

LAWRENCEVILLE Community Development ACTIVITIES MEETING

Tuesday, September 24, 2024
6:30 PM



LAWRENCEVILLE
CORPORATION

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



UNITED

Agenda

LAWRENCEVILLE



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1. Welcome & introductions
2. Community Process Overview and Agreements
3. About URA's process
4. Developer's presentation
5. Next steps
6. Q&A

About 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.



About Lawrenceville Corporation

- **Mission:** Driven by the Lawrenceville community, the Lawrenceville Corporation acts as the catalyst and conduit for responsible and sustainable growth.
- **Membership:** 120, 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, events, and communications and marketing



Accessibility

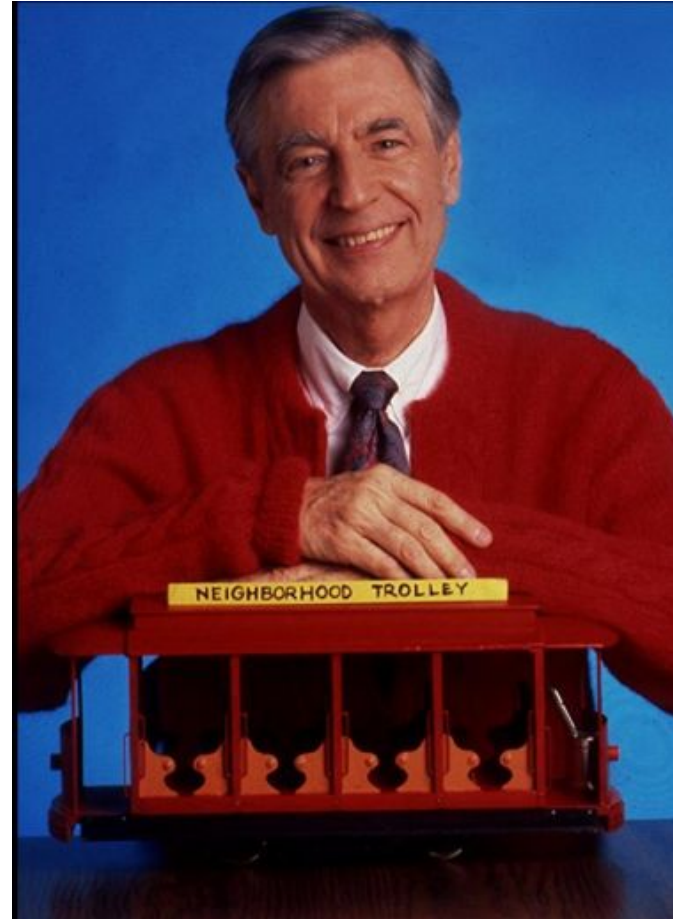
Accessibility

- 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



Re-Cap of February Community Meeting

- LU and LC presented the following:
 - History of the Site
 - Review of Past Planning Activities
- URA reviewed the RFP & Property Dispostion Process
- Completed a Community Interactive Activity

Interactive Activity Results

Interactive community interest poll where participants (in-person and virtual) were able to choose 3 of their top priorities for the site. Those with the highest interest from community members were:

- Make the site public lands for public good
- Make sure use is compatible with increasing riverfront access
- Have recreational uses be incorporated
- Create community spaces
- Promote environmental and health sustainability
- Compatibility with the site's neighbor Tree Pittsburgh
- Increased safety for pedestrians and cyclists



62nd St Timeline



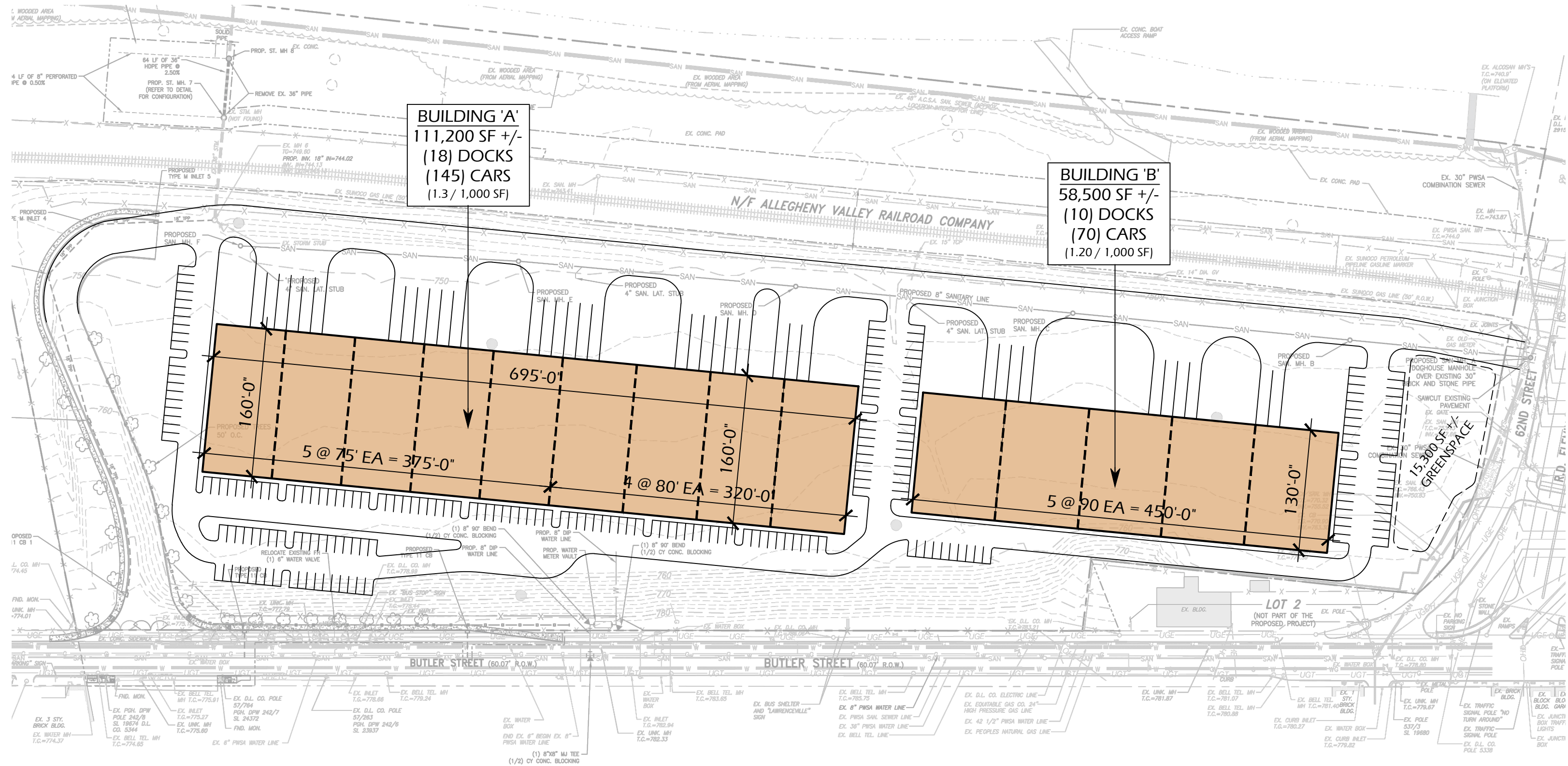
62nd St

6111 Butler St
Pittsburgh, PA
15201

Golden East Investors

212-466-6490
info@geinvestors.com
1330 Avenue of the Americas, 23rd Fl
New York, NY 10022



