



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

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

REMOVE:
(2) CURB CUTS FROM RAILROAD STREET

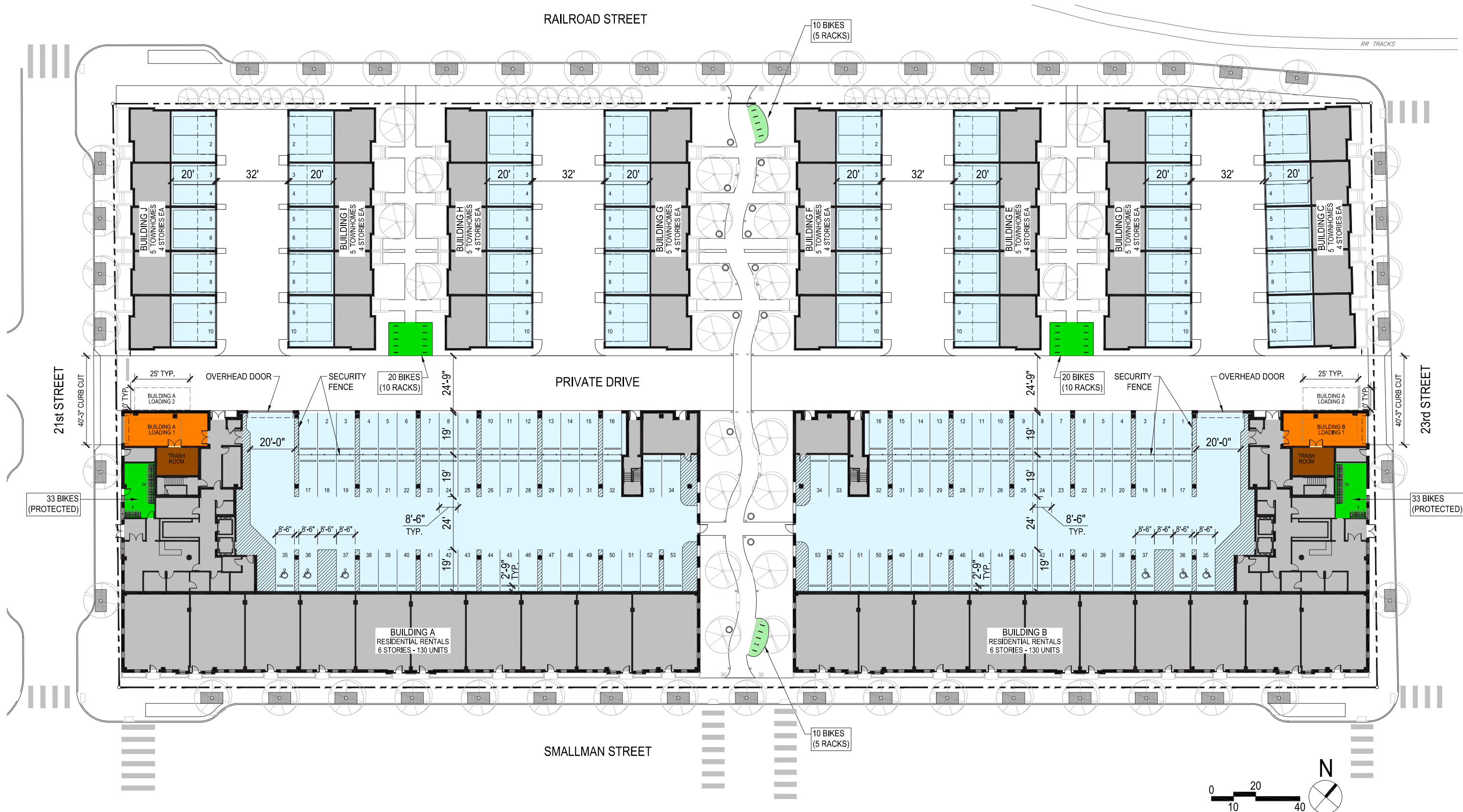
REPLACE:
(2) 6-STORY, 20 UNIT STACKED TOWNHOME BUILDINGS WITH
(4) 4-STORY, 5 UNIT TOWNHOUSES



- 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.








