

32 39th St
Pittsburgh, PA

Neighborhood Meeting

May 30th, 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

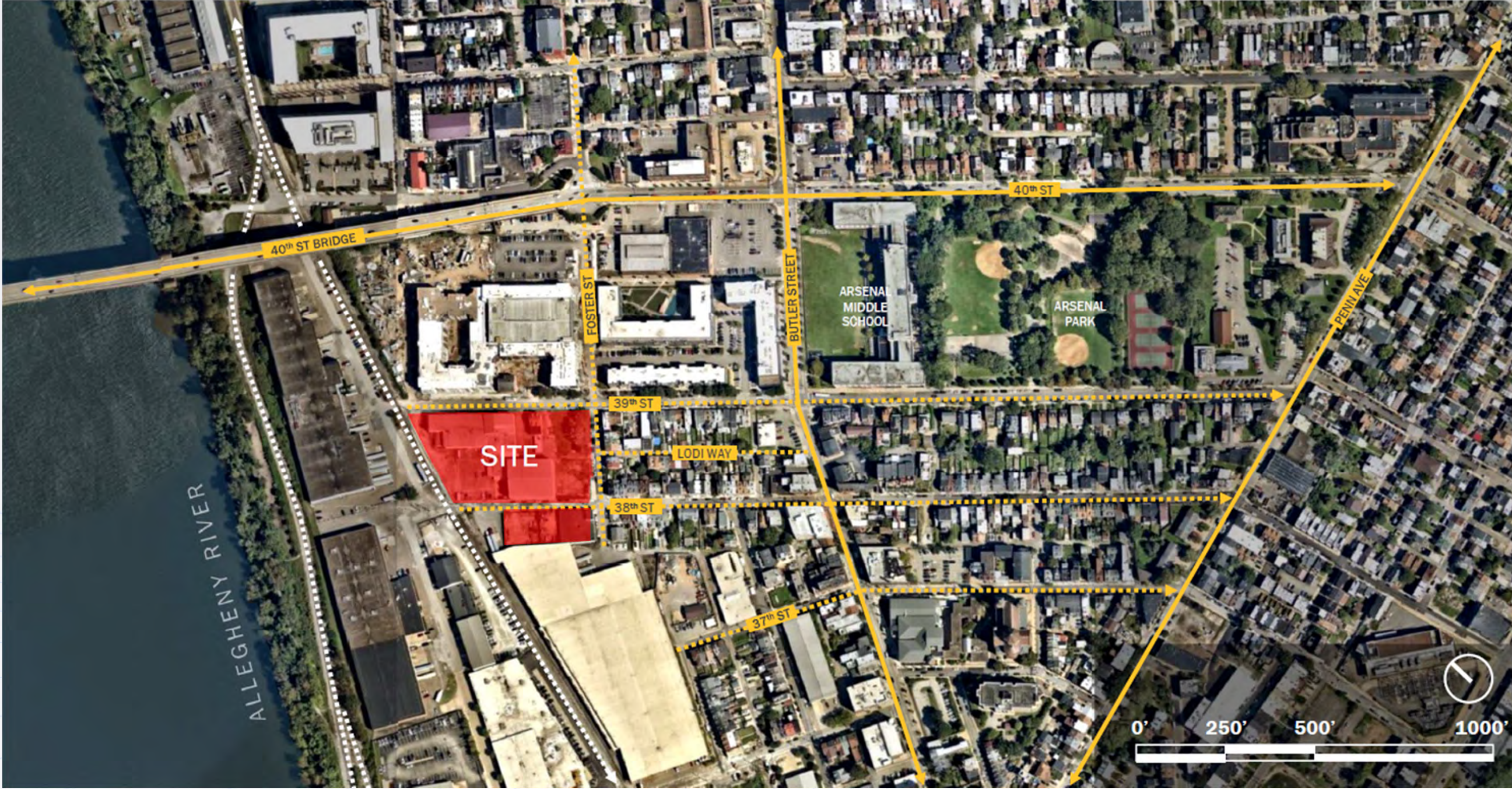


Project Overview



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

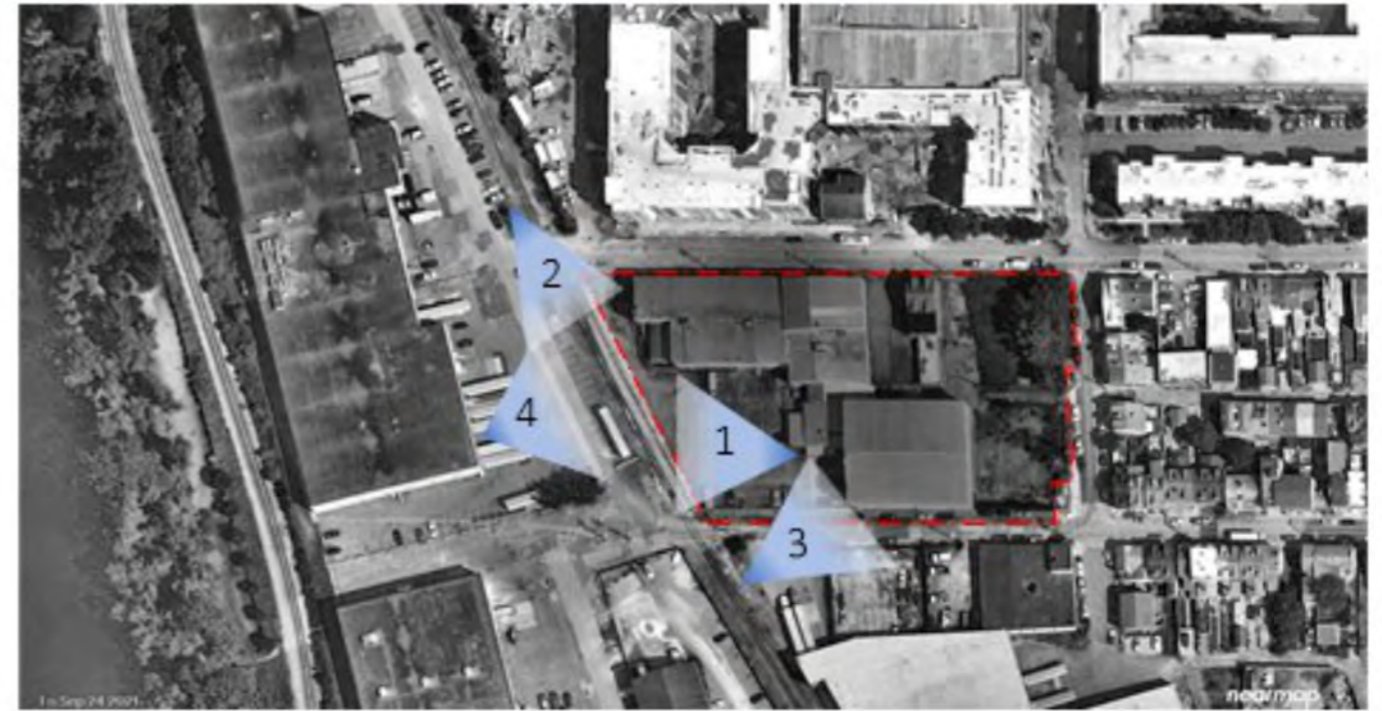


