

Beechview Developments, 2014

URA-Owned Properties in Broadway Avenue Business District

Broadway Avenue is the heart of Beechview, and also the home of the Red Line trolley, which carries passengers from the North Shore, through Downtown, Beechview, Mt. Lebanon, and terminates at South Hills Village. Beechview's small business district has seen a significant uptick in interest and entrepreneurship in the last four years. Successful new businesses include the BREW on Broadway Coffee House, the Las Palmas IGA grocery store, Crested Duck Charcuterie, Casa Rasta, Slice on Broadway, and more. The URA owns four key properties on Broadway Avenue. The URA recently put out an RFP for these buildings, and received one proposal to develop two.

1600, 1602 Broadway Avenue (Southern corner of Broadway and Hampshire)

(vacant, slated for renovation)

Avant LLC has submitted a proposal for these properties to renovate the existing three-story building to create a restaurant or retail space on the first floor, and apartments on the 2nd and 3rd floors. The proposal shows plans for a patio and parking in the adjacent lot. The URA board recently approved exclusive negotiation with Avant, and URA staff are working with them to refine their proposal and financials for the project.

1601 Broadway Avenue (mothballed)

The URA had construction drawings done, and in 2013, construction bids ranged from \$683K-\$899K. It is unclear whether the required structural work can be done for this amount. The URA has weatherized the property to prevent further deterioration until they can develop further interest and funding.

1619 Broadway Avenue

Structural engineers have identified some foundation work that must be done to bring this property back up to code. Estimates for restoration exceed \$700K. The storefront and apartment spaces are small, so it will be challenging to balance the high cost renovation with modest rental rates.

Beechview Healthy Active Living Center-- Construction to begin 2015

After over a dozen years of political infighting and listless bureaucracy, the Beechview Senior & Community Center reconstruction at the heart of Beechview - 1553 Broadway is about to be underway. The City purchased the building from a private owner in March of 2013, and has engaged Lami Grubb Architects to design interior space that will accommodate seniors needs during the day, and serve as community space with rentable rooms when the senior center is closed. Preliminary plans include a fitness room, dining space, lounge space, a kitchen, and meeting rooms. The building will be certified LEED silver according to City code. Cost of the project is estimated at \$4-5 M. Owning the building will save the City \$30,000 in rent annually, and may be a revenue opportunity. Former State Representatives Chelsa Wagner and Michael Diven have allocated a combined \$1.5M in state RACP funds to this project. Currently, the Office of Councilwoman Rudiak is hosting meetings between Citiparks, Public Works Bureau of Engineering, Operations, Law, City Planning, and the Mayor's Office to facilitate this project.

Beechview Library Renovation and Expansion

The Beechview Library is set to close for one year on June 21, 2014 for a multi-million renovation and expansion. The work will include the addition of an elevator to enable all patrons to access the lower floor, as well as an expansion that will modernize and beautify the facade.