you feel like you've already tossed back a few. Well, nearly. I had walked through the serene and elegant lower floors of Saks—coolly sophisticated but ultimately boring—before feeling energized stepping off the elevator onto the fifth floor—contemporary sportswear—where world music drummed an irresistible beat, staff offered cold drinks from a tray and models sashayed, beaming. Retail therapy ain't my thing but this? Any day. I shopped. I spent. I savored. And then I met a girlfriend for dinner at the Hudson.

So it had been a dreamy weekend, from the reunion dinner of friends at the Union Square Grill (renamed the Reunion Square Grill for the occasion) to staying with my wonderful friend Linda who has a classic six condo on the Upper West Side, straight out of a Woody Allen movie with its high ceilings, detailed moldings, old and impossibly cool kitchen and wooden floors that creaked.

But Linda was called out of town unexpectedly and on Saturday morning she turned over the keys to me. If it were anyone else, she said, I'd be upset about this. But you?

With me, it was a dream come true. My own place in New York City! Growing up 90 miles away, I had a dream of moving to the Big—but not yet green—Apple. So, this, I told Linda, who had acted in a number of television shows, was outrageously cool. "I feel like Marlo \$&%&* Thomas," I assured her. "Can I tell people now that I had a place in New York City?"

Okay, it was only for a short weekend but it was ideal, with all the benefits and none of the hassles. Holly Brubach (p. 8) lived in New York for years and is happy to leave and happy to return to Pittsburgh. She thinks Pittsburgh has a wealth of attractions and—this is critical to her—it's easy to live here. She loves the architecture. The landscape. The people.

In this issue we celebrate city living with a profile of what's new in downtown Pittsburgh and the vicinity. What's great about this is the variety of options for those who want to make the move. New condos on the Monongahela, or new apartments on the Allegheny. Old rehabbed lofts for rent on Penn or whole-floor condos any way you want them in the elegant Granite Building. This movement is exciting in itself, not to mention the potential for what it could bring.

It was only after the tour and after finishing this article that I finally got around to reading that New York Times Magazine issue. What do we argue about when we argue about architecture? Everything, it seems. Too bad we're out of space here...

IN THIS ISSUE

Downtown Living, On the Rise 6

Pittsburgh's Post-Modernist Buildings . . 16
Results from a recent *Columns* survey of architects

News 5

Breaking Ground 20

On the cover: Piatt Place by Strada

AIA Pittsburgh serves 12 Western Pennsylvania counties as the local component of the American Institute of Architects and AIA Pennsylvania. The objective of AIA Pittsburgh is to improve, for society, the quality of the built environment by further raising the standards of architectural education, training and practice; fostering design excellence; and promoting the value of architectural services to the public. AIA membership is open to all registered architects, architectural interns, and a limited number of professionals in supporting fields.

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Don't Think Twice, It's All Right

By Maya Haptas

If you told me four years ago when I started

at AIA Pittsburgh that I would be ending my career here with a column quoting Bob Dylan lyrics I wouldn't have believed you. Yet, I wouldn't have believed you if you also told me I would be leaving to get my master's degree at Cornell University in Historic Preservation Planning.



"I would never have guessed that moving to Pittsburgh, Pennsylvania after college graduation would so shape the direction of my future professional interests."

I got one of those blast-from-the-past emails last week. There was my email address, sandwiched in between two names I hadn't thought of since 1996, telling me to save-the-date for my ten-year high school reunion.

Looking back on past milestones this is how my career path was always envisioned: 8th grade: lawyer, 12th grade: filmmaker, college graduation: ? This is, of course, to be interspersed with: librarian, house painter, O.R. Tech, gadabout, and chef.

Working for the past four years at AIA Pittsburgh has certainly influenced my future professional life and taken me in a direction I didn't necessarily envision at any of these past points, yet, embarking on this journey I can't imagine a better place to be going.

When Anne offered me this job, she joked about how all her friends are architects and how, working at AIA, you tend to live and breathe architecture. In fact, if I remember correctly, she grilled the waiter at the restaurant on the wall covering (bamboo) and kept pointing out the lighting and other details in the room I was overlooking as I nervously straightened my suit jacket and crossed my fingers under the table.

Yet, as I quickly found out, it's hard to work here and not be influenced by the great mission of the Chapter and the many volunteer members who contribute to much of our varied programming, events, communications and, most importantly, leadership. It has been particularly influential to work with recent presidents and their commitment to livable communities and expanding the mission of the chapter to be inclusive of the entire built environment. As a layperson it can be hard to see architecture as more than just buildings.

In my personal statement for my Cornell application I wrote: "I would never have guessed that moving to Pittsburgh, Pennsylvania after college graduation would so shape the direction of my future professional interests. At first, I found it difficult to articulate my attraction to the brick buildings, the industrial remnants of Big Steel, and the huge old houses in the neighborhood of Friendship, where I first lived. I lacked a vocabulary to describe the energy of this city continuing to transform itself as its industrial base evaporated." I go on to state that by working at AIA Pittsburgh and within the architectural community here I began to gain the vocabulary to be able to describe what drew me to the region originally and what I was most passionate about seeing achieved.

As I look back on past Chapter accomplishments it's hard not to feel proud of the role I have been able to play in the Chapter's successes. We've held Design Pittsburgh in different locations and neighborhoods and each year garner another crop of great submissions from the membership. We've held events in great spaces throughout the city including The Pittsburgh Glass Center, The Cork Factory, Sanctuary, The Firehouse Lounge, Concept Art Gallery, and SPACE Gallery. Build Pittsburgh has elevated the Chapter's continuing education programming by adopting seminars on local issues pertinent to architects in the region, and I even got to brush elbows with a governor or two!

A lot of people (ok, a lot of architects!) ask me what I plan to do with my degree when I finish the program in two years, and as I bumble through an answer having something to do with community identity, history, and urban vibrancy — what I'm really thinking is that I know my experience in the degree program will continue to whittle down the options and help discover what is right for me, just as my experience working at AIA Pittsburgh has done. So, I'm keeping my options open, and who knows, it's possible in two years you may get a call from me looking for a job. Which goes far to answering the second most common question people ask me: "Will you be returning to Pittsburgh when you graduate?" For now, the answer is yes, for it would be difficult not to return to the city that has so shaped my future and continued to contribute to its own incredible vibrancy with an increased vocabulary.





IKM Team at Pedal Pittsburgh

The IKM cycling team before completing Pedal Pittsburgh, by the PPG Place plaza fountain, an IKM Incorporated design. FROM LEFT: Roger Hartung, AIA, Tom Hartman, AIA, Roger Druschel, Brian Campolong, Deb Martonik, Matt Burke, Mark Brandfass, Phil Light, and Julie Wagner, Assoc. AIA.

Design Pittsburgh 2006

Call for Entries!

BINDERS DUE: THURSDAY, SEPTEMBER 21

9 a.m. - 5 p.m. AIA Pittsburgh Chapter Office
5 p.m. - 7 p.m. September Membership Meeting at Chatham College Center for Art & Design, more details to come!

