

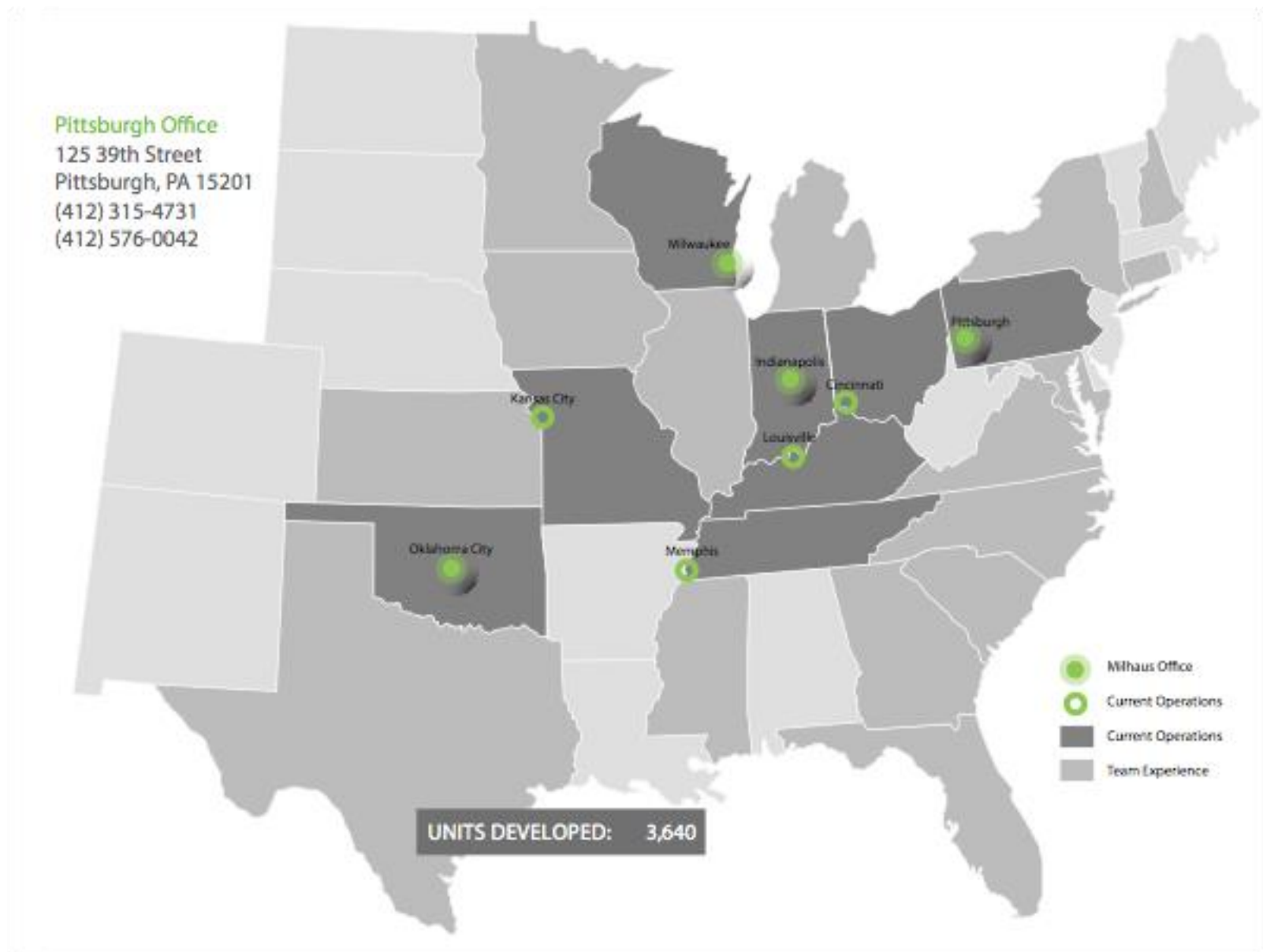
# ARSENAL TERMINAL

Lawrenceville Community Project Introduction



Milhaus Development, Strada Architecture, + Trans Associates

January 25, 2016



Milhaus Markets





Milhaus Projects





Why Lawrenceville?

