

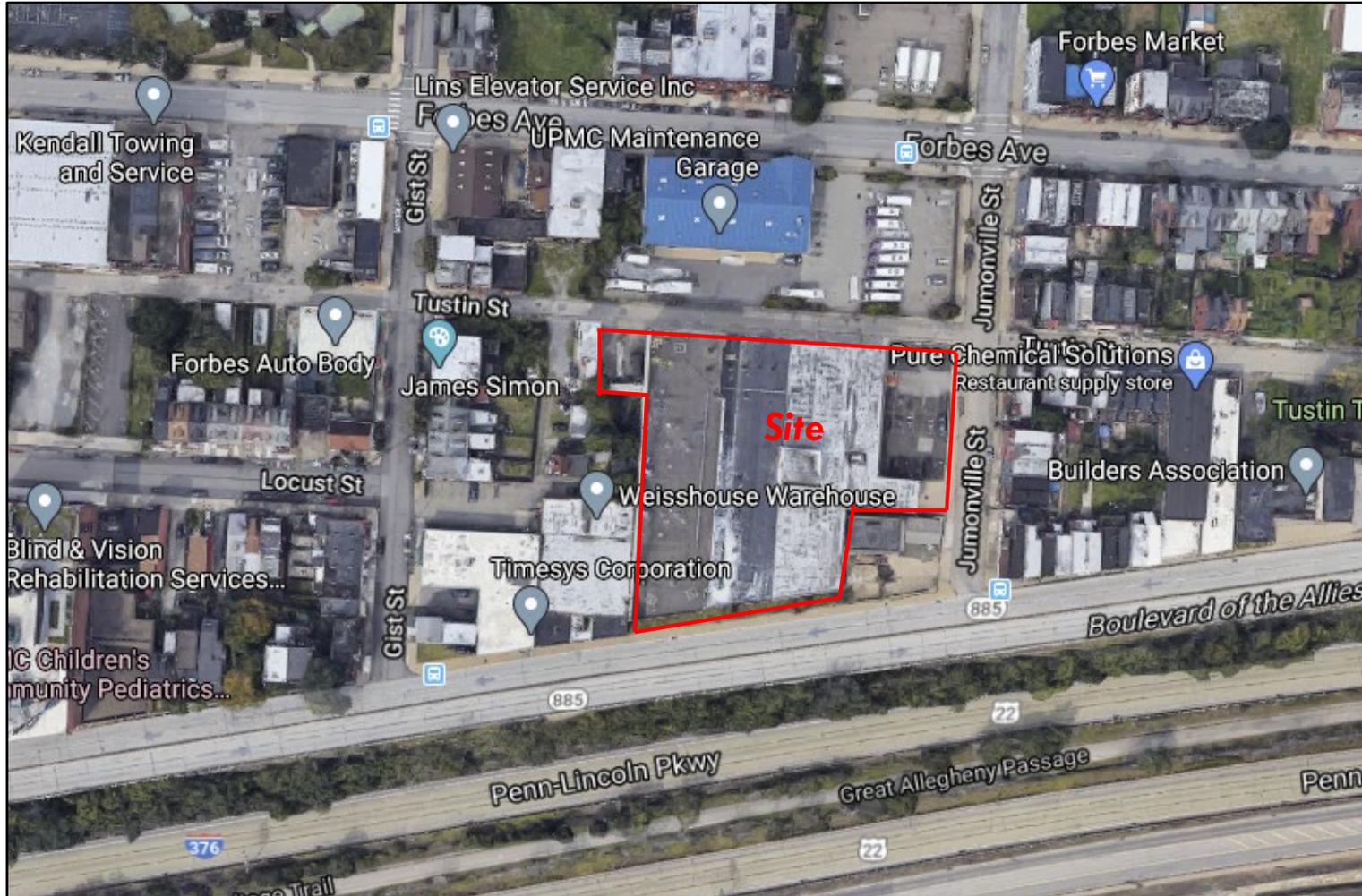


UPTOWN TECH

304 JUMONVILLE STREET, PITTSBURGH, PA



SITE LOCATION



- 304 JUMONVILLE STREET
- PARCEL NOS.11-K-276 AND 11-J-236
- UPR-B ZONING DISTRICT
- BLOCKS TO MERCY HOSPITAL
- APPROX. 62,940 GSF +/-

