

5303 BUTLER ST. PITTSBURGH PA 15201

Neighborhood Meeting
11.15.2022



Presentation Outline



- I. Introductions
- II. Project Team
- III. About Albion Lawrenceville
- IV. Why this Project?
- V. Thank You | Questions
- VI. Appendix

Introductions

Team Introductions



Andrew Yule | *VP of Development, Albion Residential*

Andrew has accomplished over \$1 billion dollars in real estate development throughout the Midwest including Albion at Morrow Park and Southside Works City Apartments both located in Pittsburgh.



Paul Alessandro | *Partner, Hartshorne Plunkard Architecture*

Paul is a Partner at HPA with over 25 years of experience in designing complex mixed-use, residential, cultural, hospitality and civic projects. He leads the firm's Preservation Group and specializes in renovation and adaptive re-use of historic structures.

Paul and Andrew have worked together for over 18 years creating a legacy of real estate projects.



Owner & Developer

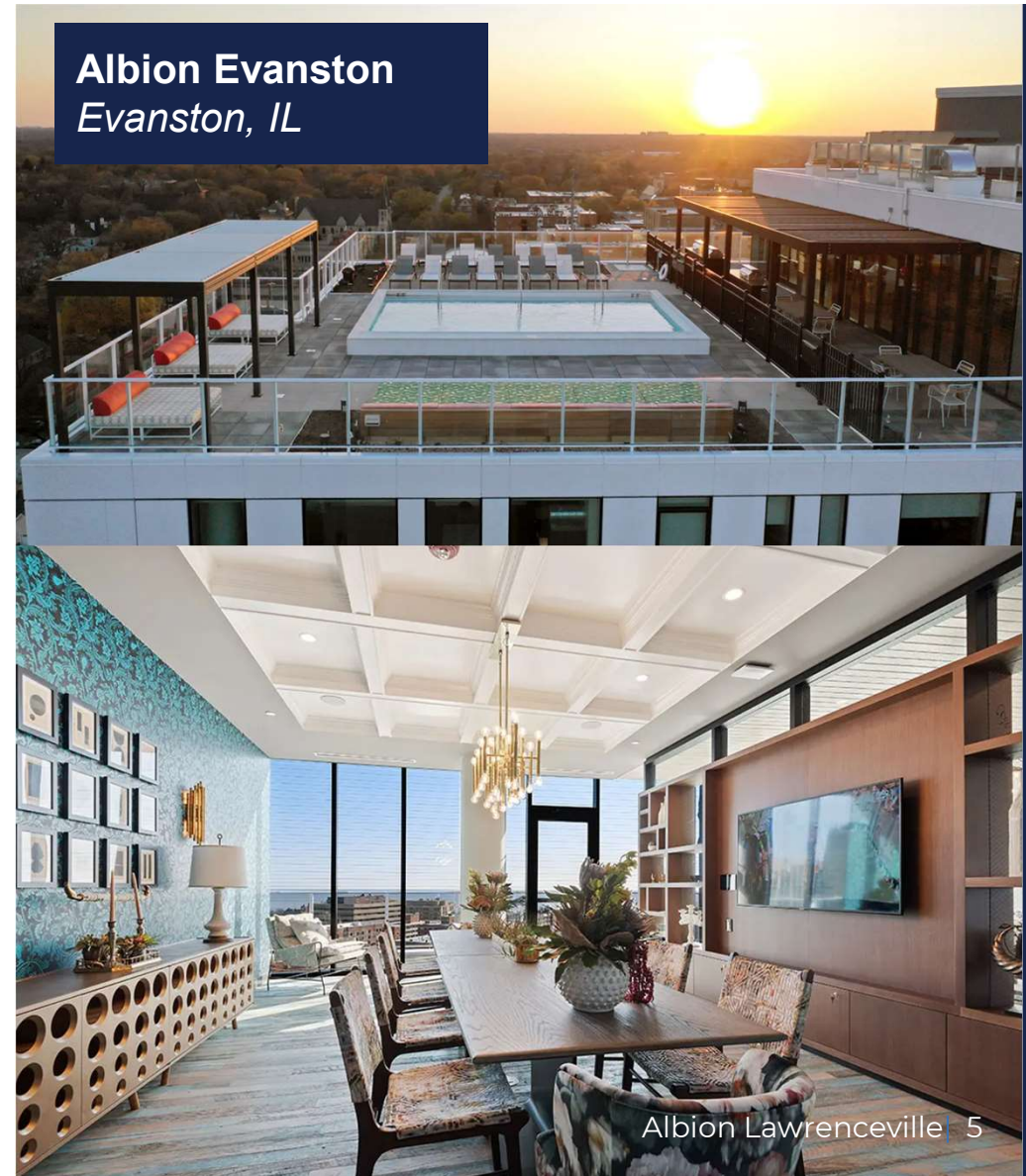


Design Architect

About Albion Residential

Albion's completed projects represent best-in-class across all design, style and function components.

