



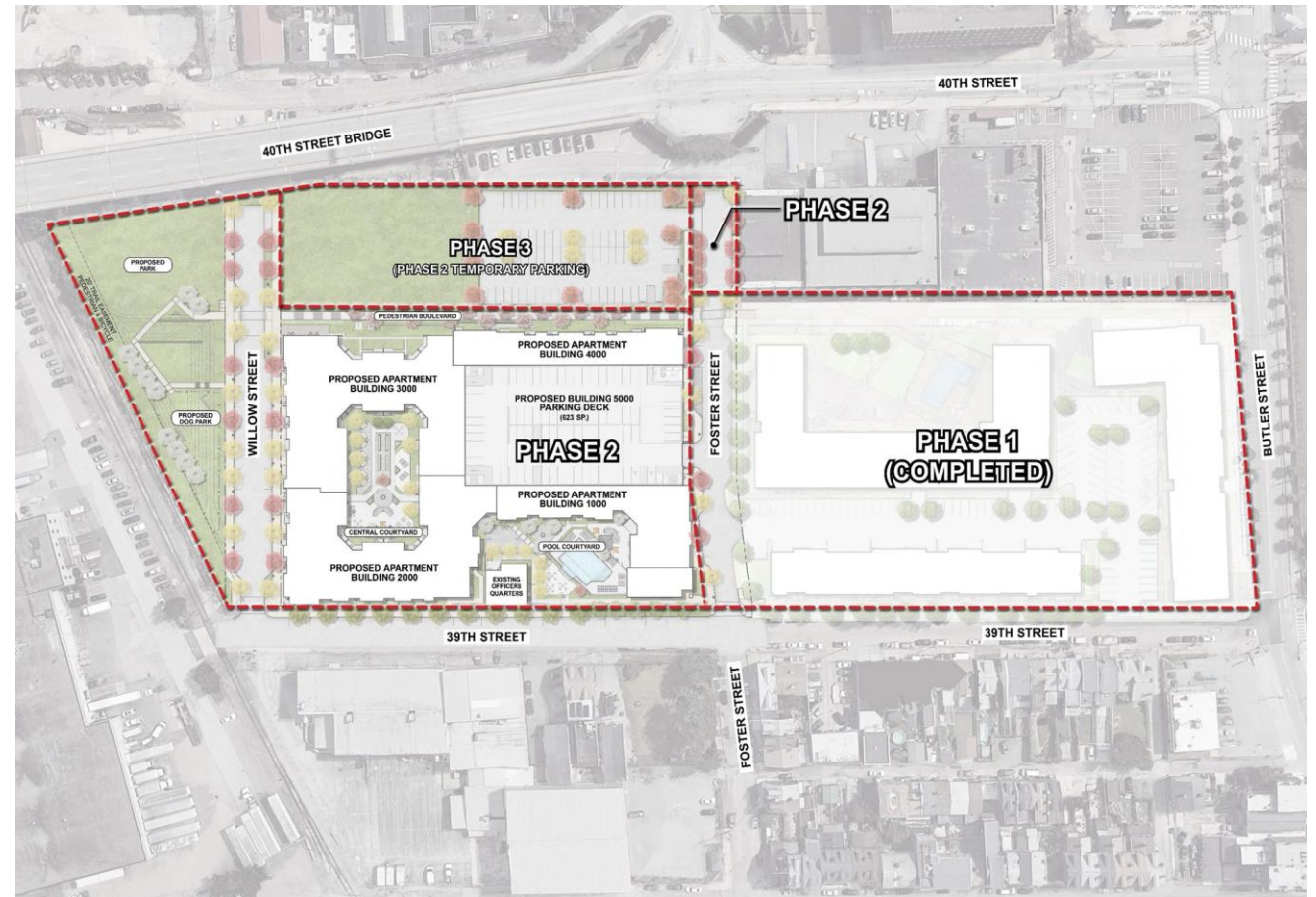
ARSENAL 201 – PHASE 2

LAWRENCEVILLE NEIGHBORHOOD MEETING | JULY 11TH, 2019



DISCUSSION HIGHLIGHTS

- Introduce Milhaus
- Recap timeline
- Arsenal Phase 1 Review
- Introduce Arsenal Phase 2
- Share concept designs
- Affordable Housing Initiative
- Discuss next steps
- Q & A



MILHAUS

- Headquartered in Indianapolis, Indiana
- Established in 2010
- Focus on Class A, Urban, Multifamily Residential Buildings
- Long Term Owners



PROJECT TIMELINE RECAP

- **Sept 2016** Milhaus Purchases Land for Phase 1 & 2
- **June 2018** Arsenal 201 Phase 1 Opens
- **January 2019** Lawrenceville United/Corporation & Mayor's Office Meeting
- **Feb 2019** Lawrenceville United/Corporation Meeting
- **March 2019** Councilwoman Deb Gross Meeting
- **May 2019** Lawrenceville United/ Corporation Meeting
- **June 2019** Councilwoman Deb Gross Meeting
Lawrenceville Real Estate Committee Meeting
City Planning CDAP Review
- **July 11th, 2019** Lawrenceville Neighborhood Meeting

ARSENAL PHASE 1

- Opened June 2018
- 243 Units
 - Micros, Studios, 1's, 2's, & 3's
- 19k sf of Retail along Butler Street
- Currently 99% Leased



ARSENAL PHASE 2



- Projected Opening Fall 2021
- 343 Units
 - Micros, Studios, 1's, 2's, & 3's
- 35 Affordable Units
- Parking Garage
- Public Green Space and Dog Park
- Green Trail Access Through Site
- Historical Renovation of Officer's Quarters

