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# THE MILL

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ON SECOND AVENUE

**Address:** 575 Technology Drive, Pittsburgh, PA 15219

**Zoning District:** Pittsburgh Technology Center, Specially Planned District 1 (SP-1)

**Project Description:** Development of market rate apartments with associated parking and social amenities. The project will be constructed in two phases.

**Community Process:** Conducted two meetings with the PTC Association

# Location Map



## A site with an interesting past



Dense industrial steel mills, cross-river connectivity, the crucible of Pittsburgh's historic economy

# Presently a technology park

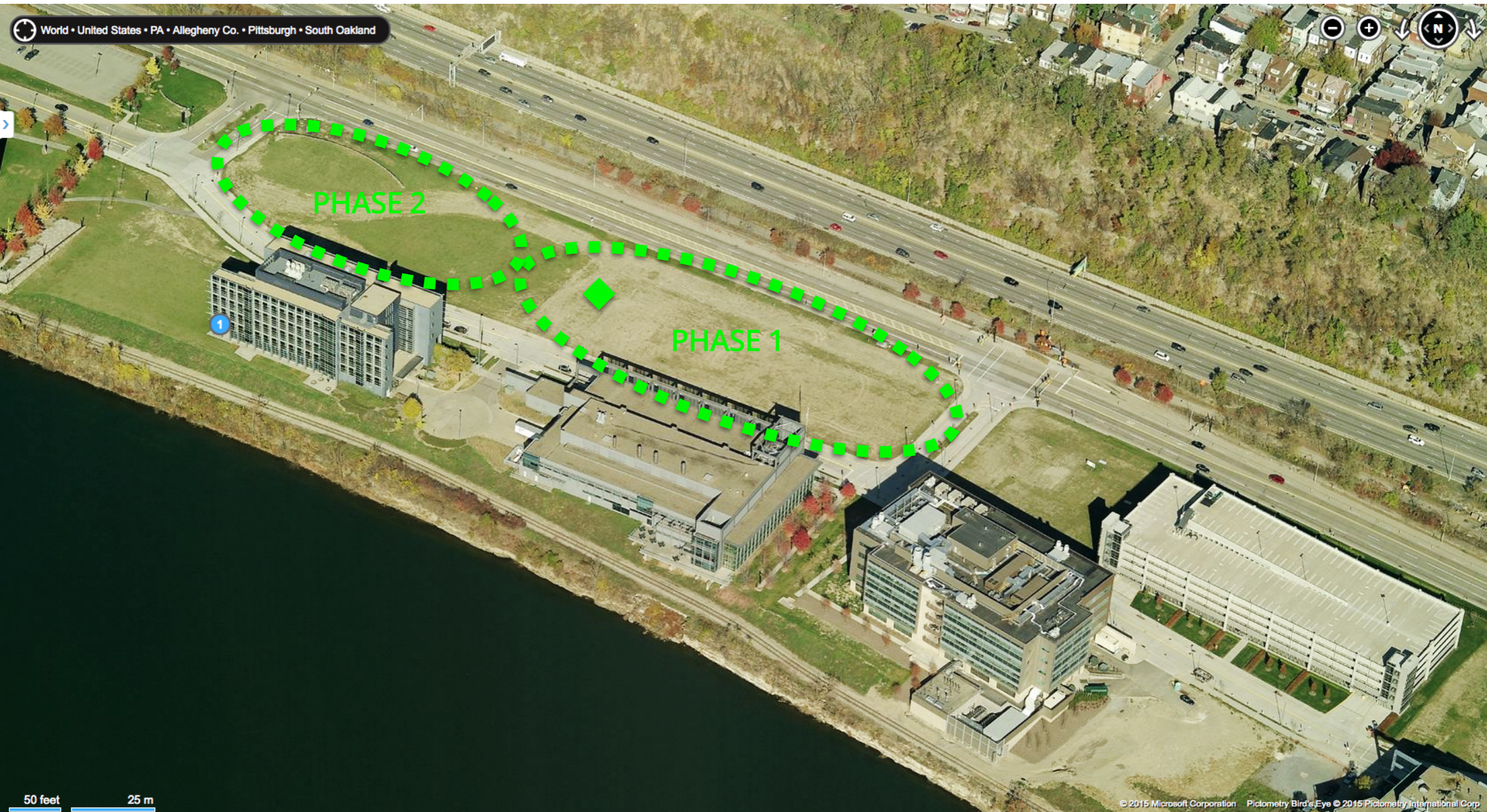


Tech, Eds, & Meds - research + development

# Infusing LIFE & color into a “closed” door environment



# An Opportunity to create an “exclusive” living community



The nature of the site sustains abundant access, views, opportunity, and “start-up style” creativity

