

# 27 51<sup>st</sup> Street - Pittsburgh

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**Project Summary:** Developer: Spear Street Capital (“SSC”)

Project Architect: Perkins Eastman

Property Information

Address: 27 51<sup>st</sup> Street, Pittsburgh, PA

Lot and Block: 199-R-60

Lot Size: 14.992 Acres

Zoning: RIV-IMU (Riverfront Industrial Mixed Use)

**History:** The existing 321,000 SF warehouse has served as a Sears, Roebuck & Co warehouse and distribution center since its construction in 1949. Prior to that the site was home to Carnegie Steel’s Lucy Furnace.

**Project overview:** SSC will rehabilitate and reconfigure the existing structure into approximately 300,000 SF of high bay R&D and creative office space surrounding a large central courtyard, to serve users in the AI, robotics and autonomous vehicle fields.

Plans include the following:

- a large activated central courtyard running through the building
- onsite amenities including bike storage with showers and lockers, an independent coffee/food operator, and tenant lounge areas
- exterior green space comprising landscaped riverfront plazas and viewpoints accessible by the public via 51 Street.
- A riverfront bike/pedestrian trail from 51<sup>st</sup> Street to eastern property line.
- 590 surface parking spaces located on the existing parking areas

**Current Status:** Sears Roebuck & Co currently occupies the site with a lease expiration Summer 2020. SSC is completing design development with Perkins Eastman and intends to file the proposed site plan in October.

**Anticipated timeline:**

October 2019 – Lawrenceville Community meetings

October 2019 – file proposed site plan and request ZBA hearing

Winter 2019-2020 – zoning hearing held, ZBA decision issued

Spring 2020 – receive all Planning Commission approvals

Summer 2020 – commence construction

Summer 2021 – tenants take occupancy

**Requested Zoning Variances:**

The site today contains in excess of 280,000 SF of paved areas that historically were used for automobile and truck parking. The existing paved areas could potentially accommodate approximately 950 vehicles. Our request includes the following variances:

- 1) 2/1000 surface parking – newly enacted RIV zoning provides for 2/1000 parking for office or R&D use, however surface parking is limited to 75 spaces (905.04.1.2 RIV). SSC plan seeks approval for 590 surface spaces.
- 2) Parking between the river and building structure – newly enacted RIV zoning limits surface parking between the river and structure to 15 surface spaces, whereas SSC site plan includes 143 (905.04.1.2).

**Date and time of ZBA hearing:** SSC intends to file a site plan for approval in October and to request ZBA hearing at that time.