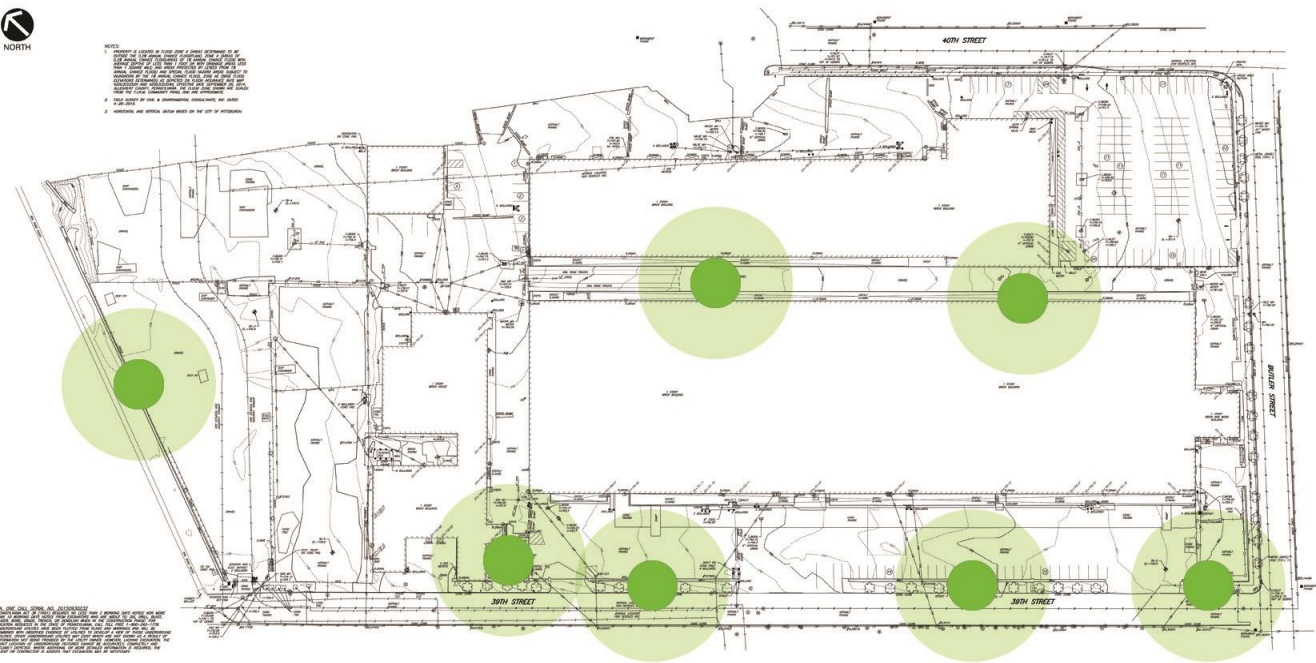






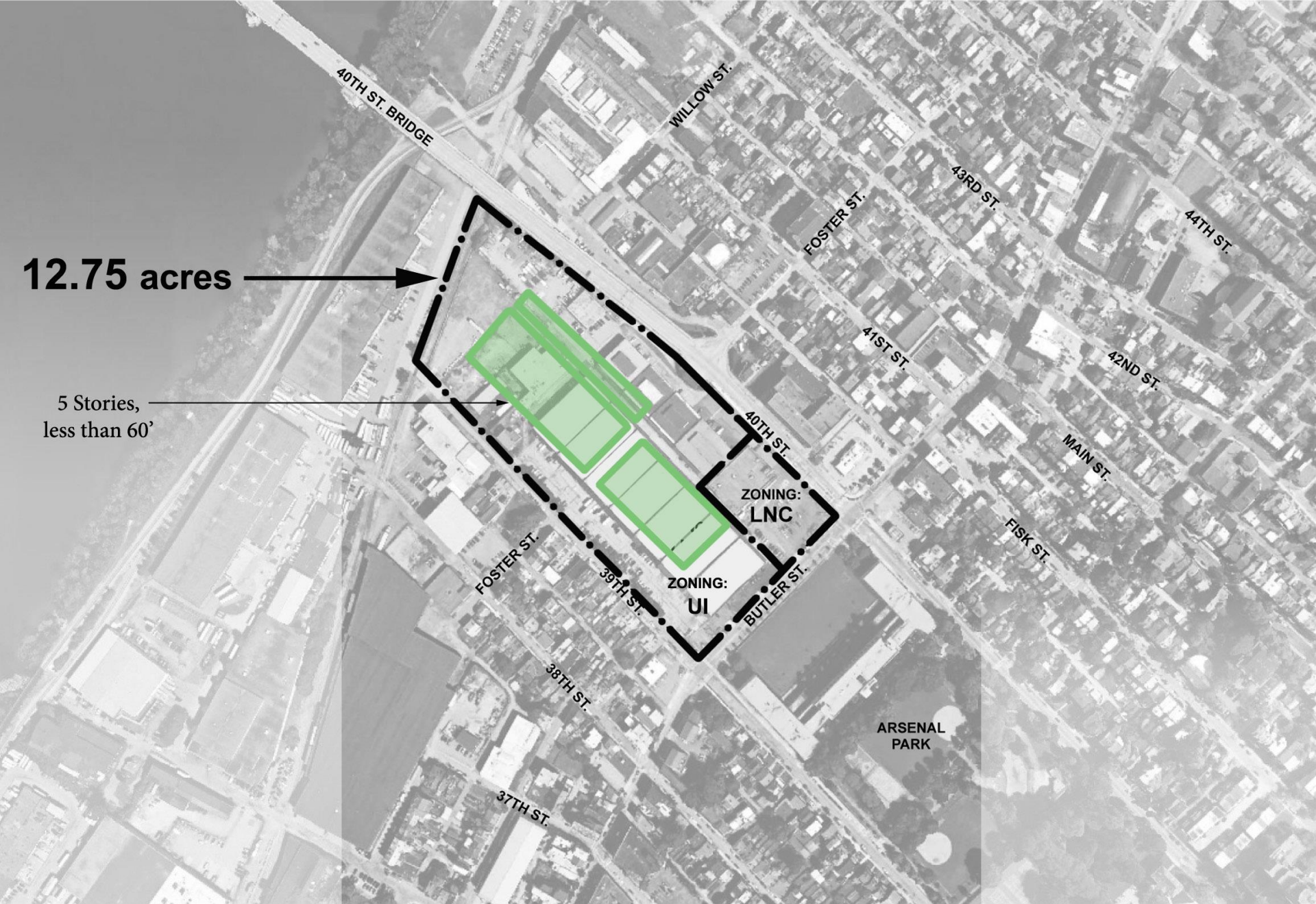


NOTES:  
1. EXISTING CONDITIONS AS SHOWN ON THIS PLAN AND EXISTING RECORDS OF THE CITY OF PITTSBURGH.  
2. ALL DIMENSIONS ARE IN FEET AND INCHES.  
3. ALL DIMENSIONS ARE TO THE CENTER OF THE LOT.  
4. ALL DIMENSIONS ARE TO THE CENTER OF THE LOT.  
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Preserved Character