Making Connections - to the river, existing development, and downtown



# Reinforcing the existing PLDP

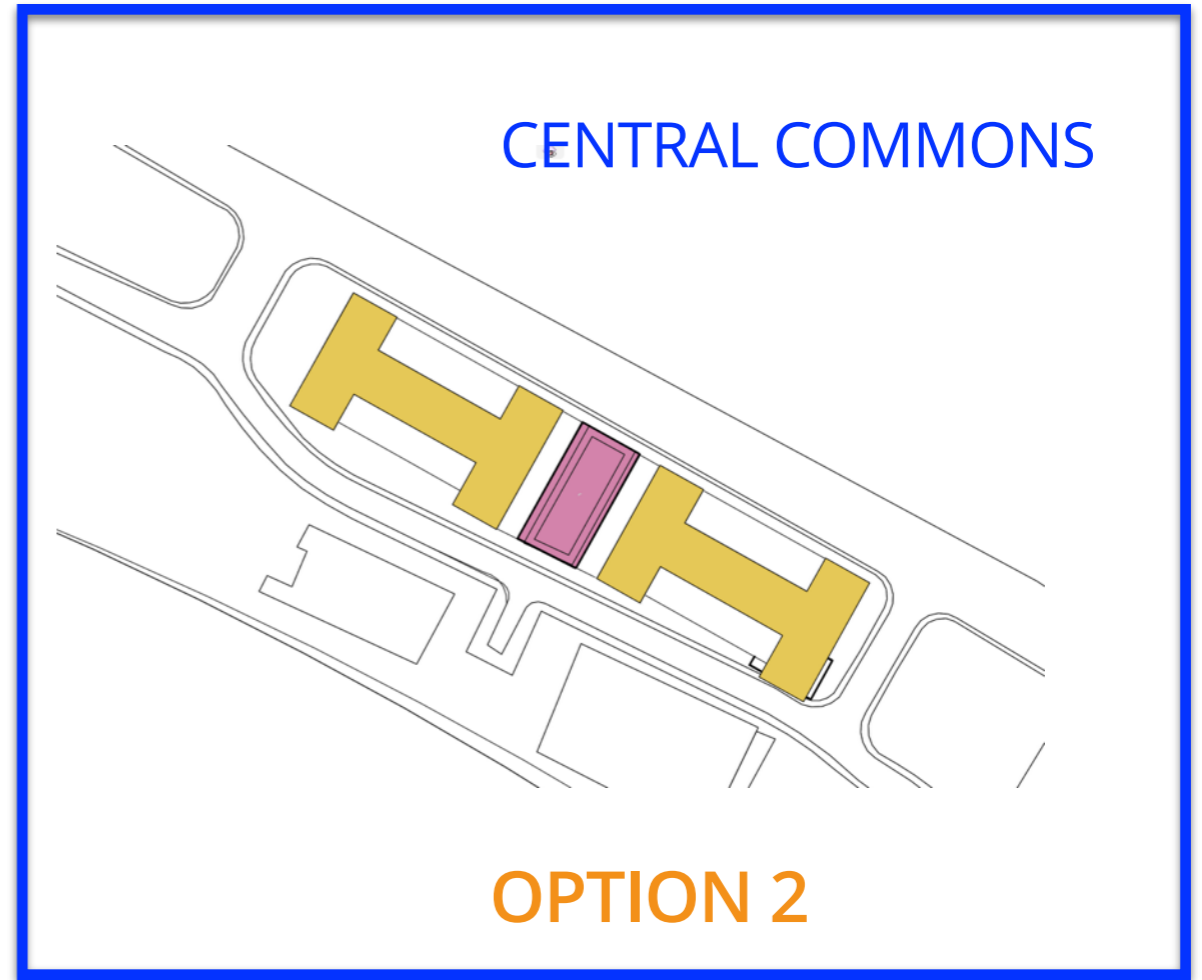
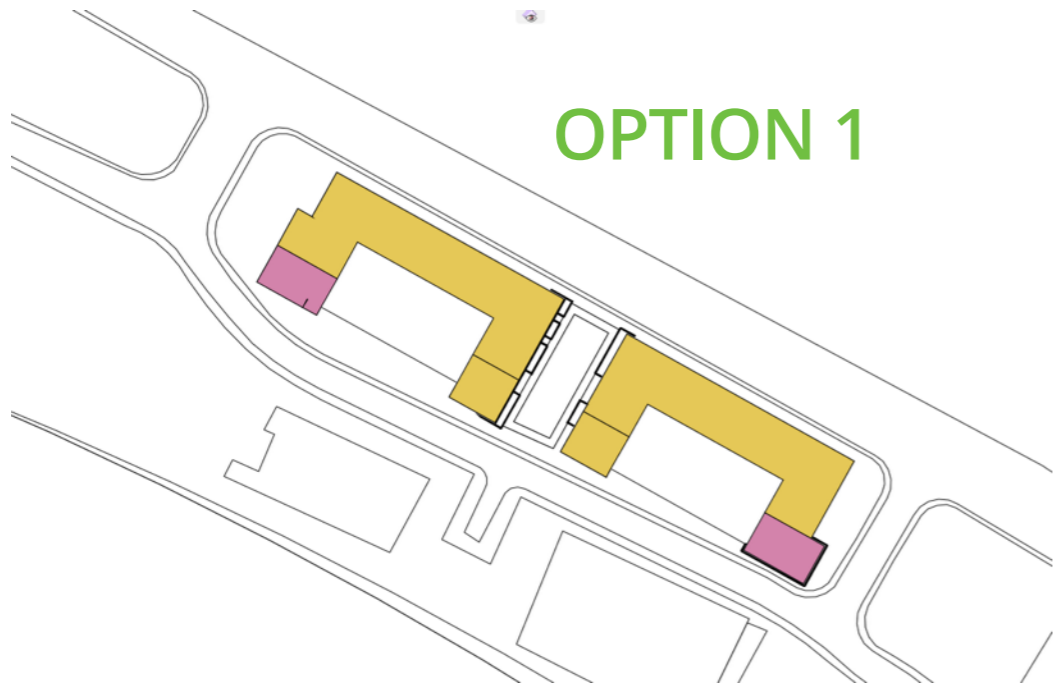




