

5. Site/Layout

Please see the enclosed City map in at the end of this section noting the AWF Plaza location. The mixed-use project consists of five-story, 53,970 square foot new construction building. The residential portion of the building, 2nd, 3rd, 4th, and 5th floors is a total of 43,020 square feet. This portion of the building contains forty-four (44) one-bedroom, one-bathroom units, each with a living/dining room and fully equipped kitchens. Unit sizes are as follows: 24 Unit Type A - 705 sf, 12 Unit Type B - 713 sf, 4 Unit Type C Accessible unit - 815 sf, 4 Unit Type D- Accessible unit - 776 sf. In addition to the residential portion there is a 10,950 square foot commercial ground floor, which includes a 1500 square foot common room for residents to socialize, a lobby and amenities, AWF offices and 5000 square feet of commercial retail space. Please see the project elevations, floor plans, site plan, and a rendering at the end of this section, as well as site photos and a site map of the City indicating project location.

The Allegheny West Plaza has been designed with energy efficiency and sustainability at the forefront. It will also be built to **Passive House standards**, meaning it will use an unusually small amount of energy while enhancing resident comfort during cold winters and hot summers. It will also keep AWF's utility bills very low. The AWF Plaza will feature the following green features:

- Taped zip sheathing on exterior walls and roof
- Rigid insulation at exterior siding
- R-19 wall insulation and R-38 roof insulation
- 10" XPS rigid insulation beneath the concrete slab
- Triple pane windows

- Energy-efficient heat recovery ventilation (HRV) units for fresh air intake
- Energy Star appliances, mechanical equipment, windows, ceiling fans, exhaust fans, and exit signs
- Sensitive site design that directs disturbance away from natural resources
- Water conserving fixtures in bathrooms and kitchens, including 1.2 gpf toilets, 1.5 gpm showerheads and kitchen faucets, and .5 gpm bathroom faucets.
- Low or no-VOC paints, primers, adhesives and sealants, and low formaldehyde wood products to create a healthy indoor environment
- Energy Star roof to reduce “heat island effect” and limit energy use for heating & cooling
- Environmentally preferable flooring (Green Label carpeting)

In addition, in designing the AWF Plaza, careful attention was paid to the principles of urban design, particularly as it pertains to the building’s location. The building has been sited on the parcel so that it holds the corner of 23rd Street and Venango Street, directly adjacent to the newly renovated 23rd and Venango SEPTA Bus Loop. This will encourage walkability for residents, commuters and neighbors alike. The small pavilion area and accessible parking outside the commercial retail space will create an inviting environment for pedestrians. There will also be a separate entrance and parking for residents of the Senior Living Community, and a separate private outdoor garden, so they will not be effected by pedestrians, but will still be in very close proximity to necessary services.