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




- 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




SITE BIKE RACK

Bola Bike Rack

Product Data Sheet



An artful solution for bicycle storage and security that meets Association of Pedestrian and Bicycle and 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 and 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

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.

Designed by Brian Kane, IDSA



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 Doyno Collaborative Architecture and Urban Design

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

Pittsburgh, Pennsylvania | February 25, 2025





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 Doyno Collaborative Architecture and Urban Design

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

Pittsburgh, Pennsylvania | February 25, 2025







- Insulated glass, metal frame windows.
- Painted metal cornice fascia.
- Painted metal decorative railing.
- Face brick.
- Prefinished aluminum panels.
- Cast stone cornice and details.
- Composite wood soffit.





BUILDING A - SOUTH ELEVATION
1:20



BUILDING A - WEST ELEVATION
1:20



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



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



BUILDING A - NORTH ELEVATION
1:20



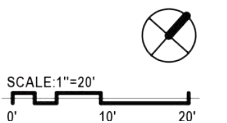
BUILDING A - EAST ELEVATION
1:20

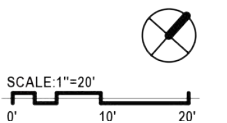
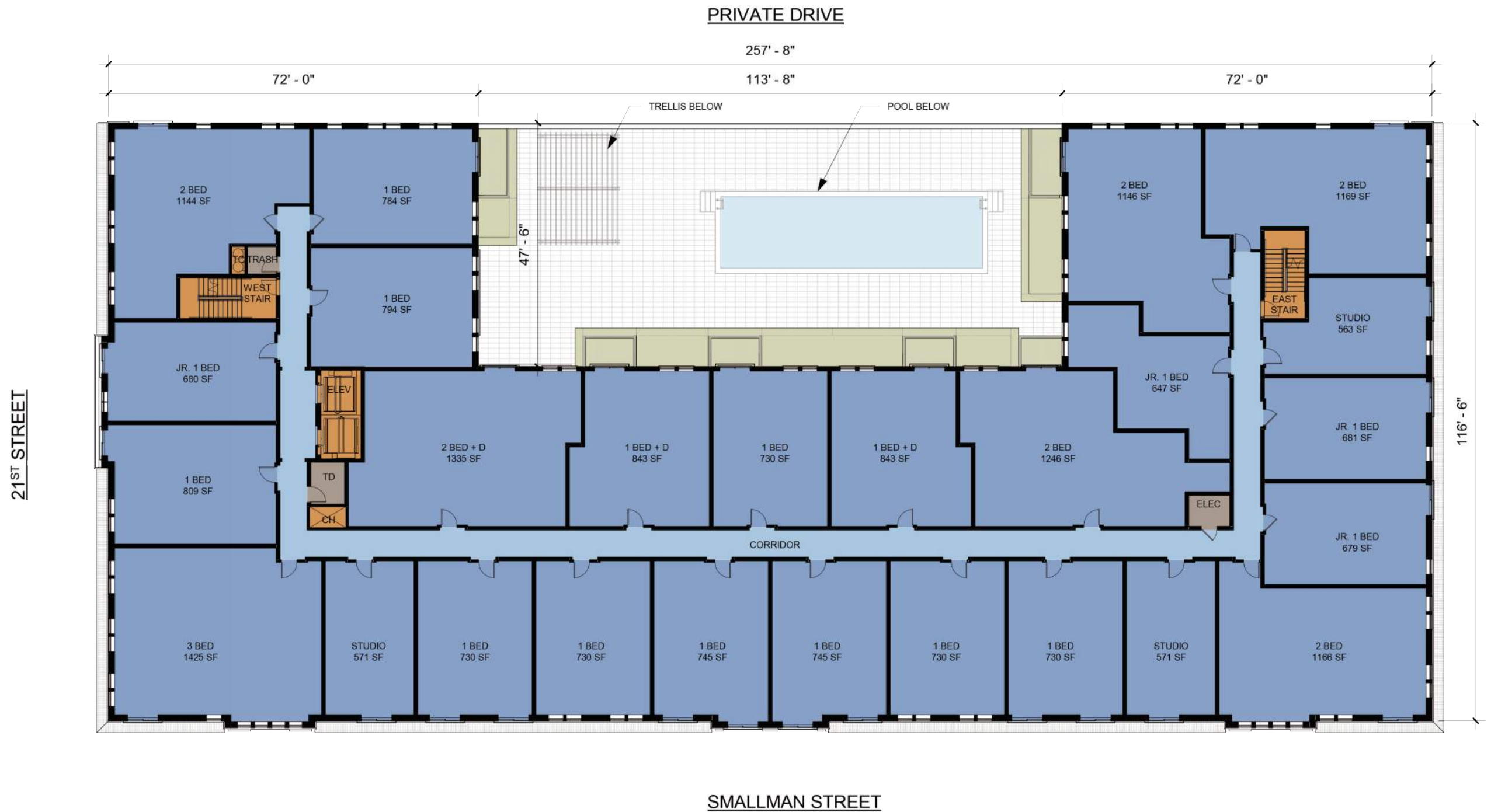