PROJECT SCOPE

PROPOSED USE

- PRIVATELY ADAPTIVE REUSE OF FORMER VACANT COMMERCIAL LAUNDRY FACILITY INTO A TECH-FLEX OFFICE SPACE – PRIVATELY FUNDED

TARGET WORK

- CLEAN EXISTING BRICK
- NEW WINDOWS AND DOORS
- NEW ADA FRONT ENTRY AND CURTAINWALL
- IMPROVEMENTS TO EXISTING PARKING AREAS
- NEW LANDSCAPING & EXTERIOR LED LIGHTING
- INTERIOR BICYCLE AND CAR PARKING
- RESTORING EXISTING LOADING DOCKS
- INTERIOR FIT-OUT FOR NEW SPEC TENANT

EXISTING PROPERTY



TUSTIN STREET FACADE



***EXISTING JUMONVILLE STREET
LOADING DOCK***



***EXISTING JUMONVILLE STREET
FRONT ENTRY***

EXISTING PROPERTY CONT.



BLVD OF ALLIES FACADE

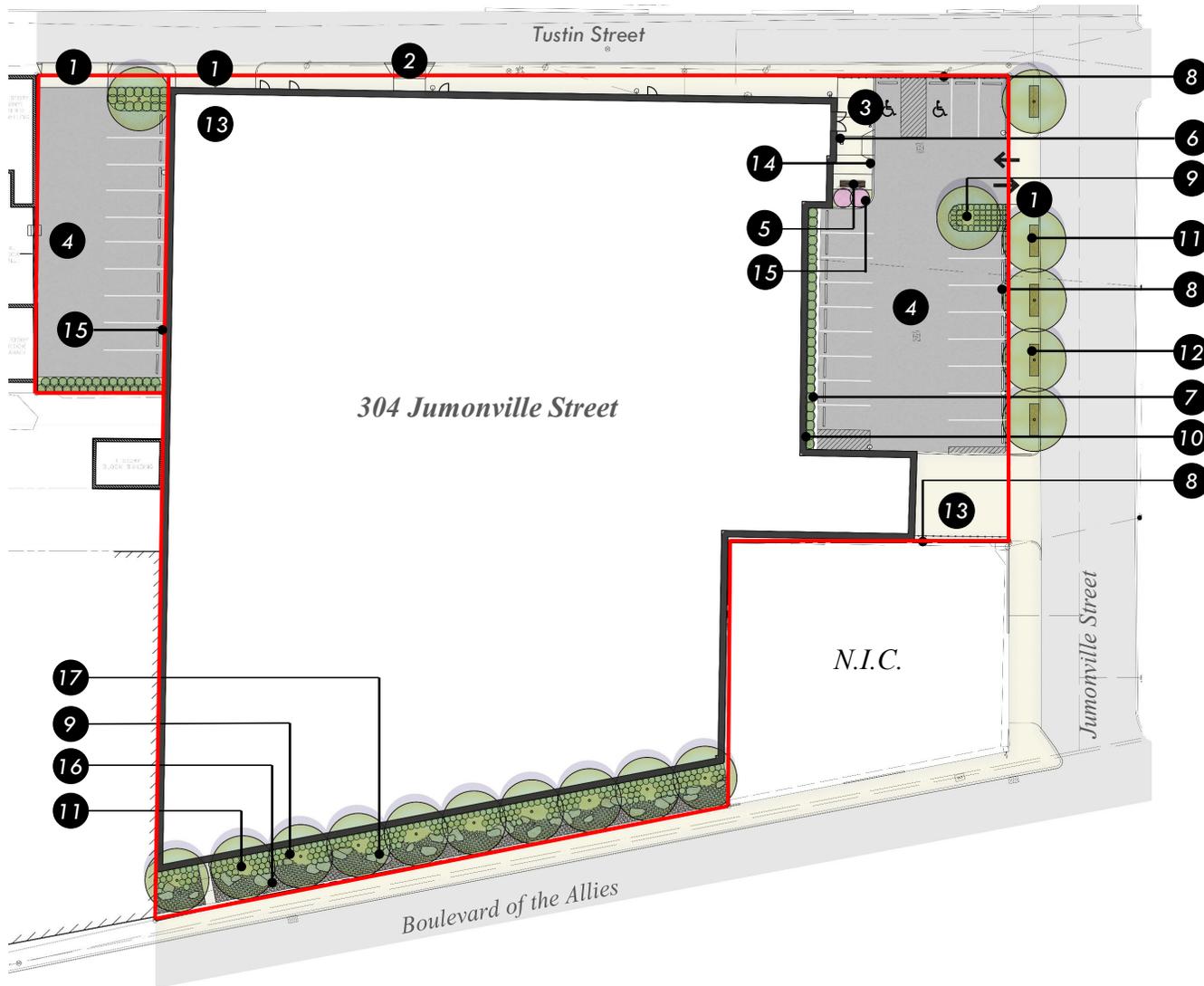


BLVD. OF ALLIES FACADE



**TUSTIN STREET REAR FACADE
AND SIDE PARKING LOT**

