

URBAN REDEVELOPMENT OPPORTUNITY

**Pittsburgh's Historic
Troy Hill/Spring
Garden Valley
Neighborhood**



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8 BULK PARCELS FOR SALE



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**8 BULK PARCELS
FOR SALE**



EXECUTIVE SUMMARY

Prime Urban Redevelopment Opportunity: 8 Bulk Parcels in Pittsburgh's Historic Troy Hill/Spring Garden Valley Neighborhood

RARE LAND PORTFOLIO: POSITIONED FOR NORTH SIDE GROWTH

This is a prime, strategic land acquisition opportunity in one of Pittsburgh's most historically rich and rapidly appreciating neighborhoods. We are collectively offering eight (8) redevelopment parcels in the vibrant Troy Hill / Spring Garden Avenue section. The collective listing of these eight parcels creates a prime 0.77-acre footprint, allowing a developer to bypass the complex, time-consuming process of individual lot assemblage.

THE VALUE PROPOSITION: NEXT-GENERATION LAWRENCEVILLE AFFORDABILITY

Secure a low-cost basis redevelopment opportunity just moments from the Strip District and Downtown Pittsburgh. This bulk package is priced at a discount compared to the premium of land in Lawrenceville or the Strip. You get Pittsburgh proximity and potential while securing the opportunity at a relatively low-cost basis.

EXECUTIVE SUMMARY

PRIME LOCATION & LOCAL VIBE

- **Historic Deutschtown Proximity:** Located just around the corner from the Spring Garden Ave fire station, these parcels offer immediate access to the historic streets and rising commercial appeal of Deutschtown and the North Side.
- **Walkable Amenities:** Steps away from local favorites like Threadbare Cider & Mead and the acclaimed Scratch & Co. Restaurant.
- **The Pittsburgh Charm:** Troy Hill is a desirable, authentic Pittsburgh neighborhood known for its tight-knit community, incredible city vistas, and unique landmarks like St. Anthony's Chapel.
- **Connectivity:** Quick access to Route 28, the North Shore, Downtown, and the burgeoning cultural and employment centers of the city.

OPPORTUNITY HIGHLIGHTS

DUAL PATHWAY INVESTMENT FLEXIBILITY

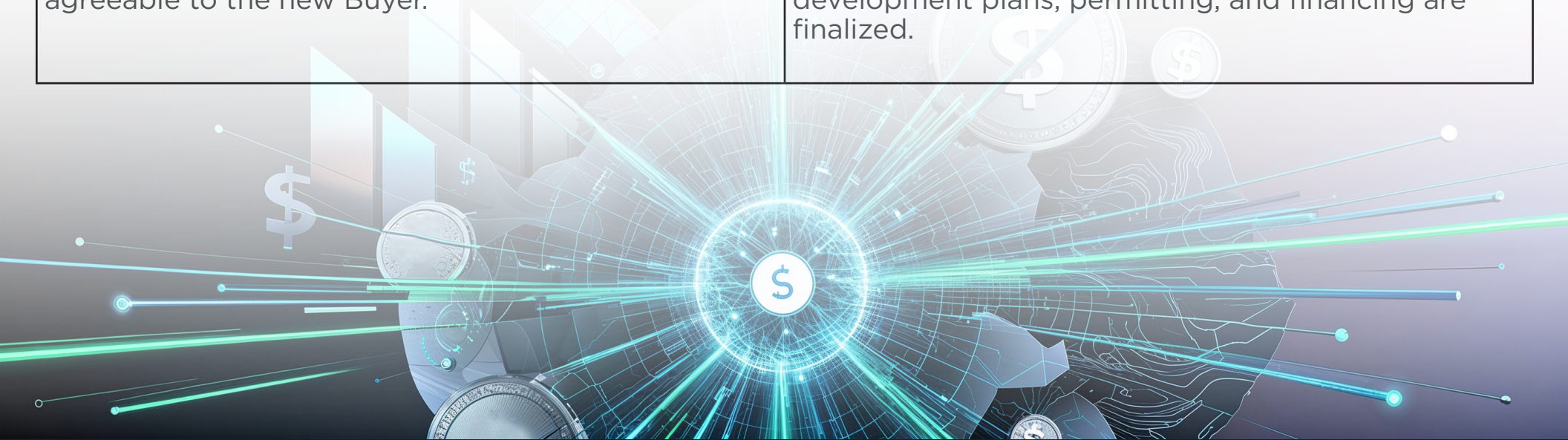
The site offers a critical advantage for managing development risk through a flexible arrangement on the existing industrial structure (parcel 24-F-222):