BUILDING PROGRAM

RESIDENTIAL

MICROS	10%
STUDIOS	22%
ONE-BEDROOM	47%
ONE-BEDROOM + DEN	6%
TWO-BEDROOM	14%
THREE BEDROOM	1%
TOTAL RESIDENCES	343

PARKING SPACES

STRUCTURED/GARAGE	445
SURFACE	3
BIKE PARKING	200

AFFORDABLE HOUSING

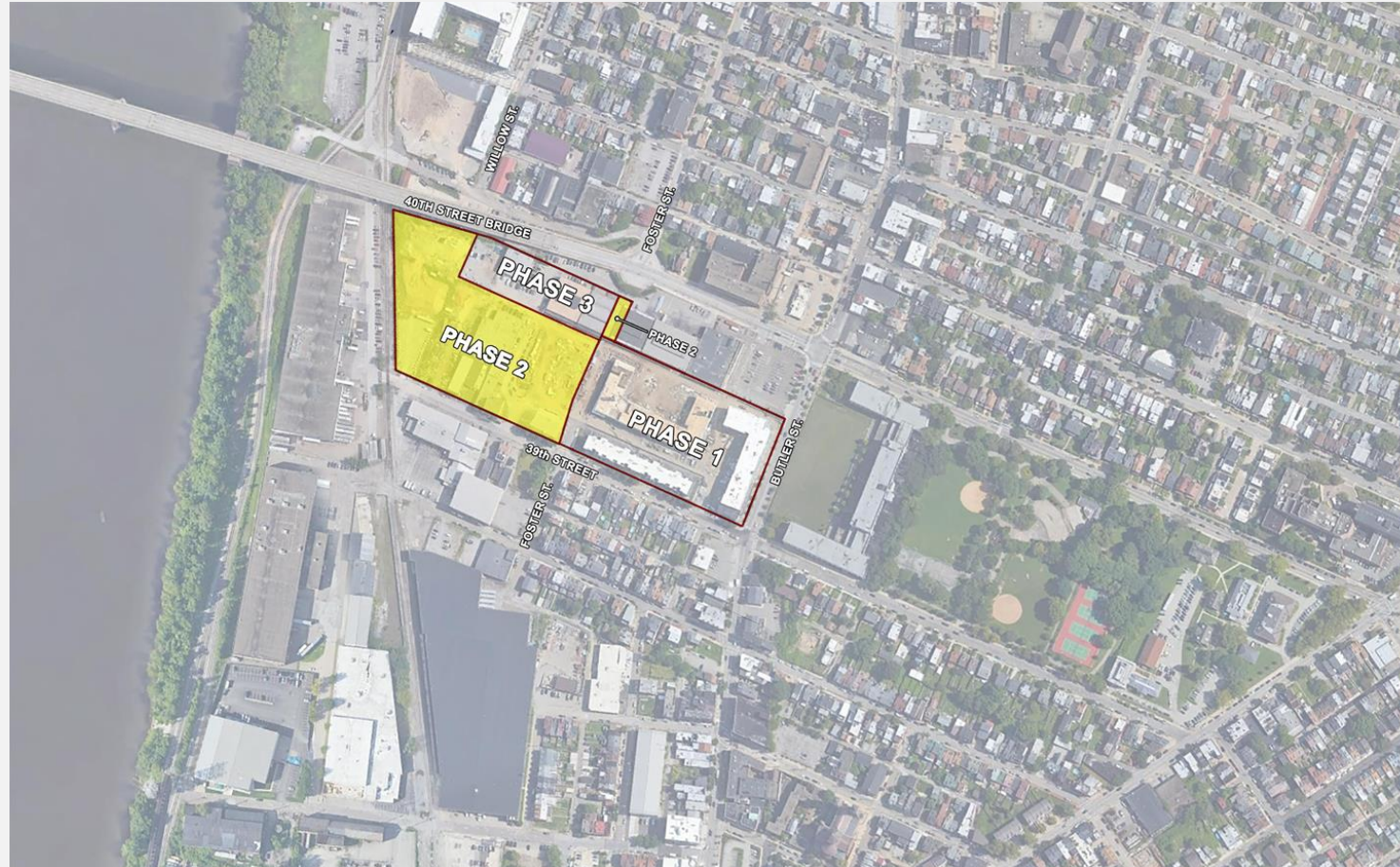
- Milhaus to provide 35 affordable units (10%) per the standards set forth in the Inclusionary Zoning Housing Legislation
- Monthly Rent shall not exceed 30% of the monthly income
- Households earning 50% of AMI

