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Placemaking Award Finalists

Visionary Places That Make Pittsburgh

Virtual Series

WEDNESDAY, MARCH 16, 2022

presented by



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8th Annual
Placemaking
Awards for
Excellence
Event
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Visionary Place

This award recognizes the vision for a place currently under development promising significant impact on lifestyle and the region.



5th and Dinwiddie Development

Derrick Tillman
President & CEO,
Bridging the Gap Development, LLC

Amanda Markovic, AIA
Principal,
GBBN



BRIDGING THE GAP
DEVELOPMENT, LLC

G R P

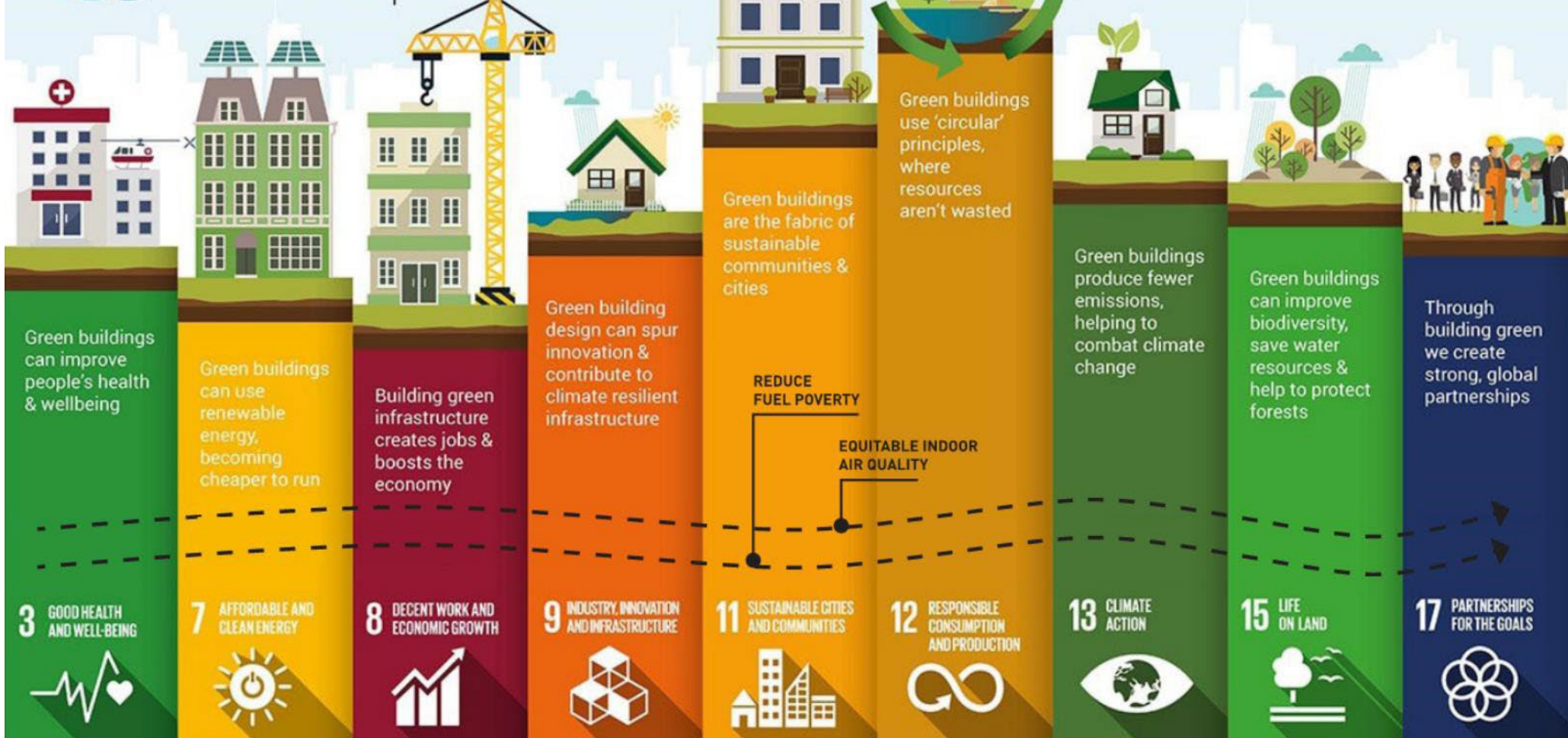
Fifth & Dinwiddie





WORLD GREEN BUILDING COUNCIL

SUSTAINABLE DEVELOPMENT GOALS




Start with the end in mind

Owner's Project Requirements

- community
- energy
- indoor air quality
- indoor environmental quality
- landscaping
- materials
- operations & maintenance
- waste
- water
- transportation



January 25, 2021



AUROS GROUP
OWNER'S PROJECT REQUIREMENTS
FIFTH AND DINWIDDIE, WEST SITE

Building Owner: Fifth and Dinwiddie Development, LLC
 Building Address: Fifth and Dinwiddie West, Pittsburgh, Pennsylvania
 Building Size: 192,000 Square Feet
 Building Type: Multi-Family, Retail
 Project Budget: \$38 million
 CBECS Site EUI: 55 kBtu/sf/yr
 Owner Sustainability Director: Derrick Tillman
 AUROS360™ Advisor: Craig Stevenson

Targets & Goals	Responsibility	Notes
<p>SUSTAINABILITY PROGRAM GOALS</p> <p>Passive House (PHI) Classic Standard (certification) RESET Air (certification) Ftwel (certification)</p>	<p>AUROS Group AUROS Group AUROS Group</p>	
<p>C-PACE (compliance) p4 Performance Measures (narrative only) The 2030 Challenge (compliance)</p>	<p>Derrick Tillman GBBN AUROS Group</p>	
<p>MEASUREMENT AND VERIFICATION</p> <p>Integrated Solutions includes: - AIA 2030 District Whole-Building Analytics - RESET Air Accredited Data Provider - Interrogation-based Commissioning - Monitoring-based Commissioning - Single-Pane of Glass for all Operational Networks</p> <p>Converged Network, Open-Integration Data Platform and DDC System Optimal Solar Integration</p>	<p>MBI AUROS Group Newcomb & Boyd</p>	
<p>COMMUNITY</p> <p>Affordable Living Units Community Events Space MWDBE Subcontracting Participation MWDBE Tradesperson Participation</p> <p>Qualitative Health and Development</p> <p>Social Equity and Inclusion Workforce Training and Education</p>	<p>Derrick Tillman Derrick Tillman Derrick Tillman Derrick Tillman Derrick Tillman/NDC Asset Management AUROS Group AUROS Group</p>	
<p>ENERGY</p> <p>Site EUI Renewables (Photovoltaic Panels)</p>	<p>20% Affordable Public Plaza Space 25% to MBEs and 10% to WBEs 25% to Minority and 10% to Women</p> <p>Occupant Survey for Wi-Fi Access and Tenant Exit Interview</p> <p>Satisfaction Survey for Regular Occupants (Ftwel) Provide Regular Occupants Access to Lactation Room (Ftwel) Universally Accessible Water Supply with Water Bottle Refilling Stations (Ftwel) Outdoor Space Amenities (Ftwel) Supportive Services Program Passive House Tradesperson and Renewables Technologies</p> <p>14-20 kBtu/sf/yr Optimal Solar</p>	<p>Derrick Tillman Derrick Tillman Derrick Tillman Derrick Tillman Derrick Tillman AUROS Group AUROS Group Derrick Tillman Derrick Tillman</p> <p>AUROS Group MBI</p>
<p>INDOOR AIR QUALITY</p> <p>Carbon Dioxide (CO2) Humidity Ozone (O3) Particulate Matter 2.5 (PM2.5) Radon Temperature Total Volatile Organic Compound (TVOC) Ceiling Mounted Paddle Fans Kitchen Exhaust Fans</p>	<p>< 600 ppm Monitored < 51 ppb < 12 µg/m3 < 0.148 Bq/L [4 pCi/L] in the lowest occupied level Monitored < 0.4 mg/m3 (< 400 µg/m3) Included in Bedrooms and Living Room Recirculation without Makeup Air</p>	<p>AUROS Group AE Team AE Team AE Team AE Team MBI AE Team AE Team AE Team AE Team</p>

Preconstruction

Then determine metrics

Owner's Project Requirements

Certifications



Compliance



Building People. Building Communities

- Commitment to providing MWBE opportunities
- MBE GC on the East Site representing a \$12M development project
- Community Opportunity & Training Program focused on Clean Energy Jobs
- Mixed-income housing and some Affordable Commercial Space



COMPREHENSIVE EQUITABLE DEVELOPMENT

- Restore an underutilized public works building
 - Building addition that doubles the building area
 - High level, top notch sustainable Development being led by a black developer
- New construction of a major mixed-use development project that includes residential, retail, commercial space and a public plaza which will bring people together and create community.
- High quality design & construction.
- Create community hub of opportunities for local, small businesses and community-based organizations and stakeholders to have a rooted presence in the neighborhood. Job opportunities for local residents.



COMPREHENSIVE EQUITABLE DEVELOPMENT

- Retail that everyone will be excited about supporting.
- New jobs & workforce training that will extend beyond the Construction life cycle
- A public plaza that will invigorate & help connect the community while promoting community health and wellness
- Engage local artists with an opportunity to showcase public art.
- Expand and maximize the hiring of community-based M/WBE businesses
- Provide increased property taxes and create an economic "multiplier" for dollars to stay in the community
- Development without displacement both residential and commercial



