

# Property Address

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**Project Summary:** Developer: Northwood Development, L.L.C.  
Project Architect: Perkins Eastman  
Property Information  
Address: 27 51<sup>st</sup> Street, Pittsburgh PA 15201  
Lot and Block: 119-R-60  
Lot Size: Approximately 14 Acres  
Zoning: Existing: Warehouse  
Proposed: Office

## **History:**

The existing building at 27 51<sup>st</sup> street was constructed in 1949 on an approximately 14 acre lot, and consists of a one-story, roughly 320,000sf warehouse building along the Allegheny River, with direct vehicular access from 51st Street only.

## **Project overview:**

The intent of redeveloping the property is to maintain the existing tenant occupancy in one quarter of the facility, and adaptively reuse the building for creative office and R&D/Workshop space. This will involve a renovation to the facade, interior, and lot.

## **Current Status:**

Designs are preliminary and pending submission to zoning at this time.

## **Anticipated timeline:**

Construction is estimated to take 14 Months from Zoning and Permit approvals. Target start of construction at this time is, 9/1/2019.

## **Requested Zoning Variances:**

Anticipated variances are in review at this time, but parking variances are expected to be required.

## **Date and time of ZBA hearing:**

Zoning Application is pending submission at this time. ZBA hearing will be scheduled within 3-5 weeks of application submission.