Project Address: 1014 Fifth Avenue, 15219

Project Zoning District: UPR-A
   Uptown Public Realm

Project Name: Union on 5th Annex

Project Description: Level III renovations to an existing retail/apartment building. Scope includes converting 4th floor restaurant bar into 4 apartment units for student housing and upgrading existing apartments to include additional sleeping units. Ground floor restaurant to remain as sports bar. Negotiations underway with new purveyor. Adding fitness area and bike storage in lower level for residents only.
SITE PLAN

ADJACENT BUILDING LEFT SIDE

ADJACENT BUILDING RIGHT SIDE

1014 Fifth Avenue
Union on 5th Annex
1014 Fifth Avenue
Union on 5th Annex
Front Elevation
1014 Fifth Avenue
Annex on 5th
Fourth Floor- new units
1014 Fifth Avenue
Union on 5th Annex
Additional Bedrooms
Dear City of Pittsburgh Planning Commissioner,

On behalf of Multiversity Housing Partners (MHP) and Integrity Designs LLC, I am writing to express support for the rezoning of 1014 Fifth Avenue as part of MHP's plan to expand off-campus housing options for Duquesne and Point Park students.

MHP has an established presence in the Upper Northside as the current owner/manager of a 94-bed/63-unit student housing building, Union on Fifth. The new proposed project would be a mixed-use building consisting of 22 student housing units and a ground-floor restaurant. Due to the close proximity of these two properties, we intend for the buildings to offer complementary amenities shared among their residents.

Many of the development plans align with the UP mission and the goals set forth in the Upper Northside Innovation Plan. Some of these project highlights include:

- Maintaining and adding additional housing aimed at students. This alleviates some of the strain on on-campus properties that can be viewed as a on-campus residents.
- They have committed to MHP's inclusion with the General Contractor and work toward a 20-30% participation from MHP's various subcontractors.
- Key efficient commitments include utilities in kitchens and AC, and using elements and efficient water use features, as well as being available to tenants.
- The developers have committed to keeping the lower level restaurant and specifically going to a sports-themed restaurant. This aligns with UP's goals to establish this area of the Hill District as an entertainment district.
- The exciting facade of the building will not change but will enhance measurable maintenance and updates such as lighting, signage, and the addition of amenities.

Thank you for your time and consideration.

Dr. Brittnay McQuade
Executive Director
Upper Northside Partners of Pittsburgh
445 Fort Pitt Boulevard
Pittsburgh, PA 15219