LOCATION



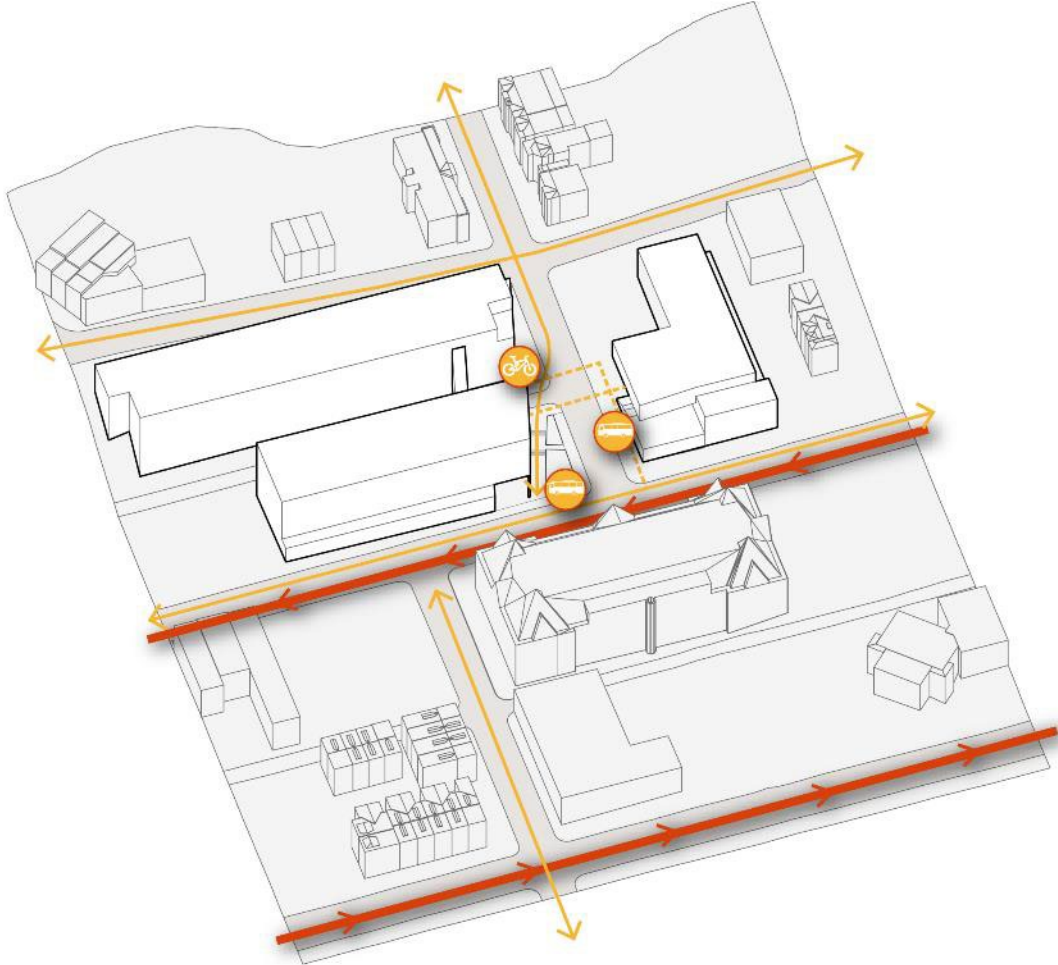
DINWIDDIE STREET

FIFTH AVE

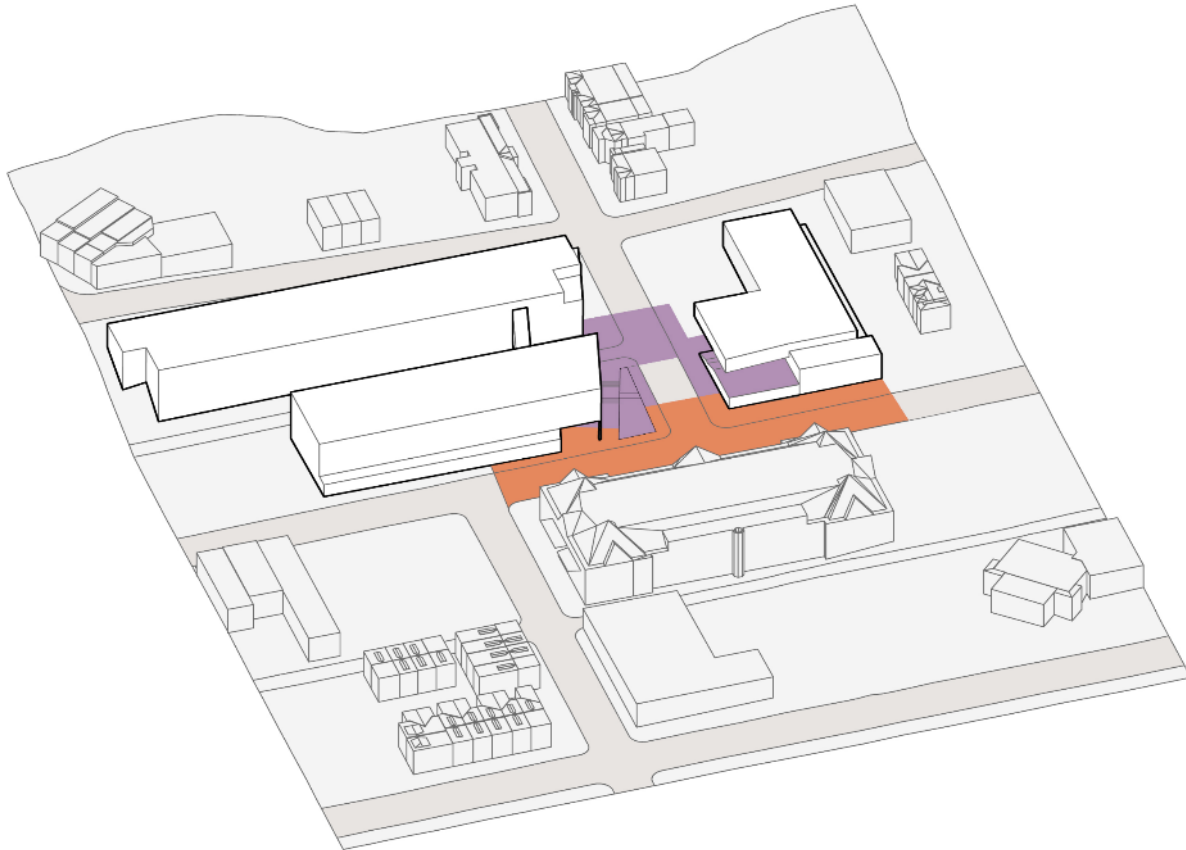
SUNSHINE BOULEVARD

SITE USES

PEOPLE IN MOTION
Parking: 84 spaces total



PUBLIC REALM
Open space: 12,300sf



BUILDING USES

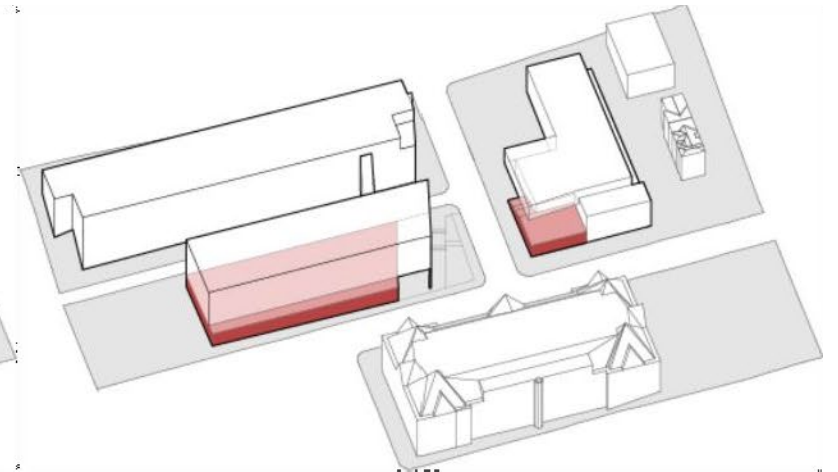
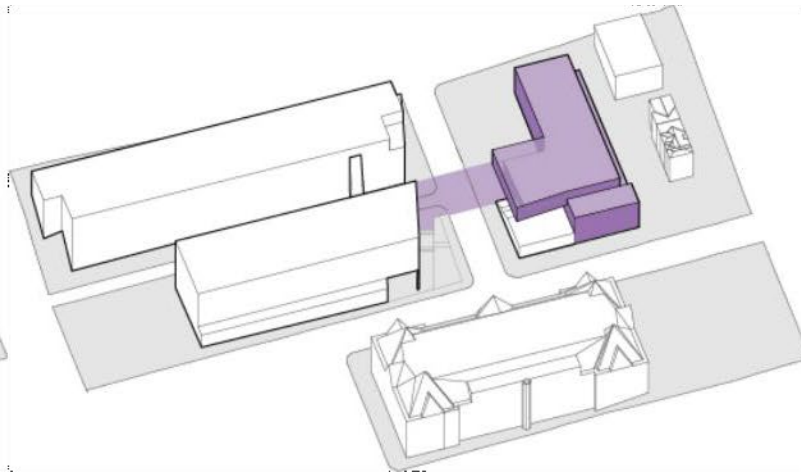
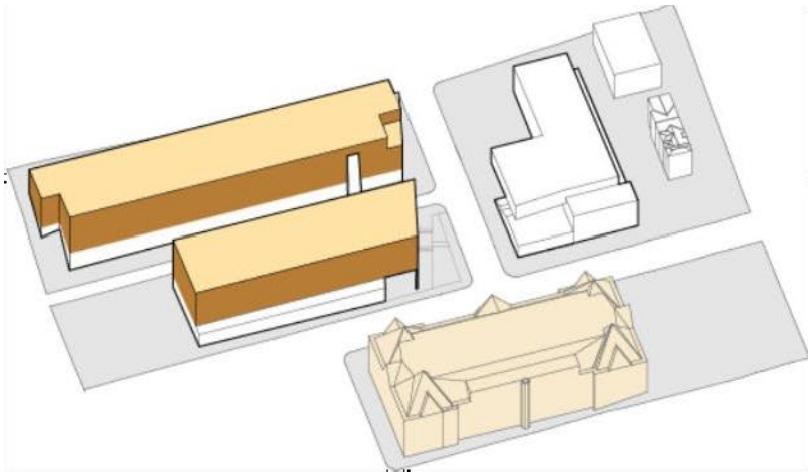
Residential:
190,000 total sf
171 total units

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



EXISTING BUILDING



East - Fifth Avenue View







East - Fifth Avenue View



East – Dinwiddie View



EQUITABLE UNIT DISTRIBUTION

	RESIDENTIAL ACCESSORY
	RESIDENTIAL CIRCULATION
	RESIDENTIAL UNITS (NOT IN CONDO)
	RESIDENTIAL UNITS (CONDO)
Efficiency:	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



Fifth Avenue View



West - Dinwiddie View



West - Dinwiddie toward Fifth



West - Plaza



West - Our Way



PUBLIC
ART

West - Interior Views



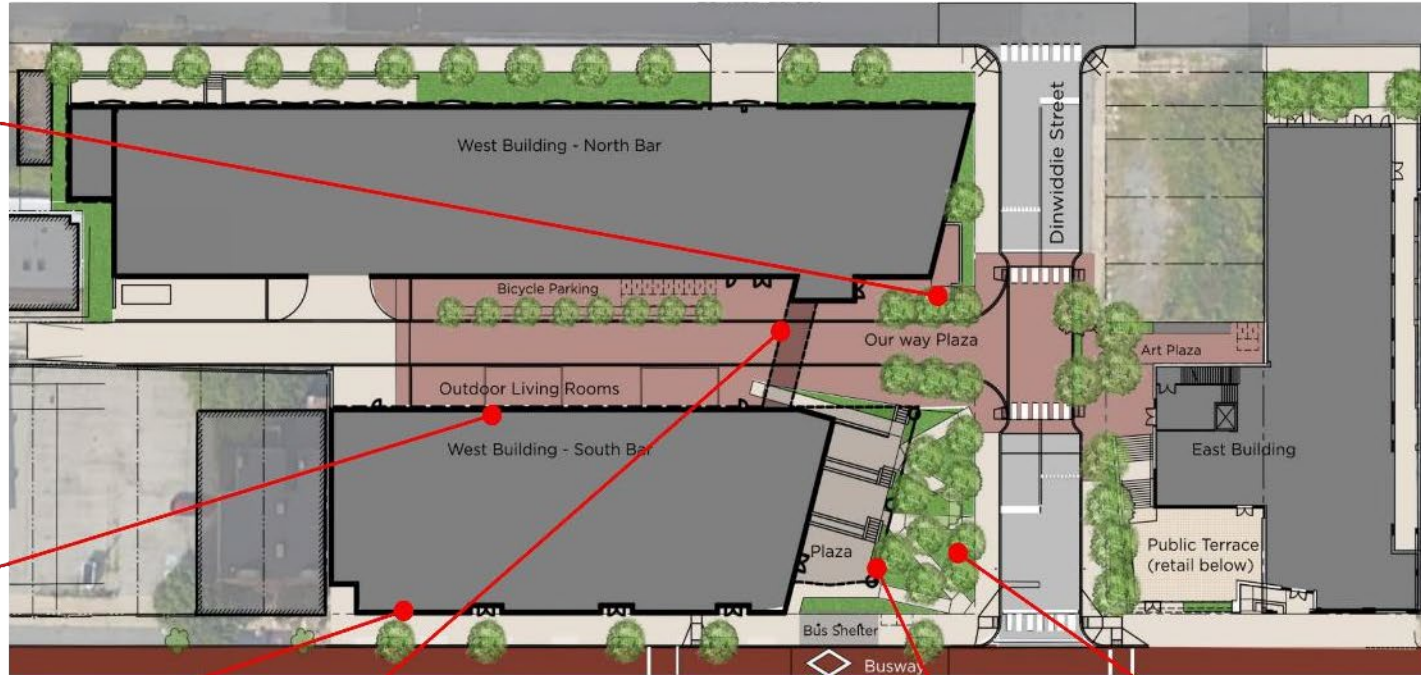
Landscape Plan



ROOF TERRACE



OUTDOOR LIVING ROOMS



HIGH PERFORMANCE WINDOWS



SCOOTER/ BIKE SHARE



BRT SHELTER



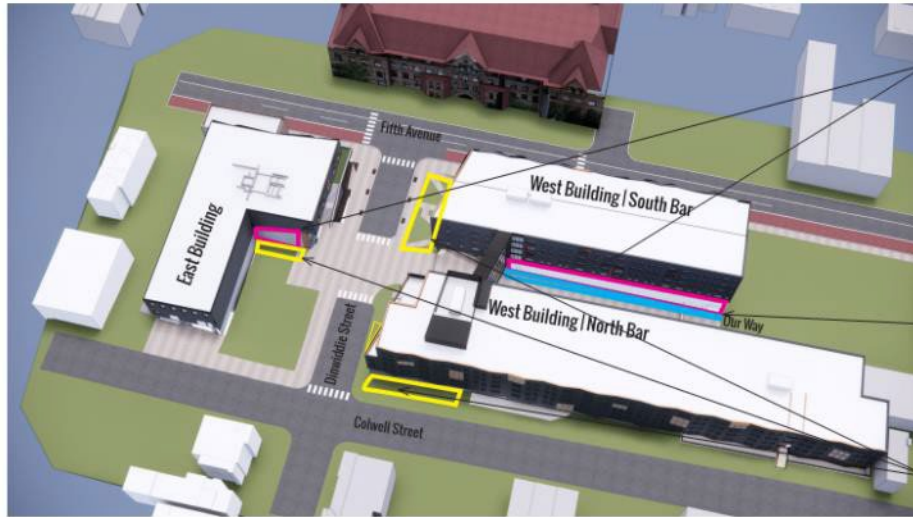
STADIUM SEATING



MULTI-STEM TREES



Integrated Public Art



Possible mural opportunities
(wall-applied art)

Possible ground art area

Possible sculpture opportunities



Possible mural opportunities
(wall-applied art)

Possible ground art area

Possible sculpture opportunities or
other ground applied art (such as
words in the sidewalk)







BRIDGING THE GAP
DEVELOPMENT, LLC

G R P



Q & A



The UPMC Vision and Rehabilitation Hospital at UPMC Mercy

Mike Chiappetta
*Project Director - Corporate Construction,
UPMC*

Joe Shields Sr.
*Project Manager,
UPMC*

Wayne Nickels
*Project Manager/Senior Associate,
HOK*



UPMC VISION AND REHABILITATION HOSPITAL AT UPMC MERCY
ART CONSULTANT SITE OVERVIEW - 15 OCTOBER 2020



CONNECTION TO PITTSBURGH'S URBAN FABRIC
A perspective from the Boulevard of the Allies portrays the facade materials and native plantings blending seamlessly into the existing neighborhood and city landscape.

