

Clack Community Development Guidelines

OPEN HOUSE
November 9, 2021



studio for
spatial practice



Tonight's Agenda

1. **The future of the Clack Campus**
 - Overview
 - Process
2. **Design Guidelines**
 - Community Values
 - Site Design Guidelines
3. **Next Steps**
4. **Breakout Rooms**
5. **Wrap up**



Accessibility / Security



Accessibility

- LU and LC are committed to making these meetings accessible
- Can participate by phone - we will try to describe all visuals
- Please let us know any accessibility needs you have to participate fully!

Security

- “Zoom bombing” is when someone intentionally disrupts an online meeting
- We may disable functions, check in by chat, or end the meeting if it becomes too much to handle



The future of the
Clack Campus

Why Are We Here?

The County is moving its operations away from **The Frank B Clack Health Center** (Clack Campus) and is considering the future reuse of the site.

Lawrenceville Corporation and Lawrenceville United set out to create a set of **guidelines** for future uses and design based on community values and priorities to guide the future of the site.



Why Are We Here?

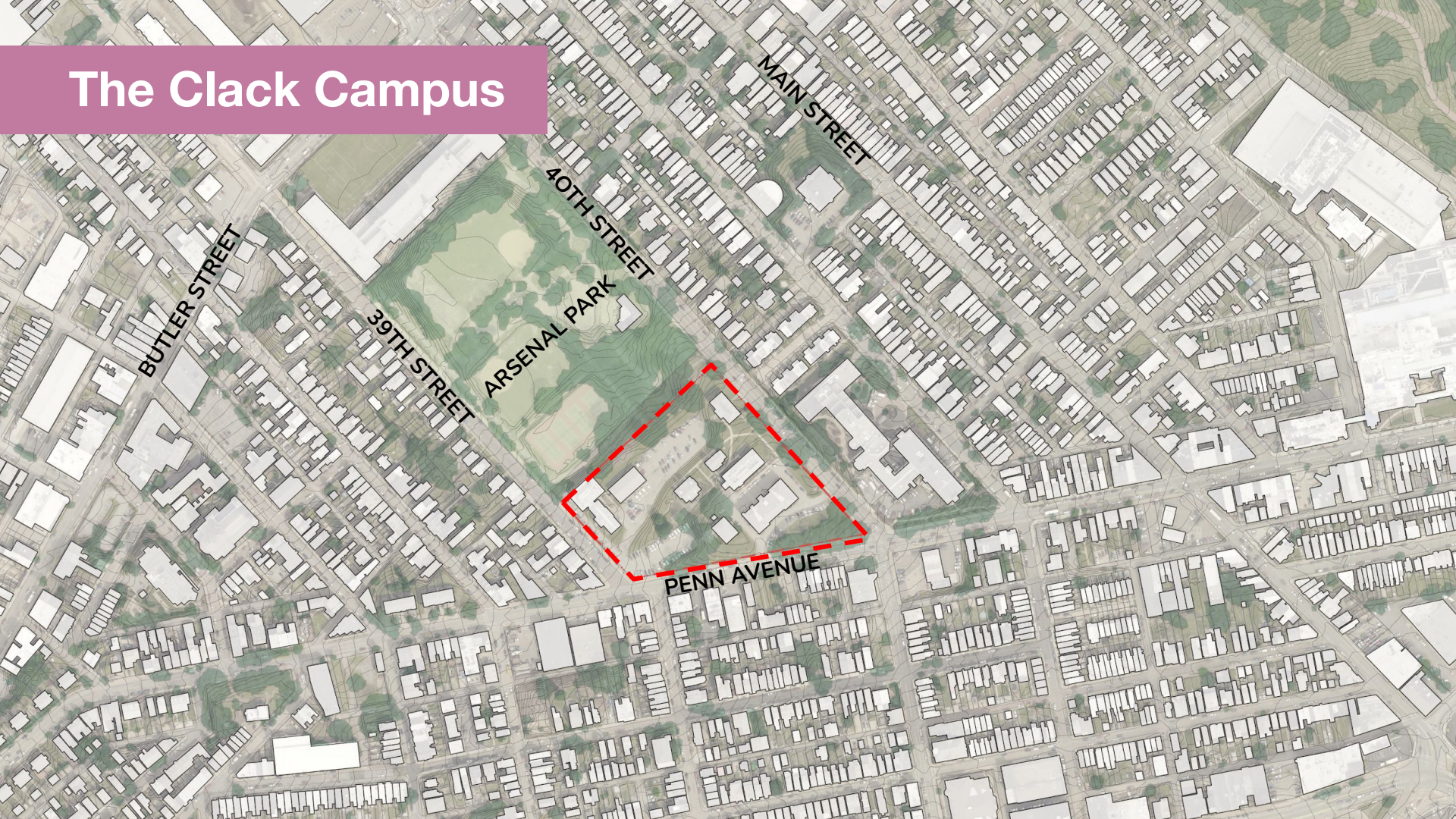
The County expects to completely vacate the site over the next two years.

The County has expressed intention to solicit development proposals over the next six months.

Our development guidelines are intended to shape this process based on community input and needs.



