



# Uptown Flats

304 Jumonville Street



# UPTOWN FLATS

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## Approvals Requested [*Adaptive Reuse*]\*

- Install a Not-to-Exceed Three-Story Multi-Family Structure; ***and***
- ***Expand*** Existing Rooftop Space

*\*Both Adaptive Reuse expansions are By-Right uses under the City of Pittsburgh Zoning Code*



# Uptown Flats - *Historical Overview*

<u>Item</u>	<u>Historical Meeting Date(s)</u>	<u>Overview</u>
<b>Uptown Partners</b>	December 19, 2019	Approval of Core and Shell Improvements, incl. w/out limitation, EcoInnovation improvements and general compliance
	January 30, 2020	
<b>Hill CDC</b>	July 21 and 30, 2020	DRP Meetings and EcoInnovation Compliance
<b>City of Pittsburgh – Building Permit Issuance</b>	December 10, 2020	Project Approval, including EcoInnovation District compliance approval; work completed

**UPTOWN FLATS –  
ECOINNOVATION  
DISTRICT**

<b>District</b>	<b>Criteria</b>	<b>Goal</b>
<b>EcoDistricts</b>	Economic Opportunity	Project creates employment opportunities for the Uptown Community and more
	Universal Access	Accessibility to community and more
	Smart/Efficient Infrastructure	Adaptive reuse, recycling emphasis, renewal opportunities and more have been incorporated and/or will be incorporated in the Project
	Green Building Practices	Sustainable Materials, Low VOCs, Occupancy Sensor lighting, Low-flow faucets and fixtures and more
<b>Innovation District</b>	Job Growth and Economic Opportunity	Create an environment for business/economic growth

Expansion  
Project -  
*RCO*  
Contacts

RCO Organization	Status/Contact
Uptown Partners	Approved Project; June 14, 2024
Hill District Collaborative	Multiple emails June 7, 2024 – present; provided presentation noting desired expansion to the existing building
Hill District Consensus Group	Multiple emails June 7, 2024; Mr. Hardeman confirmed <i>via</i> June 18, 2024 email “ <i>no need to meet...project more relevant to the Uptown neighborhood</i> ”...A copy of the presentation noting desired expansion to the existing building was provided
Hill District CDC	Multiple emails June 5, 2024 – present; provided presentation noting desired expansion to the existing building; DRP application submitted



# Uptown Flats

Ecolnnovation District **Completed** Improvements:

- *Energy Efficient Lighting*
- *UV-Filtration on Windows*
- *Street Trees and Ornamental Grasses*
- *Flexi-Pave for Pedestrian Safety and Plant Growth*
- *Artistic Designed Screening*
- *Many more Improvements too*



# Uptown Flats - Project Overview

Item	General Project Scope
Commercial Space A <i>[Existing Space]</i>	Approx. 16,000+/- RSF, including Rooftop Space
Commercial Space B <i>[Existing Space]</i>	Approx. 8,000+/- RSF
Multi-family Structure <i>[New Addition]</i>	Expand <i>Existing Mezzanine</i> and Construct Multi-Story Addition Not-to-Exceed 70 Feet
Multi-Family Unit Mix	Minimum of 10% Affordable Units [Between 60%-80% AMI]
<i>Anticipated</i> Project Budget	<i>Anticipated</i> Project Budget is approx. \$17M; funded thru debt and equity contributions based upon market conditions [and exclusive of any commercial tenant contributions or funding sources]
<i>*Both Commercial Tenants may create employment opportunities for the Community and more</i>	

**UPTOWN FLATS**  
**ECOINNOVATION**  
**DISTRICT -**  
**BONUS HEIGHT**

<b>Bonus Height – Targeted Points*</b> <b>[ 908.04.C.4 &amp; 915.07]</b>	<b>Criteria</b>	<b>Points and Project Design Goals</b>	
<b>Affordable Housing</b> <b>[Project seeks to utilize this Bonus Height Option]</b>	10% of the rental units as affordable units earning between 60-80% of Area Median Income (“AMI”)	1-2 Points	Project intends to have a minimum of 10% of the rental units as affordable units earning between 60-80% of AMI, subject to LERTA approval from all taxing jurisdictions
<b>Building Reuse</b> <b>[Project seeks to utilize this Bonus Height Option]</b>	Exterior design of development is compatible with nearby structures more than 50 yrs. old	1 Point	Project design maintains existing glazed facade, building tones and materials and more
	75% or more of Street-facing bldg. facades from structures 50+ yrs. old are restored and integrated into new development	2 Points	Project design maintains street facades, updated with energy efficient glazing, lighting and more
	Existing building shell is restored and retained	3 Points	Project design maintains the building shell, updated with energy efficient glazing, lighting and more

