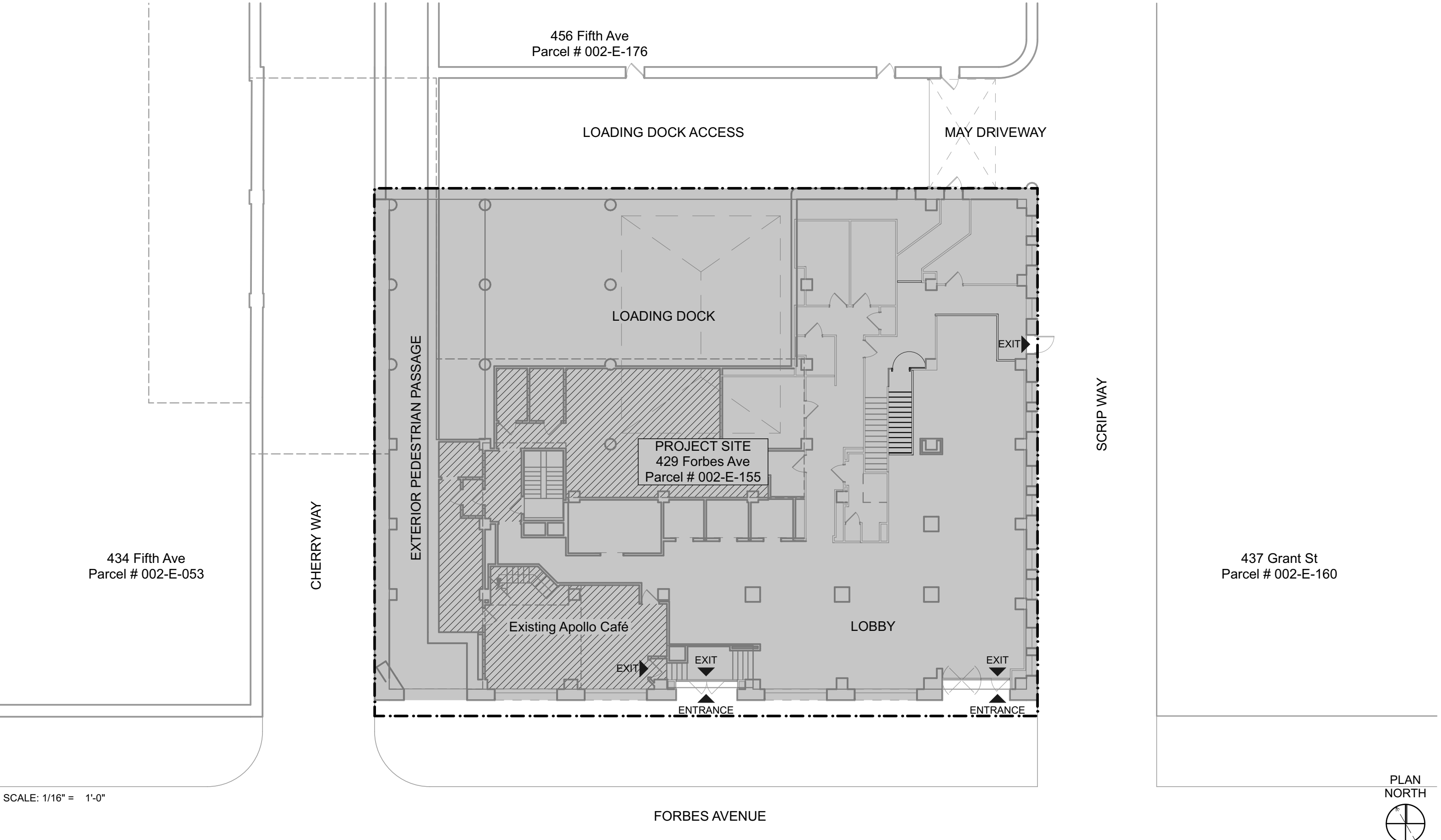


The Allegheny Building

429 Forbes Ave
Zoning District GT-B

Conversion of 19-story office building to multi-family residential (up to 190 total dwelling units).
Transfer of Development Rights for up to 87 dwelling units from 201 Stanwix St. to 429 Forbes Ave.