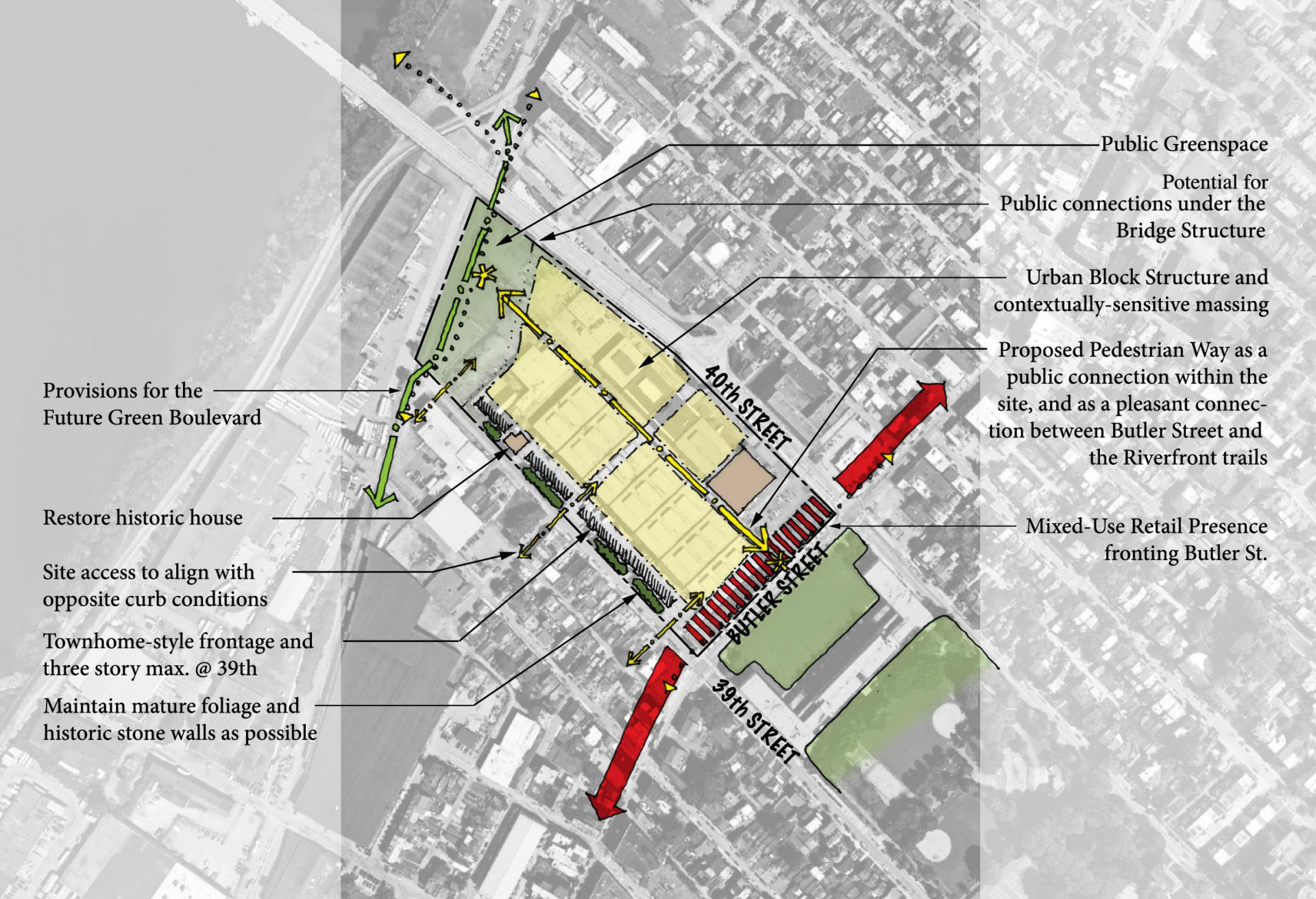




Zoning Map

- Potential Special Exceptions:
- I. Multifamily in a UI District
  - II. 5 Story Structure within a UI District





Public Greenspace

Potential for  
Public connections under the  
Bridge Structure

Urban Block Structure and  
contextually-sensitive massing

Proposed Pedestrian Way as a  
public connection within the  
site, and as a pleasant connec-  
tion between Butler Street and  
the Riverfront trails

Mixed-Use Retail Presence  
fronting Butler St.

Provisions for the  
Future Green Boulevard

Restore historic house

Site access to align with  
opposite curb conditions

Townhome-style frontage and  
three story max. @ 39th

Maintain mature foliage and  
historic stone walls as possible

40th STREET

BUTLER STREET

39th STREET

## Urban Analysis & Development Goals





**21,162 sq. ft. of New Retail**  
 60 Parking Spaces [per Zoning Code]  
**625 Apartments**  
 502 Parking Spaces [0.80 ratio] [+/- 45% internal]  
**+ Parallel Parking Spaces along Butler Street**





**5 stories**

Internal to the Site

**4 stories**

@ Butler & 40th St.

**3 stories**

@ 39th St.

