

1717 Fifth Avenue  
Residential Development

## Project Timeline

Project Inception	April 2019
Utility Coordination Meeting	June 2019
Geotechnical Investigation	July 2019
Councilman Lavelle Meeting	September 3, 2019
City Planning Pre-Application Meeting	September 6, 2019
Uptown Partners RED Committee Presentation	September 19, 2019
Uptown Partners RED Committee Approval	October 1, 2019
City of Pittsburgh Zoning Development Review Application	October 8, 2019
City of Pittsburgh Design Review Comments	October 29, 2019
Notification of RCO DAM Requirement	November 25, 2019
Development Activities Meeting	March 11, 2020
Planning Commission Briefing	April 7, 2020 (Proposed)
Planning Commission Hearing and Action	April 21, 2020 (Proposed)

## Project Zoning District

### Uptown Public Realm District A - EcoInnovation District

The Uptown Public Realm District (UPR) or "district" was created to provide regulations for the development and growth of Uptown as Pittsburgh's first EcoInnovation District. A special emphasis is placed on sustainability and economic development in the district. The regulations preserve the mixed-use nature of the community and encourage investment to increase the residential population and commercial activity.

Specifically, the intent of the Uptown Public Realm District is:

- To implement the development vision of the Uptown / West Oakland EcoInnovation District Plan;
- To allow denser development which better utilizes limited lands and supports a complete and healthy urban community;
- To encourage innovative new buildings that are highly energy efficient, produce energy on-site or connect to efficient district energy systems, and/or capture and treat rainwater on-site using green infrastructure;

Primary Design Considerations:

- Structured parking must be designed to allow for conversion to other uses
- No building wall adjacent to a street shall contain a non-articulated condition greater than fifty (50) linear feet in length
- Building wall articulation shall be achieved through changes in the facade depth no smaller than six (6) inches
- Street level facades fronting on Fifth Avenue and Forbes Avenue or primary building frontages on any other street shall be transparent between the height of three (3) feet and eight (8) feet above the walkway grade for no less than sixty (60) percent of the horizontal length of the building facade
- Active uses shall be provided along the ground floor of the building frontage along Fifth Avenue and Forbes Avenue or primary building frontages on any other street. Active uses include residential, retail, office, lobbies, and bike facilities
- All primary structures shall provide a prominent and highly visible street level doorway or entrance on the facades of the building that front onto Fifth Avenue or Forbes Avenue