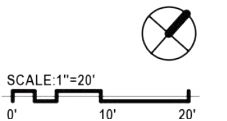
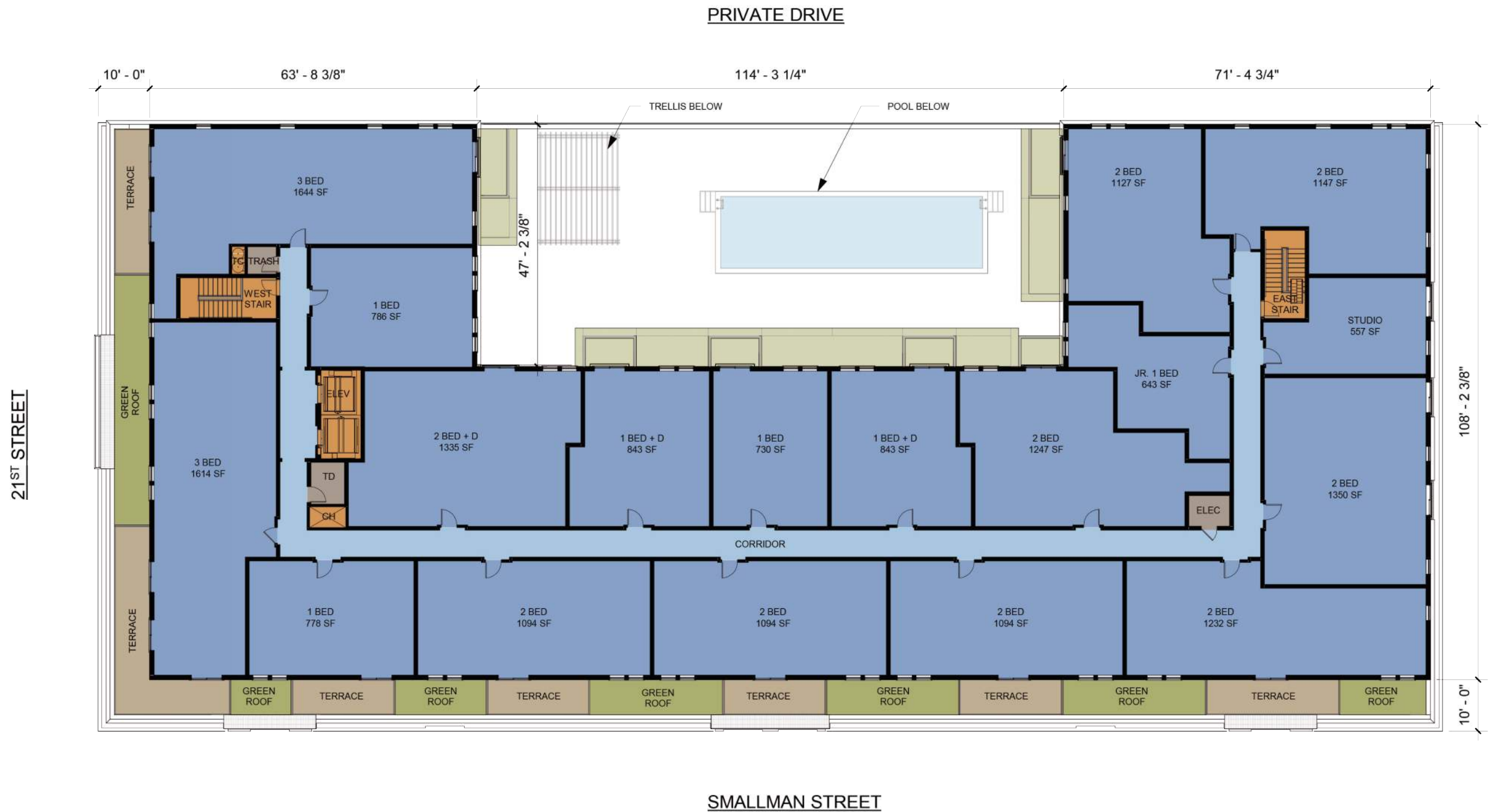
BUILDING A - NORTH ELEVATION
1" = 20'-0"



