

**LETSCHE SCHOOL AND TOWNHOMES DEVELOPMENT
PRESENTATION TO
THE HILL CDC DEVELOPMENT REVIEW PANEL
1/6/21**

- Preservation Of Existing Community Assets – Adaptive Re-Use Of Vacant Historic School Structure And Re-Use of 6 Vacant Parcels**
- Economic Opportunities – MWBE Contracting Opportunities And Local Resident Hiring**
- Provides Ample Green Space with Creation of Tot Lot to Serve Resident Children**
- Sustainable Development; Possible Rooftop Solar Installation; and Healthy Housing**
- Offer Support Services To Residents to Maintain Tenancy**

PROJECT SCOPE OF WORK -46 Units Total

1 CONVERT VACANT HISTORIC FORMER ELEMENTARY SCHOOL INTO MIXED INCOME APARTMENTS

- Create 42 New Mixed Income Units (82% Affordable)
- General Occupancy With Supportive Services including employment awareness, financial literacy, child development, maintaining resident tenancy and independence, and fostering a sense of community through events that encourage socialization;
- Mix of Unit Sizes:
 - 24 One-BR;
 - 4 Two-Story One-BR Lofts;
 - 11 Two-BR;
 - 3 Three-BR.
 - 5 Units fully accessible; 5 for 811 Program Participants

2. NEWLY CONSTRUCT TOWNHOMES OVERLOOKING THE ALLEGHENY RIVER VALLEY

- 4 Three-BR Units

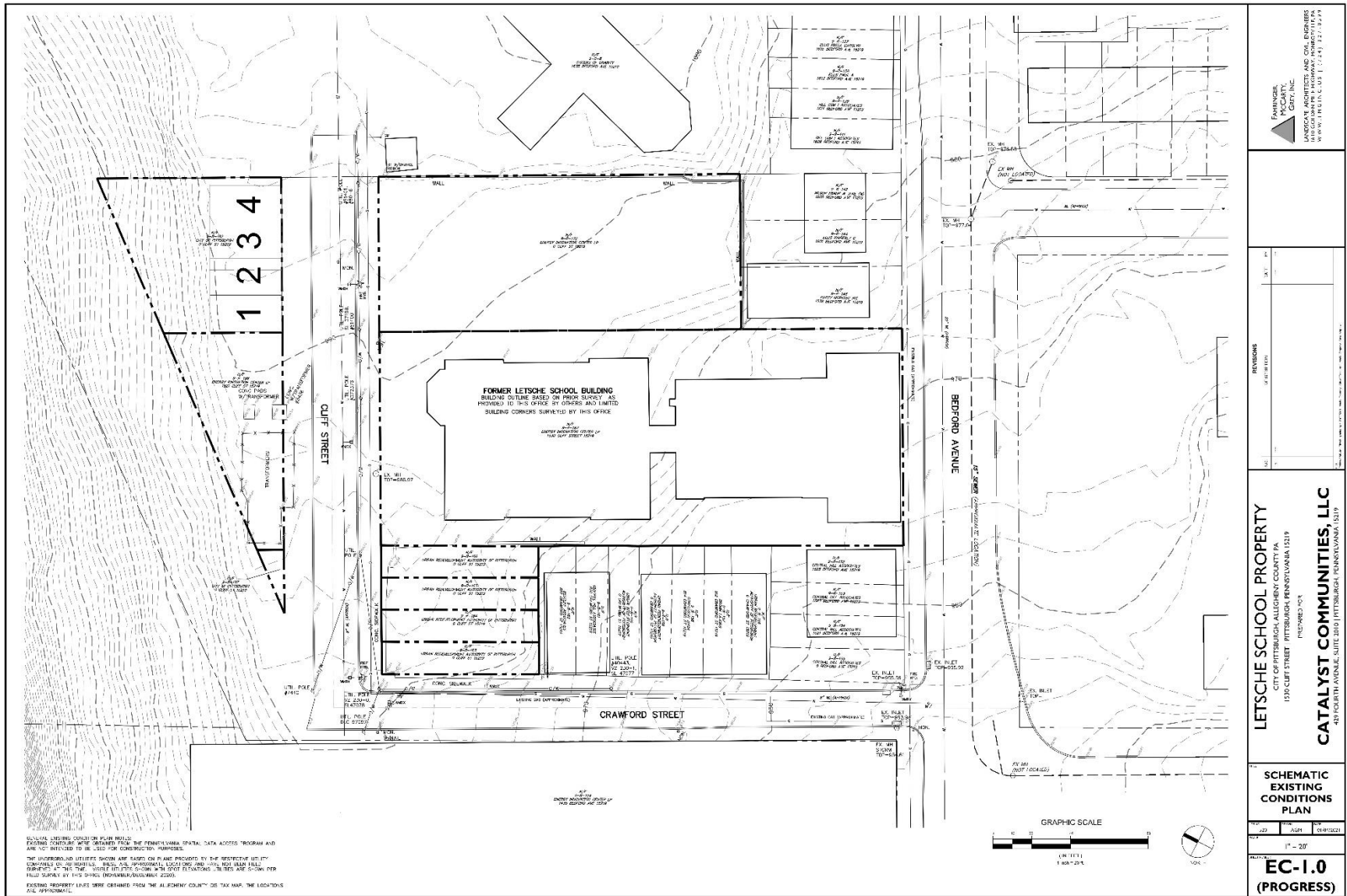
Former Letsche Elementary School
Will be renovated to Historic Standards.
Constructed in 1905 (original bldg. at Cliff)
and 1941 (addition at Bedford).



