



Uptown Tech

304 Jumonville Street, Pittsburgh PA 15219



Project Scope

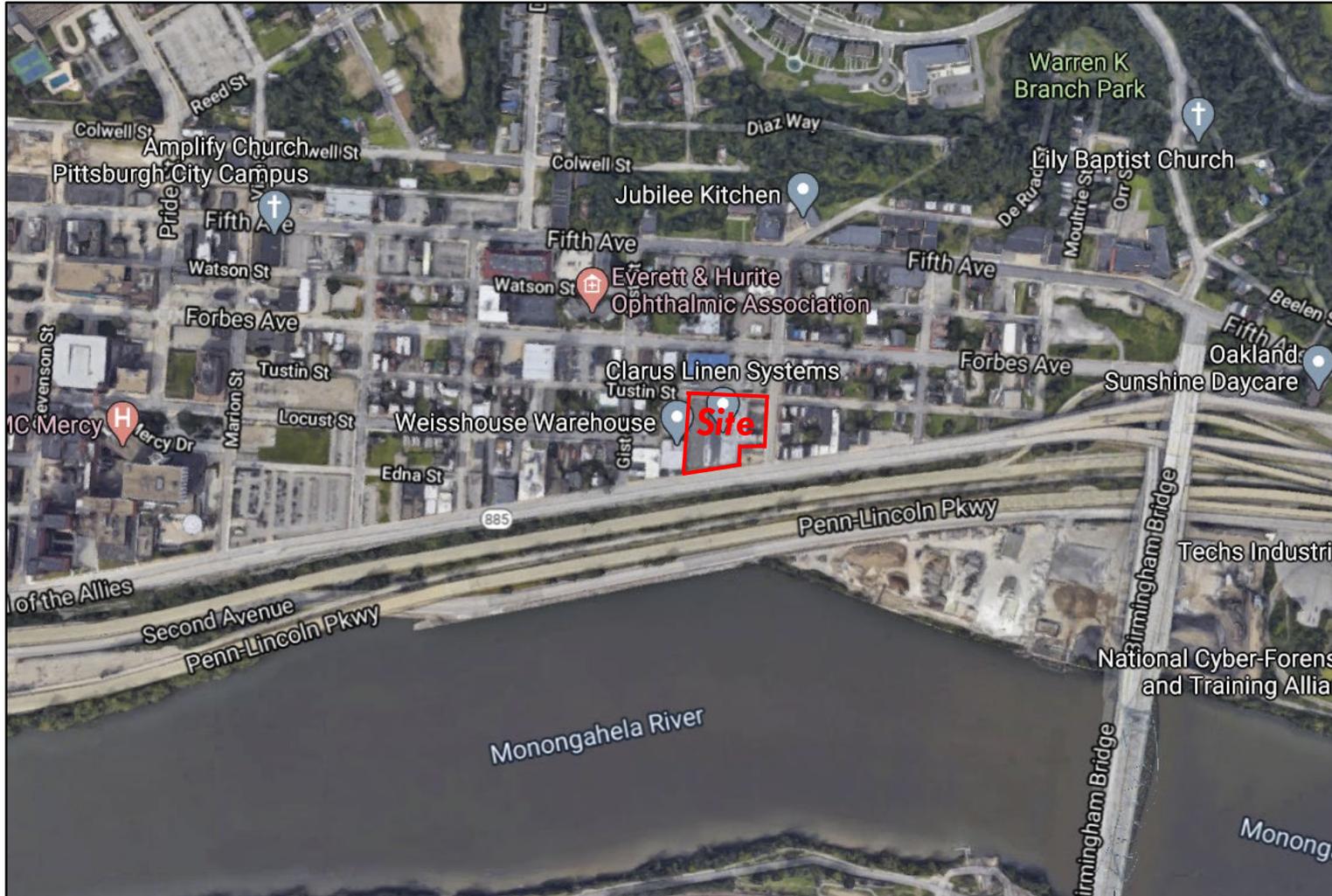
Proposed Use:

Adaptive reuse of former commercial laundry facility into a proposed Tech-Flex space.