**FAR: 1.33**

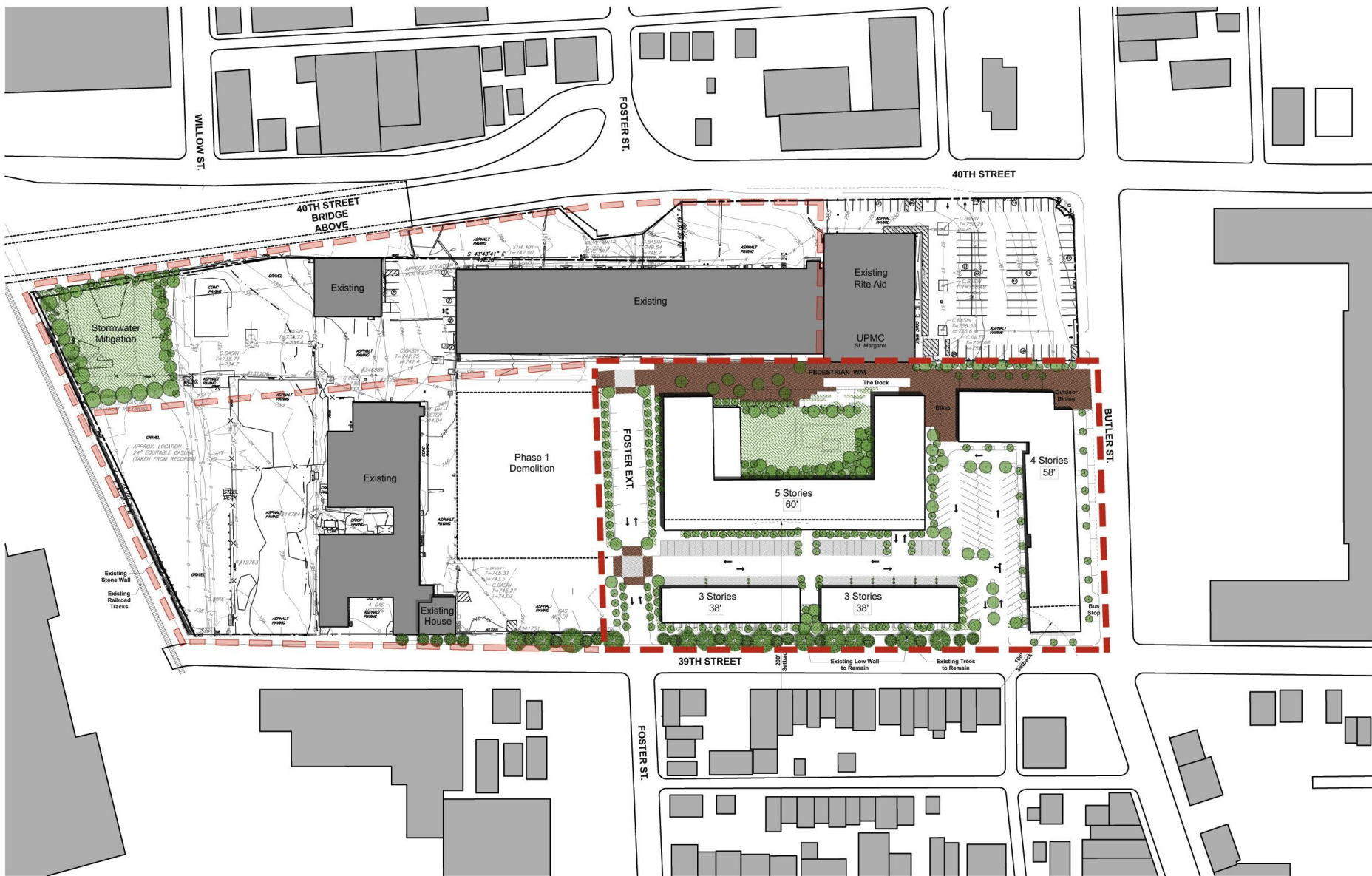
3.0 max. per Code



Proposed Butler Street in Context

Massing & Context





**21,162 sq. ft. of New Retail**  
 60 Parking Spaces [per Zoning Code]  
**236 Apartments**  
 151 Parking Spaces  
**+ Parallel Parking Spaces along Butler Street**

## Phase One Masterplan

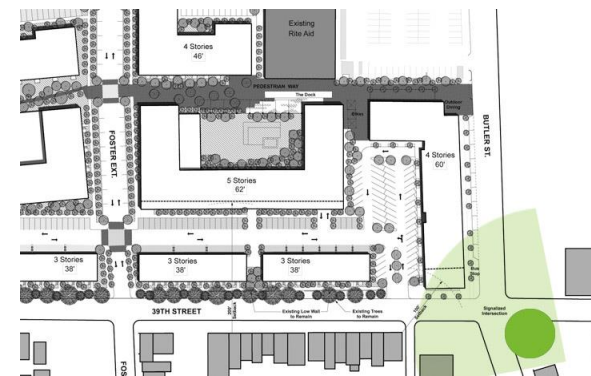




**21,162 sq. ft. of New Retail**  
 60 Parking Spaces [per Zoning Code]  
**236 Apartments**  
 151 Parking Spaces  
**+ Parallel Parking Spaces along Butler Street**

