

5515 Butler Street (Lawrenceville), Pittsburgh PA

Project Summary:

Developer:	CRAFT Development Corporation
Project Architect:	Indovina & Associates
Property Information	
Address:	Mews on Butler 5515 Butler Street, Upper Lawrenceville
Lot and Block:	120 (6-18-2014) as per survey
Lot Size:	approximately 2.8 acres
Zoning:	UI (to be changed to LNC)

History: For the last 30+ years the Property has been owned and operated by ACE Auto Wrecking (a local family run business) and other uses. The current improvements on the Property consist of a one and two story buildings leased to multiple entities and utilized for storage of auto part & repair, movie theatre equipment, barn wood, office furniture, signs and vehicles. No manufacturing operations are currently conducted on the subject property. In addition, no hazardous materials or petroleum products are presently utilized at the subject property. The remainder of the property consists of a vacant, undeveloped concrete lot that was leased by a car dealership and utilized for the storage of vehicles and miscellaneous items in recent years. The facility was formerly owned and operated by Hanlon-Gregory Industries as a metal works and galvanizing facility from the 1920s until the 1970s.

Project overview: CRAFT Development Corporation (CRAFT) is proposing the demolition and remediation of the current industrial buildings and associated structures on the site in order to make room for an exciting new townhouse community. This community would emulate the spirit of Lawrenceville's homes in a planned community while catering to the needs and vision of the future. Featuring front yard pedestrian pathways exuding character and charm, common/landscaped elements, visitor and owner parking, all to cater to all Lawrenceville residents; young professionals, families, and older residents. A great community to live, play and socialize in. CRAFT proposes the construction of 68 townhomes situated along a private shared roadway connecting both 55th and 56th streets. CRAFT is proposing fee simple townhomes, market priced in the low to mid \$400k price range, subject to final design and market conditions. During the due diligence process, CRAFT has entertained a variety of different uses for the site, including retail, gas & convenience, multi-family, and other permitted UI & LNC uses.

The subject property provides many challenges to us as developers, including the existing storm and water services located within Berlin way. These lines essentially bisect the property and severely limit the options for future development. The current site conditions comprised of extensive concrete structures above and below grade with surrounding paving render almost the entire property impervious, creating a significant load on local storm water systems. The proposed development will provide greenscape and soft scape significantly increasing the amount of pervious site area. Harrison Street, abutting the property, has been closed for years, with no plans to be reopened, while the existing below and above ground utilities limit what can be done within this right of way. CRAFT proposes to update Berlin Way and use it as a primary access street, as well as clean up and provide some landscape improvements to Harrison

Street, as it currently dead ends at 54th Street, in an effort to create a higher quality, visible outdoor space. While the development will have common outdoor elements within the property, further landscaping, common space and sidewalk improvements along Butler St will further enhance the community experience.

Current Status: Currently the CRAFT has the property under contract and working through the Due Diligence process with the Architect, civil engineering, environmental engineering and other local Pittsburgh consultants. A final survey has been completed by Red Swing. Indovina Associates Architects have been working through the various feasibility and concept plans with input from the City and others. CRAFT is in the midst of changing the current zoning from UI to LNC, the preferred zoning supported by CRAFT and the City of Pittsburgh Department of City Planning. CRAFT is currently identifying any required zoning variances which may be required to obtain all the required approvals for the development.

Anticipated timeline: 12-24 months

Requested Zoning Variances: Rezoning from UI to LNC, variances not yet identified

Date and time of ZBA hearing: TBD