

LAWRENCEVILLE COMMUNITY DEVELOPMENT ACTIVITIES MEETING

Thursday, July 27, 2023 | 6:30—8:00 PM



LAWRENCEVILLE
CORPORATION

Sign in at bit.ly/LUSignIn if you're joining by Facebook Live or watching this as a recording

LAWRENCEVILLE



UNITED

Tonight's Agenda

1. **Welcome (15 minutes)**
 - a. Introduction
 - b. Accessibility & Community Agreements
2. **Community Process Overview (5 minutes)**
3. **Proposed Expansion at 3419 Smallman Street (50 minutes)**
 - a. Developer Presentation - 20 minutes
 - b. Q&A -30 minutes
4. **Closed Community Conversation (15 mins)**
5. **Upcoming Events & Closing (5 mins)**

About Lawrenceville United

- Mission: to improve and protect quality of life for all Lawrenceville residents
- Membership of over 800 residents
- Board comprised of all residents: elected by our membership
- Programs: Lawrenceville Farmers Market, supporting older adults, free food distributions, cleaning & greening, direct support & case management, advocacy, and more.



About Lawrenceville Corporation

- Mission: Driven by the Lawrenceville community, the Lawrenceville Corporation acts as the catalyst and conduit for responsible and sustainable growth.
- Membership: About 100, primarily business owners
- Board: Mostly comprised of residents, property owners, and business owners and elected by our membership - 16 members
- Programs: Business district management, policy and advocacy, community planning and development, real estate development, and communications and marketing



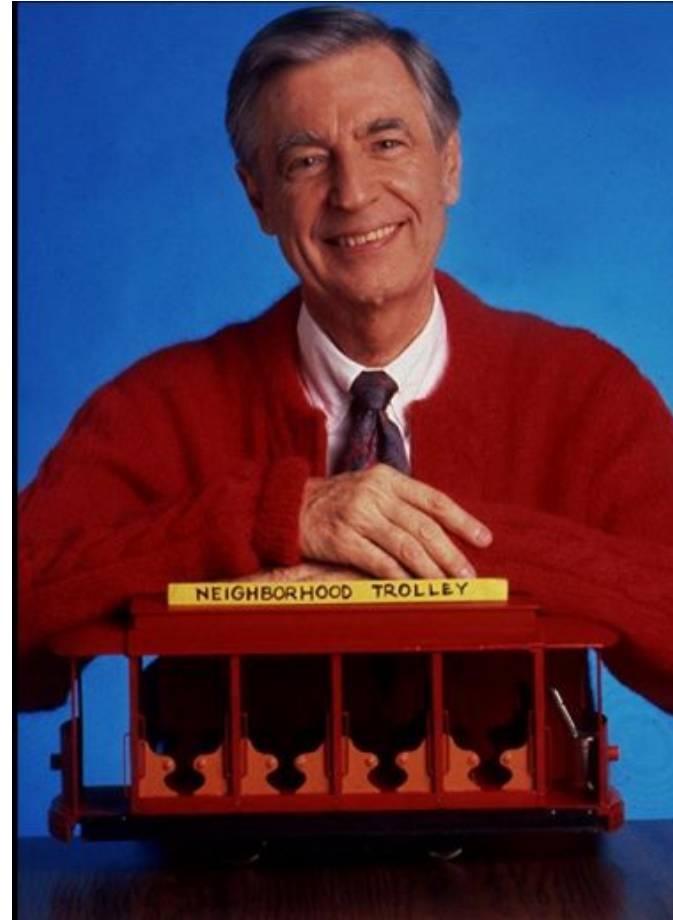
Safety & Accessibility

- This meeting is being streamed on Zoom & Facebook.
 - We will be monitoring the Facebook & Zoom chat for questions and comments
 - Project sheet and ground rules can be found on LU's website at www.lunited.org/community-meeting-on-pressure-chemical/
- Please let us know your accessibility needs.

Community Agreements

Be neighborly.

