

BRICKWORKS RESIDENTIAL DEVELOPMENT
DCP-ZDR-2024-08205 2121 SMALLMAN STREET
(AMENDMENT OF DCP-ZDR-2021-15753)

PLANNING COMMISSION PRESENTATION

02/25/2025

**MI STRIP WORKS LLC
LAUREL COMMUNITIES
ANTUNOVICH ASSOCIATES
ROTHSCHILD DOYNO COLLABORATIVE**

**DEVELOPER
DEVELOPER
ARCHITECTS AND PLANNERS
ARCHITECTS AND PLANNERS**

BRICKWORKS RESIDENTIAL DEVELOPMENT

Record of Zoning Approval: DCP-ZDR-2021-15753

ZDR Amendment: DCP-ZDR-2024-08205

Project Location: 2121 Smallman Street

Zoning: RIV-IMU

Use: Multi-family Residential

Lot Area: 3.45 Acres

Neighborhood: The Strip District

Community Organization: Strip District Neighbors

Organization:

ORIGINAL APPROVED PROJECT SCOPE

DCP-ZDR-2021-15753

Development Summary: 8 Buildings in Total

228 Rental Apartments

20 Townhomes for Purchase

40 Stacked Townhomes for Purchase

288 Total Units

Parking Summary: 186 Enclosed Automobile Parking Spaces

166 Total Bicycle Parking Spots,

- 86 of which are Protected.

Curb Cuts: 4 in total:

(1) 21st Street

(2) Railroad Street

(1) 23rd Street

PROPOSED AMENDMENT TO PROJECT SCOPE

DCP-ZDR-2024-08205

Development Summary: 10 Buildings in Total

260 Rental Apartments

40 Townhomes for Purchase

300 Total Units

Parking Summary: 186 Enclosed Automobile Parking Spaces

166 Total Bicycle Parking Spots,

- 106 of which are Protected.

Curb Cuts: 2 in total:

(1) 21st Street

(1) 23rd Street



BUILDING A AND BUILDING B:

1. DECREASED BUILDING SETBACK TO SMALLMAN STREET, THE 10'-0" SIDEWALK, STREET TREES, AND PARALLEL PARKING ARE MAINTAINED.
2. REPLACED (10) 2-STORY RENTAL TOWNHOUSE UNITS ALONG SMALLMAN STREET WITH 1-STORY RENTAL UNITS ON THE 1ST AND 2ND FLOOR.
3. RECONFIGURED UNITS ON UPPER FLOORS, TOTAL UNIT COUNT INCREASES FROM 114 UNITS TO 130 FOR EACH BUILDING
4. REMOVED THE 10 FOOT 6TH FLOOR SETBACK FROM THE 22ND STREET THROUGHWAY, ZONING REQUIRED 10 FOOT 6TH FLOOR SETBACK MAINTAINED FACING PUBLIC STREETS.