AFFORDABLE HOUSING BUILDING PROGRAM

RESIDENTIAL

MICROS	5
STUDIOS	7
ONE-BEDROOM	18
TWO-BEDROOM	5
TOTAL RESIDENCES	35

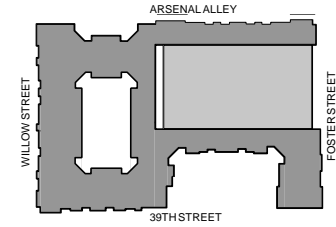
LOCATION MAP



ARSENAL PHASE 2 SITE PLAN RENDERING

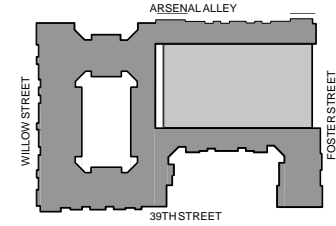


BUILDING PERSPECTIVES



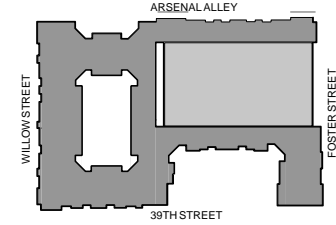
FOSTER STREET AND 39TH STREET

BUILDING PERSPECTIVES



39TH STREET AND WILLOW STREET

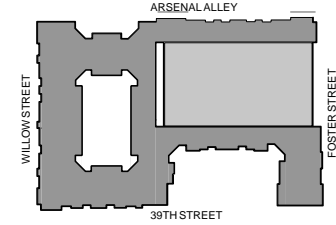
BUILDING PERSPECTIVES



WILLOW STREET AND ARSENAL ALLEY



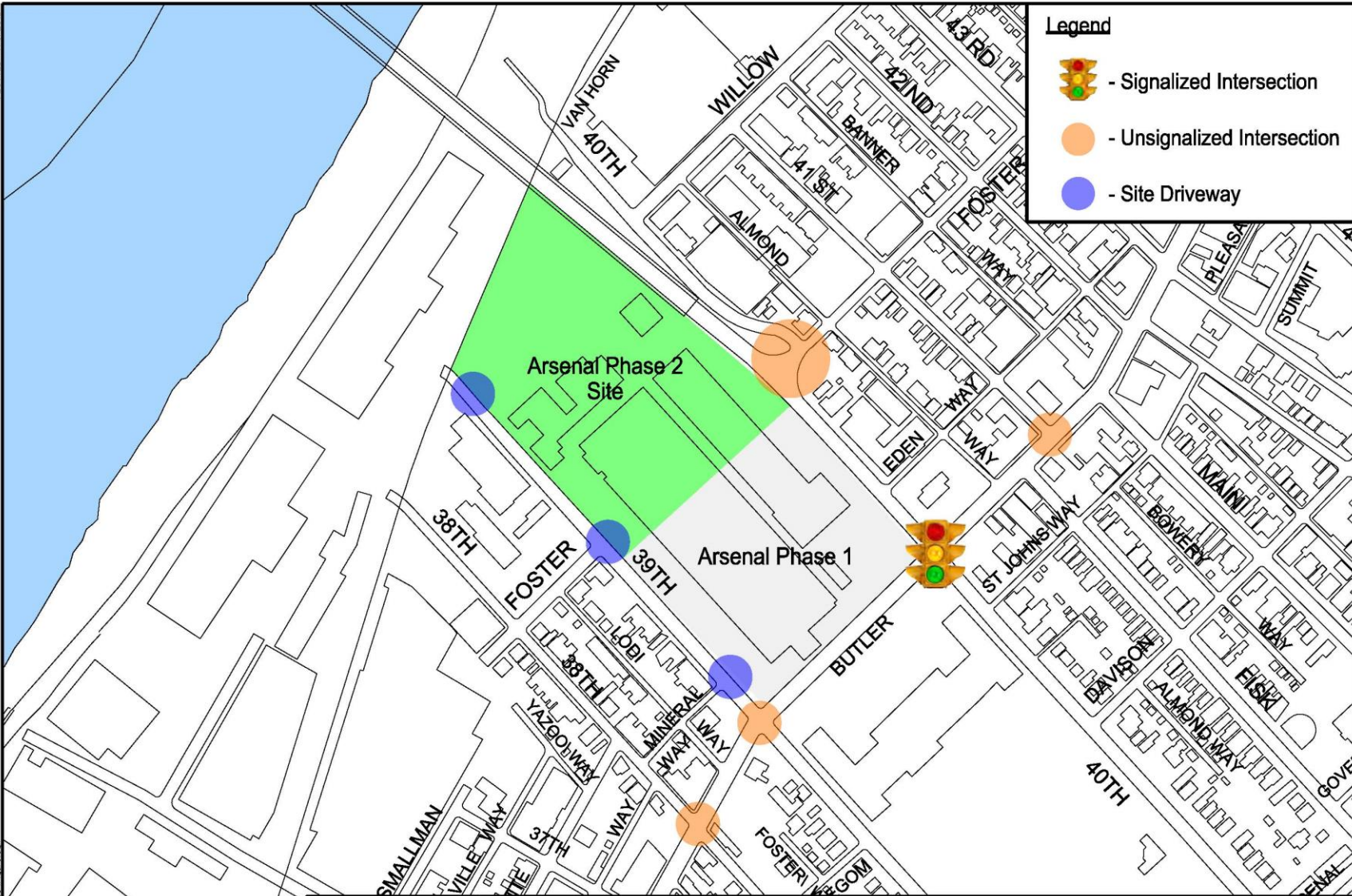
BUILDING PERSPECTIVES



ARSENAL ALLEY AND FOSTER STREET

PLOTTED: 4/9/2018

FILE NAME: P:\mha0018034\Figures\Figure.dgn



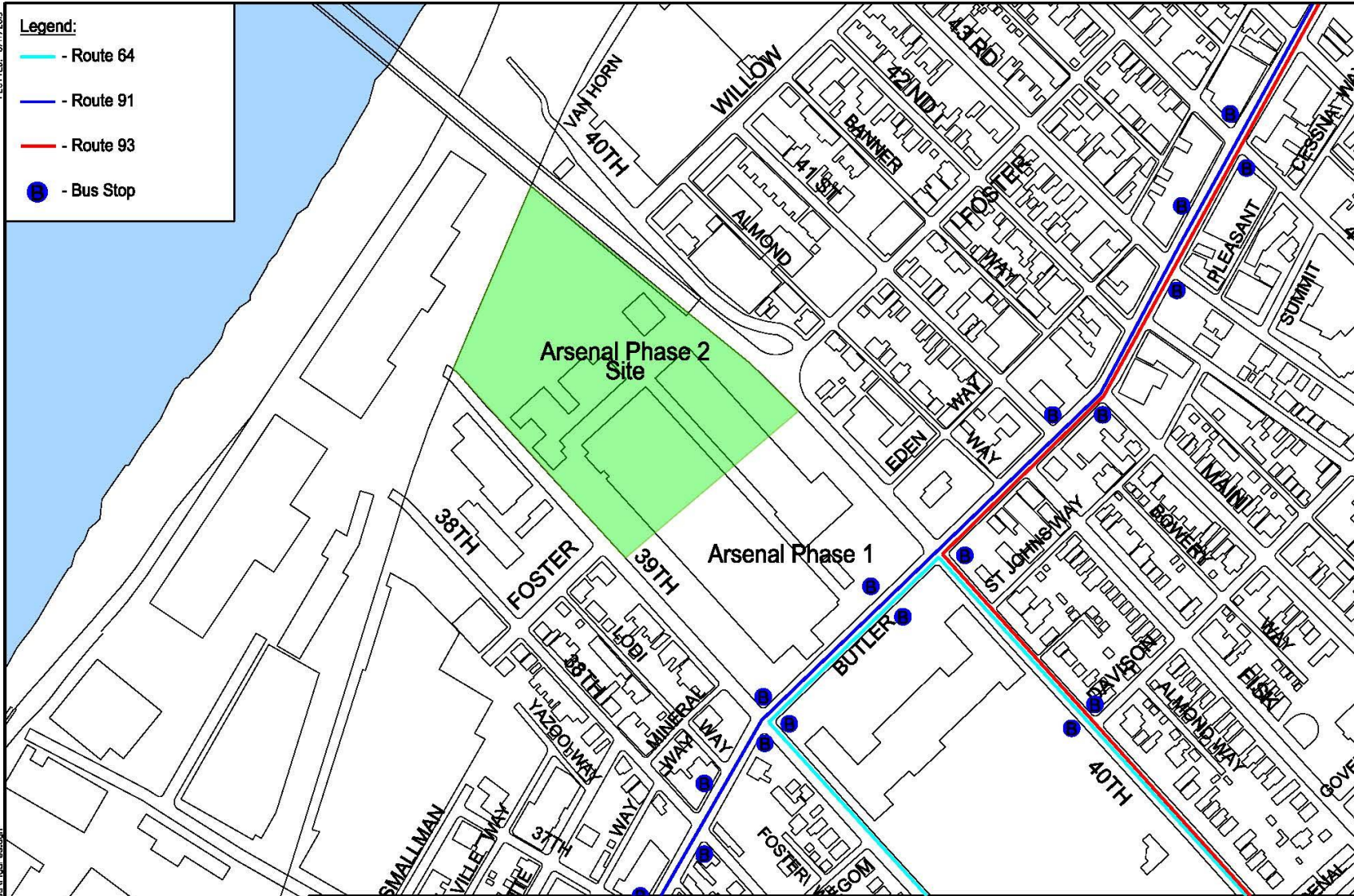
Legend

- Signalized Intersection