*\*Each Point equates to Fifteen (15) Feet in Bonus Height*





## Uptown Flats – Contextual Imagery







Blvd of the Allies

## Uptown Flats – Contextual Imagery



Jumonville Street



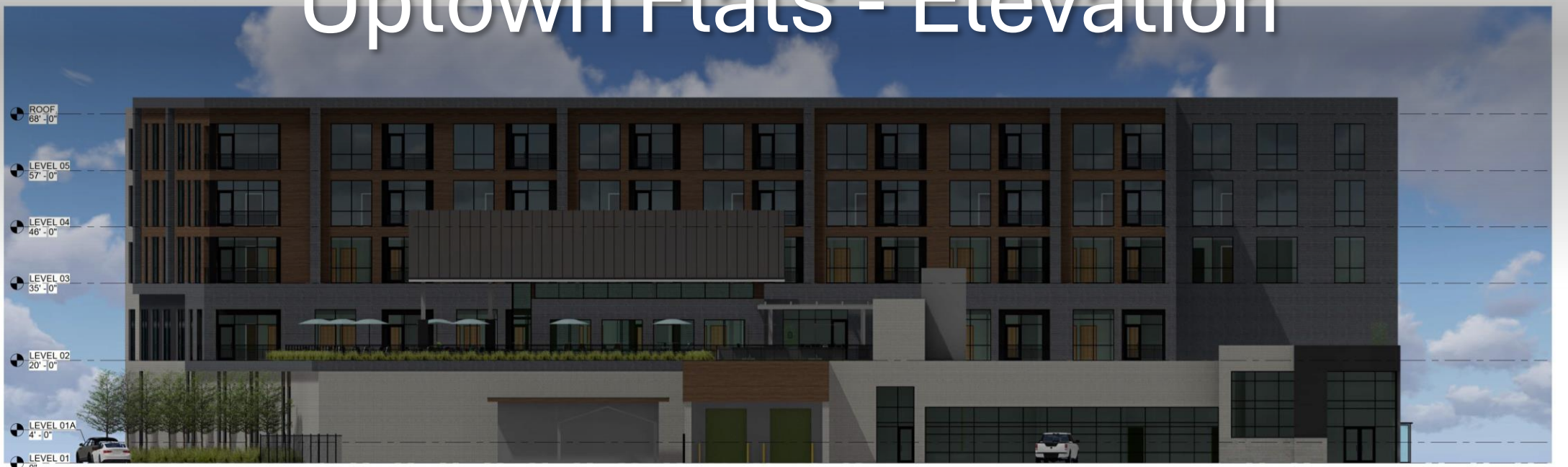
Tustin Street





1 BOULEVARD OF THE ALLIES ELEVATION  
 P-6 1" = 10'-0"

# Uptown Flats - Elevation



2 JUMONVILLE STREET ELEVATION  
 P-6 1" = 10'-0"



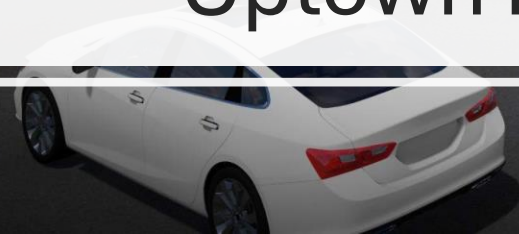


# Uptown Flats – Rendering/ Elevation





Uptown Flats – Rendering







Uptown Flats – Rooftop Space [*Expansion*]