PATH 1: IMMEDIATE DEVELOPMENT (TERMINATION)

The existing cabinetry business is prepared to terminate its lease based on terms and a timeline agreeable to the new Buyer.

PATH 2: CASH-FLOWING LAND BANK (CONTINUATION)

The business would agree to continue operations and pay rent under a new lease, providing the Buyer with immediate in-place cash flow while development plans, permitting, and financing are finalized.



OPPORTUNITY HIGHLIGHTS

OPPORTUNITY HIGHLIGHTS	DETAIL			
Total Site Area	0.77 Acres (33,541 SF)			
Parcel Count	8 Contiguous/Near Parcels			
Parcel IDs	Lot & Block	Acres	Lot & Block	Acres
	24-F-222	0.41	24-F-424	0.04
	24-F-225	0.12	24-F-426	0.04
	24-F-420	0.04	24-F-428	0.04
	24-F-422	0.04	24-F-430	0.04
Location	Spring Garden Avenue, Troy Hill, Pittsburgh (Adjacent to Deutschtown)			
Zoning	R1-VH (Single-Unit Attached Residential Very High-Density) Neighborhood Industrial District (Mixed-Use Very High-Density)			
Price Advantage	Significantly below comparable Strip District/ Lawrenceville land prices			

LOCATION OVERVIEW

LOCATION: The Affordable Bridge to Downtown

The site's position on Spring Garden Avenue offers all the connectivity and charm of the North Side's "A" neighborhoods, without the premium acquisition cost:

- Historic Core: Located within the bounds of the historic Deutschtown/Troy Hill area, providing a desirable, authentic Pittsburgh aesthetic.
- Walkable Amenities: Steps away from recognized local destinations, including Threadbare Cider & Mead, Scratch & Co. Restaurant, and neighborhood parks.
- Unrivaled Access: Quick drive access to:
 - The Strip District (5 minutes)
 - Downtown Pittsburgh (7 minutes)
 - North Shore (PNC Park, Acrisure Stadium, The Casino)

LOCATION OVERVIEW

Neighborhood Character: Historic Charm Meets Urban Transition

The parcels are strategically positioned on Spring Garden Avenue, a transition point that captures the best of the historic, hilltop residential charm of Troy Hill while providing direct access to the revitalized urban vitality of Deutschtown. This dual identity makes the location highly unique and attractive to a diverse resident base, including young professionals and families seeking authenticity.

Troy Hill: The Authentic Pittsburgh Village

Historic Depth: Troy Hill was settled by German immigrants in the mid-19th century, giving it the feel of an “old European village” with closely built brick and frame row houses. The community remains fiercely proud and tight-knit, with an active neighborhood council (Troy Hill Citizens).

Cultural Destinations: The area is a destination for history and art enthusiasts:

- **St. Anthony’s Chapel:** An international landmark, housing the largest collection of religious relics outside the Vatican.
- **Troy Hill Art Houses:** A series of ordinary-looking houses converted into permanent, immersive art installations (like La Hütte Royal and Darkhouse Lighthouse), cementing the neighborhood’s status as a trendy, cultural hub.