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

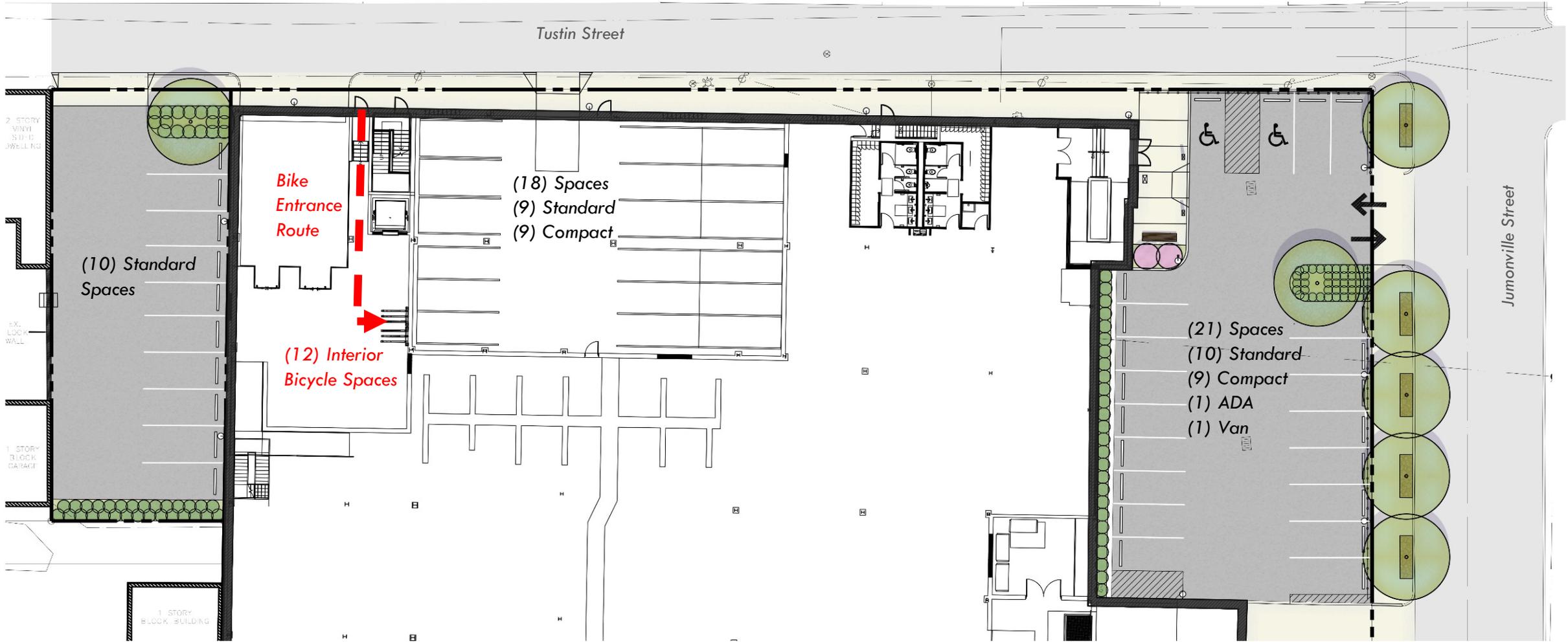
Trees Provided: 2 Trees or 6 Inches

Required Landscape (25SF/Space): 250SF

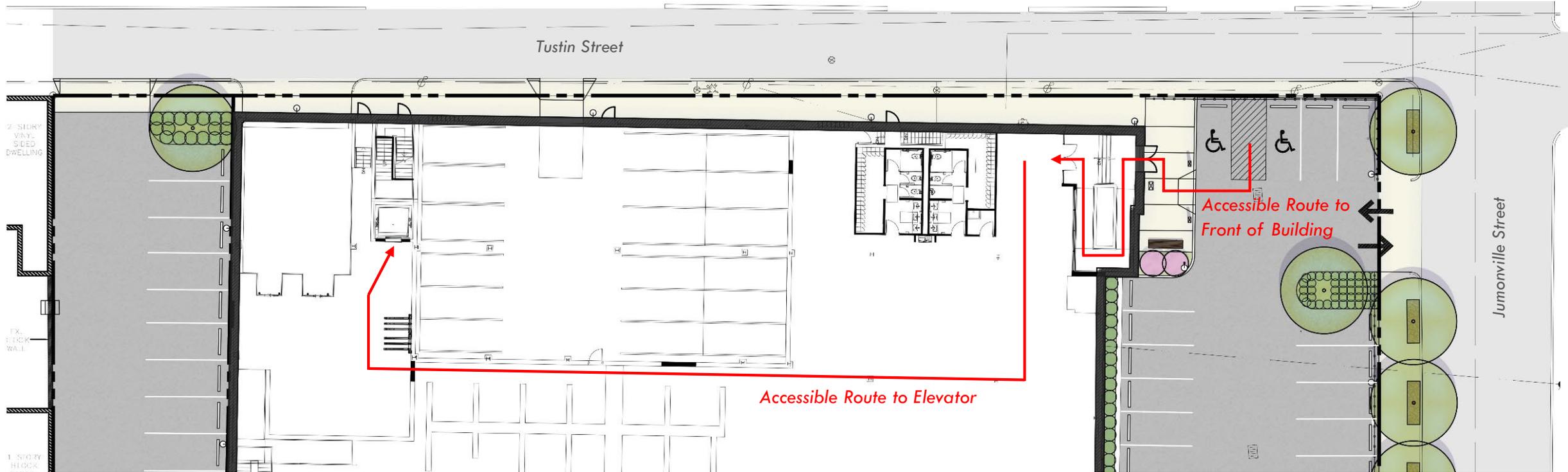
Provided Landscape: 280SF

**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 2-STOP ELEVATOR.
- 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.