- Be respectful of all participants & hosts
- Don't denigrate groups of people
- Give space for all to participate



Ground Rules

- **Hold all questions/comments until the end of the presentation** (you can drop in the chat if you're joining by Zoom / Facebook Live).
- **Raise your hand to make a question/comment.** Please identify yourself and your relationship to the project.
- **Be respectful of all speakers.**
- **Limit questions/comments to 2 minutes each, with 1 clarification question/comment.**
- **If time permits, we will call on individuals who'd like to ask or make a second question/comment.**
- **Use the "feedback form" to ask more questions and give us your input**
- **If ground rules are violated, we will ask you to leave. If it continues, we will end the meeting.**

Community Process Overview

Background

- Co-facilitated by LU & LC since 2011
- Vetted over 100 development projects and over 50 liquor licenses since
- Goals:
 - ◆ Inform neighbors and collect direct feedback
 - ◆ Equip neighbors to participate in public processes
 - ◆ Build relationships between developers, businesses, and neighbors
 - ◆ Build consensus and ensure compliance with community plans and priorities



Introductory Meeting

- Meeting between LU, LC and developer or business owner to share plans.

Info Gathering

- LU and LC gather and verify information, work to understand approvals necessary, and measure plan against current community plans and priorities.

Community Meeting

- An open and public community meeting is held to give the owner or developer a chance to present vision and plans to the community.
- Community asks questions, identifies any concerns, gives input to LU and LC.

Outcomes

- LU and LC attempt to work on any concerns, take position(s) on the project

Projects that Trigger the Process

- Requires approvals from the Zoning Board of Adjustments, Planning Commission, URA, PA Liquor Control Board, City Council, Air Quality Permitting **AND...**
- Meets one of the following criteria:
 - ◆ 4+ residential units
 - ◆ New structures or expansions over 2,400 square feet
 - ◆ Requires use variance or zoning change
 - ◆ Liquor license application or transfer
 - ◆ OR... Has potential community-wide impact



Clarifying LU and LC's role

- We are not part of the development team
- We did not recruit this developer
- We have no authority to intervene in private transactions of property. The community process kicks in when there is a public process of some kind.

Proposed Expansion at 3419 Smallman

Developer Presentation

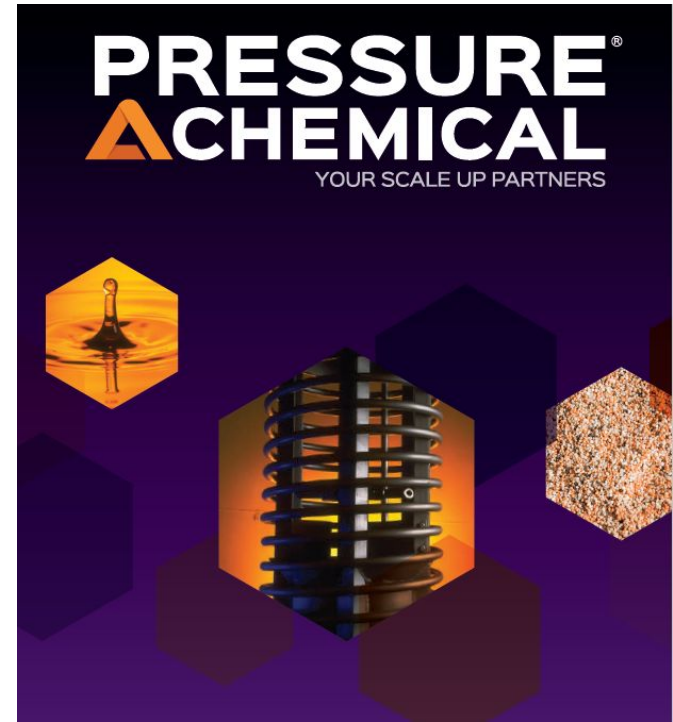


Pressure Chemical Warehouse
Development Project
Presentation for
**LU & LC's Community
Development Activities Meeting**

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Pressure Chemical **Business**

- Operating at 3419 Smallman St since **1964**.
- Provide small scale process development, custom manufacturing, piloting and lab scale up.
- Focus on low volume, high value chemistries.
- Manufactured products can be found in a number of end-use applications including:
 - Aerospace, cosmetics, electronics, eyecare, medical devices, etc.
- Customer base ranges from Fortune 100 companies to startups.



Pressure Chemical People

- 47 full time employees
- Skilled trade staff includes:
 - Process Operators
 - Maintenance Technicians
 - Laboratory Chemists
 - Certified Shippers
- Professional staff includes:
 - Administrative
 - Engineering
 - Quality
 - Technical Project Leadership
 - Technical Sales
- Current staff tenure >13 years.



