

# 43 Vine Street

Presented by the Smerd Group to  
the Hill CDC  
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# A third generation family-owned business

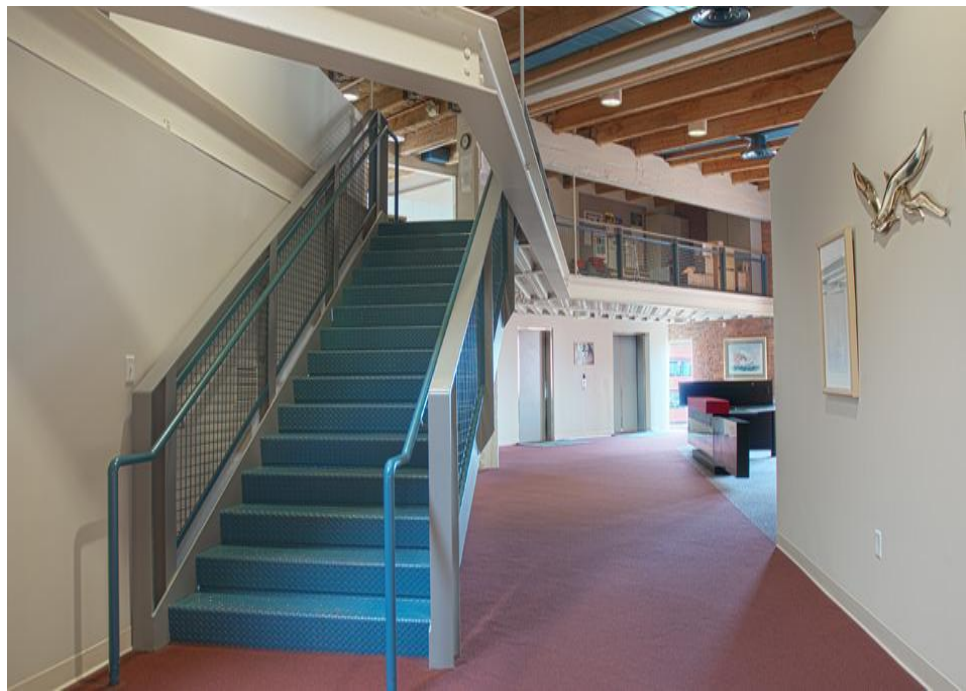




# The Forbes Med Tech Center

## An economic engine in Uptown for 35 years

- Two former warehouses on Forbes Avenue between Stevenson and Pride Streets
- More than 200,000 square feet
- A dozen-plus employers: nonprofits, social services, high tech, architecture and design
- Hundreds of employees
- A history of re-use





## **Pittsburgh parking**

To attract employers,  
landlords must provide  
parking

As Uptown grows, so  
too is demand for  
parking

# 43 Vine Street

Transform an abandoned nearly half acre property into a productive one







# Its history

- Former St. Michael's Archangel Russian Orthodox church
- Original structure built around 1905
- Congregation moved out nearly two decades ago
- Purchased by RR Properties LLC in 2017
- Zoned for religious use



# Current condition







Graffiti, vandalism, theft, dilapidated, overgrown





**A plan for the future**





# Phase one: Parking for Forbes Med Tech tenants

- Change zoning or get variance
- Tear down structures
- Grade area for lot to accommodate around 70 vehicles
- Install sidewalks and proper curbs and drainage
- Landscape lot with trees and shrubs
- Local art component
- Seek to hire M/WBE for demolition/construction
- Employ locals to help run lot

# Landscaped lots







**The Cigar Factory in the Strip District:** a parking lot landscaped with flowering trees and bushes.



## Phase two and beyond...

- Fulfilling the goals of the Hill District master plan
- Building off the momentum of Lower Hill redevelopment
- Housing, commercial or mixed use tower with underground parking
- Letter of intent



# Thank you!

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