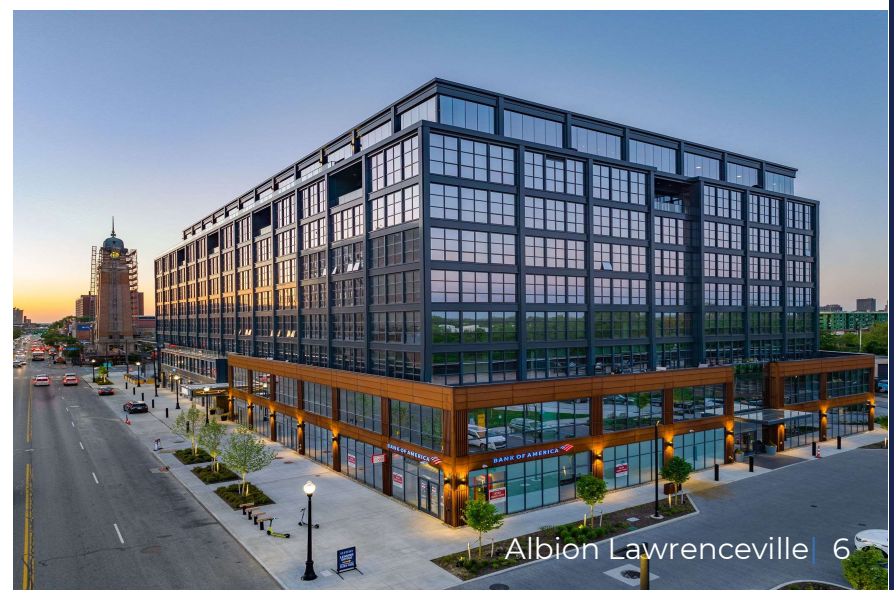
The design and development of individual living spaces as well as the luxury-driven and spa-inspired amenities resemble a boutique hotel rather than an apartment building.



About Hartshorne Plunkard Architecture

Founded in 1987, HPA is an architecture, planning, and interior design firm that practices nationally from Fulton Market in Chicago.

HPA has a long-standing relationship with the development team at Albion Residential and has designed [Albion Evanston](#), [Albion Oak Park](#), [Albion Highland Park](#) and [Albion in the Gulch](#).



About Albion

Lawrenceville

Quick Facts

- 300 Luxury Apartments
- 30 Affordable Apartments
- 200+ Car Parking Spots
- 100+ Bike Parking Spots
- EV Charging Stations
- 10,000 SF Public Lobby
- Renovation of Fire House