### Project Design Solutions

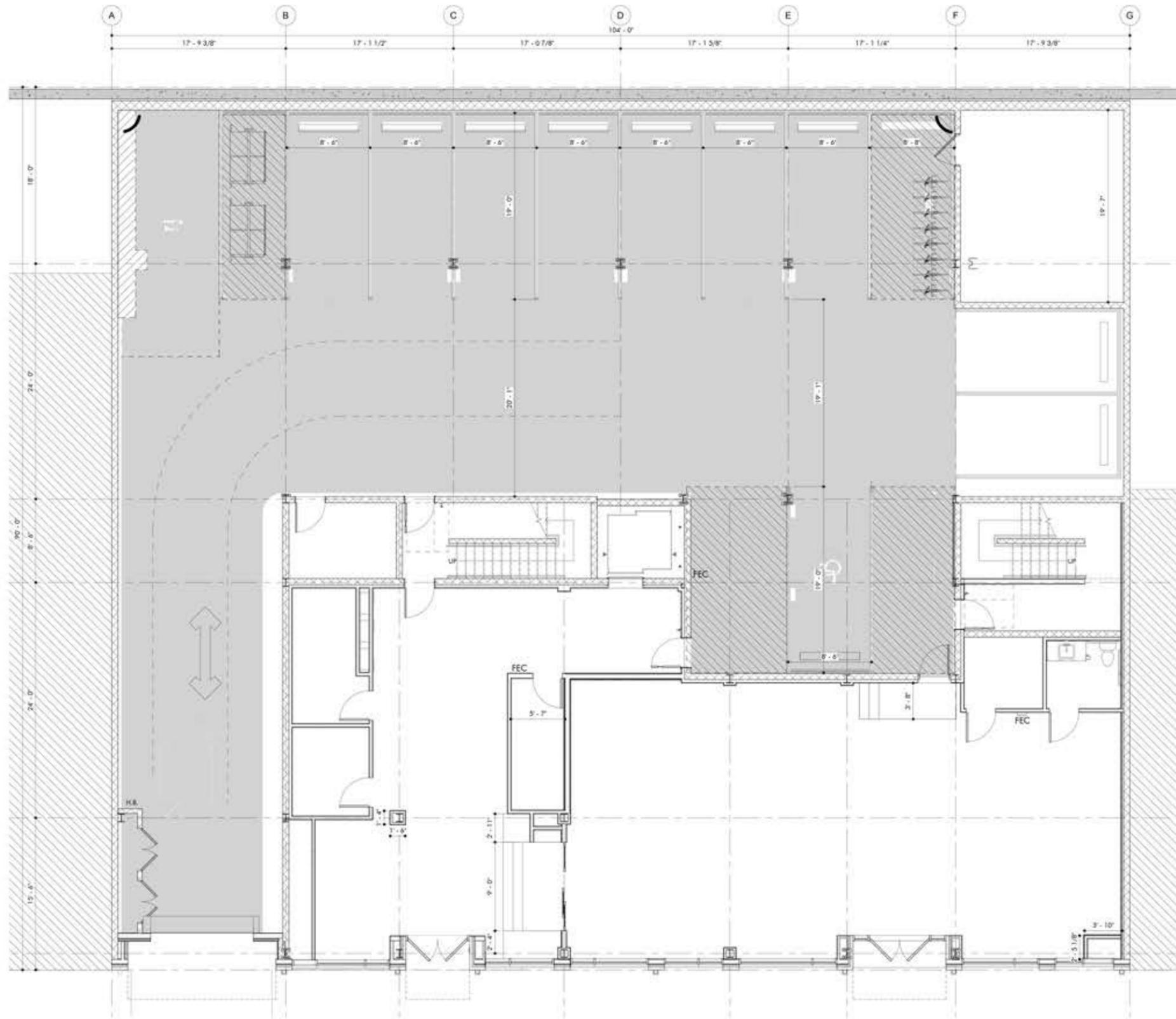
- Green Roof - Stormwater capture and achieving height bonus point per EcoInnovation Zoning Bonus Goals and Points
- Limited Parking - Reducing parking to align with UPR-A Exemption
- High Performance MEP Building Systems
- Public Art Opportunities - Upper Levels/Our Way Facade
- Neighborhood Scaled/Priced Retail Opportunity