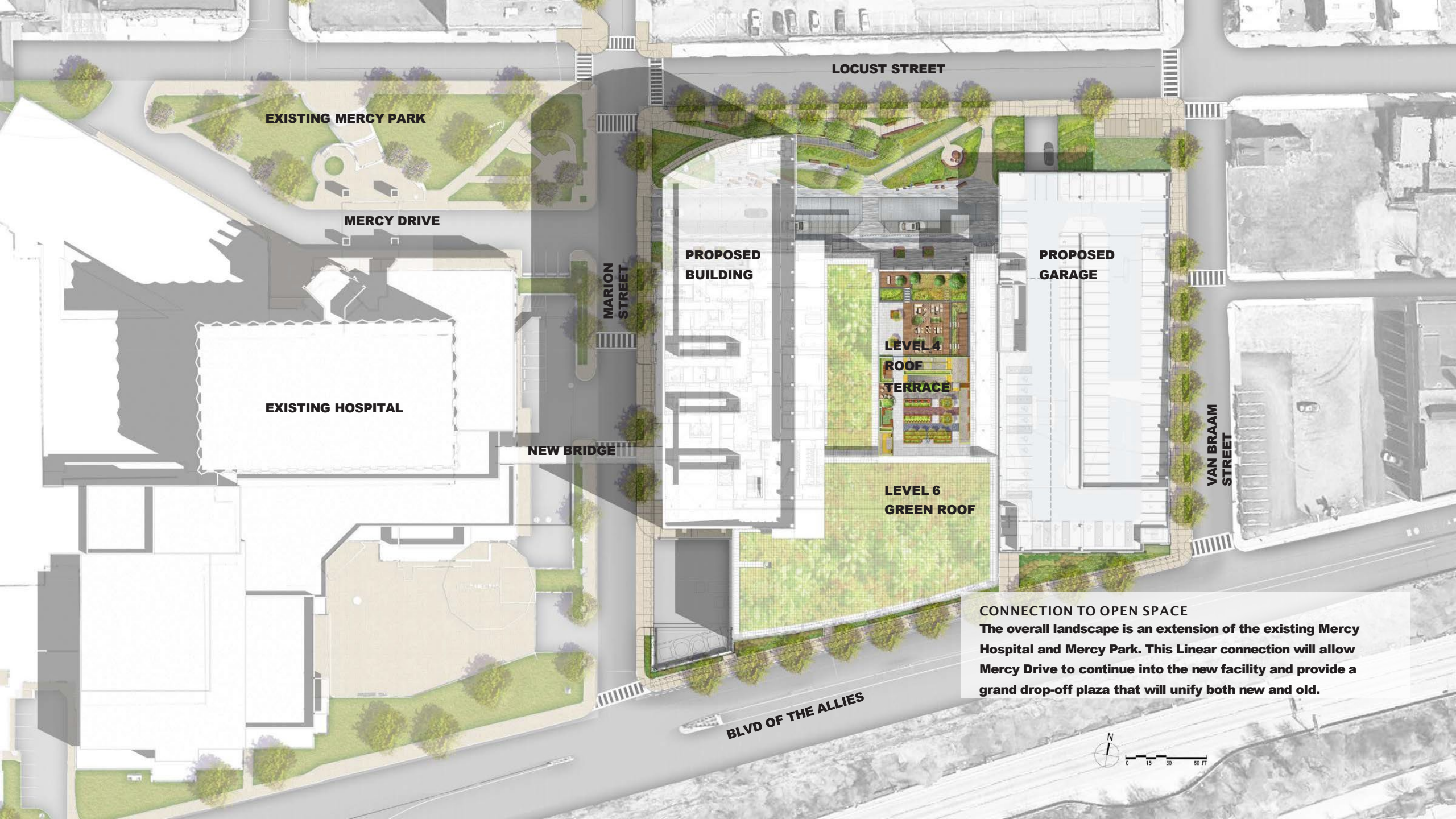


UPMC MERCY

**BLIND & VISION REHABILITATION
SERVICES OF PITTSBURGH**

**DUQUESNE
UNIVERSITY**

CONNECTION TO THE NEIGHBORHOOD
An aerial site plan illustrates the strategic
integration of the facility into the fabric of the
surrounding neighborhood.



EXISTING MERCY PARK

MERCY DRIVE

EXISTING HOSPITAL

NEW BRIDGE

MARION STREET

PROPOSED BUILDING

**LEVEL 4
ROOF
TERRACE**

**LEVEL 6
GREEN ROOF**

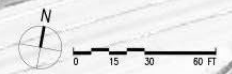
PROPOSED GARAGE

VAN BRAAM STREET

LOCUST STREET

BLVD OF THE ALLIES

CONNECTION TO OPEN SPACE
The overall landscape is an extension of the existing Mercy Hospital and Mercy Park. This Linear connection will allow Mercy Drive to continue into the new facility and provide a grand drop-off plaza that will unify both new and old.