BRICKWORKS DCP-ZDR-2024-08205 2121 SMALLMAN STREET PLANNING COMMISSION

MI STRIP WORKS LLC Developer

• Laurel Communities Developer

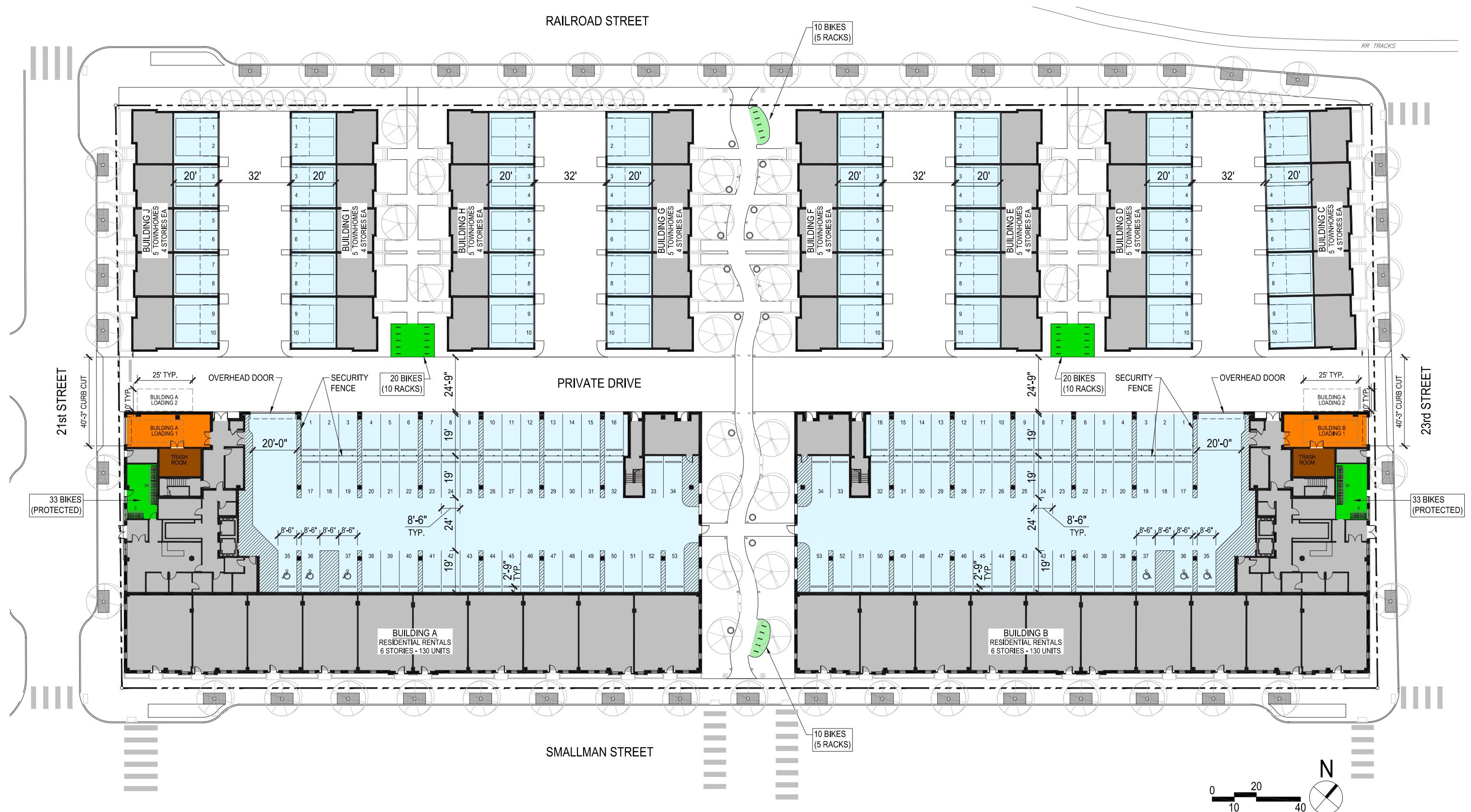
Antunovich Associates Architecture. Planning. Interior Design

Rothschild Dovny Collaborative | Architecture and Urban Design

PROPOSED AMENDMENT SITE PLAN

Pittsburgh, Pennsylvania

February 25, 2025



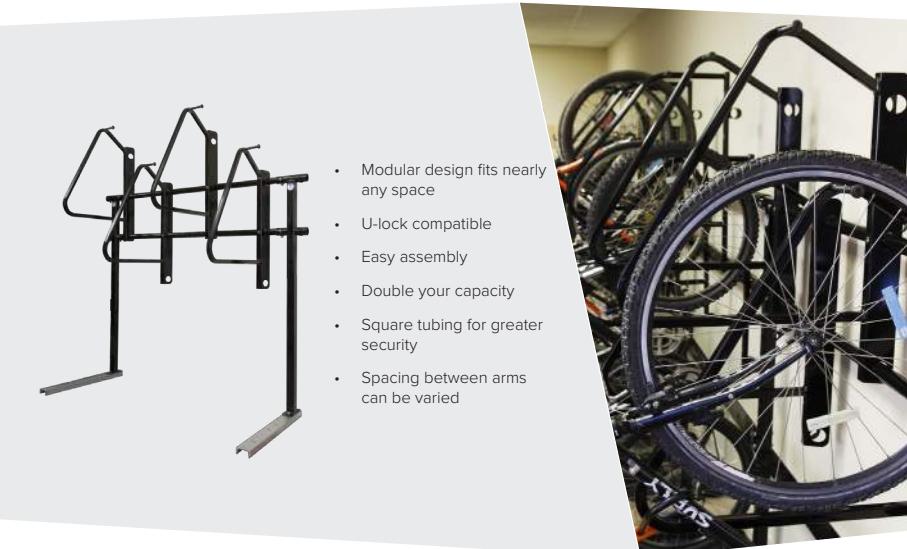
TRANSPORTATION SCHEDULE												
BUILDING	USE TYPE	UNITS	MINIMUM AUTO PARKING SPACES (0.5 per unit)	MAXIMUM AUTO PARKING SPACES (2 per unit)	PROVIDED AUTO PARKING SPACES	REQUIRED ACCESSIBLE AUTO PARKING (1 per 25 req. spaces)	PROVIDED ACCESSIBLE AUTO PARKING	REQUIRED BIKE PARKING (1 per 3 units)	REQUIRED PROTECTED BIKE PARKING (60% req. bikes)	PROVIDED BIKE PARKING TOTAL	PROVIDED BIKE PARKING PROTECTED	REMARKS
A	Multi-Unit Residential	130	65	260	53	3	3	43	26	33	33	12 Protected bike spaces counted as req'd parking.
B	Multi-Unit Residential	130	65	260	53	3	3	43	26	33	33	12 Protected bike spaces counted as req'd parking.
C	Multi-Unit Residential	5	2.5	10	10	-	-	2	1	5	5	1 Bike space in each townhouse garage.
D	Multi-Unit Residential	5	2.5	10	10	-	-	2	1	5	5	1 Bike space in each townhouse garage.
E	Multi-Unit Residential	5	2.5	10	10	-	-	2	1	5	5	1 Bike space in each townhouse garage.
F	Multi-Unit Residential	5	2.5	10	10	-	-	2	1	5	5	1 Bike space in each townhouse garage.
G	Multi-Unit Residential	5	2.5	10	10	-	-	2	1	5	5	1 Bike space in each townhouse garage.
H	Multi-Unit Residential	5	2.5	10	10	-	-	2	1	5	5	1 Bike space in each townhouse garage.
I	Multi-Unit Residential	5	2.5	10	10	-	-	2	1	5	5	1 Bike space in each townhouse garage.
J	Multi-Unit Residential	5	2.5	10	10	-	-	2	1	5	5	1 Bike space in each townhouse garage.
-	Site Bike Parking	-	-	-	-	-	-	-	-	60	-	Racks distributed throughout the site.
TOTALS:		300	150	600	186	6	6	100	60	166	106	