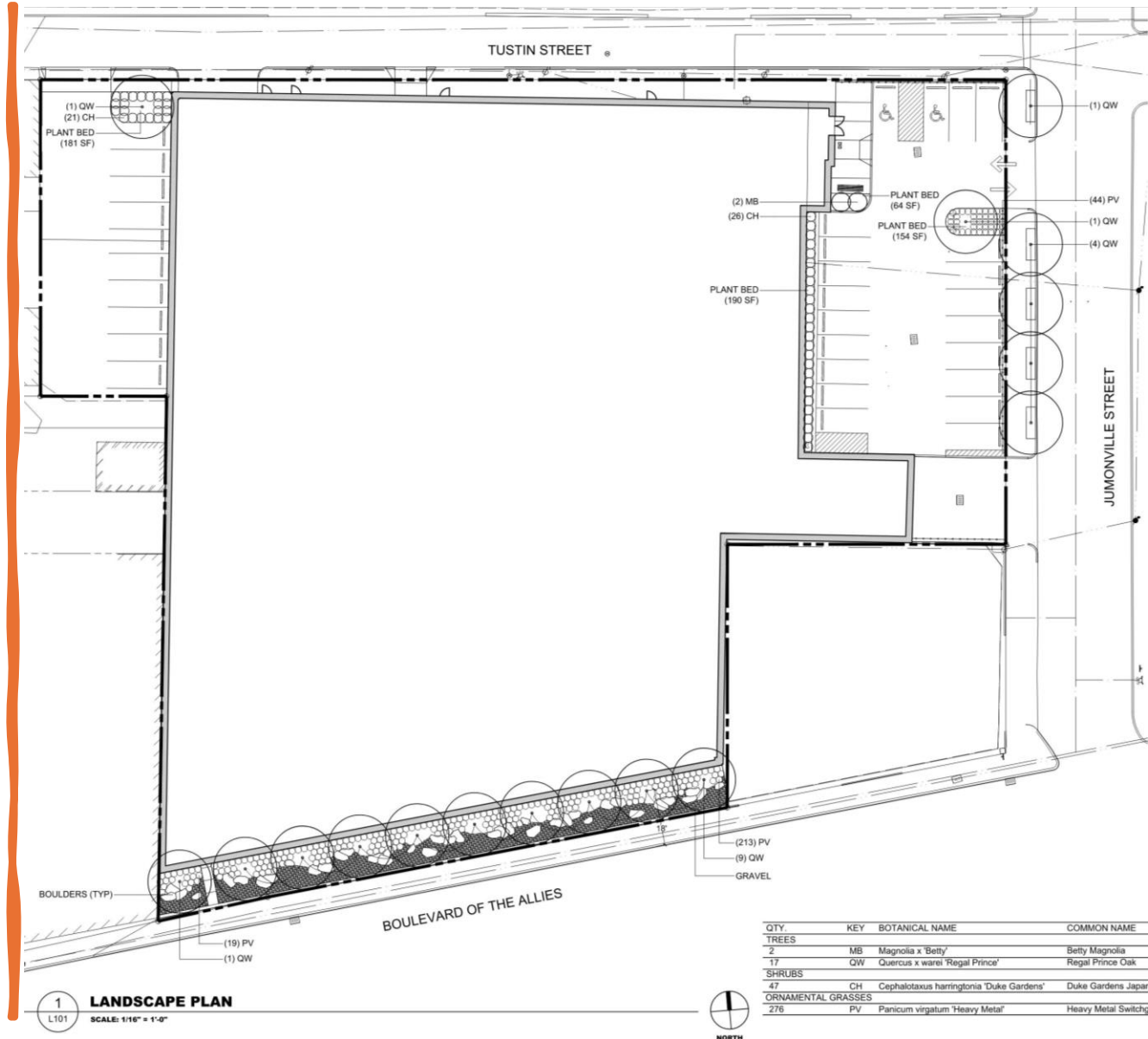
Uptown Flats – Rooftop Space [*Expansion Close-Up*]





