**PROJECT DESCRIPTION**

113 Dinwiddie Street Pittsburgh, PA 15219  
UPR-A Uptown Public Realm District A  
EcolInnovation District Plan  
Community Organization: Uptown District & Hill District

Use: Multi-Family Residential Apartments  
Building Area: 187,328 sf  
Building height from grade plane North Bar: 58’-0 ¼”  
Building height from grade plane South Bar: 65’-9 ¼”  
Building Stories: 6  
Unit Count: 171 Units  
Parking Spaces: 0 Required, 77 Provided  
Bike Parking: 58 Required, 58 Provided

The development, at the corner of 5th and Dinwiddie, is located in the heart of Uptown EcolInnovation District. This intersection serves as the main connector between Uptown and the Hill district. The site, subdivided by Dinwiddie Street, includes the mixed-use new construction of approximately 187,000 sf. The West site is part of a larger development that includes the adaptive reuse of the existing public work building and addition on the East site. This project will become a hub for transportation, supporting a new Bus Rapid Transit line on 5th Avenue and a connector to the Hill. The design encourages social connections between building occupants and the broader community with a welcoming, 12,000sf public plaza. 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. 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.
LOCATION MAP
DEMOlITION OF 113-115 DINWIDDIE
DEMOLITION OF 113–115 DINWIDDIE
View from Dinwiddie Street facing Northwest
DEMOLITION OF 113-115 DINWIDDIE

View from Dinwiddie Street facing West
DEMOLITION OF 113–115 DINWIDDIE

View from Dinwiddie Street facing Southwest
DEMOLITION OF 113-115 DINWIDDIE

The existing site is bound to the north by Colwell Way, to the East by Dinwiddie Avenue, to the south by Fifth Avenue, to the west by developed lots, and is bisected by Our Way. The development site currently houses an existing parking lot as well as two existing structures. The entire site will be razed as part of the project to establish the working area necessary to complete the proposed work. Utilities are also proposed to be cut and capped, removed or abandoned where necessary in compliance with local and state codes.
SITE USES

PEOPLE IN MOTION
Parking: 77 spaces total

PUBLIC REALM
Open space: 12,300sf
BUILDING USES

Residential:
190,000 total sf
171 total units

29 Studio Units (~400sf)
123 One Bedroom (~650sf)
19 Two Bedroom (~900sf)

137 units market rate
34 units affordable (20%)

Commercial Office:
34,000sf Workforce training
Flex Use
Co-Working

Retail:
12,000sf West
2,300sf East
UPTOWN CONTEXT
SURROUNDING CONTEXT

- ADJACENT BUILDING ON 5TH AVE
- 5TH AVE SCHOOL HOUSE LOFT APARTMENTS
- DINWIDDIE STREET
- EXISTING LOCAL MARKET
LANDSCAPING PLAN

ROOF TERRACE

OUTDOOR LIVING ROOMS

SCOOTER/ BIKE SHARE

BRT SHELTER

STADIUM SEATING

MULTI-STEM TREES

11.09.2021
Fifth and Dinwiddie West
Department of City Planning, Planning Commission
5th AVENUE VIEW
DINWIDDIE VIEW
PLAZA VIEW FROM OUR WAY
DINWIDDIE & COLWELL VIEW
MATERIALS

- Corrugated Metal Panel
- Phenolic Panel
- Perforated Metal Panel
- Polished Face Concrete Block
- GFRC Panel
- GFRC Panel
- GFRC Panel
- Storefront
LOCAL ARTWORK

Integrating local public art within the development has been of strong interest of the developer and is in alignment with the project vision. The blending of art, architecture, and landscape is an interest of the entire team and after an RFP process with the Hill District Arts Plan, #ArtsinHD, are excited to engage with artists Charlotte Ka and Errol "Mobuto" Reynolds of The MOKA Art Gallery.

The vision is to utilize the artwork along with the architecture and landscape to invite people into the site by drawing them up and down Dinwiddie Street to Our Way.

The artists vision is that Our Way will become a celebration of the history and music of the Hill, particularly people who lived on Our Way.