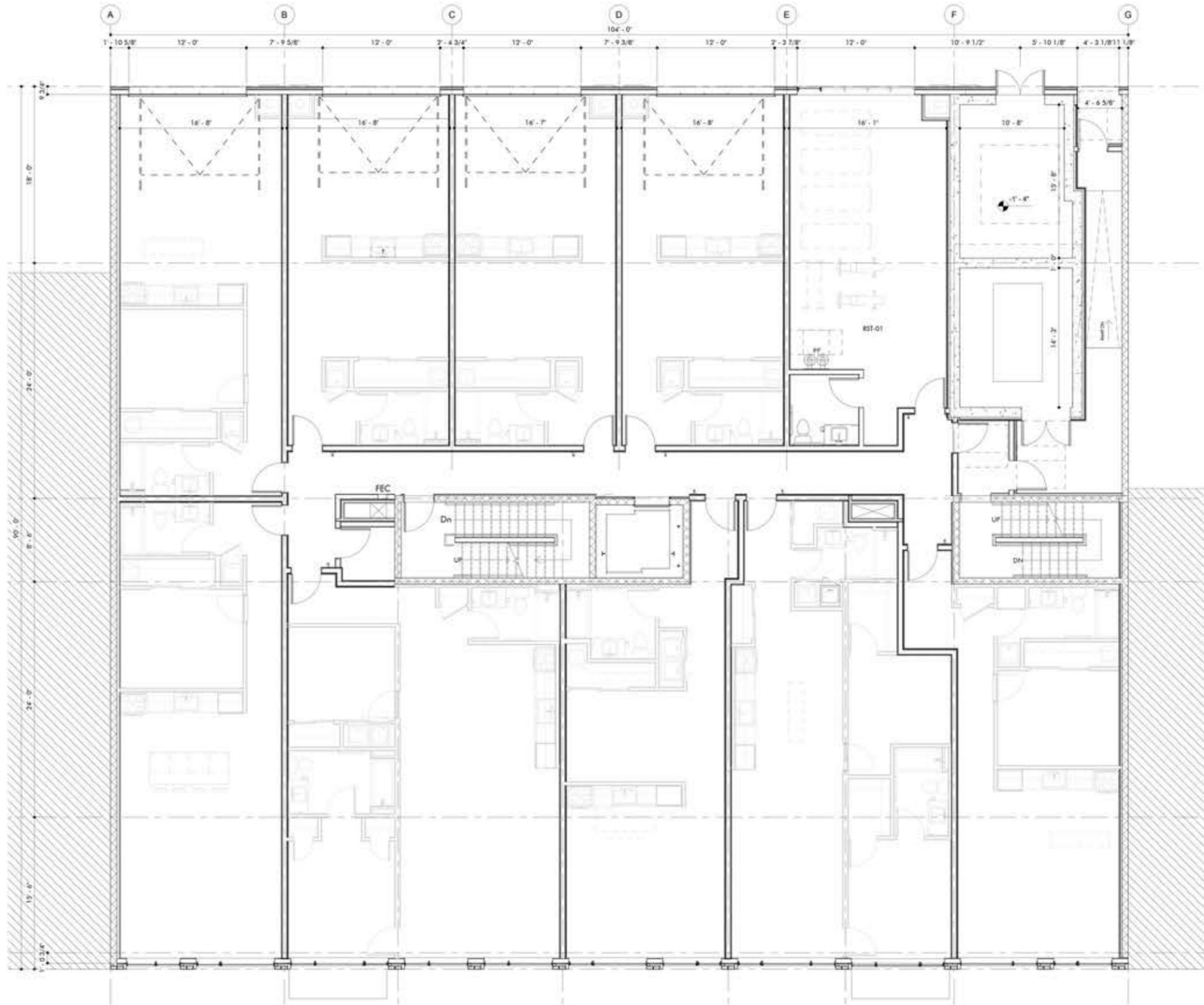
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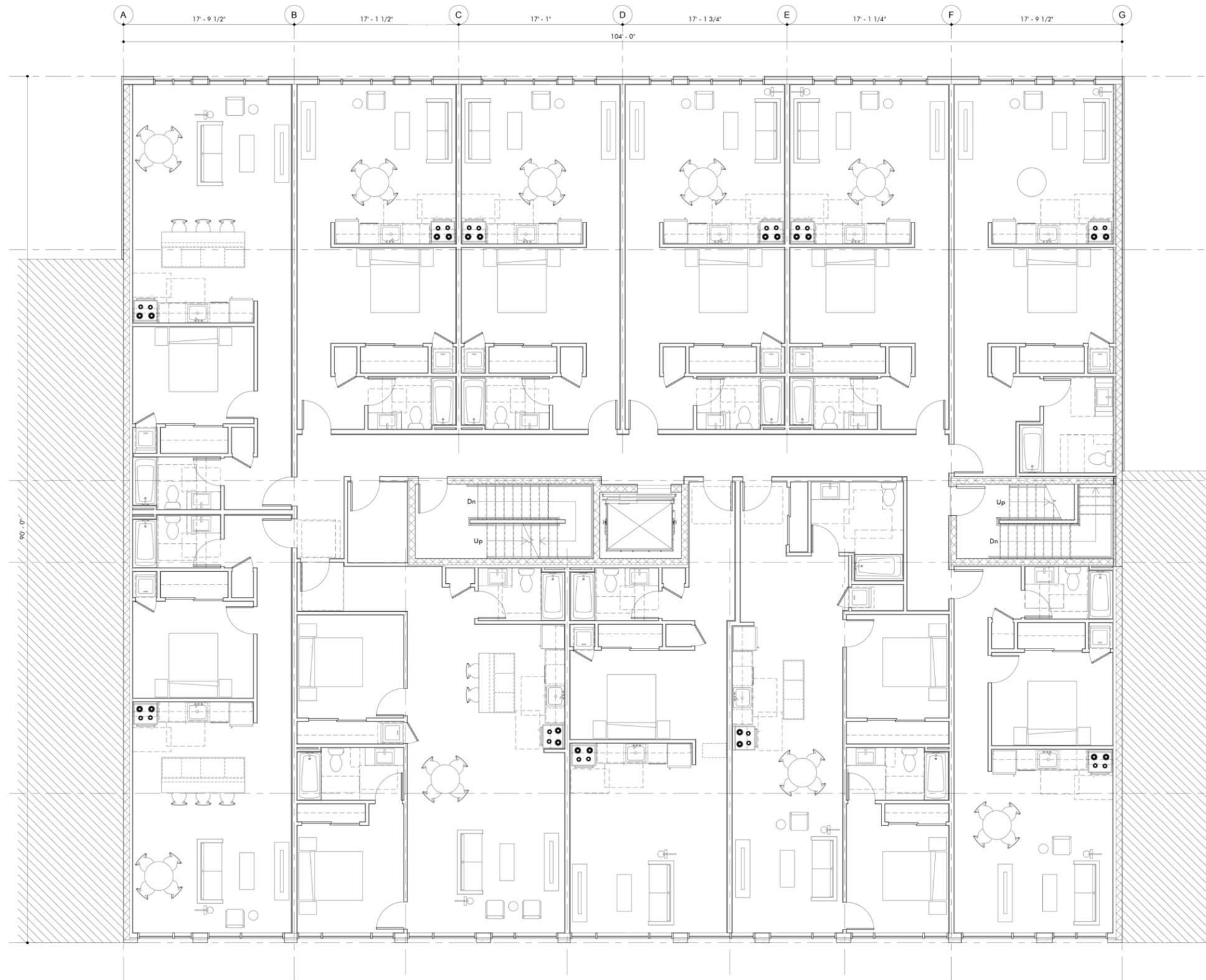
