

# LAWRENCEVILLE COMMUNITY DEVELOPMENT ACTIVITIES MEETING

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Thursday, May 30 , 2024| 6:30 PM



LAWRENCEVILLE  
CORPORATION

Sign in at [bit.ly/LUSignIn](https://bit.ly/LUSignIn) if you're joining by  
Facebook Live or watching this as a recording



# Tonight's Agenda

- 1. Welcome (15 minutes)**
  - a. Introduction
  - b. Accessibility & Community Agreements
- 2. Community Process Overview (5 minutes)**
- 3. Proposed Development at 39th and Foster (50 minutes)**
  - a. Developer Presentation - 20 minutes
  - b. Q&A -30 minutes
- 4. Closed Community Conversation (15 mins)**
- 5. Upcoming Events & Closing (5 mins)**



LAWRENCEVILLE



UNITED



- **Mission:** to improve and protect quality of life for all Lawrenceville residents
- Membership of over 850 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.







- **Mission:** Driven by the Lawrenceville community, the Lawrenceville Corporation acts as the catalyst and conduit for responsible and sustainable growth.
- **Membership:** About 125, primarily business owners
- **Board:** Mostly comprised of residents, property owners, and business owners and elected by our membership - 16 members
- **Programs:** Business district management, mobility, policy and advocacy, community planning and development, real estate development, and communications and marketing
- **History:** Formed in January 2000 as a merger of the Lawrenceville Development Corporation (LDC) and the Lawrenceville Business Association (LBA)



# Accessibility

## Accessibility

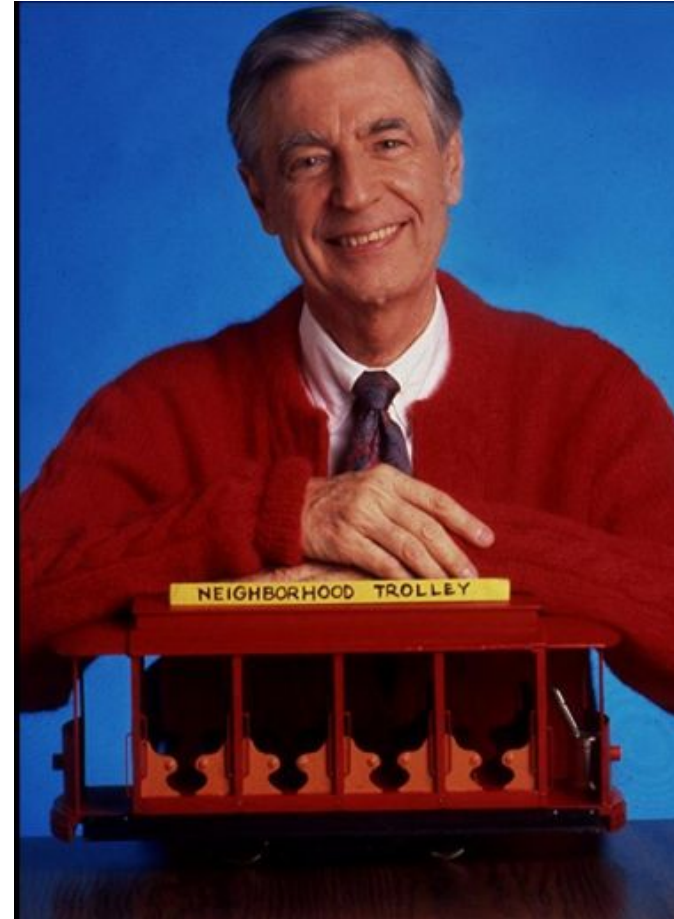
- LU and LC are committed to making these meetings accessible
- Let us know about any accommodations you need to fully participate
- If joining by Facebook Live, drop comments/questions in the chat



# 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.**



## 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 Development at 39th and Foster

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## *Developer Presentation*

32 39<sup>th</sup> St  
Pittsburgh, PA

# Neighborhood Meeting

May 30<sup>th</sup>, 2024



DALIAN DEVELOPMENT

# Presentation Outline

1. Introduction
2. Project Team
3. Project Overview
4. Design Details
5. Community Benefits
6. Timeline and Next Steps
7. Questions





# About **Dalian Development**

## **BUILD FOR LONG TERM**

Dalian is a long-term holder of all its real estate, and we are constantly reinvesting in the communities in which we build.

