



# 47<sup>th</sup> Street New Building

## March 7, 2016



**RIDC**

Regional Industrial Development Corporation

 **DESMONE**  
ARCHITECTS  
[www.desmone.com](http://www.desmone.com)



# Lawrenceville Technology Center

- Patient capital – **nearly \$20M** invested since 2002
- **Remediation:** DEP approval received in December
- Complement and leverage **CMU's NREC** facility
- Current tenants: Helomics, RedZone Robotics, Carnegie Robotics, others
- Over **235 jobs**
- **New building** to further catalyze growth



Lawrenceville, 2003 before RIDC acquisition



Lawrenceville, 2014



**RIDC**  
Regional Industrial Development Corporation

**DESMONE**  
ARCHITECTS  
[www.desmone.com](http://www.desmone.com)



# 47<sup>th</sup> Street Site



- Community plans call for this site to remain as light industrial to **transition** from heavy manufacturing (48<sup>th</sup> Street) to residential (Plum and Hatfield)
- RIDC is proposing a **64,000 sf office/high- bay building** to attract high-tech tenants



**RIDC**

Regional Industrial Development Corporation





# New Building to Attract High-Tech Tenants



Perspective Looking East from Railroad Tracks



**RIDC**

Regional Industrial Development Corporation



# New Building to Attract High-Tech Tenants



Perspective Looking North From 47<sup>th</sup> Street



**RIDC**

Regional Industrial Development Corporation





# New Building to Attract High-Tech Tenants



Perspective Looking North from Plum Way



**RIDC**

Regional Industrial Development Corporation



# Building Respects Mixed-Use Neighborhood



- **Lighting:** Using lighting types to minimize need for bright parking lot lights or lights that shine outward
- **Brick Wall:** plan to remediate the wall while keeping existing character
- **Construction impact:** all parking and staging will be on site



**RIDC**

Regional Industrial Development Corporation







# Proposed Site Layout



## Key Elements:

- Multi-tenant
- 160 parking spots
- 20+ bicycle parking
- Electric vehicle charging station
- 4 drive-in doors
- 2 loading dock areas
- Green roof
- Roof-top deck
- 35+ trees
- Bio-retention
- Potential for bike-path east of driveway



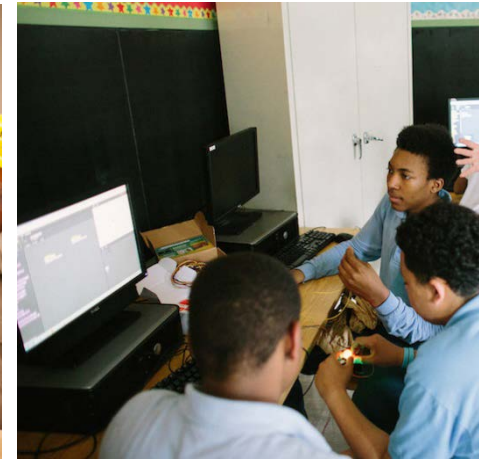
**RIDC**

Regional Industrial Development Corporation





# RIDC's Mission Extends Beyond the Building



## Remediation of Brownfield

DEP approval in December

## Sustainable Development

Target to reduce energy usage by 30%

Stormwater improvements

Exploring geothermal and solar panels

## Workforce Opportunities

Partnership with Goodwill programs to find construction opportunities

## School Partnerships

Working to create programs with Woolslair Elementary and Arsenal Middle School to get students interested in robotics careers



**RIDC**

Regional Industrial Development Corporation



Thank you!



**RIDC**

Regional Industrial Development Corporation