Deutschtown: The Walkable Urban Hub

- **Walkable Main Street:** Located at the base of the hill, Deutschtown (East Allegheny) is a designated National and Local Historic District known for its density, Victorian architecture, and highly walkable nature. Its main street, East Ohio Street, is a bustling commercial center.
- **Established Amenities:** Deutschtown provides daily conveniences that complement the residential feel of Troy Hill, including Grocery stores (Giant Eagle), hardware stores, banks, pharmacies, and a diverse mix of restaurants and bars.
- **Cultural Institutions:** Within easy walking distance are major cultural draws like the Mattress Factory art museum, The Andy Warhol Museum, and Allegheny Commons Park, the North Side’s largest greenspace.

LOCATION OVERVIEW

Walkability & Local Amenities: The “Live Local” Lifestyle

The property’s immediate locale on Spring Garden Avenue offers a true “mixed-use” lifestyle, placing residents in a high-demand area centered on quality, independent businesses.

Immediate Local Destinations

The parcels are centrally located to anchor tenants that define the neighborhood’s current renaissance:

- **Scratch & Co. Restaurant:** Recognized as a premier, unpretentious dining spot, serving innovative, scratch-made American cuisine. It acts as a vital community hub and is a draw for food-focused residents from across the city.
- **Threadbare Cider & Mead:** Housed in a beautifully designed space, this business showcases local craft beverage culture and is a popular gathering spot, often with a 360-degree rooftop deck that overlooks the neighborhood.
- **Penn Brewery:** Located at the foot of Troy Hill, this is Pittsburgh’s oldest and largest craft brewery, known for its German-style beers and its large, popular outdoor biergarten.

Pedestrian Connectivity (Unique Pittsburgh Feature)

The area offers exceptional access for pedestrians, a crucial factor for a market-rate multi-family development:

- **Riverfront Trail Access:** Residents are a short walk away from the Three Rivers Heritage Trail, providing miles of biking and walking trails along the Allegheny River.

LOCATION OVERVIEW



Proximity to Downtown Pittsburgh, Strip District, & North Shore

NEIGHBORHOOD INDUSTRIAL DISTRICT

Mixed-Use District (Parcel 24-F-222 and Parcel 24-F-225) Neighborhood Industrial District.

A. Purpose. The NDI, Neighborhood Industrial District is intended to:

1. Allow a broad range of industrial uses, subject to performance standards;
2. Accommodate other uses that are compatible with office, commercial and residential land uses; and
3. Encourage development patterns that include a mix of housing, employment and shopping opportunities.

B. Use Regulations.

1. Primary Uses. Primary uses shall be allowed in the NDI District in accordance with the Use Table of Section 911.02.
2. Accessory Uses. Accessory uses shall be permitted in the NDI District in accordance with the Accessory Use regulations of Chapter 912. In addition, accessory uses in the NDI District shall not exceed twenty-five (25) percent of the gross floor area of the primary use.

C. Site Development Standards.

Sites in the NDI District shall be developed in accordance with the following site development standards, provided that:

1. The Residential Compatibility Standards of Chapter 916 shall impose additional height and setback standards on new High-Density and Very High-Density Residential and Nonresidential development located near Residential and H Districts;
2. The Environmental Performance Standards of Chapter 915 shall impose additional restrictions on development; and
3. New development shall be allowed to use Contextual Setbacks and Contextual Building Heights in accordance with the provisions of Section 925.06 and Section 925.07.

NEIGHBORHOOD INDUSTRIAL DISTRICT

SITE DEVELOPMENT STANDARD	NDI DISTRICT
Minimum Lot Size	0
Maximum Floor Area Ratio	2:1
Maximum Lot Coverage	90%
Minimum Front Setback	None required
Minimum Rear Setback	
When not adjacent to a way	20 ft.
When adjacent to a way	None required
Minimum Exterior Sideyard Setback	None required
Minimum Interior Sideyard Setback	None required
Maximum Height	45 ft. (not to exceed 3 stories)

MAXIMUM DENSITY

NEIGHBORHOOD INDUSTRIAL DISTRICT

The Neighborhood Industrial zoning district—suited for mixed-use vision, allows multi-unit apartment buildings as a permitted use and enabling extremely efficient development with **zero minimum setbacks** and **90% lot coverage**. This flexibility, combined with the 2:1 FAR, allows you to achieve a high density of units. Townhomes are also a permitted use.