## **BEST-IN-CLASS**

Dalian's completed projects represent best-in-class across service, design, style and quality.

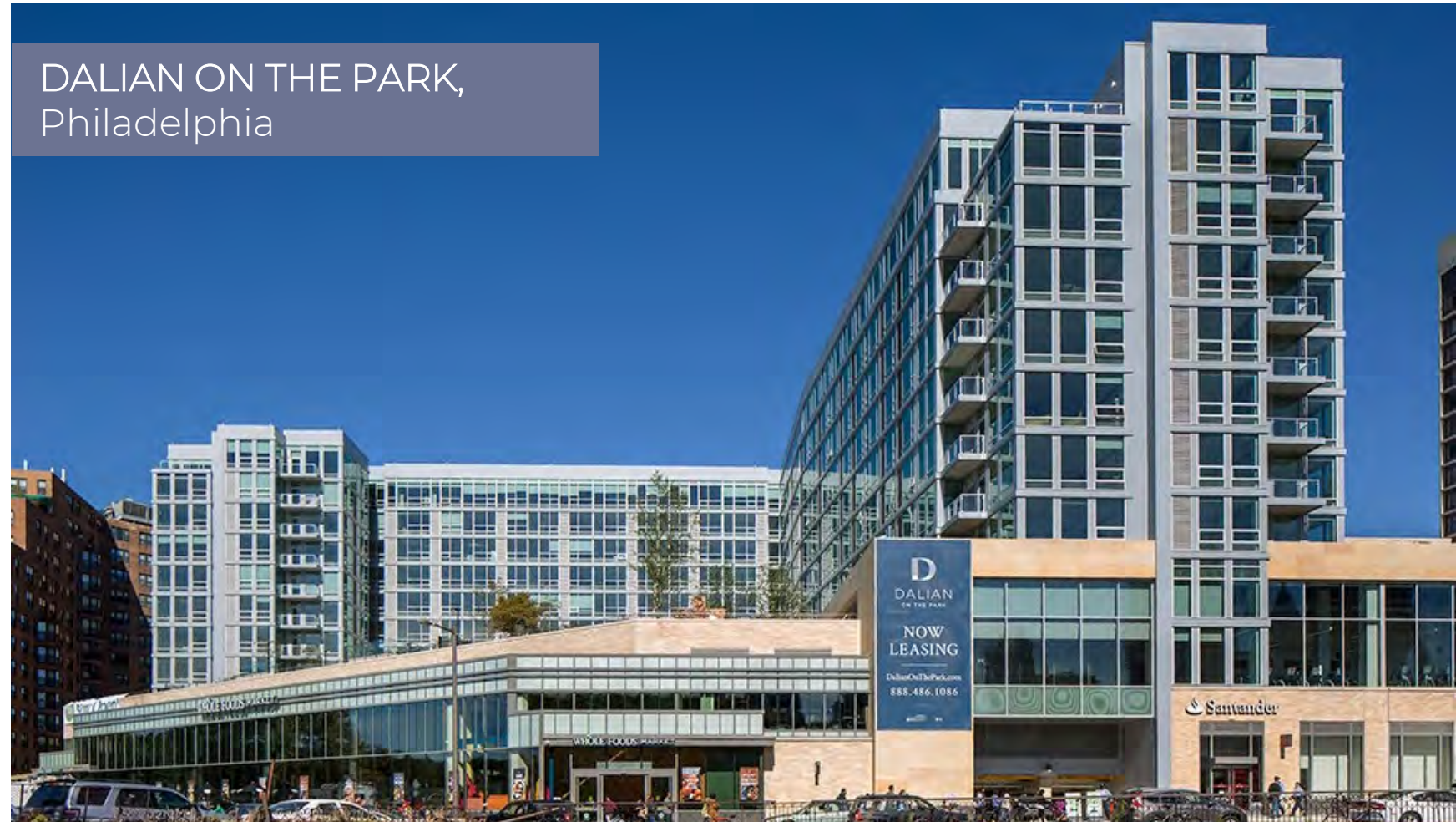
## **CELEBRATE LOCAL**

We listen to civic needs and desires to bring out the best in our communities. We're inspired by the context and culture of the local community.