- Unsignalized Intersection
- Site Driveway

 SCALE: N.T.S.	 Small Firm Client Experience, Big Firm Capabilities 4955 Steubenville Pike, Twin Towers Suite 400 Pittsburgh, Pennsylvania 15205, 412-490-0630	PROJECT NO. MILHA00-18034	FIGURE
		PROJECT: Aresenal Phase 2 Development TIS City of Pittsburgh, Allegheny County, PA	1
		TITLE: Site Location and Study Intersections	D.B. <u>AMK</u> C.B. <u>CAJ</u> REV. _____

PLOTTED: 6/17/2019

- Legend:**
- Route 64
 - Route 91
 - Route 93
 - - Bus Stop



FILE NAME: P:\mha00-18034\Figures\Figures.dgn



SCALE: N.T.S.



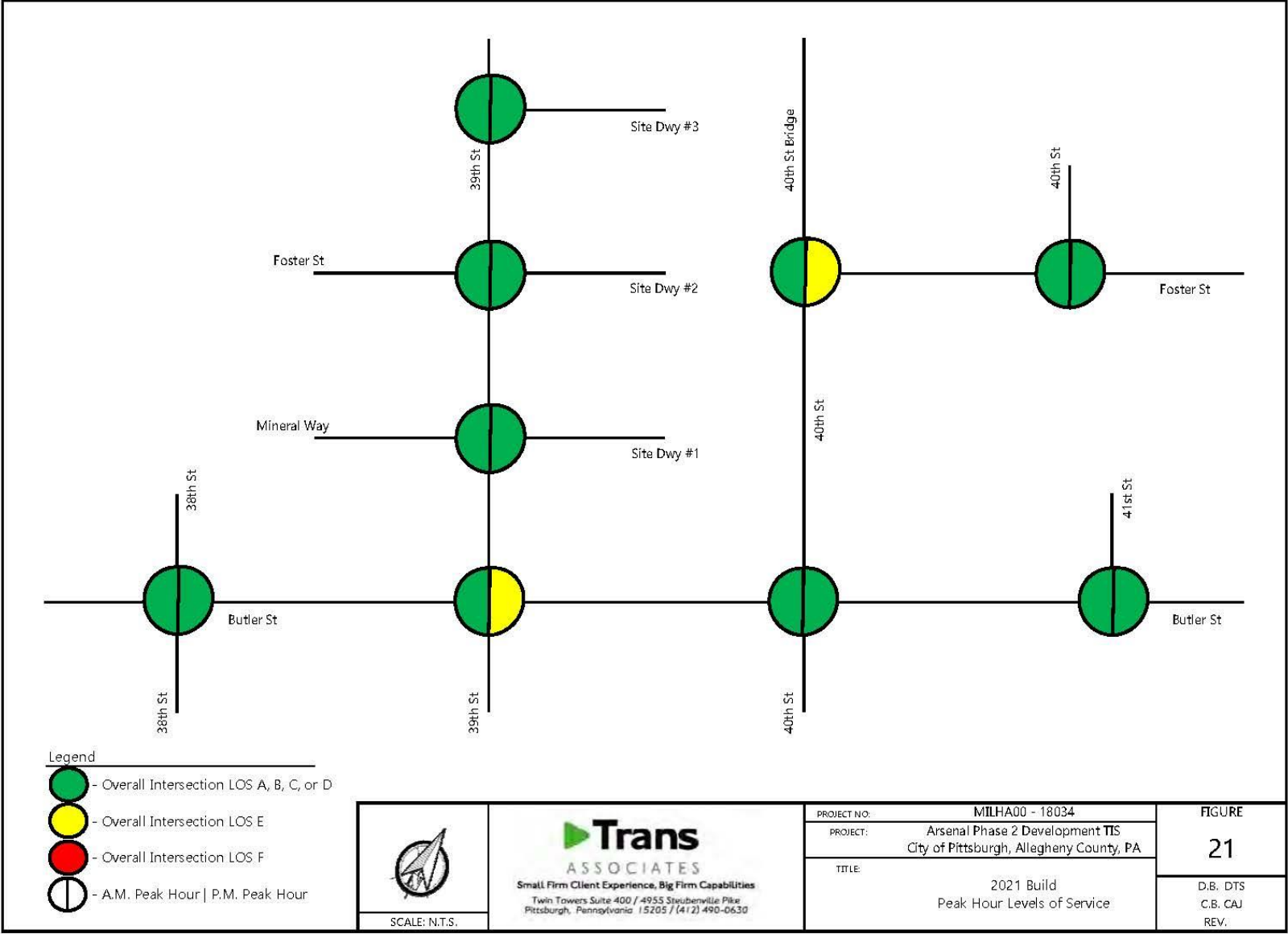
Small Firm Client Experience, Big Firm Capabilities
4955 Steubenville Pike, Twin Towers Suite 400
Pittsburgh, Pennsylvania 15205, 412-490-0630