The Clack Campus



ARSENAL PARK

39TH STREET

PENN AVENUE

40TH STREET





Clack Campus Buildings:

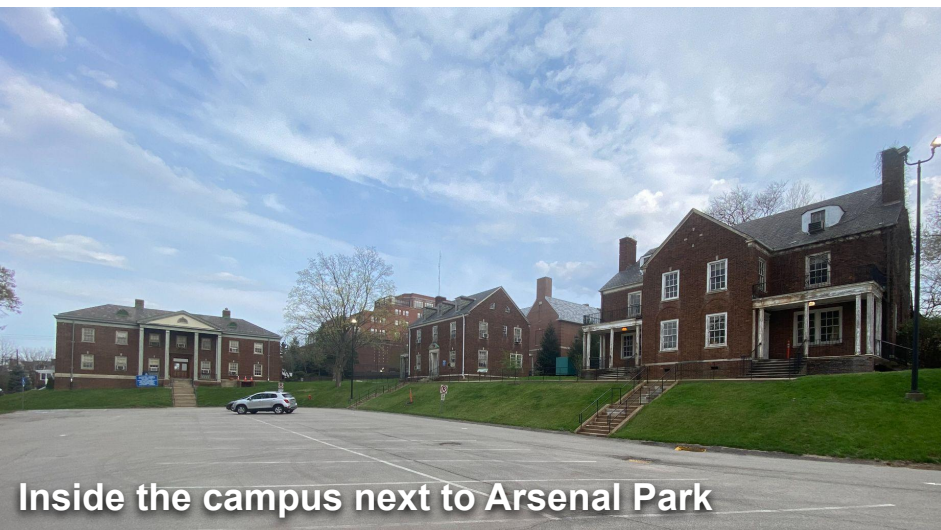
- #1** ACHD Offices
- #2** Shop
- #3** 3 Rivers Wet Weather Program
- #4** Storage
- #5** Allegheny County offices
- #6** ACHD Offices + Storage
- #7** ACHD Air Quality Program
- #8** Public Health Laboratory



Marine Hospital from Penn Avenue



Clack Campus from 40th Street



Inside the campus next to Arsenal Park



Looking into the campus from Arsenal Park





Marine Hospital - spacious light filled rooms



Marine Hospital exterior porches



Marine Hospital wide hallways & tall ceilings



Historic Arsenal buildings vaulted interiors

Campus History

Indigenous Land & Shannopin Town

The Allegheny Arsenal (1814-1909)

1810s to 1820s - Building #2 and #6 built

The U.S. Marine Hospital (1909-1939)

1910 - Building #1 (the Hospital) built

1933 - Buildings #3, #4, and #5 built

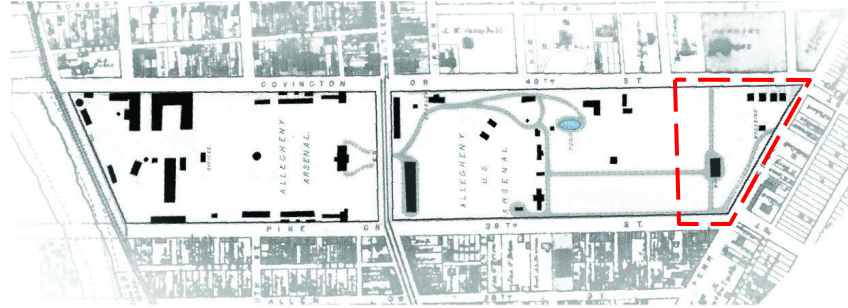
The Arsenal Health Center (1940-Present)

1970's - Building #7 built

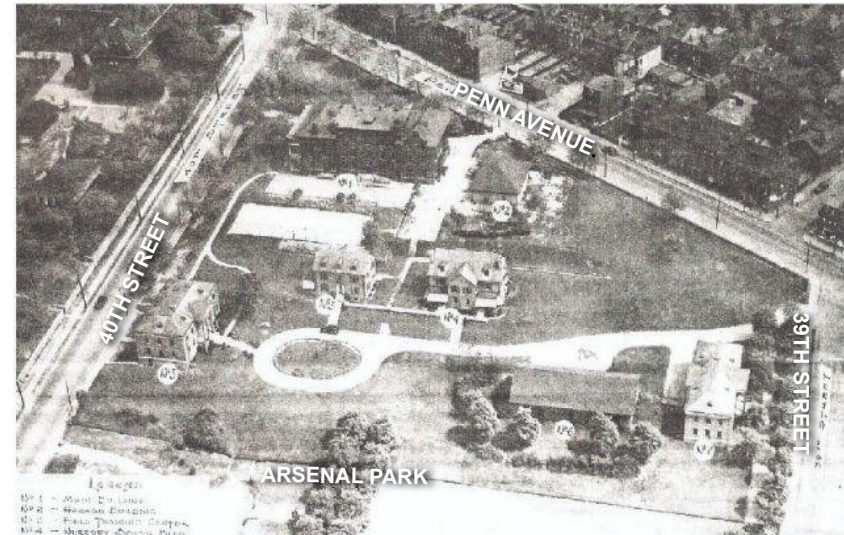
2009 - Building #8 (Lab) built

A variety historic designations will shape any future changes to the site. Renovations would be eligible for tax credits.

US Arsenal (1872 map)



US Marine Hospital (1940 photo)



Guidelines Process

Workshop #1 April 13th and 17th

Survey April to Present

Workshop #2 June 29th and July 24th

Affinity Group Meetings mid-October

Open House Today

Final Guidelines late-November



Workshop #1

Explore community values

Image potential futures

Activities:

- 1. What is your favorite neighborhood memory?**
- 2. What could the Clack site become in the future?**