**DALIAN**DEVELOPMENT

DALIAN ON THE PARK,  
Philadelphia



DALIAN 151  
San Antonio





# Design Team

Project Architect



Pre-Construction Consultant



Civil Engineering



Traffic Engineer



Structural Engineering



MEP



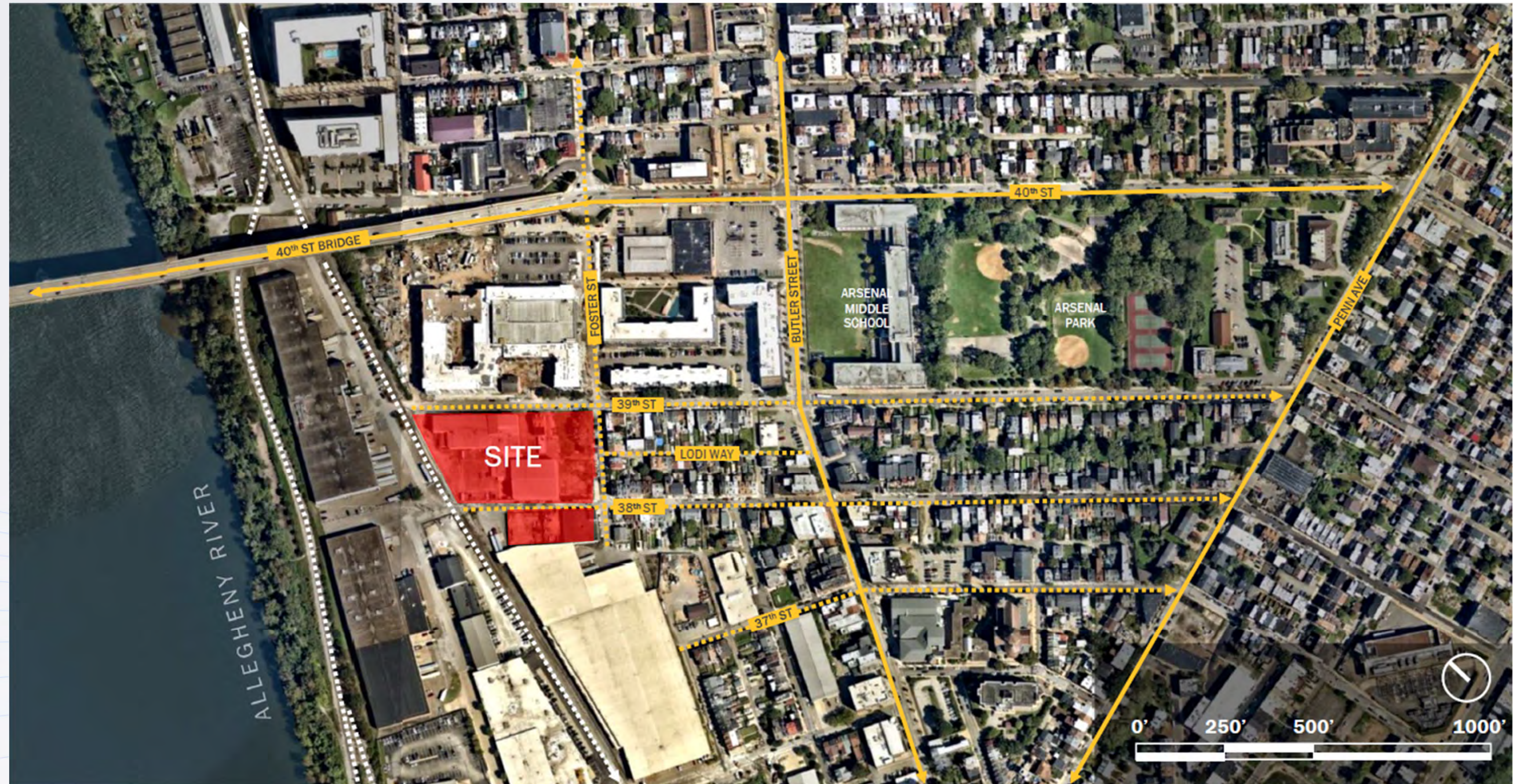
# Project Overview



DALIAN DEVELOPMENT



# Neighborhood Map





# Existing Conditions

## 32 39th ST

- 2.3-acre site
- On the corners of 38th and 39th street
- Foster Street on the southeast side of the site.
- Two existing warehouse building
- Leased by: Sarcos Technologies and UATC-Aurora