Work to Be Completed:

- *Cleaning of Existing Brick*
- *New Windows and Doors*
- *New ADA Front Entry with Curtainwall Facing Jumonville for more natural light.*
- *Improvements to Existing Parking Areas*
- *New Landscaping and Exterior Lighting*
- *Interior Bicycle and Car Parking*
- *Restoring Existing Loading Docks*
- *Interior Fit-Out for New Spec Tenant*

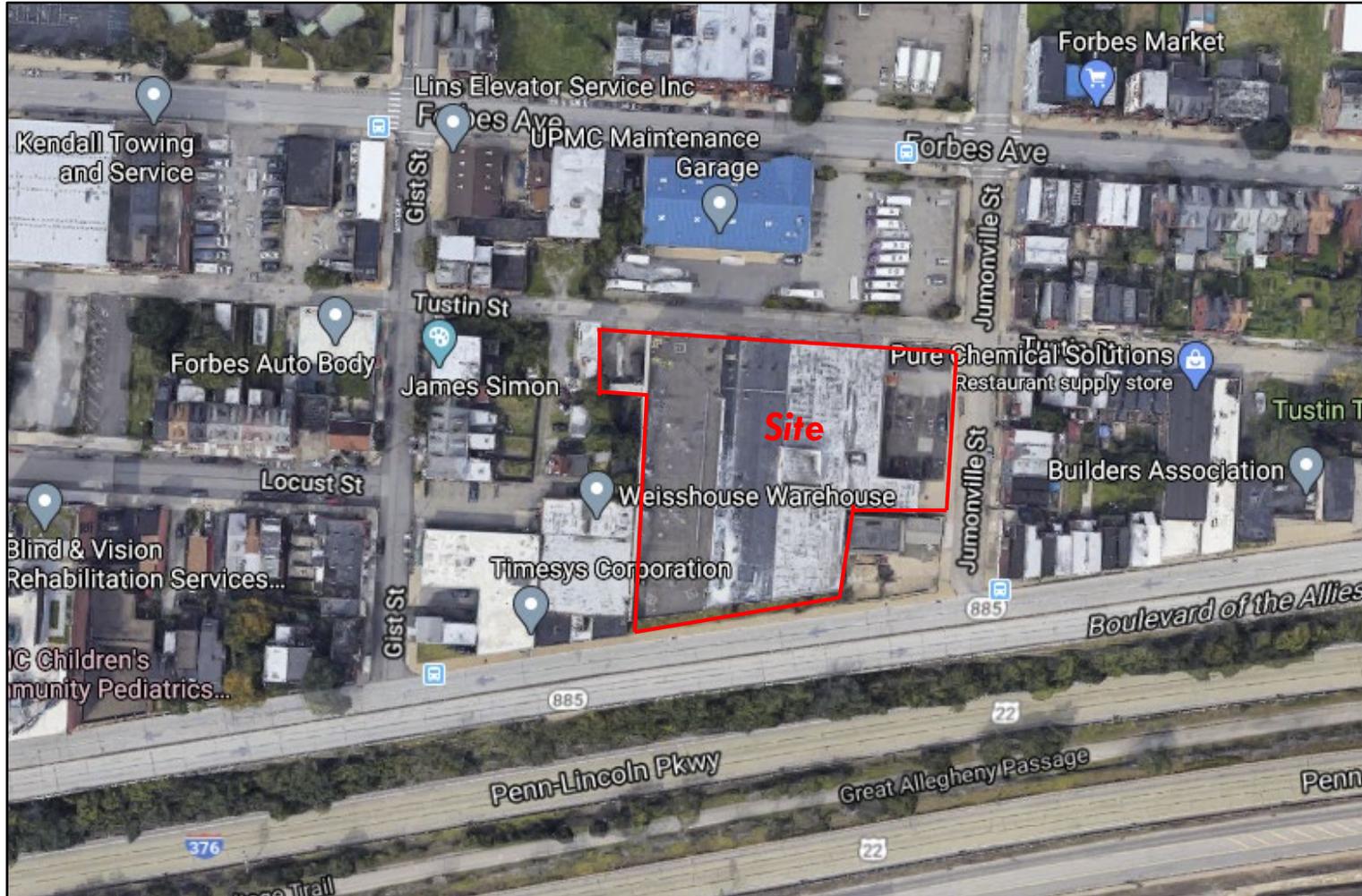
Site Location



Site Facts:

- UPR-B Zoning District; Project is going to Planning Commission as a PDP in the Uptown Public Realm (UPR-B).
- Parcel Nos. 11-K-276 and 11-J-236
- Bluff Neighborhood
- 1st Ward

Site Location



Site Facts:

- Located near UPMC Mercy
- Located at the Corner of Jumonville Street and Tustin Street
- Residential Properties on the opposite side of Jumonville.

