



# Co-Working / Art Studios / Kitchen incubator

1243 N Franklin St, Pittsburgh, PA

February 1, 2018







Society of St. Vincent de Paul

188 43RD STREET

# 1243 N Franklin St



# **BOTERO DEVELOPMENT**

**14 Developments in Lawrenceville**

**Twice Nominated for AIA Awards**

**Three Times Post-Gazette Renovation  
Inspiration Contest Award Winner**

**17 Employees Across Various Businesses**













# Project Goals

- Provide an affordable and accessible public commercial kitchen space
- Provide flexible office space for small companies and entrepreneurs, allowing customers to grow & shrink as they see fit
- Provide a venue for building community amongst users of the space through proximity, training (for food entrepreneurs especially), and events
- Create stable and strong cash flow while having a positive impact by helping local businesses grow and succeed



# Kitchen Incubator

- 7,000 sf dedicated to our commercial kitchen
- Walk-In Fridge, Freezer, Prep, Cooking, Baking, Demonstrations, and Teaching
- Pittsburgh's first large scale public commercial kitchen
- Pair businesses with industry experts and small business mentorship
- Connection to community through open houses, community events, and business support



# Co-Working

- Targeted to small business owners, designers, tech startups, coffee shop workers, community groups
- Very reasonably priced
- Open desk, small offices, conference rooms
- Full-time receptionist, printers, wifi, and hospitality services
- High tech meets 1950s bank architecture



# Artist Studios

- Priced similar to other artist studios
- Additional benefits of having co-working and kitchen incubator onsite, conference rooms, client meeting areas, concierge services, etc.
- Brush washing, open workspace, and potential for kilns to be added
- Partitioned space or private studio



# Historic & Accessible Renovation

Embrace the historic features of the building, for instance restoring the historic windows and doors

Beautify the exterior sidewalks and plaza as well as add trees

Bring the building up to current ADA codes



# Parking Allocations

## Staff Parking

Aqua Area = 2 off-street reserved spots in neighbor's parking lot

## Customer Parking

1st Choice - Green Area = 3 off-street private spots (one handicap)

2nd Choice - Blue Area = 130 on-street spaces available, 10% current utilization

Area To Discourage - Pink Area = 120 on-street spaces available, Typically 25% current utilization

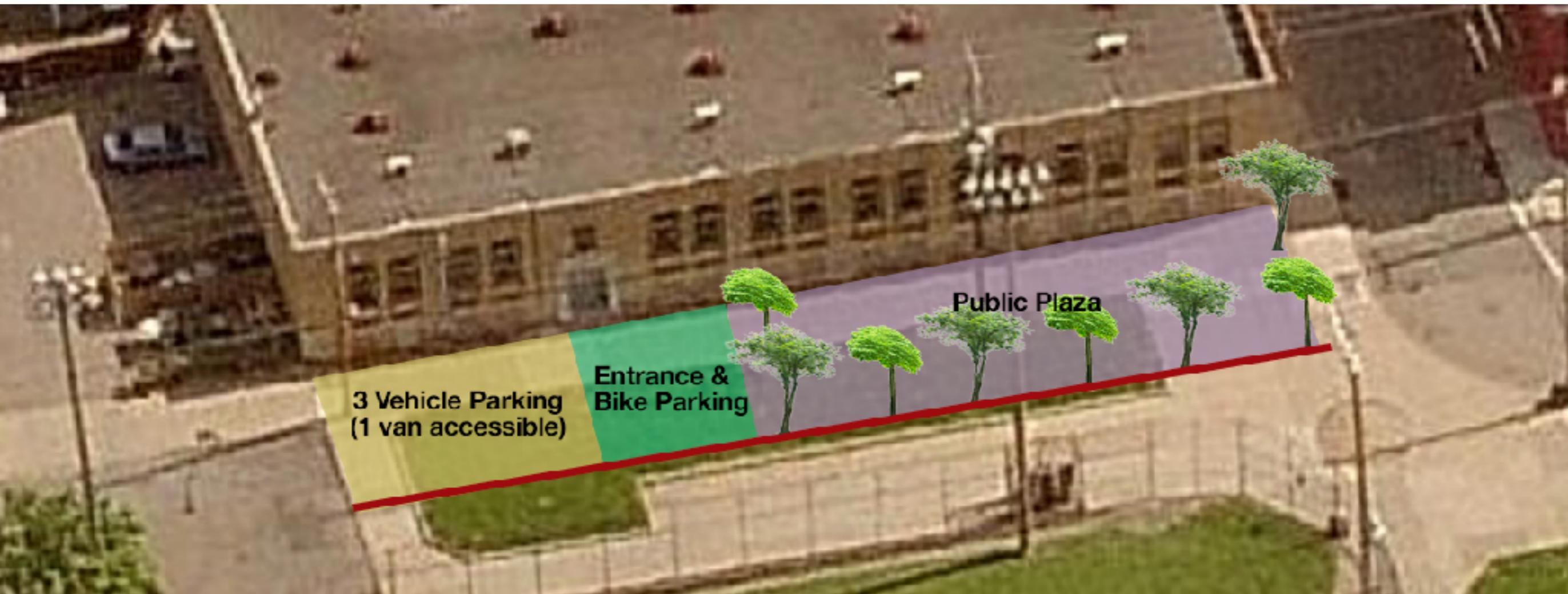
On-street parking calculation method using Institute of Transportation Engineers [ITE], 2010



# Parking

Zoning requires 9 spaces. We have a strong desire to preserve as much as the public plaza as possible.

Our aim is to preserve the plaza, include lots of bike parking, and have 3 parking spaces (2 regular & 1 van accessible handicap)







# Zoning

- Change of use from one non-conforming to another, to Office (Limited), Art Studio and Restaurant (General)
- Nine off-street parking spaces are required; Five spaces are proposed
- Two off-street loading spaces are required; Zero are proposed
- Required setbacks for accessory structures are 5 ft on all side; proposed is 0 ft on the street side for the proposed dumpster.



# Contact Information

## **Irwin Mendelssohn**

[irwin@boterodevelopment.com](mailto:irwin@boterodevelopment.com)

(646) 912-4202

## **Brian Mendelssohn**

[brian@boterodevelopment.com](mailto:brian@boterodevelopment.com)

(412) 450-0053

## **Botero Development**

<http://boterodevelopment.com>

188 43rd Street #2, Pittsburgh, PA 15201