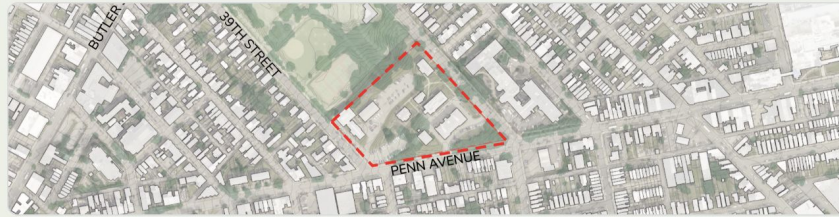




Survey

Survey of Community Values

167 Respondents

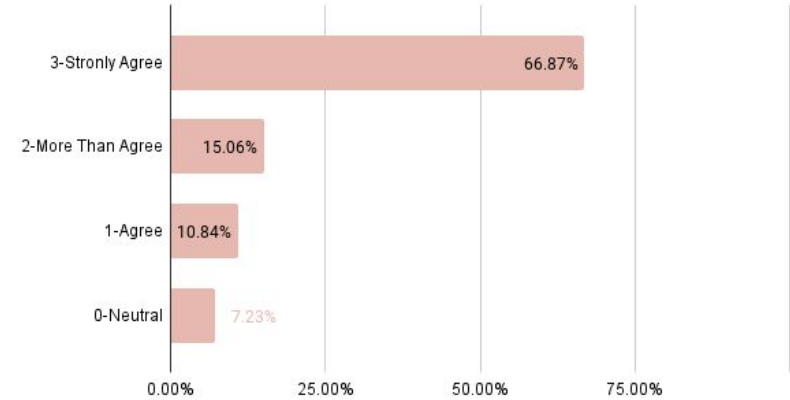


Community Survey for Clack Site

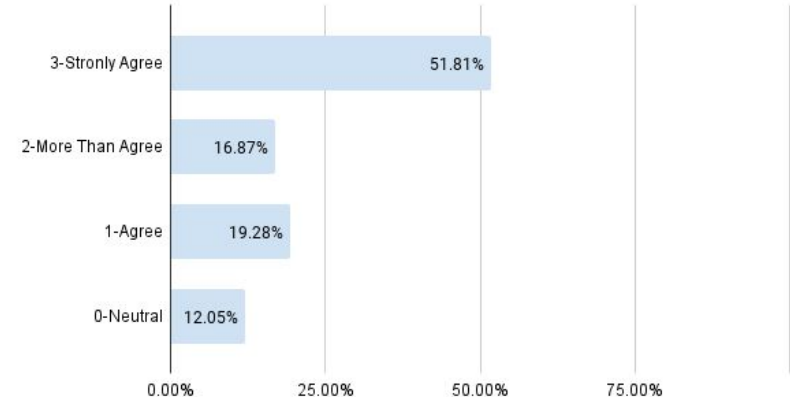
Thank you for taking the time to voice YOUR opinions about the future of the Clack site!

Lawrenceville Corporation & Lawrenceville United, in partnership with Allegheny County Economic Development, are working with Studio for Spatial Practice & Kisha Patterson to facilitate a process to identify the community's shared vision and priorities as it relates to any future redevelopment of Lawrenceville's Clack site, along Penn Ave. between 39th &

Connect the site to Arsenal Park with new accessible and gentle pedestrian connections from Penn Ave



Incorporate safe and inclusive spaces accessible to all community members such as arts center, activity center, or small community event space



Workshop #2

Respond to different development scenarios

Identify preferred uses

Activities:

- 1. Choose a scenario model.**
- 2. Add potential “uses” flags.**







Affinity Groups

Additional outreach to groups that have been:

- historically marginalized
- less represented in past planning processes
- disproportionately harmed by redevelopment in Lawrenceville
- identified by community as target populations for future development

- **People with Disabilities**
- **Older Adults**
- **Children**
- **Displaced Former Residents**
- **Single Mothers**
- **Immigrant & Refugees**
- **and others.**



Design Guidelines

Design Guidelines

Community Values:

Community goals for the future of the campus.

Guidelines:

Design guidelines for uses, open space, building reuse, and new development.

Scenarios:

Examples of how the campus might be reused and redeveloped.

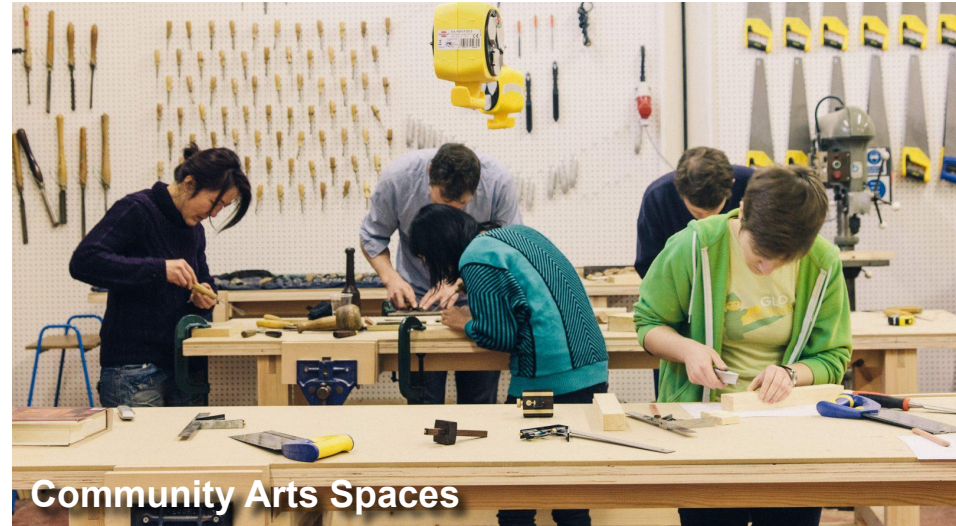
Community Values

1. Community + Public Benefits

- Safe, inclusive and welcoming community uses: arts, recreation, health care, senior services, child care, adult education, etc.
- Affordable housing to support a broad range of incomes and household types.
- Affordable small commercial spaces.
- Uses that support Lawrenceville's most marginalized residents.