SCALE: 1/16" = 1'-0"



Typical Floor Plan

SCALE: 1/16" = 1'-0"

Sustainability Summary

- Reuse of historic, existing building.
- All plumbing fixtures are water conserving low-flow fixtures.
- All light fixtures are efficient LED.

Construction Management Plan

- All loading through existing Scrip Way.
- Dumpsters will be placed within footprint of building in existing loading dock.
- No street closures are planned.
- Construction duration expected to be 16-18 months.

Accessibility

- The building will be fully accessible.
- New accessible units will be added as required by building code.

Transfer of Development Rights Permitted between Zoning Lots in the Golden Triangle Zoning District

(Pittsburgh Zoning Code Section 910.01.D.1)

- “Sending Lot” is 201 Stanwix Street (Block and Lot 1-G-75)
- By survey, “Sending Lot” has an area of 30,320 SF
- 275 dwelling units permitted on “Sending Lot” (110 sf per unit)
- “Sending Lot” is approved by occupancy permit to contain 158 dwelling units
- “Receiving Lot” is 429 Forbes Avenue (Block and Lot 2-E-155)
- By survey “Receiving Lot” has an area of 11,497 SF
- 103 dwelling unit permitted on “Receiving Lot” (110 sf per unit)
- “Sending Lot” transfer development rights for up to 87 units to “Receiving Lot”
- “Sending Lot” still retains “excess” of 30 units (275-158-87)
- “Receiving Lot” able to contain up to 190 units
- Approval process is via conditional use – recommendation from Planning Commission and approval by City Council

201 Stanwix St



Aerial View



Street View

429 Forbes Ave



Aerial View



Street View

201 Stanwix St Parcel Information

(from Allegheny County Assessment Page)

Parcel ID : 0001-G-00075-0000-00		Municipality : 101 1st Ward - PITTSBURGH	
Property Address : 201 STANWIX ST PITTSBURGH, PA 15222		Owner Name : 201 STANWIX STREET ASSOCIATES LP	
School District :	Pittsburgh	Neighborhood Code :	51C01
Tax Code :	Taxable	Owner Code :	Corporation
Class :	Commercial	Recording Date :	12/16/2010
Use Code :	OFFICE/APARTMENTS OVER	Sale Date :	12/1/2010
Homestead :	No	Sale Price :	\$4,400,000
Farmstead :	No	Deed Book :	14456
Clean And Green	No	Deed Page :	365
Other Abatement :	Yes	Lot Area :	1.4970 Acres