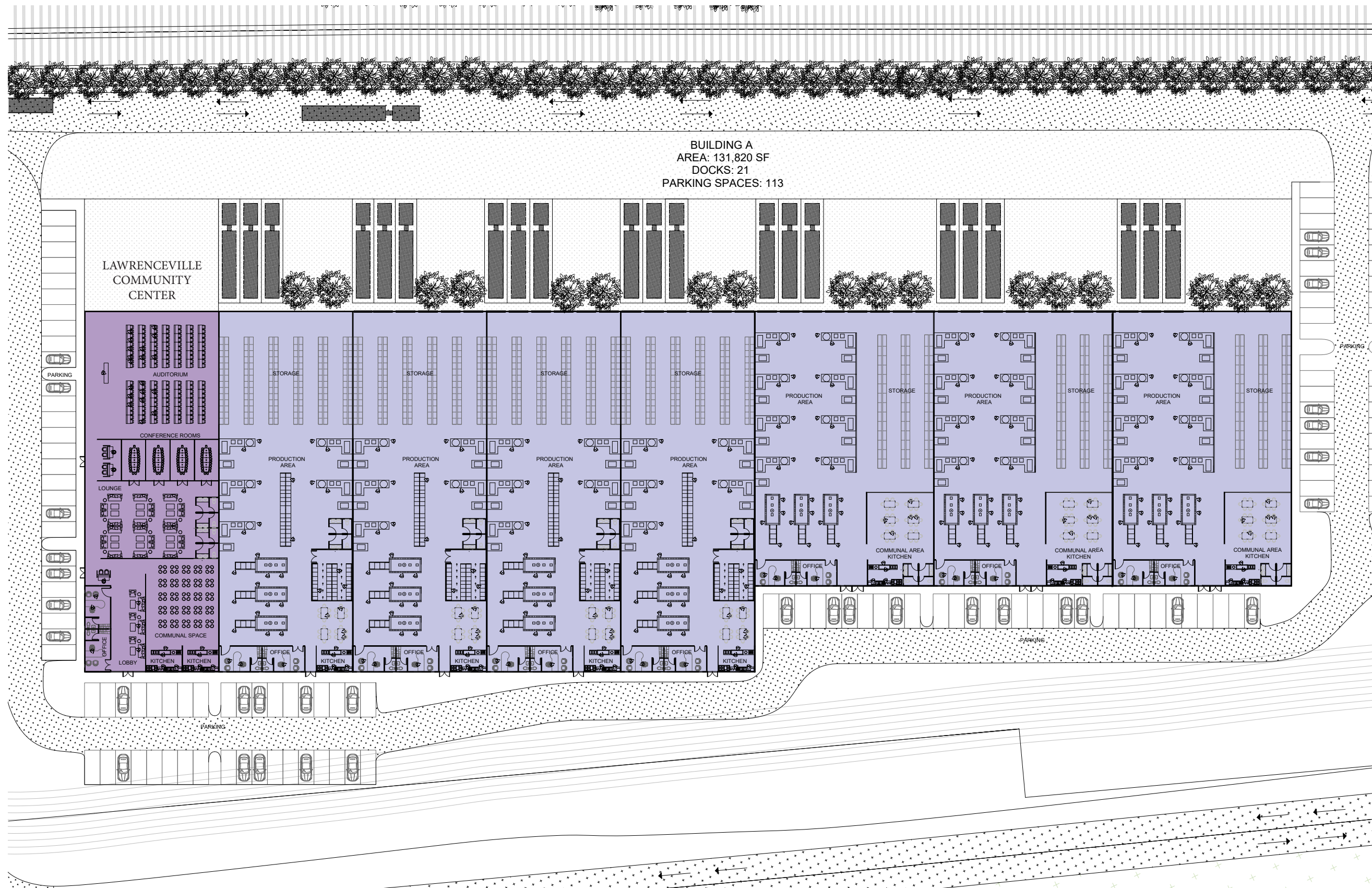


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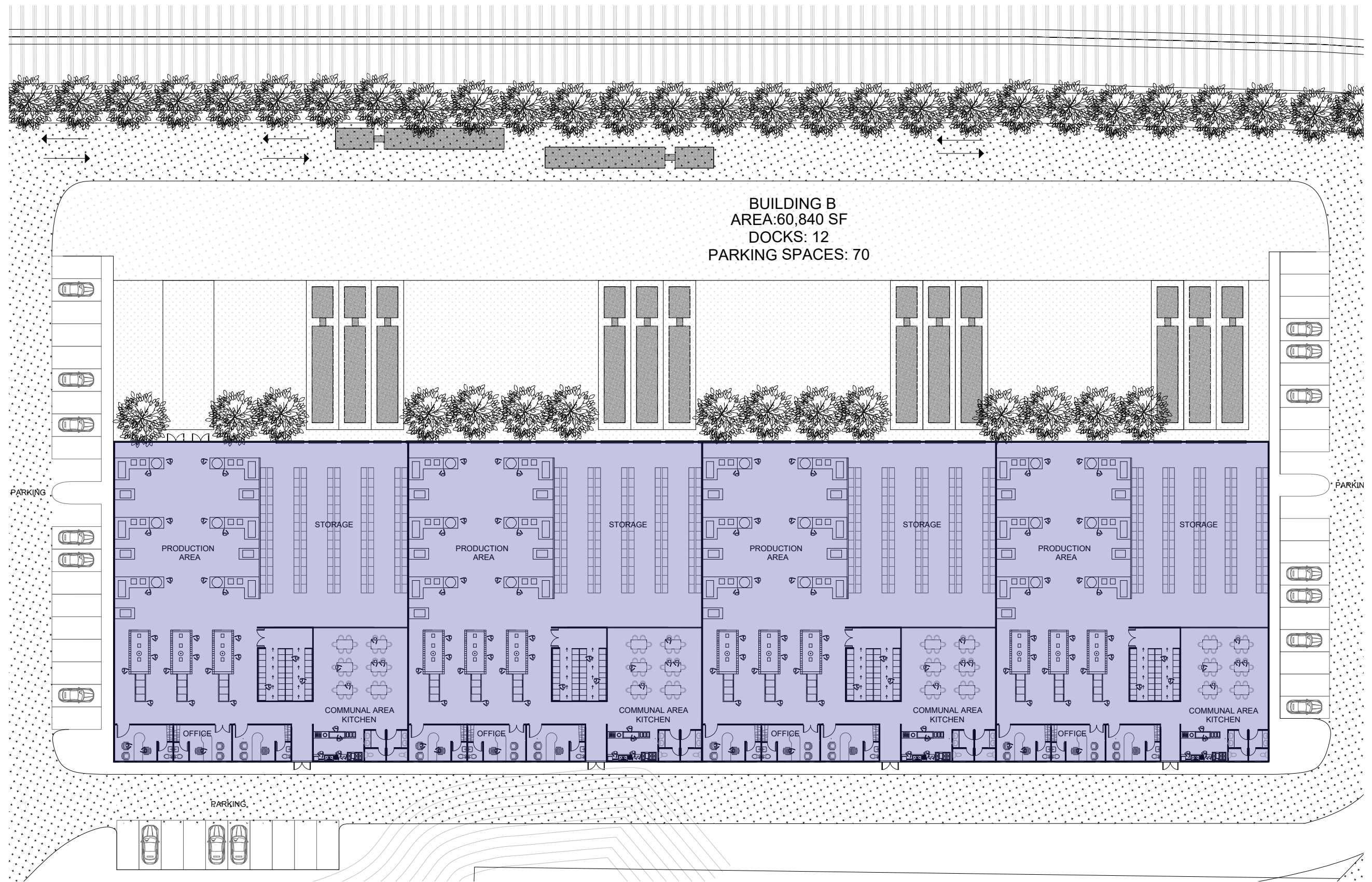
A.1

