

## **Fifth and Van Braam Development**

Forward-thinking development is more critical than ever. As our communities evolve, the way we build and grow must reflect a commitment to building strong and sustainable communities. A truly successful project not only works to avoid negative impacts on its surroundings but actively enhances the lives of residents and contributes positively to the neighborhood's fabric. This new mixed-use, multi-family building, constructed with innovative mass timber technology, embodies this philosophy. From its sustainably sourced materials to its thoughtfully designed pedestrian experiences, this development prioritizes both environmental consciousness and the creation of a vibrant, living experience.

Situated within the Uptown EcoInnovation District, the new Fifth & Van Braam Development will become a place that is welcoming, that supports the well-being of its community and will improve the environment to make a more resilient and sustainable city. The development is designed utilizing mass timber that brings that blend of innovation and sustainability, a first-of-its kind in the Pittsburgh region.

Utilizing mass timber for the main structure of the building creates structures that are not only strong and durable but also boast a significantly lower carbon footprint compared to conventional concrete or steel. As a rapidly renewable resource, timber sequesters carbon dioxide throughout its lifespan. This carbon storage, coupled with the reduced emissions associated with manufacturing and transporting mass timber compared to other materials, makes it a powerful tool in mitigating climate change.<sup>4</sup> Beyond its environmental benefits, mass timber also offers aesthetic advantages, creating warm and inviting spaces that enhance resident well-being. Its inherent beauty and natural character contribute to a unique and appealing living experience, while the speed and precision of prefabricated mass timber construction can lead to faster project timelines and reduced on-site waste. In a mixed-use setting, these advantages translate to a more sustainable, efficient, and aesthetically pleasing development that benefits both residents and the surrounding community.

The Fifth and Van Braam development is planned to contain 194 housing units, all of which will be for rent. Among this total, 5% of the units are intended to be affordable housing, targeting 80% AMI. There will be a unit mix of studio (11%), one-bedroom (35%), one-bedroom + den (36%), and two-bedroom (18%) units.

A 2,000sf public plaza is planned along Fifth Avenue and adjacent to ground floor commercial space. The development meets the transparency requirements of the UPR zoning of 60%. Parking is not required by Zoning, but 100 spaces will be provided. Taking advantage of the east to west sloping of the site, an entrance on Van Braam accesses the upper level of parking, and an entrance on Marion Street will access the lower level of parking.

The celebration of the history of the Hill District is an important aspect of the project. The Red's sign at the condemned building at the corner of Fifth and Van Braam will be salvaged and reused on site. Additionally, the history of the place will be considered through public art in the plaza and the interior common spaces.

This mixed-use development represents a forward-thinking approach to urban living, prioritizing sustainability, community, and a vibrant resident experience. By leveraging the innovative and environmentally conscious mass timber construction, the project minimizes its carbon footprint while creating warm, inviting spaces that fit within the community fabric.