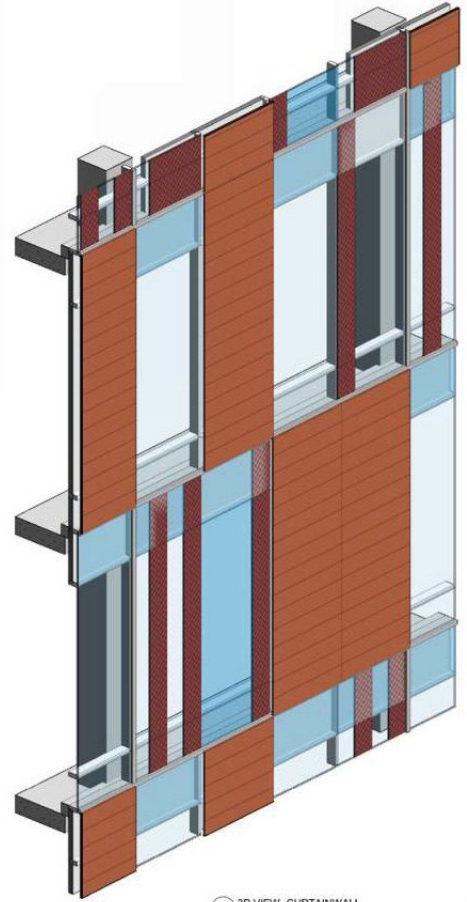




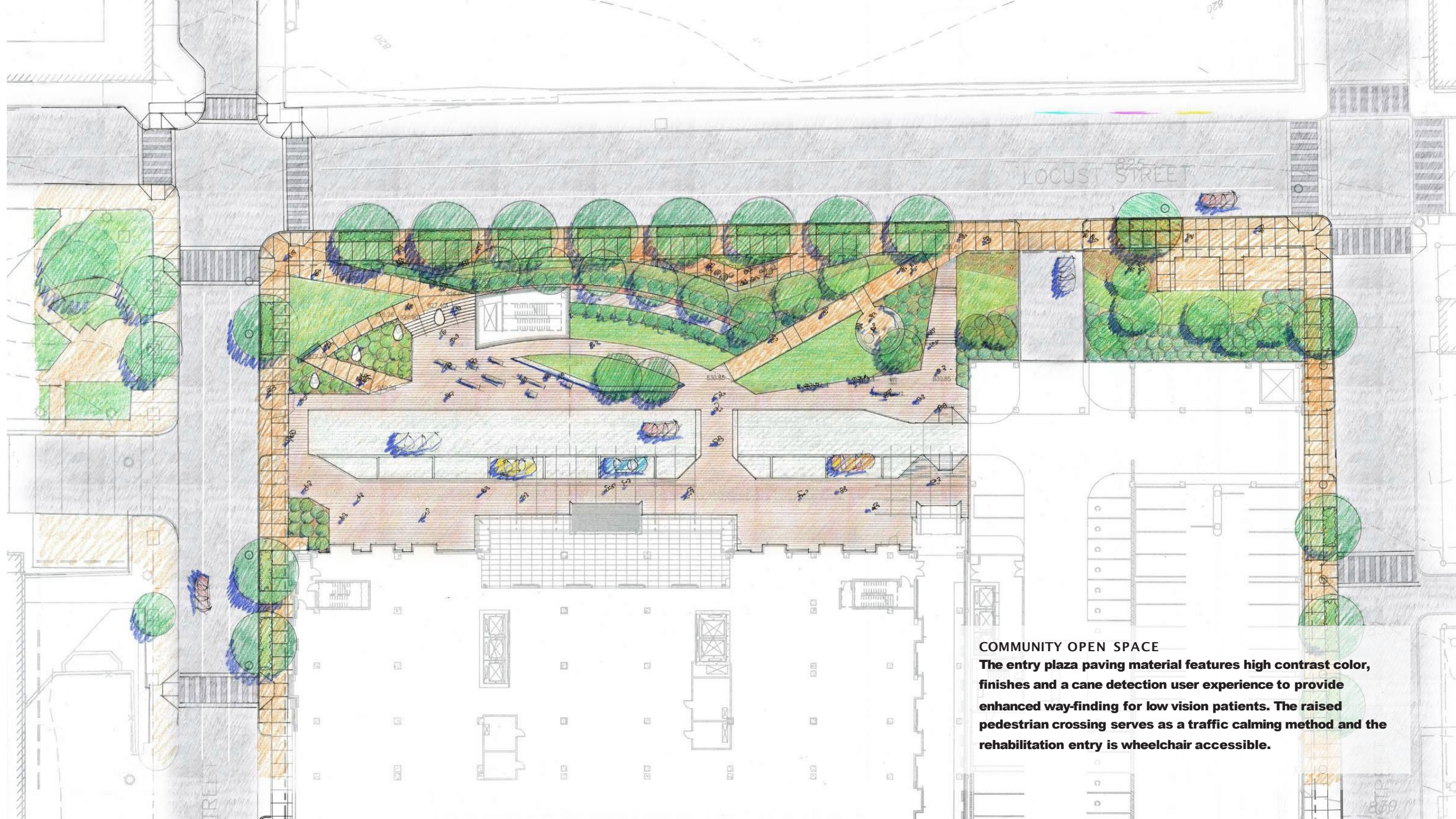
REHABILITATION

VISION





4 3D VIEW- CURTAINWALL



COMMUNITY OPEN SPACE

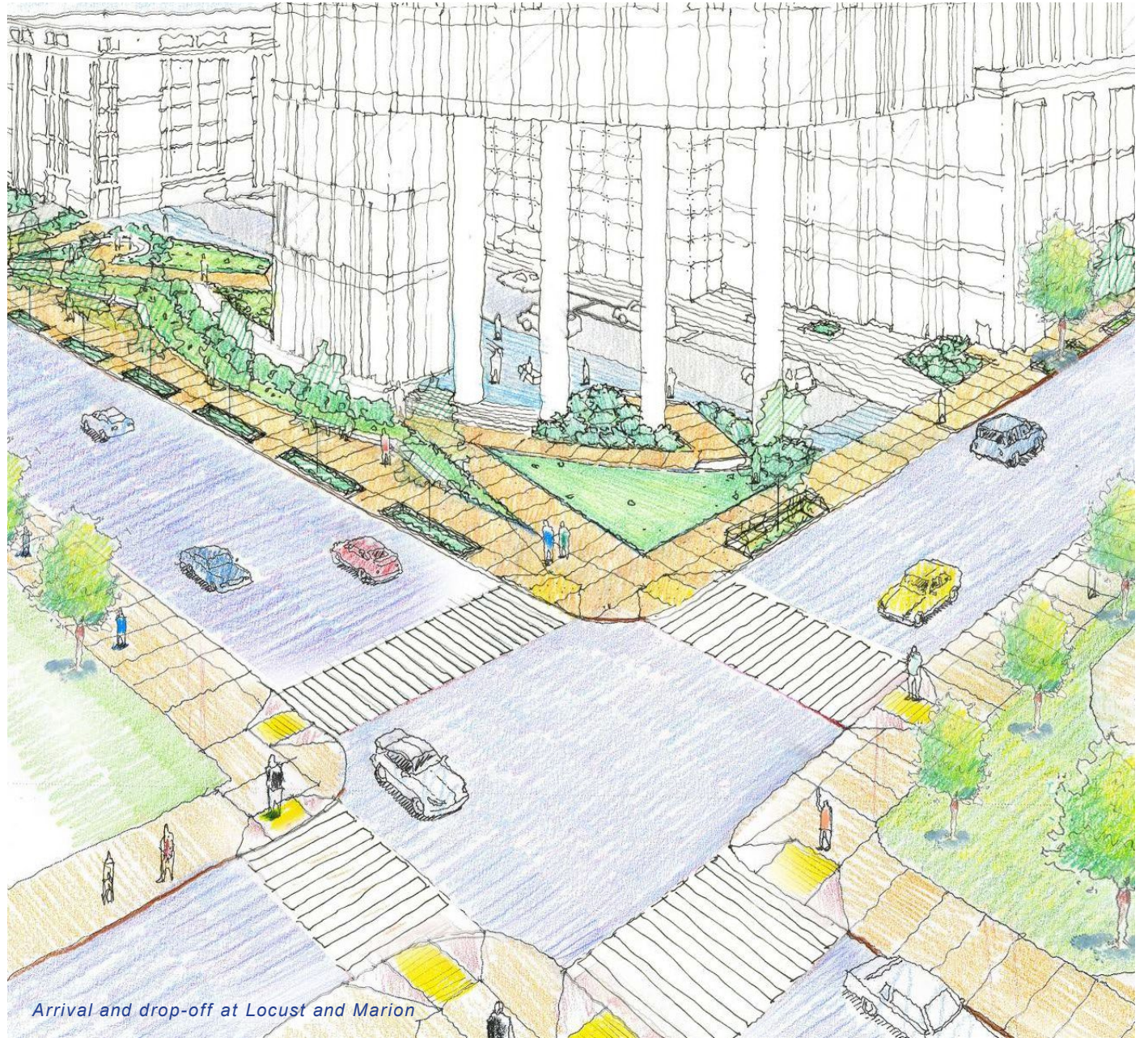
The entry plaza paving material features high contrast color, finishes and a cane detection user experience to provide enhanced way-finding for low vision patients. The raised pedestrian crossing serves as a traffic calming method and the rehabilitation entry is wheelchair accessible.



View from Locust St

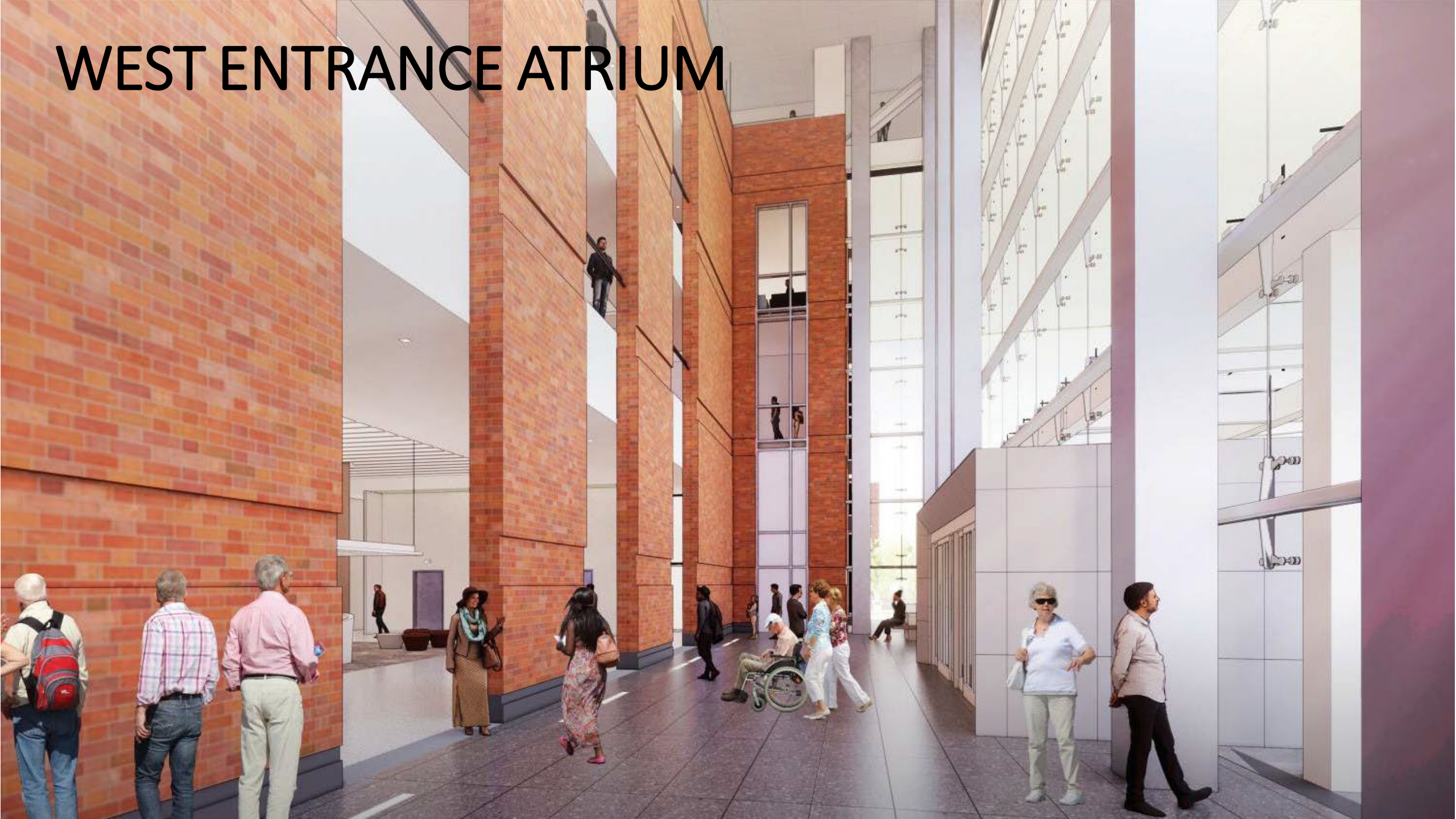


View from third floor waiting room



Arrival and drop-off at Locust and Marion

WEST ENTRANCE ATRIUM

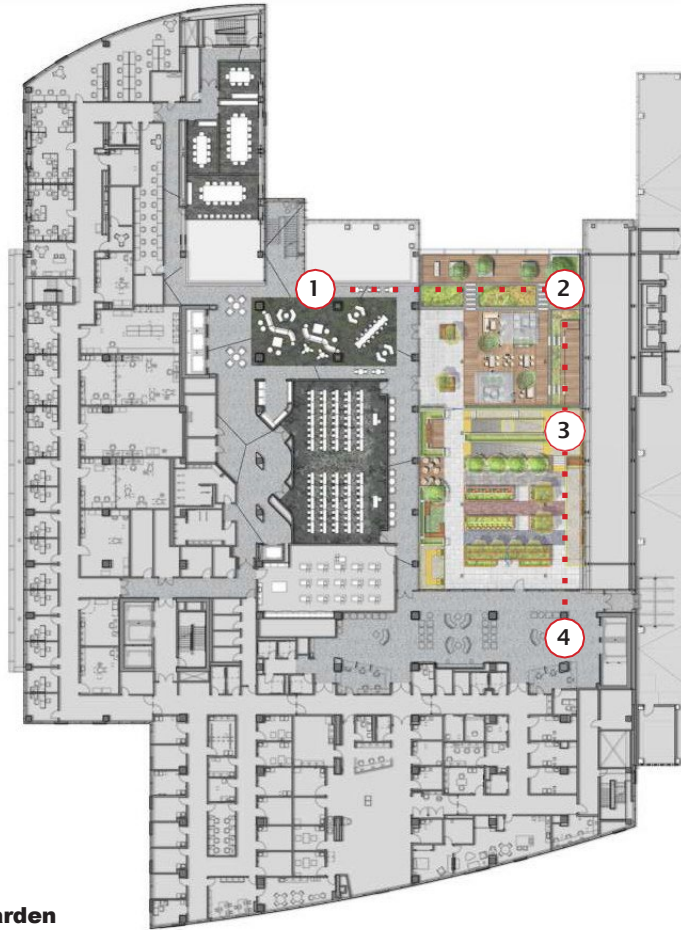


LEVEL 1 EAST ATRIUM



ROOF TERRACE WINTER GARDEN

The outdoor space on the 4th floor roof terrace is divided into two different programmed gardens with a green wall. The Winter Garden at the north, as the extension of the indoor collaborative space, provides a space for staff gathering and special events.



4TH FLOOR

- 1. Winter Garden
- 2. Fourth Floor Terrace
- 3. Rehabilitation Garden
- 4. Physical Medicine and Rehabilitation Lobby



Winter Garden

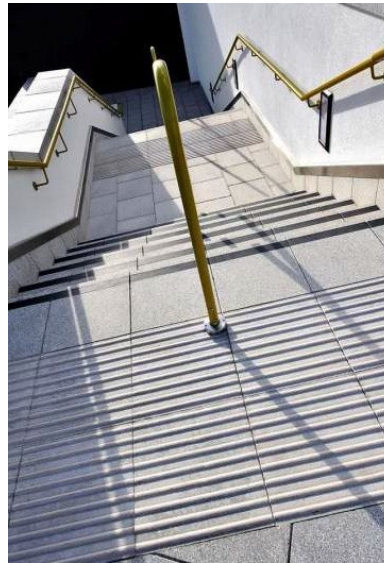
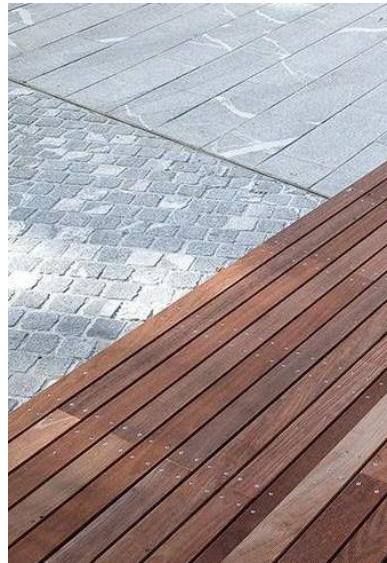


Fourth Floor Terrace

Fourth Floor Terrace



ROOF TERRACE Rehabilitation & HEALING GARDEN
The south terrace features a user-influenced design that is a multi-sensory space that empowers patients as they navigate their rehabilitation training regimens.





PM&R PHYSICAL MEDICINE & REHABILITATION LOBBY
The Rehab & Healing Garden provides patients and visitors a calming view at the Level 4 Physical Medicine and Rehabilitation Lobby.



REHABILITATION & HEALING GARDEN
Rehab training path, ramp and stairs provide patients with real life outdoor experiences in a safe and healing environment.