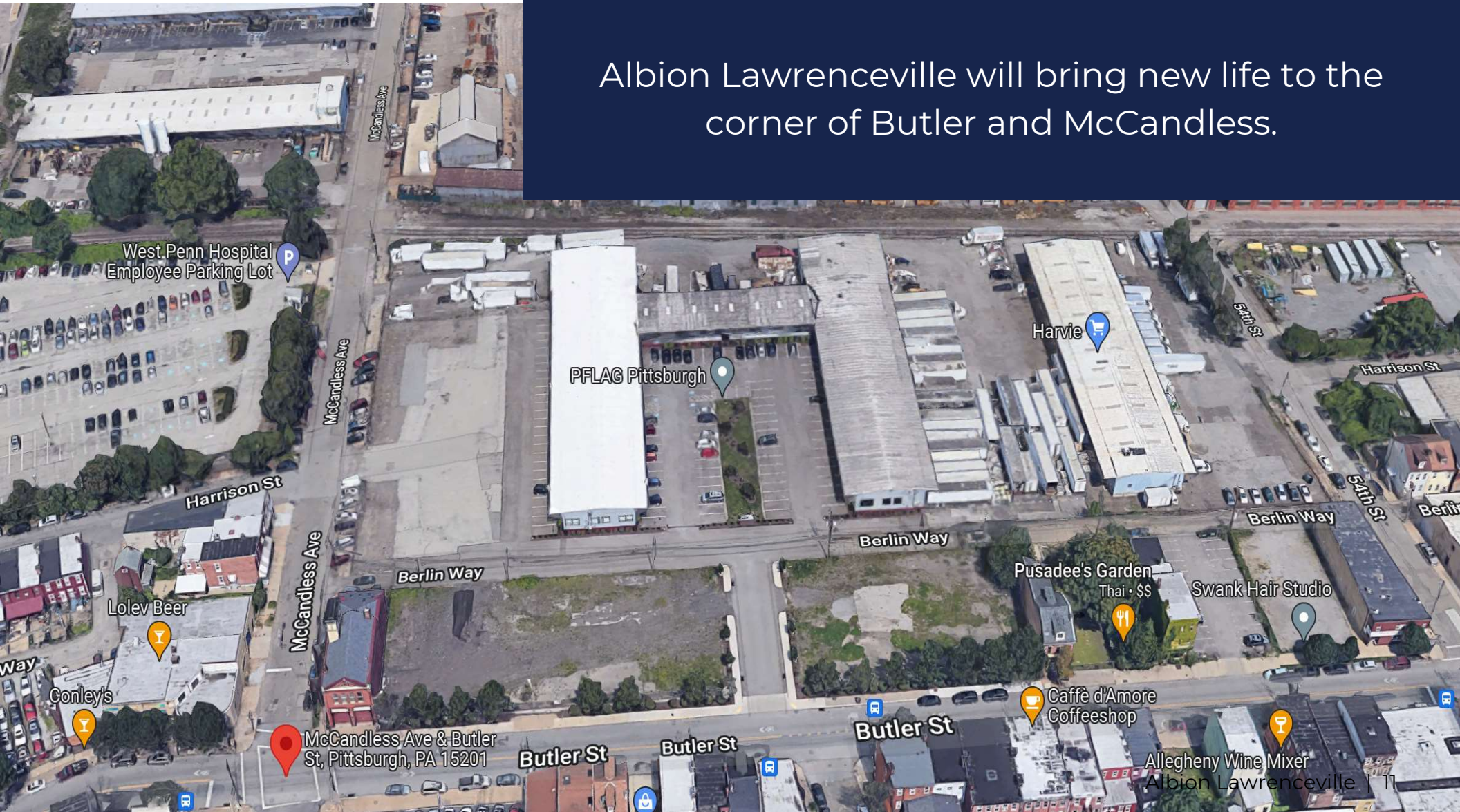
Community Amenities

- Renovation of Fire House for Public Use
- Dog Spa and Dog Run
- Rooftop Club Room
- State-of-the-Art Health Club
- Co-Working Space
- On-Site Retail



Why This Project?

Albion Lawrenceville will bring new life to the corner of Butler and McCandless.