ZONING STANDARD	DESIGN CONSTRAINT	DESIGN IMPLICATION
Use	Multi-Unit Residential	Permitted Use allowing 4 or more units on one lot)
Maximum FAR	2:1	This is the primary unit constraint. The total living space is limited to twice the size of the lot.
Lot Size	0.53 acres (23,086.8 sq ft)	This is the basis for the FAR calculation.
Maximum Height	45 ft. (3 stories)	Severe design constraint. The building must be a maximum of three stories, eliminating any high-rise concept.
Setbacks	Generally None Required	Maximum footprint. Allows the building to cover nearly the entire lot (up to 90% lot coverage).

MAXIMUM DENSITY

NEIGHBORHOOD INDUSTRIAL DISTRICT

MAXIMUM GROSS FLOOR AREA (GFA)

- Lot Area: 23,086.8 SF
- Maximum FAR: 2.0
- Max GFA: $23,086.8 \text{ SF} \times 2.0 = 46,173.6 \text{ SF}$

ASSUMPTIONS:

- Common Area: 20% of GFA (Typical for a low-rise apartment building)
- Net Residential Area: $46,173.6 \text{ SF} \times 0.80 = 36,938.88 \text{ SF}$

AVERAGE UNIT SIZE	CALCULATION	MAXIMUM UNIT COUNT
550 SF (Small Studio/1BR)	$36,938.88 \text{ SF} / 550 \text{ SF}$	≈67 units
750 SF (1BR/Small 2BR)	$36,938.88 \text{ SF} / 750 \text{ SF}$	≈49 units
950 SF (2BR/Large Unit)	$36,938.88 \text{ SF} / 950 \text{ SF}$	≈38 units

- *Note: All unit counts are estimates based on maximum density GFA utilization and must be confirmed via architectural design and City of Pittsburgh permitting.*

R-1A- VERY HIGH DISTRICT



The R-1A-VH - Single Unit Attached Very High-Density zoning district is the ideal location for townhouse development. The no minimum lot size and extremely tight setbacks allows you to maximize density.

D. Site Plan Review.

1. General. The following shall require Site Plan Review and approval in accordance with the Site Plan Review procedures of Section 922.04;

(a) Any new construction, building addition or enlargement or exterior renovation of an existing structure on a lot that has an area of two thousand four hundred (2,400) square feet or more;

(b) Any off street parking area that includes more than ten (10) parking spaces or more than two thousand five hundred (2,500) square feet of surface area; or

2. Standards. Any project requiring Site Plan Review in the NDI district shall be subject to the Site Plan Review Criteria of Section 922.04.E.

Residential Use Subdistrict.

Use Subdistricts establish regulations governing the land use and structure types allowed within residential zoning districts.

B. R1A, Single-Unit Attached Residential.

1. Use Regulations.

(a) Primary Uses. Primary uses shall be allowed in the R1A Subdistrict in accordance with the Use Table of Section 911.02.

(b) Accessory Uses. Accessory uses shall be allowed in the R1A Subdistrict in accordance with the Accessory Use regulations of Chapter 912.

R-1A- VERY HIGH DISTRICT

Development Subdistricts.

E. Very-High Density.

1. Map Designation. The zoning map designation for lands classified in the Very-High Density Subdistrict shall be the letters “VH”, which shall follow the Use Subdistrict designation (e.g., RM-VH)

2. Site Development Standards.

Sites in the Very High-Density Subdistrict shall be developed in accordance with the following site development standards, provided that:

- (a) New development shall be allowed to use Contextual Setbacks and Contextual Building Heights in accordance with the provisions of Section 925.06 and Section 925.07;
- (b) Residential Compatibility Standards of Chapter 916 shall impose additional height and setback standards on new High-Density and Very High-Density residential and nonresidential development located near residential and H Districts; and
- (c) The Environmental Performance Standards of Chapter 915 shall impose additional regulations on site development if such conditions exist.