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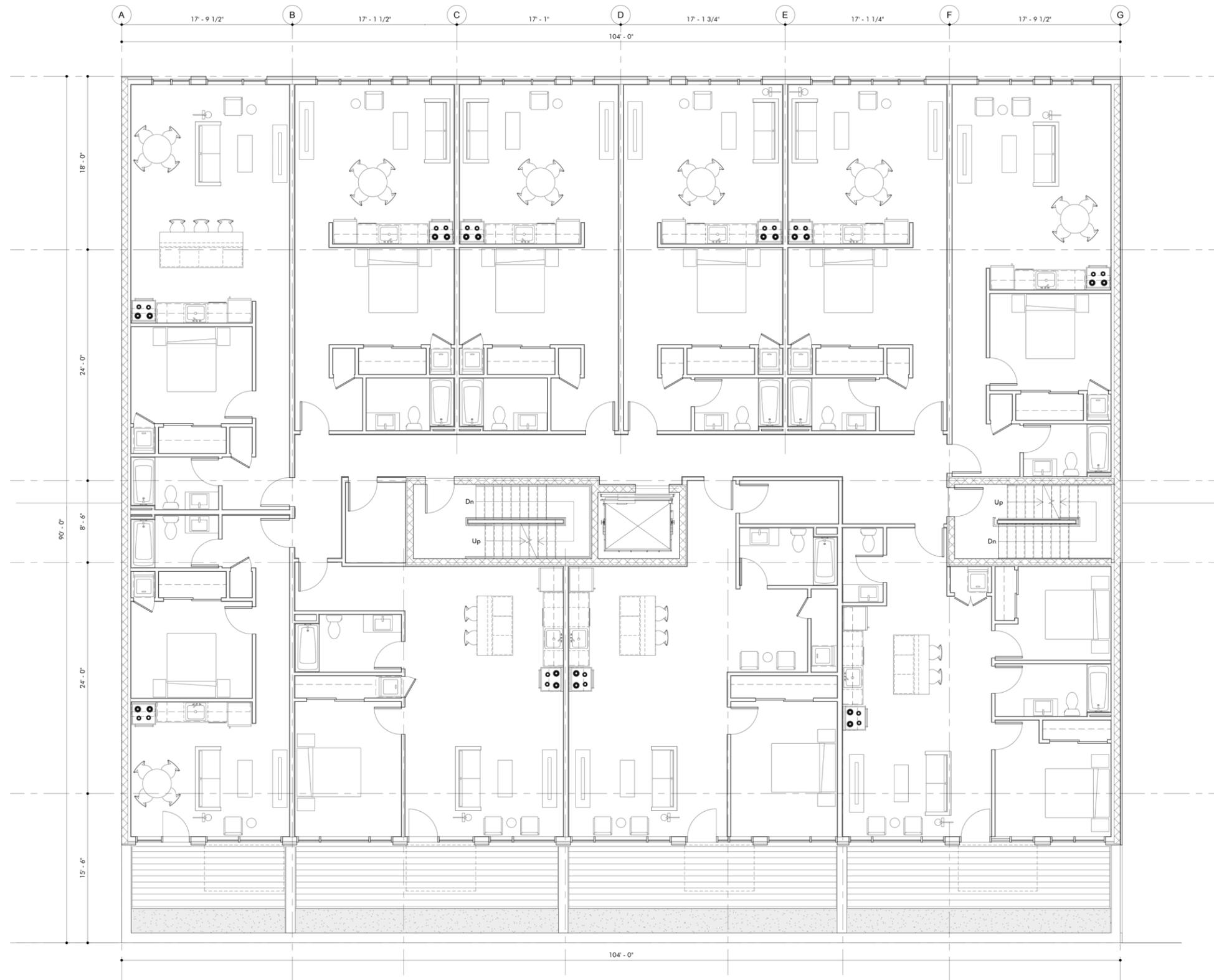