About Perkins Eastman

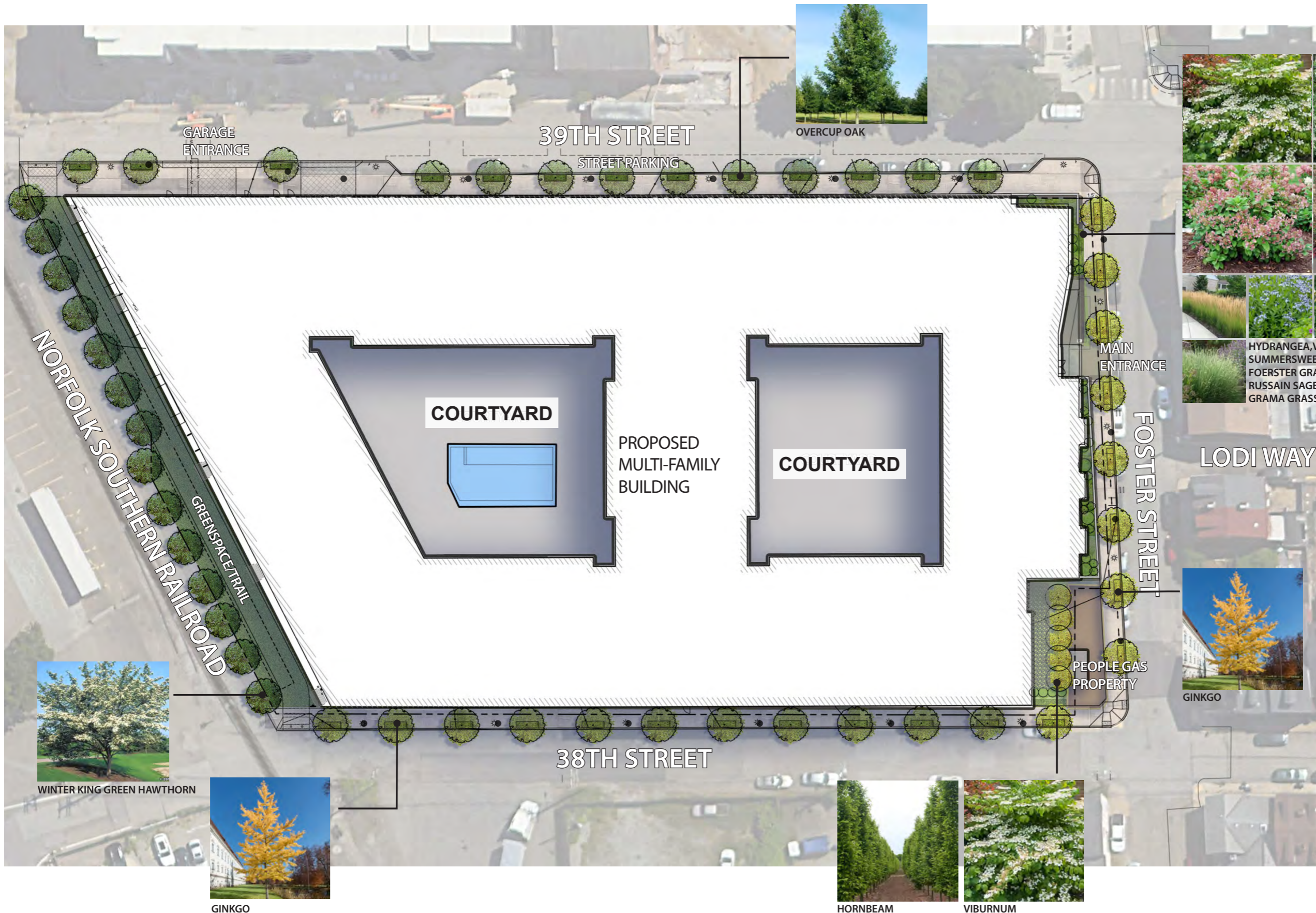
CREATIVE SOLUTIONS BUILT AROUND THE NEEDS OF PEOPLE