Building Facts:

- Approx. 62,940 SF +/-
Total Gross Floor Area

Existing Context



View of Surroundings from Blvd. of the Allies



View of Surroundings from Jumonville Street

Existing Context



View of Surroundings from Tustin (From Jumonville)



View of Surroundings from Tustin (Towards Jumonville)

Existing Photos



*Front Façade Looking from BLVD
Side to be reworked for a New
ADA Ramp Entry*



*Existing Loading Dock off
of Jumonville Street to
remain with a face lift*



*Existing Front Entry off of
Jumonville Street to be reworked
for a New ADA Ramp Entry*

Existing Photos



Side Façade Looking from Corner of Jumonville Street and Tustin Street to be cleaned up



Side Façade on Tustin to be cleaned and freshened up with new openings



Rear Facade and Side Parking Lot to be Improved

Existing Photos



BLVD Façade to be completely cleaned of Graffiti

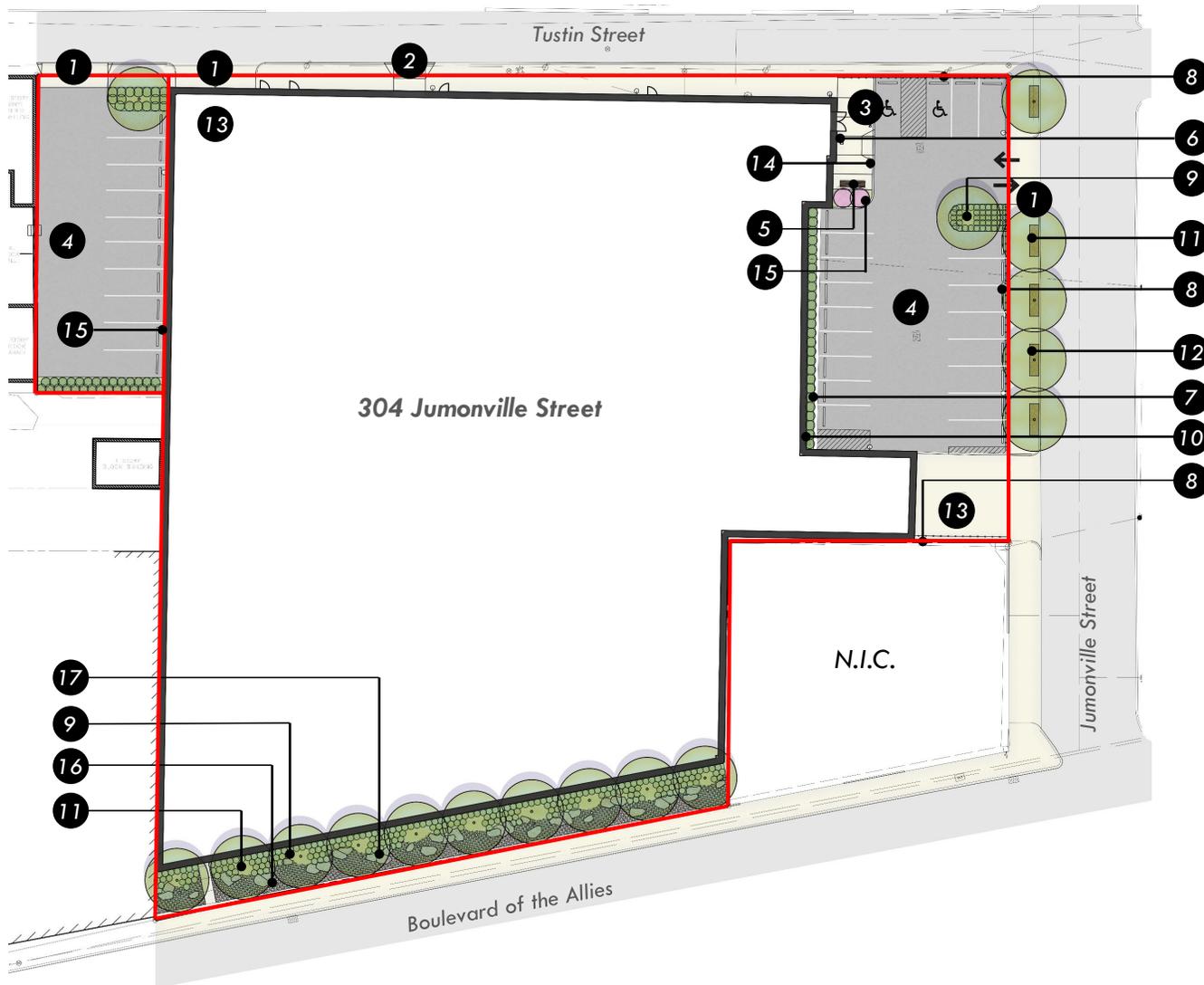


BLVD Façade Looking toward Jumonville Street



BLVD Façade to get new windows and Landscaping

Proposed Site/Landscape Plan



- ① Existing Curb Cut
 - ② Proposed Curb Cut
 - ③ Concrete Paving
 - ④ Pervious Bituminous Paving
 - ⑤ Bench – Multiplicity by Landscape Forms
 - ⑥ Trash Receptacle – Multiplicity by Landscape Forms
 - ⑦ Existing Planter Wall to Remain
 - ⑧ Decorative Metal Screen
 - ⑨ Ornamental Grasses
 - ⑩ Shrubs
 - ⑪ Street Trees
 - ⑫ Flexi-Pave Tree Surround Paving (Typ)
 - ⑬ Existing Loading Dock
 - ⑭ Multiplicity Path Light by Landscape Forms
 - ⑮ Slope Light by Landscape Forms
 - ⑯ Crushed Stone
 - ⑰ Boulders
- Property Line

Landscape Requirements:

