

Meeting Regarding Proposed RIDC Building on former Heppenstall Site (47th/ Plum)

Attendees: Don Smith (RIDC), Sarah Stroney (RIDC), Chip Desmone (Desmone Architects), RIDC Reps, Desmone Reps, Lauren (LU), Matt (LC)

Note: LU staff attempts to capture a summary of the discussion during the meetings and specifically the Q&A periods. Some statements may be paraphrased or abbreviated. If you have a specific concern on an element of the plan or with something in the notes, please contact LU to clarify and to receive additional details and information.

Lauren (LU) and Matt(LC) welcomed all to the meeting and provided a background on the community process, an overview of the meeting, and background on the project.

Don Smith, RIDC

- Began talking with community groups about the project 3.5 years ago
- 64,000 square foot building that leverages what is going on with NREC and The Chocolate Factory, Lawrenceville Technology Center, Carnegie Robotics, Helomics, Red Zone.
- Twenty million dollars invested in the site in infrastructure improvements and brownfield remediation since 2002.
- The new building will attract high tech tenants
 - o Masonry, glass materials
 - o North from 47th Street – energy efficiency (screening a side of the upper level of the building will provide energy efficiency)
 - o Will respect that Lawrenceville is a mixed use neighborhood in the design
 - o Will restore wall and preserve it
- Construction to be staged on-site. Lighting: using light types to avoid the very bright parking lot lights that you usually see. They will be sensitive to nearby neighbors.
- RIDC is a Private – Not for Profit
 - o Mission: Brownfield remediation
 - o Sustainable development
 - Will reduce energy use by 30% to make it sustainable
- Developing partnerships with Goodwill and Woolslair/ Arsenal Schools to connect jobs, education, and hands on learning with new and current tenants.

Q&A

What will the occupancy of the building be? How will it affect traffic flow on Butler, Plum, and 47th?

This project is not a trucking intensive use of the property. Workers will bring additional car traffic to the area. It will have 160 parking spots to prevent parking overflow from the building. The entrance will be on 48th Street and the exit on 47th Street. We are also thinking about people who will be walking and biking to the site and making it friendly and accessible for them.

How many people will occupy the building?

More than likely 250, however it can hold up to 350.

Leed Certification?

Not seeking Leed Certification, but will pursue some elements. The project will invest in geothermal energy.

I see that you are including the Multi-modal pathway in the plans for this building but what are you planning to do at your existing buildings.

We are planning for it on this site, but the Plan does create challenges further down the road. There is an easement that we do not own and are not sure if we can provide access to that without permission from the Railroad. We are working with LC and LU to resolve issues – we support the idea of the project.

How many stories will the building be?

27 feet, 2 stories (Rear high bay area)

It will be the same elevation as the surrounding area. Parking will be housed in a well. The brick of the wall be redone and repainted.

Returning brick wall? CDAP? Response?

Landscaping is to be done around the building. This is an atypical office building. We want to create experiences outside of the building.

Is the building intended to be a 24 hour facility?

It is not a 24 hour building, but the R&D team may be there late into the night. (light assembly) The intent of the design is to make lighting non-intrusive. The light fixtures will have shields to prevent light from spilling into other parts of the community.

When will this project be breaking ground?

They are currently in the permitting process. They are close on the financing which should be finalized in the first week of May. The plan is to break ground before the summer and have the first tenant by next spring.

What will security be like around the building?

There will be some cameras on site including covering the corners of building.

What is the layout of the site? GRB 2.0 work?

There is one pinch point where they won't be able to get the full width for the pathway, but they can get some. The pathway is the main focus here. No other improvements are planned.

Will striping be added on 47th and on the driveway? Can 47th become a public road?

Everything is currently up to specifications, but it is inconclusive if 47th should be public.

Will the site mainly house commuters and workers or warehouse/distribution?

The site mostly holds commuters and workers – light delivery and loading/ unloading.

What is the aesthetic design like? What is the skin of building? Is it warmer?

The building design consists of glass and metal. The metal could be warm. It is designed to be a simple and elegant tech building. It could come in on the cooler, rather than warmer side when all is said and done but will be elegant.

Is there a plan for a parking lot on 47th Street?

There are no plans in place for the next 5 years. Parking demands will need to be met and structured parking may need to be introduced.

Is the site pedestrian friendly? How do we walk into site on sidewalk?

There will be sidewalks along the building. They will make it accessible to the public.

Are there plans for a public green space?

The area may need to be somewhat secured, but the intent to keep is it open.

Will this increase truck traffic on 48th Street?

There is a construction management plan. GPS - will share preferred truck routs with tenants.

How will this affect this area? Will there be increased debris and disruptive activity now?

RIDC talked to McConway & Torley and Buncher and will coordinate construction and deliveries with them.

Boardwalk on Plum? Can Plum be repaired – terrible conditions along the street?

Plum needs to be repaired first before anything can be implemented there.

Truck Idling at Plum – Harrison -> 48th?

Will enforce them – will make sure they are not idling

What is the parking area like? What materials will be used? Enhanced parking?

Benches, stamped concrete

What is the green roof?

The building will have vegetation which will provide insulation and storm water management naturally.

How will this project increase sales prices for houses?

It will enhance values and attract more people with solid jobs.

Are there plans for retail space?

There are no retail plans for this particular project, but there may be for the Hatfield piece of this property There could be something on that one, such as parking with 1st floor retail.