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

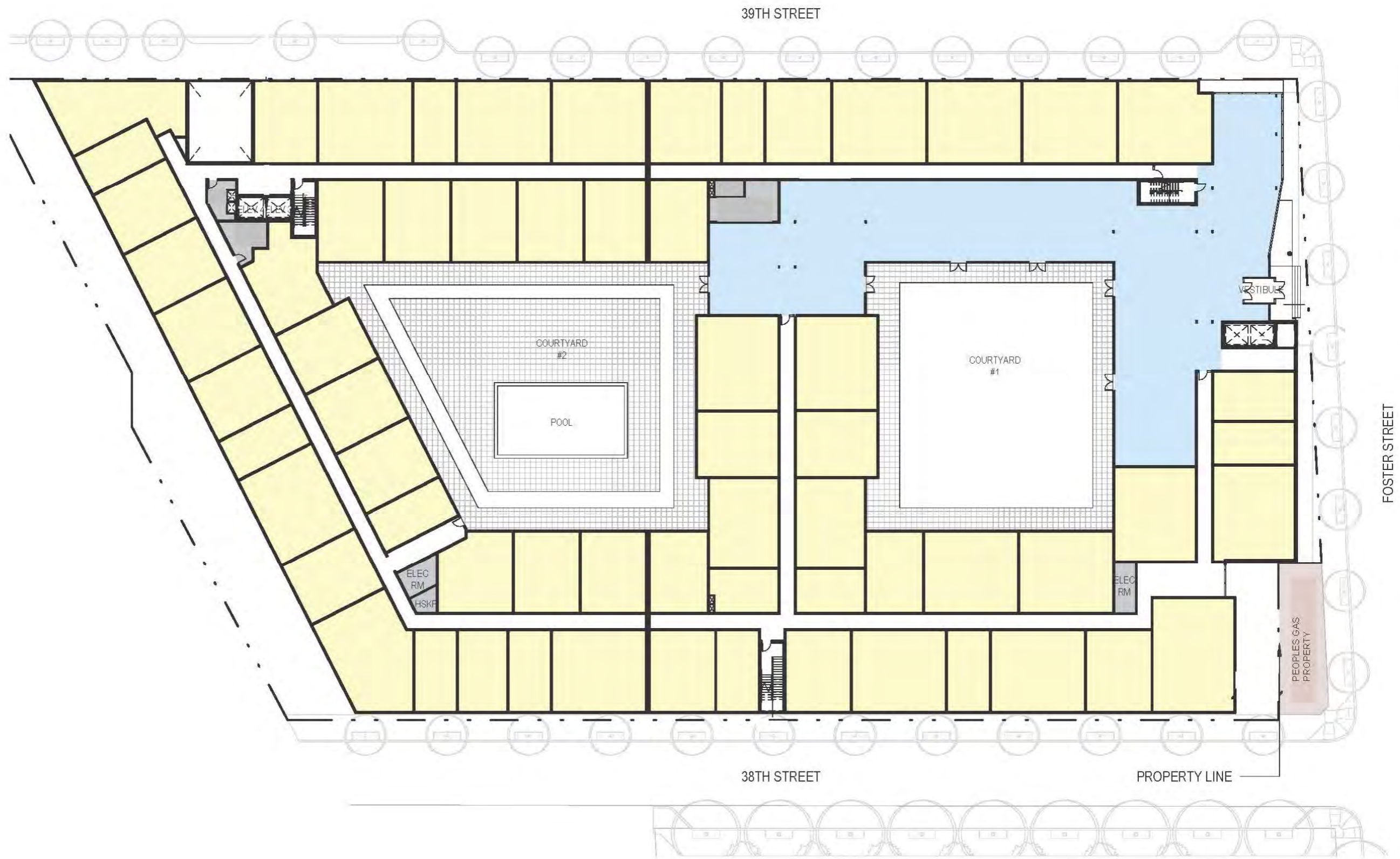


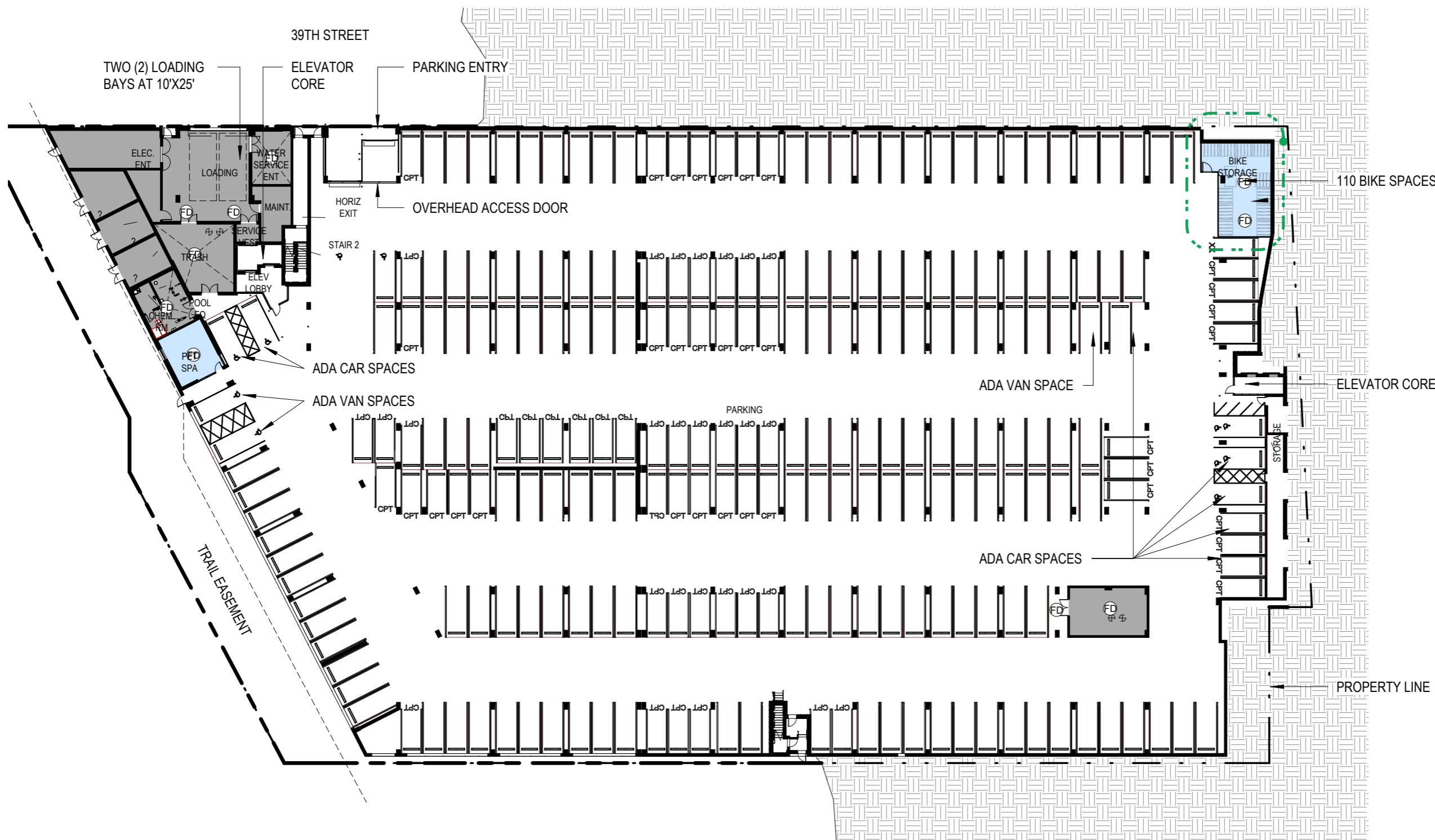




PROGRAM LEGEND

-  AMENITIES
-  CIRCULATION
-  SUPPORT
-  UNITS
-  VERTICAL CIRCULATION

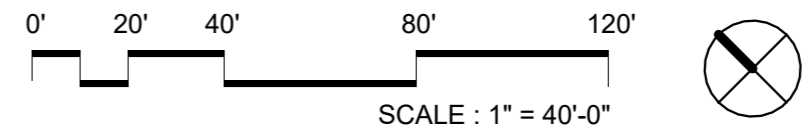




PARKING SPACES:
 245 - TOTAL SPACES
 STANDARD: 186
 COMPACT: 52
 ACCESSIBLE CAR: 5
 ACCESSIBLE VAN: 2

PROGRAM LEGEND

- AMENITIES
- PARKING
- SERVICE / BOH



32 39TH STREET

GARAGE FLOOR PLAN





32 39TH STREET

39th & FOSTER ST



**PERKINS
EASTMAN**



32 39TH STREET

FOSTER STREET PERSPECTIVE



**PERKINS
EASTMAN**



32 39TH STREET

39TH STREET PERSPECTIVE



**PERKINS
EASTMAN**



32 39TH STREET

TRAIL SIDE PERSPECTIVE