# Site Energy



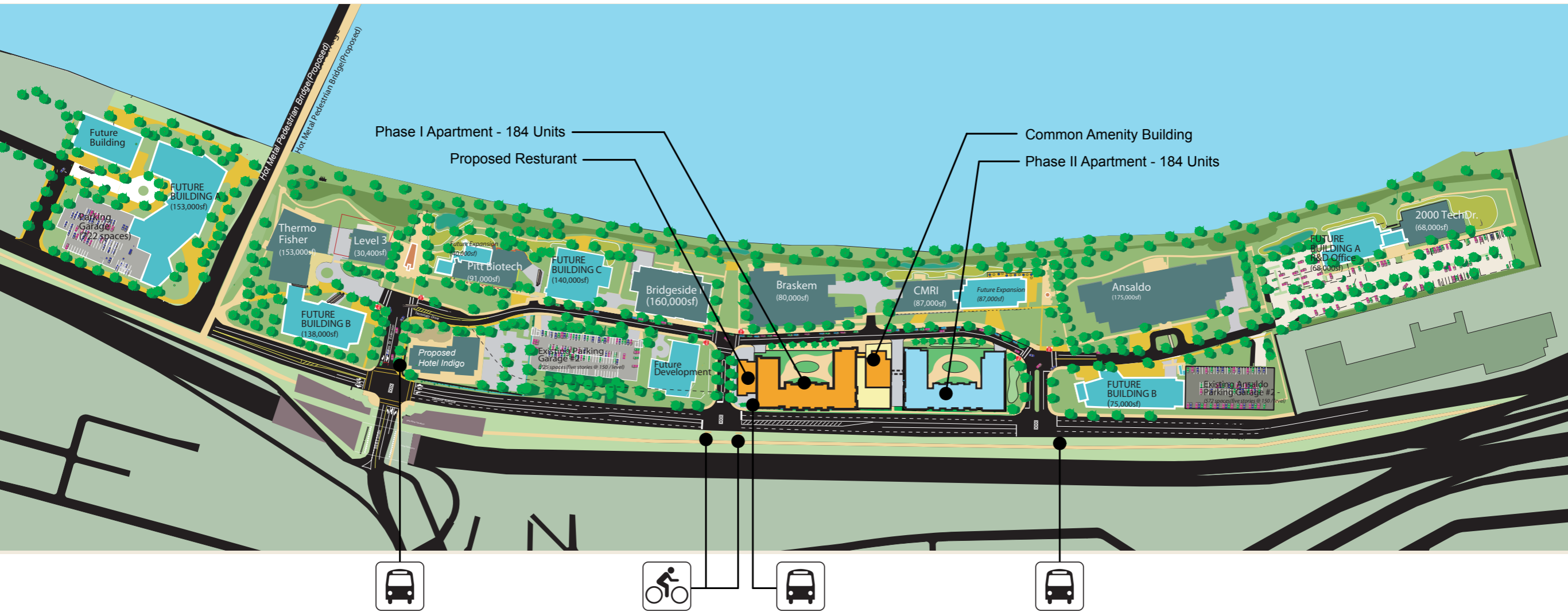
# Site Massing Strategies



# Massing in Context

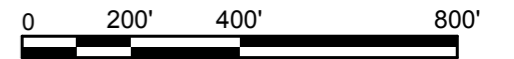


# Technology Center PLDP Overview

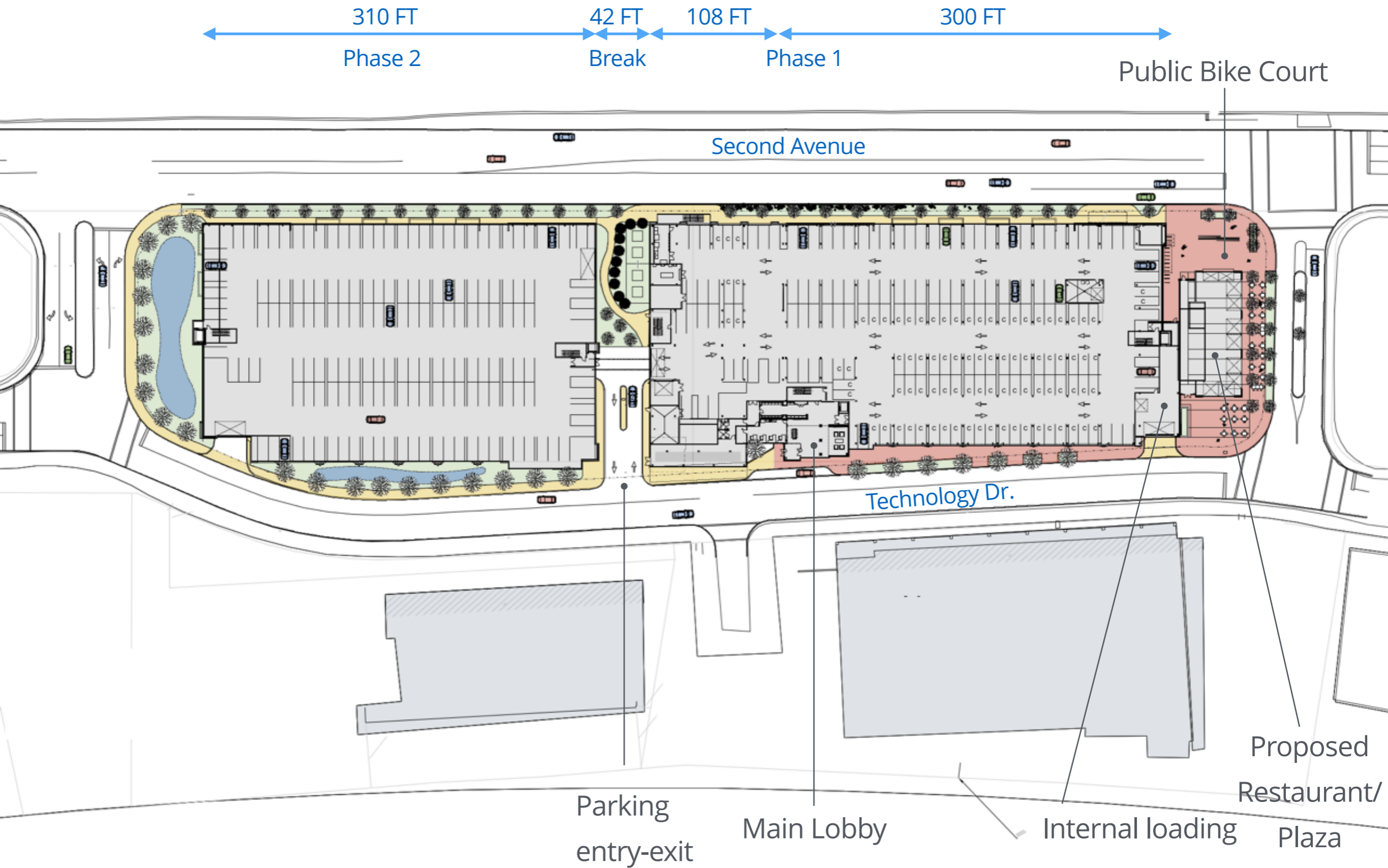


Illustrative Plan Update for PLDP

Phase I Parking: 185 Spaces  
 Phase II Parking: 160 Spaces  
 Total: 345 Spaces