Fourth Floor Healing Garden



View of the Tower and Gardens at Night





The Heart of Main Street - Braddock

Ken Doyno, AIA, NCARB, LEED AP
*Sr. Principal, President,
Rothschild Doyno Collaborative*

Gregg Kander
*Developer,
The Ohringer*

THE HEART OF MAIN STREET—BRADDOCK, PA

The Avenue Apartments

The Overlook Apartments

*United Baptist
Church of Braddock*

The Free Store

Braddock Civic Plaza

Brew Gentlemen

Braddock Free Press

501 Braddock

Brassero Grill

Ohringer Arts



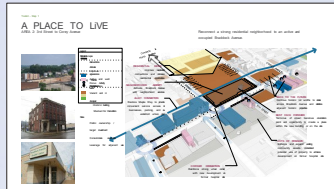
A Vision for Braddock



The Avenue Apartments Senior Living completed in 2009



Before demolition



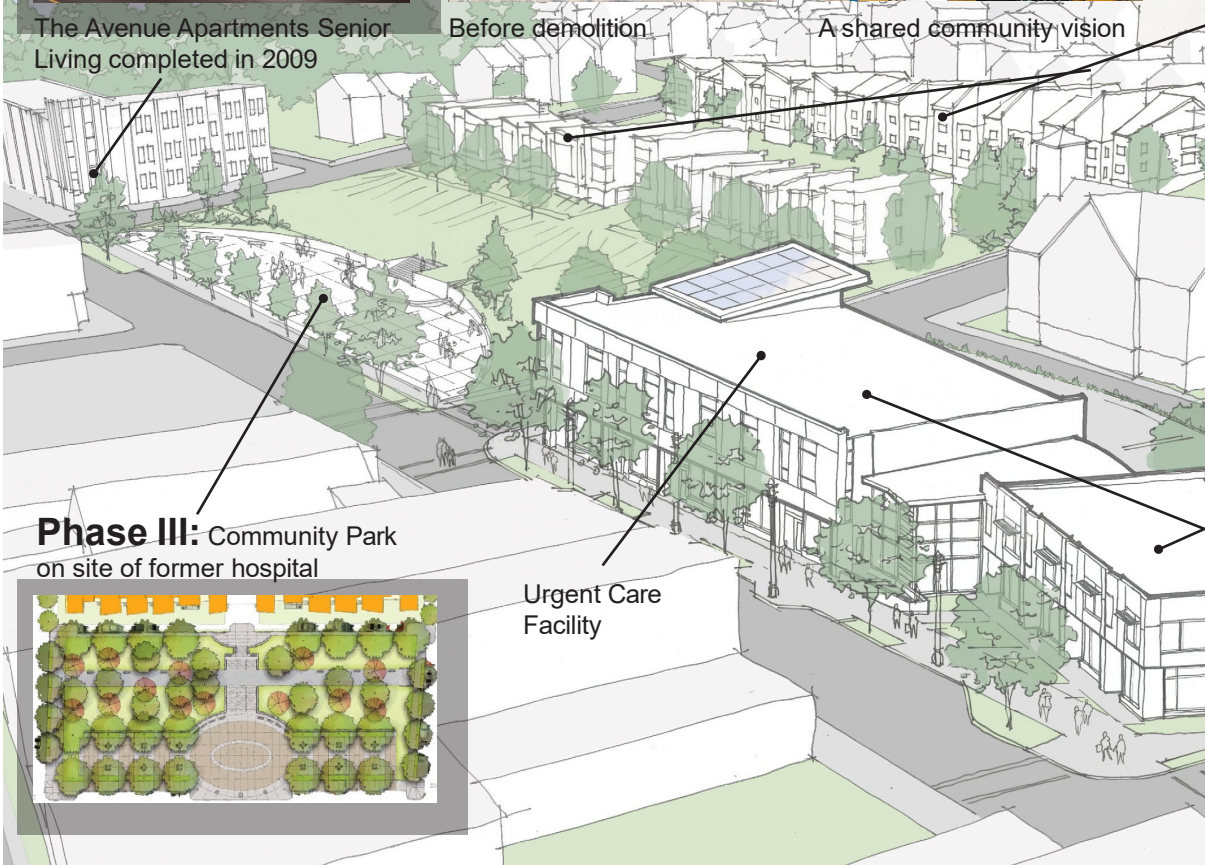
A shared community vision

Phase I: The Braddock Overlook residential development overlooking the park and the main street completed in 2013



Residents celebrating Opening Day

Phase II: Commercial building completed in 2015



Phase III: Community Park on site of former hospital



Urgent Care Facility

A Story of Community Collaboration

Losing Their Hospital

In 2009, the regional healthcare network, decided to close Braddock Hospital. Located on a proud but impoverished main street where many residents used the hospital for primary medical care, the loss was a huge blow to hope.

The community organized, protested the closing, and became a national symbol of the imbalance of quality healthcare coverage in our country.

Choosing Hope

Our architecture and urban design firm was hired to help Braddock determine steps forward. We helped them organize a collective voice and vision. Through a participatory design process Braddock's shared vision for restoring their main street district and former hospital site.

Vision

The first step was developing healthy, high-quality affordable homes. This was followed by a commercial office that includes an Urgent Care Facility to assist with the neighborhood's medical service needs, Artist live/work lofts, historic restoration, and a new church community. Central to this vision is a community park which is in the planning phases.

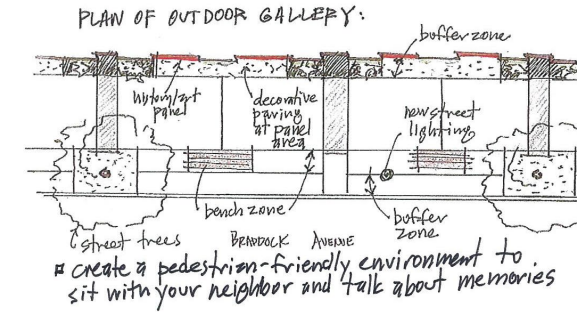
2008 - 2010

The Avenue Apartments

Developer: Falbo Penrose

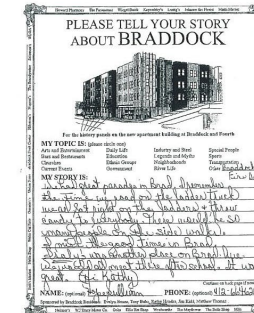
4 Unit Apartments for seniors located adjacent to the Braddock Hospital.

STORY TELLING



create a pedestrian-friendly environment to sit with your neighbor and talk about memories

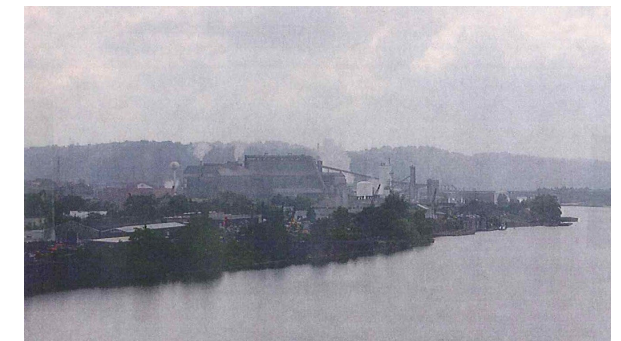
create an outdoor art gallery that will display the rich history of Braddock on ten panels, produced by the residents in a participatory process



community flyer distributed to Braddock residents requesting their stories



Artist Robert Gwalters with first two paintings



Edgar Thompson Steel Works in Braddock today

2009

Closing, Protest, and Choosing Hope

In 2009, Braddock Hospital announced that it would close. Braddock Hospital was located in a proud and impoverished community where many residents did not have health care insurance and used the hospital for primary medical care.

The community organized and protested the closing of the hospital. Marches and rallies became a national story as a symbol of the imbalance of healthcare coverage in our country.

Rothschild Doyno Collaborative was hired to help Braddock determine and articulate their steps forward. Through a participatory design process we developed a shared vision for their main street district of Braddock Avenue including the former hospital site.



BEFORE



AFTER





2009
The Avenue Apartments opens

Braddock, PA



BRADDOCK AVENUE IS...

A PLACE FOR PEOPLE TO COME TOGETHER TO...
GROW

WORK

Make the gateway to Braddock a vibrant and attractive industrial district that celebrates Braddock's pride in making and fixing things.

LIVE

Reconnect the residential neighborhoods on the slopes to an active and occupied Braddock Avenue.

EXCHANGE

Restore a vibrant center for commerce, community exchange; from goods and services to good government dialogue and services.

Support and enhance community based businesses, artistic expression, recreation, and learning so future generations can thrive.



...WITH A vibrant neighborhood mainstreet and municipal codes that support and encourage investment

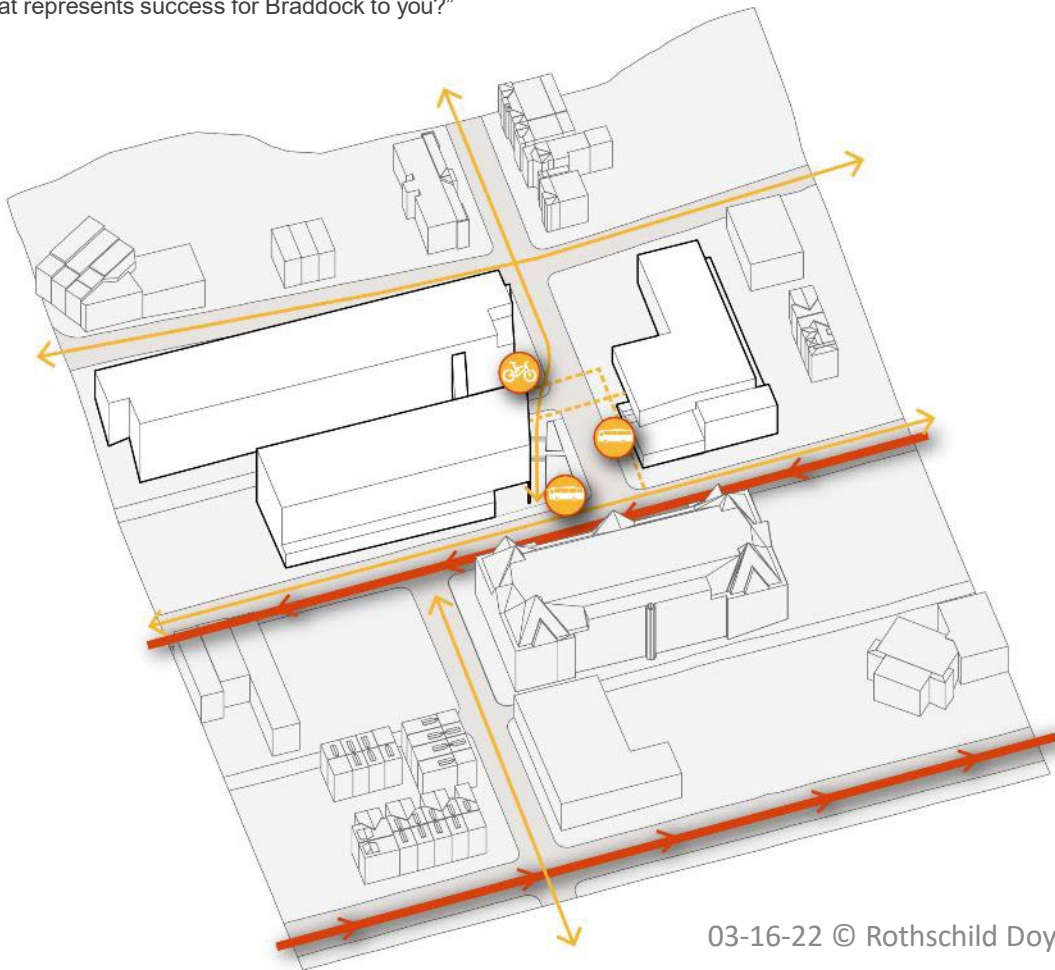


Legend:	
Streetscape Interventions	
.....	Activate
-----	Improve appearance
Making Places	
★	Focus Activity
⊙	Streetscape event
Buildings	
■ (Blue)	Active and well maintained
■ (Pink)	Vacant and in disrepair
Ⓜ	Historic building
Ⓧ	Marked for Demolition
Sites	
■ (Orange)	Public ownership / target investment
■ (Yellow)	Consolidate ownership
■ (Green)	Leverage for adjacent use

Common Ground

Change involves many properties and many people doing different things. Finding common ground will help these efforts to make our community better.