West Penn Hospital
Employee Parking Lot

PFLAG Pittsburgh

Harvie

Harrison St

Berlin Way

Berlin Way

Berlin Way

Lolev Beer

Pusadee's Garden
Thai · \$\$

Swank Hair Studio

Conley's

McCandless Ave & Butler
St, Pittsburgh, PA 15201

Butler St

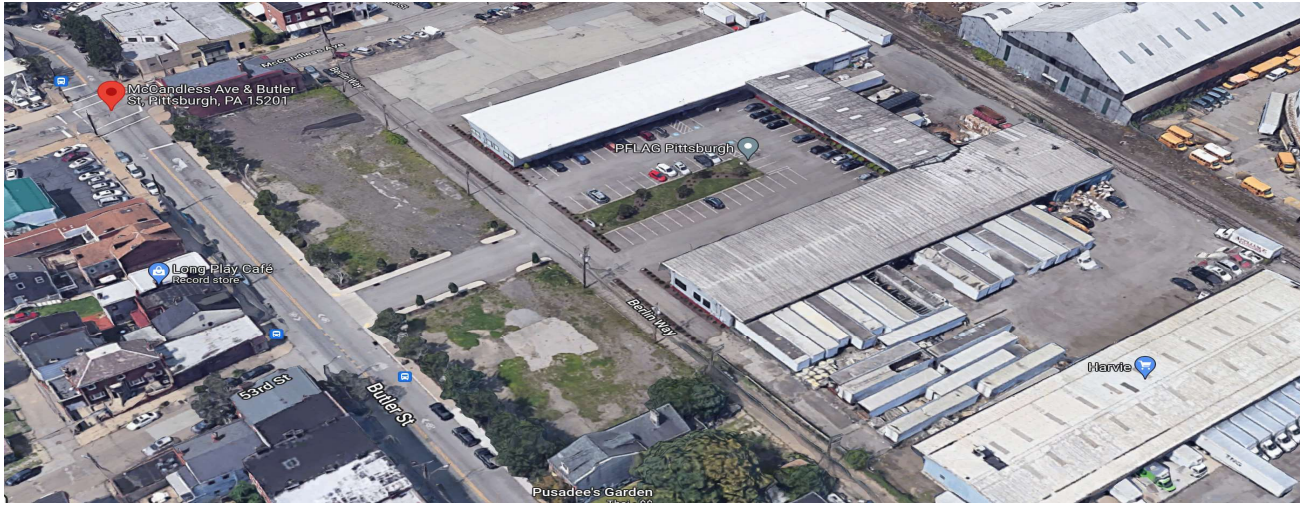
Butler St

Butler St

Caffè d'Amore
Coffeeshop

Allegheny Wine Mixer
Albion Lawrenceville | 11

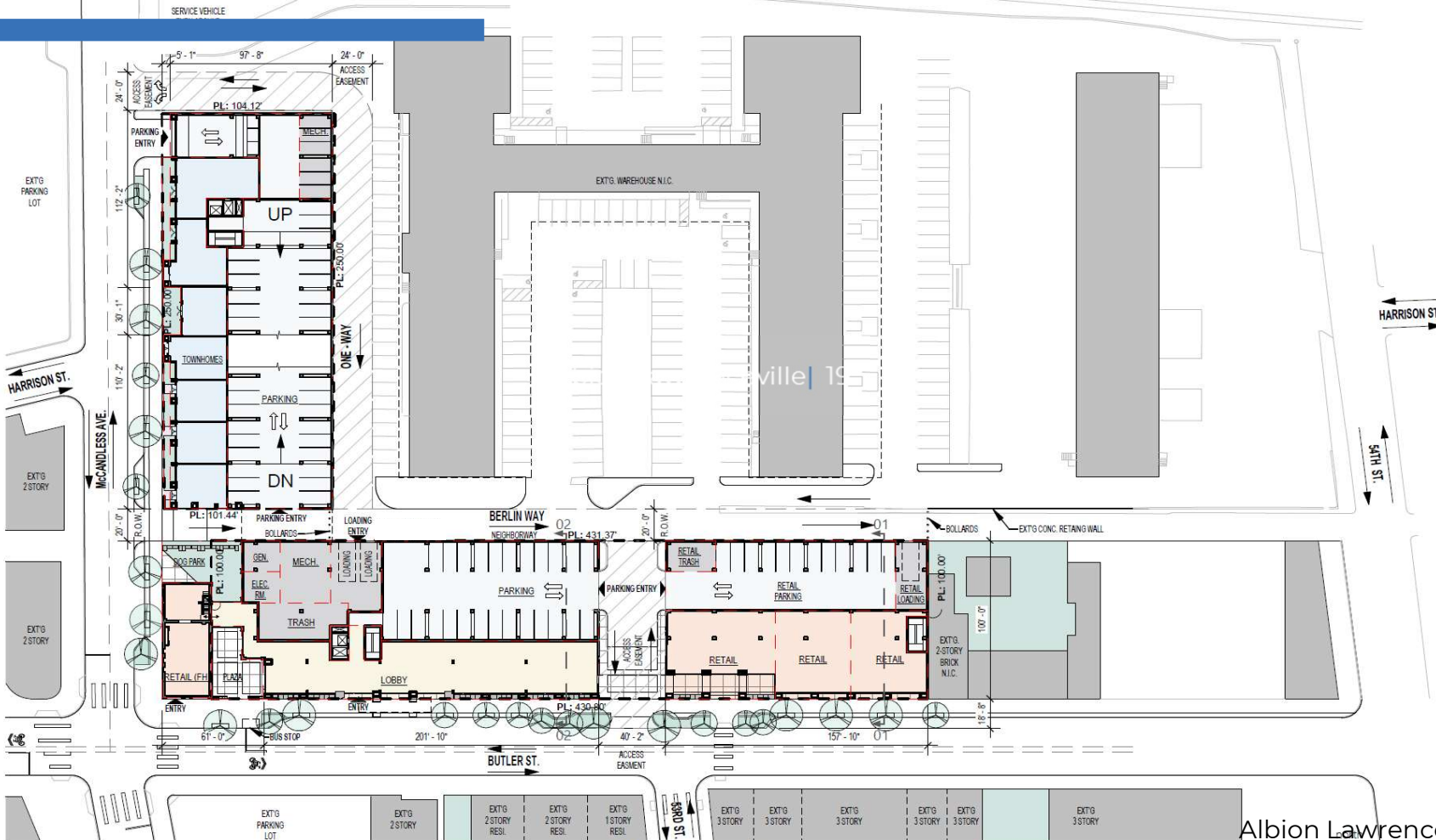