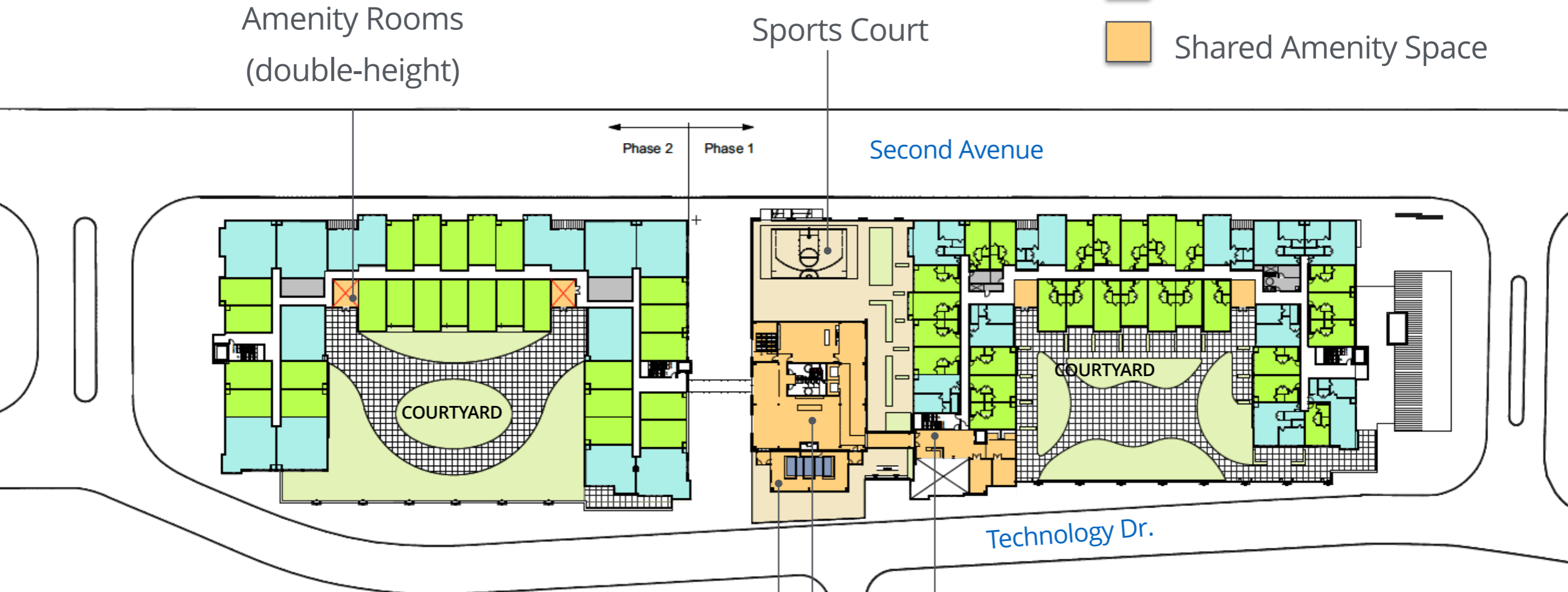
# 1st Floor Street Level Master Plan



# 2nd Floor Master Plan

Building A & Building B = 368 UNITS

- Micro Unit
- 1 Bedroom
- 2 Bedroom
- Shared Amenity Space



**Phase 2 Unit Mix:**  
[126] Micros (68%)  
[55] 1-Bedrooms (30%)  
[3] 2-Bedrooms (2%)  
**[184] Units**

Pool Pavilion & Sun Deck

Grand Stair




Central Commons

