PRESENTATION OVERVIEW

- DEVELOPMENT PLAN
- PARKING
- PUBLIC SPACE
- HISTORIC PRESERVATION
- ZONING SPECIAL EXCEPTIONS
- PHASING
- AFFORDABILITY
- MOBILITY
- CONSTRUCTION IMPACT
DEVELOPMENT SITE PLAN

Project Totals:
Retail:
21,162 gsft 60 parking spaces

Residential:
625 Apt. Units
502 Parking Spaces [0.80 ratio]

www.straadc.com
Pittsburgh | Philadelphia
401 North Strada
724-352-3434

Strada
ZONING SPECIAL EXCEPTIONS
PHASE 1 PLAN

Concept Masterplan

PITTSBURGH, PA

February 22, 2016

DESCRIPTION

DATENO

REVISION RECORD

NORTH

DATE: SCALE:

DRAWN BY: CHECKED BY:

APPROVED BY:

PROJECT NO:

SHEET OF

DRAWING NO.:

Situate In

Made For

ALTA/ACSM LAND TITLE SURVEY

6TH WARD, CITY OF PITTSBURGH

ALLEGHENY COUNTY, PENNSYLVANIA

MILHAUS DEVELOPMENT

4-28-2015

RWO

150-810

1"=30'

DRAFT

DRAFT

SU-1

SU-2

A

B

C

D

E

F

G

H

8

34567

12

333 Baldwin Road  -  Pittsburgh, PA  15205

Ph: 412.429.2324 · 800.365.2324 · Fax: 412.429.2114

www.cecinc.com
PHASE 1 DESIGN
PHASE 1 TRAFFIC MITIGATION
MOBILITY PLAN

- Install "STOP" sign control on all site driveway egress approaches.
- Install "NO LEFT TURN" sign on 40th Street at Site Driveway.
- Install "NO LEFT TURN" sign on Site Driveway to 40th Street.
- Install "NO LEFT TURN" sign on Site Driveway to Butler Street.
- Install "NO PEDESTRIAN CROSSING" sign on Euter Street approaches at the proposed promenade.
- Install bollards on promenade to prevent vehicular access.

Construct Willow Street to City of Pittsburgh public street standards from 39th Street eastward to edge of developer's property line.

Construct Foster Street to City of Pittsburgh public street standards from 39th Street eastward to edge of developer's property line, with parallel parking to be provided on both sides of Foster Street segment.

- Restripe 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.

- Restripe 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).

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

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

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.

Dedicate portion of property to widen Butler Street and construct new on-street parking spaces (10 spaces).

Install traffic signals and coordinate with 40th Street/Butler Street.
QUESTIONS?
MOBILITY PLAN
MOBILITY PLAN

SITE

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

Optimize traffic signal splits and offsets.