Pressure Chemical **Community Engagements**

Lawrenceville
Boys & Girls
Clubs of W-PA
- sponsorships

Woolslair
School
STEAM-Magnet
Program

Sarah Heinz
House
“Making
Science –
Makes sense”

Chris Smith
Memorial
Scholarship

Lawrenceville
Historical
Society

Non-Profit
Charity
Sponsorships

Boy
Scouts of
America

Lawrenceville
Development
– Local
Businesses

Toys For Tot's
/ Food Drive(s)



Pressure Chemical Environmental, Health, Safety & Security

- We are committed to:
 - The safety and health of its employees, customers and the community.
 - Protecting the environment.
 - Meeting or exceeding all regulatory requirements for federal, state and local entities.
 - Securing the facility through integrated systems with local authorities.
 - Continuous improvement through education and training of staff.

THE INTERNATIONAL COUNCIL OF CHEMICAL ASSOCIATIONS

Responsible Care® Global Charter

Responsible Care is the global chemical industry's unifying commitment to the safe management of chemicals throughout their life cycle, while promoting their role in improving quality of life and contributing to sustainable development.

As a signatory to the Responsible Care Global Charter my company will actively strengthen the Responsible Care initiative worldwide and is committed to:

- 1 A Corporate Leadership Culture that proactively supports safe chemicals management through the global Responsible Care initiative
- 2 Safeguarding People and the Environment by continuously improving our environmental, health and safety performance; the security of our facilities, processes and technologies; and by driving continuous improvement in chemical product safety and stewardship throughout the supply chain
- 3 Strengthening Chemicals Management Systems by participating in the development and implementation of lifecycle-oriented, sound-science and risk-based chemical safety legislation and best practices
- 4 Influencing Business Partners to promote the safe management of chemicals within their own operations
- 5 Engaging Stakeholders, understanding and responding to their concerns and expectations for safer operations and products and communicating openly on our performance and products
- 6 Contributing to Sustainability through improved performance, expanded economic opportunities and the development of innovative technologies and other solutions to societal challenges

Minafin
Company

Frédéric GAUCHET, Chairman & CEO
Signatory's name & title

27/06/2015
Date

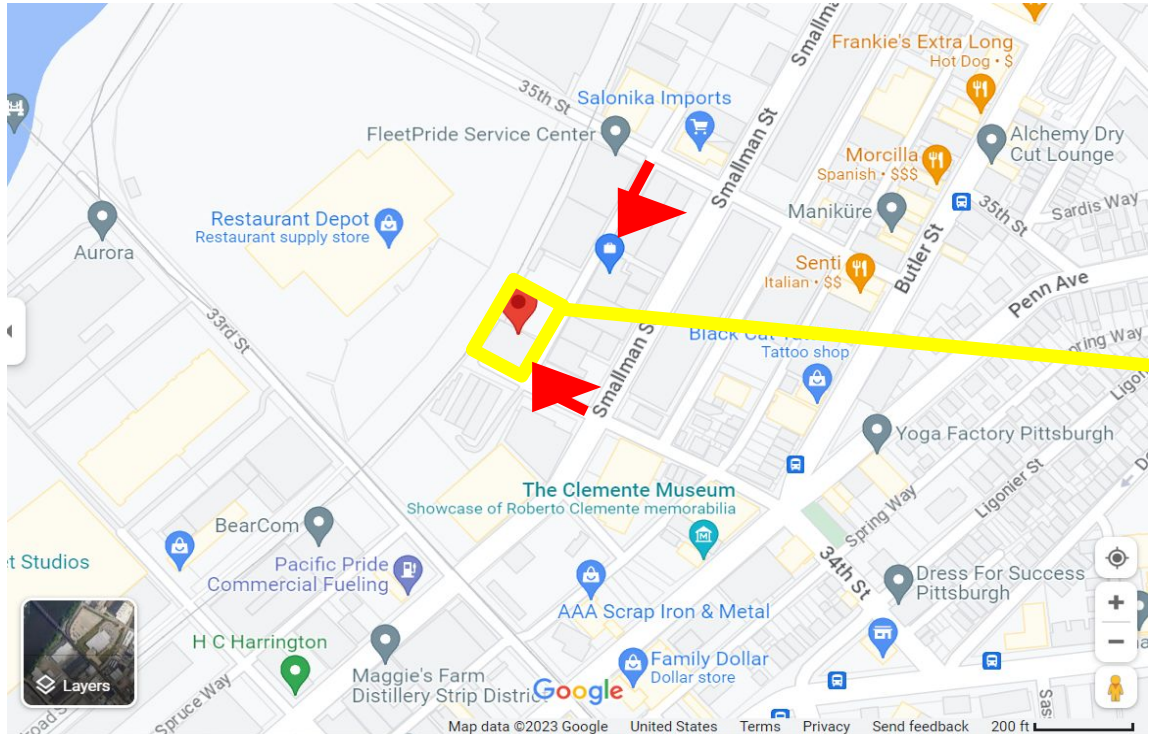
Responsible Care®
A COMMITMENT TO EXCELLENCE