Linear Feet of Frontage: 331

Street Trees Required: 17 Provided: 17

Parking Lot Trees: 10 Spaces=2 Trees or 6 Inches

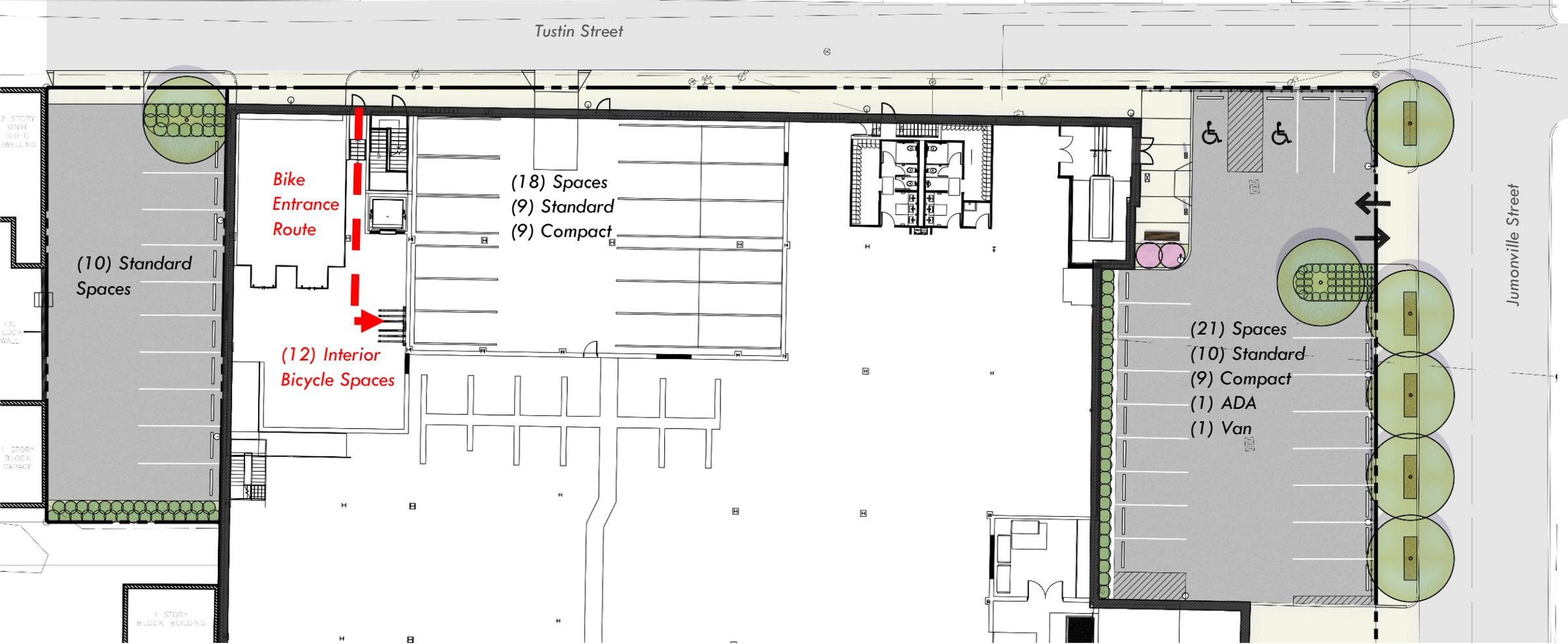
Trees Provided: 2 Trees or 6 Inches

Required Landscape (25SF/Space): 250SF

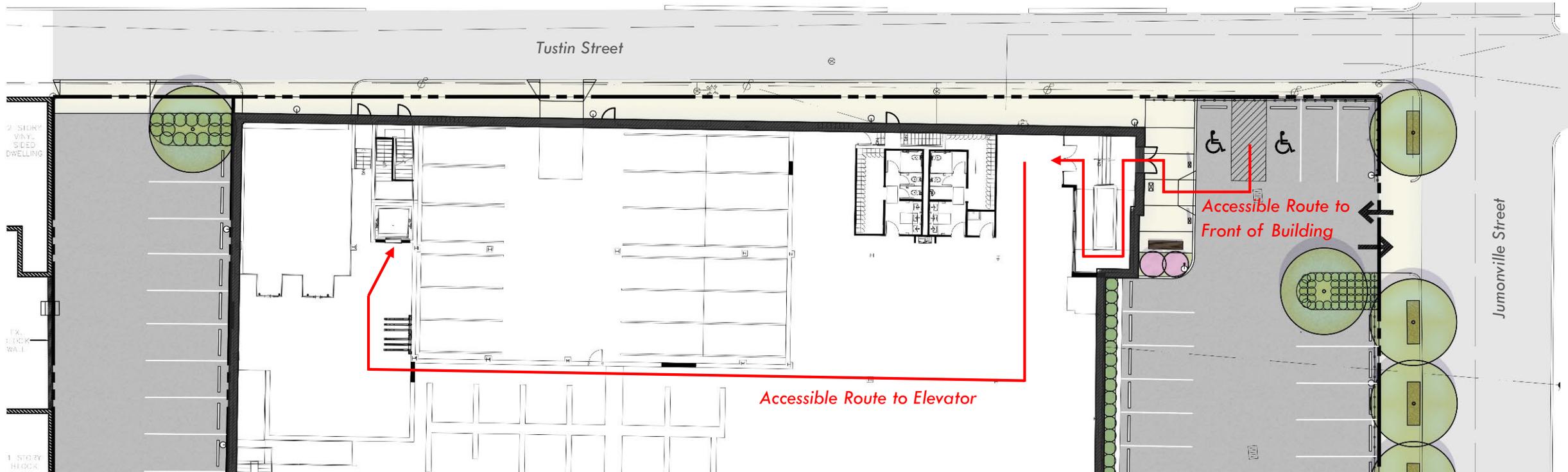
Provided Landscape: 280SF

*Products are subject to change upon availability, cost, and lead time

Proposed Parking Plan



Accessibility & Universal Design



- Full accessibility to the main building entrance and surrounding sidewalks
- New ADA Entry which will include a ramp from the street level up to the first floor.
- New elevator to bring people up from the first floor to second floor.
- New ADA Restrooms on each floor for tenant fit out(s).
- New Interior parking at first floor level, for better accessibility into tenant spaces.
- Removal of second curb cut on Jumonville for reduced traffic impact at intersection.