Before



After

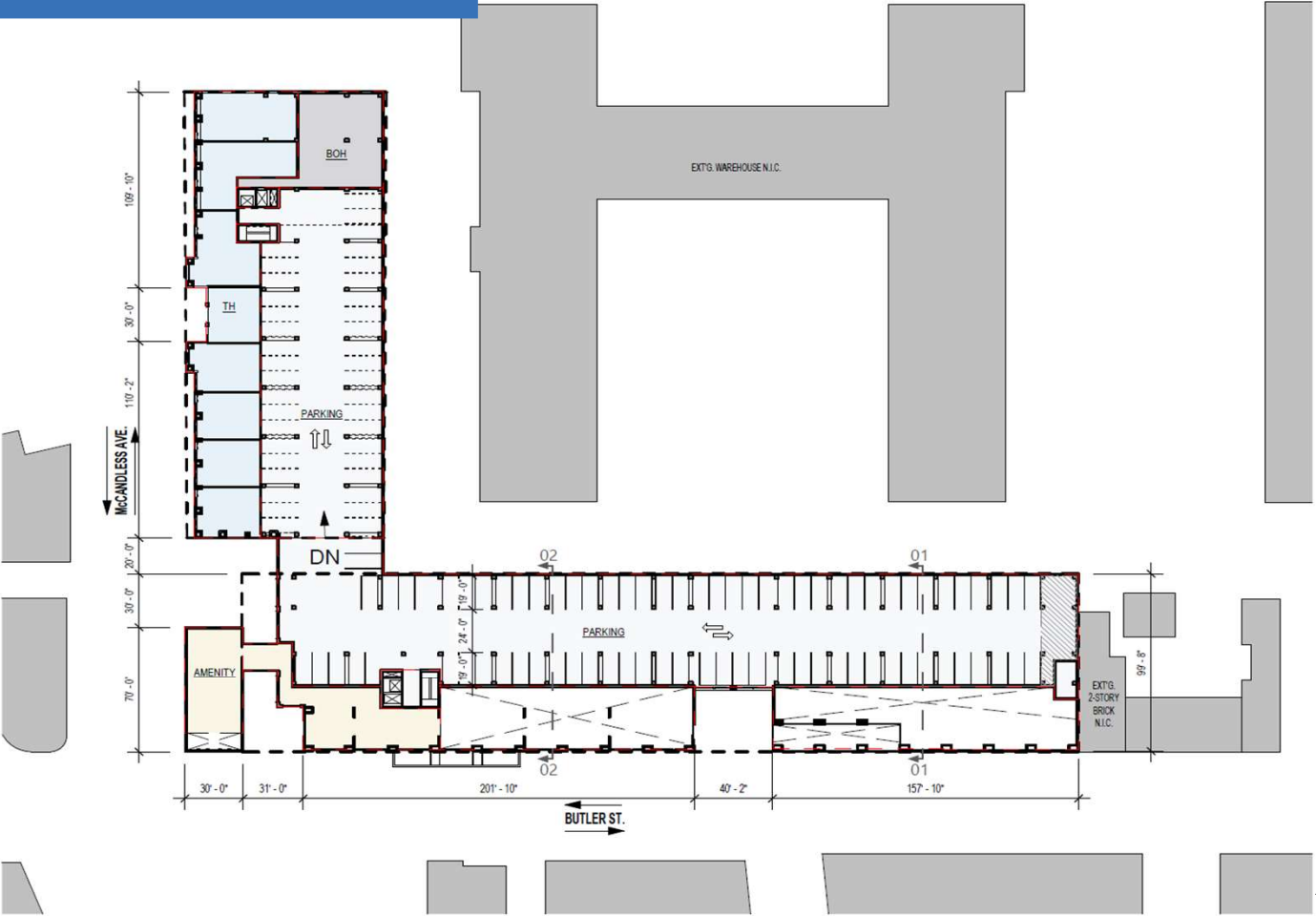


Site Plan – 1st Floor



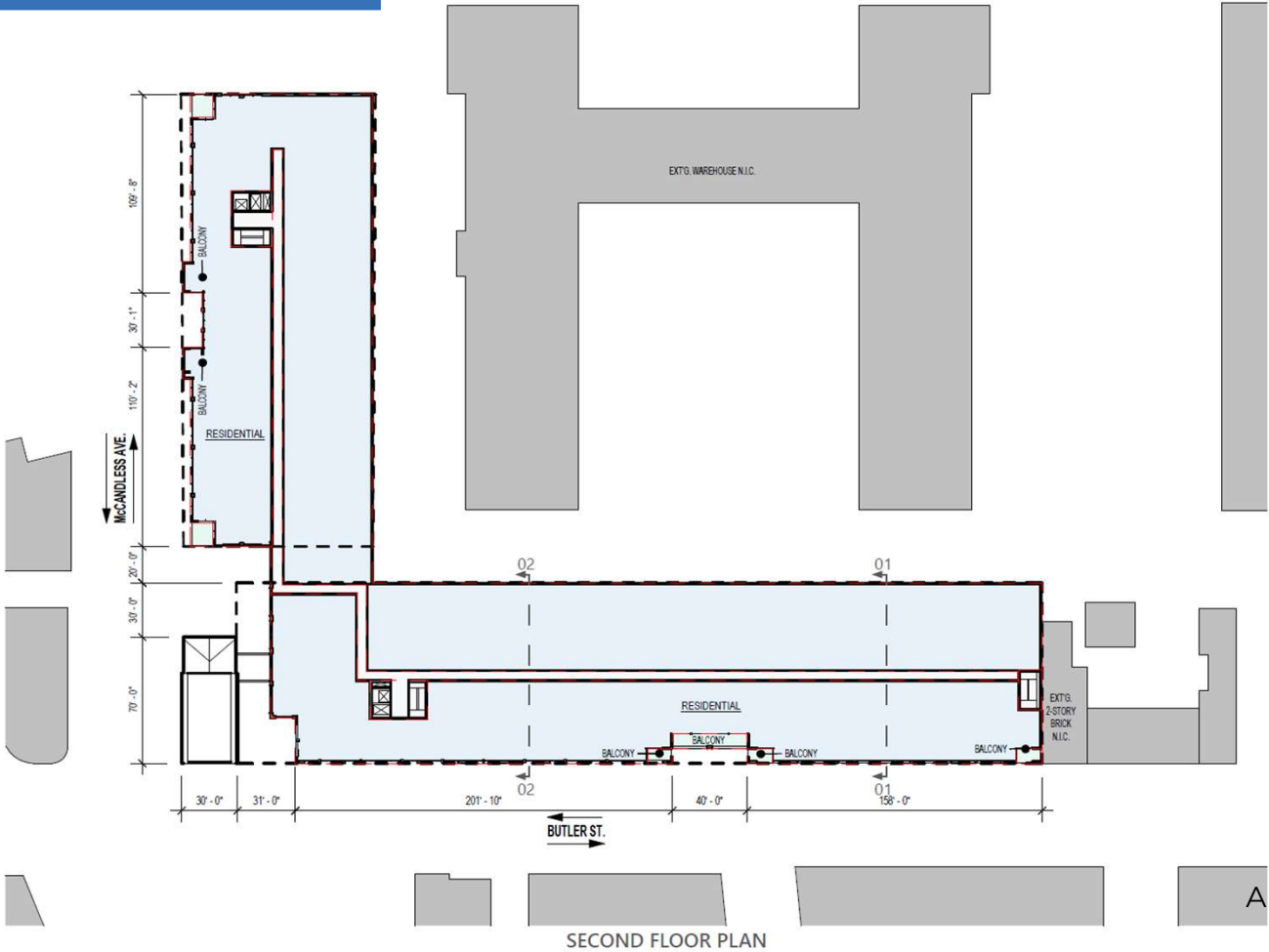
FIRST FLOOR PLAN

Site Plan – 2nd Floor



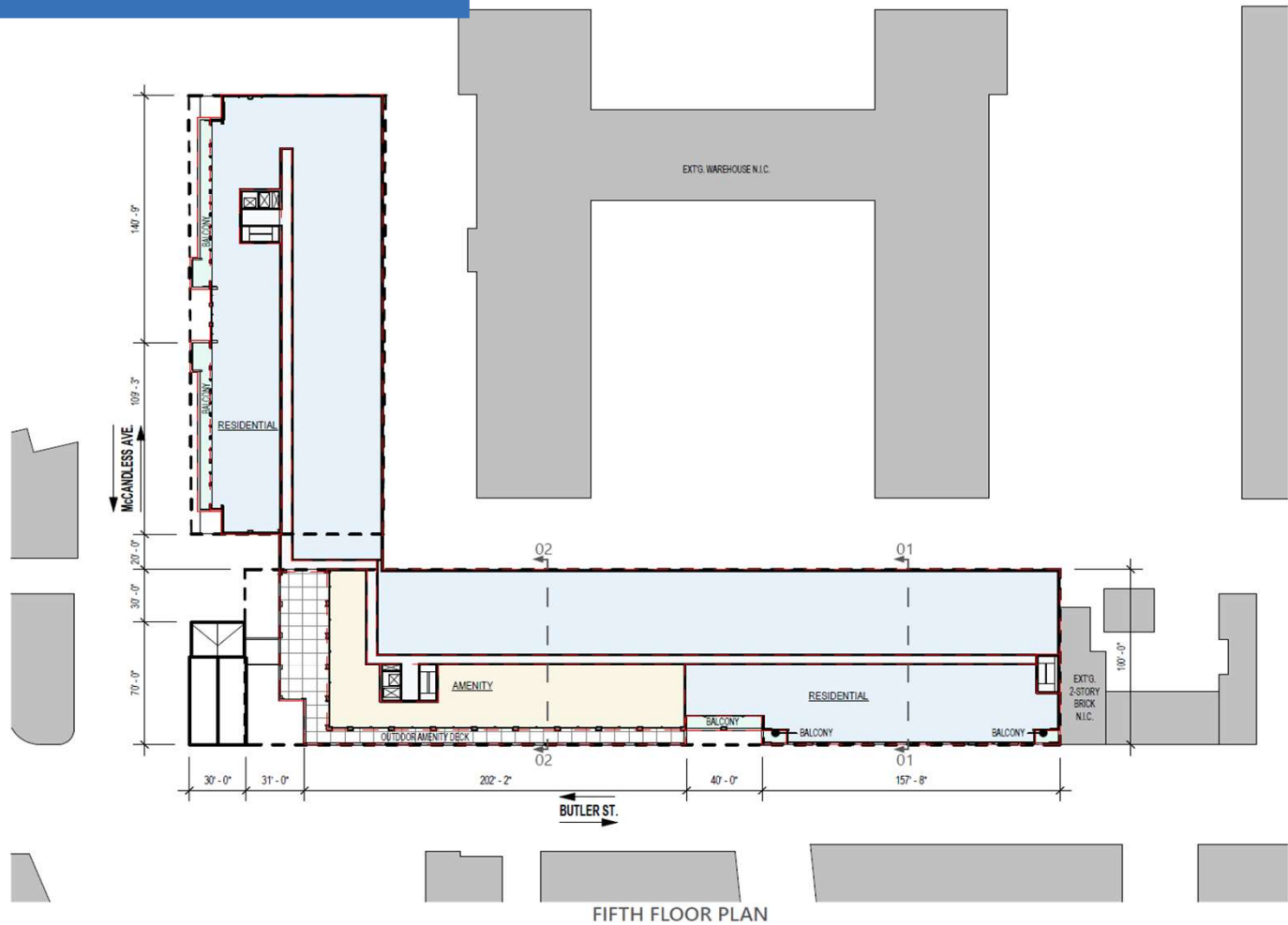
MEZZANINE FLOOR PLAN

Site Plan – Typical Floor



SECOND FLOOR PLAN

Site Plan – 5th Floor



FIFTH FLOOR PLAN

Elevations



SOUTH ELEVATION



WEST ELEVATION

- 1. MODULAR BRICK VENEER W/ COLORED MORTAR, COLOR #1
- 2. MODULAR BRICK VENEER W/ COLORED MORTAR, COLOR #2
- 3. MODULAR BRICK VENEER W/ COLORED MORTAR, COLOR #3
- 4. DECORATIVE COLUMN COVER W/ CUSTOM PROFILE
- 5. COMPOSITE PANEL, SMOOTH FINISH
- 6. COMPOSITE PANEL, SMOOTH FINISH AND BATTEN TRIM
- 7. DECORATIVE PRECAST STONE VENEER TRIM
- 8. WINDOW W/ OPERABLE CASEMENT AND DECORATIVE MUNTIN PATTERN
- 9. DECORATIVE METAL CHANNEL CANOPY

