Property Summary:  
Developer: Northwood Development, L.L.C.  
Project Architect: Perkins Eastman  

Property Information  
Address: 27 51st 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 51st 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.