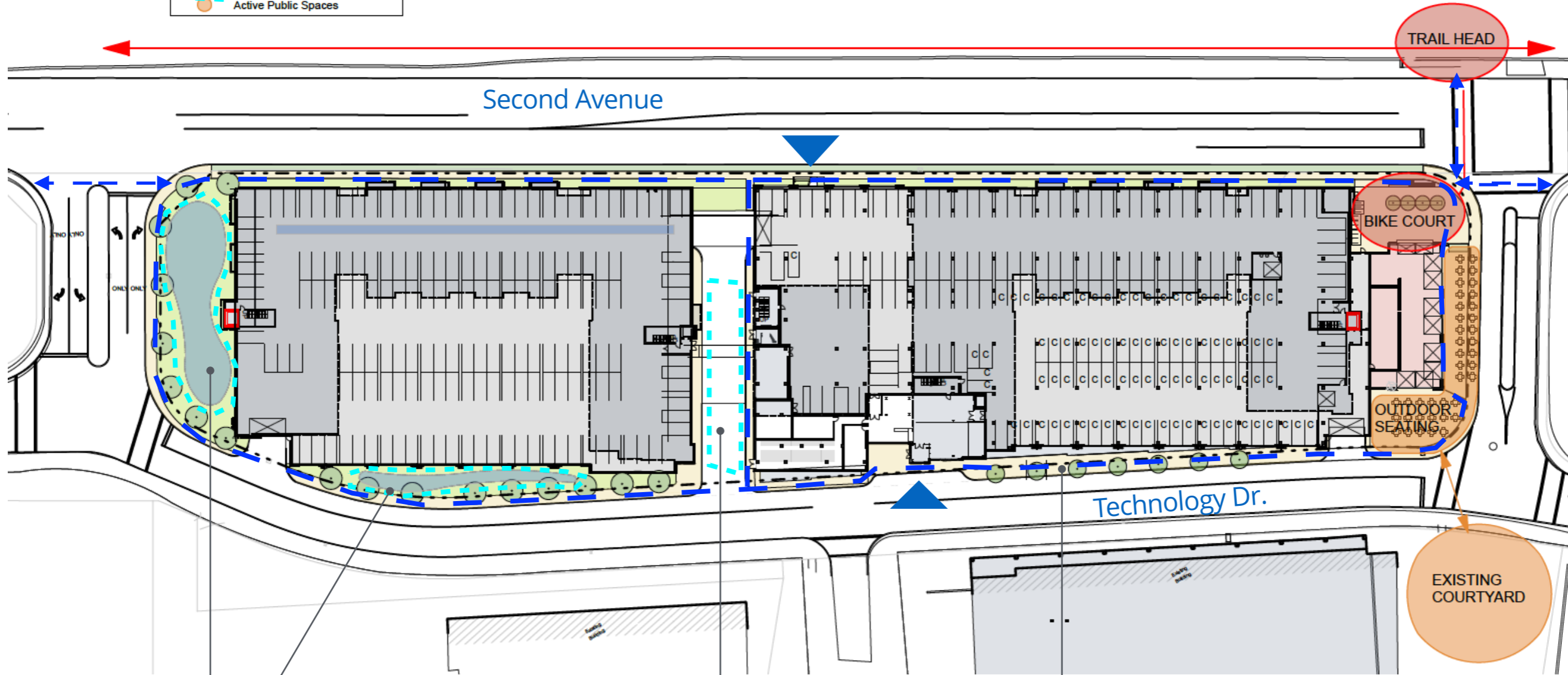
**Phase 1 Unit Mix:**  
[126] Micros (68%)  
[55] 1-Bedrooms (30%)  
[3] 2-Bedrooms (2%)  
**[184] Units**

# Sustaining the multimodal urban environment



# Accessibility, Sustainability, & Stormwater Management

LEGEND	
	Pedestrian Circulation & Nodes
	Bike Circulation & Nodes
	Water Retention Areas
	Active Public Spaces