# Uptown Flats

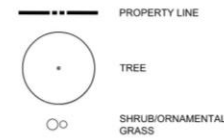
## Landscape Plan



### NOTES

1. PRIOR TO CONSTRUCTION, THE CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES DURING INSTALLATION. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ALL DAMAGE TO UTILITIES, STRUCTURES, SITE APPURTENANCES, ETC., WHICH MAY OCCUR AS A RESULT OF CONSTRUCTION.
2. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL PERMITS NECESSARY TO COMPLETE THE WORK.
3. INLETS SHALL BE MAINTAINED SO AS NOT TO ALLOW ANY SEDIMENT OR DEBRIS TO PREVENT THE FLOW OF WATER INTO THE INLETS. ANY OBSTRUCTIONS TO THE PIPE SHOULD BE REMOVED.
4. CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS IN THE FIELD AND REPORT ANY DISCREPANCIES IN THE SITE SURVEY TO THE OWNER AND/OR LANDSCAPE ARCHITECT PRIOR TO STARTING ANY WORK.
5. AT ALL LOCATIONS WHERE EXISTING CURBING, BITUMINOUS, CONCRETE ROADWAY OR CONCRETE SIDEWALK ABUT NEW CONSTRUCTION, THE EDGE OF THE EXISTING CURB OR PAVEMENTS SHALL BE SAW CUT TO A CLEAN, SMOOTH EDGE.
6. WHERE NEW PAVING OR EARTHWORK MEETS EXISTING PAVING OR EARTHWORK SMOOTHLY BLEND LINE AND GRADE OF EXISTING WITH NEW.
7. GENERAL CONTRACTOR TO FINE GRADE ALL DISTURBED BEDS & PLANTING AREAS IN PREPARATION FOR LANDSCAPE CONTRACTOR.

### LEGEND



### LANDSCAPE REQUIREMENTS

LINEAR FEET OF FRONTAGE: 331  
 STREET TREES REQUIRED: 17  
 STREET TREES PROVIDED: 17

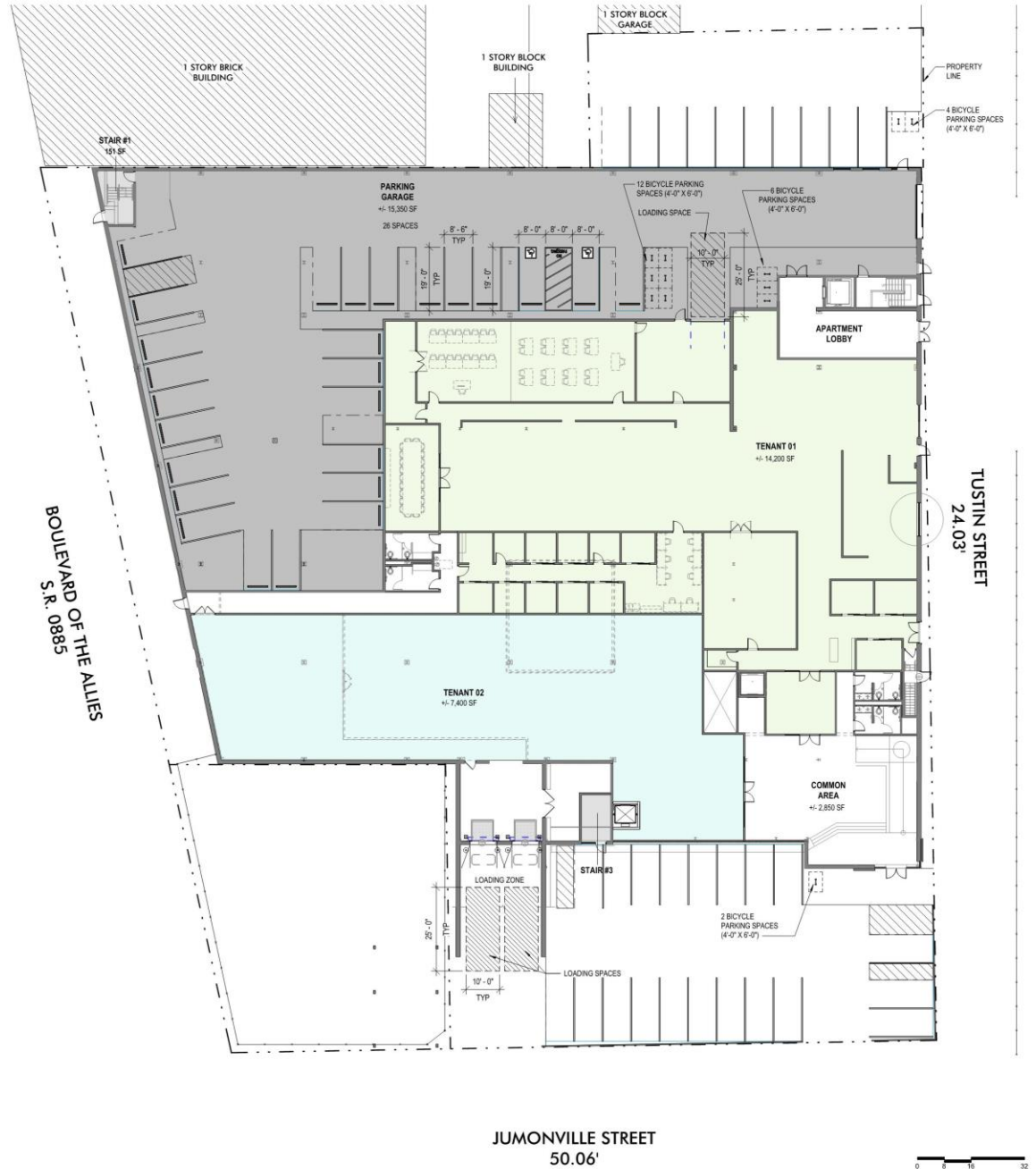
**1** LANDSCAPE PLAN  
 L101 SCALE: 1/16" = 1'-0"



