



**Future developments along Broadway**

Dear Neighbor:

We want to share with you our development proposals for 1600, 1601, 1602 Broadway Ave., all located at the south east and south west corners of Broadway Ave. and Hampshire Ave., as well as 1619 Broadway Ave. located directly next-door to the Beechview United Presbyterian Church.

The Urban Redevelopment Authority of Pittsburgh (The URA) recently issued a public request for development proposals for these properties. Atlas Development Co., submitted the winning proposal.

As a group of Pittsburghers we care deeply about the health and vitality of our local community. Atlas believes working closely with the residents and merchants of the neighborhoods in which we develop is the key to success. We focus on helping to create vibrant, contemporary, urban places that respect the vision of current residents and are environmentally sustainable.

While we do come with a specific point of view, we also stress listening to local planning and zoning departments as well as community development groups. We welcome your thoughts and feedback (See the reverse side for details). Please do not hesitate to call or email me with questions or comments or join us for a community forum hosted by the Beechview Area Concerned Citizens and the URA on Thursday June 2nd at 7pm at the Beechview United Presbyterian Church to learn more.

We look forward to building a better Beechview together.

Warmest Regards,

**ATLAS**  
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## 1600/1602 Broadway Ave: Mixed-Use Boutique Hotel

### Ground Floor:

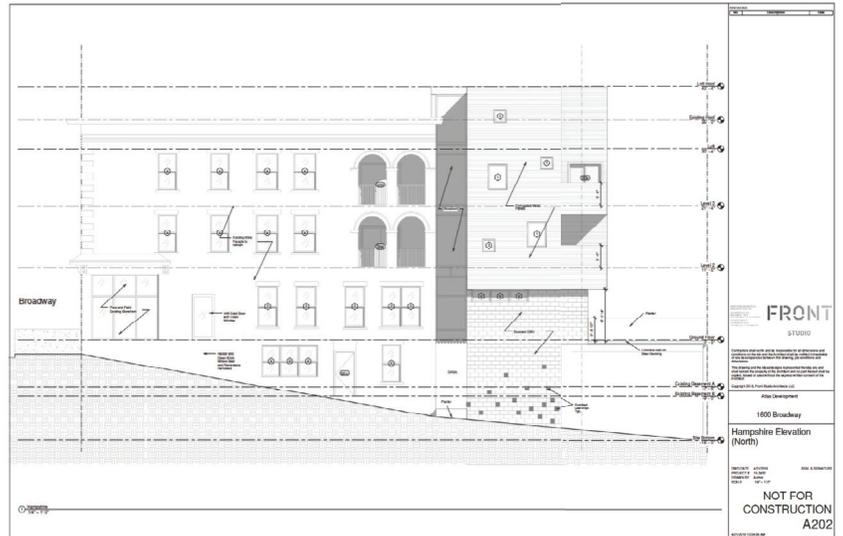
- 1680 square foot 24/7 diner
- 2300 square foot Boutique Hotel lobby and lounge
- 2 handicap bathrooms
- Green roof / patio

### Basement:

- 1000 square foot "Speakeasy" bar/stage
- 7 parking spaces for cars
- 14 bike parking spaces

### Upper Floors:

- 3 long-term 2br apartments
- 9 micro-suites with kitchenette
- 2 bunk rooms (1 male and 1 female)



## 1619 Broadway Ave: Offices

### Ground Floor:

- 850 square foot Multi-media studio facing out along Broadway
- 600 square foot office in rear
- Shared kitchen, lobby and bathroom

### Basement:

- Local event planner office
- Off-street driveway/parking



## 1601 Broadway Ave: Mixed-Use Restaurant

### Ground Floor:

- Contemporary Pasta Restaurant

### Upper Floors:

- 2 large 2 bedroom apartments