## Foster Street Adjacent Site

- .76 acres
- Existing warehouse with lot for parking





# PROJECT DETAILS

- **300 Traditional Apartments**
- **34 Affordable Apartments**
- **5 Stories - One level of partially below-grade parking**
- **Over 100 bike parking spots**
- **Over 300 car parking spots**
- **2 Interior courtyards, with pool and rooftop deck**





# Design Details



DALIAN DEVELOPMENT

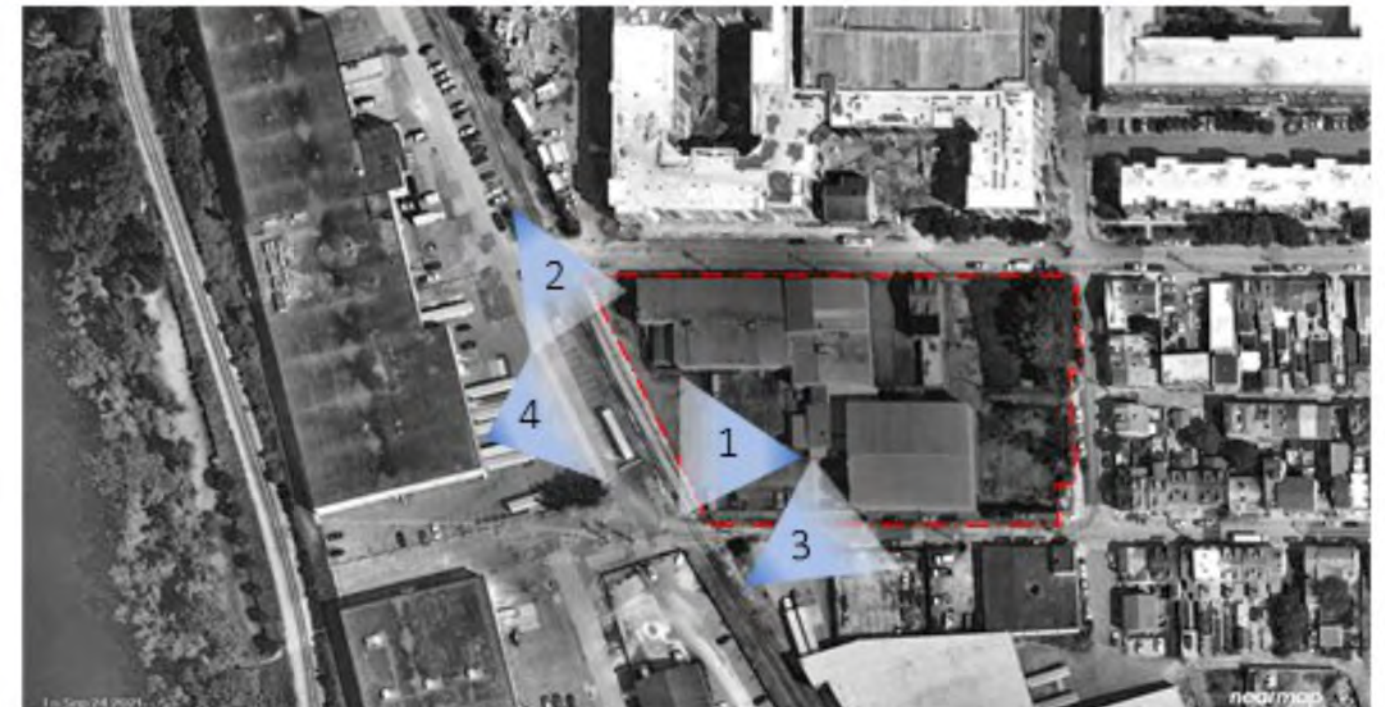
# About Perkins Eastman

## **CREATIVE SOLUTIONS BUILT AROUND THE NEEDS OF PEOPLE**

Design can have a direct, positive impact on people's lives. We design places and spaces that put the user at the heart by employing best practices, sustainability, and a thorough understanding of our clients' missions and operations. Our diverse teams partner with our clients globally to deliver next-generation projects that are uniquely suited to users who will live, work, play, learn, age, and heal within the environments we plan and design.