Educational Spaces



Community Arts Spaces



Mixed Income Cooperative Housing



Supportive Affordable Rental Housing



Multigenerational Cohousing



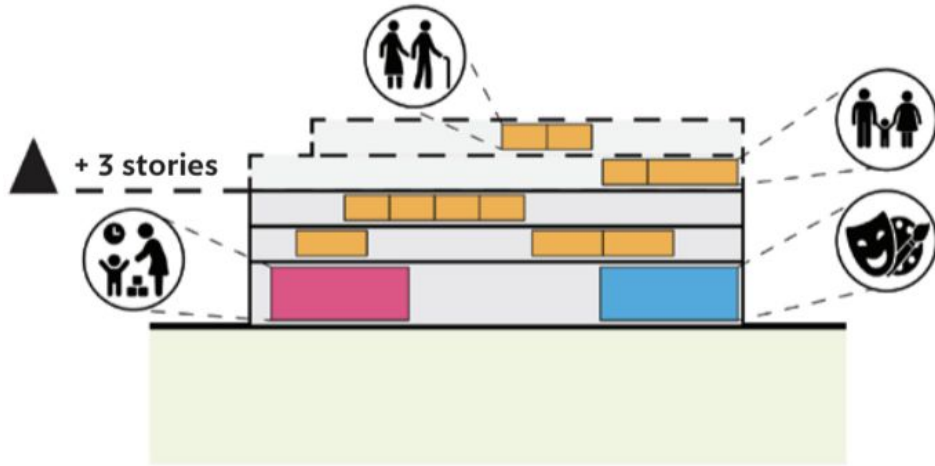
Small Affordable Commercial Spaces

Draft Guideline

1. Community + Public Benefits

- 1.1 Include a **mix of affordable housing unit types and sizes**, potentially including housing intended specifically for families and seniors and people with disabilities. Height Variances above 3 stories will only be supported for projects that provide affordable housing unit counts that **significantly exceed the 10% required by inclusionary zoning**.

- 1.2 Integrate **small-scale and affordable commercial spaces** to support community uses, local business, and arts uses.



Community Values

2. Connectivity + Accessibility

- Publicly accessible open space that is an extension of Arsenal Park
- Gentle accessible pedestrian connections through the campus
- Uses that complement and activate Arsenal Park
- Priority access by walking, cycling, and transit
- Parking shielded from public space





Public Open Spaces



Pedestrian, Bike and Transit Friendly



Complementary Uses Facing Arsenal Park

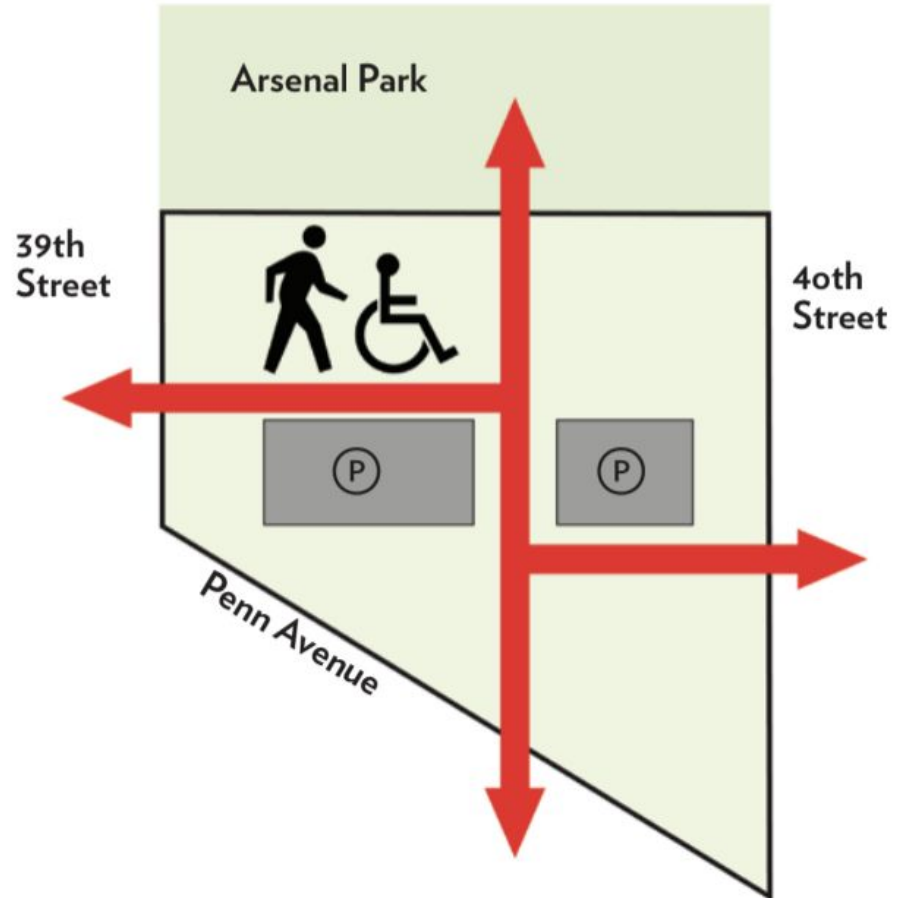


Integrated Convertible Structured Parking

Draft Guideline

2. Connectivity + Accessibility

- 2.1 Create **new accessible pedestrian connections through the site** between Arsenal Park, Penn Avenue, 39th and 40th Streets. At a minimum, create a 12-ft wide ADA accessible public pedestrian path from Penn Avenue to Arsenal park between buildings 1 and 2.
- 2.2 **Shield parking** from street and park edges by consolidating it in the middle of the site.
- 2.3 Prioritize access by **walking, cycling & transit**.