QTY.	KEY	BOTANICAL NAME	COMMON NAME	SIZE	COND.	SPACING	COMMENT
<b>TREES</b>							
2	MB	Magnolia x 'Betty'	Betty Magnolia	No. 5	Cont.	As Shown	Tree Form
17	QW	Quercus x warei 'Regal Prince'	Regal Prince Oak	3" CAL.	B&B	As Shown	
<b>SHRUBS</b>							
47	CH	Cephalotaxus harringtonia 'Duke Gardens'	Duke Gardens Japanese Plum Yew	No. 5	Cont.	As Shown	
<b>ORNAMENTAL GRASSES</b>							
276	PV	Panicum virgatum 'Heavy Metal'	Heavy Metal Switchgrass	No. 2	Cont.	24" O.C.	

# Uptown Flats

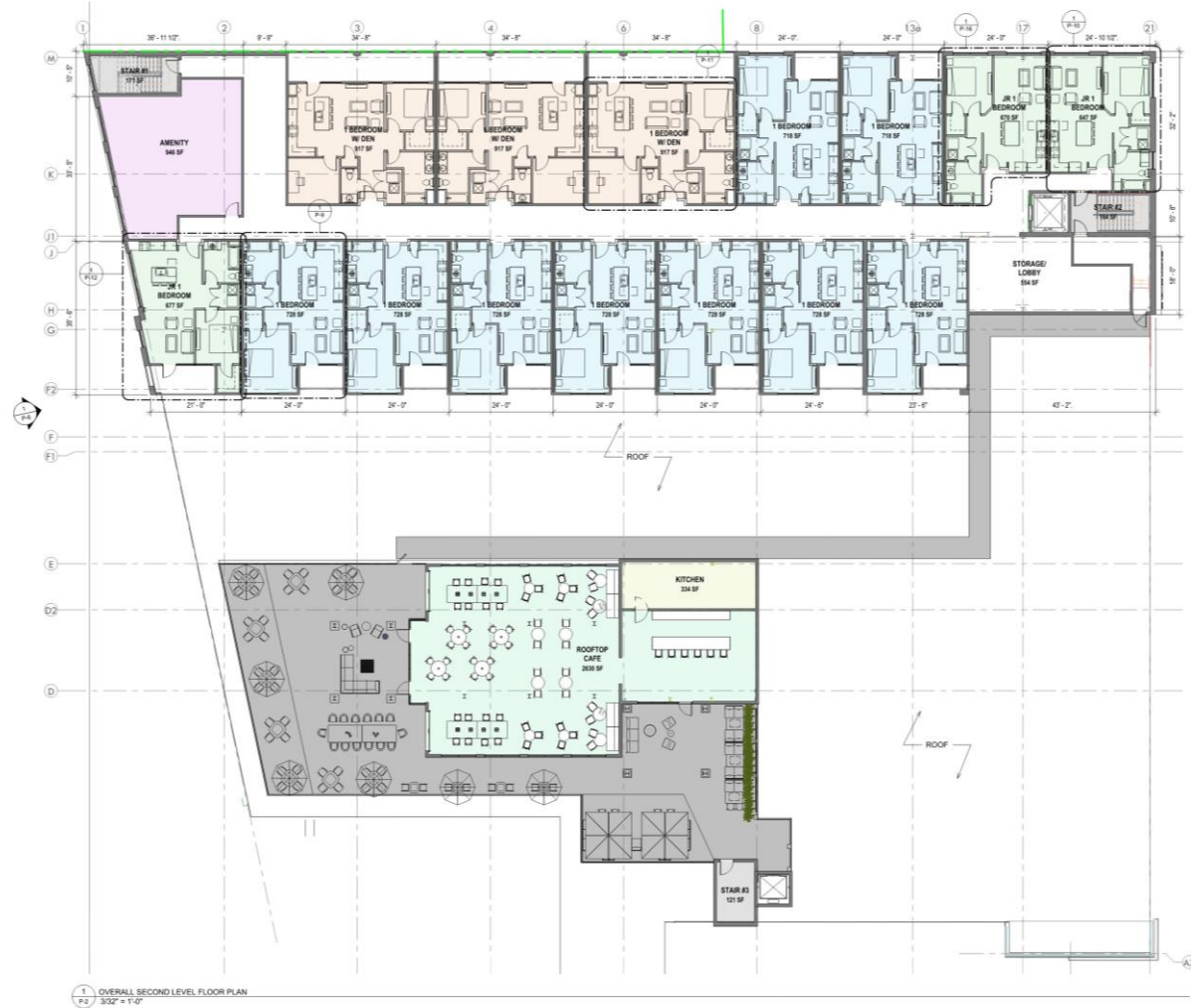