PRELIMINARY SITE PLAN

Building A : Floor Plan



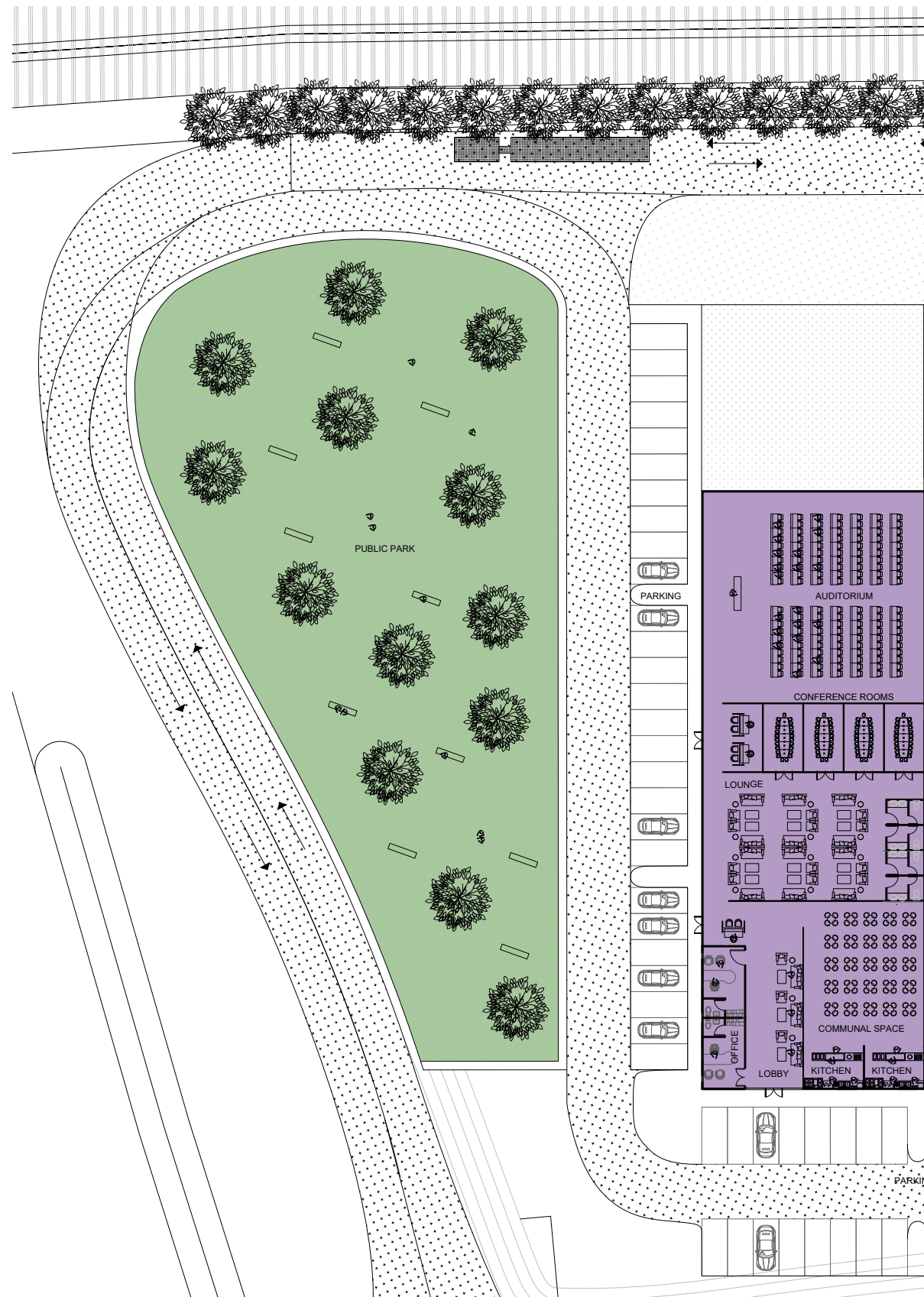
Building B : Floor Plan



BUILDING B
AREA: 60,840 SF
DOCKS: 12
PARKING SPACES: 70

Fostering Community Harmony

Community Center & Public Park



Integrated Community Facilities

In envisioning the development of our manufacturing & production center, we recognize the profound impact it can have beyond industrial output. Our proposal aims to create a holistic ecosystem that not only contributes to economic growth but also fosters community engagement and well-being.

Community Center and Auditorium

Central to our vision is the integration of a state-of-the-art community center within the manufacturing complex. This facility will house a multi-purpose auditorium capable of hosting various events, from town hall meetings to cultural performances. The auditorium's versatility ensures that it becomes a hub for both entertainment and information, serving as a gathering place for the community to celebrate, share, and discuss.

Conference Rooms and Lounge Spaces

Understanding the importance of collaborative spaces, we propose the inclusion of conference rooms equipped with cutting-edge technology. These rooms will be available for local organizations, businesses, and community groups to hold meetings, workshops, and seminars. Adjacent lounge spaces will provide a relaxed atmosphere for networking and casual discussions, enhancing the collaborative spirit that underlines our community-focused approach.

Communal Space

Recognizing the value of social interactions, we designate communal spaces within the community center. These areas will be designed to encourage spontaneous encounters, fostering a sense of unity among community members. Whether it's a shared workspace or a communal kitchen area, these spaces will be flexible to accommodate diverse interests and activities.