*Human by Design*

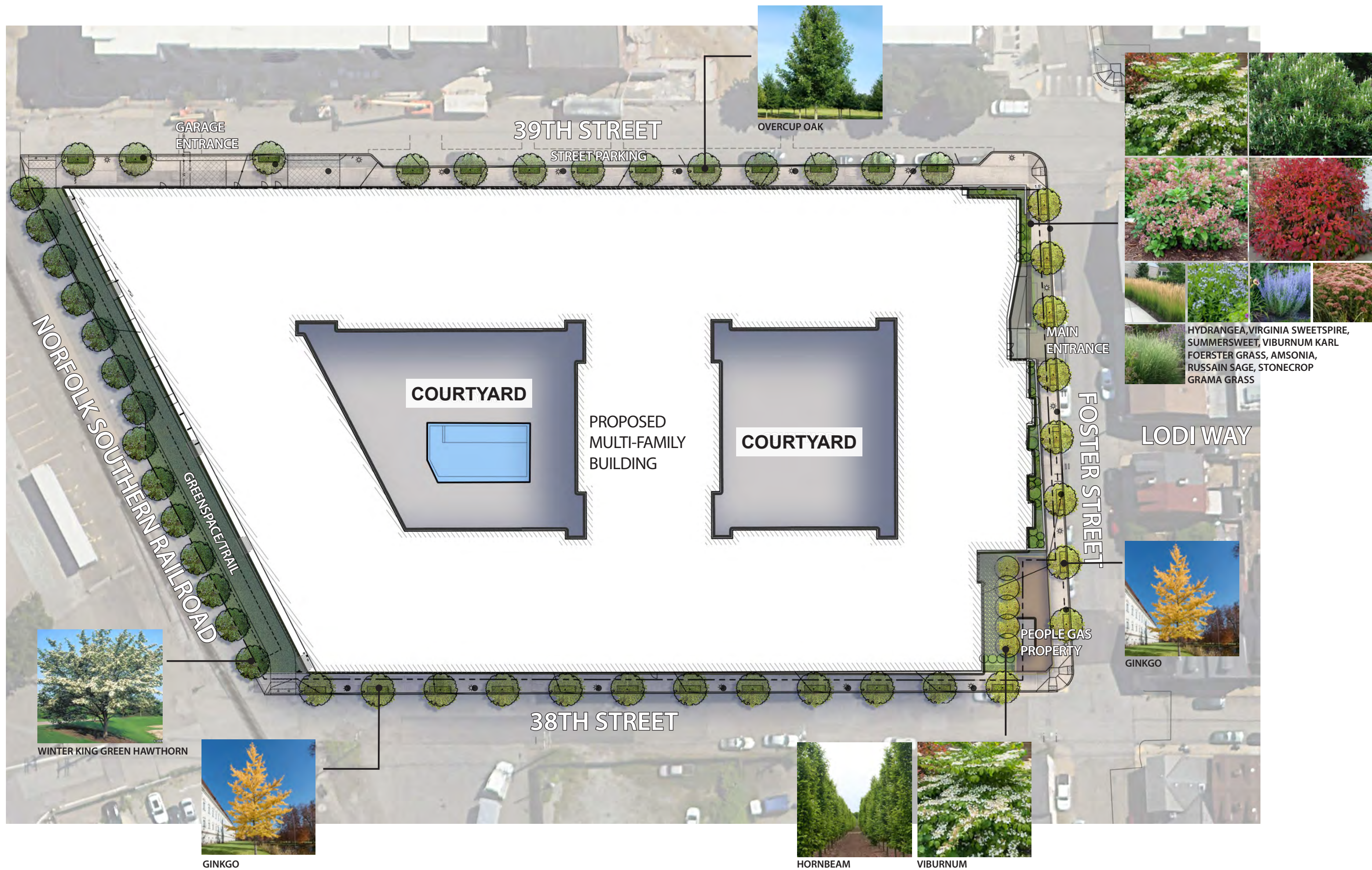








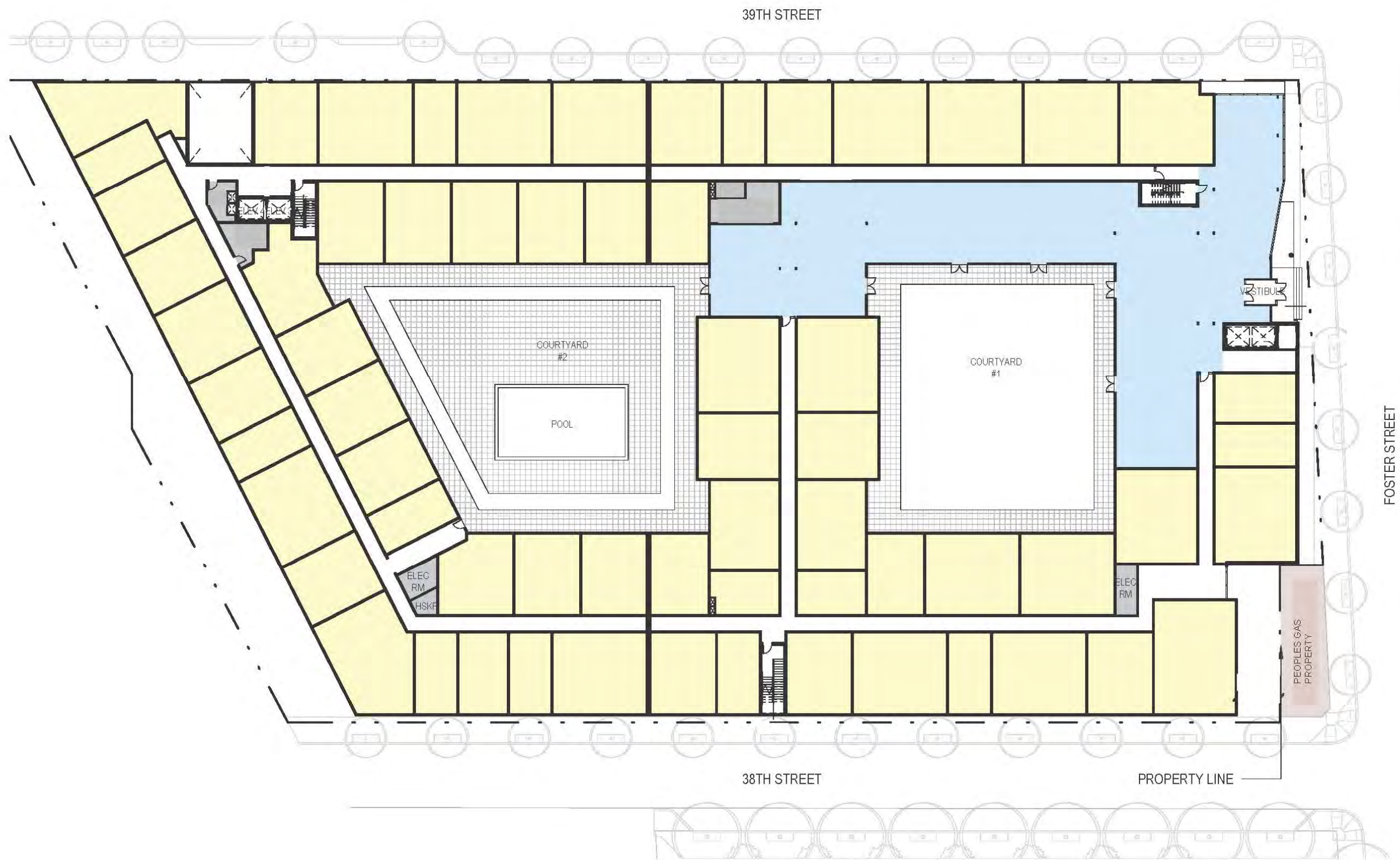






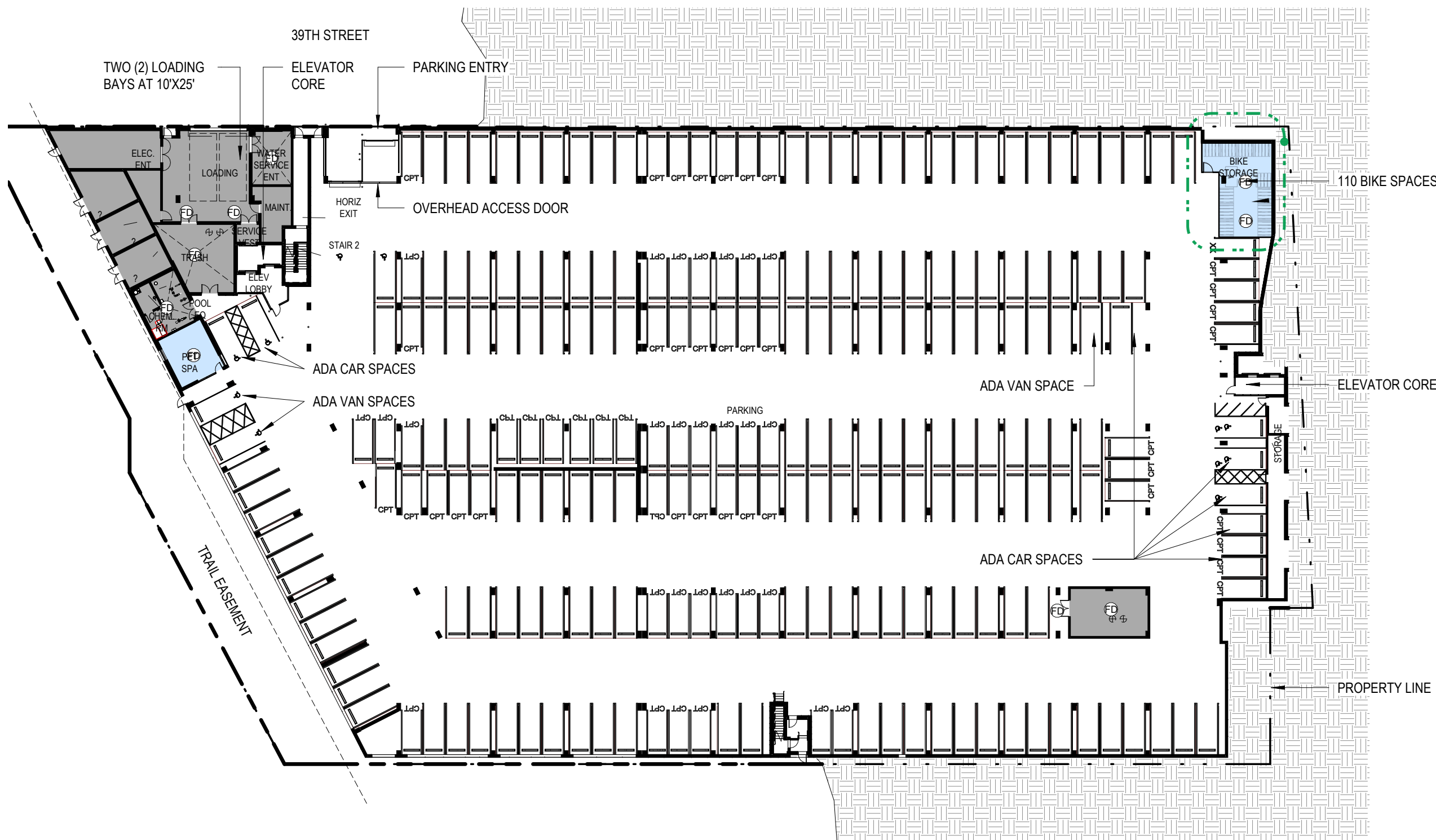
PROGRAM LEGEND

- AMENITIES
- CIRCULATION
- SUPPORT
- UNITS
- VERTICAL CIRCULATION



32 39TH STREET

FIRST FLOOR PLAN



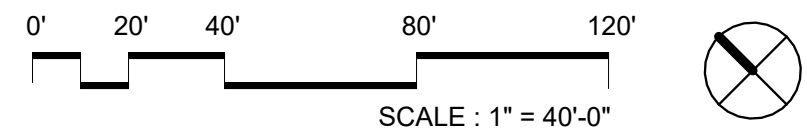
**PARKING SPACES:**

245 - TOTAL SPACES

STANDARD: 186  
 COMPACT: 52  
 ACCESSIBLE CAR: 5  
 ACCESSIBLE VAN: 2

**PROGRAM LEGEND**

AMENITIES  
 PARKING  
 SERVICE / BOH



32 39TH STREET

GARAGE FLOOR PLAN







32 39TH STREET

39<sup>th</sup> & FOSTER ST



**PERKINS  
EASTMAN**





32 39TH STREET

FOSTER STREET PERSPECTIVE



**PERKINS  
EASTMAN**





32 39TH STREET

39TH STREET PERSPECTIVE







32 39TH STREET

TRAIL SIDE PERSPECTIVE







32 39TH STREET

38<sup>th</sup> & FOSTER ST



**PERKINS  
EASTMAN**





32 39TH STREET

ENTRANCE VIEW



**PERKINS  
EASTMAN**