BOARDS DUE: MONDAY, OCTOBER 2

9 a.m. - 5 p.m. AIA Pittsburgh Chapter Office

DESIGN AWARDS CEREMONY: TUESDAY, OCTOBER 24

Submission kits must be purchased from AIA Pittsburgh.
Order form included with this issue.

Call AIA Pittsburgh for details at 412-471-9548 or visit www.aiapgh.org



D O W N T O W N ,

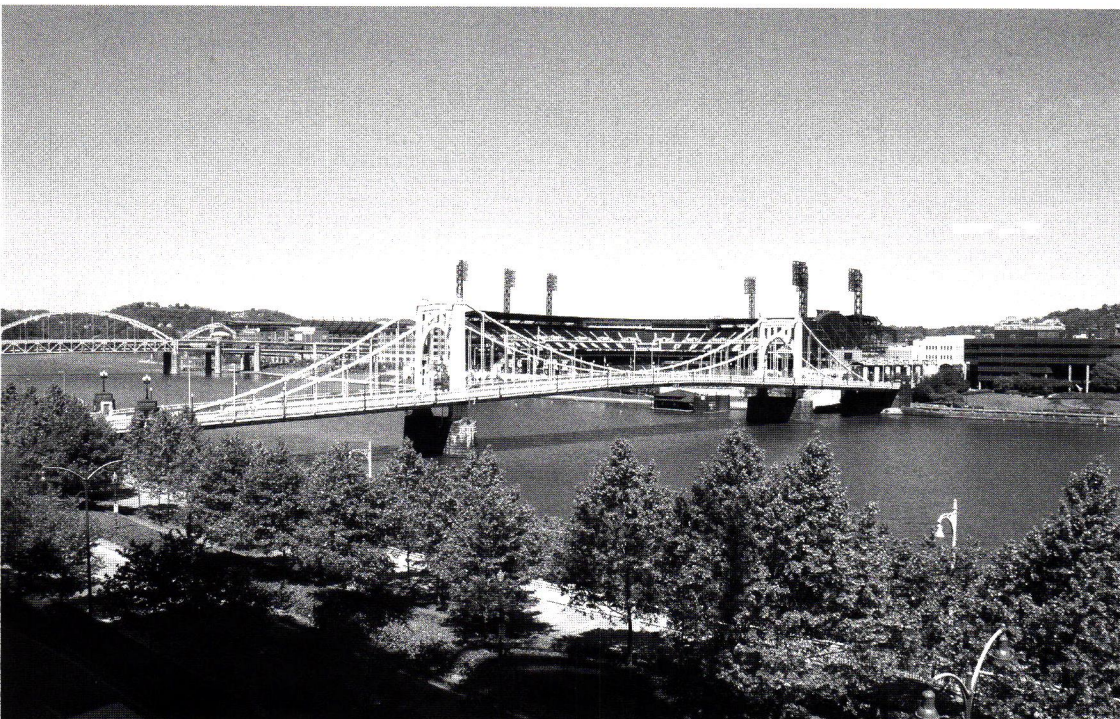
Everything's Waiting for You By Tracy Certo

PHOTO BY TRACY CERTO

By 2010, 72 percent of American households will not have children at home, notes a 1998 report by the Brookings Institute which first documented the new trend of city living back in 1998 and predicted a boon for cities. Projections were for downtown populations to quadruple in Houston, and triple in Cleveland and Denver, to name a few.

Pittsburgh, with its current 2,700 downtown residents, is no exception as the recent burst of residential building activity continues with 61 condos at the renovated Carlyle on Fourth St., 151 apartments at the new Empire on Seventh, 82 new condos at 151 Firstside among others—including a major residential project on Eighth St., a result of an international design competition by the Pittsburgh Cultural Trust to assure great design.

From Houston to Cleveland, from Denver to Pittsburgh, downtown living is on the rise

Here's a question you might have fielded lately: Have you considered moving downtown? Even those who aren't thinking about it are discussing the trend that's sweeping the country as empty-nester baby boomers and others seek the urban and convenient spaces of downtown living. Which makes urbanists, architects and other city-living types rejoice. The trend in residents moving downtown, a reversal of the Post WWII trend to flee to the 'burbs, will affect everyone working or playing downtown. It will ease rush hour, for one, decrease the potential for urban sprawl, increase the demand for restaurants and stores, add to the liveliness of the area after 5:00 and overall create more vitality.

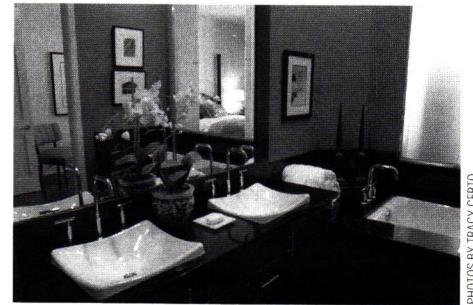
One thing fueling the movement is attitude: Cities have become cool once more and places like New York, Boston, and San Francisco are being emulated instead of shunned. In cities like Phoenix and Seattle, high rise condos are going up and selling out. Even cities that historically lacked much of a central core are enjoying notable increases in downtown living. Sacramento, California is now boasting vertical development; in one high-rise condo building in the center of town, dozens of condos recently sold in one day. While part of it is being fueled by price—especially out west where many are unable to afford single family houses—the rest of it is a matter of demographics and accumulated wealth.

"Downtown Pittsburgh is on its way to being a neighborhood and one of the things Eve (Picker) has always believed is when you have residential demand, these other amenities quickly follow," says architect Dutch MacDonald, AIA of EDGE studio who is working on both the Granite Building and 930 Penn Avenue. With more and more living downtown, he adds, that 24 hour downtown concept will soon become a reality.

This burst of residential activity is already inspiring other amenities—a long-awaited grocery store prime among them—in its wake. From rental apartments to penthouse condos, the choices are greater than ever if you choose to move downtown. Come on, admit it; you've thought about it, too. Skip the commute. Walk out the door and into the theatre minutes before performance. Hop on a bike and pedal through urban streets onto a nearby riverside trail. Sounds good, yes? If so, read on...



ILLUSTRATION BY STRADA



PHOTOS BY TRACY CERIO

Piatt Place

ARCHITECT: Strada

DEVELOPER: Millcraft Industries, Inc.

CONTRACTOR: Turner Construction

From the well-appointed model which faces west on Fifth and Wood, with its open kitchen and living area and expansive views, you can picture yourself living here. Okay, some of us can. Easily. This building, once Lazarus Department Store and now reborn again as multi-use, features retail, offices and residential. Special touches include an all glass natural atrium and luxury rooftop town homes with outdoor terraces and central lawn and garden. And oh yes, views.

The 50 units include town homes and penthouses on the upper floors with outdoor terrace and living areas as well as smaller condo units.

With valet and concierge services it's the pampered life, especially if you work downtown and can skip the commute. Convenience, as they say, is everything.