Community Values

3. Recreation + Open Space

- New recreational spaces to complement Arsenal Park
- Maintained tree canopy and ecologically rich landscapes
- Community gardens
- Outdoor community event spaces
- Public space for pets





Community Food Gardens



Community Event Space



Dedicated Farmers Market Space

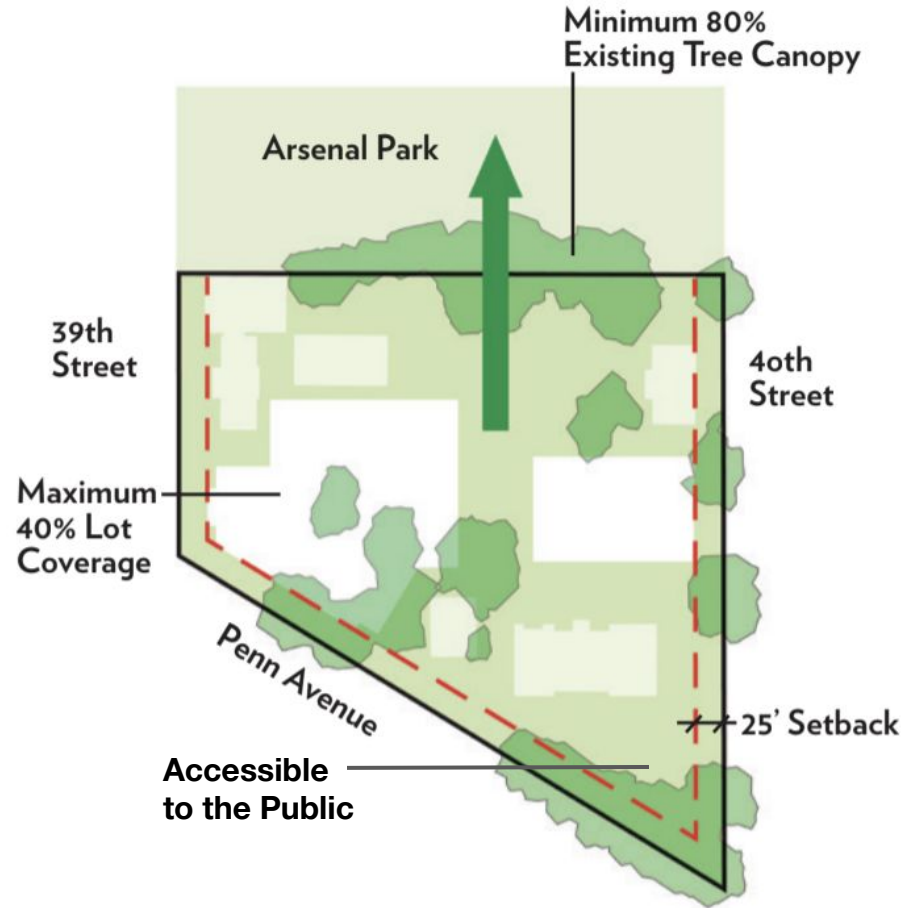


Public Spaces for Pets

Draft Guideline

3. Recreation + Open Space

- 3.1 Enhance the **connection to Arsenal Park** and preserve the campus character of the site by not exceeding a **maximum of 40% total lot coverage**, with a majority of site open space **accessible to the public**.
- 3.2 Maintain at least a **25-ft setback** along the street edges.
- 3.3 Preserve at least **80% of the existing tree canopy** on the site, and replace any tree removed.



Community Values

4. History + Reuse

- Reuse and renovation of the most important historic buildings
- Celebration of Arsenal and Lawrenceville history
- Publicly accessible uses in historic buildings
- New buildings that complement and do not overwhelm historic structures



Creative Renovation of Unique Spaces



Adaptive Reuse of Historic Arsenal Structures



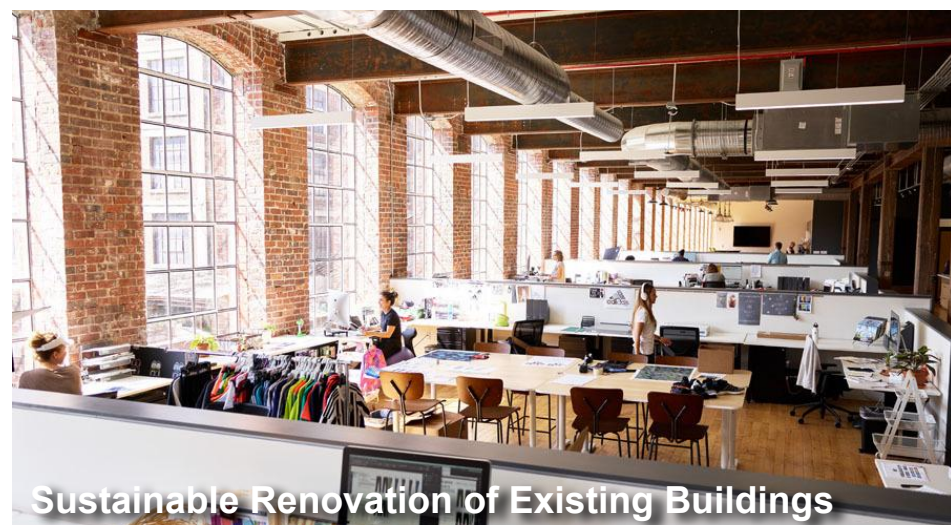
Publicly Accessible Uses in Historic Buildings