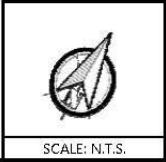
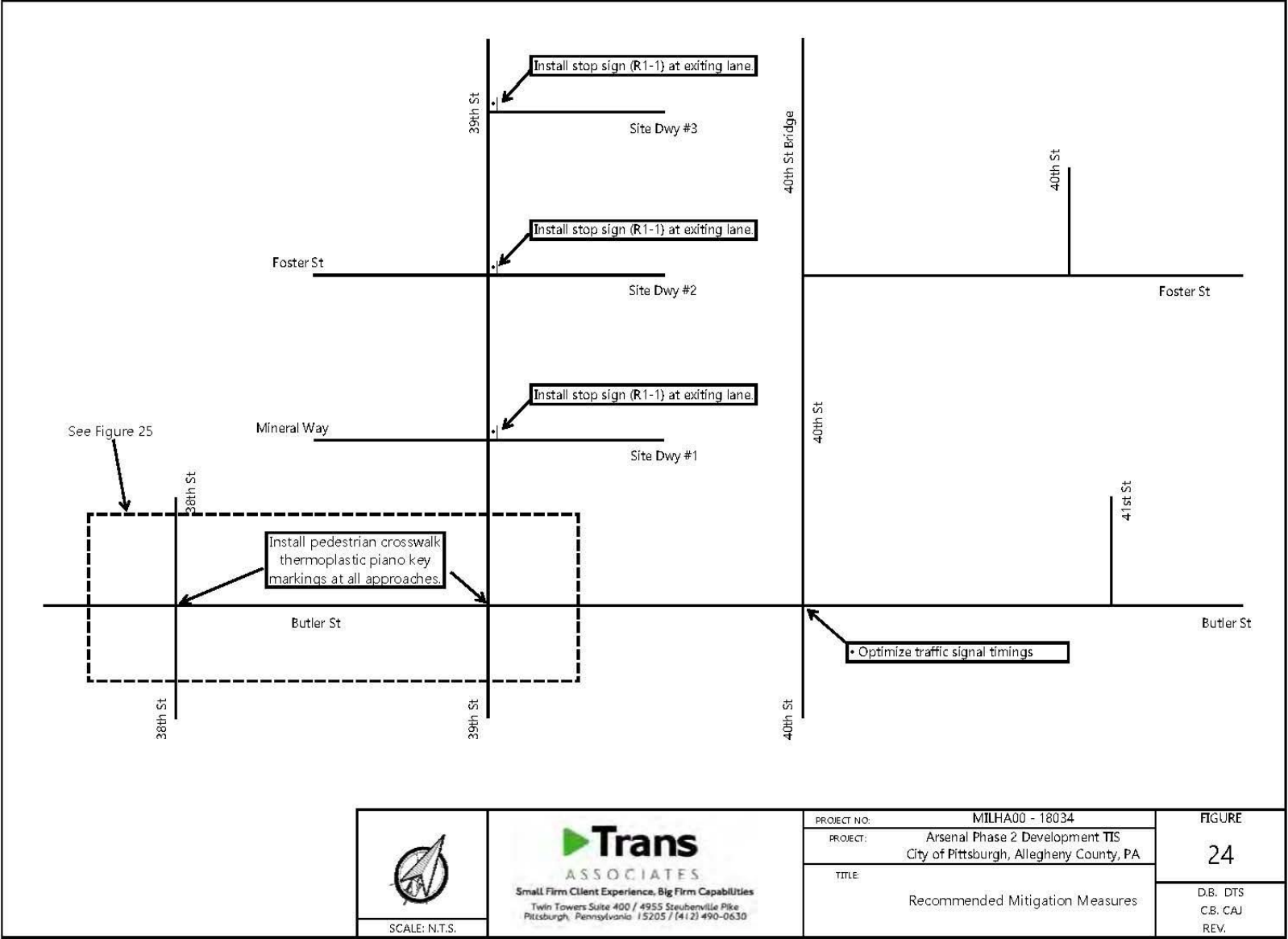
PROJECT NO. MILHA00-18034
PROJECT: Aresenal Phase 2 Development TIS
City of Pittsburgh, Allegheny County, PA
TITLE: Port Authority Bus Routes and Stops

FIGURE

4

D.B. DTS
C.B. CAJ
REV. _____







PROJECT NO:	MILHA00 - 18034
PROJECT:	Arsenal Phase 2 Development TIS City of Pittsburgh, Allegheny County, PA
TITLE:	Recommended Mitigation Measures

FIGURE
24
D.B. DTS C.B. CAJ REV.