The Granite Building

OWNER: Holly Brubach

ARCHITECTS: EDGE studio, Dutch MacDonald, AIA

"Luxury to me is space and light," says Holly Brubach, a Pittsburgh native and former style editor for the New York Times. Currently the creative director of Canada-based Birks, the charming Brubach decided to return home after living in Paris, Milan and New York all these years. And she did it in style, purchasing one of downtown's most beautiful buildings, The Granite Building, formerly the German National Bank Building (1889).

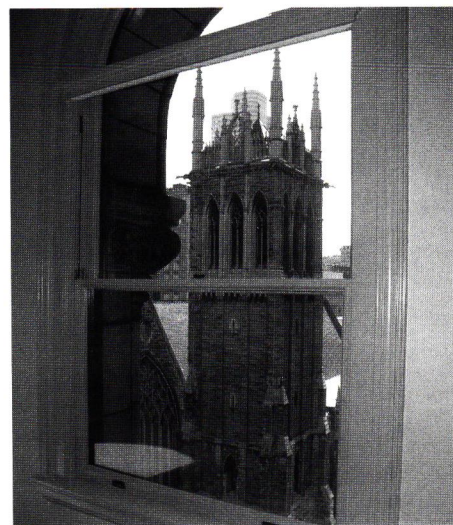
Designed by Bickel & Brennan, the Richardsonian beauty is situated on the corner of Sixth and Wood next to the elegant Duquesne Club and across from the two 19th-Century churches, the First Presbyterian and the Trinity Cathedral. The result? Sweet views from the long bank of windows on the south side.

Although Brubach has never renovated a building before, her impressive career has allowed her to collaborate with architects such as Richard Gluckman, Rem Koolhaas, Herzog & de Meurons. If anyone can do this, she can.

She plans on taking over two floors for her own residence and selling the remaining condos, each its own floor offering 3000 square feet, tall windows and high ceilings, and the opportunity to custom design the raw interior space.



PHOTOS BY TRACY CERTO





930 Penn Avenue

OWNER: no wall productions, inc. and Rugby Realty

ARCHITECT: EDGE studio, Dutch MacDonald, AIA

CONTRACTOR: TEDCO

A pioneer among developers downtown, Eve Picker made her mark renovating old buildings and converting into lofts, a first for the city. A huge fan of Pittsburgh, Picker, of no wall productions, owns property all over the city, including three units at 947 Liberty and six units next door at 945 Liberty (home of AIA Pittsburgh). It's a growing residential area, says Picker, of the section which includes the Penn Garrison at 915 Penn with its 110 units.

Now she's adding to it with 20 New York style lofts, all two bedroom/two bath, with a range between 1650 and 1700 square feet, with extra-high ceilings and windows, "huge, huggable columns," hardwood and bamboo floors and lots of light. While some sport skylights, half the units have new exterior porches. And they all come with free Internet. A nice plus.

"They are by far the most gorgeous spaces on the market right now - large, historic, elegant renovations," says Eve Picker of her latest venture at 930 Penn Avenue, a six-story historical building. "Pretty stunning!"

Going up?

The most unusual feature of this historic six-story building is the new elevator that's going in—for cars. "It's unique and extremely practical," assures Picker. "No one else in town gets an elevator to park their car!"

No argument there. To pull off this rather amazing feat, they had to remove a column or two inside to widen the entry point. One column was removed from the basement through the first floor; another column was built in its place.

It will be worth it, they say. The lofts are simply beautiful, says Fran Escalante of no wall, and now they will have an amenity—on-site parking—that's hard to find in a historic building. Tenants will press a button on their garage door opener which will not only open the door to the building but also summon the elevator. The units are now renting at a cost of \$2400 per month.

This latest venture is in the block behind her Liberty Avenue office. "It's a hopping part of town," she says. "We anticipate a tapas bar downstairs, and there will soon be seven restaurants in that block of Penn Ave. alone, including the Fishmarket, Sonoma Grill, Tonic, August Henry's, Mark's Bar & Grill, a new Tuscan Subway about to open and the planned tapas bar."

The Carlyle

DEVELOPER: E.V. Bishoff Co.

ARCHITECT: Beradi, Columbus, Ohio

CONTRACTOR: Dynamic Building Corp., Warrendale, PA

This one takes a little more imagination since the only model is unfurnished and open to the ceiling on the ground floor. But the old Union Trust Bank Building, renamed the Carlyle, is remarkable and shows great promise renovated as condos. Consider. As a resident you would never again worry about such things as installing shelves, hanging pictures or lugging in groceries. That's provided at no additional charge by a building management service. And there is a generous pet policy (meant for well-behaved pets, not the other kind), along with an exercise center, basement storage and this deal sweetener: a three-year tax abatement. The building lacks parking but offers a parking license program where monthly parking passes can be purchased sans parking tax (downtown residents don't have to pay it). And, as they point out, no parking keeps the condo fees lower.

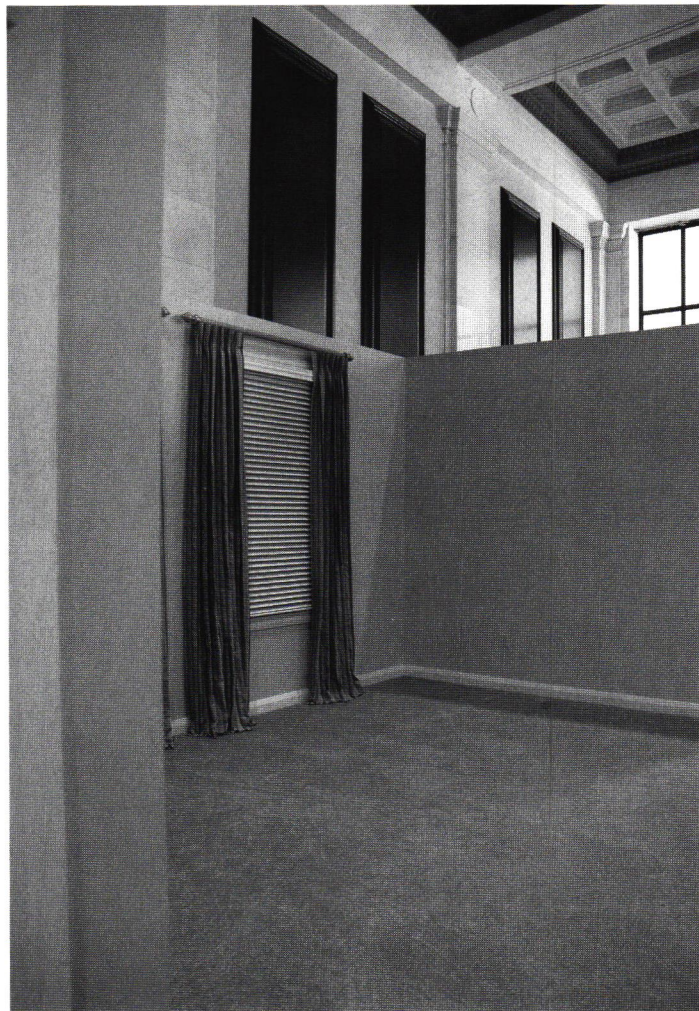


PHOTO BY TRACY CERTO



PHOTO BY TRACY CERTO





The Encore on 7th

100 Seventh St.

DEVELOPER: Lincoln Property Company

ARCHITECT: HKS

LOCAL ARCHITECT: Astorino

CONTRACTOR: Mascaro Construction Company LP

Perhaps the most appealing feature in this new 18-story luxury high-rise building, besides the outstanding Allegheny River views, is the common room or party room, a 1520 square foot, well-furnished lounge area complete with kitchen which could accommodate swell entertaining especially with the piece de resistance: a 3670 square foot outdoor terrace with downtown and river views. Three retail spaces are available on the ground floor and there's an exercise room that is open 24/7.