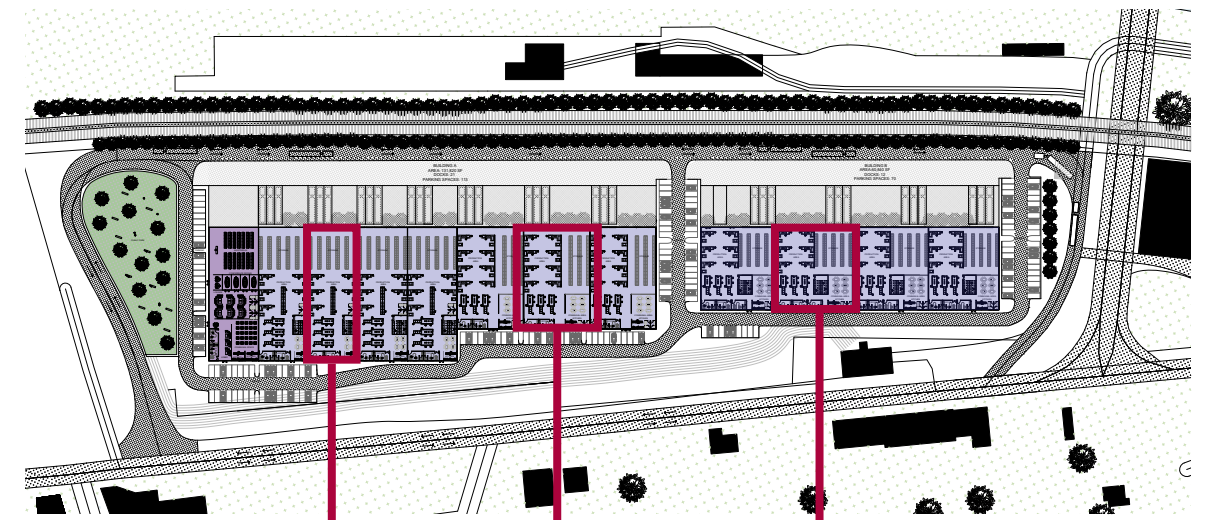
Public Park

Beyond the confines of the manufacturing center, we propose the creation of a meticulously landscaped public park. This green oasis will offer a serene escape for residents, providing recreational opportunities, hosting community events, and serving as a venue for outdoor activities. The park will be a symbol of our commitment to the overall well-being of the community, promoting a healthy lifestyle and a connection with nature.

Benefits for the Manufacturing/Production Center

These community-centric additions synergize with the manufacturing production center, creating a positive feedback loop. Engaged and contented community members are more likely to be invested in the success of the manufacturing facility, leading to a harmonious relationship between industry and community. Our proposal aims to transcend the conventional boundaries of industrial development. By seamlessly integrating a community center that includes an auditorium, conference rooms, lounge spaces, and a public park, we aim to not only drive economic prosperity but also enrich community well-being.

