



DESMONE ARCHITECTS  
www.desmone.com

7.30.2020

Ms. Felicity Williams, ESQ.  
Hill CDC  
2015 Centre Ave # 2,  
Pittsburgh, PA 15219  
[fwilliams@hilldistrict.org](mailto:fwilliams@hilldistrict.org)

RE: Uptown Tech - Project Narrative and Description

Dear Felicity:

Below is the project narrative and description for Westrise Capital's Uptown Tech Project located at 304 Jumonville Street and 1918 Tustin Street, Pittsburgh, PA. Please reach out to me if you have any questions or need any additional information.

Sincerely,  
Westrise Capital, Omega Building Company, Desmone Architects, & Klavon Design Associates, Inc.

**Project Narrative and Description:**

Westrise Capital, a Pittsburgh-based developer, purchased the property from an out-of-state owner with a vision to create a positive improvement for the Uptown/Hill District neighborhood by developing a solution to a blighted property in desperate need of refurbishment and revitalization. Westrise has been part of numerous real estate projects, with a focus on urban-infill, sustainably designed, artistically influenced, wellness centric, mixed-use commercial projects. In order to achieve Westrise's vision, Westrise and Omega Building Co., the project contractor and owner's representative, engaged Desmone Architects and Klavon Design Associates, Inc. to provide professional architectural and landscape architectural services to repurpose and revitalize this blighted commercial building [previously used as a commercial laundry facility].

Aligning with the Pittsburgh Central Business District values, the proposed privately financed project will consist of approximately 62,000 gross square feet of renovated commercial core and shell space for a perspective tenant(s). The project will consist of, among other items, replacement of all existing windows and the addition of new windows, repairing and cleaning the facade, new landscaping, new LED lighting, re-milling and/or replacement of existing damaged parking lots, replacement of mechanical, electrical and plumbing systems, replacement of existing elevator, new ADA building access, upgrades to existing loading facilities, roof replacement/upgrades, replacement and/or upgrades to certain sections of a deficient parapet wall(s), new interior paint, new ADA compliant restrooms, bicycle parking, replacement of fire sprinkler system, art installation(s), and more. Upon completion of the core and shell and after entering into an agreement with a tenant, the interior will be completed, in whole or in part, to the specifications set forth by the perspective tenant(s).

Our primary goals, for this project are, among others, to (i) strive to create more local jobs for the community members of the Hill District/Uptown, (ii) providing economic stimulus to the Hill District/Uptown neighborhood, (iii) enhance the public realm, and (iv) engage local artistic and other talent to create certain elements/installations for the project. By doing this, we will hopefully create a seed for Westrise and other



DESMONE ARCHITECTS  
www.desmone.com

developers to continue to develop the Hill District/Uptown with future commercial, residential, and/or retail projects that align with the Greater Hill Master Plan created by and for the residents of the Hill!

**Overarching Project Goals:**

The renovated building will bring life back to the Neighborhood by restoring the facade, adding LED lighting, installing art, and planting sustainable landscaping – all in compliance with the Ecolnnovation District Plan adopted by, among others, Uptown Partners and The Hill CDC. In addition, the front entry at Jumonville will provide a welcoming courtyard and an ADA accessible entrance to the building (such ADA accessibility is absent from the current building). Landscaping is being introduced to bring warmth to the site and a street level presence to this parcel of land which was missing for many years. Within this landscaping plan, a new planter wall at the front of the building, planted islands with trees in the parking lot(s), planting beds and trees abutting the Boulevard of the Allies, and new street trees along Jumonville Street will be provided. These improvements will substantially improve what historically was known as a very dark, derelict, and uncomfortable property.

As part of the proposed project, the existing parking lot will be milled and paved with pervious bituminous. Screening as required by the City of Pittsburgh, will be added to the parking lot along Tustin and Jumonville Streets. The screening will be used to buffer the parked cars and will be used to provide opportunities for artist to create expressions to the project. In order to engage local artists, we will coordinate with the Hill District Arts Committee and Jordan Smith to assist us with including local artists that may want to participate with the project (and we look forward to receiving Jordan's recommendations).

To date, the project, has engaged MBE, WBE, and VOSB entities including Reed Building Supply, Klavon Design Associates, Inc., and A-1 Hauling (now known as Junk Joeys LLC), and we will continue to engage and/or hire such businesses moving forward (and, please provide Omega Building Co. with any business referrals). Specifically, the largest portions of the work include (i) roof repairs/replacement (already completed), (ii) masonry/masonry restoration, (iii) aluminum storefront and curtainwall installation, elevator replacement, and structural steel installation. We have also engaged commercial HVAC, plumbing, and electrical contractors as their designs were required for our finalization of the construction document process. While the scope of work for this project is limited, we will continue to seek opportunities to engage minority, women, veteran, and similar business enterprises. Accordingly, it is unlikely (if not impossible given this limited scope of work) that this project can achieve the mandated thirty percent (30%) MBE and fifteen percent (15%) WBE requirements set forth in the Hill CDC Master Plan. However (and as we discussed), we are excited and willing to discuss other collaborative efforts to create opportunities for the Hill District/Uptown residents, businesses, and more. We look forward to receiving your input and suggestions!