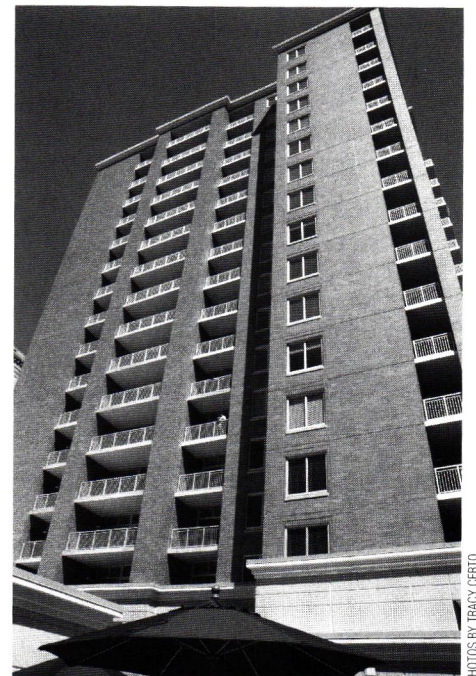
The views are the thing at the 151-unit Encore and each of the one or two-bedroom apartments has a re-



cessed balcony to ensure privacy. Rents range from \$1265 to \$3275 per month depending on the floor.

One-third of the units are already rented, with the first residents moving in the last week of April.

Who's moving in? Business professionals, business owners, people with houses in the suburbs who want a city place, too, and also those relocating to town, says Janet Brown, business manager. "They're everywhere from their mid-20's to late 60's."



PHOTOS BY TRACY CERTO

The Cork Factory

2349 Railroad St.

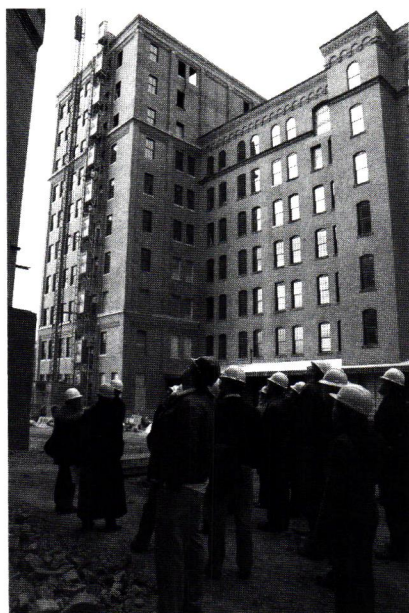
Strip District

ARCHITECT: James S. Carr, AIA James S. Carr and Associates, Florida /
Antunovich Associates, Chicago

DEVELOPER: McCaffery Interests/Big River Development, Chicago

CONTRACTOR: Plant Construction, San Francisco

The original parallel buildings of The Cork Factory were designed by Frederick John Osterling, one of Pittsburgh's finest architects, at the turn of the century. After housing the cork manufacturing plant for decades this building was eventually abandoned and exposed to the elements for...decades. Many tried, but none succeeded in a major rehab to turn it around. Until now.



And there's reason to cheer.

Those who took the AIA Pittsburgh sponsored tour back in March will recall the many

cool features of the one, two and three bedroom models chicly furnished in stylishly bold colors with 14-foot high ceilings, open floor plans and even, in some cases, garage style glass doors. This place, with its wired courtyard, pre-wired units and exposed steel structural ceilings, is as cool as it is vast. The 298 units, including penthouses, will be available on a rent-only basis for five years to qualify for an historic tax credit. After that, the plan is to sell. No word yet on how that will shake out for the residents. Rents range from \$1070 to \$3700 monthly.

If that sounds a tad pricey, consider the private marina coming in September or the courtyard with its historic and impressive smokestack and the very short walk to the best produce and food shopping in the city. "Finally," boasts the Web site, "an address as interesting as you are." So true, we cry! We're left wondering, what took them so long?



PHOTOS BY TRACY GERTO



151 Firstside

DEVELOPER: 151 Firstside Associates, Ralph Falbo, EQA Landmark and Zambrano Corporation

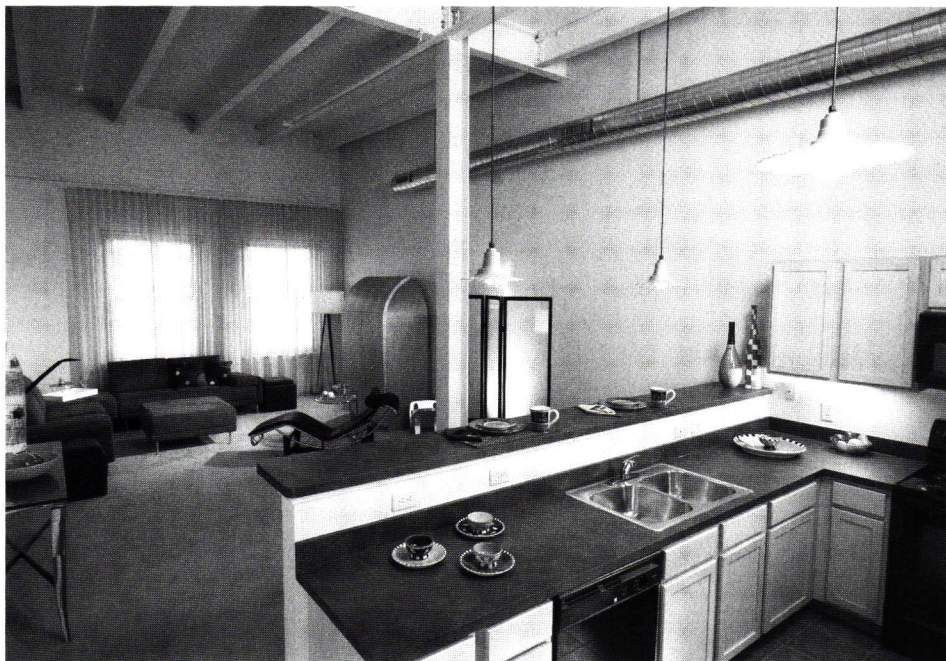
ARCHITECT: Indovina Associates

CONSTRUCTION: Zambrano Corporation

Although they just broke ground on this 18-story (17 since they lack a 13th floor) residential high-rise, they've already sold 50 of the 82 units available. Demand is strong so the prices have gone up since the initial sales period, by 26 percent as reported by the *Pittsburgh Business Times* which noted that penthouses previously selling for \$1.4 million are now at \$1.8 and smaller units selling for \$290k were recently selling for \$30,000 less.