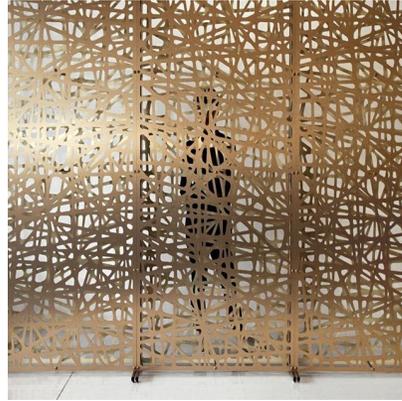
SITE MATERIALS



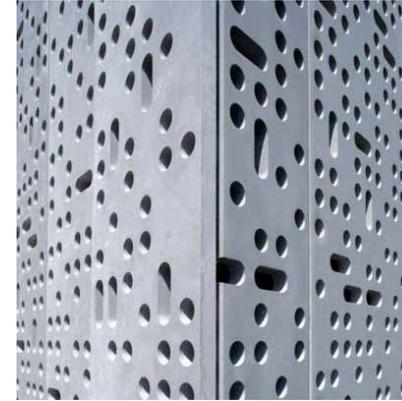
EXTERIOR SEATING



EXTERIOR RECYCLING AND REFUSE COLLECTION



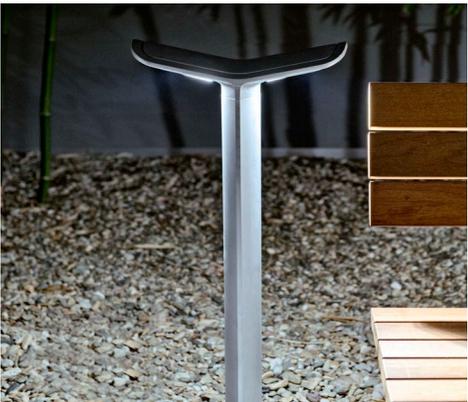
DECORATIVE SCREEN (TBD BY LOCAL ARTIST)



DECORATIVE SCREEN (TBD BY LOCAL ARTIST)