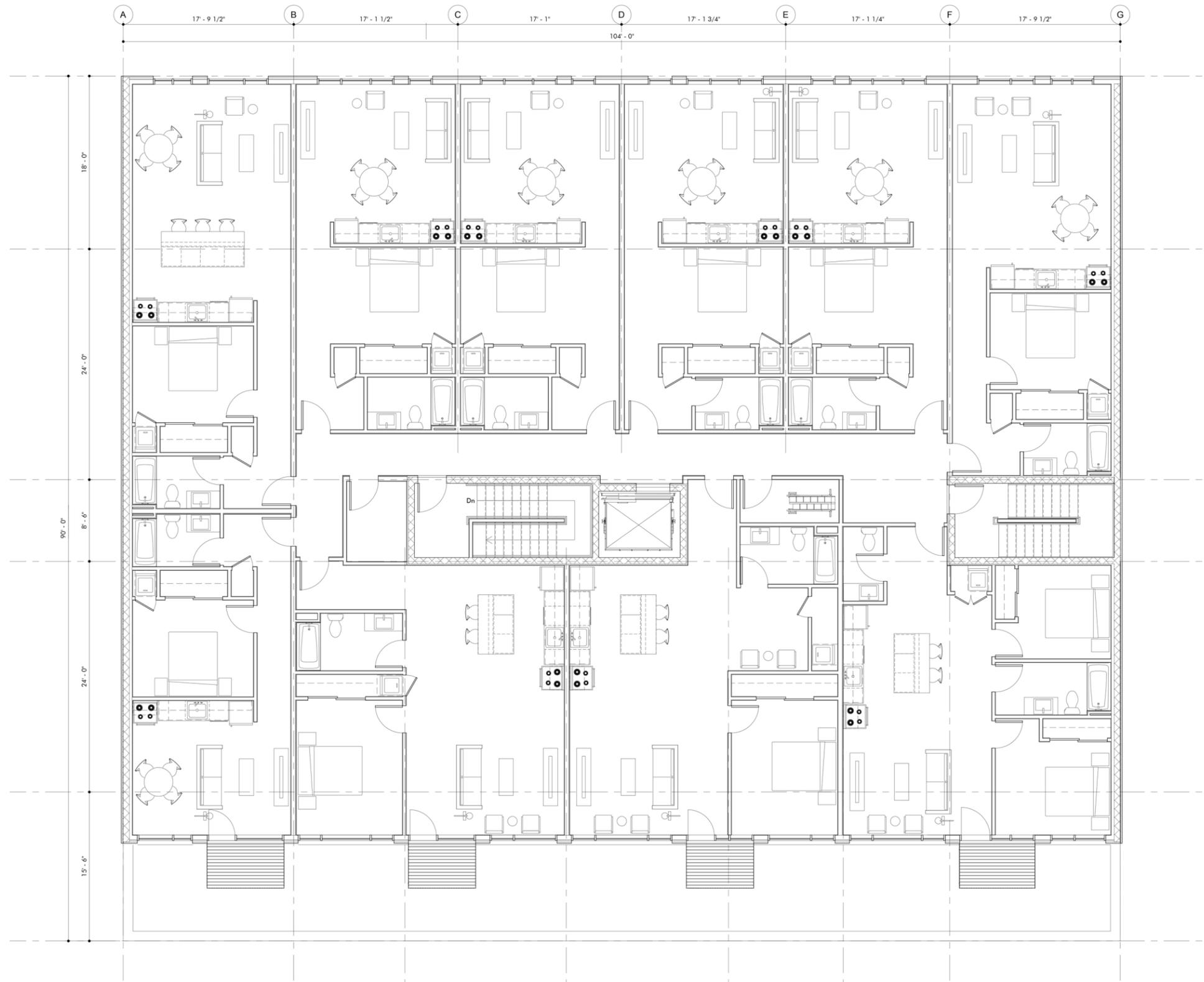
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