Currently construction work is centered on the four-story parking below ground. (Look for that 160-foot crane next to the National City Building.)

A completion date of Spring 2007 is expected. And then the residents will see what they bought sight unseen based on the dazzling computer renditions, one shown here. Who's moving in? "We're seeing a broad mix of young first-time buyers from D.C. and New York, Brooklyn and Chicago," says Melissa Titas of Firstside. "Some who moved into the area last year, also empty nesters from the suburbs and those already downtown looking for new construction."



Heinz Lofts

300 Heinz St.

North Shore

ARCHITECT: Savcick Architects, Cleveland

CONTRACTOR: Marous Brothers, Cleveland

DEVELOPER: Ferchill Group, Cleveland

It's not quite downtown but the Heinz Lofts, housed in the original Heinz Ketchup factory, offers a great view of it. The 67 lofts, from one to three bedrooms, rent for \$860 a month for the 600 square foot unit to \$2725 a month for the 2036 square foot space.

The industrial chic quality at the Heinz Lofts extends to the hip amenities such as the fitness and business center with wi-fi on the first floor and high-speed Internet ready lofts. Here you can call for pick up service for your dry cleaning, book a massage with the on-site therapist or sip coffee in the café, a good spot to meet neighbors.



The Market for Downtown Housing in Pittsburgh

According to a Carnegie Mellon University report called The Market for Downtown Housing in Pittsburgh, 38% of the residents migrating to Downtown (which includes the North Shore; for instance the Heinz Lofts) are from outside the Pittsburgh region, 32% hail from the city and the other 30% are from the suburbs.

Their income stacks up like this:

7%	under \$35k
18%	\$35 to \$50k
21%	\$50 to \$75k
44%	\$75 to \$100k
7%	\$100 to \$125k
3%	\$125 to \$250k



1st Quarter 2006 Planned Residential Units – Downtown / Urban Core Pipeline

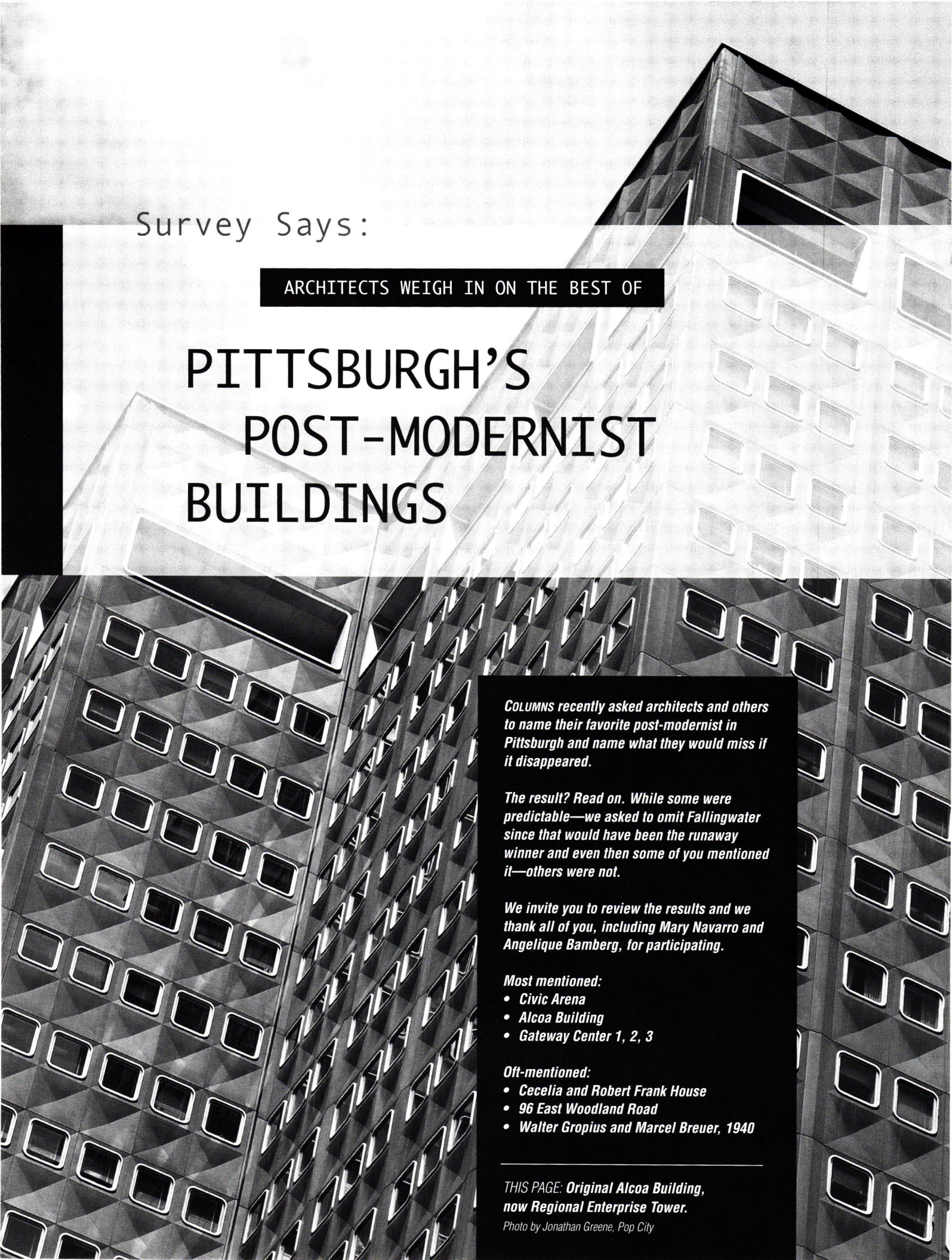
	Neighborhood	Status	Total Units	First Units*	Developer	Development Cost	
CONDO PROJECTS:							
Roma Lofts	Uptown	Selling (38%)	8	Dec 03	Pitts.Hsg Development Corp.	\$ 1,787,841	
The Granite Building	Triangle	Planning	6	Sep 06	Granite Building LLC	\$ 3,500,000	
The Carlyle** (25%)	Triangle	Permitting	61	Spring 07	E.V. Bishoff Co,	\$ 20,000,000	
151 First Side ** (50%)	Triangle	Under Construction	82	Apr 07	Ralph A. Falbo Inc.	\$ 28,256,680	
Piatt Place	Triangle	Planning	50	Spring 07	Millcraft Industries	\$ 40,000,000	
3 PNC Place	Triangle	Planning	32	Fall 08	PNC Financial Service Group	\$ 20,200,00	
		SUB TOTAL	239			\$ 113,744,521	
APARTMENT PROJECTS:							
Heinz Lofts	North Side	Lease-up (75%)	267	Nov 04	Ferchill Group	\$ 70,000,000	
River City Flats	Uptown	Lease-up (75%)	12	Summer 06	River City Restorations	\$ 530,000	
2 Market Square	Triangle	Lease-up (100%)	2	Apr 06	Building Owner/Patrinis	\$ 155,000	
930 Penn Avenue	Triangle	Under Construction	20	May 06	Rugby Realty/No Wall	\$ 6,500,000	
The Encore on 7th	Triangle	Lease-up (18%)	151	May 06	Lincoln Properties	\$ 36,637,000	
The Cork Factory** (10%)	Strip	Under Construction	298	Sep 06	McCaffrey Interests	\$ 60,000,000	
Commonwealth Building	Triangle	Conceptual	60	2007?	E.V. Bishoff Co.	\$ 20,000,000	estimate
Fifth Avenue District	Triangle	Conceptual	450	2007?	TBD	\$ 62,000,000	estimate
North Shore	North Side	Conceptual	350	2008?	Continental Real Estate	\$ 40,000,000	guess
Cultural District Riverfront	Triangle	Conceptual	400	2007-8?	Cultural Trust and TBD	\$ 70,000,000	guess
		SUB TOTAL	2010			\$ 365,822,000	