# Community Benefits



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# Proposed Trail Easement

CONSISTENT WITH ALLEGHENY RIVERFRONT GREEN BOULEVARD PLAN



Proposed Condition at 43rd Street

The Allegheny Riverfront Green Boulevard Plan reuses the existing Allegheny Valley Railroad infrastructure as a mixed mobility path and in the process provides broader transportation choices and better access.



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# Adequate Public & Private Parking



## RESIDENT PARKING

Parking: 300+ spaces

- Garage: 245+ spaces
- Surface: 55 spaces
- Parking Ratio: 0.9 spaces per unit

## PUBLIC PARKING

Street Parking

- Street Parking on 39th, 38th and Foster Street will remain available for public parking once the building is complete.
- New curbs and sidewalks will make street parking easier and safer



# Tree Canopy

80+ TREES PLANNED ON SITE



There are only four existing street trees on site. The redevelopment will increase the tree canopy by more than 10 times through a combination of 35+ street trees and 50+ on-site trees



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# Undergrounding Public Utilities



Above grade electrical and telecom lines are an eye sore on Foster street, 39<sup>th</sup> and 38<sup>th</sup> Street. The development team is working with Duquesne light and will fund the undergrounding of these public utilities when technically feasible as part of the redevelopment.



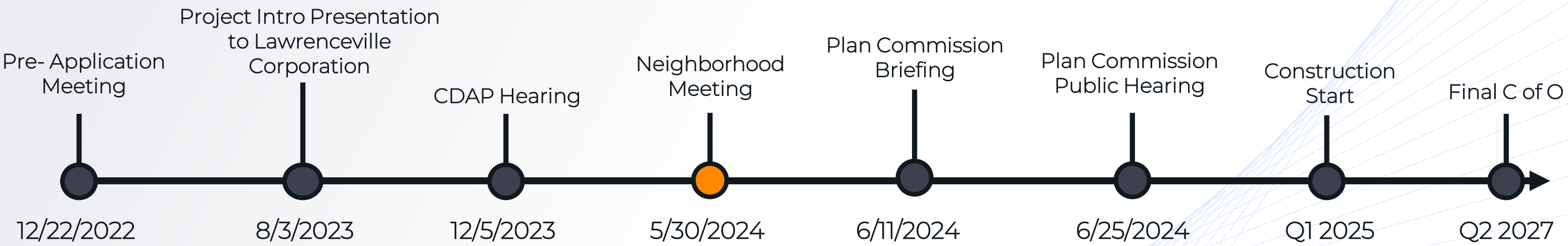
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# Timeline & Next Steps



# Community & Zoning Timeline





# Q & A with Dalian Development

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# Closed Community Conversation

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# Closed Community Conversation

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If you are joining online or have feedback later, please visit [bit.ly/DalianFeedback](https://bit.ly/DalianFeedback) to provide feedback.



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# Next steps

- Make sure you signed in
  - ◆ Facebook Live: [bit.ly/LUSignIn](https://bit.ly/LUSignIn)
- Give us your feedback
  - ◆ Zoom/Facebook Live: [bit.ly/DalianFeedback](https://bit.ly/DalianFeedback)
- Meeting video/presentations will be shared on LU's website at [www.LUnited.org](https://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](mailto:info@LUnited.org)



# Upcoming Calendar

Every Tuesday 3 - 7 pm: Lawrenceville Farmers Market

June 13th: LU Spring Membership & Board Elections at the Clemente Museum

June 14th and 15th: Lawrenceville Pride

June 20th: Summer Solstice Yoga at Duncan Park

June 25th: Senior Farmers' Market Voucher Distribution

June 29th: Lawrenceville Independence Day Celebration

**LAWRENCEVILLE**



**UNITED**





# Thank you!

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