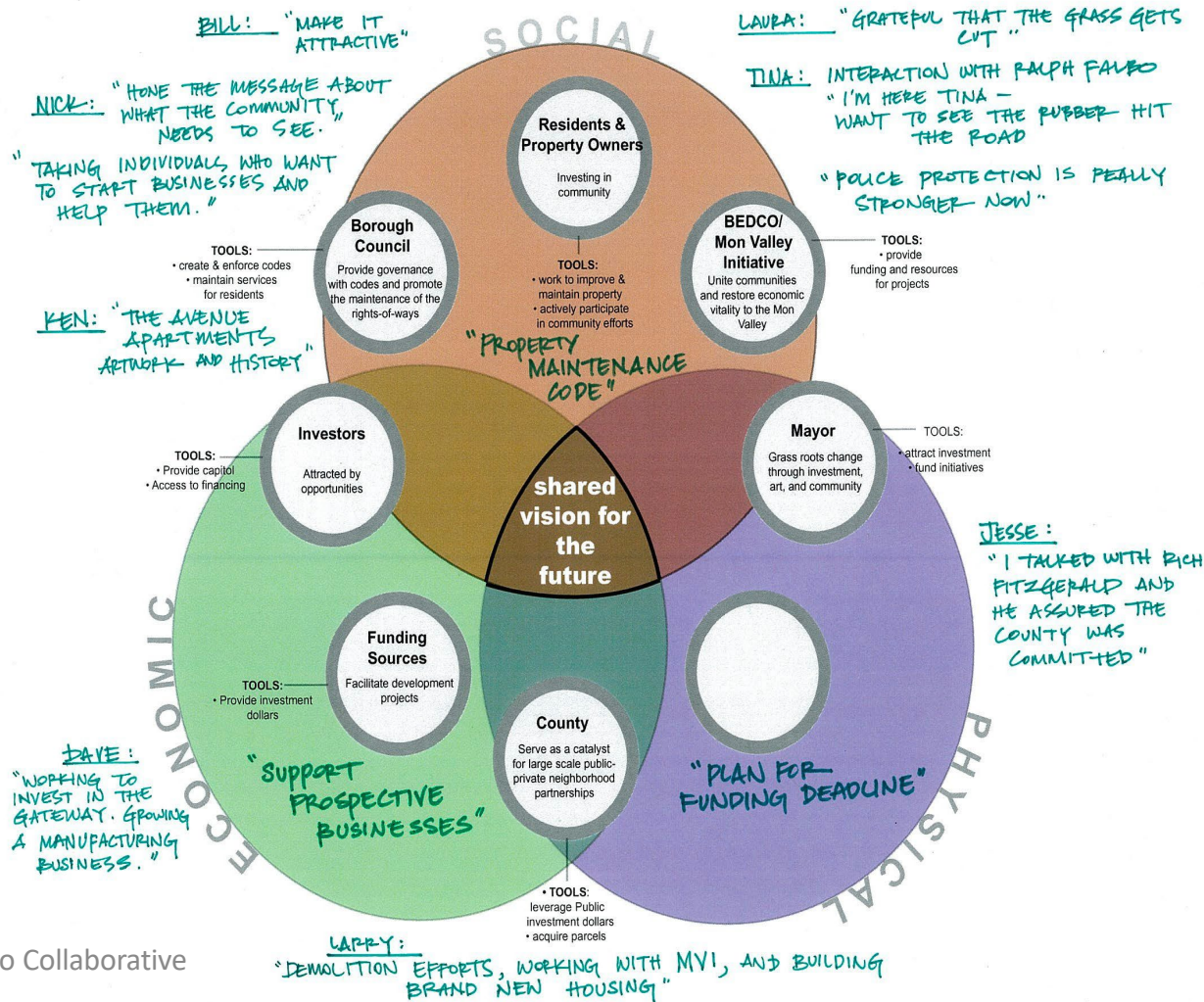
Residents and leaders from Braddock gathered together to discuss their individual goals, successes, and challenges they have faced in their effort to improve the community. Each answered the question, "What represents success for Braddock to you?"



03-16-22 © Rothschild Doyno Collaborative

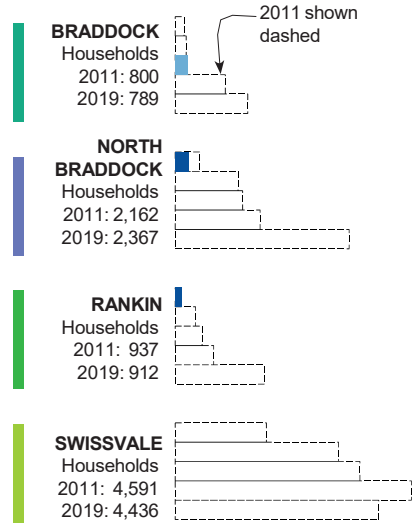
Many people have different goals for the future of the community. They also have diverse talent and various resources. These are valuable assets that can be utilized through cooperation among the different people and groups in Braddock. A shared vision for the future of Braddock will help to align these resources, talent and goals, and facilitate cooperation and collaboration.

At a meeting on June 22, 2011, participants at the first meetings were asked, "What represents success for Braddock to you?" The notes in green below represent their answers.



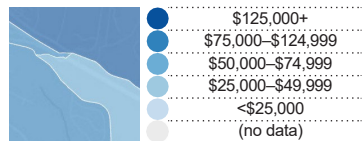
E\$ ECONOMIC DIVERSITY

Eastern Shore Summary:

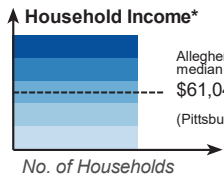


KEY

Median Household Income
Per Block Group



2019 Annual
Household Income*

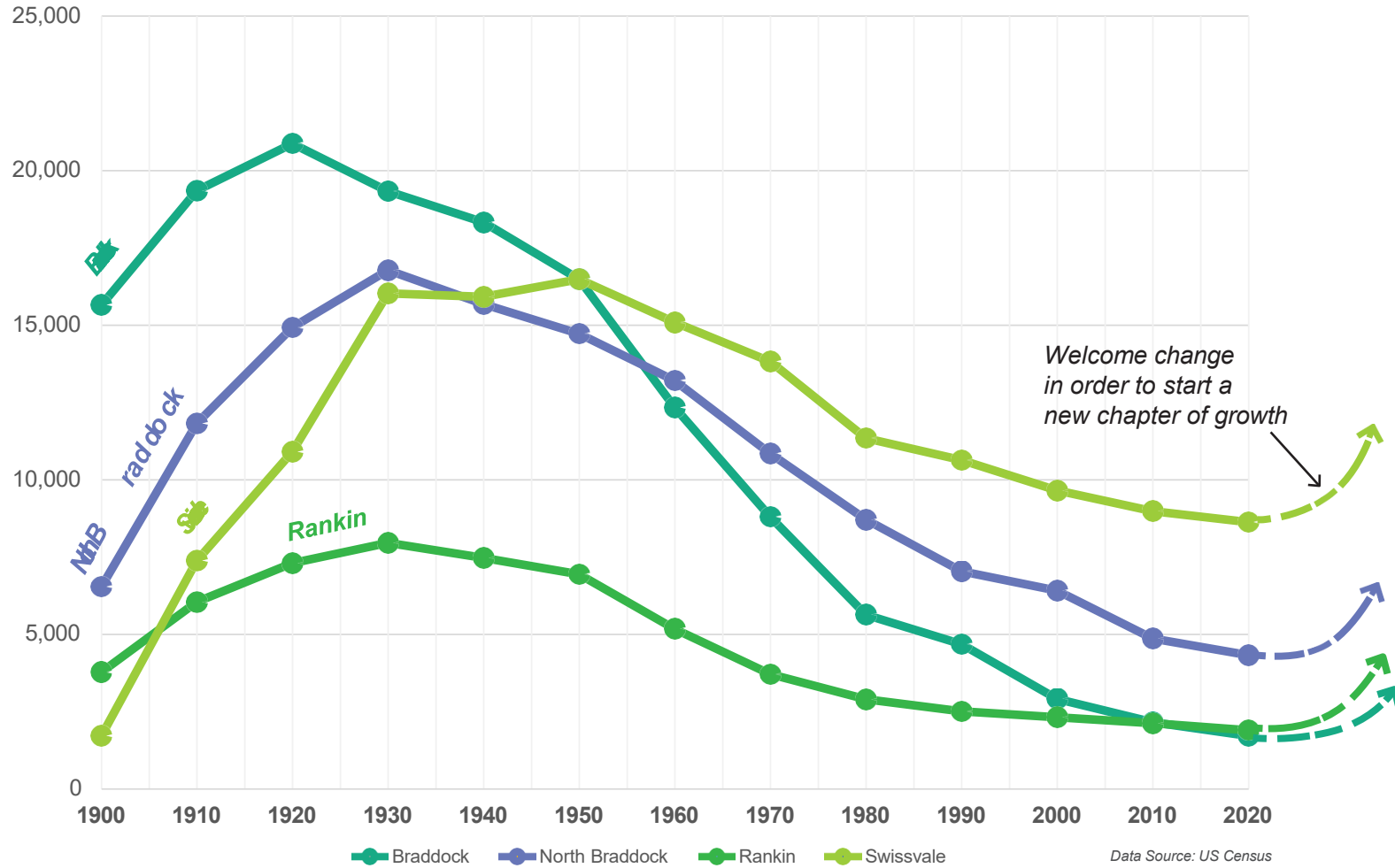


Allegheny County
median income:
\$61,043
(Pittsburgh: \$48,711)

Data source: US Census 2019 Five-Year American Community Survey (block groups).
*Based on Allegheny County quintiles: each income range represents about 20% of the county population.



POPULATION GROWTH AND DECLINE



Before



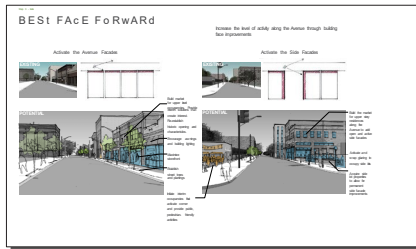
After

P HOW WE GET THERE

In response to existing economic, social, and physical conditions, the team identified a series of specific tools that can be implemented by residents, property owners, new residents, Borough leaders, and community partners. The tools are described in further detail in the toolkit section of this report. These tools will help to improve the economic, social, and physical conditions of Braddock.

PUT YOUR BEST FACE FORWARD...

Activate building facades with windows, art work lighting, and signage.



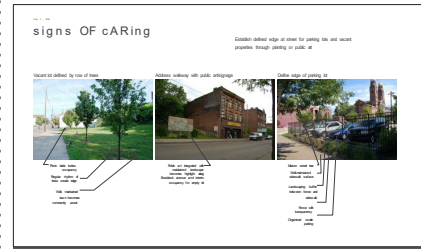
GO BACK TO THE FUTURE...

Stabilize historic buildings for future investment. Consider ways to secure property and fund essential roof or masonry work.



SHOW YOU CARE...

Define and maintain property edges along public ways through the use of gardens, landscape, art, fencing, and mowing.



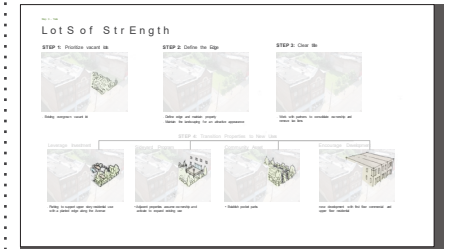
CULTIVATE MAINTENANCE...

Celebrate those who are great stewards of their properties. Update and enforce property codes for uncared-for property.



LEVERAGE VACANT LOTS...

Secure and clear title then use lots to increase potential development of adjacent buildings.



COMMUNITY PRIORITIES



Engaging citizens and addressing their concerns was integral to the development of the toolkit. A community meeting was held in October 2011 as a forum for participants to vote on their highest priorities that would foster change along Braddock Avenue. After identifying potential efforts and locations to focus energy, residents voted by placing dots on large maps on those items they would most like to see.

Approximately 50 community members voiced their opinions about what issues are most important to the future of Braddock Avenue. These concerns range from small-scale, the individual property owner, to large-scale, or borough-wide. As residents, business owners, and investors consider developing or rehabilitating property in Braddock, it is crucial to consider the priorities of the community members. The community expressed a clear desire and openness for positive change, responsible property ownership, and stewardship for the Avenue as a community commons.

Overarching Goals:

Update zoning ordinances for commercial areas to foster good development.

Enforce traffic and vehicle rules, then divert industrial truck traffic from Braddock Avenue.