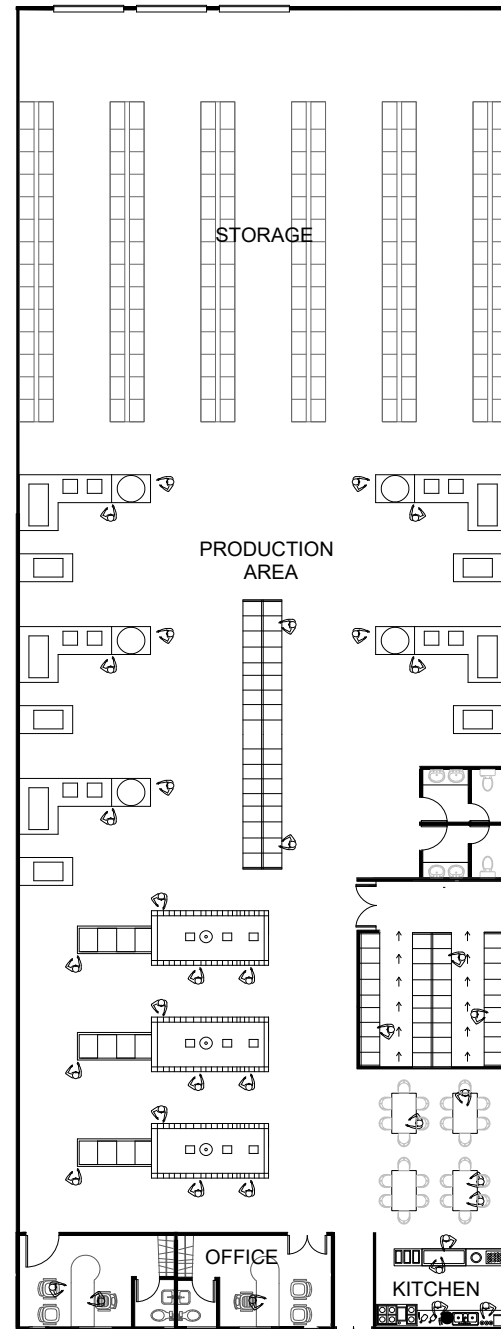
Manufacturing Center Typologies



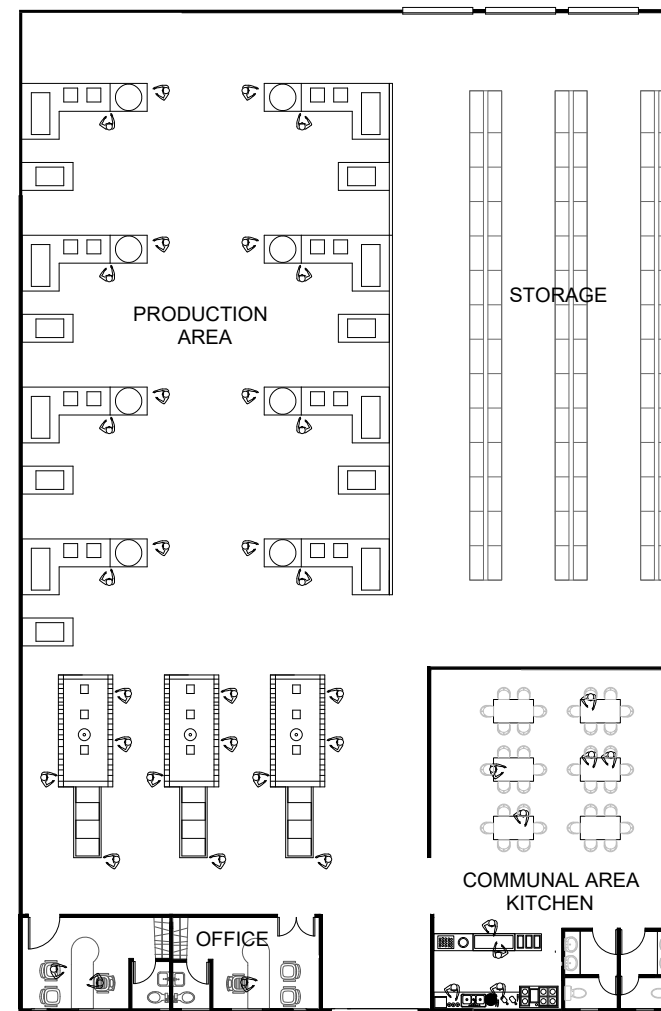
Typology A

Typology B

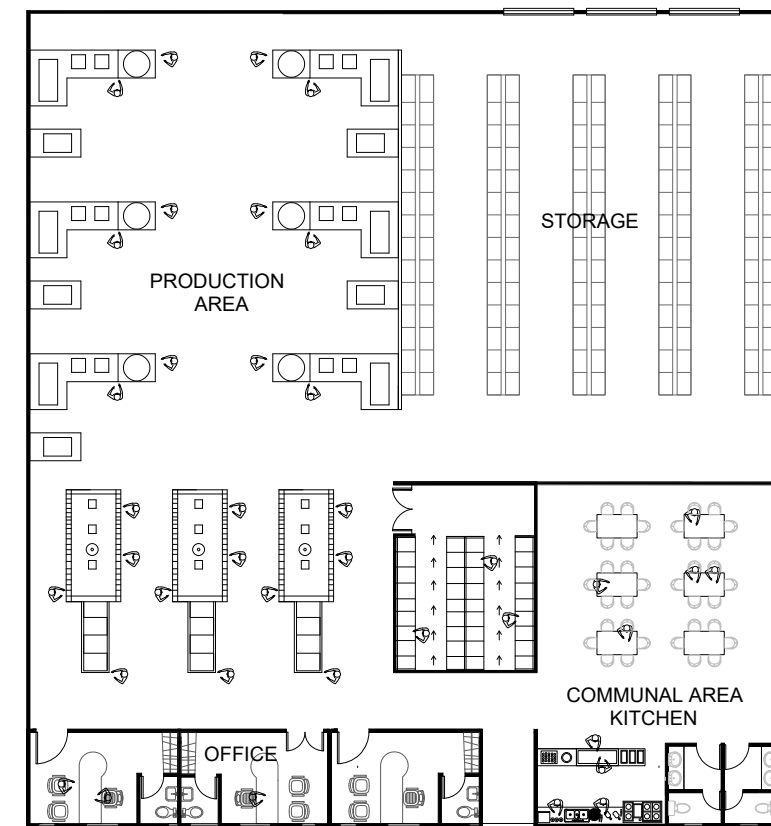
Typology C



Typology A

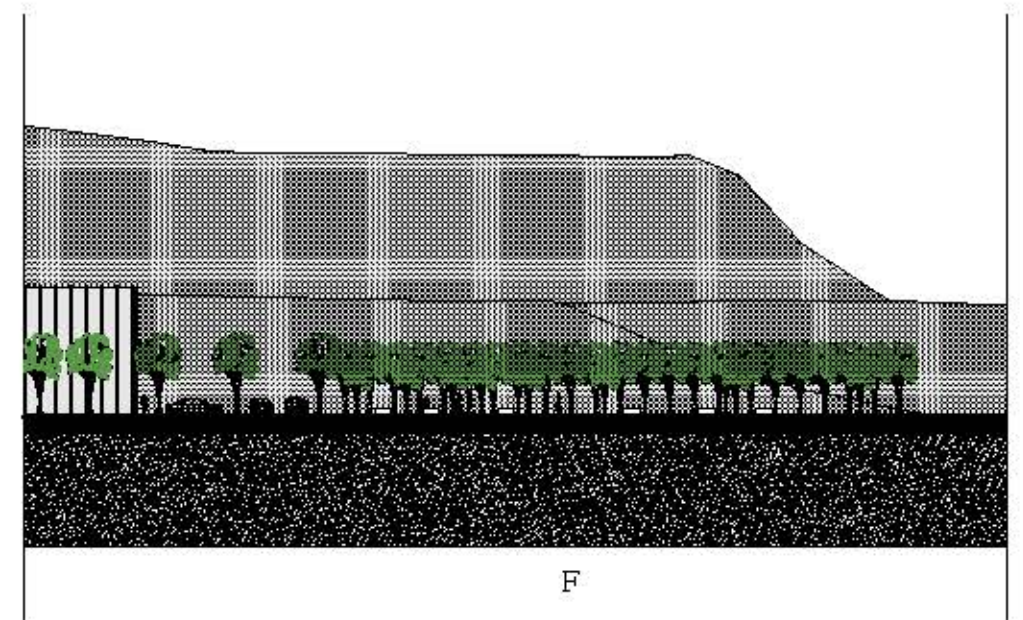
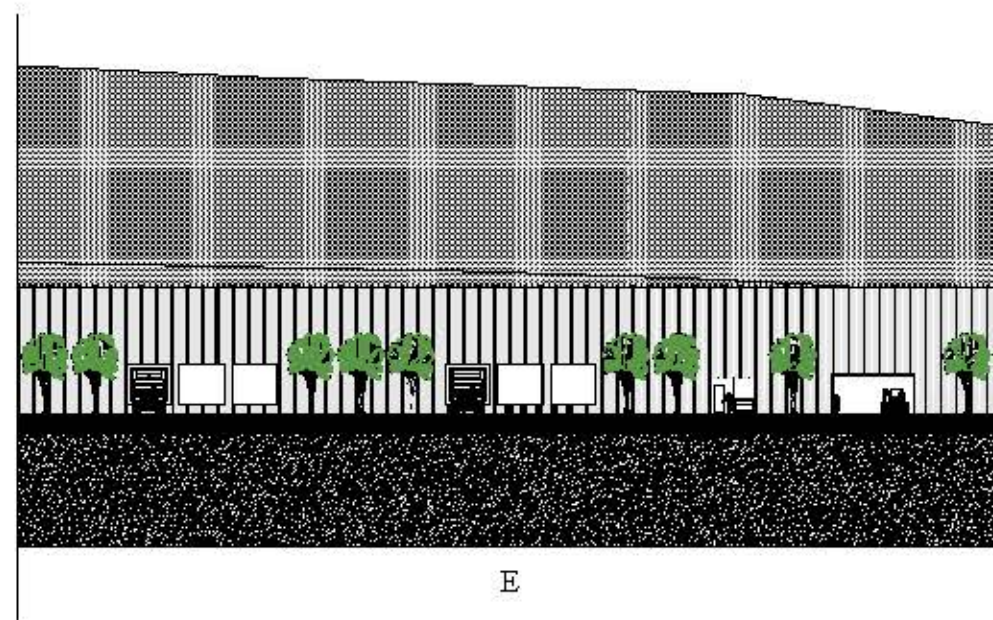
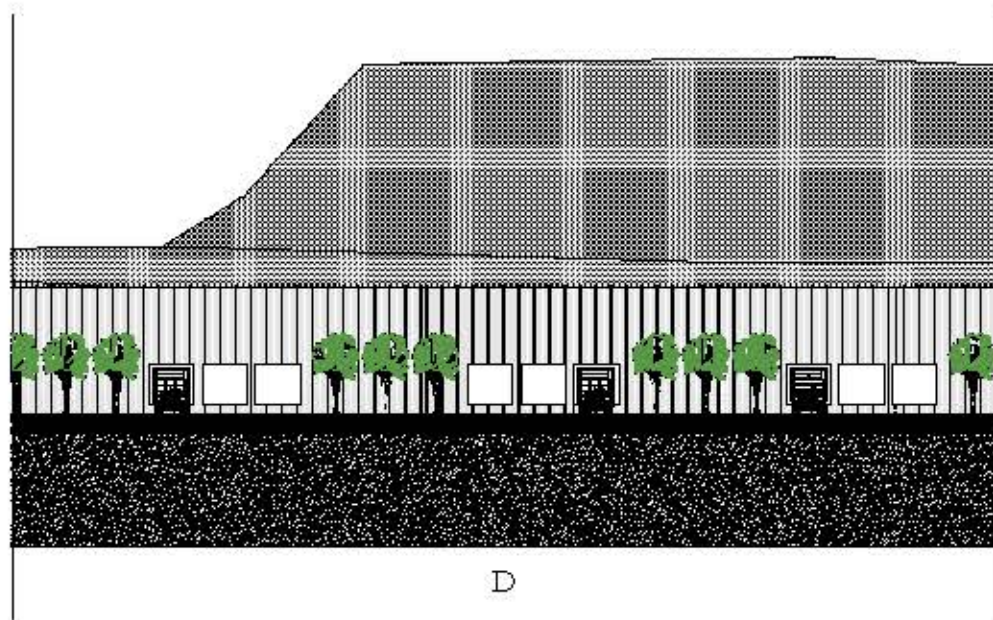
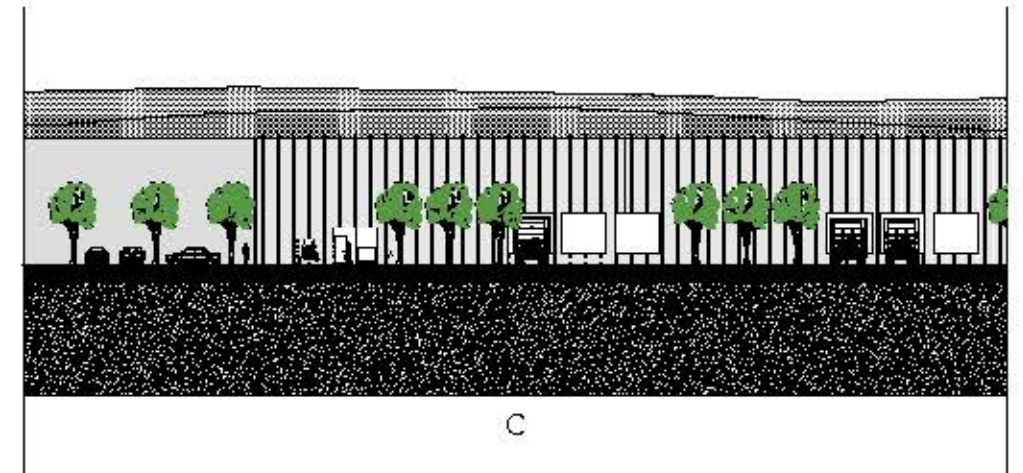
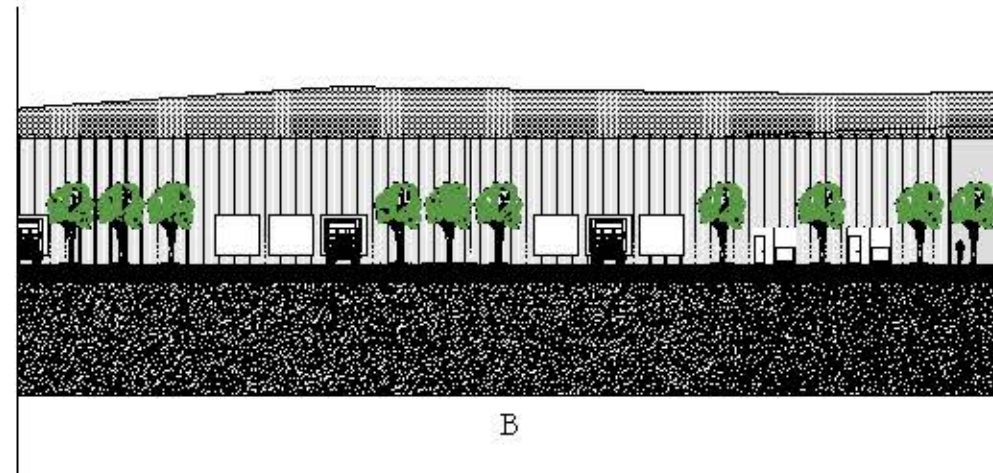
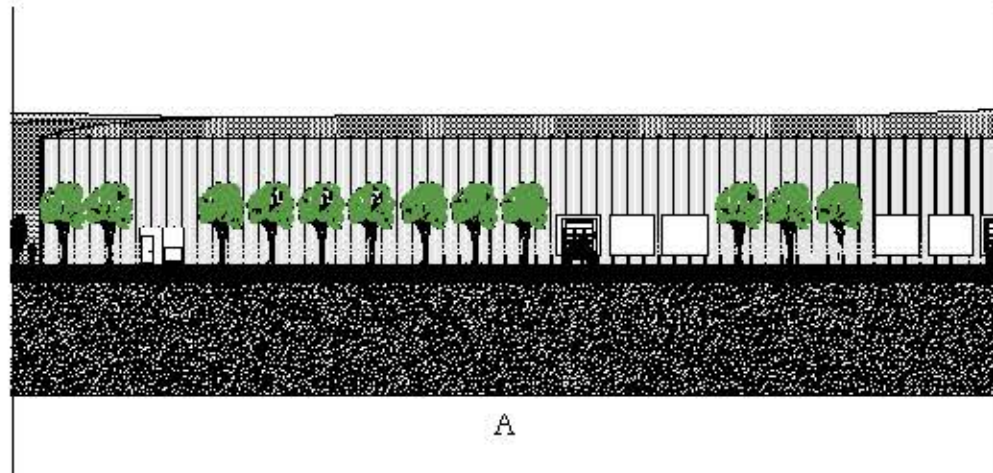
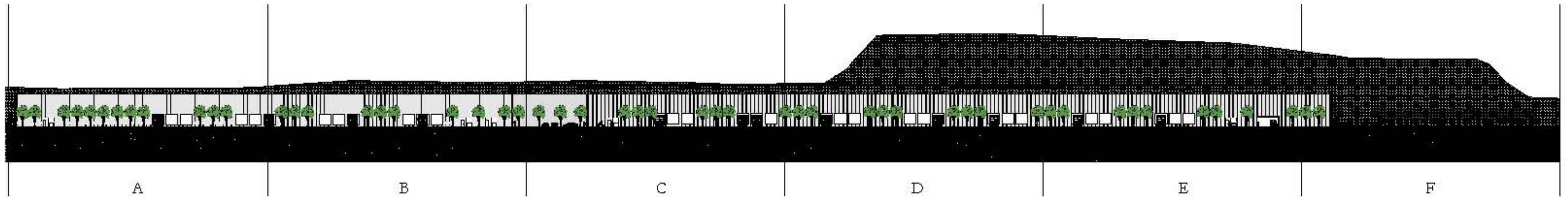


Typology B



Typology C

Schematic Drawings : Elevations



Cultivating Sustainability : A Green Vision



In our pursuit of developing a production center, we recognize the importance of environmental stewardship and community well-being. As an integral part of our proposal, we are excited to introduce a comprehensive plan that includes the establishment of a public park and a collaborative initiative with Tree Pittsburgh to plant trees, transforming our industrial landscape into a green haven.

Public Park

Our commitment to community enrichment extends beyond the walls of the manufacturing facility. We propose the creation of a vibrant public park, carefully designed to serve as a recreational space, a gathering point for community events, and an oasis of tranquility for residents. This park will feature walking paths, green spaces, and recreational amenities, fostering a sense of unity and promoting outdoor activities for all age groups.

