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.
Allegheny Building Renovation
Pittsburgh, PA / PMC Property Group

Site & Building Photos
Friday, October 30, 2020

Facade along Forbes Ave: Cherry Way Pedestrian Passage Entrance and Historic Building Entrance

Corner of Scrip Way and Forbes Ave

Corner of Cherry Way and Forbes Ave

Scrip Way - Loading Dock Entrance
Allegheny Building Renovation
Building Lightwell Photos
Friday, October 30, 2020

Aerial View of Building Lightwell

Lightwell Elevation
Basement 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
429 Forbes Ave

Aerial View

Street View
## 201 Stanwix St Parcel Information
(from Allegheny County Assessment Page)

<table>
<thead>
<tr>
<th>Parcel ID: 0001-G-00075-0000-00</th>
<th>Municipality: 101 1st Ward - PITTSBURGH</th>
</tr>
</thead>
<tbody>
<tr>
<td>Property Address: 201 STANWIX ST</td>
<td>Owner Name: 201 STANWIX STREET ASSOCIATES LP</td>
</tr>
<tr>
<td>PITTSBURGH, PA 15222</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>School District</th>
<th>Pittsburgh</th>
<th>Neighborhood Code</th>
<th>51C01</th>
</tr>
</thead>
<tbody>
<tr>
<td>Tax Code</td>
<td>Taxable</td>
<td>Owner Code</td>
<td>Corporation</td>
</tr>
<tr>
<td>Class</td>
<td>Commercial</td>
<td>Recording Date</td>
<td>12/16/2010</td>
</tr>
<tr>
<td>Use Code</td>
<td>OFFICE/APARTMENTS</td>
<td>Sale Date</td>
<td>12/1/2010</td>
</tr>
<tr>
<td></td>
<td>OVER</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Homestead</td>
<td>No</td>
<td>Sale Price</td>
<td>$4,400,000</td>
</tr>
<tr>
<td>Farmstead</td>
<td>No</td>
<td>Deed Book</td>
<td>14456</td>
</tr>
<tr>
<td>Clean And Green</td>
<td>No</td>
<td>Deed Page</td>
<td>365</td>
</tr>
<tr>
<td>Other Abatement</td>
<td>Yes</td>
<td>Lot Area</td>
<td>1.4970 Acres</td>
</tr>
</tbody>
</table>

---

Allegheny Building Renovation
TDR - 201 Stanwix St Parcel Information
Friday, October 30, 2020
# 429 Forbes Ave Parcel Information

(from Allegheny County Assessment Page)

<table>
<thead>
<tr>
<th>Property Address</th>
<th>Parcel ID</th>
<th>Municipality</th>
<th>Owner Name</th>
<th>School District</th>
<th>Neighborhood Code</th>
</tr>
</thead>
<tbody>
<tr>
<td>429 FORBES AVE</td>
<td>0002-E-00155-0000-00</td>
<td>102 2nd Ward - PITTSBURGH</td>
<td>429 FORBES - KPP II FORBES AVENUE LLC</td>
<td>Pittsburgh</td>
<td>51C01</td>
</tr>
<tr>
<td>PITTSBURGH, PA 15219</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Class</th>
<th>Use Code</th>
<th>Tax Code</th>
<th>Owner Code</th>
<th>Recording Date</th>
<th>Sale Date</th>
<th>Sale Price</th>
<th>Deed Book</th>
<th>Deed Page</th>
<th>Lot Area</th>
</tr>
</thead>
<tbody>
<tr>
<td>Commercial</td>
<td>OFFICE-ELEVATOR -3 + STORIES</td>
<td>Taxable</td>
<td>Corporation</td>
<td>8/7/2018</td>
<td>5/31/2018</td>
<td>$1</td>
<td>17313</td>
<td>64</td>
<td>11,400 SQFT</td>
</tr>
</tbody>
</table>