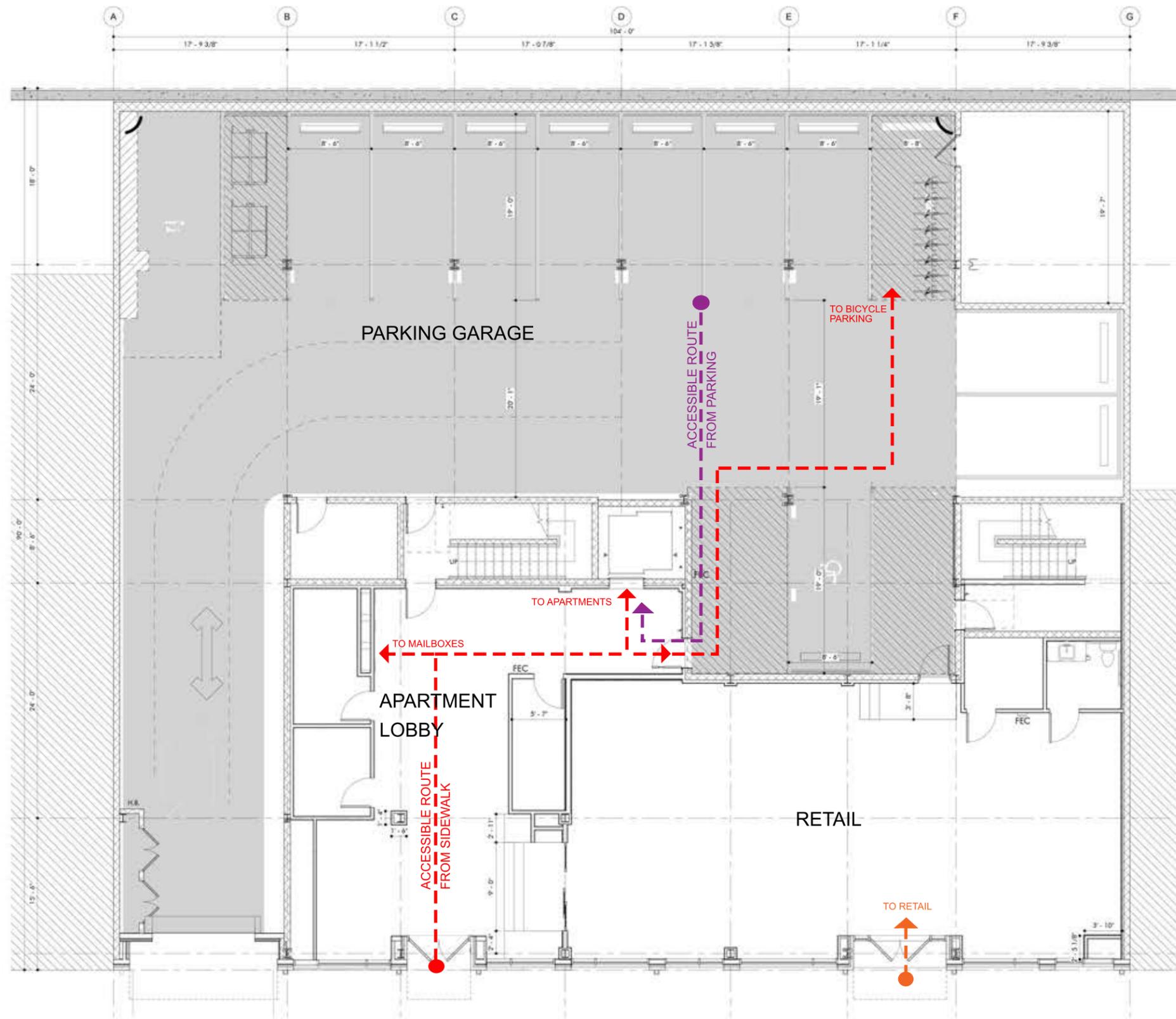