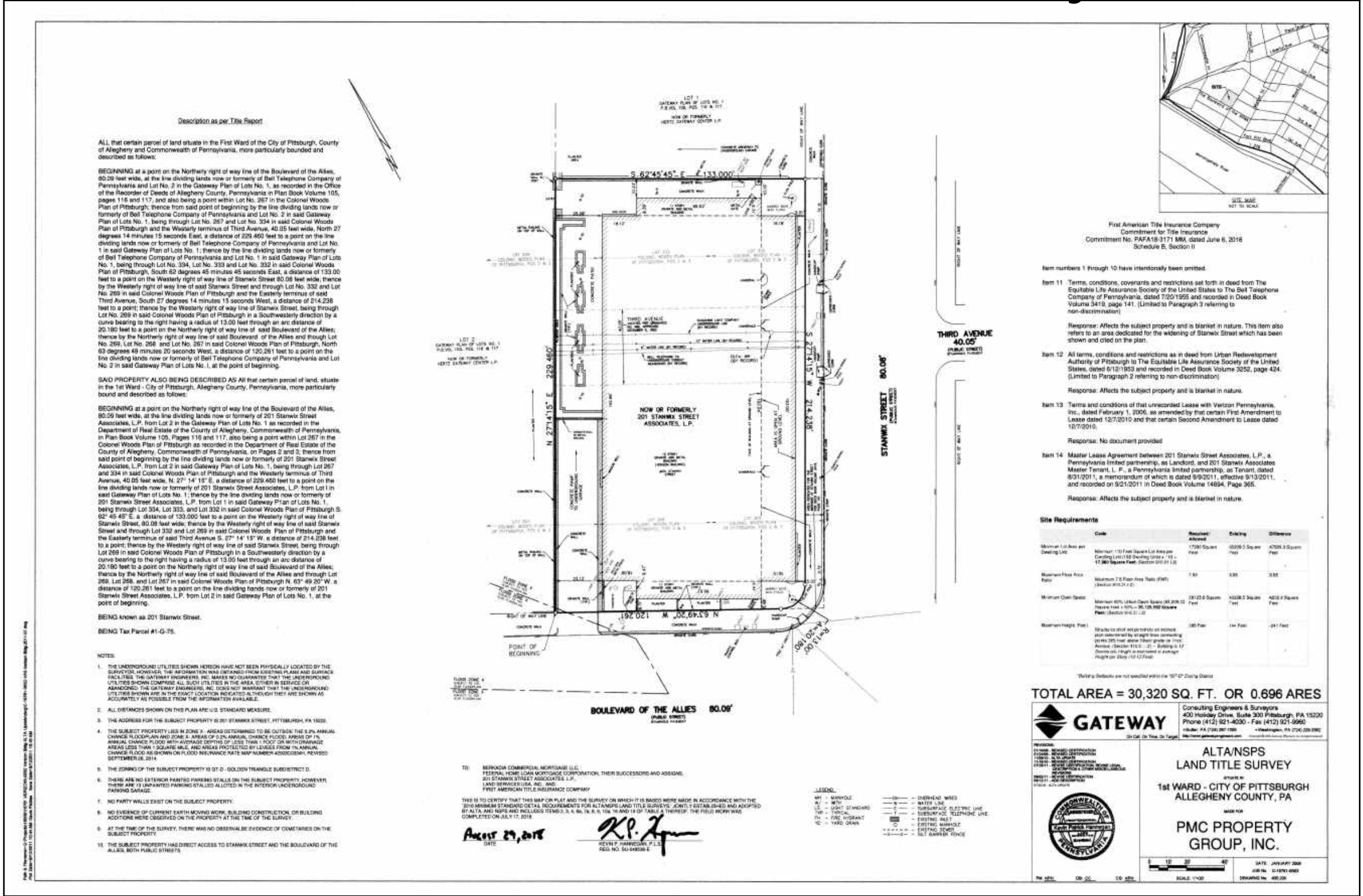
429 Forbes Ave Parcel Information

(from Allegheny County Assessment Page)