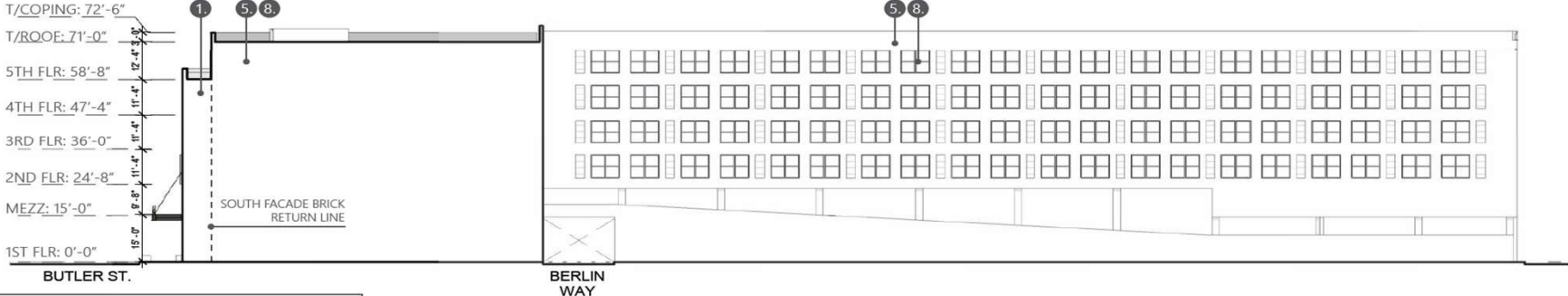
Albion Lawrenceville | 17

SCALE: 1/32" = 1'-0"

Elevations



NORTH ELEVATION



EAST ELEVATION

- 1. MODULAR BRICK VENEER W/ COLORED MORTAR, COLOR #1
- 2. MODULAR BRICK VENEER W/ COLORED MORTAR, COLOR #2
- 3. MODULAR BRICK VENEER W/ COLORED MORTAR, COLOR #3
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Community Benefits

- **\$100 Million Investment** in Pittsburgh
- **Adding new** Property Tax Revenue from Sub-Divided Vacant Land Lots
- Creation of **300+ Construction Jobs** over 20 months
- **30 Inclusionary Housing** for those making less than 50% of the Area Median Income (AMI) included voucher acceptance
- **Public Lobby, Plaza, and Dog Park**
- **Vocational Training Partnerships**
- **Local Businesses Partnerships** to Drive Revenue to Local Dining & Retail
- **Curated Art** throughout the public space
- **Dedicated Bike Route on Berlin Way**



Sustainability

- **Stormwater Retention** through Bioretention Gardens and Surface Roofs
- Pursue **Green Building Initiatives** Certifications
- **10 EV Charging Stations**
- **Bike Sharing Program**



If you have questions after the meeting,
please reach out to Brian at
bmccoy@albion-residential.com

