Project Purpose

- 55-J-118 Aka RIDC Parcel K2 aka Hazelwood Green Parcels 20, 24, 28
- Former location of Bar Mill 18
- Material was placed on-site between 1998-2004
- Remove +/- 50,000 Cubic yards of material to facilitate future development
  → Land Operations Permit
- Material has been tested for handling and transport off-site (to Duquesne)
Hazelwood Green Site

Parcel K2
Hazelwood Green Site

BLAIR STREET ROAD PROJECT CURRENTLY UNDER CONSTRUCTION SHOWN FOR REFERENCE ONLY
Parcel K2
Parcel K2
FLDP Updates

- Community meeting held with Hazelwood Initiative on September 14
- LEED Status (PLDP 4.5.1a) – The earthmoving project is not subject to most LEED requirements. Erosion and Sediment control will be provided.
- Environmental Performance Guidelines (PLDP 4.5.2) – The project does not propose to provide any building construction, therefore many of the performance measures are not applicable. However, this project is intended to set up and spur further development, aligning with the “Land” performance measure.
FLDP Updates

- Urban Open Space – Parcel 17 and Parcel 32 complete (4.7 Acres) which is the total amount of open spaced needed to satisfy requirements for the Mill District.

- Public Art (PLDP 6.1.9) – Provisions for public art will be made upon preparation of building development plans.
Code Compliance

- Stormwater runoff from the site is not anticipated to change from current conditions. Stormwater has been reviewed and approved by Department of City Planning and Zoning.

- Sediment laden water will be managed through the use of perimeter Erosion and Sediment Controls such as silt sock

- Permanent stormwater facilities exist on-site. Storm drains within RIDC service road pipe stormwater flows to the north into an existing bioretention area (Parcel 15).
The proposed development must comply with an approved Preliminary Land Development Plan for the Planned Development;
  - Discussed in previous slides.

(b) The proposed development must include retail facilities, where such facilities would maintain and continue the existing retail patterns;
  - Not applicable at this time.

(c) The proposed development must address compatibility with any existing residential area, including provision for maintenance of residential uses;
  - Not applicable.

(d) The proposed development must adequately address parking, considering the demand analysis required in the Preliminary Plan Development Plan, and must make provisions for adequate vehicle access and loading facilities;
  - Not applicable at this time, although one of the primary reasons for the project is to allow loading access from the existing service drive.

(e) The proposed development must adequately address traffic generation characteristics and address reasonable alternatives that would mitigate increased traffic congestion;
  - Not applicable at this time.

(f) The proposed development must adequately address pedestrian traffic and patterns, including, but not limited to, sidewalk capacity, pedestrian safety and access to transit;
  - Protection of the sidewalk along Beehive Street is part of the project. No affect on transit or traffic patterns are anticipated at this time.
Code Compliance

- (g) The proposed development must adequately address access to public transportation facilities, including, but not limited to access to transit stops, encouragement of transit use and provisions for alternate forms of transportation;
  - No changes to existing transit stops on Blair Street.
- (h) The proposed development must adequately address architectural relationships with surrounding buildings, including, but not limited to, building siting, massing, facade treatment, materials, proportions and scale;
  - Proposed project will improve siting as related to Mill 19C. Other items are not applicable at this time.
- (i) The proposed development must adequately address microclimate effects, including, but not limited to, wind velocities, sun reflectance and sun access to existing buildings and streets;
  - No changes to these parameters are anticipated as a result of the earthmoving project.
- (j) The proposed development must address the project's compatibility and conformance with the Zoning Code and any plans and policies approved by the Planning Commission;
  - Noted.
- (k) If the proposed application includes a building(s) that exceeds 50,000 square feet of building footprint, the proposed development must adequately address large footprint building criteria of Section 922.04.E.6.
  - Not applicable at this time.