New Buildings that Don't Overwhelm Historic Ones



Creative Integration of Old and New Elements

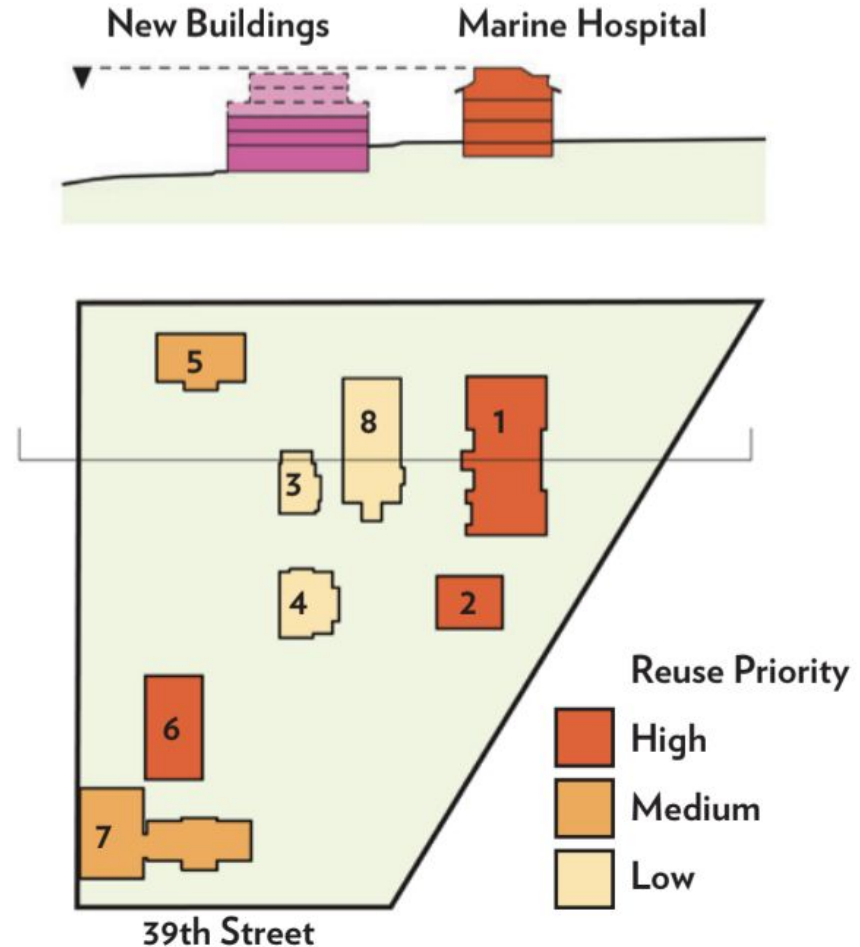


Sustainable Renovation of Existing Buildings

Draft Guideline

4. History + Reuse

- 4.1 **Renovate, reuse, and incorporate publicly accessible uses** in buildings 1, 2, and 6. If possible, renovate and reuse buildings 5 and 7.
- 4.2 Bias any **new taller buildings** to the **middle of the site** and do not exceed the **height of the Marine Hospital** building roof with any new building.



Scenarios

Building Reuse Potential

Up to **75** units of **Housing**

10% affordable - 8 units

30% affordable - 23 units

Could include ground floor

Community uses or limited

Retail uses (up to 14,000 SF)

Instead of housing some
upper floors could also be

Office (up to 40,000SF)



Scenarios

New Public Open Spaces

Up to **150** units of **Housing**

10% affordable - 15 units

30% affordable - 45 units

Could include ground floor

**Community uses or limited
Retail uses** (up to 20,000 SF)

Instead of housing some
upper floors could also be
Office (50,000SF or more)