* Most projects will release units in phases

** Currently preselling or preleasing units

Total Active: 989
Total Conceptual: 1260
Market Rate Total: 2249

TOTAL \$ 479,566,521



Survey Says:

ARCHITECTS WEIGH IN ON THE BEST OF

PITTSBURGH'S POST-MODERNIST BUILDINGS

COLUMNS recently asked architects and others to name their favorite post-modernist in Pittsburgh and name what they would miss if it disappeared.

The result? Read on. While some were predictable—we asked to omit Fallingwater since that would have been the runaway winner and even then some of you mentioned it—others were not.

We invite you to review the results and we thank all of you, including Mary Navarro and Angelique Bamberg, for participating.

Most mentioned:

- Civic Arena
- Alcoa Building
- Gateway Center 1, 2, 3

Often-mentioned:

- Cecelia and Robert Frank House
- 96 East Woodland Road
- Walter Gropius and Marcel Breuer, 1940

THIS PAGE: *Original Alcoa Building, now Regional Enterprise Tower.*

Photo by Jonathan Greene, Pop City



Gateway Center

Photos by Jonathan Greene

One AIA member cites the following:

- Civic Arena—"Most original design, Pittsburgh firm"
- Alcoa Building
- WQED Building
- Gateway Center 1, 2, 3
- Mellon Hall of Science, Duquesne University
- Frank House, Squirrel Hill

"In each of the projects, the use of materials and the manner of detailing is indicative of the modernist style of architecture, while covering several different periods within that category. In the case of Gateway Center, the way in which the entire development was conceived and implemented reflected very closely the International Style of planning (although for commercial use, not residential). Pittsburgh even boasts works by Mies van der Rohe and Walter Gropius in the final two on the list, certainly considered masters of this style."

Other buildings named, with comments:

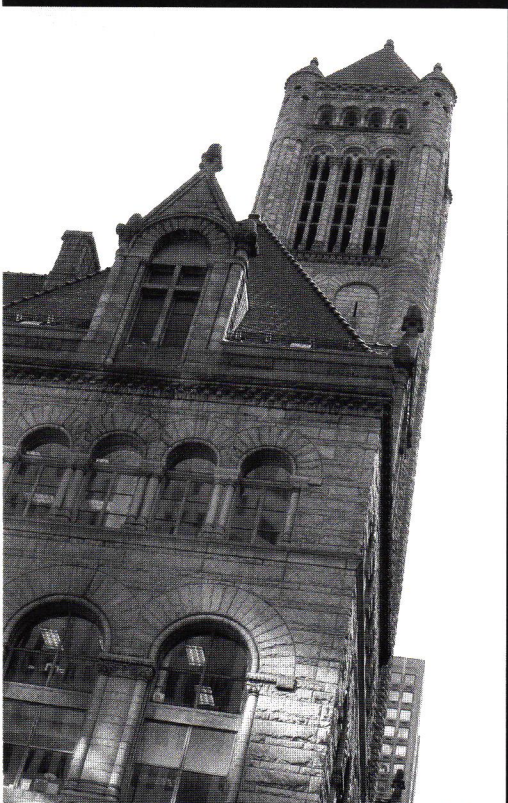
- Fallingwater: "As a modern icon, it's head and shoulders above anything else in the region, arguably the finest example of modern domestic architecture in the world."
- Pittsburgh Technology Center (multiple projects) "Unheralded. They represent a modern genre that is reflective of the post-modern critique that has been so on-going since the 80s. Because they are part of a strong master plan, there are relationships between them in terms of setbacks, materials, vocabulary, and in some cases, shared exterior spaces."
- PPG—"great complex, modern with a historicist cloak"
- Kentuck Knob
- The Frank House—multiple votes—"a real sleeper. If this house were in suburban NYC there would be coffee table books and PhD dissertations written about it."
- 1958 Heinz Offices on the North Shore by SOM
- Schweiker Buildings for WQED and Duquesne University.
- The new convention center by Rafael Viñoly
- US Steel Bldg.—"apogee of a style and a place"

What spaces would most negatively impact the Pittsburgh region if they were taken away tomorrow?

- "Parking lots at Heinz Field—barren, desolate and bleak traffic islands, interchanges and roadway approaches. Just kidding. It's time PennDOT had some sensitivity training plus acknowledgement that pedestrians and bicycles deserve considered access too."
- "Wooded hillsides—no other city is engulfed by forests as Pittsburgh. Visitors find it remarkable."
- Market Square
- Allegheny Cemetery
- The Point
- Fallingwater
- Gateway Center
- Linwood Apartments
- Point Breeze Highland Towers Apartments
- Shadyside Holy Trinity Serbian Orthodox Church, Whitehall.
- Point State Park at the fountain—"marvelously expansive, plainly delightful"
- Mellon Square Park—"a break from the city"