**AREA 1 PRIORITIES:
A PLACE TO WORK**

Define street edge with landscaping and signage to announce the future development. (25 votes)

Evaluate condition of key historic properties to stabilize for future reuse. (9 votes)

Improve screening and streetscape at the industrial properties. (9 votes)



**AREA 2 PRIORITIES:
A PLACE TO LIVE**

Redevelop the former hospital site. (42 votes)

Preserve terra cotta buildings and create a mixture of uses with ground floor activity and upper floor residences. (27 votes)

Demolish former 5th Ave. Tavern. (12 votes)



**AREA 3 PRIORITIES:
A PLACE FOR EXCHANGE**

Establish vacant lot strategy to clear title and re-parcel large areas of vacant land. (48 votes)



**AREA 3 PRIORITIES:
A PLACE TO GROW**

Work to save high value historic buildings with apartments and other uses. (10 votes)

Use demolished building lots to help adjacent buildings. (8 votes)

Demolish those buildings that cannot be saved. (3 votes)






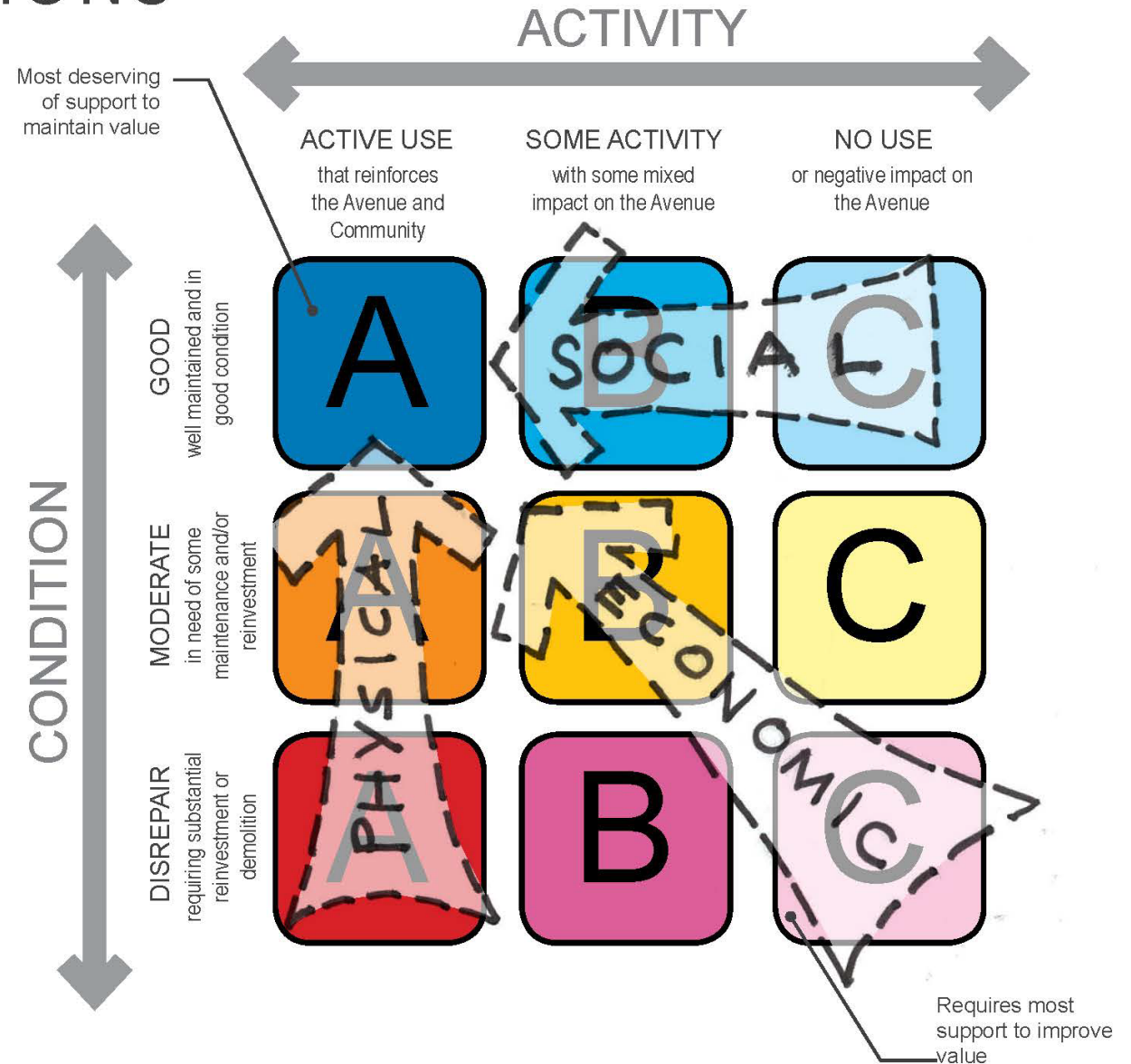
ACTIVITY AND CONDITIONS

At the heart of vibrant communities are the buildings and green spaces that give form and shape to the streets and sidewalks where people interact. This study focused on identifying and celebrating the strength of the buildings and lots that contribute to and activate Braddock Avenue. Also important is the physical condition of these places and spaces as they demonstrate the care and pride of ownership and community spirit.

The identification of active places in good condition indicate areas of strength that should be supported and celebrated. Areas that are not active and are in poor condition represent an opportunity for change and investment.

Other Indicators

-  Historic architectural character
-  Marked for Demolition
-  Tax lien against property



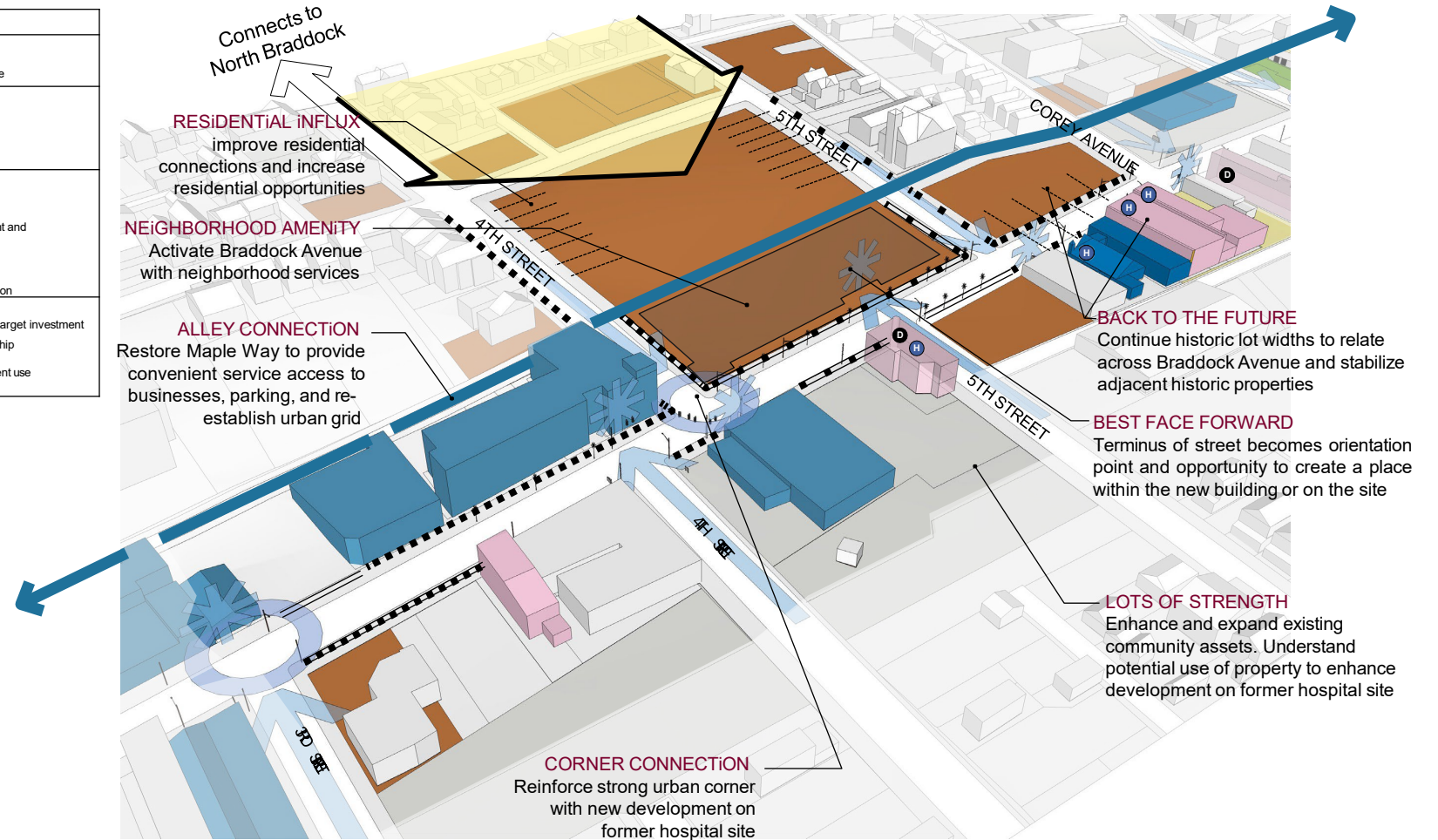
A PLACE TO LIVE

AREA 2: 3rd Street to Corey Avenue

Reconnect a strong residential neighborhood to an active and occupied Braddock Avenue.



Legend:	
Streetscape interventions	
••••	Activate
====	improve appearance
Making Places	
	Focus Activity
	Streetscape event
Buildings	
	Active and well maintained
	Vacant and in disrepair
	Historic building
	Marked for Demolition
Sites	
	Public ownership / target investment
	Consolidate ownership
	Leverage for adjacent use



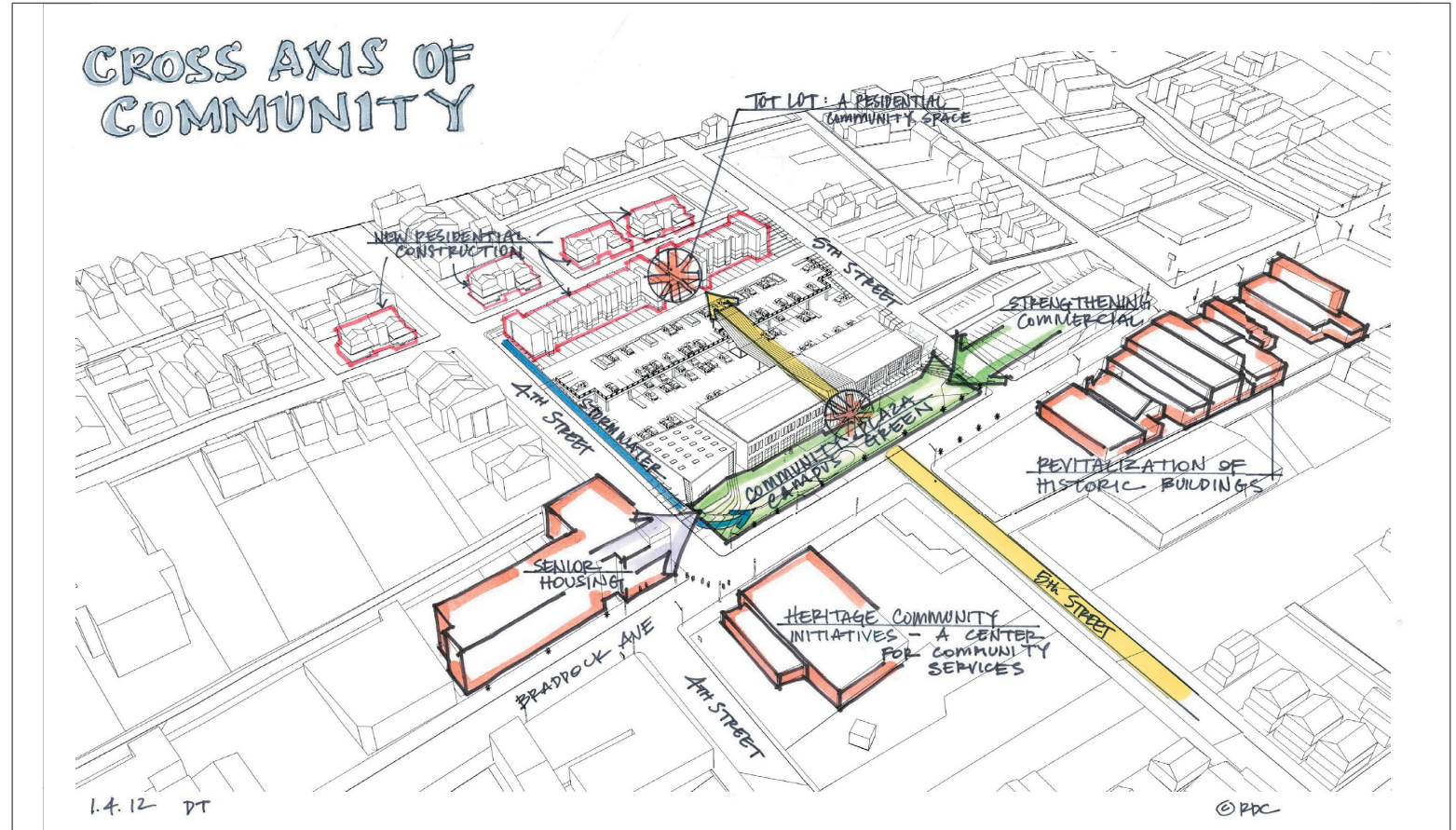
2012 - 2014

The Overlook Housing

Healthy, high quality affordable homes and apartments that initiated a master plan for the new center of Braddock

The Overlook is an affordable housing redevelopment of the former hospital site in Braddock. It is part of a phased masterplan identified in the Braddock Avenue Market Restoration Study. As both an architecture and urban design firm, Rothschild Doyno Collaborative has worked with the community on multiple phases providing a stronger connections and realization of the community goals and priorities.