Structured Parking



Scenarios

New Public Open Spaces

Up to **220** units of **Housing**

10% affordable - 22 units

30% affordable - 66 units

Could include ground floor

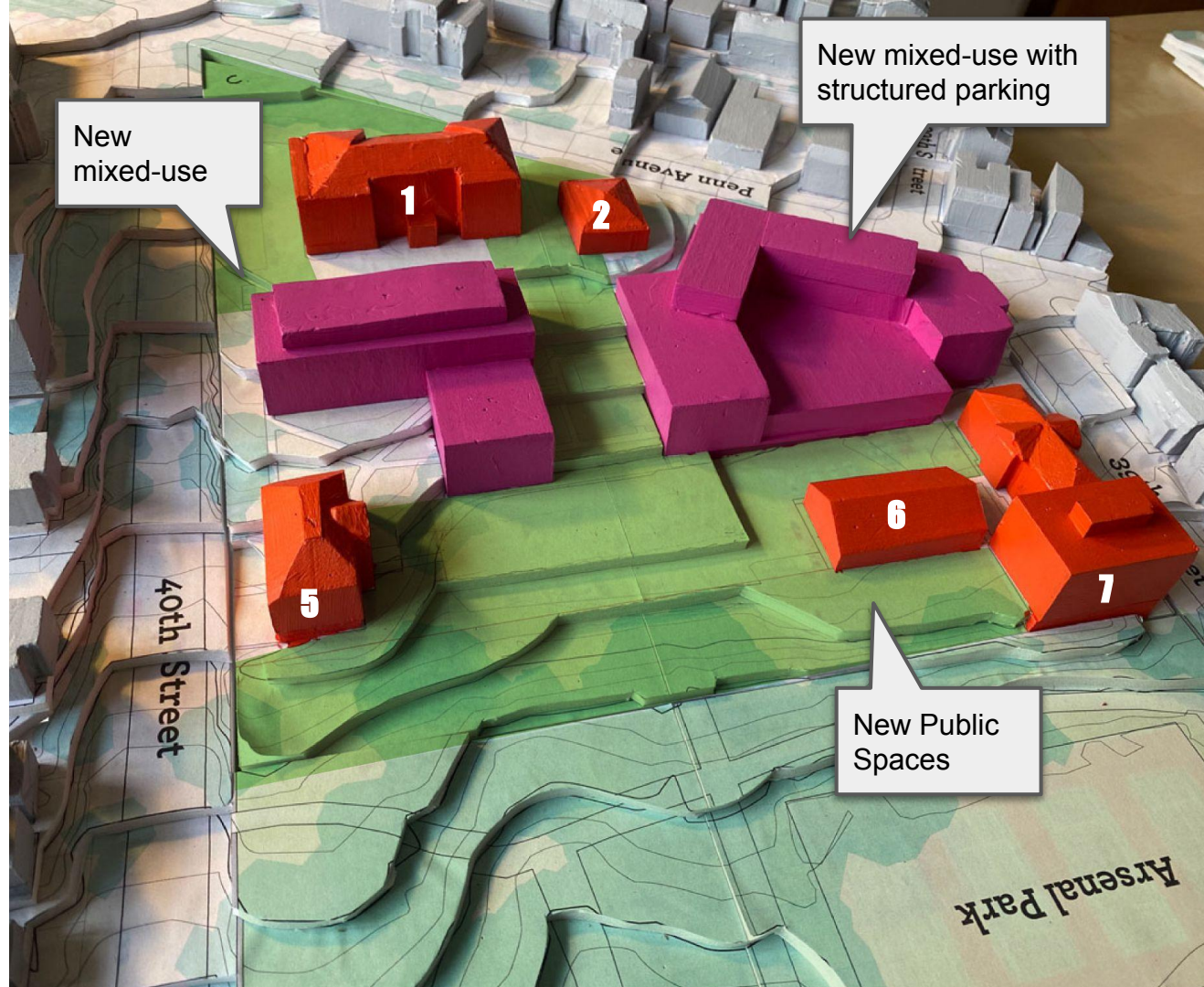
Community uses or limited

Retail uses (up to 20,000 SF)

Instead of housing some
upper floors could also be

Office (50,000SF or more)

Structured Parking



Scenarios

New Public Open Spaces

Up to **275** units of **Housing**

10% affordable - 28 units

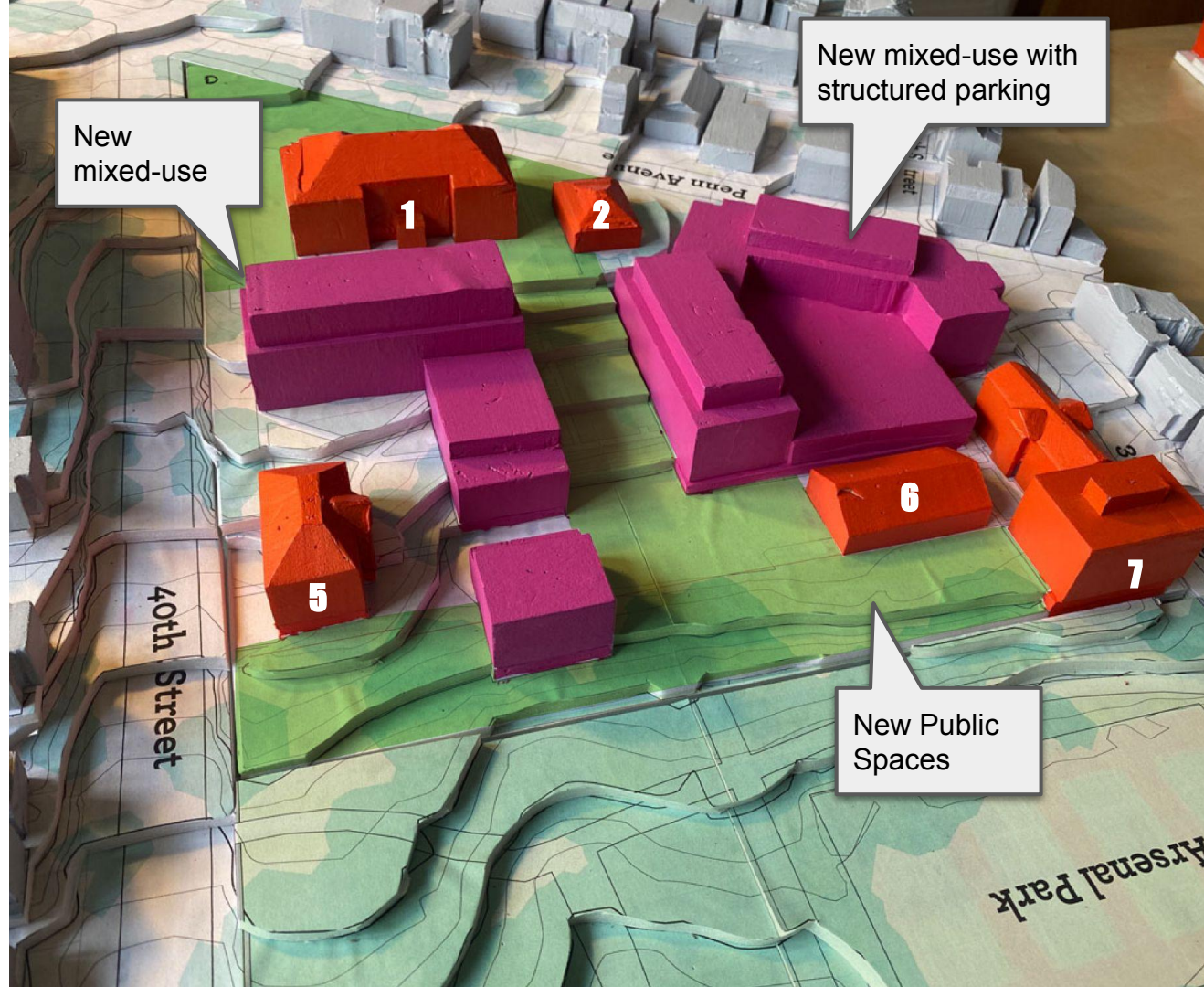
30% affordable - 83 units

Could include ground floor

**Community uses or limited
Retail uses** (up to 25,000 SF)

Instead of housing some
upper floors could also be
Office (50,000SF or more)

Structured Parking



Next Steps

Guidelines will be finalized by Nov. 16th using feedback from tonight's meeting and Steering Committee Input, and released by the end of November.