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



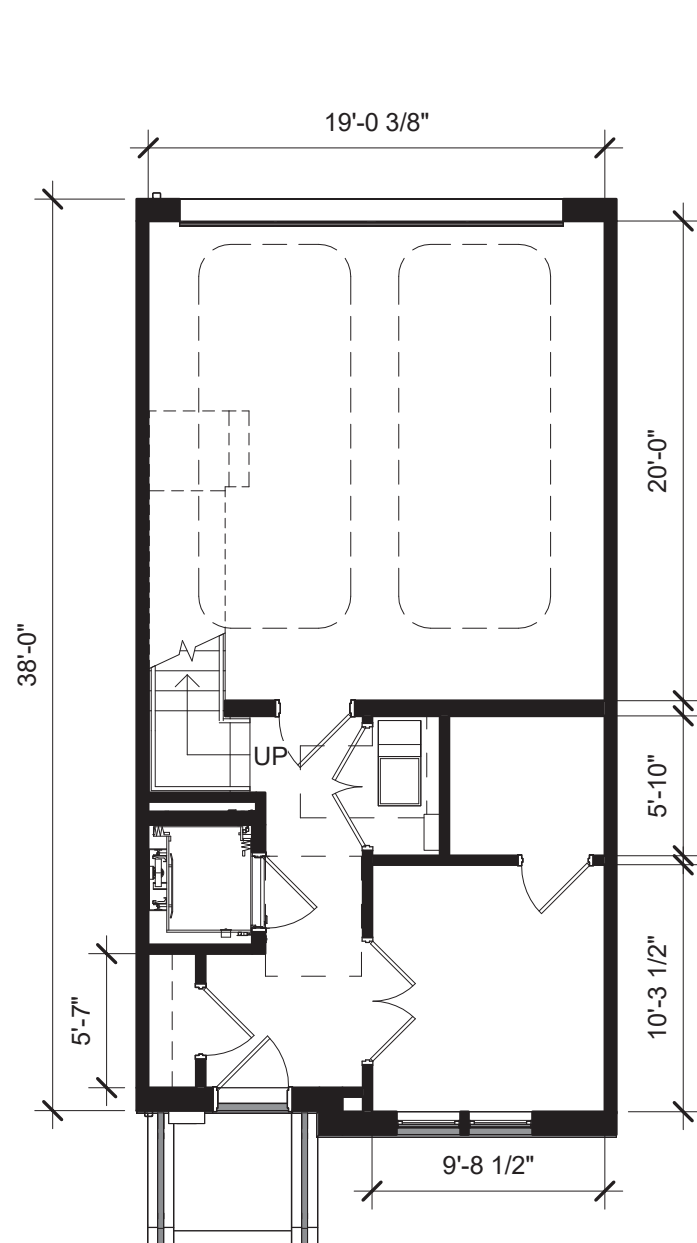




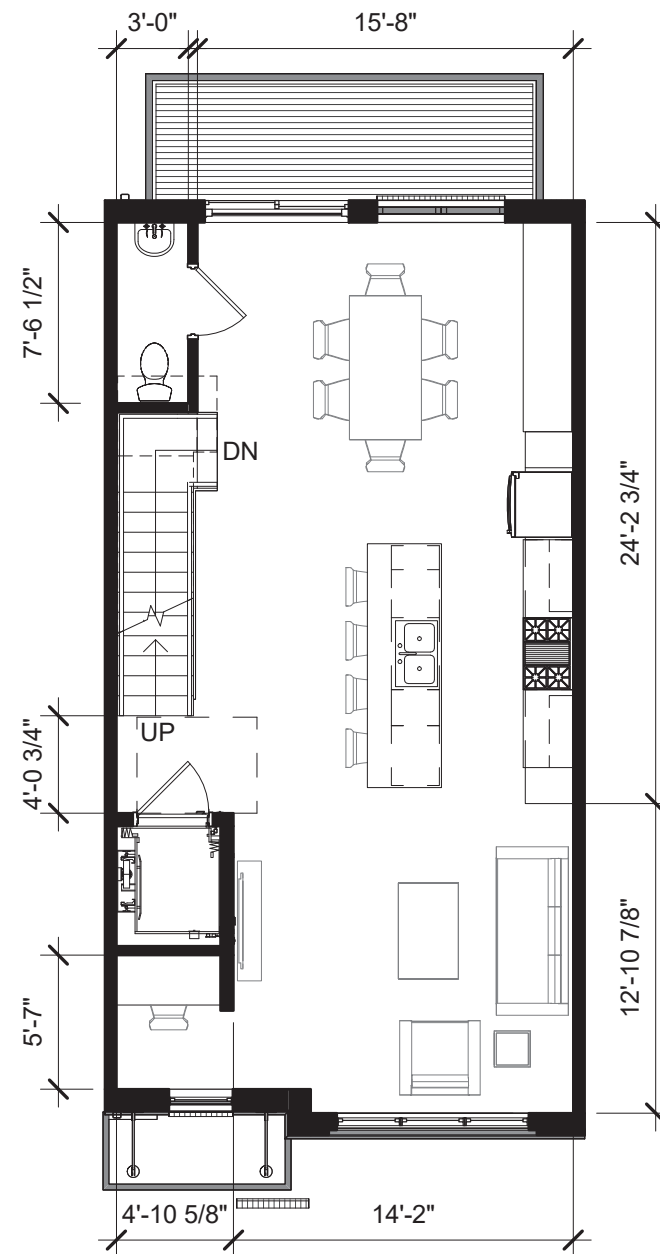