ARCHITECTURAL LED LIGHTING



EXTERIOR PATH LIGHTING



FLEXI-PAVE TREE SURROUND



FLEXI-PAVE TREE SURROUND



FLEXI-PAVE COLOR OPTIONS



PERVIOUS BITUMINOUS

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LANDSCAPE MATERIALS



REGAL PRINCE OAK



BETTY MAGNOLIA



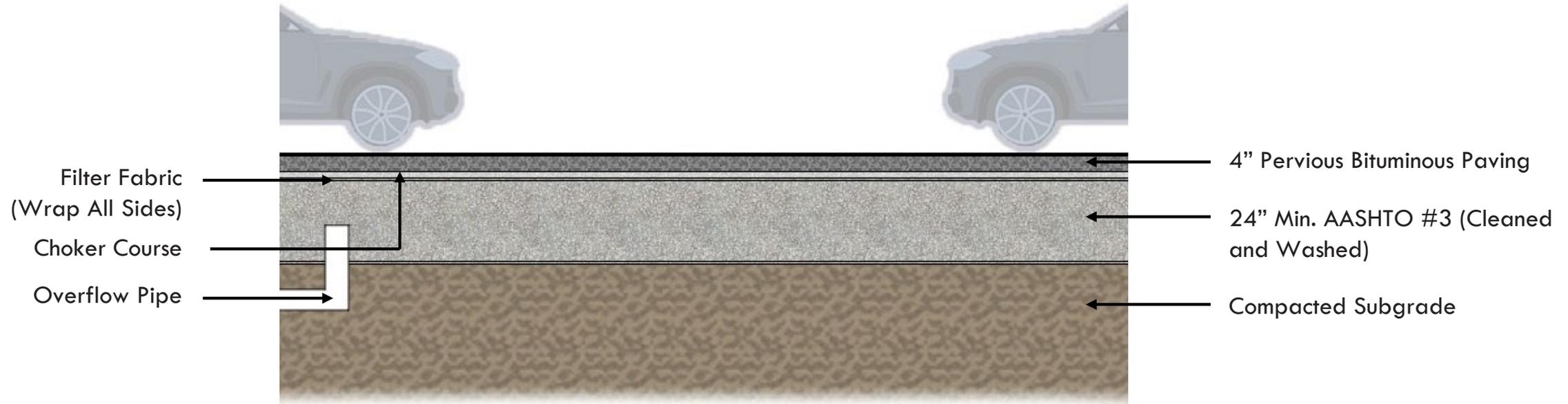
**DUKE GARDENS JAPANESE
PLUM YEW**



HEAVY METAL SWITCHGRASS

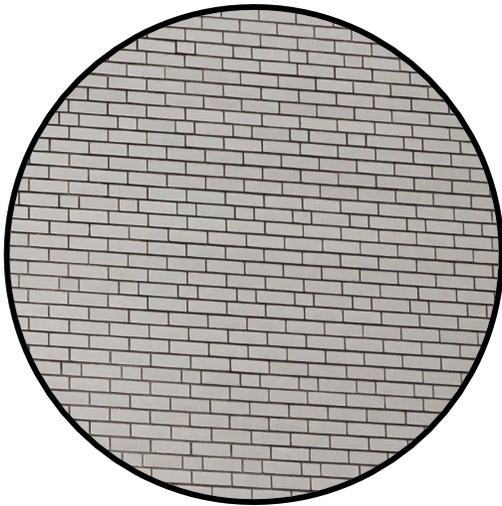
SUSTAINABILITY & STORMWATER MGMT.

PERVIOUS BITUMINOUS SECTION

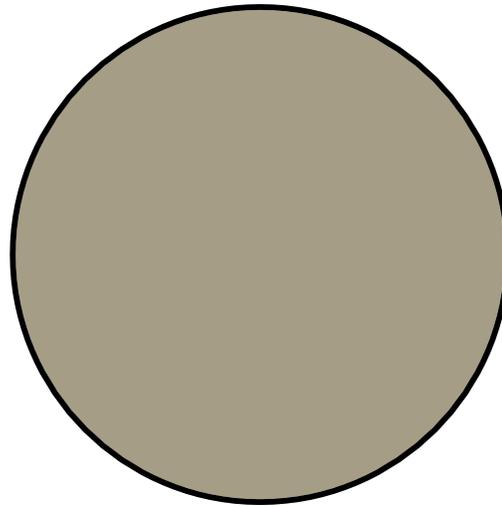


- LED LIGHT FIXTURES & LOW-FLOW FAUCETS AND TOILETS
- ELIMINATED APPROX. 6,200 SQ. FT. OF EXISTING IMPERVIOUS SURFACE
- PROPOSED EST. 3,720CF (ACCOUNTS FOR 40% VOID) OF STORMWATER STORAGE VIA DRY WELL STORAGE BMP