Article VI and Chapter 925 contain a complete description of site development standards and a listing of exemptions to various standards.

- (d) When a dwelling is “attached” to one (1) or more separate dwelling units on separate lots by a party wall or separate abutting wall the required interior sideyard setback shall be zero on the abutting or party wall side.

R-1A- VERY HIGH DISTRICT

SITE DEVELOPMENT STANDARD	VERY-HIGH DENSITY SUBDISTRICT
Minimum Front Setback	
R1D, R1A, R2 & R3 Subdistricts	5 ft.
RM Subdistrict	25 ft.
Minimum Rear Setback	
R1D, R1A, R2 & R3 Subdistricts	15 ft.
RM Subdistrict	25 ft.
Minimum Exterior Sideyard Setback	
R1D, R1A, R2 & R3 Subdistricts	5 ft.
RM Subdistrict	25 ft.
Minimum Interior Sideyard Setback	
R1D, R2 & R3 Subdistricts	5 ft.
R1A Subdistrict	5 ft.
RM Subdistrict	10 ft.
Maximum Height	
R1D, R1A, R2 & R3 Subdistricts	40 ft. (not to exceed 3 stories)
RM Subdistrict	180 ft.

MAXIMUM DENSITY

R-1A- VERY HIGH DISTRICT

The R-1-VH Single Unit Attached Very High-Density zoning district is the ideal location for townhouse development. The no minimum lot size and extremely tight setbacks allows you to maximize density.

STANDARD	DESIGN CONSTRAINT	DESIGN IMPLICATION
Allowed Use	Single-Unit Attached Residential (Townhouses/ Row Houses only).	You cannot build an apartment building (Multi-Unit Residential) on this land.
Max Height	40 ft. (not to exceed 3 stories).	Limits the design to a consistent, low-rise, 3-story building, matching the NDI limit.
Side Setbacks	0 ft. Interior Sideyard for attached units. 5 ft. Exterior Sideyard (for ends of the row).	Units can be built right up to the interior lot lines (zero lot line/party wall construction).
Front Setback	5 ft. Minimum Front Setback.	Places the building facade close to the street.
Required Parking	1 space per unit is typically required for residential uses.	Must plan for 1 integral garage parking space

NO SUBDIVISION:

Max Units = 3 Luxury Townhomes

WITH SUBDIVISION:

Max Units = $\frac{\text{Total Usable Frontage}}{\text{Minimum Buildable Width Per Unit}}$

Max Units = $\frac{180 \text{ ft}}{15 \text{ ft/unit}}$ = 12 Units/Townhouses

Max Units = $\frac{180 \text{ ft}}{18 \text{ ft/unit}}$ = 10 Units/Townhouses

PERMIT USE TABLE

Pittsburgh Urban Zoning Code Use Table

Key:

P = Permitted By Right
A = Administrator Exception
S = Special Exception
C = Conditional Use

Use Classification	Base Zoning Districts*																									
	* As Base Zoning District Regulations, all uses may be subject to additional regulations imposed by applicable Overlay Zoning Districts.																									
	Residential					Mixed Use										Special			DT	RIV					Standard See § 911.04.x	
R1D	R1A	R2	R3	RM	NDO	LNC	NDI	UNC	HC	GI	UI	UC- MU	UC- E	R- MU	P	H	EMI	GT		RM	MU	NS	GI	IMU		
RESIDENTIAL USES																										
Single-Unit Detached Residential	P	P	P	P	P	P	P	P	P						P	P	A	P								§ <u>911.04A.69</u>
Single-Unit Attached Residential	P/S	P	P	P	P	P	P	P	P				P		P		S				P	P				§ <u>911.04A.69</u> ; § <u>911.04A.69A</u>
Two-Unit Residential			P	P	P	P	P	P	P				P		P				P		P	P			P	
Three-Unit Residential				P	P	P	P	P	P				P		P				P		P	P			P	
Multi-Unit Residential					P	P	P	P	P			S	P	A	P			A	P		P	P	P		P	§ <u>911.04A.85</u>

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