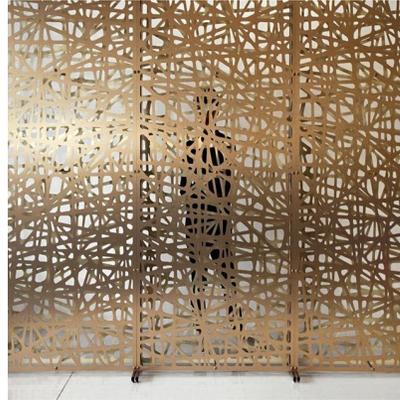
Site Materials



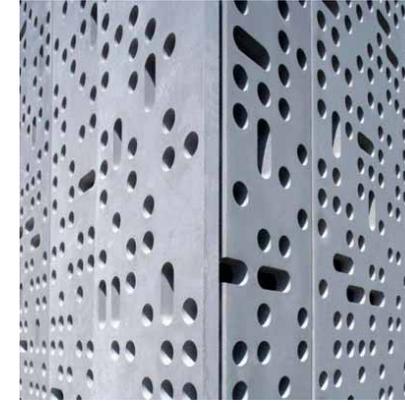
Multiplicity Bench by Landscape Forms



Multiplicity Trash Receptacle by Landscape Forms



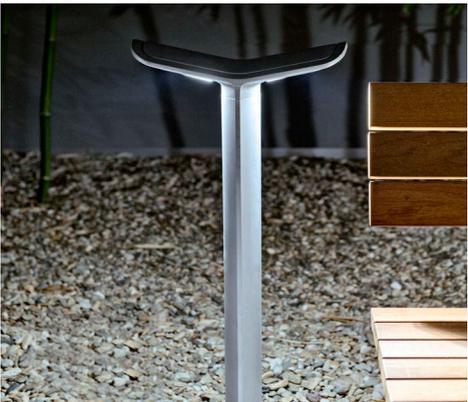
Decorative Metal Screen



Decorative Metal Screen



Slope Lighting by Landscape Forms



Multiplicity Path Light by Landscape Forms



Flexi-Pave Tree Surround



Flexi-Pave Tree Surround



Flexi-Pave Tree Surround Color Options



Pervious Bituminous

**Products are subject to change upon availability, cost, and lead time*

Planting