Approved by the ICCA Board of Directors, May 26, 2014

INTERNATIONAL
COUNCIL OF
CHEMICAL
ASSOCIATIONS



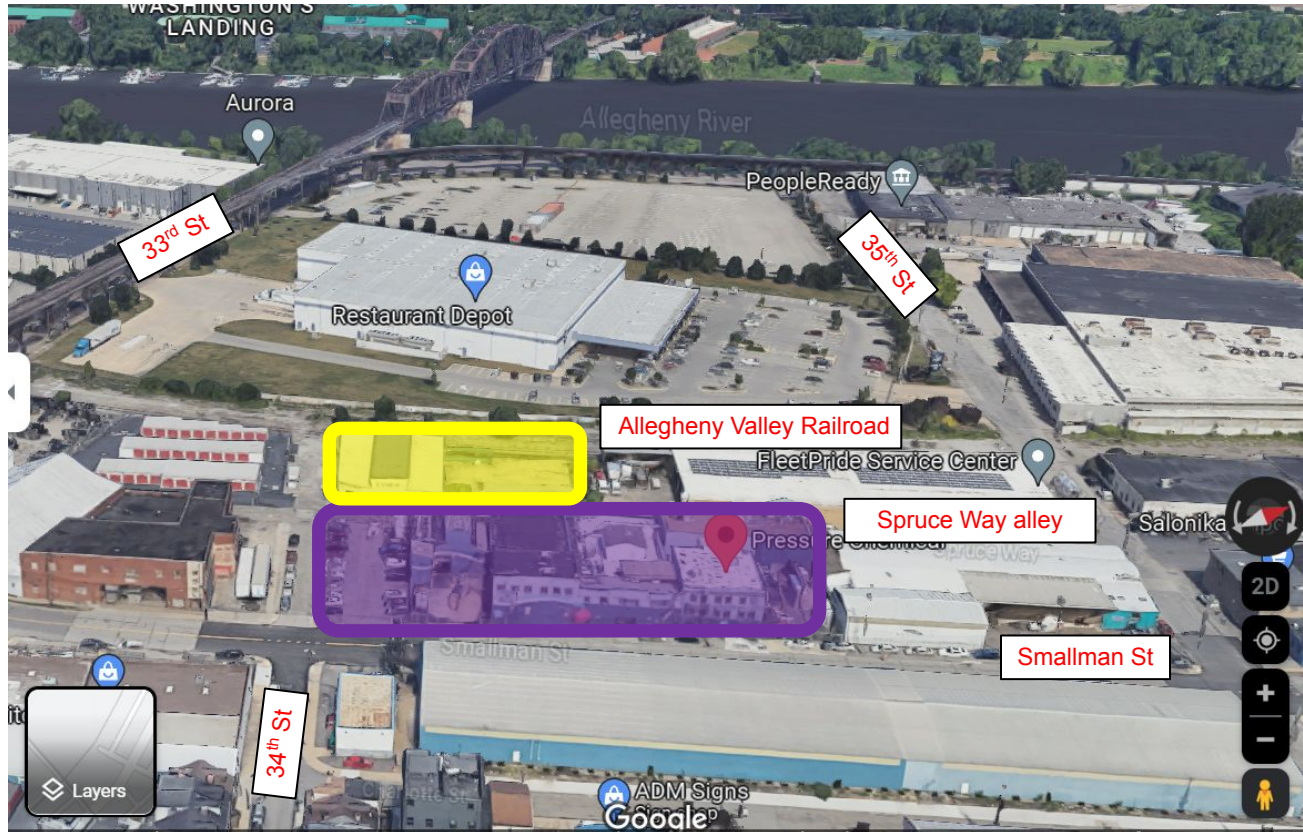
Pressure Chemical Warehouse Development Location



- 115 34th St
Pittsburgh, PA 15201
- Corner of 34th St & the Spruce Way alley
- Two right of way access points to property:
 - Smallman St to 34th St.
 - 35th St to the Spruce Way alley.



