LEGAL NOTICE
BOROUGH OF SEWICKLEY
PUBLIC HEARING

NOTICE IS HEREBY GIVEN that the Borough Council of the Borough of Sewickley will hold a public hearing on Tuesday, September 8, beginning at 7:00 p.m. or shortly thereafter to consider the conditional use application of AE Works for a mixed use at 418 Beaver Street, Sewickley PA, 15143, to provide for professional office space in a newly-constructed second floor, with retail use on the ground floor. Professional office space is permitted as a conditional use in the C-1 General Commercial District in the Village Overlay, provided the conditions in the Borough’s Zoning Ordinance are met, as well as other conditions as may be required by Borough Council.

In light of the emergency declarations set forth by the Governor and the guidelines contained in the Governor’s Reopening Plan for PA, the special meeting will be held via call-in. Please use the following number and meeting ID to participate: (253) 215-8782; meeting ID 862 8190 6099 You may also use the free Zoom app with the following link: https://us02web.zoom.us/j/86281906099

A copy of the application is available on the Borough’s website or by contacting the Borough’s Zoning Officer. All persons wishing to be heard on this matter should participate in the videoconference.

Marla P. Marcinko
Borough Manager
August 10, 2020

Randy McCray
Code and Zoning Technician
Harshman CE Group, LLC
2455 Park Avenue
Washington, PA 15301
rm@harshmanllc.com

RE: Conditional Use Permit for Mixed Use – 418 Beaver Street, Sewickley, PA 15143

Dear Mr. McCray:

Please find attached a project memo and proposed presentation to Planning Commission for you review. We are seeking a conditional use permit for mixed use at 418 Beaver Street. The project vision is to transform this current one-story building into a two-story mixed use building with retail use on the ground floor and professional office use on a new second floor in keeping with the character and requirements of the Village Overlay.

Our understanding of the process is that you will review the memo and presentation for completeness, and after a consulting engineering review, we will be approved to present the project during the September 2, 2020 Sewickley Borough Planning Commission meeting.

As discussed, it is our intent, after review and comment by Planning Commission, to present the project during a Public Hearing with the Sewickley Borough Council on their September 8, 2020 agenda. As such, we understand that the Borough will publicly advertise this Public Hearing as required by law the weeks of 23 and 30 August 2020.

From a timing perspective, we would request that every effort is made to expedite the completeness and engineering review in one week so there is time to address any questions or concerns prior to the September 2, 2020 Planning Commission agenda.

Please contact myself at 412-390-8887 or mike@ae-works.com or Tiffany Haile at 412-654-2417 or tiffany@ae-works.com with any questions on the materials.

Very truly yours,

AE WORKS LTD.

Michael A. Cherock
President & CEO

Cc: Marla Marcinko, Borough Manager, Sewickley Borough
418 Beaver Street – Conditional Use Application for Mixed Use

August 10, 2020

Proposed Activity

AE Works proposes to transform 418 Beaver Street, from its current state as a single story vacant, retail building, into a mixed use building with retail on the ground/first floor and professional office use on a new, second floor.

Per Zoning Ordinance 330 Attachment 2, Table 1: Principal Land Uses, mixed use is a conditional use within Zoning District C-1 Village Overlay (also 330-502(G)(4)(a)). AE Works is seeking a conditional use permit to transform the building into a two-story mixed use building per Zoning Ordinance Section 330-803 Nonresidential conditional use provisions, with the exception of 330-803(A)(2) per finding of the Zoning Officer (via email dated 8/7/2020 by Randy McCray) that this conditional use permit does not trigger the provisions of Chapter 292, Subdivision and Land Development due to the nature of the proposed activity—extension of a second floor without other land development activities/amendments to the lot.

Purpose of the Development

The purpose of adding a second floor is to further activate this building along Beaver Street. Per Zoning Ordinance Section 330-502(G)(2)(g) Village Overlay – Minimum height and building usage, this project will introduce a second story as is desired in this area of the Borough.

The ground floor of this new mixed use building will contain a retail tenant/use to continue the lively character of the Village. The basement of the building will be used as support and storage areas for the retail merchandise/use, as it is finished today for this purpose. The intent is for the retail tenant to maintain regular hours to complement the adjacent Village businesses.

The new second floor will be defined in zoning as professional office but will not be used for dense employee desks. Instead, it will be a ‘touch down’ space for the company to host small executive meetings supporting the vision and mission of the company. The second floor will be comprised of a few executive offices and open seating areas for small groups or scheduled meetings with invited guests. AE Works’ employees will use the space, but not on a regular, daily basis. Employee offices/workstations will be located elsewhere, not at 418
Beaver Street. To support the executive uses, a new ADA toilet room and kitchenette will be provided.

The AE Works executive center is intended to have minimal impact as it will not be designed or scheduled for many users at once. It is one part of a larger corporate strategy that includes employees working full time elsewhere while providing an area for subgroups and clients to come together over the work of the firm.