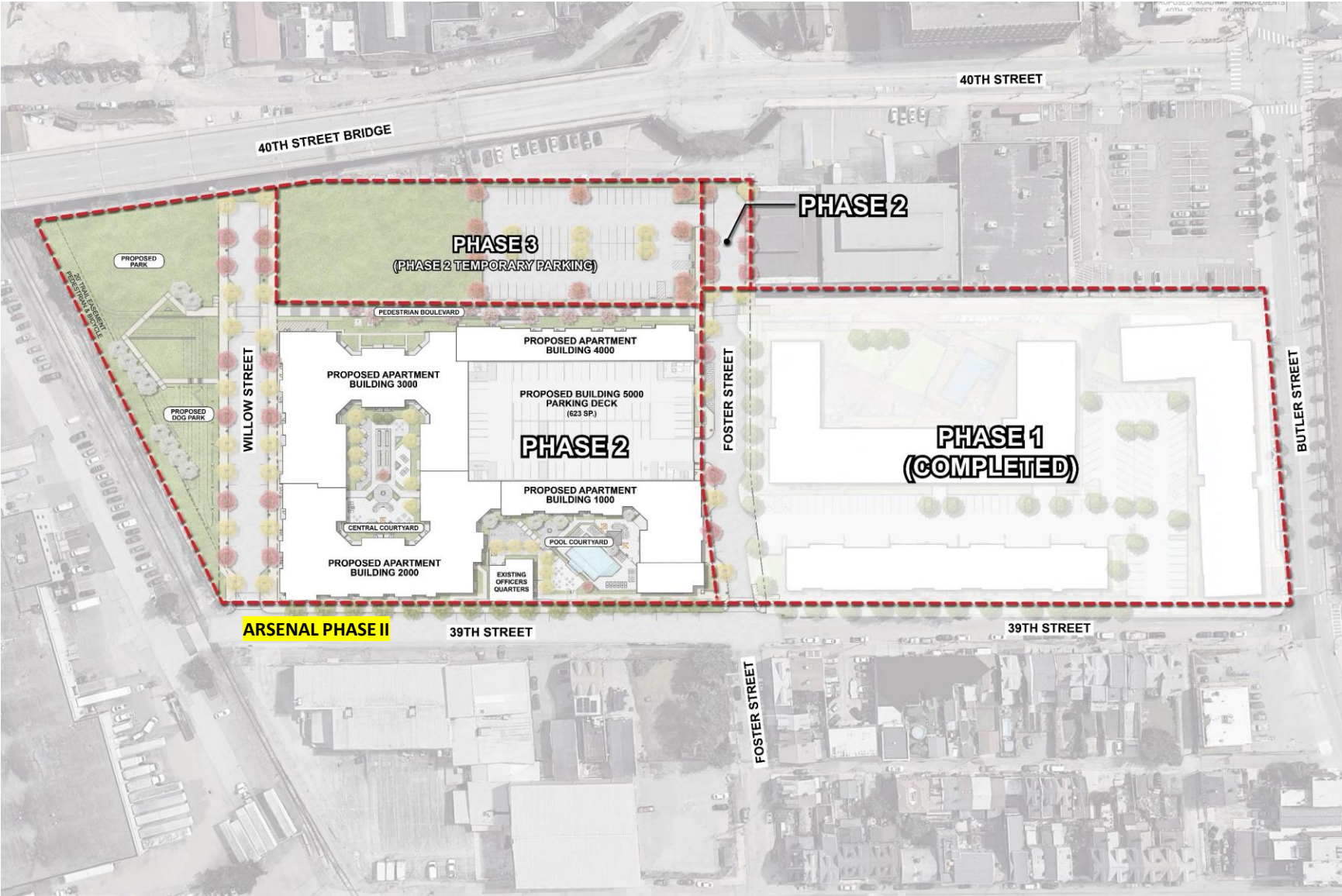


 SCALE: N.T.S.	 Trans ASSOCIATES Small Firm Client Experience, Big Firm Capabilities 4955 Steubenville Pike, Twin Towers Suite 400 Pittsburgh, Pennsylvania 15205, 412-490-0630	PROJECT NO. MILHA00-18034	FIGURE
		PROJECT: Proposed Arsenal Phase 2 Development Transportation Impact Study	25
		TITLE: Recommended Pedestrian Mitigation Measures	D.B. <u>DTS</u> C.B. <u>CAJ</u> REV. _____

CONCLUSION AND Q&A

EXHIBITS

MASTER DEVELOPMENT PLAN



PHASE 1 & 2 VEHICLE PARKING CALCULATIONS

PHASE 1 PARKING SUMMARY PER NEW RIV REQUIREMENTS	
APARTMENT PARKING:	
Total Number of Existing Apartment Units	243 Units
Maximum Permitted Parking (1sp. /unit max.)	243 Parking Spaces
RETAIL PARKING:	
Total Existing Retail Space	18,929 GSF
2,400 SF Reduction	2,400 SF
Adjusted GSF	16,529 GSF
Required Parking (1 sp./500 gsf)	33 Parking Spaces
Total Required Parking Per New RIV	276 Parking Spaces
Total Existing Parking Provided in Phase 1	177 Parking Spaces
Total Additional Parking to be Provided for Phase 1	99 Parking Spaces

PHASE 2 PARKING SUMMARY	
APARTMENT PARKING:	
Total number of Apartment Units	343 Units
Maximum Permitted Parking (1sp. /unit max.)	343 Parking Spaces
OFFICERS QUARTERS PARKING:	
Total Existing Office Space	3,876 GSF
2,400 SF Reduction	2,400 SF
Adjusted Square Footage	1,476 GSF
Required Parking (1 sp./500 gsf)	3 Parking Spaces
Total Required Parking	346 Parking Spaces

OVERALL PARKING SUMMARY	
REQUIRED PARKING SPACES:	
Phase 1	276 Parking Spaces
Phase 2	346 Parking Spaces
Total Required Parking Spaces	622 Parking Spaces
PARKING SPACES LOCATIONS:	
Phase 1 Existing Surface and Garage	177 Existing Spaces
Phase 2 Proposed Parking Garage	445 Parking Spaces
Total Provided Parking Spaces	622 Parking Spaces

BIKE PARKING SUMMARY	
Total number of Apartment Units	343 Units
Required Parking (1sp./3 units)	114 Bike Spaces
Total Covered/Bike Parking Spaces Provided	192 Bike Spaces
Total Uncovered Bike Parking Spaces Provided	8 Bike Spaces
Total Bike Parking Spaces Provided	200 Bike Spaces

TEMPORARY AND STREET PARKING	
Temporary Parking Lot	75 Parking Spaces
Willow Street (Public Parking)	24 Parking Spaces
Foster Street (Public Parking)	14 Parking Spaces
Total Bike Parking Spaces Provided	113 Parking Spaces

ARSENAL PHASE II

BUILDING INFORMATION

BUILDING INFORMATION

TOTAL NUMBER OF UNITS: **343**

BUILDING AREAS	RESIDENTIAL	GARAGE
LEVEL 0	40,575 SF	9,650 SF
LEVEL 1	61,980 SF	28,755 SF
LEVEL 2	61,980 SF	28,755 SF
LEVEL 3	61,980 SF	28,755 SF
LEVEL 4	61,980 SF	28,755 SF
LEVEL 5	21,400 SF	28,755 SF
TOTAL PER BUILDING	309,895 SF	153,420 SF
PROJECT TOTAL		463,315 SF