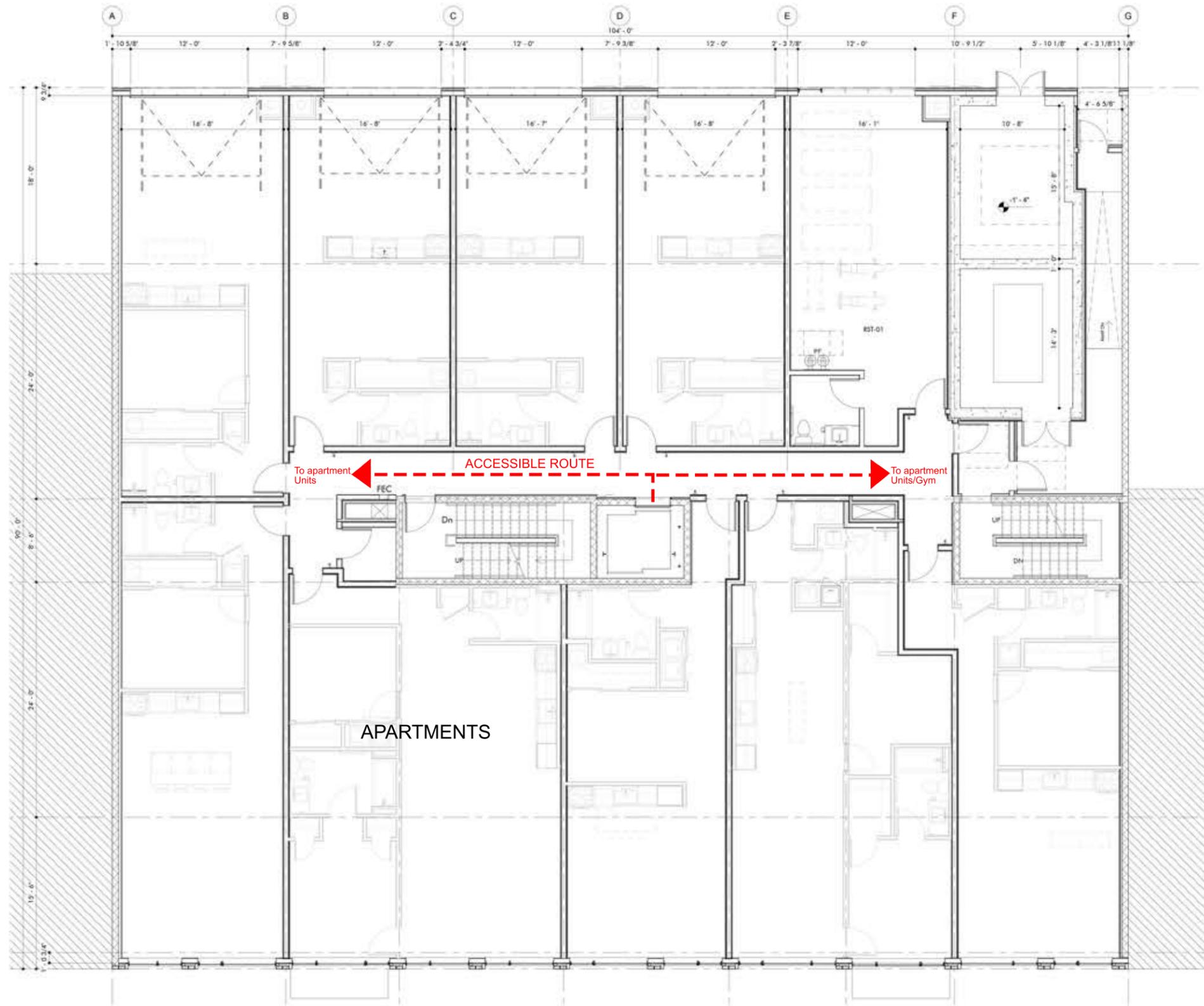














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Roof  
65' - 10"

06 Sixth Level  
55' - 4"

05 Fifth Level  
44' - 10"

04 Fourth Level  
34' - 4"

03 Third Level  
23' - 10"

02 Seco  
13' - 4"

01 Ground Level  
0' - 0"

Residential Development  
1717 Fifth Avenue  
Pittsburgh, PA 15219

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All dimensions and existing conditions shall be checked and verified by Contractor at the site. Any discrepancy shall be reported to the Architect in writing.

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Project Number 19121  
Date 04/01/2020  
Revisions



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