Phase One Site Plan





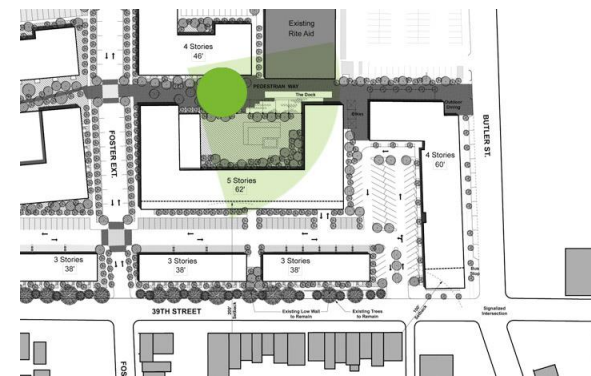
Butler Street @ 39<sup>th</sup> Street





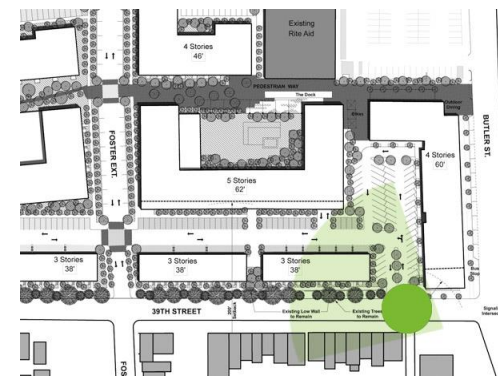
SKIBBA





Pedestrian Way towards Butler Street

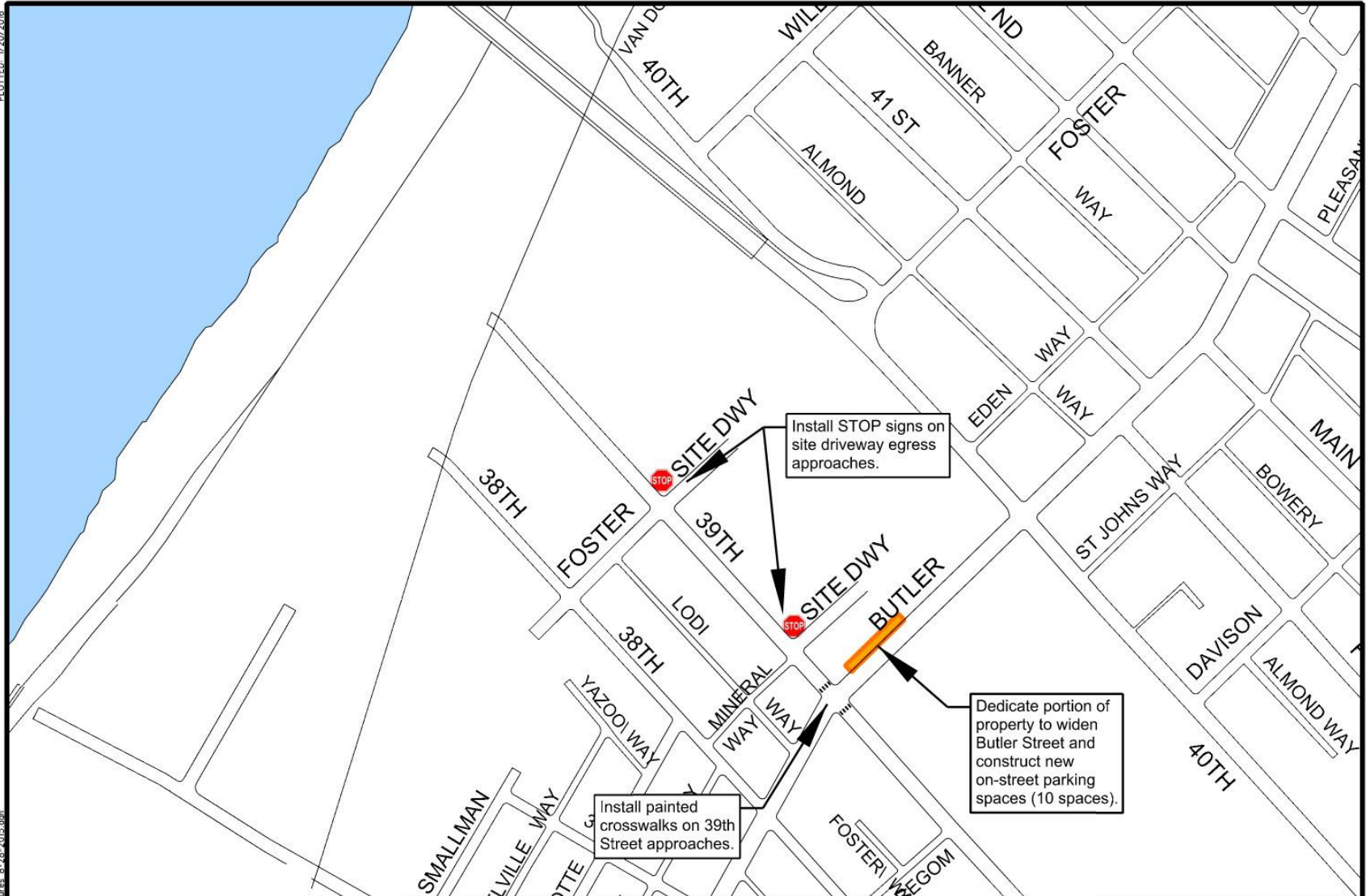






39<sup>th</sup> Street Townhomes



FILE NAME: P:\mha000\15106\ATIS Figures 8-28-2015.dwg PLOTTED: 1/20/2015



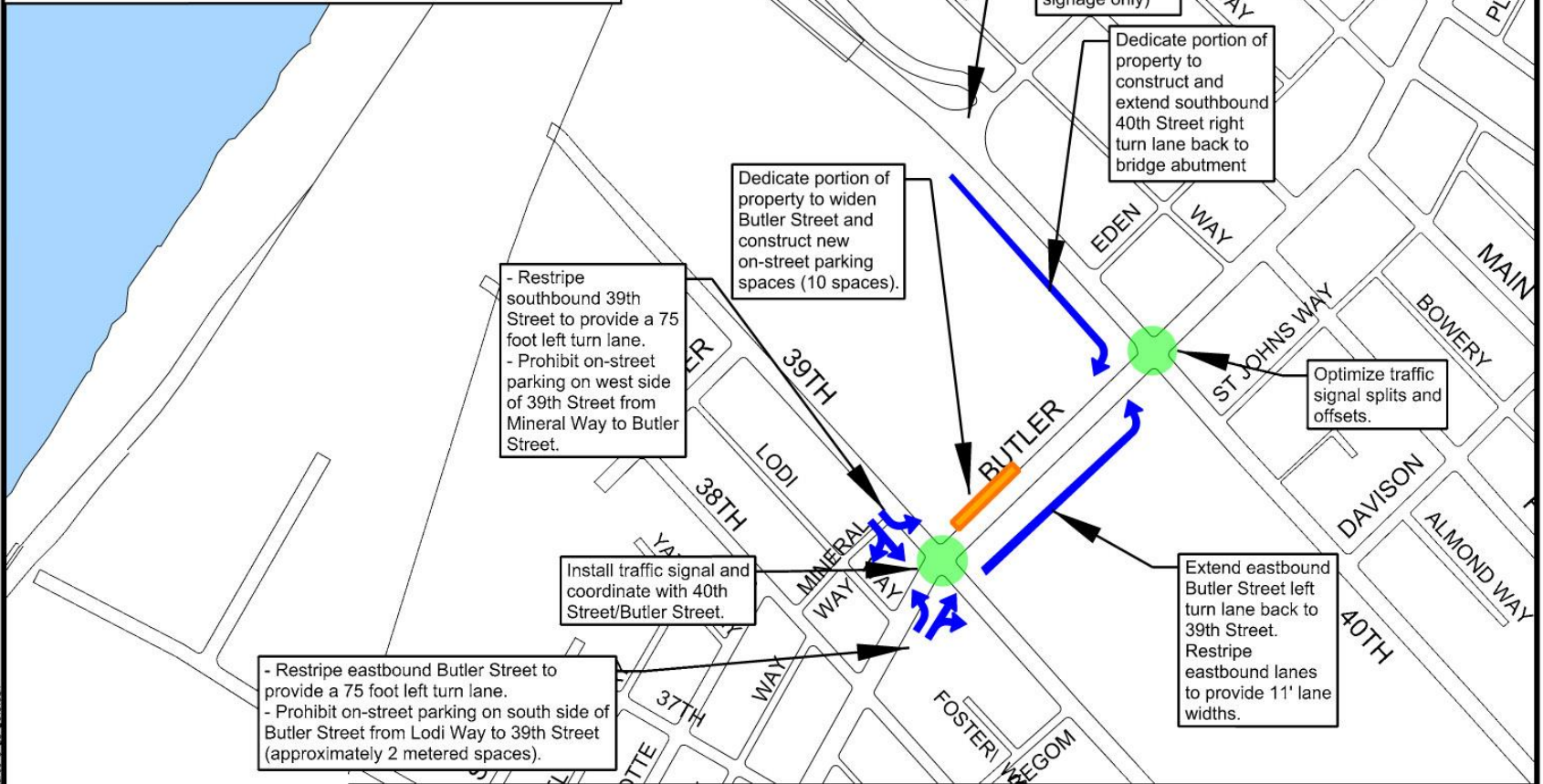
 SCALE: N.T.S.	 Transportation Solutions for Today and Tomorrow Twin Towers Suite 400 / 4955 Steubenville Pike Pittsburgh, Pennsylvania 15205 / (412) 490-0630	PROJECT NO. MILHA00- 15106	FIGURE <b>1</b> D.B. <u>CAD</u> C.B. <u>CAJ</u> REV. _____
		PROJECT: Proposed Arsenal Development Transportation Impact Study  TITLE: Phase One Recommended Improvements	

Traffic Impact Study: Phase One Only



FILE NAME: P:\mha000\15106\TIS Figures 8-28-2015.dgn

- Install "STOP" sign control on all site driveway egress approaches.
- Install "NO LEFT TURN" sign on 40th Street at Site Driveway #4
- Install "NO LEFT TURN" sign on Site Driveway #4 to 40th Street.
- Install "NO LEFT TURN" sign on Site Driveway #5 to Butler Street.
- Install "NO PEDESTRIAN CROSSING" sign on Butler Street approaches at the proposed promenade.
- Install bollards on promenade to prevent vehicular access.



SCALE: N.T.S.



Transportation Solutions for Today and Tomorrow  
Twin Towers Suite 400 / 4955 Steubenville Pike  
Pittsburgh, Pennsylvania 15205 / (412) 490-0630

PROJECT NO. MILHA00-15106

PROJECT: Proposed Arsenal Development  
Transportation Impact Study

TITLE: Master Plan  
Recommended Improvements

FIGURE

2

D.B. CAD  
C.B. CAJ  
REV.