PARKING INFORMATION

PHASE 1 EXISTING SURFACE AND GARAGE 177

SPACES

PHASE 2 PROPOSED PARKING GARAGE 445

SPACES

TOTAL PROVIDED PARKING SPACES 622
SPACES

TEMPORARY AND STREET PARKING INFORMATION

TOTAL TEMPORARY & STREET PARKING 113
SPACES

TEMPORARY PARKING LOT

75 SPACES

WILLOW STREET (PUBLIC PARKING) 24

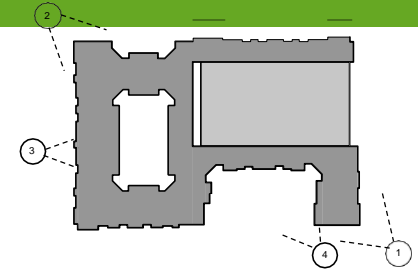
SPACES

FOSTER STREET (PUBLIC PARKING) 14

SPACES



BUILDING PERSPECTIVES



④ MAIN COURTYARD FROM 39TH STREET



② ENTRANCE FROM ARSENAL ALLEY & WILLOW STREET



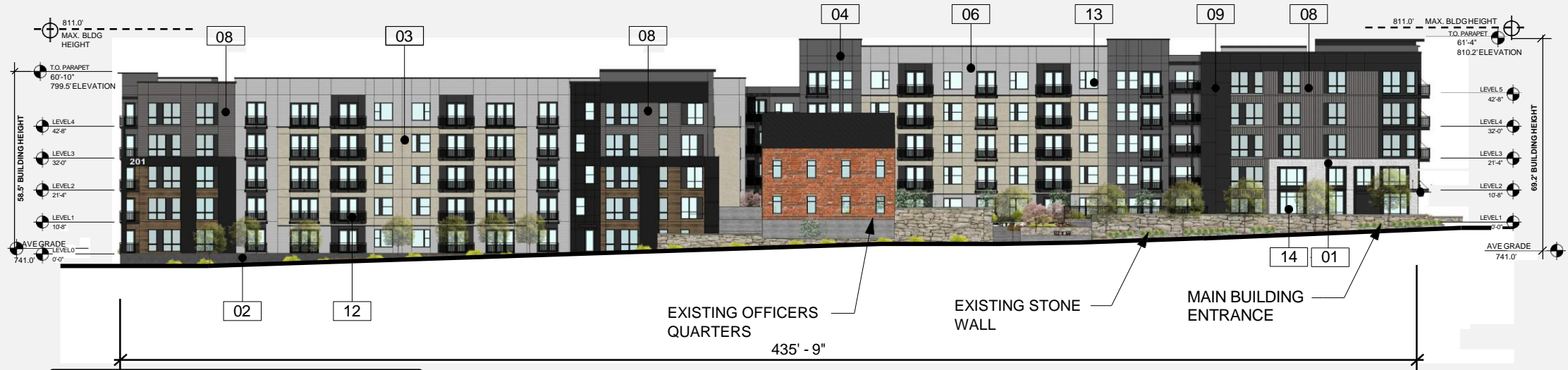
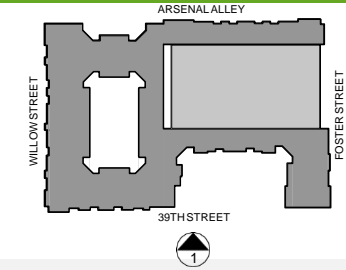
③ SECONDARY ENTRANCE WILLOW STREET ENTRANCE



① MAIN ENTRANCE AT 39TH STREET & FOSTER STREET

BUILDING ELEVATION

TAG NO.	MATERIAL INFORMATION
01	MODULAR VENEER BRICK
02	GROUND FACE MASONRY VENEER
03	CEMENTITIOUS PANEL - 1
04	CEMENTITIOUS PANEL - 2
05	CEMENTITIOUS 3
06	CEMENTITIOUS LAP SIDING
07	ACCENT CEMENTITIOUS SIDING / PANEL
08	CORRUGATED METAL PANEL SYSTEM
09	METAL PANEL SYSTEM
10	PRECAST CONCRETE - 1
11	PRECAST CONCRETE - 2
12	RAILING SYSTEM
13	WINDOW SYSTEM
14	ALUMINUM STOREFRONT SYSTEM
15	METAL CANOPY SYSTEM
16	METAL SCREEN SYSTEM

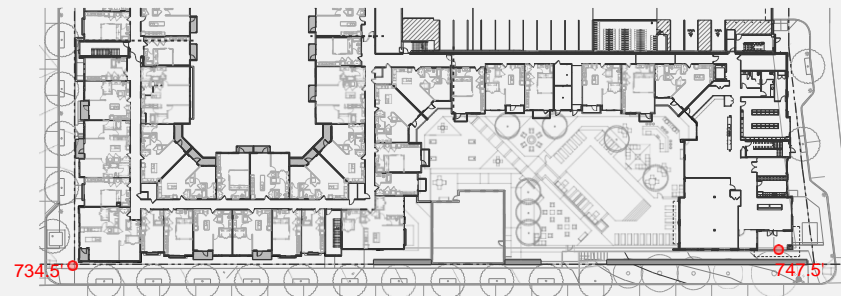


AVERAGE GRADE:
 $(747.5 + 734.5) / 2 = 741.0'$

MAX BUILDING HEIGHT ALLOWED
 $741.0' + 60' + 10' \text{ BONUS} = 811.0' \text{ ALLOWED}$
810.2' PROVIDED

70' ALLOWED
69.2' PROVIDED

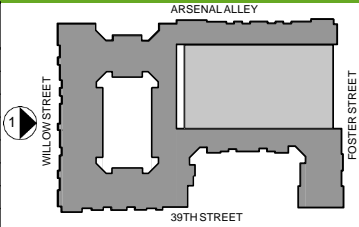
BONUS POINT FOR INCLUSION OF PARK - SEC.
 905.04.K.1 - RIVERFRONT PUBLIC ACCESS
 EASEMENTS, TRAILS & AMENITIES SEC. 915.07.D.7.a-
 7.f



01 - 39TH STREET BUILDING ELEVATION

BUILDING ELEVATION

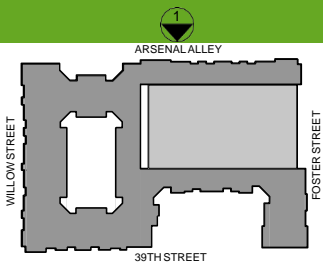
TAG NO.	MATERIAL INFORMATION
01	MODULAR VENEER BRICK
02	GROUND FACE MASONRY VENEER
03	CEMENTITIOUS PANEL - 1
04	CEMENTITIOUS PANEL - 2
05	CEMENTITIOUS PANEL - 3
06	CEMENTITIOUS LAP SIDING
07	ACCENT CEMENTITIOUS SIDING / PANEL
08	CORRUGATED METAL PANEL SYSTEM
09	METAL PANEL SYSTEM
10	PRECAST CONCRETE - 1
11	PRECAST CONCRETE - 2
12	RAILING SYSTEM
13	WINDOW SYSTEM
14	ALUMINUM STOREFRONT SYSTEM
15	METAL CANOPY SYSTEM
16	METAL SCREEN SYSTEM