## First Floor Plan





# Uptown Flats

## 2<sup>nd</sup> Floor Plan



1 OVERALL SECOND LEVEL FLOOR PLAN  
2.2 / 3/2" = 1'-0"

UPTOWN APARTMENTS

OVERALL SECOND LEVEL FLOOR PLAN

# Uptown Flats

## *Parking & Loading*



- Parking - (i) On-Site 66+/- spaces and (ii) *Existing* Ancillary Lot 48 +/- spaces
- Loading Dock - Two (2) Elevated Load Docks
- Loading Area - One (1) Drive-in Loading Area

*\*Sec. 914.04 – 100% Exemption permitted for all Residential and Commercial Uses [except manufacturing and assembly, machine shop or welding]*



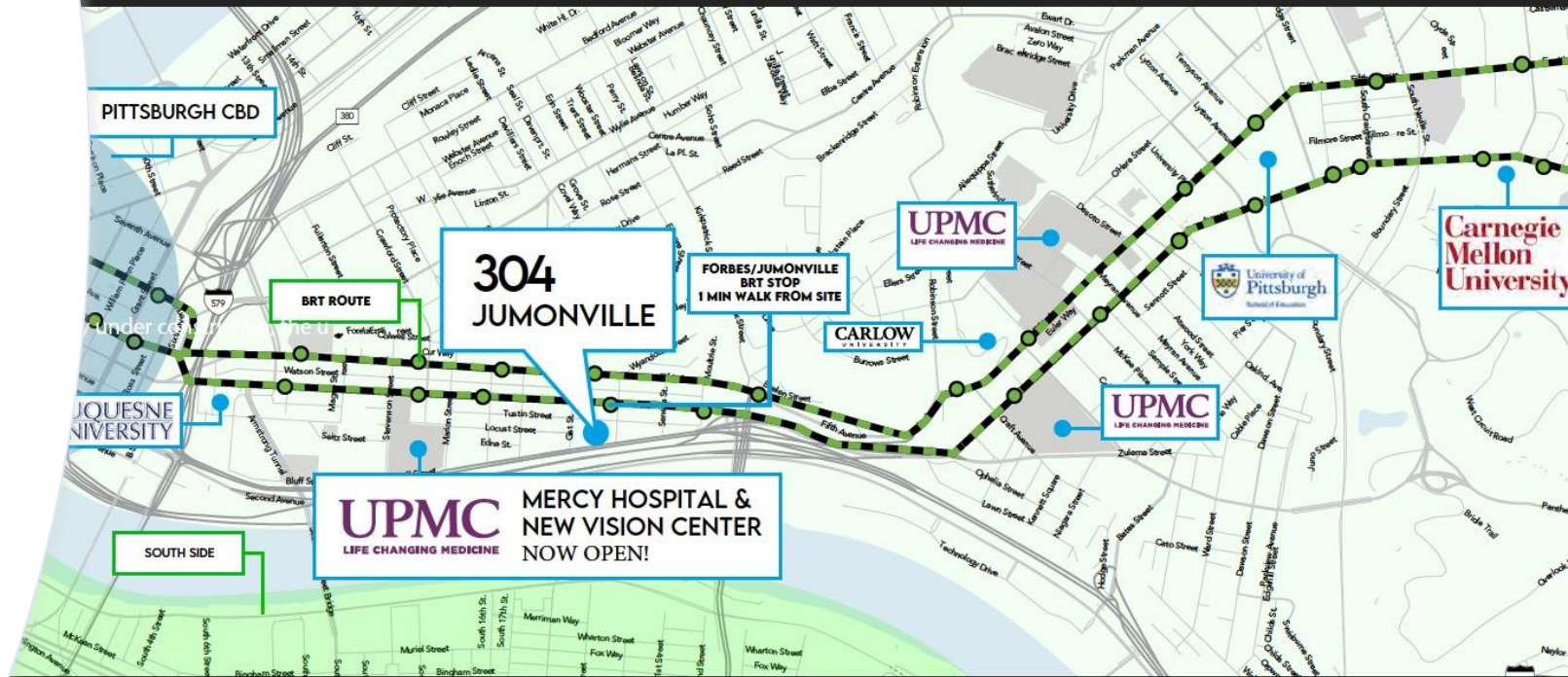
# BRT “University Line”