Raingardens/Bioswales

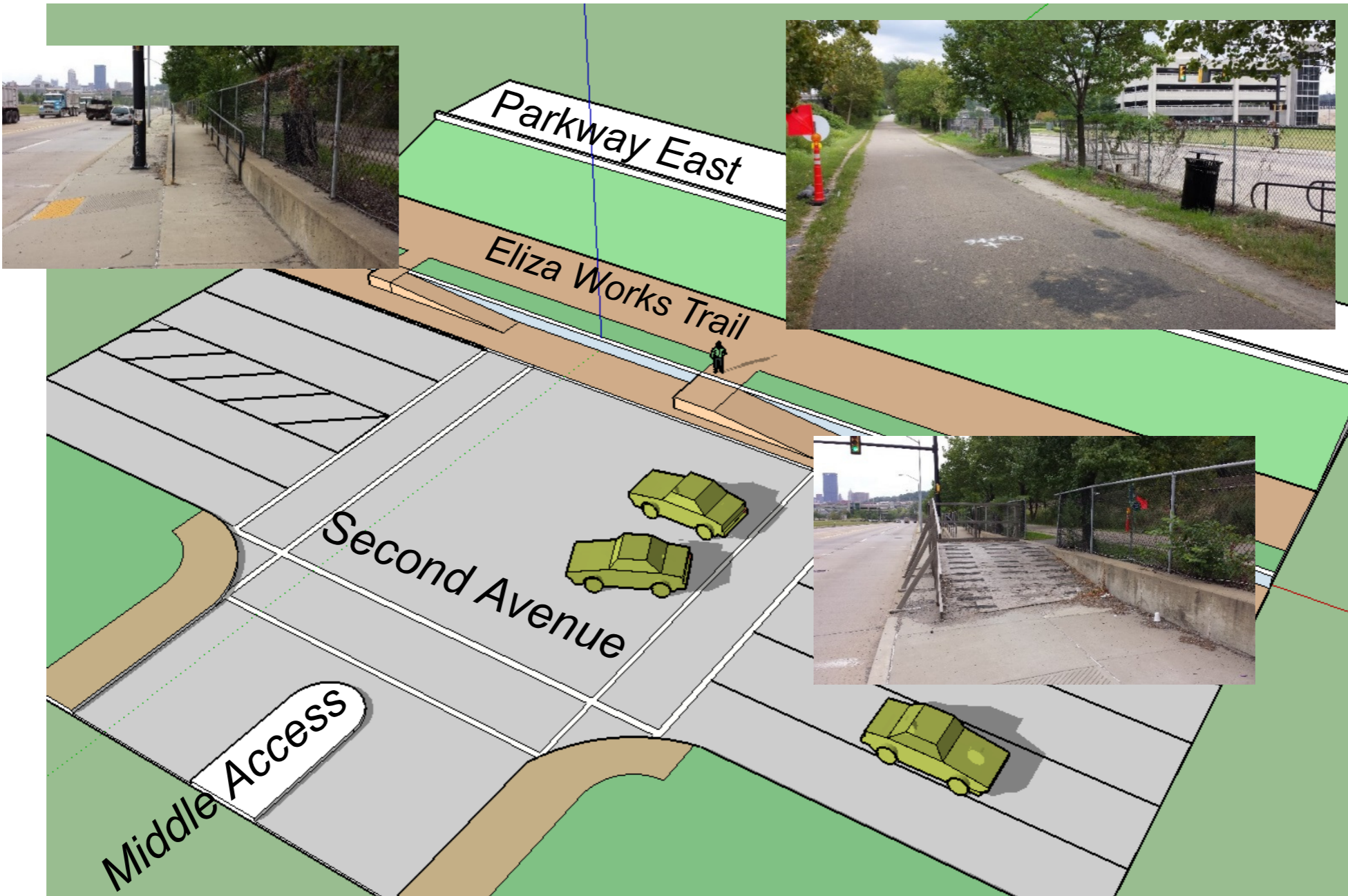
Underground infiltration/  
detention tank

Permeable pavers



# Buses & Bikes - Existing Conditions

Eliza Works Trail Crossing Concepts @ Middle Access Drive  
Pittsburgh Technology Center  
Pittsburgh, PA 15219



# Buses & Bikes - Improvement Opportunity

Eliza Works Trail Crossing Concepts @ Middle Access Drive  
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# Improvements: Public Bike Court

Possible eye-catching  
metal sculpture

Bike Court

Proposed 6,000 SF  
Restaurant