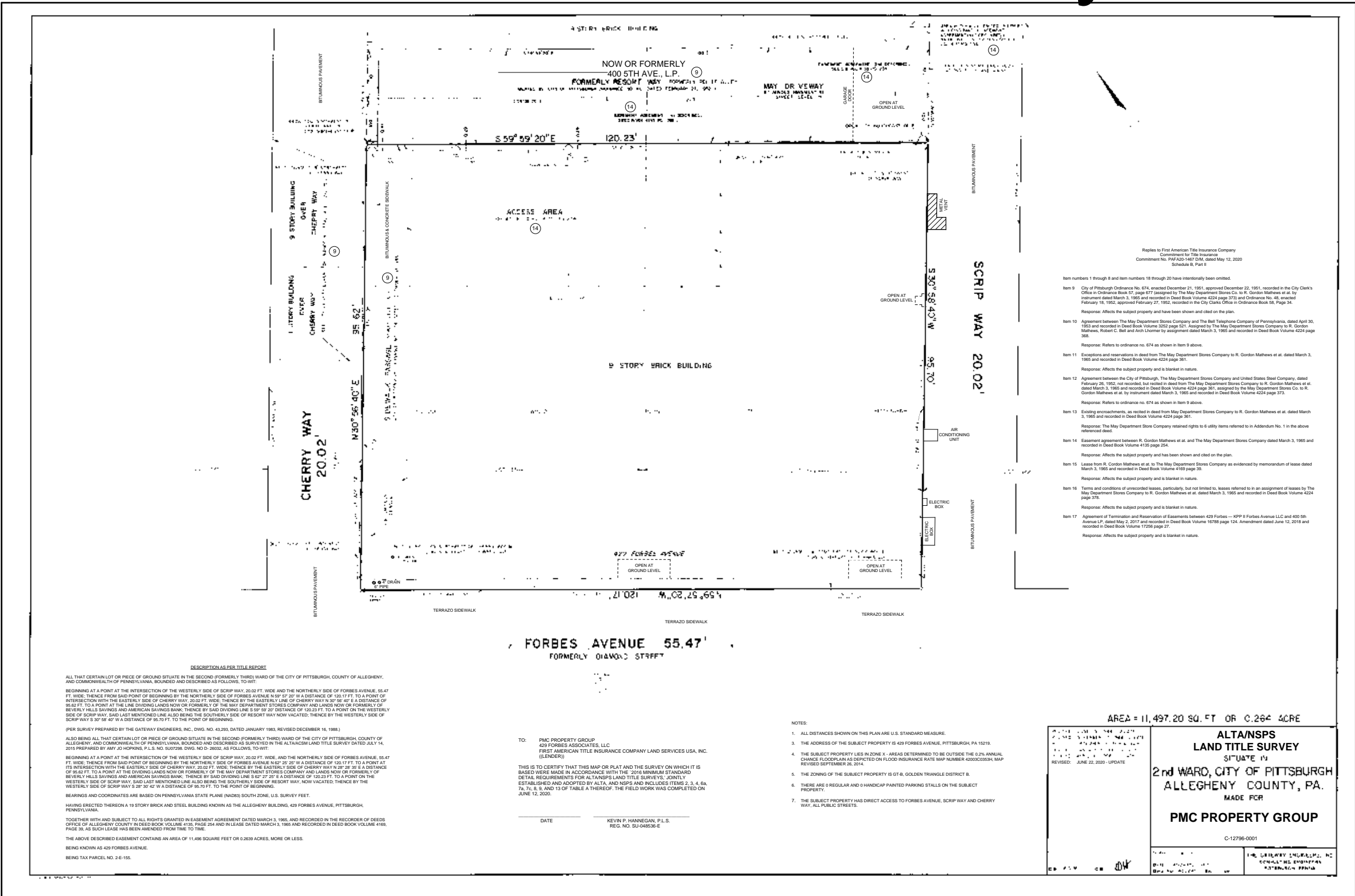
Parcel ID : 0002-E-00155-0000-00		Municipality : 102 2nd Ward - PITTSBURGH	
Property Address : 429 FORBES AVE PITTSBURGH, PA 15219		Owner Name : 429 FORBES - KPP II FORBES AVENUE LLC	
School District :	Pittsburgh	Neighborhood Code :	51C01
Tax Code :	Taxable	Owner Code :	Corporation
Class :	Commercial	Recording Date :	8/7/2018
Use Code :	OFFICE-ELEVATOR -3 + STORIES	Sale Date :	5/31/2018
Homestead :	No	Sale Price :	\$1
Farmstead :	No	Deed Book :	17313
Clean And Green	No	Deed Page :	64
Other Abatement :	No	Lot Area :	11,400 SQFT



201 Stanwix St Survey



429 Forbes Ave Survey



Allegheny Building Renovation

TDR - 429 Forbes Ave Survey

Tuesday, September 1, 2020

Pittsburgh, PA / PMC Property Group

Strada

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