The design team has identified potential locations, as shown here, for murals, sculptural elements and/or Words of Wisdom inscribed in the walkways of the Plaza and Our Way.
ELEVATIONS

EAST ELEVATION ALONG DINWIDDIE STREET

WEST ELEVATION

ADJACENT EXISTING BUILDING

RESIDENTIAL OPERABLE WINDOWS TYP.
FLOOR PLANS

LEVEL 4 PROGRAM SUMMARY

<table>
<thead>
<tr>
<th>STUDIO</th>
<th>07 (28)</th>
</tr>
</thead>
<tbody>
<tr>
<td>1 BEDROOM</td>
<td>31 (124)</td>
</tr>
<tr>
<td>2 BEDROOM</td>
<td>05 (19)</td>
</tr>
</tbody>
</table>

UNIT TOTAL: 171

STUDIO: 07 (28)
1 BEDROOM: 31 (124)
2 BEDROOM: 05 (19)
UNIT TOTAL: 171

EFFICIENCY: 07 (28)
1 BEDROOM: 31 (124)
2 BEDROOM: 05 (19)
UNIT TOTAL: 171

LEVEL 4 PROGRAM SUMMARY

MOBILITY IMPAIRED UNIT
SENSORY IMPAIRED UNIT

11.09.2021
Fifth and Dinwiddie West
Department of City Planning, Planning Commission
FLOOR PLANS

LEVEL 5 PROGRAM SUMMARY

STUDIO: 07 (28)
1 BEDROOM: 31 (124)
2 BEDROOM: 05 (19)
UNIT TOTAL: 171

EFFICIENCY:         07 (28)
1 BEDROOM: 31 (124)
2 BEDROOM: 05 (19)
UNIT TOTAL: 171

LEVEL 5 PROGRAM SUMMARY

STUDIO: 07 (28)
1 BEDROOM: 31 (124)
2 BEDROOM: 05 (19)
UNIT TOTAL: 171

LEVEL 5 PROGRAM SUMMARY

STUDIO: 07 (28)
1 BEDROOM: 31 (124)
2 BEDROOM: 05 (19)
UNIT TOTAL: 171

LEVEL 5 PROGRAM SUMMARY

STUDIO: 07 (28)
1 BEDROOM: 31 (124)
2 BEDROOM: 05 (19)
UNIT TOTAL: 171

LEVEL 5 PROGRAM SUMMARY

STUDIO: 07 (28)
1 BEDROOM: 31 (124)
2 BEDROOM: 05 (19)
UNIT TOTAL: 171
STORMWATER MANAGEMENT NARRATIVE

Stormwater for the Fifth and Dinwiddie Development – West Site is being controlled through a stormwater detention system located west of the intersection of Dinwiddie Street and Our Way. Stormwater will be collected through roof drains on the proposed building and directed to the stormwater detention facility.

There is also a small series of inlets and piping proposed on the site to collect and treat additional runoff from the surface. There are two subsurface systems is proposed to be approximately 512 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 designed to achieve Passive House (PHI) certification
• 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
ACCESSIBILITY AND UNIVERSAL DESIGN SUMMARY

It is our team’s intention to embrace accessibility and visitability as a core element of the project. Of the 171 living units, 9 are Type A accessible while all units are designed to be visitable by people with mobility add sensory impairments—all public and common spaces throughout the site will be fully accessible.

All residents are equally valued and appreciated and should have the same expectation of access to all facilities and amenities, and no differentiation in access or experience will be made based on income (or any other factors). All units will be equipped with appliances that are indistinguishable from one another. All entrances to the building are common to all residents.

A universally accessible path from 5th Avenue to the parking and primary residential entrance on Our Way will be provided within the public plaza.
**COMMUNITY 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

---

**Alignment With Hill District Master Plans**

- Economic Empowerment / Commercial Development
- Workforce Development
- Build upon the African American Legacy
- Community Ownership
- Family Friendly Housing without Displacement
- Promote a Green and Healthy Environment
- Provide Choice in Mobility
- Invest in Sustainable Infrastructure
- Encourage Balanced, Equitable, and Green Development
- Preserve and Strengthen the Existing Community

---