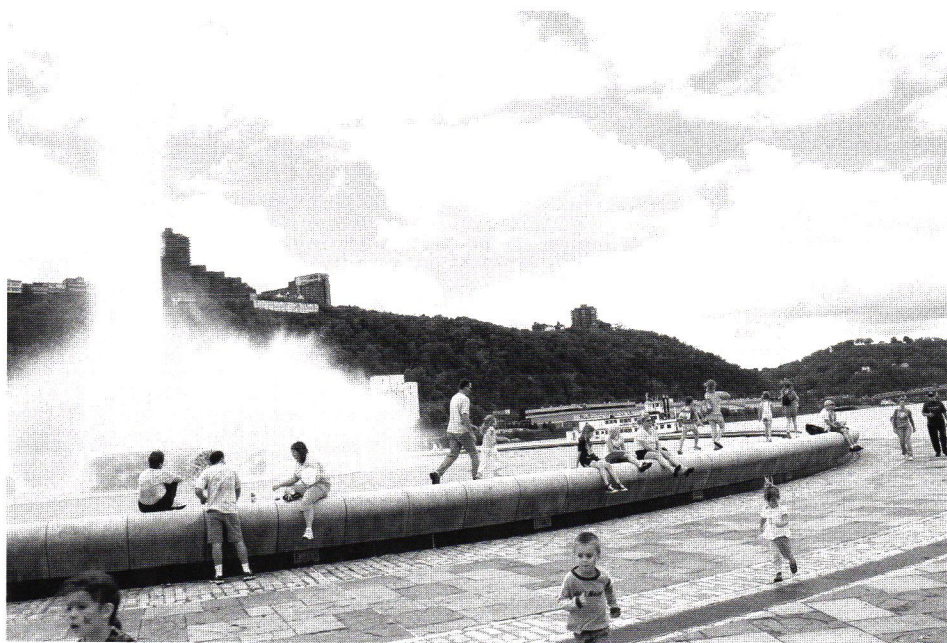


Point State Park



Allegheny County Courthouse

Photos by Jonathan Greene



- Interior: Union Trust arcade; "Wow."
- Mellon Bank main hall (whoops, too late; Escher print come to life)
- County Courthouse main stair
- Shadyside Holy Trinity Serbian Orthodox Church, Whitehall—"If lost, would be visual amputations to their communities."
- David L. Lawrence Convention Center
- PPG Place
- Allegheny County Courthouse
- PPG Plaza—"has become extremely popular"
- Schenley Park—"great urban park"

Mary Navarro, program officer, The Heinz Endowments and chair of Pittsburgh Civic Design Coalition

FAVORITE:

- The original Alcoa Building. Wonderful use of materials throughout in a wonderfully complete package

WHAT I WOULD MISS:

- The Civic Arena. Totally unique and responsive piece of architecture. With the retractable dome, a great idea of its time.
- Gateway Center (One, Two and Three)
Great, very forward-thinking urban renewal project that has withstood the test of time. And I love the way the landscape works with the building. It

wasn't an afterthought but an integral part of the project.

Angelique Bamberg, historic preservation planner, Department of City Planning

FAVORITE:

- The original Alcoa building (Regional Enterprise Tower) — I am always impressed by the ingenuity and dedication to the potential of a single material, and by the brilliant way the relatively closed skin of the building opens up in the "birdcage."

WHAT I WOULD MISS:

- Baum Boulevard Dodge — This building walks a fine line between Moderne and Modern that I really appreciate. I cannot imagine this corner without this building — it is a landmark in the true sense of the word.
- Gateway Plaza — I sometimes wonder how downtown would be different if all the planned Gateway towers had been built out like these first three. It has been pointed out that the narrow site at the Point kept the scale of these "towers in the park" more humane, in terms of their spacing and relationship to each other, than in other cities where this type of Le Corbusian planning was tried. I think the fountain is a gem and the gleam of the buildings' chrome alloy steel skins is truly luminous.



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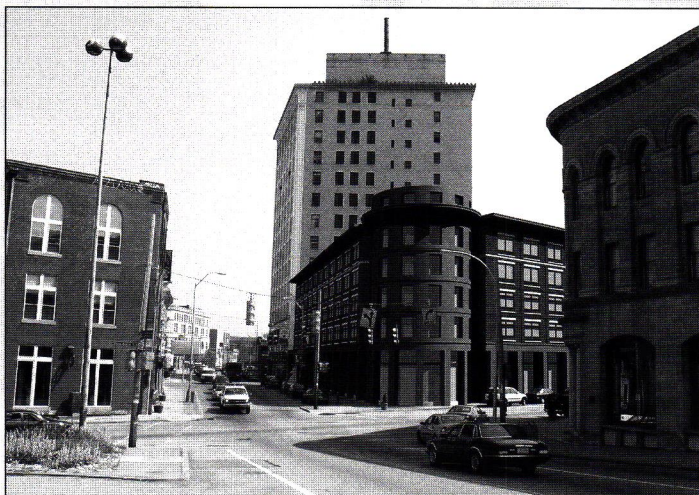
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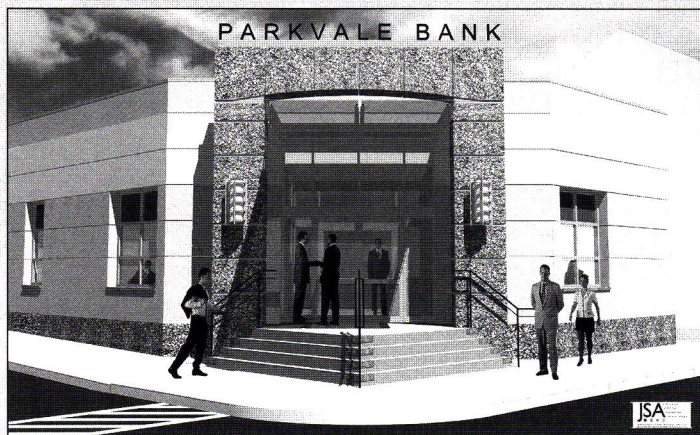
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From the Firms

► **Indovina Associates Architects** has been selected to design a full service Holiday Inn and Suites for the East Side on the Center Avenue Corridor (below). The six-story, 150 room hotel will include a 240 car parking garage, a full service restaurant and a health club. Construction is schedule to begin in the Fall of 2006 with occupancy anticipated in 2007.



JSA Architecture Planning Engineering Interior Design has been selected by Parkvale Bank to design a new 2,700 sf branch bank to be located in Millvale, PA (below). The new bank will occupy the same site as their previous branch office which was damaged by the 2004 flood. It will feature one drive-thru station and an entrance arch framed with granite taken from the former building. General Contractor is R.E. Crawford.



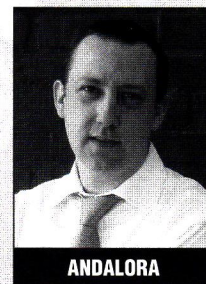
WTW Architects has recently been selected to design the University of Maryland, Baltimore's new Student/Recreation Center at the downtown campus. Construction of the new 114,000 sf student center began in May with the demolition of the old student center. Completion of the \$32-million facility is expected by May of 2008.

Landau Building Company was recently awarded a general construction contract from the Trilogy Partners LLC for construction of the Trilogy Office Building, a 32,000 sf building in Adams Township. They are also working with UPMC Shadyside/Presbyterian to perform renovations for the PACU Expansion. They have recently completed a major plant addition for F.S. Elliott Company, LLC in Export, PA and several renovations to the Allegheny Country Club in Sewickley.

Business Briefs

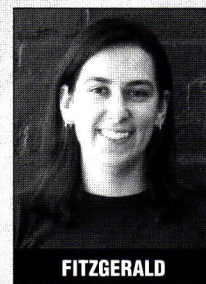
► **Astorino** recently rehired James Routh as studio leader and senior vice president. He will head the Three PNC Plaza project, a mixed-use skyscraper, the first to be built in the city in nearly two decades.

Indovina Associates Architects is pleased to welcome two new architects to its staff: Will Andalora received his Master of Architecture degree from the University of Texas at Austin and is currently a project architect for the Hampton Inn in the Strip District; Lori Fitzgerald is a Carnegie Mellon graduate and a LEED accredited professional. She is project architect for the Washington Park condominium project in Mt Lebanon.