Pressure Chemical Lawrenceville Properties



New Property:

115 34th St

Existing Property

3419 Smallman St.



Riverfront Industrial Mixed-Use Subdistrict

City of Pittsburgh Code of Ordinances, 905.04.A.2.e:

“The RIV-IMU Industrial Mixed-Use Subdistrict is intended to address areas of the riverfront that are diversifying from their original, strictly industrial nature.

It accommodates a variety of higher intensity uses, including light industrial, commercial, and high density residential development. The RIV-IMU Subdistrict is also intended for industrial areas that are focused on research and development and technology-oriented industries.”

Reference:

https://library.municode.com/pa/pittsburgh/codes/code_of_ordinances?nodeId=PIZOCO_TITNINEZOC_O_ARTIIBAZODI_CH905SPPUDI_905.04RIRI



115 34th St – Former Landau Property

- Formerly a staging operation for Landau Construction



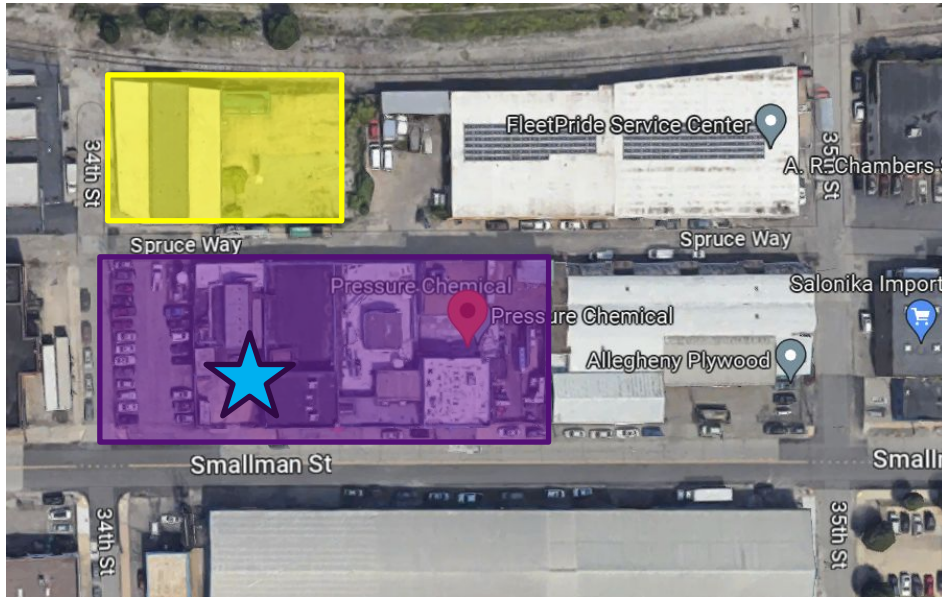
- Purchased in June 2022.
- Building demolished and site cleared in October 2022.



Current Site Conditions on July 21, 2023



Warehouse Development Project Objectives



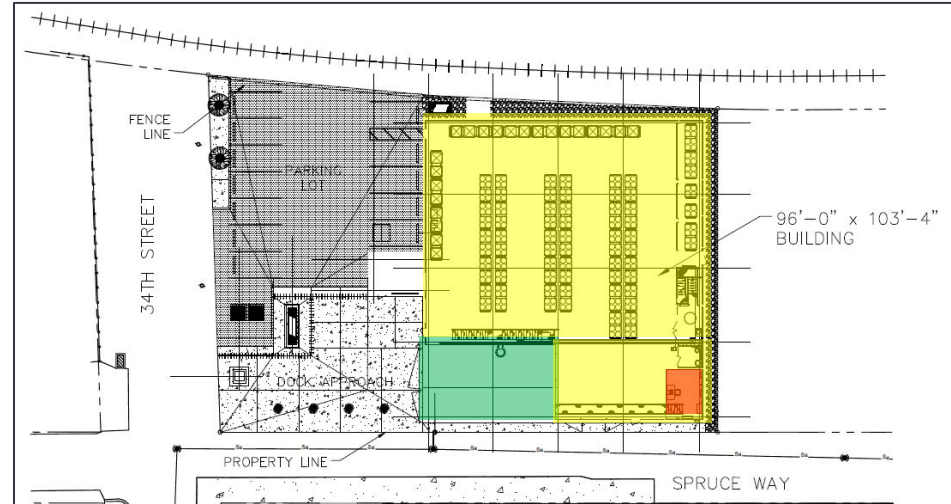
 = Existing dock location on Smallman St