01 - WILLOW STREET BUILDING ELEVATION

BUILDING ELEVATION

TAG NO.	MATERIAL INFORMATION
01	MODULAR VENEER BRICK
02	GROUND FACE MASONRY VENEER
03	CEMENTITIOUS PANEL - 1
04	CEMENTITIOUS PANEL - 2
05	CEMENTITIOUS PANEL - 3
06	CEMENTITIOUS LAP SIDING
07	ACCENT CEMENTITIOUS SIDING / PANEL
08	CORRUGATED METAL PANEL SYSTEM
09	METAL PANEL SYSTEM
10	PRECAST CONCRETE - 1
11	PRECAST CONCRETE - 2
12	RAILING SYSTEM
13	WINDOW SYSTEM
14	ALUMINUM STOREFRONT SYSTEM
15	METAL CANOPY SYSTEM
16	METAL SCREEN SYSTEM

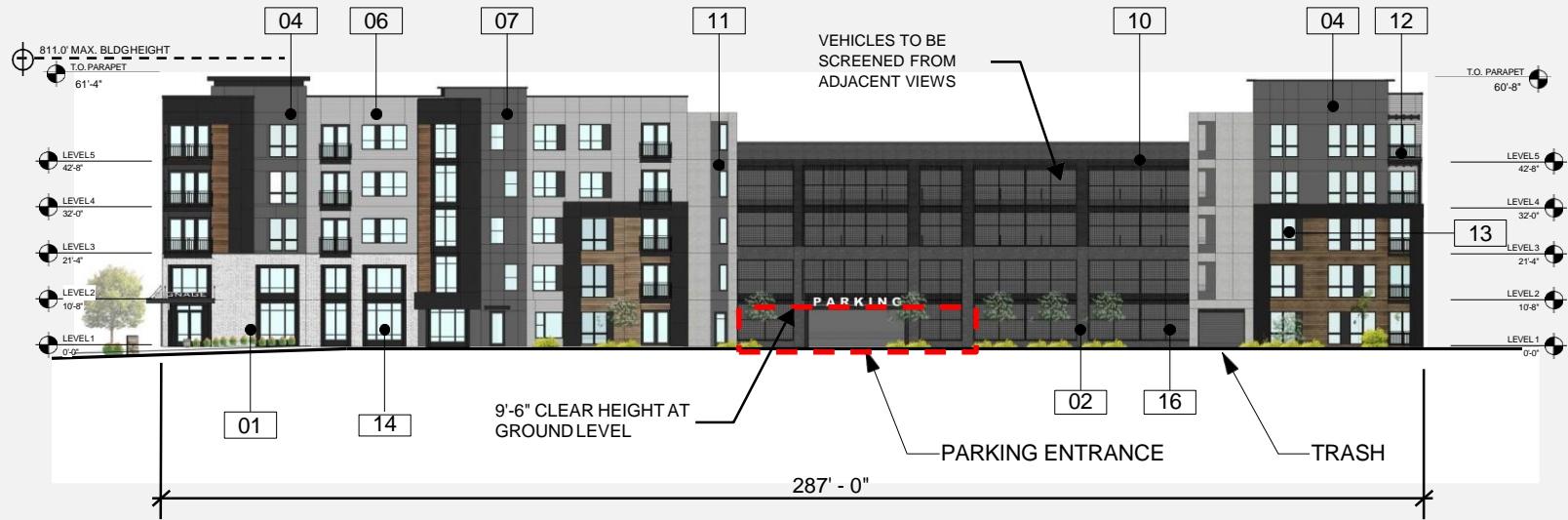
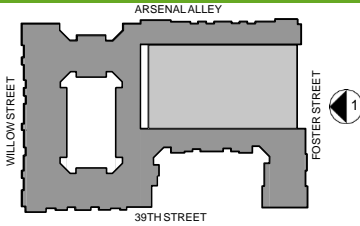


01 - ARSENAL ALLEY BUILDING ELEVATION



BUILDING ELEVATION

TAG NO.	MATERIAL INFORMATION
01	MODULAR VENEER BRICK
02	GROUND FACE MASONRY VENEER
03	CEMENTITIOUS PANEL - 1
04	CEMENTITIOUS PANEL - 2
05	CEMENTITIOUS PANEL - 3
06	CEMENTITIOUS LAP SIDING
07	ACCENT CEMENTITIOUS SIDING / PANEL
08	CORRUGATED METAL PANEL SYSTEM
09	METAL PANEL SYSTEM
10	PRECAST CONCRETE - 1
11	PRECAST CONCRETE - 2
12	RAILING SYSTEM
13	WINDOW SYSTEM
14	ALUMINUM STOREFRONT SYSTEM
15	METAL CANOPY SYSTEM
16	METAL SCREEN SYSTEM

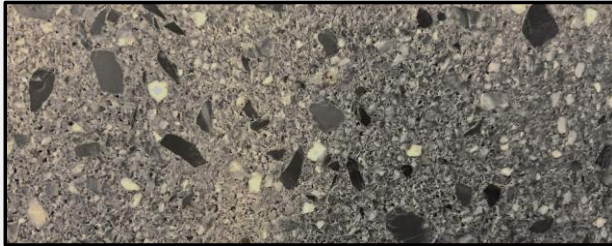


01 - FOSTER STREET BUILDING ELEVATION

BUILDING MATERIALS



MODULAR VENEER BRICK



GROUND FACE MASONRY



PRECAST CONCRETE



CEMENTITIOUS SIDING



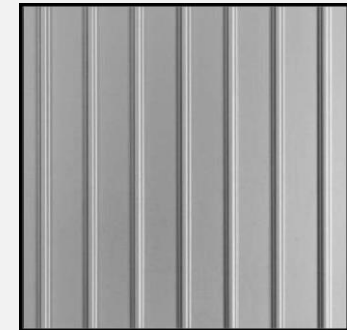
CEMENTITIOUS PANEL



ACCENT CEMENTITIOUS PANEL



METAL PANEL SYSTEM



CORRUGATED METAL PANEL