Lawrenceville Community Project Introduction

Milhaus Development, Strada Architecture, + Trans Associates

January 25, 2016
The Evolution of the Site
Zoning Map

Potential Special Exceptions:
I. Multifamily in a UI District
II. 5 Story Structure within a UI District
Urban Analysis & Development Goals

- Provisions for the Future Green Boulevard
- Restore historic house
- Site access to align with opposite curb conditions
- Townhome-style frontage and three story max. @ 39th
- Maintain mature foliage and historic stone walls as possible

Potential for public connections under the Bridge Structure
Urban Block Structure and contextually-sensitive massing
Proposed Pedestrian Way as a public connection within the site, and as a pleasant connection between Butler Street and the Riverfront trails

Mixed-Use Retail Presence fronting Butler St.
21,162 sq. ft. of New Retail
60 Parking Spaces [per Zoning Code]
625 Apartments
502 Parking Spaces [0.80 ratio] [+/- 45% internal]
+ Parallel Parking Spaces along Butler Street
Proposed Butler Street in Context

5 stories
Internal to the Site

4 stories
@ Butler & 40th St.

3 stories
@ 39th St.

FAR: 1.33
3.0 max. per Code

Massing & Context
21,162 sq. ft. of New Retail
60 Parking Spaces [per Zoning Code]
236 Apartments
151 Parking Spaces
+ Parallel Parking Spaces along Butler Street

Phase One Masterplan
21,162 sq. ft. of New Retail
60 Parking Spaces [per Zoning Code]
236 Apartments
151 Parking Spaces
+ Parallel Parking Spaces along Butler Street

Phase One Site Plan
Butler Street @ 39th Street
Butler Street towards Pedestrian Way
Pedestrian Way towards Butler Street
Traffic Impact Study: Phase One Only

- Install STOP signs on site driveway egress approaches.
- Dedicate portion of property to widen Butler Street and construct new on-street parking spaces (10 spaces).
- Install painted crosswalks on 39th Street approaches.
- Install "STOP" sign control on all site driveway egress approaches.
- Install "NO LEFT TURN" sign on 40th Street at Site Driveway #4.
- Install "NO LEFT TURN" sign on Site Driveway #4 to 40th Street.
- Install "NO LEFT TURN" sign on Site Driveway #5 to Butler Street.
- Install "NO PEDESTRIAN CROSSING" sign on Butler Street approaches at the proposed promenade.
- Install bollards on promenade to prevent vehicular access.

Dedications of property to construct and extend southbound 40th Street right turn lane back to bridge abutment.

Restrripe southbound 39th Street to provide a 75 foot left turn lane.
- Prohibit on-street parking on west side of 39th Street from Mineral Way to Butler Street.

Restrripe eastbound Butler Street to provide a 75 foot left turn lane.
- Prohibit on-street parking on south side of Butler Street from Lodi Way to 39th Street (approximately 2 metered spaces).

Install traffic signal and coordinate with 40th Street/Butler Street.

Prohibit westbound left turns from Foster Street onto 40th Street. (pavement markings and signage only)

Optimize traffic signal splits and offsets.

Extend eastbound Butler Street left turn lane back to 39th Street. Restripe eastbound lanes to provide 11’ lane widths.
Traffic Impact Study
1. Butler Street Activation: Retail & Public Parking
2. 39th St.: New Signal with full Pedestrian Amenities
3. 40th St.: Optimized Signalization and turn lane
4. New Transit Shelter
5. Extended Right Turn Lane from 40th St. Bridge
6. Historic Arsenal Wall preserved
7. Historic Arsenal Officers Quarters preserved
8. Active Social Spaces and Public Connections
9. Public Park Space
10. Provisions for future Trail/Transit Opportunities
Community Efforts

- Lawrenceville Corporation / Lawrenceville United
  - Project Intro – Apr 23rd 2015
  - On-going discussions (RE Committees, Neighborhood Developer’s Meetings, etc.) – May 2015 thru now
  - Continue to work on feasibility of public-private parking garage, private bike trail (Green Blvd 2.0) and potential bus loop.
- Bike PGH – July 21st 2015
- Keith Cochran (local historian and tenant) – May 2015 intro and on-going
- Immediate Neighbors (39th Street) – Jan 21st 2016
- Tonight – Jan 25th 2016

Public Officials / City Agencies Outreach

- City Councilwoman Deb Gross – April 14th 2015
- PHMC Notification – April 30th 2015
- Mayor’s Office - Chief of Staff Kevin Acklin – May 7th 2015
- Allegheny County Executive Rich Fitzgerald – July 8th 2015
- URA – July 20th 2015
- PWSA – July 20th 2015
- DPW – August 13th 2015
- Major Development Advisory Meeting (9 city agencies) – Oct 15th 2015
- Mayor’s Office and City Councilwoman Update – Nov 4th 2015 and on-going

City Planning / Zoning

- Pre-Application Meeting – May 26th 2015
- Masterplan Update/Review – Aug 20th 2015
- Draft Traffic Report Submitted – Sep 9th 2015
- Planning Update – Nov 6th 2015
- Contextual Design Advisory Panel(s) – Nov 17th (Masterplan and Design Guidelines) and Dec 1st 2015 (Phase 1 Site Plan / Design)
- Upcoming:
  - ZBA Hearing – Mar 3rd 2016

Project Construction Timeline

دارة Phase 1 Construction Start: Summer 2016
دارة Phase 1 Opening: Late Summer 2017
Transit Opportunities
Preferred shuttle alignment

Additional Planning Efforts
Transit Opportunities
Preferred shuttle alignment

Propose Bus Connection through Melville, Willow and Foster for better connectivity to Downtown and ease major traffic away from Butler Street

Additional Planning Efforts
Transit Opportunities

Alternative shuttle alignment – Foster to 40th to Willow return

Propose Bus Connection through Melville, Willow, Foster and back to Willow for better connectivity to Downtown and ease major traffic away from Butler Street

Additional Planning Efforts
Prepared for discussion purposes of site plan feasibility for a public parking garage only; feasibility dependent upon funding, timing, and traffic mitigation which is not addressed to date.

Alternative Concept Masterplan

Public Parking Garage

Not by Milhaus
ARSENAL TERMINAL
OPEN FOR QUESTIONS

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