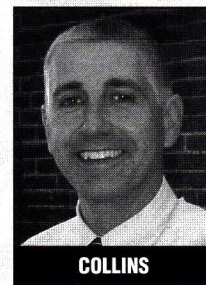
ANDALORA

Craig W. Collins, AIA recently joined **Radelet McCarthy Architects**, a downtown based architectural and interior design firm. Mr. Collins is a graduate of the University of Cincinnati and has been a practicing architect in Pittsburgh for more than seventeen years.



FITZGERALD

Strada hired Robert W. Dower II as a full-time intern architect. A recent graduate of Kent State University, Rob received a Master of Architecture and Graduate Certificate in Urban Design. In addition, Strada has hired two summer interns to work this summer. Adam P. Hall joins Strada from Carnegie Mellon University where he is pursuing his Bachelor of Architecture and Bachelor of Arts in Hispanic Studies. Chris L. Lynn joins Strada part time to assist with landscape architecture projects. Chris is completing his Masters of Landscape Architecture at Cornell University with a concentration in urban design and construction.

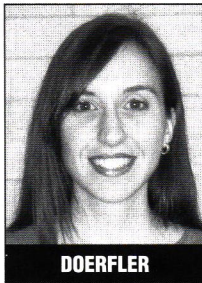


COLLINS

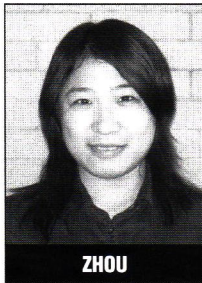
Perfido Weiskopf Wagstaff + Goettel is pleased to announce the addition of three intern architects: Anne Rainbow Savage, Lisa Doerfler and Dan Zhou. Ms. Savage graduated from Carnegie Mellon University with a Bachelor of Architecture and a Master of Science in Public Policy and Management. Ms. Doerfler received her BS in Architecture from the University of Virginia and her Master of Architecture from the University of Oregon. Dan Zhou received her Bachelor of Architecture from Shenyang Jianzhu University in China, and her Master of Architecture from Texas Tech. Christina Lynch, a third year architecture student at CMU, is also joining the firm as a summer intern.



SAVAGE



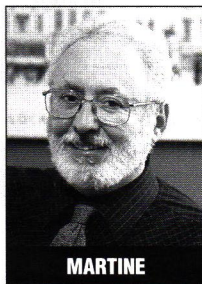
DOERFLER



ZHOU

Kudos

→ **John A. Martine, AIA** of **Strada** was recently appointed to the Board of Directors for Preservation Pennsylvania. This nonprofit organization's mission is to assist Pennsylvania communities to protect and utilize historic resources they want to preserve for the future. He was invited to join the board because of "his commitment as an architect to excellence in the rehabilitation of historic structures," said Robert A. Kinsley, II, President of Preservation Pennsylvania.

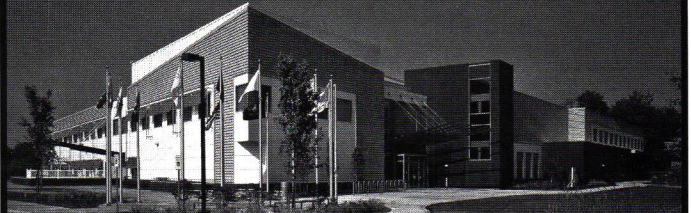


MARTINE

The American Institute of Certified Planners (AICP) has inducted **Donald K. Carter, FAIA** of **Urban Design Associates** into the elite membership of AICP's College of Fellows. Carter, who was selected as a Fellow of AICP for individual achievement in the planning profession, was recognized at an April 22 ceremony in San Antonio, Texas, held in conjunction with the American Planning Association's (APA) National Planning Conference.

J. David Hoglund, FAIA, principal and director of **Perkins Eastman** will serve as honorary faculty for Executive Education at the Harvard Graduate School of Design (GSD). The three-day seminar, *Planning and Design for a New Generation of Seniors: A Focused Look at Retirement*, scheduled for July 26 - 28, 2006, will bring together internationally recognized experts representing disciplines including environmental and market research, program development and design, architecture and site planning, strategic planning, finance and operations to discuss the demands and expectations of a new demographic in the senior housing market.

Team Work...



Regional Learning Alliance
Photo by: Denmarsh Photography

Architect: R3A

Value Added...



Mitsubishi Power Electric Products
Photo by: Jeff Swensen

Architect: Burt, Hill

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Westminster Campus Center
Photo By: Massery Photography

Architect: Bell-Flynn-Brennen

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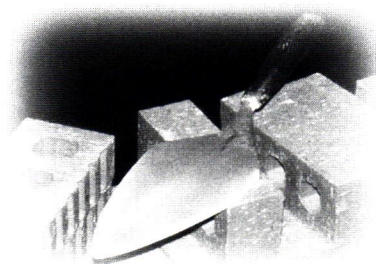
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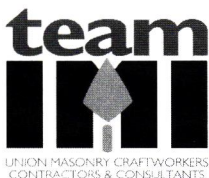
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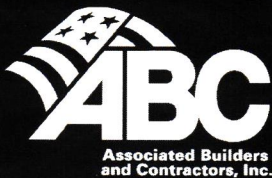
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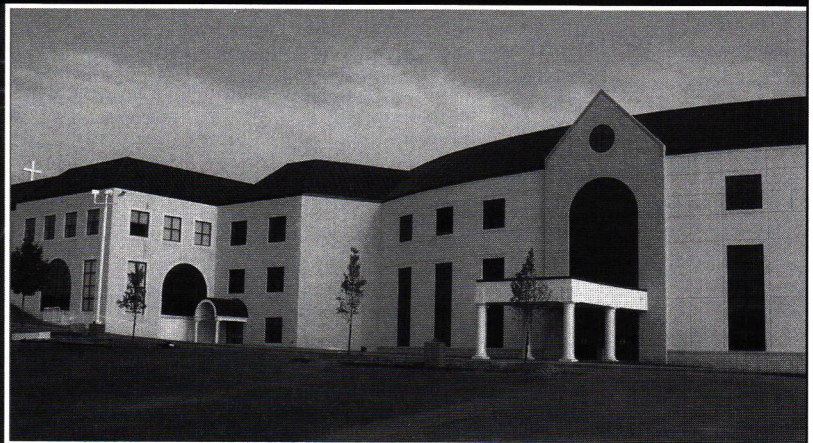
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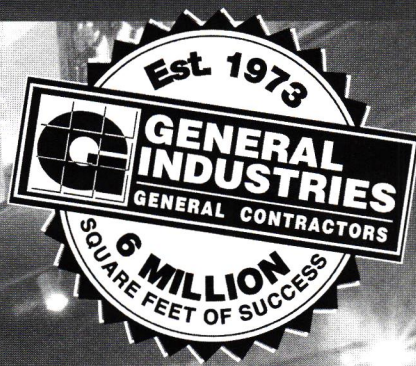
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