FILE NAME: P:\mth000\15105\Butler\_39th\_Figure.dgn  
PLOTED: 1/20/2016



Traffic Impact Study





1. Butler Street Activation: Retail & Public Parking
2. 39<sup>th</sup> St.: New Signal with full Pedestrian Amenities
3. 40<sup>th</sup> St.: Optimized Signalization and turn lane
4. New Transit Shelter
5. Extended Right Turn Lane from 40<sup>th</sup> St. Bridge

6. Historic Arsenal Wall preserved
7. Historic Arsenal Officers Quarters preserved
8. Active Social Spaces and Public Connections
9. Public Park Space
10. Provisions for future Trail/Transit Opportunities

## Masterplan Highlights



## Community Efforts

- Lawrenceville Corporation / Lawrenceville United
  - Project Intro – Apr 23<sup>rd</sup> 2015
  - On-going discussions (RE Committees, Neighborhood Developer's Meetings, etc.) – May 2015 thru now
  - Continue to work on feasibility of public-private parking garage, private bike trail (Green Blvd 2.0) and potential bus loop.
- Bike PGH – July 21<sup>st</sup> 2015
- Keith Cochran (local historian and tenant) – May 2015 intro and on-going
- Immediate Neighbors (39<sup>th</sup> Street) – Jan 21<sup>st</sup> 2016
- Tonight – Jan 25<sup>th</sup> 2016

## Public Officials / City Agencies Outreach

- City Councilwoman Deb Gross – April 14<sup>th</sup> 2015
- PHMC Notification – April 30<sup>th</sup> 2015
- Mayor's Office - Chief of Staff Kevin Acklin – May 7<sup>th</sup> 2015
- Allegheny County Executive Rich Fitzgerald – July 8<sup>th</sup> 2015
- URA – July 20<sup>th</sup> 2015
- PWSA – July 20<sup>th</sup> 2015
- DPW – August 13<sup>th</sup> 2015
- Major Development Advisory Meeting (9 city agencies) – Oct 15<sup>th</sup> 2015
- Mayor's Office and City Councilwoman Update – Nov 4<sup>th</sup> 2015 and on-going

## City Planning / Zoning

- Pre-Application Meeting – May 26<sup>th</sup> 2015
- Masterplan Update/Review – Aug 20<sup>th</sup> 2015
- Draft Traffic Report Submitted – Sep 9<sup>th</sup> 2015
- Planning Update – Nov 6<sup>th</sup> 2015
- Contextual Design Advisory Panel(s) – Nov 17<sup>th</sup> (Masterplan and Design Guidelines) and Dec 1<sup>st</sup> 2015 (Phase I Site Plan / Design)
- Upcoming:
  - ZBA Hearing – Mar 3<sup>rd</sup> 2016

## Project Construction Timeline

- |                              |                  |
|------------------------------|------------------|
| ⇒ Phase 1 Construction Start | Summer 2016      |
| ⇒ Phase 1 Opening            | Late Summer 2017 |