Quercus x warei 'Regal Prince'

Regal Prince Oak



Magnolia x 'Betty'

Betty Magnolia



Cephalotaxus harringtonia 'Duke Gardens'

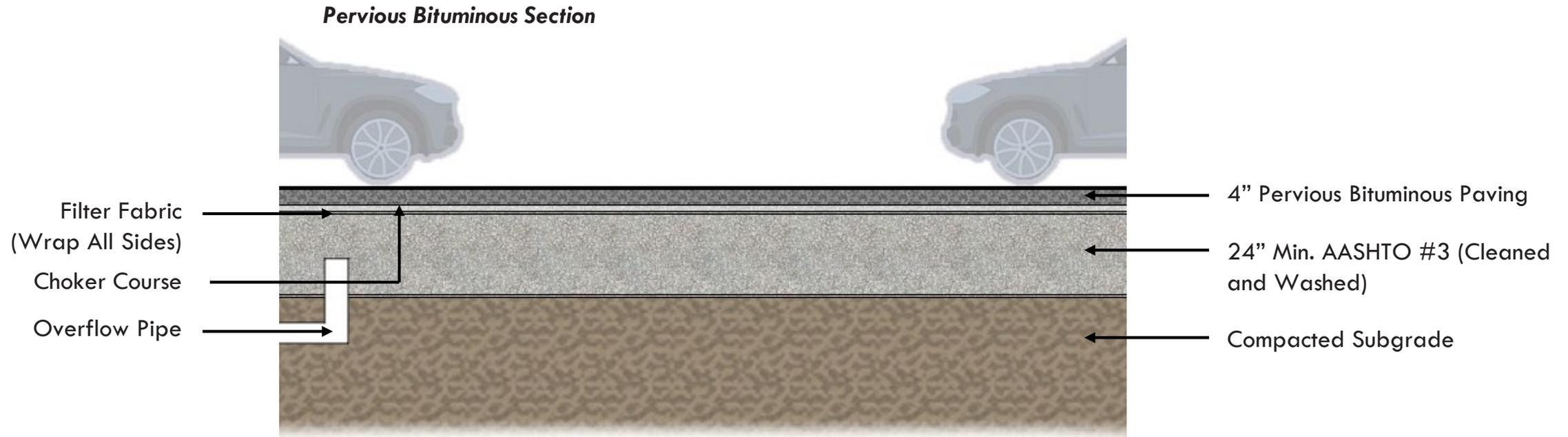
Duke Gardens Japanese Plum
Yew



Panicum virgatum 'Heavy Metal'

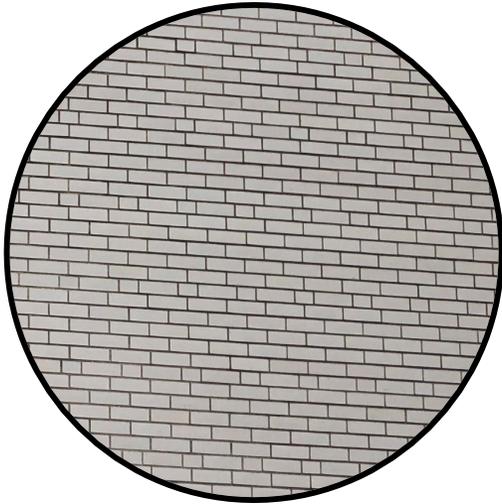
Heavy Metal Switchgrass

Sustainability & Stormwater Management

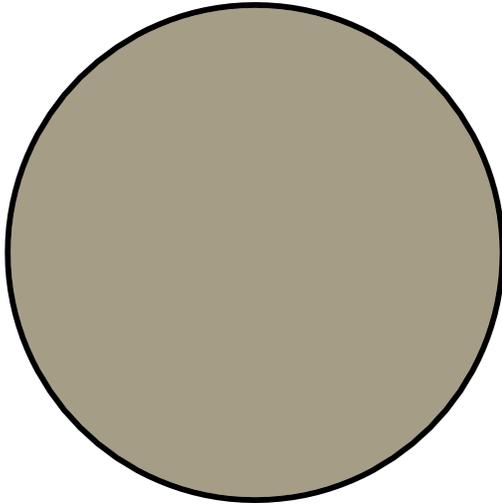


- Exterior Light Fixtures are LED
- Eliminated estimated 6,200sf of existing impervious surface
- Proposed estimated 3,720cf (accounts for 40% void) of stormwater storage via Dry Well Storage BMP