LU/LC will provide a briefing to partners, elected officials on the document and community's vision for the space.

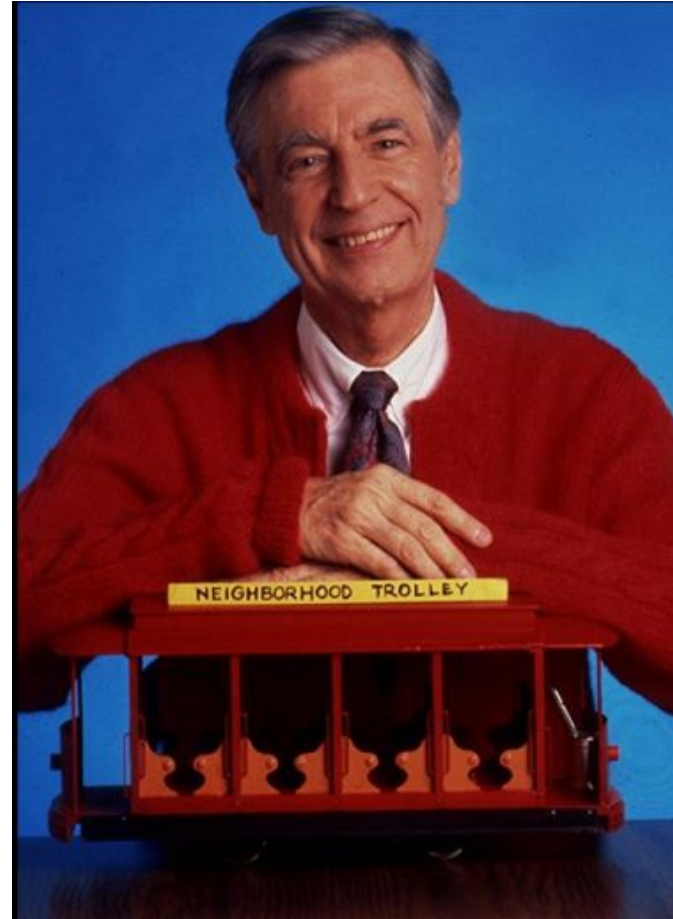
Not only a resource for the County and future Developer, the Guidelines will also serve as a tool for community organizing and advocacy if/when the site transitions.



Community Agreements

Be neighborly.

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



Breakout Rooms

Chat and Open Discussion.

What did you like? What could be improved?

What questions do you still have?

20-30 minutes, followed by re-convening!



How To Get Involved

Lawrenceville United & Lawrenceville Corporation will continue to help steer the community's vision in this development's future. But we need YOUR voice. Stay updated at through our websites and newsletters.

Lawrenceville United
info@LUnited.org

Lawrenceville Corporation
emily@lawrencevillecorp.com



**Thank you for taking part in
YOUR community!**

Lawrenceville United

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Community Values

1. COMMUNITY + PUBLIC BENEFITS

- 1.1 Incorporate safe and inclusive spaces accessible to all community members such as arts center, activity center, or small community event space.
- 1.2 Prioritize uses that benefit the community and support the needs of Lawrenceville's most marginalized residents.
- 1.3 Celebrate the vibrancy of the neighborhood with public art incorporated into public spaces and buildings.
- 1.4 Retain some uses on the site that support community health, such as the air quality monitoring station or family health center.



Community Values

2. CONNECTIVITY + ACCESSIBILITY

- 2.1 Make the open spaces on the site **accessible and welcoming** to the public.
- 2.2 Connect the site to **Arsenal Park** with new accessible and gentle pedestrian connections from Penn Ave.
- 2.3 Celebrate the **historic perimeter wall** while also enhancing pedestrian access into the site.
- 2.4 Support pedestrian safety enhancements to the **intersections at 39th and 40th Streets**.
- 2.5 Prioritize and support future users accessing the site by **transit, cycling and walking**.



Community Values

3. RECREATION + OPEN SPACE

- 3.1 Include recreational spaces to diversify and expand offerings in Arsenal Park and the neighborhood.
- 3.2 Maintain the tree canopy on site and design landscapes that support biodiversity and wildlife.
- 3.3 Provide space for community gardens and food production.
- 3.4 Incorporate outdoor public spaces to support community events such as an amphitheater or covered structure.
- 3.5 Include designated spaces for pets and pet owners.



Community Values

4. PRESERVATION + HISTORY

- 4.1 Keep and renovate the existing buildings on the Clack site.
- 4.2 Maintain the scale, rhythm, and campus character of the site by maintaining some open space.
- 4.3 Design new buildings to harmonize with, but not mimic, the historic buildings with excellent design and high-quality materials.
- 4.4 Celebrate the history of the site with interpretive signage, and public art.
- 4.5 Create a small museum to showcase the history of Lawrenceville and the Arsenal.



Community Values

5. DESIRED USES

- 5.1 Include affordable housing for a mix of incomes, ages, abilities and household sizes, with an emphasis on housing for families and older adults.
- 5.2 Activate the Arsenal Park edge with a use that enhances the park, such as a small restaurant or recreational use.
- 5.3 Integrate affordable spaces for community and arts uses.
- 5.4 Support local businesses and employment opportunities with small scale commercial spaces and/or office space focused on Penn Avenue.
- 5.5 Support the ability of Lawrenceville residents to age in place with spaces for senior socializing and services.
- 5.6 Provide spaces for education, ranging from early childhood to community college and vocational training spaces.

