PROJECT DESCRIPTION

1807 Fifth Avenue Pittsburgh, PA 15219
UPR-B Uptown Public Realm District A

Situated within the Uptown EcoInnovation District, the renovation and addition of the East site at 5th and Dinwiddie will become a place that is welcoming, that supports the well-being of its community and will improve the environment to make a more resilient and sustainable city.

Doubling the size of the existing public works building, the new development will include co-working spaces that will be offered to the community at reduced rates and feature a coffee shop on the first floor. Adaptable high bay space in the existing building will be dedicated for clean energy job training focused on building local economic opportunity.

Our objective is to provide a transformative design that expresses and facilitates the development of innovative economies and technologies and enhances the existing building and community, build community resiliency and investment in the community and its people through sustainable design.

We intend to set very high building standards using building science and data. The goals of this project, embedded in the Owner’s Performance Requirements center on equity; social, financial, and environmental; the project will prove performance results using monitors and dynamic digital displays. Goals include Zero Energy Ready, Passive House Certification/Hygiene Ventilation, RESET Air Certification, and Fitwel Certification.

We are facilitating the infrastructure development of the 5th and Dinwiddie civic plaza to become a hub of public transportation and connecting the community with a welcoming public terrace and multi-purpose community/commercial space overlooking Fifth Avenue and the development plaza.
SURROUNDING CONTEXT

View looking north up Dinwiddie Street from Fifth Ave

Existing residential building east of the site

Fifth Avenue Schoolhouse Loft Apartments directly across the street South from the site

Existing local market further east of the site
ELEVATIONS

EAST ELEVATION

NORTH ELEVATION

METAL PANEL

STOREFRONT
PRELIMINARY RENDERING

LOCAL
PUBLIC
ART HERE
LANDSCAPE PLAN

Street Tree Requirements

1 tree for every 30 feet of property line abutting a public right-of-way.

Colwell Street: 60’ - 2 trees required
Dinwiddie Street: 90’ - 3 trees required
Fifth Avenue: 120’ - 4 trees required

9 Total Trees
STORMWATER MANAGEMENT NARRATIVE

Stormwater for the Fifth and Dinwiddie Development – East Site is being controlled through a stormwater detention system located east of the intersection of Dinwiddie Street and Our Way. Stormwater will be collected through roof drains on the existing renovated building as well as the new building expansion and directed to the stormwater detention facility.

The surface treatment above the stormwater detention facility will be pervious pavers that will allow rainwater to penetrate into the subsurface system. The subsurface system is proposed to be 57 linear feet of perforated 48” corrugated metal pipe. The piping will be surround by a bed of AASHTO #57 gravel that will provide additional rainwater storage. The system is design to provide rainwater retention/infiltration as well as detention.

The first 1.5” of runoff volume from the site is proposed to be retained within the bottom of the system and infiltrated into the substrate below the storage system to provide groundwater recharge. The volume above the retention area will provide rate control through a series of orifices and overflow weir.

The system has been designed to provide a post-construction release rate less than or equal to the pre-development existing rate of runoff from the site. As stormwater runoff is released from the storage system it will pass through the outlet control structure, a cleanout manhole, and a Stormceptor that will provide additional water quality treatment prior to outfalling into the existing 42” combined sewer system beneath Dinwiddie Street. The runoff from the site will ultimately outfall to the Monongahela River. The proposed stormwater system has been designed to meet City and State stormwater requirements for volume, rate and water quality control.
### Sustainability Summary

- Project will be Passive House (PHI) certified
- Project is on track for Fitwel Certification
- Project is on track for ResetAir Certification
- Actively tracking a robust Owner Project Requirements with a holistic approach to sustainable best practices

| Community | Subcontracting Participation | 18% to MBEs and 7% to WBEs  
|           | Tradesperson Participation | 18% to Minority and 7% to Women  
|           | Qualitative Health and Development | Workforce Training and Education  
|           | Energy |  
|           | Site EUI |  
|           | Renewables (Photovoltaic Panels) |  
| Indoor Air Quality | Carbon Dioxide (CO2) | < 600 ppm  
|           | Humidity | < 51%  
|           | Ozone (O3) | < 12 µg/m³  
|           | Particulate Matter 2.5 (PM2.5) | < 0.143 Bq/m³ [4 pCi/L] in the lowest occupied level  
|           | Radon | Monitored  
|           | Temperature |  
|           | Total Volatile Organic Compound (TVOC) | < 0.4 mg/m³ (< 400 µg/m³)  
| Indoor Environmental Quality | Sound (Internally Generated Noise) | WELL compliance with S01 Sound Mapping  
|           | WELL compliance with S02 Maximum Noise Level |  
| Landscaping | Beauty | Exterior Wall Mural, Local Artist  
|           | Biophilia | Use Natural Materials  
|           | Activate Public Plaza |  
| Materials | Material Toxicity | WELL compliance with X09 Cleaning Products and Protocol  
|           | WELL compliance with X10 Volatile Compound Reduction | WELL compliance with X11 Long-Term Emission Control  
|           | WELL compliance with X12 Short-Term Emission Control | LEED compliance with MR Building Product Disclosure and Optimization - Material Ingredients  
| Operations and Maintenance | Annual Maintenance Budget | Annual expense analysis  
|           | Post-Construction Waste | WELL compliance with X04 Waste Management  
| Water | Potable Water Reduction | 92% total water reduction from Pittsburgh 2030 District Goals, with efficient fixtures  
|           | WELL compliance with W01 Fundamental Water Quality |  
|           | WELL compliance with W02 Water Contaminants | WELL compliance with W03 Legionella Control  
|           | WELL compliance with W04 Enhanced Water Quality | WELL compliance with W05 Water Consistency  
|           | WELL compliance with W08 Handwashing | WELL compliance with W08 Oswitch Non-Potable Water Reuse. Implement grey water solution for toilets and landscape irrigation  
| Storm Water Reduction |  

11.24.2020
Fifth and Dinwiddie East
Department of City Planning, Planning Commission
ACCESSIBILITY AND UNIVERSAL DESIGN SUMMARY

- All tenant spaces, common areas, retail space, and exterior terrace designed for accessibility per ANSI A117.1
**Process**
- Team responded to URA issued RFP which included a very robust community process in it of itself
- Presented to subcommittee who reviewed the RFP submittals
- Shortlisted and presented at a community meeting in Uptown
- Team received great reviews & feedback from the community and was awarded the project
- Multiple Uptown Partners community meetings
- Submitted & presented project to the DRP committee facilitated by the Hill CDC
- Presented a 2nd time with revisions based on comments, to the DRP subcommittee and was scored a 91%
- Presented at a Community at large Developers Activity Meeting via DRP and received a 95%
- Was asked by Uptown Partners to present at a final Community Stakeholders meeting which was intended to be joint with the Hill CDC in Uptown & was asked to cover specific items in our plan (Sustainability, Affordability, Jobs & impact, Design, etc)
- Project has gained support from various CDCs, elected officials, etc for our project in general but also for specific funding streams which included but is not limited to:
  - Uptown Partners
  - Hill CDC
  - Neighborhood Allies
  - Councilman Daniel Lavelle
  - Urban Redevelopment Authority
  - Mayor’s Office
  - State Representative Jake Wheatley
  - State Senator Fontana
  - Builders Guild of Western PA