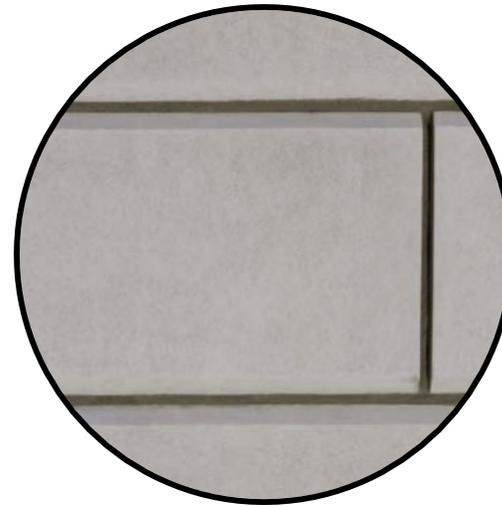
BUILDING FACADE MATERIALS



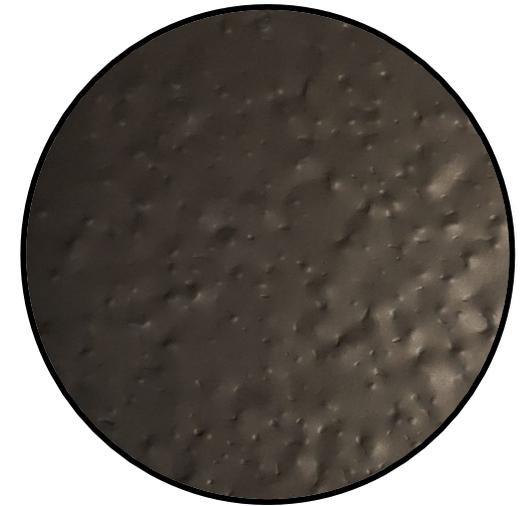
*EXISTING BRICK
TO BE CLEANED*



*NEW CURTAINWALL AND
STOREFRONT
[COLOR - CHAMPAGNE]*

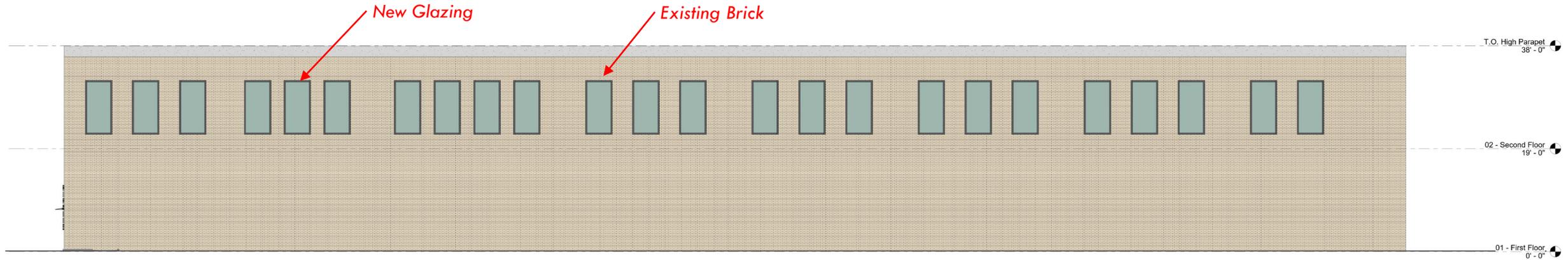


*NEW LIMESTONE
VENEER
[COLOR - IVORY]*



*INSULATED METAL
PANELS
[COLOR - WEATHERED
COPPER]*

BUILDING ELEVATIONS



REAR PARKING (GIST STREET) ELEVATION



FRONT (JUMONVILLE STREET) ELEVATION

BUILDING ELEVATIONS CONT.



COMMUNITY & BUSINESS ENGAGEMENT

REGISTERED COMMUNITY ORGANIZATIONS & DAM MEETING

- UPTOWN PARTNERS
 - MTGS. - DEC. 19, 2019 AND JAN. 30, 2020
 - LETTER OF SUPPORT - FEB. 25, 2020
- DAM MTG. - JULY 16, 2020
- HILL CDC
 - JULY 21, 2020 - ZOOM MTG. [FELICITY & JORDAN]
 - JULY 30, 2020 - DRP SUBMISSION
- ARTSINHD - AUG. 14, 24 & 26, 2020 AND SEPT. 14, 2020 EMAIL COMMUNICATION SEEKING ON-SITE MTG.

MBE, WBE and VOSB

- *MBE* - REED BLDG. SUPPLY
- *WBE*
 - A-1 HAULING [NOW JUNK JOEYS LLC]
 - KLAVON DESIGN ASSOC. INC.
 - MAKAROV CONSTRUCTION
- *VSOB* - WARRIOR WELDING

CONSTRUCTION MANAGEMENT PLAN

- ON-SITE SUPERINTENDENT
- DEDICATED PROJECT MANAGER
- REALTIME CONSTRUCTION MGMT. SOFTWARE
- COMPLIANCE W/INDUSTRY BEST PRACTICES
- SAFETY COMPLIANCE; INCL. ADAPTATION FOR COVID-19
- SITE INSPECTIONS AND TESTING
- COMMUNITY ENGAGEMENT
- SUBSTANTIAL COMPLETION AND FINAL CERTIFICATE OF OCCUPANCY

JUMONVILLE ST. PROPOSED IMPROVEMENTS



 **DESMONE**
ARCHITECTS

BLVD. OF ALLIES PROPOSED IMPROVEMENTS



TUSTIN STREET PROPOSED IMPROVEMENTS



THANK YOU FOR YOUR TIME!

QUESTIONS?