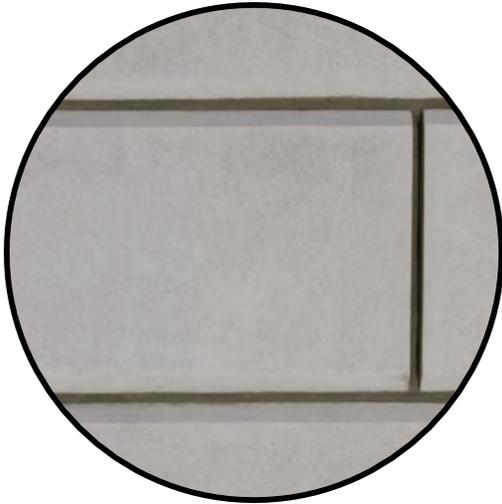
Building Materials



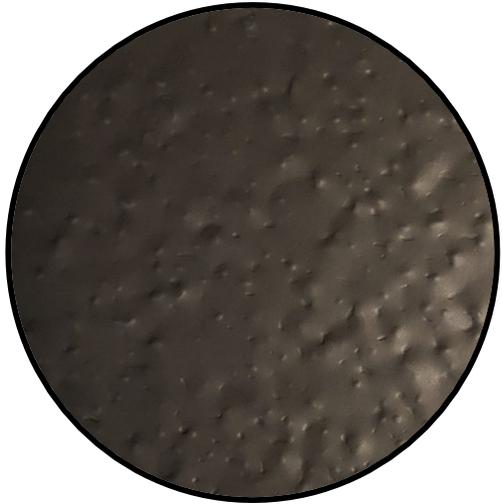
***Existing Brick to
be Cleaned***



***New Curtainwall and
Storefront Color –
Kawneer Champagne***

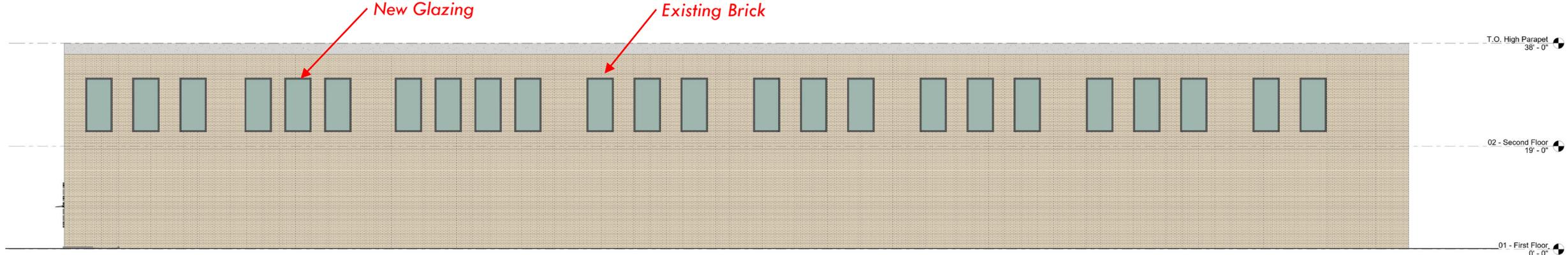


***New D Stone Dutch
Quality Limestone
Tuscany Veneer – Ivory
H: 11⁵/₈" x W: 23⁵/₈"***



***Metal-Span Panels CF-
Vertical Color:
Weathered Copper***

Building Elevations

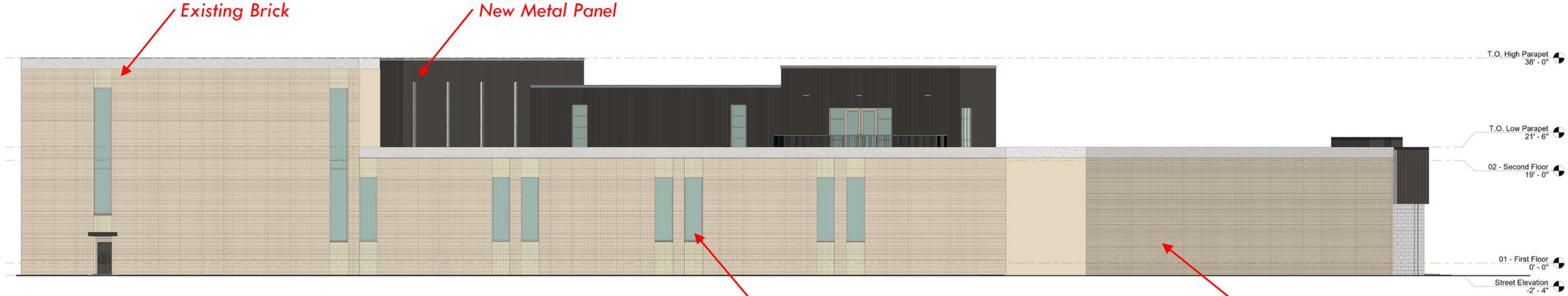


Rear Parking (Gist Street) Elevation

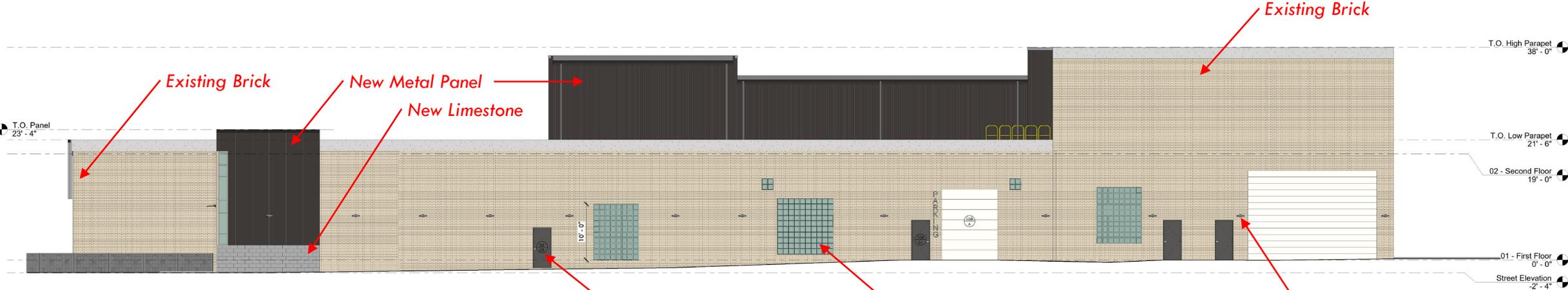


Front (Jumonville Street) Elevation

Building Elevations



Side (Blvd. of the Allies) Elevation



Side (Tustin Street) Elevation

Community Process

DAM Meeting: July 16th, 2020

Uptown Partners, Letter of Support: February 25th, 2020

#ArtsInHD:

We have been in active discussions with Samantha Black at the ArtsInHD group to help us in the design process of a few aspects of this project.

Areas we are looking for artist engagement:

- Metal screening around property
- Industrial sculpture in front lobby entrance
- Plus any additional spaces that the local artist(s) think would add benefit to this building.

Who we are working with for MBE, WBE, and VOSB Engagement:

- Reed Building Supply
- Klavon Design Associates, Inc.
- A-1 Hauling (now known as Junk Joeys LLC)
- We will also continue to engage and/or hire such businesses moving forward during construction

Construction Management Plan

Management and Quality Control Overview

- *Project collaboration and coordination through Buildertrend Project Management Software.*
- *A full-time Superintendent, with full knowledge of the construction documents, will be stationed on site to inspect all work and assure compliance to the documents and schedule, among other responsibilities.*
- *The Project Manager will be in close contact with the Superintendent to review progress, address any concerns, and communicate with the project team, community, and others.*
- *Safety and compliance staff will visit the site to inspect and report/correct any issues that may arise, including compliance with CDC and Commonwealth of PA COVID-19 regulations.*
- *Coordinate testing as required by code and the specifications to ensure materials and workmanship meet the design standards of the project.*
- *Obtain Substantial Completion and a final Certificate of Occupancy from the City of Pittsburgh*
- *Other Construction Management and Safety best practices consistent within the industry*

Front Façade Render



Front Loading Dock Render



BLVD. Side Façade Render



@ DESMONE
ARCHITECTS

Tustin Street and Parking Lot Render



Thank you for your time!
Questions?