1. Relocate dock and daily shipping and receiving activities from the Smallman St to 115 34th St.
2. Create an increased physical separation of inventory from manufacturing to align with industry best practice.
3. Enable continued business sustainability and existing facility optimization.



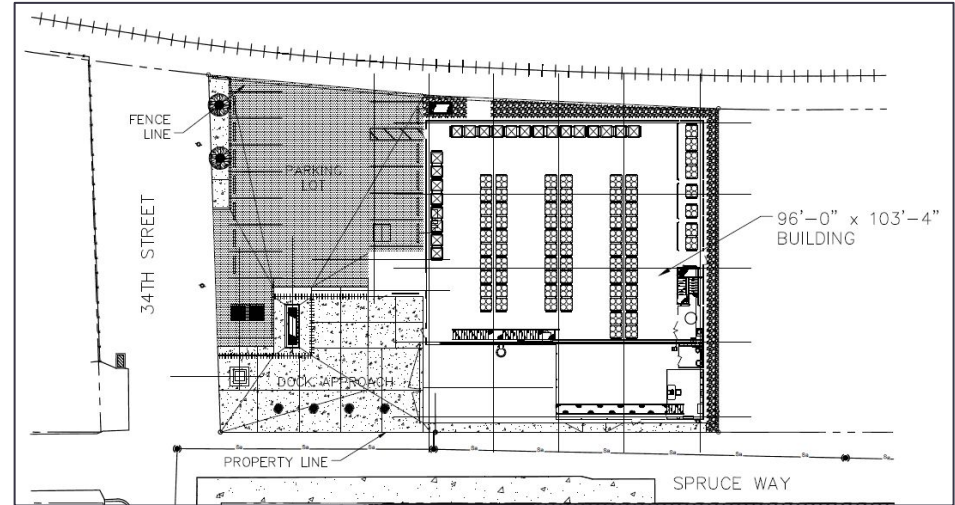
Warehouse Design (Building and Interior)

- <10,000 ft² building.
 - Concrete masonry wall construction.
- Warehouse storage areas, noted in **yellow**.
 - Includes vertical racking on the interior and perimeter of the building.
- One dock and one staging area, noted in **green**.
- Shipping office noted in **red**.

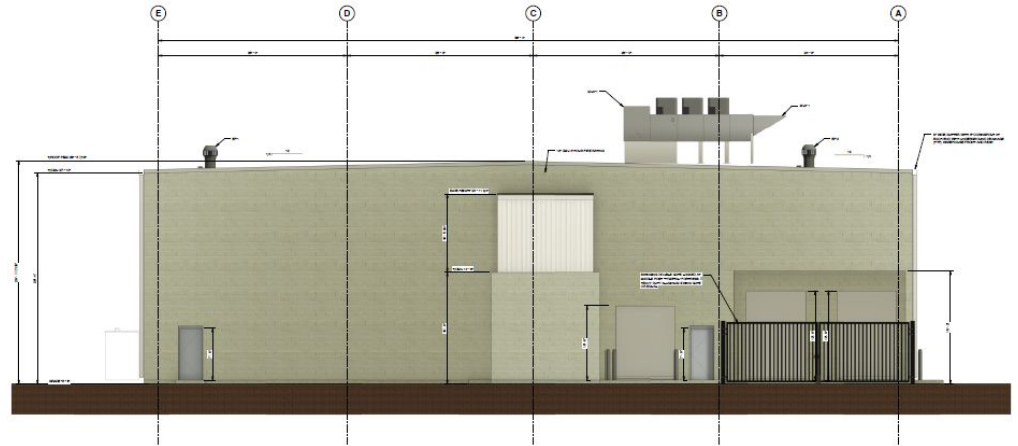
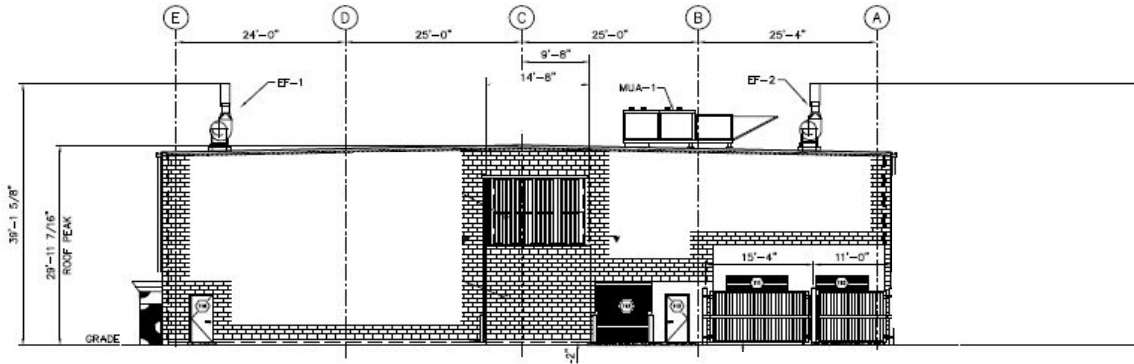


