GOOD DESIGN = SUSTAINABLE DESIGN
MEETING TWO COMMUNITY MASTER PLANS

- Preserve and Strengthen the Existing Community
- Invest in Sustainable Infrastructure
- Provide Choice in Mobility
- Encourage Balanced, Equitable, and Green Development

- EID PLAN
- 5-DW

- 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
# Building Performance Categories

- sustainability program goals
- measurement & verification
- community
- energy
- indoor air quality
- indoor environmental quality
- landscaping
- materials
- operations & maintenance
- waste
- water
- transportation
GOOD DESIGN = SUSTAINABLE DESIGN
SITE USES

PEOPLE IN MOTION
Parking: 84 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
PLAZA VIEW FROM OUR WAY
BUILDING PEOPLE. BUILDING COMMUNITIES

- Builders Guild of Western Pennsylvania (Workforce Skills Training)
- Commitment to providing MWBE opportunities
- MBE Co-GC on the East Site representing a $10M development project
- Community Opportunity & Training Space focused on Clean Energy Jobs
- Mixed-income Housing and some Affordable Commercial Space
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.
SAMPLE FLOOR PLAN

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

Residential Units (not in Condo)
- Studio: 4
- 1 Bedroom: 8
- 2 Bedroom: 3
Total Level 4: 15

LIHTC: Designated Affordable Units
Total Level 4: 11

Mobility Impaired Unit
Total in Level 4 Condo: 2

Sensory Impaired Unit
Total in Level 4 Condo: 1
Sustainable Development Goals

1. Good Health and Well-being
2. Affordable and Clean Energy
3. Decent Work and Economic Growth
4. Industry Innovation and Infrastructure
5. Sustainable Cities and Communities
6. Responsible Consumption and Production
7. Equitable Indoor Air Quality
8. Climate Action
9. Life on Land
10. Partnerships for the Goals

Green buildings can improve people's health & wellbeing.
Green buildings can use renewable energy, becoming cheaper to run.
Building green infrastructure creates jobs & boosts the economy.
Green building design can spur innovation & contribute to climate resilient infrastructure.
Green buildings are the fabric of sustainable communities & cities.
Green buildings use "circular" principles, where resources aren't wasted.
Green buildings produce fewer emissions, helping to combat climate change.
Green buildings can improve biodiversity, save water resources & help to protect forests.
Through building green we create strong, global partnerships.

Reduce fuel poverty.