The architecture of the building will abide by the Sewickley Village Overlay Design Manual principles outlined in Zoning Ordinance 330 Attachment 6 to be a contextual neighbor within the urban fabric of the village. The second floor addition will meet the Zoning Ordinance requirements of Section 330-502(G)(2)(d) Transparency and 330-502(G)(2)(f) Prohibited materials. The plan is to continue the painted stucco finish of the first floor to the second floor, and to add lighting and signage in accordance to the Zoning Ordinance.

Lot/Block Reference(s)

418 Beaver Street: 0508-N-00004-0000-00
418 Beaver Street: Mixed use building in the Village
Introduction & Objectives

• Seeking a Conditional Use Permit to add a second story to an existing one-story retail building at 418 Beaver Street in the Village Overlay District to introduce a mixed use building into the heart of Sewickley Village.

• Retail use will continue to occupy the first/ground floor with professional office use on the new second floor. The building basement will be used auxiliary support/storage space for the retail functions.

• The intended use of the building includes the following:
  • First/Ground Floor: Retail space – A tenant who will attract foot traffic and conduct sales of goods with customers.
  • New Second Floor: Professional office – Executive offices, small meeting areas, and support areas. No permanent staff offices or workstations. Minimal number of users. The floor will not be occupied daily but by appointment as needed to conduct meetings. “Touch down” space for the company.
  • Basement: Support space for Retail merchandise and files

• Both the building use and intended architecture of the second floor is designed based on the following principles:
  • Be contextual and complementary to the surrounding buildings and village context.
  • Support the retail activity and vibrancy of Beaver Street in the heart of the Village.
  • Meet Borough Zoning Ordinance and Village Overlay Design Manual requirements as outlined in this presentation.
  • Follow the Sewickley Village Overlay Design Manual to develop a contextual architecture.
Existing Building Information

- Address: 418 Beaver Street, Sewickley, PA 15143
- Location: Heart of Sewickley Village between Green Street and Walnut Street
- Zoning: Commercial (C-1), Village Overlay
- Condition: Fully renovated in 2015
- Existing: One story building with a basement
- Previous use: Dollar Bank location (built 1974)
- Current use: Vacant. Was previously used for Explore Sewickley, a local 501(c)3.

Lot area = 1,740SF

<table>
<thead>
<tr>
<th>Building floors</th>
<th>GFA</th>
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<tbody>
<tr>
<td>First/Ground Floor</td>
<td>1,740 SF</td>
</tr>
<tr>
<td>Basement</td>
<td>1,740 SF</td>
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</tbody>
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Utilities

- Public Water & Sewer (Borough)
- HVAC: Forced Air (RTU) & Basement baseboard heat
- Electric: 225A Main & 120A Subpanel (to be verified)
- No elevator or sprinklers
Zoning Information

• The building’s base zoning district is C-1 Commercial.

• The Village Overlay (VO) is defined by Map 4 of the Official Zoning Map (shown).

• Zoning Ordinance Section 330-502. Village Overlay governs zoning requirements (over C-1).

418 Beaver Street is shown in white in the Village Overlay (VO) District
(Source: Borough of Sewickley Zoning Map #4)
Location and Neighbors

• The building housed the former Explore Sewickley space.

• It is located between the Dollar Bank and Northwest Bank on the southwest side of Beaver Street.

• The cross-streets of the block are Green Street and Walnut Street. There is metered public parking for the first floor retail use along Beaver Street and shared public parking in a lot across Water Street accessible from the rear entrance for retail users.
Site Plan

- Per Zoning Ordinance Section 330-410 Table 4: Permitted Impervious Surface Coverage, buildings in the Village Overlay Zoning District are permitted 100% impervious lot coverage.

- The total lot area is 1,740 SF and the existing building occupies the entire lot from front to rear property lines on Beaver and Water Streets.
Site Plan: Circulation and Access

Beaver Street Frontage

- Pedestrian Access
  - The ground floor retail use will be accessed from the public sidewalk along Beaver Street.
  - The upstairs professional office use will be accessed by a secondary door from the public sidewalk.

- Vehicular Access
  - Retail customers can park in the metered spaces on Beaver Street.
  - Office visitors will not use public parking.

Water Street Frontage

- Pedestrian Access
  - The ground floor retail use will be accessed up a set of stairs through a shared back door.
  - The upstairs professional office will be accessed from a shared back door.

- Vehicular Access
  - Retail customers can park in the shared parking lot across Water Street adjacent to the rear of the building.
  - Office visitors will not use public parking.

- Service Access
  - Garbage pick-up will occur from receptacles along Water Street.
  - Delivery of goods will occur through use of Type 2 Loading spaces along Green Street.
Floor Plans & Uses: First/Ground Floor

- Mixed use: Small-scale Retail (less than 7,000sf)
- 1,740 SF
- The first floor will be accessed from Beaver and Water Streets and has an ADA entrance from Beaver Street and accessible bathroom.
- The retail space is intended for a tenant who will attract foot traffic and conduct sales of goods with customers, enhancing the retail character of the Village.
Floor Plans & Uses: Second Floor

- Mixed use: Professional office (less than 2,500SF)
- 1,740 SF
- The second floor will be accessed from Beaver and Water Streets via stairs.
- The professional office space is intended for a few executive offices, small meeting areas, and support areas. No permanent staff offices or workstations. Minimal number of users. The floor will not be occupied daily but by appointment as needed to conduct meetings. “Touch down” space for the company.
Floor Plans & Uses: Basement

- Mixed use: Retail support and storage
- 1,740 SF
- The basement will be accessed from the first floor retail use via stairs.
- The retail support space provides storage areas for retail merchandise, files, and the like. There is a small break room, utility rooms, toilet rooms, and support/storage areas.
Elevation View from Beaver Street

Per 330-502(G)(2)(g)[1], Any building expansion visible from a public-right-of-way will be two stories.