Warehouse Design (Exterior)

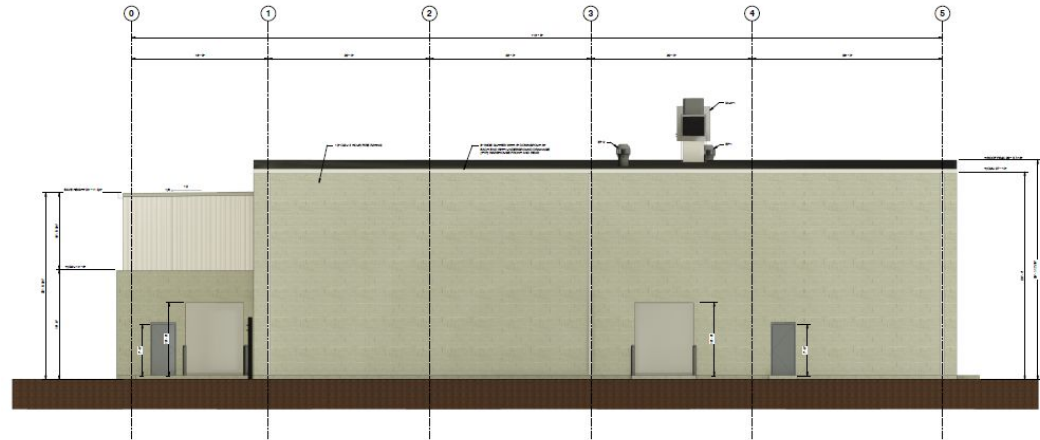
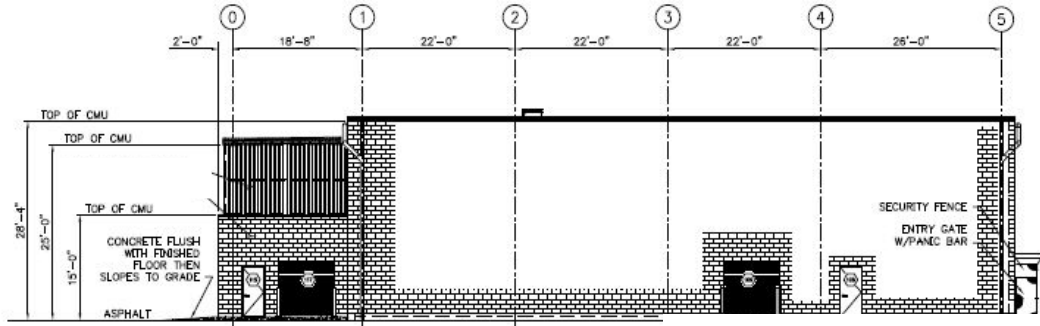
- 12 staff parking spots.
- Roof height at the peak of the building is <30'.
- Stormwater management systems in dock area and parking lot.
- Security fencing on the boundary with Allegheny Valley Railroad and with FleetPride.