Tree Planting Initiative with Tree Pittsburgh

In collaboration with Tree Pittsburgh, we aim to establish a sustainable and thriving greenbelt within and around the manufacturing production center. This initiative involves the strategic planting of a variety of native trees, selected for their ability to thrive in our local ecosystem. The benefits of this partnership extend far beyond aesthetics:

-Environmental Impact: By incorporating a diverse range of trees, we contribute to improved air quality for both the manufacturing center and the surrounding community.

-Ecological Balance: The newly planted trees will enhance biodiversity, providing habitats for local fauna and fostering a balanced ecosystem within the industrial landscape.

-Aesthetic Enhancement: The addition of greenery transforms the production center into a harmonious environment. This not only benefits the community but also creates a positive atmosphere for those working within the facility.

-Community Engagement: Involving the community in tree planting events organized in collaboration with Tree Pittsburgh will promote a sense of ownership and environmental responsibility. These events will serve as opportunities for residents to actively participate in the sustainable development of their neighborhood.

By integrating a public park and engaging in a tree planting initiative with Tree Pittsburgh, our manufacturing production center aims to be a beacon of sustainability and community-centric development. We envision a future where industry and ecology coexist, demonstrating that economic progress can be achieved hand in hand with environmental responsibility and community well-being. Together, let us cultivate a greener, healthier, and more sustainable future for our community.