The transformation of the vacant hospital site into high quality and affordable homes created a signal for a hopeful future and reinvestment in the neighborhood. Situated around a new community park, the residences add vitality for the community. The development includes a community center, accessible outdoor space, and a mix of 24 apartments and single-family homes providing for a broad range of needs. The homes were constructed to have lasting value, integrating high quality materials, water and energy efficiency. With high quality design standards in mind, the Overlook development provides long term value to the community of Braddock.



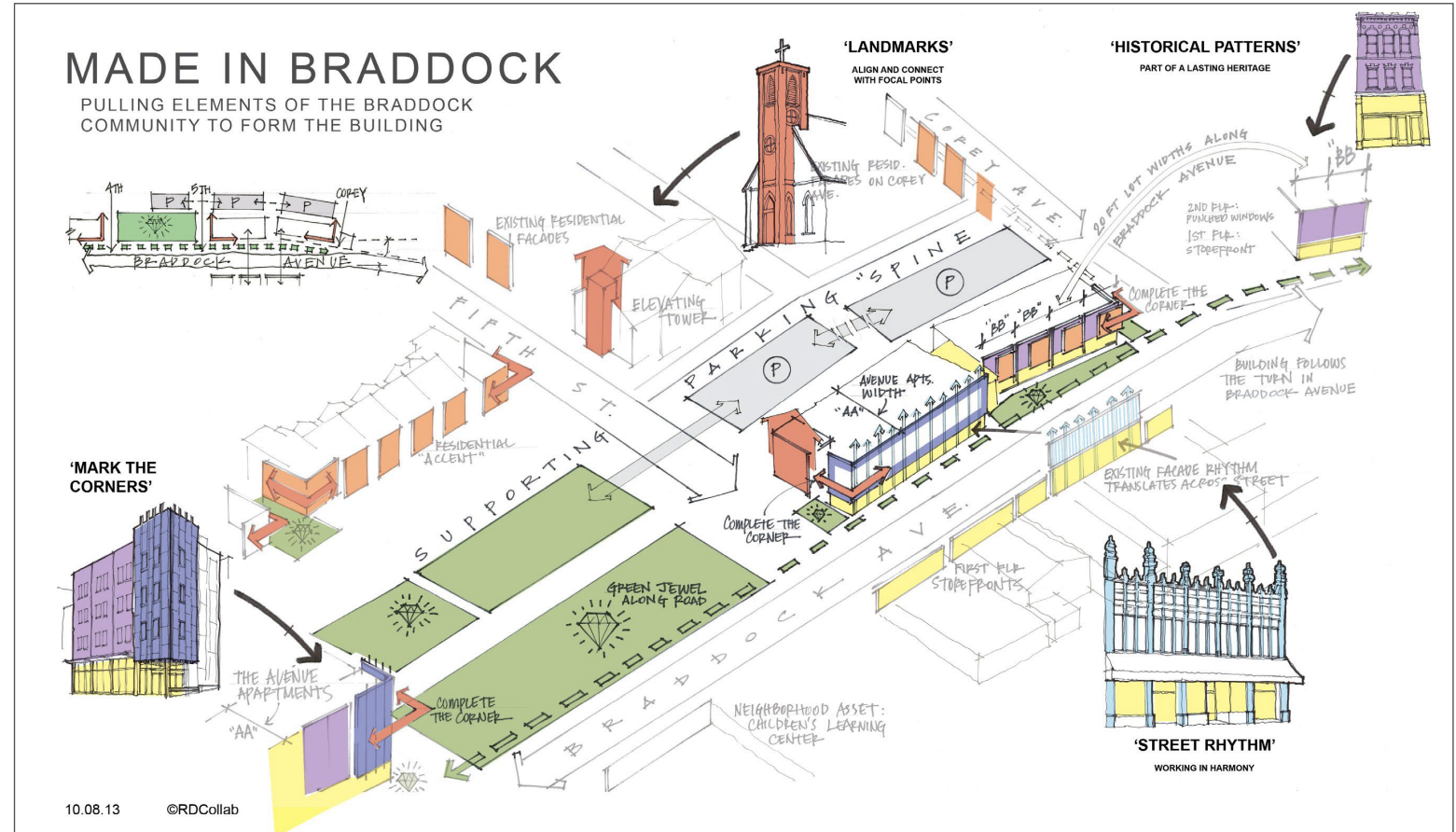
2012 - 2015

501 Braddock

Located along the commercial main street in Braddock, the site was part of the former Braddock Hospital site, demolished in 2013, that served as the center of the community. The new commercial building is at the intersection of two skewed street grids, and borders a new Community Park at the center of the neighborhood.

The emotional trauma of losing the community hospital is replaced by a new urgent care facility elevated at the corner overlooking the park. An emerging entrepreneurial spirit is fostered with the inclusion of live/work studios and apartments, shaping the Maker's Plaza.

The streetscape is activated with a restored storefront rhythm in-filling and strengthening the vitality of the main street. Relationships are formed between the historic and modern architecture that surround the project, resulting in a uniquely "Made in Braddock" response to a commercial infill project.





2015
501 Braddock opens

Braddock, PA



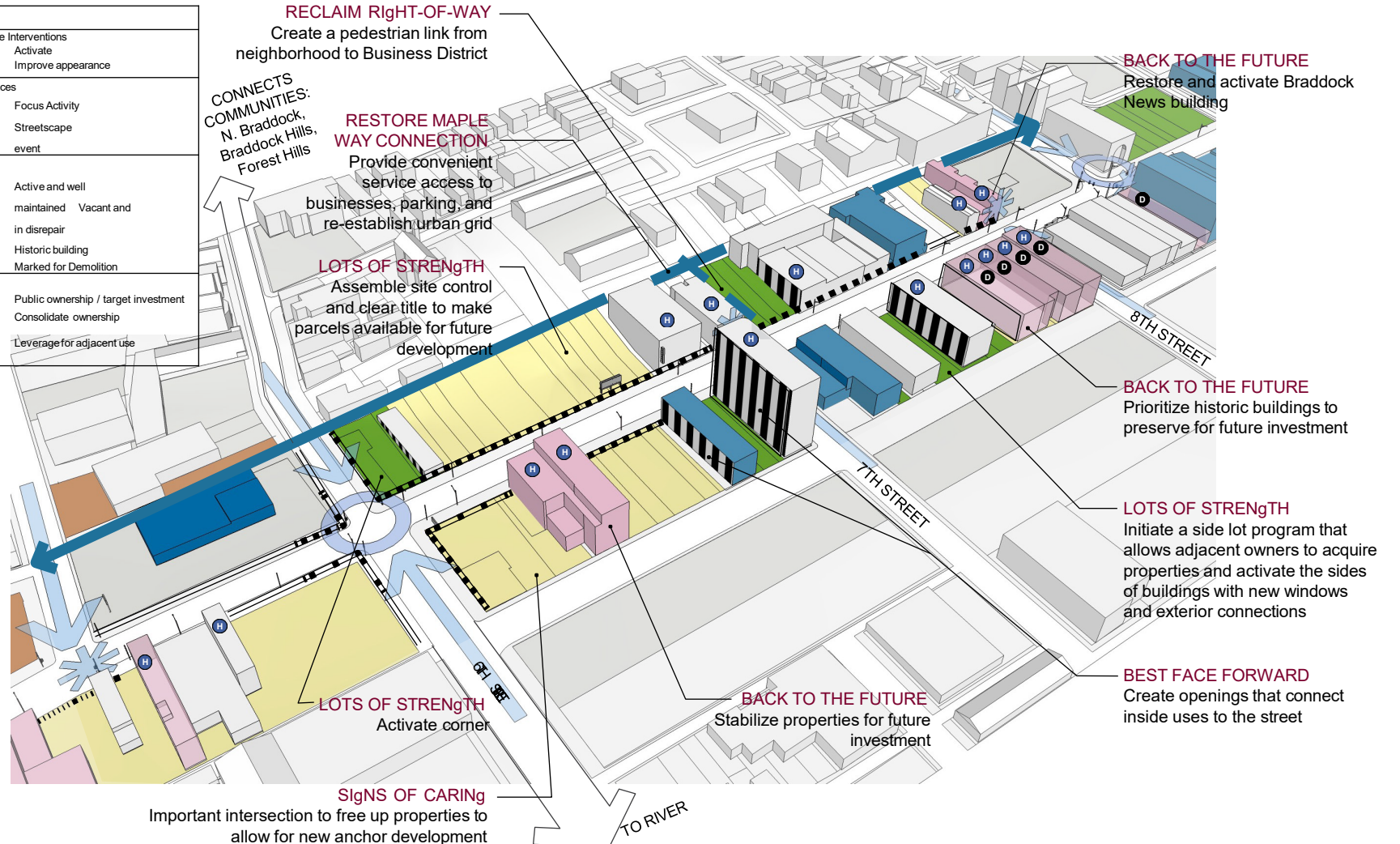
A PLACE FOR EXCHANGE

AREA 3: 6th Street to 8th Street

Restore a vibrant center for community exchange of dialogue, goods, and services.



Legend:	
Streetscape Interventions	
••••	Activate
====	Improve appearance
Making Places	
	Focus Activity
	Streetscape event
Buildings	
	Active and well maintained
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2018 - 2021

Ohringer Arts

The Ohringer, Braddock's iconic eight-story furniture store from 1941, has re-emerged as an Arts Incubator and affordable Artist Housing. The project follows several attempts to re-inhabit the long-vacant building with arts-based interventions. Now, the building is completely transformed to create places for professional artists to live, work, and exchange. The reactivation of this icon connects two areas of main street redevelopment, builds upon the maker culture of Braddock, and continuously illuminates the heart of community through arts.

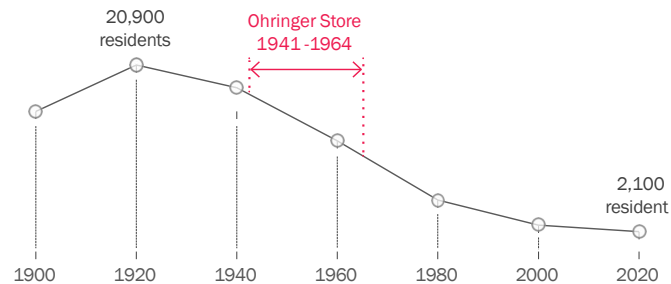


Ohringer Arts

Braddock Avenue once had 100+ main street businesses: seven furniture stores, six grocery stores, and four theaters! With the decline of the steel industry, many businesses closed including Ohringer Home Furniture.

After the Ohringer furniture store closed in 1964, the building cycled through long periods of vacancy. It avoided demolition by staying in the minds of the community through multiple artistic interventions.

The Ohringer provides affordable housing for its artist community, free art studios, performance practice spaces, and a flexible artist gallery where residents can sell their work, and obtain new commissions.



INVITING CHANGE

The Avenue Apartments

The Overlook Apartments

*United Baptist
Church of Braddock*

The Free Store

Braddock Civic Plaza

Brew Gentlemen

Braddock Free Press

501 Braddock

Brassero Grill



Ohringer Arts



Q
&
A

Any questions?

Contact charlotte@uli.org



Upcoming Event

Celebrating the
Placemaking Award Finalists

The Places That Make Pittsburgh (Jury Award)

Virtual Series

WEDNESDAY, APRIL 20, 2022

8th Annual PLACEMAKING AWARDS for Excellence

Register at pittsburgh.uli.org/events.



Pittsburgh

HONORING

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REALTY PARTNERS



Thursday, May 12, 2022

PRESENTED BY





Thank You for Attending!