Thank You

Q&A



Appendix

Appendix



Albion Evanston | *Evanston, IL*

Appendix



Albion Oak Park | Oak Park, IL



Appendix



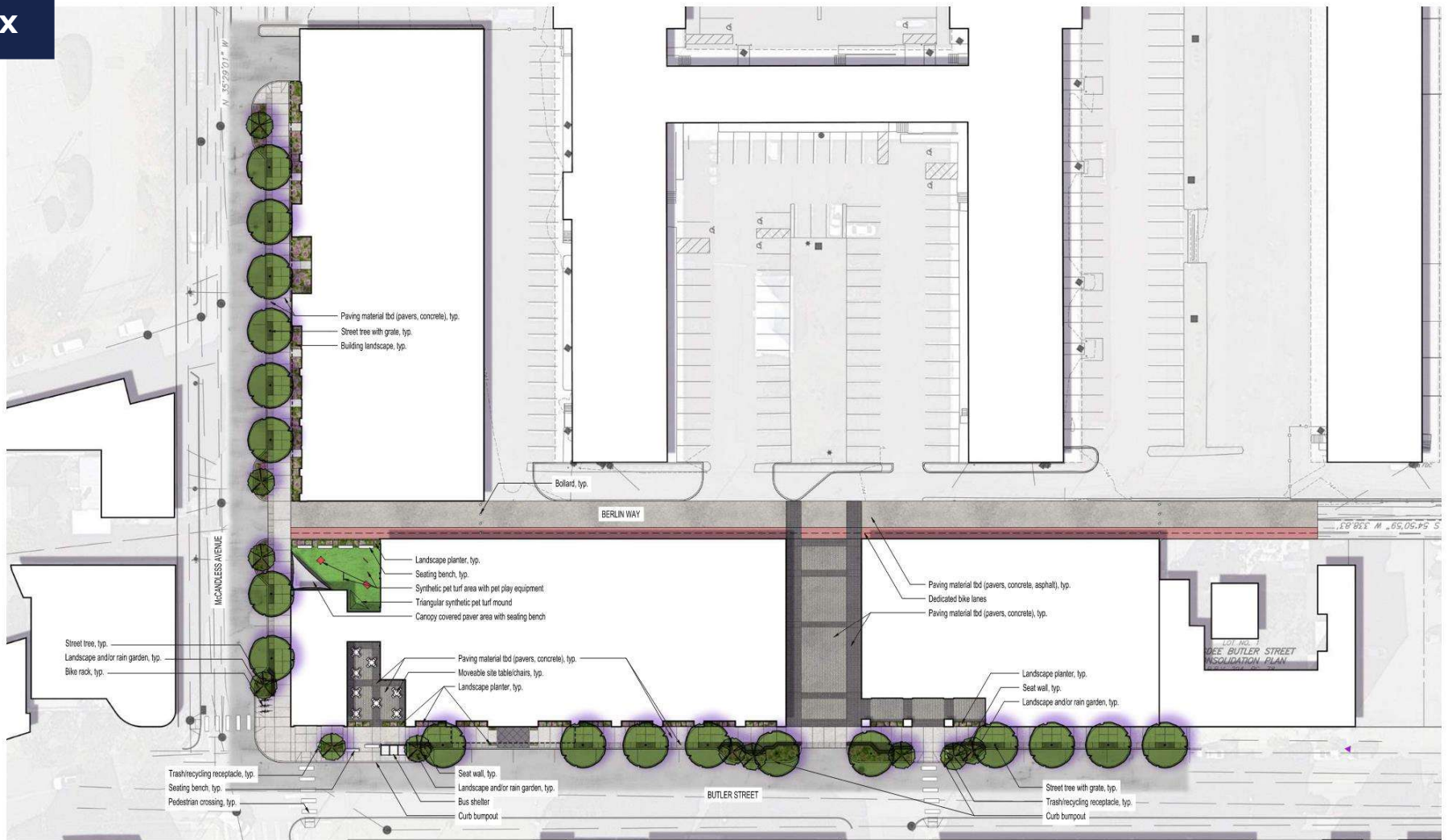
Albion Highland Park | Highland Park, IL

Appendix



Albion in the Gulch | Nashville, TN

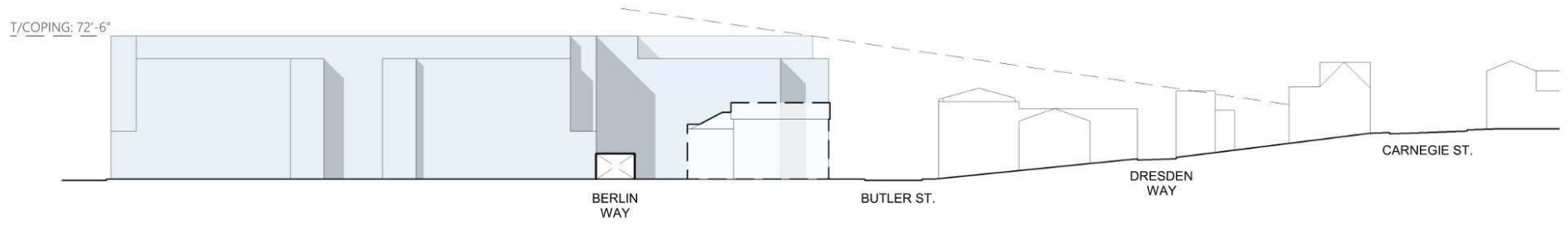
Appendix



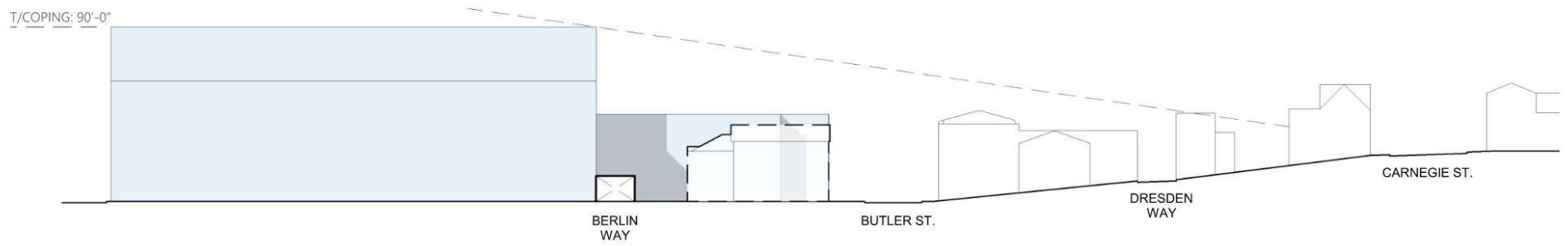
Proposed Landscape

5303 BUTLER STREET CONCEPTUAL SITE PLAN

Appendix



COMPARISON PERSPECTIVES - PROPOSED HEIGHT
VIEW FROM MCCANDLESS CARNEGIE INTERSECTION



COMPARISON PERSPECTIVES - ALLOWABLE ZONING HEIGHT
VIEW FROM MCCANDLESS CARNEGIE INTERSECTION

Building View