**PERKINS
EASTMAN**



32 39TH STREET

38th & FOSTER ST



**PERKINS
EASTMAN**



32 39TH STREET

ENTRANCE VIEW



**PERKINS
EASTMAN**

Community Benefits



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.



DALIAN DEVELOPMENT

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



Undergrounding Public Utilities



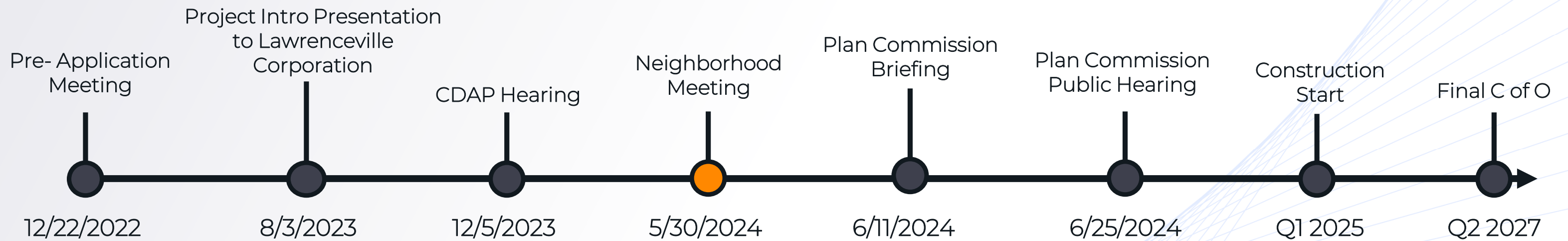
Above grade electrical and telecom lines are an eye sore on Foster street, 39th and 38th Street. The development team is working with Duquesne light and will fund the undergrounding of these public utilities when technically feasible as part of the redevelopment.



Timeline & Next Steps



Community & Zoning Timeline



Thank You | Questions