Transparency
• Per 330-502(G)(2)(d)[2], transparency of at least 35% of the gross square footage of the second floor façade is required.
  • The new second floor is 53% glazed.

Materials
• The facade will be painted stucco, extending the current material.
• Aluminum coping and details will be used.
Elevation View from Water Street

Per 330-502(G)(2)(g)[1], Any building expansion visible from a public-right-of-way will be two stories.

Transparency

• Per 330-502(G)(2)(d)[2], transparency of at least 35% of the gross square footage of the second floor façade is required.
  • The new second floor is 36% glazed.

Materials

• The facade will be painted stucco, extending the current material.
• Aluminum coping and details will be used.
Signage

- Per Zoning Ordinance Article IX Signage Regulations, signage will be provided for both the retail use and the professional office use according to the zoning standards. When designed, signage applications will be made to the Borough.

- Signs for up to two (2) businesses are allowable per façade.

**Beaver Street Facade**

- A projecting sign is located on the left/east brick pilaster. It is intended as 8SF in area (12SF is the zoning maximum by right per 330-904(B)(3)).

- The design intent is to engage pedestrian foot traffic as the sidewalk is about 6 feet wide in this area, and there is a street tree and streetlight in front of the building.

- A small AE Works logo will occur on the door to the second floor as etched glass in an understated way.

**Water Street Facade**

- A small, understated AE Works wall sign is located on this back facade. It is intended as 10SF, or 3.5% of the signable wall area (per 330-908(A) and (B) 12SF and 30% area are allowed.

- There is ample room for retail signage by right.
Exterior Lighting

- Per Zoning Ordinance Section 330-603 Exterior Lighting, the building is located in Light Zone 4.

Beaver Street Facade
- Subtle vertical wall sconces are proposed for the front façade to throw the light back at the building, not down or out.
- This lighting will provide some interest to the façade and will create a subtle glowing effect at night.
- An existing public street light is located near the center of the façade, about 6 feet from the building, and helps to illuminate it.

Water Street Facade
- No additional lighting is proposed on this façade.
- Existing downlights in the exterior soffit above the door and planter will illuminate the entry.
- The shared public parking is well illuminated as tall street lights run along Water Street and provide significant light to people accessing the building at night. These lights are about 16 feet from the façade.
Loading

- **Per Zoning Code Section 330-1004**
- **Table 12: Loading Space Requirements within the C-1 and VO Zoning Districts,**

Type 2 loading spaces serve the following uses:
- Retail less than 7,000GFA
- Professional office (less than 2,500GFA)
- Note: Mixed use loading requirement is based on the proposed uses (above)

- The three (3) available on-street loading spaces are located and designated on Green Street (one-way southwest)
- The intended neighborhood retail and professional office uses do not anticipate delivery demands beyond those reasonably handled on Green Street.
- Garbage pick-up will continue along Water Street. The uses do not anticipate demands beyond those which can be accommodated in this fashion.

View of Type 2 Loading Spaces on Green Street – 3 spaces (looking southwest)

Photo of Type 2 Loading Spaces on Green Street (3 spaces)

View of garbage service along Water Street (looking northwest)
Parking: Requirements

Requirements Summary

- Per Zoning Ordinance Section 330-1001 Parking Ratios, Table 10A Required Parking, the following ratios apply to the project for Nonresidential Land Uses:
  - Retail, small-scale
    Minimum Off-Street Parking Requirements are not applicable
  - Professional office 1 space per 400SF of GFA of building

- Based on the gross floor area of the second floor (1,740SF), five (5) off-street parking spaces are required to meet the zoning requirements of the professional office use.
  - $1,740SF/400SF = 4.35 = 5$ parking spaces
Parking: Purpose & Strategies

Purpose

• The purpose of the second floor professional office use is to accommodate AE Works executive functions, small meeting areas, and employee resources. No professional staff will have permanent offices/workstations in this location. The space will be used on an as-needed versus daily basis.

Parking Strategies

• The space is envisioned as a ‘touch down’ area for the company and for meetings. Some employees, including the CEO, can walk/bike there. Staff not living in Sewickley or the nearby Boroughs will be encouraged to carpool.

• Those using the professional office will not park in metered spaces meant to serve ground floor retail and restaurant uses in the Village. Users will park elsewhere in the Borough in non-metered spaces, as will any meeting guests, pending the duration of meetings. AE Works will actively share non-metered parking locations to retain metered parking for the ground floor use of this building and the neighboring uses.

• AE Works will look into potential leases for the 5 spaces elsewhere in the Borough although a cursory search has not turned up this opportunity.