LOADING SCHEDULE				
BUILDING	USE TYPE	FLOOR AREA (SF)	REQUIRED LOADING SPACES	PROVIDED LOADING SPACES
A	Multi-Unit Residential	151,514	2	2
B	Multi-Unit Residential	151,514	2	2
C	Multi-Unit Residential	15,714	1	1
D	Multi-Unit Residential	15,714	1	1
E	Multi-Unit Residential	15,714	1	1
F	Multi-Unit Residential	15,714	1	1
G	Multi-Unit Residential	15,714	1	1
H	Multi-Unit Residential	15,714	1	1
I	Multi-Unit Residential	15,714	1	1
J	Multi-Unit Residential	15,714	1	1
TOTALS:		12	12	

BUILDING A & B BIKE RACKS

Ultra Space Saver Squared

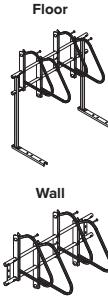
DERO



- Modular design fits nearly any space
- U-lock compatible
- Easy assembly
- Double your capacity
- Square tubing for greater security
- Spacing between arms can be varied

MOUNT OPTIONS

Designed by Brian Kane, IDSA



FINISH OPTIONS



Bike Rack

- Capacity: 2 bikes
- Bike racks made of 1.5" o.d., .120" wall stainless steel tubing, with a #4 satin electropolish finish on bare stainless steel.
- Bola is also available in powdercoated steel.
- Bola must be embedded.
- Bola can secure two bicycles parked parallel to the rack.
- The bicycles can be headed in opposite directions, or in the same direction. The rack provides two-point contact to prevent the bicycle from tipping over.
- A standard D-shaped bike lock can secure both a wheel and the frame.

Finishes

- All metal parts are finished with Landscape Forms' proprietary Pangard II® polyester powdercoat, a hard yet flexible finish that resists rusting, chipping, peeling and fading.
- Call for standard color chart.

To Specify

- Select bike rack style. Specify powdercoat color or stainless steel.

An artful solution for bicycle storage and security that meets Association of Pedestrian and Bicycle Professionals (APBP) recommendations. Bola's understated design doesn't conflict with other site elements. An artful solution for bicycle storage and security that meets Association of Pedestrian and Bicycle Professionals (APBP) recommendations. Bola's understated design doesn't conflict with other site elements.

Style	Depth	Width	Height	Weight
	1.5"	28.25"	32"	13 lbs



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MI STRIP WORKS LLC Developer · Laurel Communities Developer · Antunovich Associates Architecture, Planning, Interior Design · Rothschild Doyno Collaborative Architecture and Urban Design

**PROPOSED AMENDMENT - BUILDING A
VIEW ALONG 21ST & SMALLMAN STREET**



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**PROPOSED AMENDMENT - BUILDING A
VIEW ALONG 21ST STREET**



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**PROPOSED AMENDMENT
BUILDING A / BUILDING B
VIEW ALONG SMALLMAN STREET**



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**PROPOSED AMENDMENT
BUILDING A / BUILDING B
VIEW ALONG SMALLMAN STREET**



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**PROPOSED AMENDMENT
22ND STREET VIEW CORRIDOR
FROM SMALLMAN STREET**