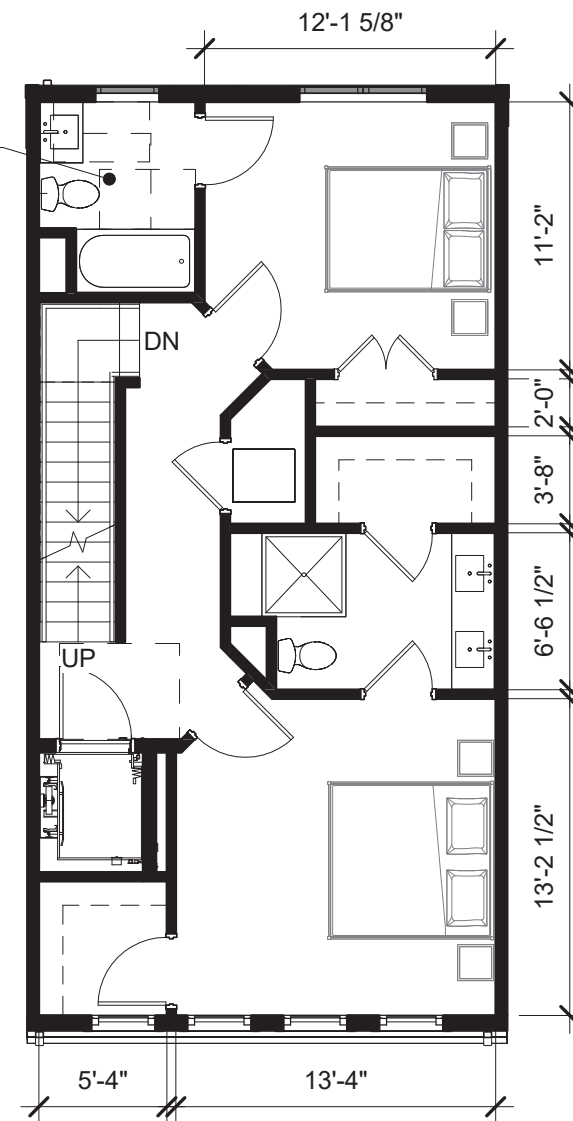


Ground Floor - Base Opt.
1/8" = 1'-0"

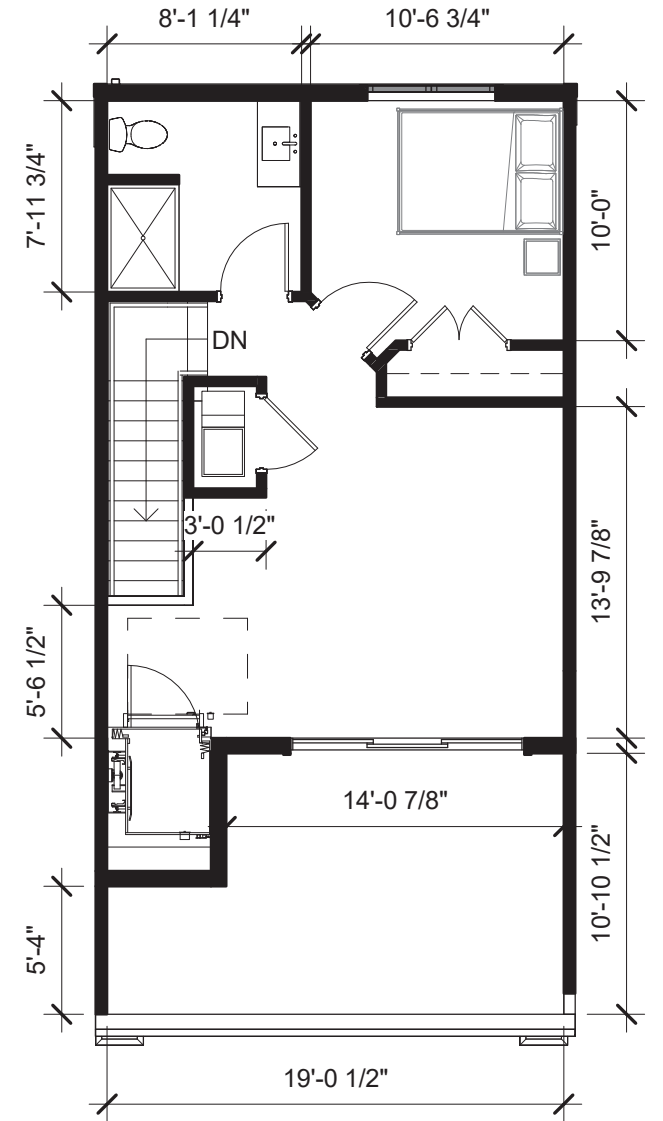


Living Level
1/8" = 1'-0"

Type B, Option B
Adaptable Bathroom



Upper Level
1/8" = 1'-0"



Terrace Level - Bedroom Opt.
1/8" = 1'-0"