Renderings



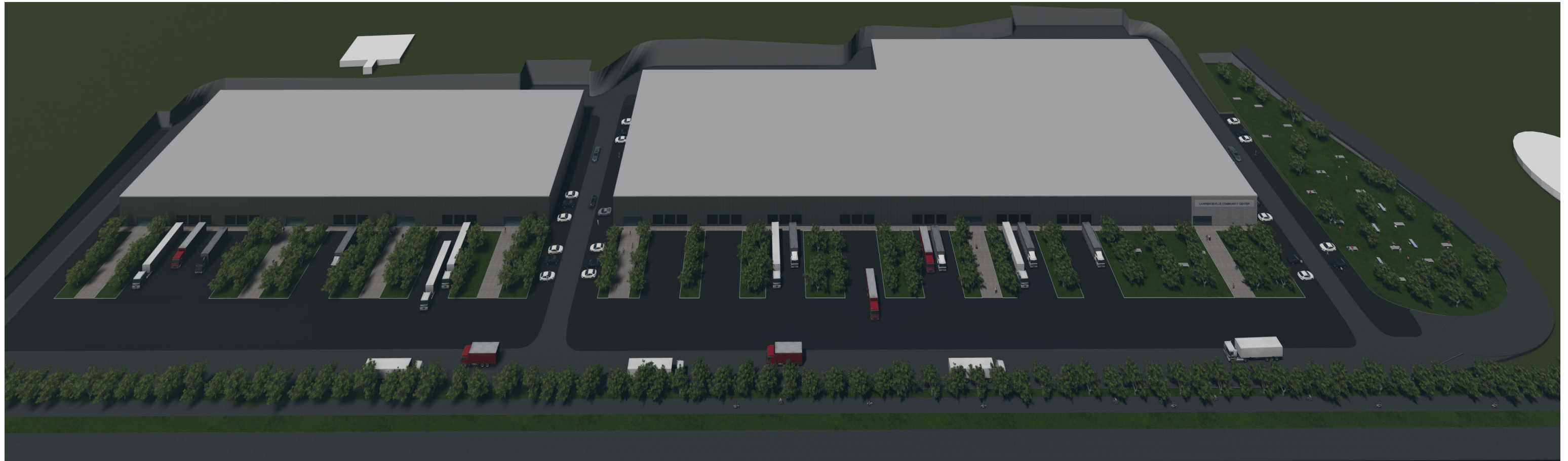
Renderings



Renderings



Buildings A & B

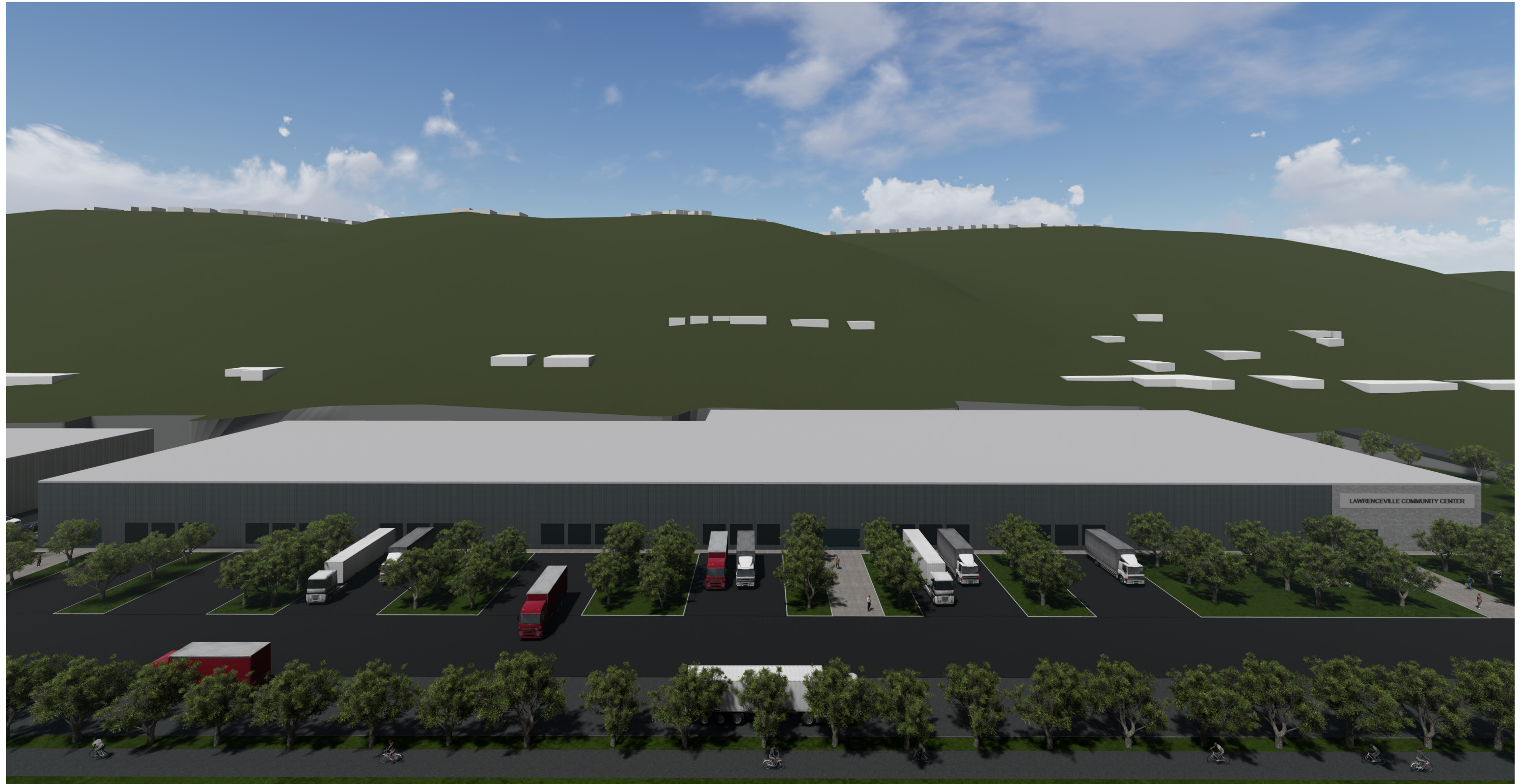


Lawrenceville Community Center and Public Park



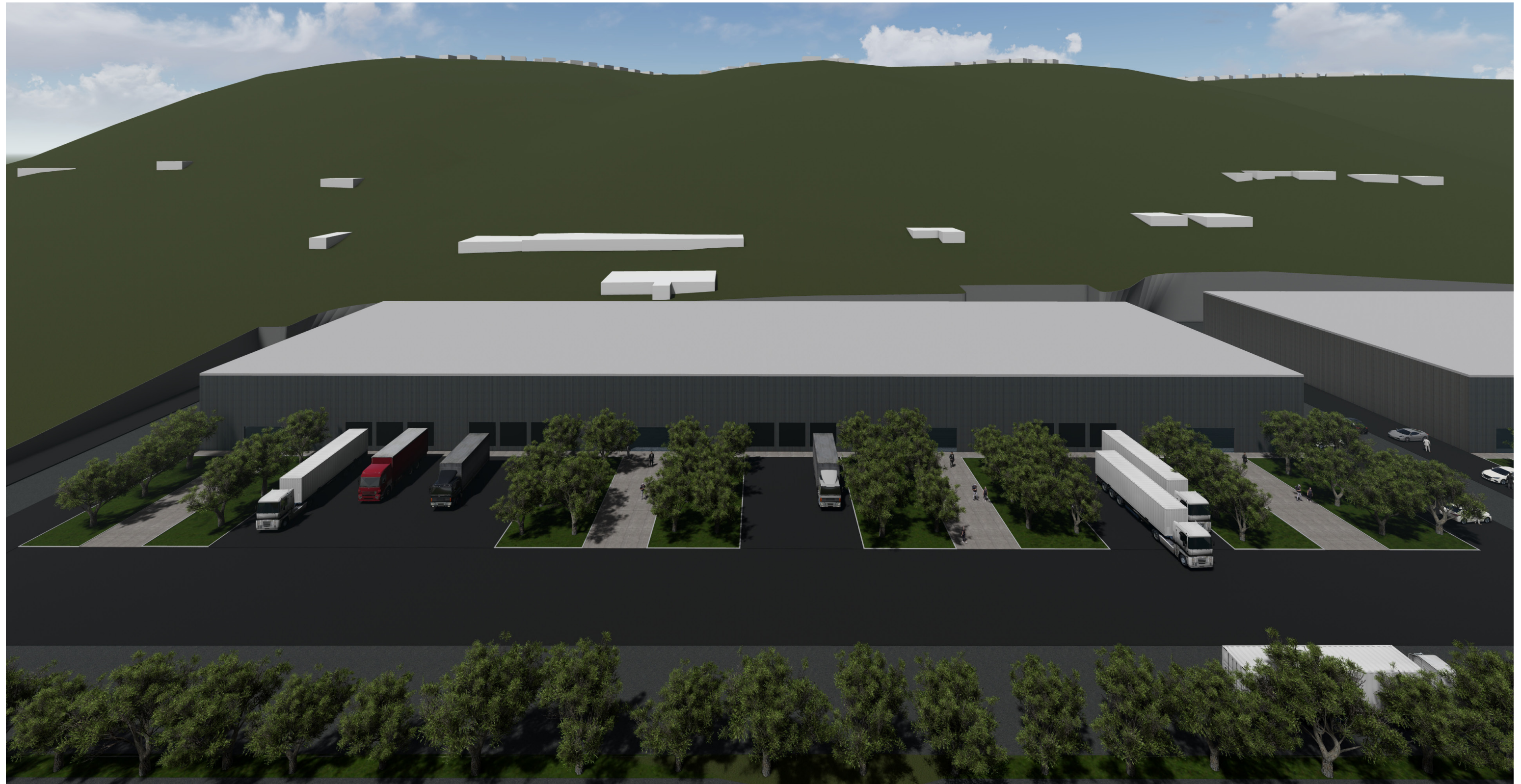
Renderings

Building A



Renderings

Building B



Renderings



URA Disposition Process

3/2023

Client and URA

- Initial meeting

Client

- Preliminary concept

- 3 Years' Financial Statements

- Preliminary sources & uses budget

- Preliminary financing plan

- Preliminary Expression of Community Input & support from Councilperson

- Discussion with URA MWBE Program Officer and submit MWBE narrative (if applicable: \$250K+) and MWI narrative (if applicable: \$500K+)

- Schedule discussion with URA architect

1st Board Action - Enter Into Exclusive Negotiations ** or Hold From Market

URA

- Establishes Purchase Price

- Sends Proposal Package to developer

Client

- Returns Proposal Package, including:
 - Sources and Uses Budget
 - Preliminary 10-year operating pro forma
 - Proposal Drawings, including Site Plan & Elevations
 - Expression of Community Input & support from Councilperson
 - Preliminary Evidence of Financing
 - Updates to preliminary financing plan
 - MWBE Cost Calculator
 - Good Faith Deposit & Carrying Cost Payment
 - Sustainability Questionnaires (\$250K +)
 - Qualified Buyer Check
 - Tenant Letter of Interest
- Meet with City Planning/Zoning (including City Forester) to review Preliminary Site Plan

2nd Board Action - Approval of Proposal - Authorization to enter into a Contract for Disposition

URA

- City Council Action (if needed)

Client and URA

- Disposition Contract
- Meet w/GBA (\$250K+)

Client

- Working Drawings
- City Planning/Zoning Approvals
- Final MWBE Plan with Full Calculator
- Final Drawings (100%)
- Final Financing

3rd Board Action - Approval of Final Drawings, Approval of Evidence of Financing, Authorization to Execute Deed

Client and URA

- Land & financial closing

Client

- Construction start (includes tree protection, if applicable)
- Periodic Construction & MWBE Spending Reports
- Construction completion
- Request URA inspection
- Cost Certification
- Proof of Compliance with MWBE/MWI Plans

URA

- URA architect signs off on completion
- MWBE team validates compliance with plans

4th Board Action - Issuance of Certificate of Completion, Return of Good Faith Deposit



Here is the [URA](#)

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Q&A /Comments/Feedback

- **If in person:** Paper feedback forms are available
- **If joining online or watching recording:** Please visit <https://bit.ly/62Street> to provide feedback
- ***If joining online*:** Please sign in at bit.ly/LUSignin to ensure you receive follow up communications about this meeting

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Upcoming Neighborhood Events

- **Sept 25th** - LC's Annual Membership Meeting, 5-8pm @ Javo Studios 5137 Holmes Street
- **Sept 26th** - CDAM 6:30-8:00 @ New Alliance FCU for Liquor License at Lawrenceville Express Market(3817 Butler)
- **Sept 28th** - Night at the Races - LU's Fireworks Fundraiser, 6:30pm Teamsters Hall
- **Oct 12th** - Lawrenceville LIVE! 1-5pm Bay 41
- **Oct 23rd** - Fall cleanup on Butler Street

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THANK YOU!

Lawrenceville United

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