# Project Timeline



## Transit Opportunities

### Preferred shuttle alignment

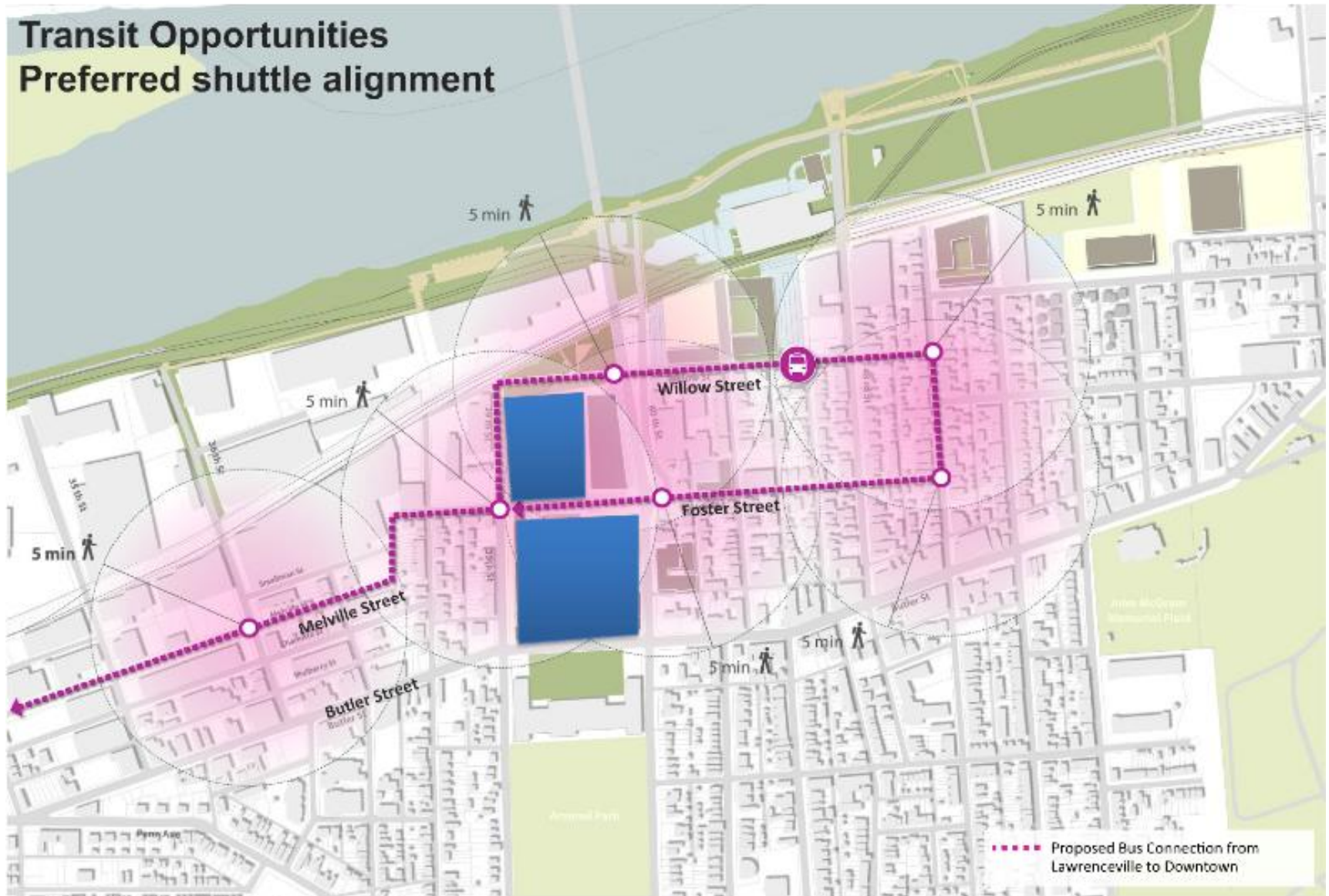


Additional Planning Efforts



# Transit Opportunities

## Preferred shuttle alignment



Propose Bus Connection through Melville, Willow and Foster for better connectivity to Downtown and ease major traffic away from Butler Street

0 100' 200' 400'

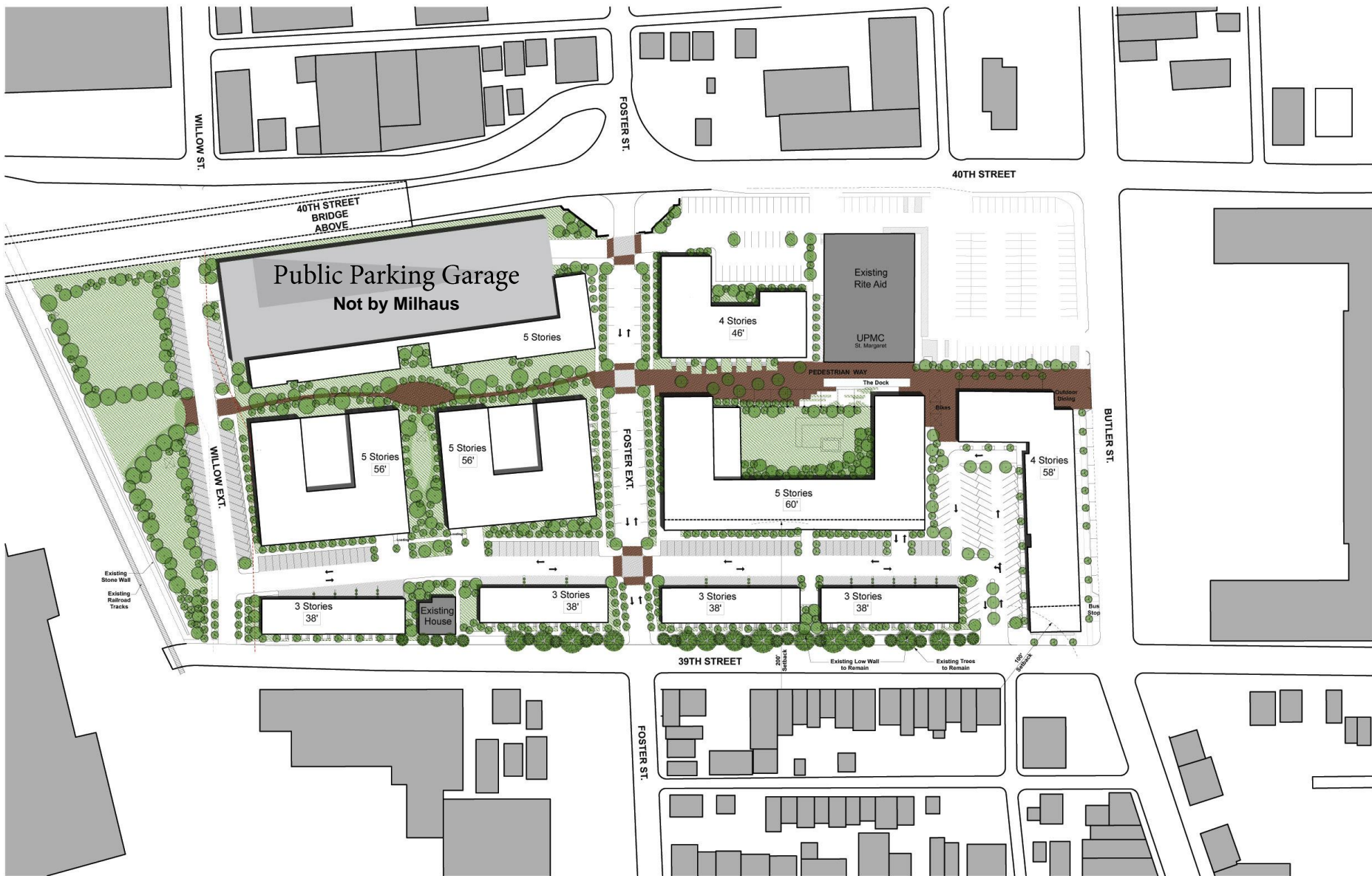


Additional Planning Efforts









Prepared for discussion purposes of site plan feasibility for a public parking garage only; feasibility dependent upon funding, timing, and traffic mitigation which is not addressed to date.



# ARSENAL TERMINAL

OPEN FOR QUESTIONS



Contacts:  
[shawn.kichline@milhaus.com](mailto:shawn.kichline@milhaus.com)  
[jourdan.woodruff@milhaus.com](mailto:jourdan.woodruff@milhaus.com)