Forbes Avenue & Jumonville Street – **BRT Station Stop**

## UNDER CONSTRUCTION BRT SERVICE LINE

### NEARBY POINTS OF INTEREST

- PITTSBURGH BUSINESS DISTRICT  
1.0 MILE
- UPMC MERCY  
0.5 MILES
- UPMC PRESBYTERIAN  
1.4 MILES
- UPMC MAGEE  
1.0 MILE
- DUQUESNE UNIVERSITY  
0.7 MILES
- CARLOW UNIVERSITY  
1.0 MILE
- UNIVERSITY OF PITTSBURGH  
1.0 MILE
- CMU  
2.1 MILES
- Carnegie Mellon University



BRT LINE MAP



# Estimated Construction Schedule

<u>Item</u>	<u>Estimated Construction Schedule*</u>
<b>Commercial Space A</b>	6-8 Months
<b>Commercial Space B</b>	6-8 Months
<b>Multi-family Structure</b>	12-14 Months

*\*Construction Period Estimated Schedule Commences from the Building Permit(s) issuance date and otherwise assumes no supply chain distributions, global pandemic impacts, labor shortages, inspection delays, or other events outside the direct control of the contractor and owner.*

**CONSTRUCTION  
MANAGEMENT  
PLAN**

<b>Construction Manager</b>	<b>Compliance with Industry Best Practices</b>
<b>On-site Project Superintendent</b>	Safety Compliance Practices
<b>Dedicated Project Manager</b>	Site Inspections and Testing
<b>Dedicated Owner's Representative</b>	Community Engagement
<b>Construction Management Software</b>	Substantial Completion and Final Certificate of Occupancy

*CM Plan above is not an exhaustive list and other measures, improvements, techniques, tools, and enhancements will be used during the construction process*

**CONSTRUCTION  
PERSONNEL  
(Est. Goals)**

<u>Item</u>	<u>Construction Personnel*</u>	
Commercial Space and/or Multi-Family	Construction Personnel	Estimated Percentages
	MBE	30+/-%
	WBE	15+/-%
	VOSB	15+/-%
	Other	40+/-%
Total	100%	

*\*All Construction Personnel shall be duly certified and licensed to perform work in the City of Pittsburgh and/or Allegheny County and the project contractor intends to seek a minimum of three (3) competitive bids for each trade, subject to any public bidding, prevailing wage, or other requirements. The construction personnel targets are estimates and not guarantees and such estimates are subject to adjustment pertaining to the availability of certified trade personnel and more.*





# Uptown Flats

*Thank You...Questions?*