Elevation Drawing – Looking Plant East from 34th St



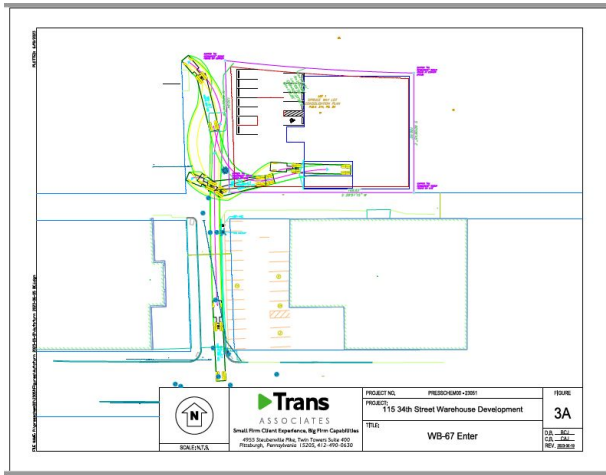
Elevation Drawing - Looking Plant North from Spruce Way



Warehouse Truck Routing

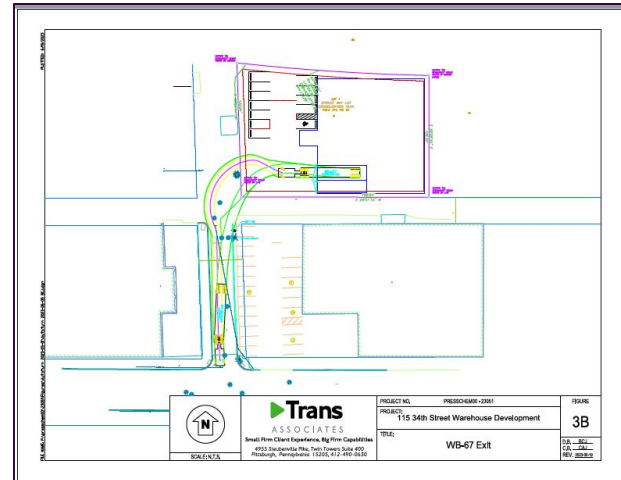
Inbound shipments:

- Travel North on 34th St to AVRR from Smallman St.
- Back 90 degrees into the new warehouse dock.



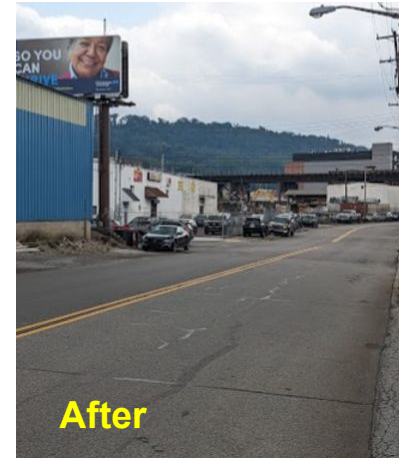
Outbound shipments:

- Will exit the dock area heading towards 34th St.
- Turn South on 34th St to Smallman St.



Lawrenceville Community Benefits

- Relocation of the Pressure dock and all routine/daily deliveries from Smallman St to 115 34th St will:
 - Eliminate the disruptions to Smallman St travel both while our trucks are maneuvering to dock and while docked for loading/unloading.
 - Reduce the risk of a vehicular accident due to an impatient/aggressive commuters while one of our trucks is maneuvering and/or loading/unloading.





Thank you!

Questions?

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Proposed Expansion at 3419 Smallman

Q&A

Closed Community Conversation

Next steps

- Make sure you signed in
 - ◆ Facebook Live: bit.ly/LUSignIn
- Give us your feedback
 - ◆ Zoom/Facebook Live: bit.ly/PressureChemical
- Meeting video/presentations will be shared on LU's website at www.LUnited.org
- We will contact participants when any public hearings are scheduled
- Contact LU with any other questions/input
 - ◆ 412-802-7220 | info@LUnited.org



Upcoming Events

- **Farmer's Market** - Tuesdays at Bay 41
- **Happenings Meeting** - 8/10, 6:30 - 8 PM @ Goodwill (160 52nd)
Presentation by Greater Pittsburgh Digital Inclusion Alliance
- **Coffee and Tea Business Networking** - 8/16, 9-11 am @ LV Market House (4600 Butler)
- **CDAM Meeting** - 8/24, 6:30 PM @ TBD
- **Live! In Lawrenceville** - 10/7, 12-4 PM @ Bay 41 (41st & Willow)

Thank you!

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