BUILDING A - SOUTH ELEVATION

1:20



BUILDING A - WEST ELEVATION

1:20

**ORIGINAL APPROVED ZDRA
BUILDING A ELEVATIONS**

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BUILDING A - SOUTH ELEVATION
1" = 20'-0"



BUILDING A - WEST ELEVATION
1" = 20'-0"



BUILDING A - NORTH ELEVATION

1:20



BUILDING A - EAST ELEVATION

1:20

ORIGINAL APPROVED ZDRA
BUILDING A ELEVATIONS

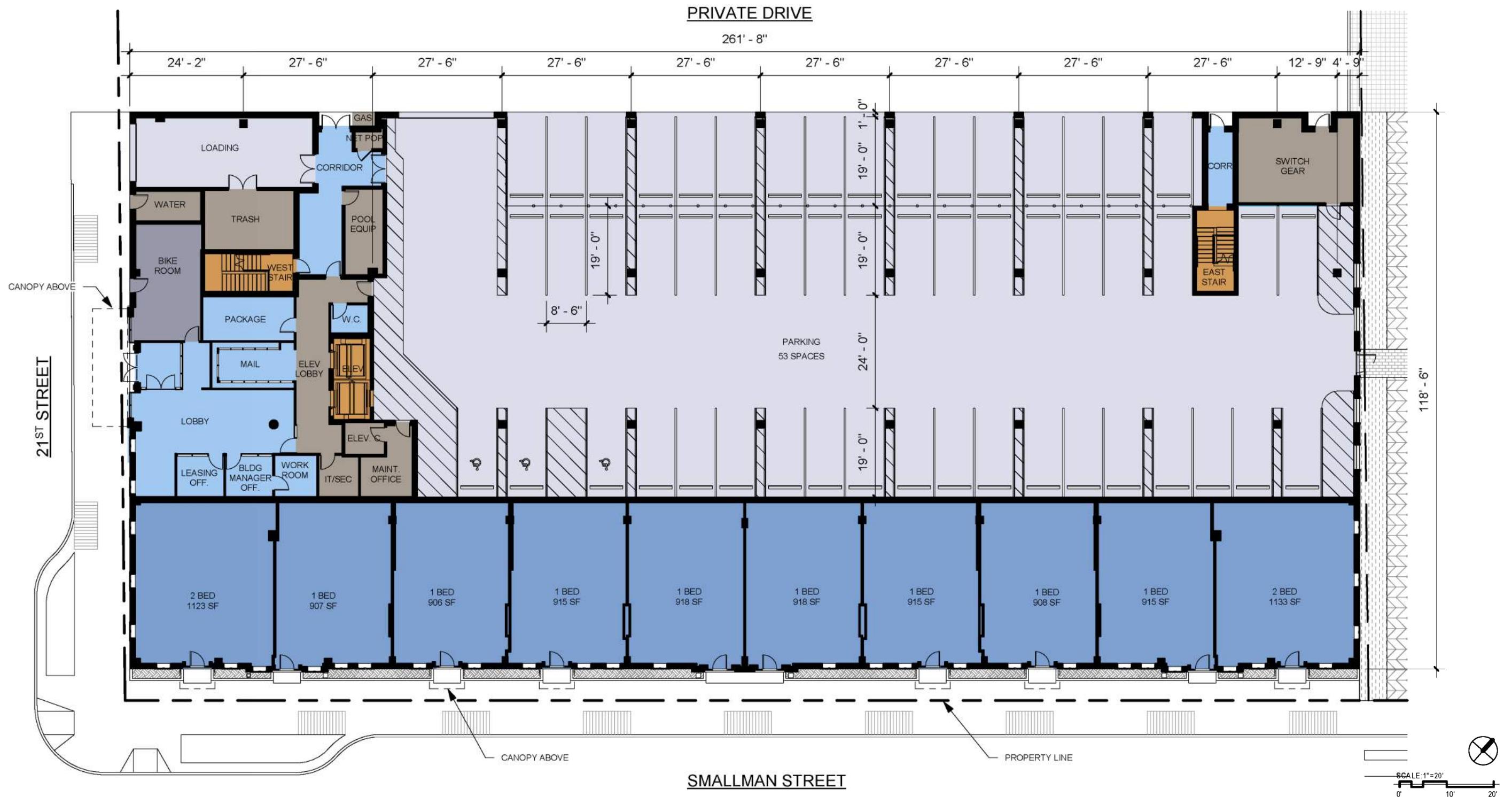
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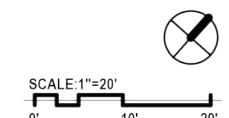








SMALLMAN STREET



PRIVATE DRIVE



SMALLMAN STREET

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PROPOSED AMENDMENT BUILDING A 6TH FLOOR PLAN







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**PROPOSED AMENDMENT
BUILDING J TOWNHOME BUILDING**

