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.
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)

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<thead>
<tr>
<th>Field</th>
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<tbody>
<tr>
<td>Parcel ID</td>
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<td>Property Address</td>
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![Parcel Map Image]
## 429 Forbes Ave Parcel Information

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<th>Municipality</th>
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<td>102 2nd Ward - PITTSBURGH</td>
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<td>Property Address</td>
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<tr>
<td>429 FORBES AVE</td>
<td>429 FORBES - KPP II FORBES AVENUE LLC</td>
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<td>PITTSBURGH, PA 15219</td>
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201 Stanwix St Survey