Zoning Variances will be required

- Minimum Lot Size for the School Site
- Side and Front Yard Setbacks for Townhomes
- 36 Parking Spaces Provided (meets zoning)

Letsche School and Townhomes Site Plan

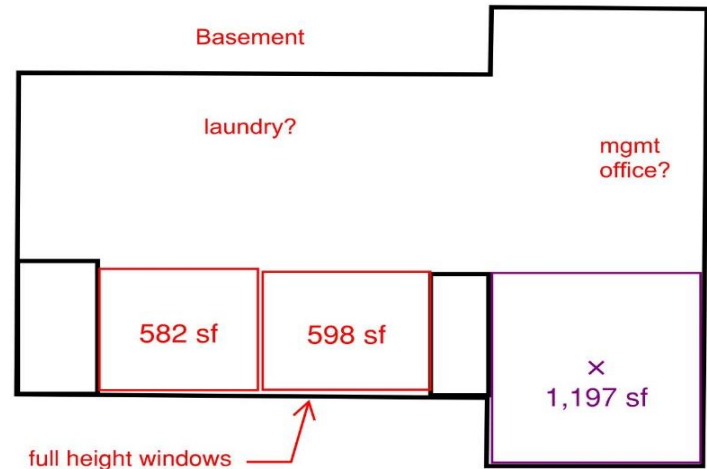


EXISTING BUILDING CORNERS ON PLAIN 1972-73 RECORD SURVEYS WERE OBTAINED FROM THE PENNSYLVANIA STATE DATA ACQUISITION PROGRAM AND ARE NOT INTENDED TO BE USED FOR CONSTRUCTION PURPOSES.
 THE UNDEVELOPED AREAS SHOWN ARE BASED ON PLANS PROVIDED BY THE SUBSCRIBER AND NOT SURVEYED BY THIS OFFICE. THE APPROXIMATE LOCATION AND AREA OF THE FIELD SURVEY AT THE NORTH END OF THE SITE IS SHOWN WITH DOTTED LINES. THE AREA SHOWN FOR FIELD SURVEY BY THIS OFFICE (ENCLOSURE/COLUMBUS 2220).

EXISTING PROPERTY LINES WERE OBTAINED FROM THE ALLEGHENY COUNTY GIS TAX MAP. THE LOCATIONS ARE APPROXIMATE.

Floor Plans - Basement

	<u>Flats</u>	<u>Multi-Floor Units</u>
SRO	90 to 200	
EFF	400 to 600	
1 BR	550 to 850	650 to 950
2 BR	700 to 1,100	850 to 1,300
3 BR	950 to 1,350	1,000 to 1,550
4 BR	1,100 to 1,550	1,200 to 1,750
5 BR	1,300 to 1,750	1,400 to 2,000



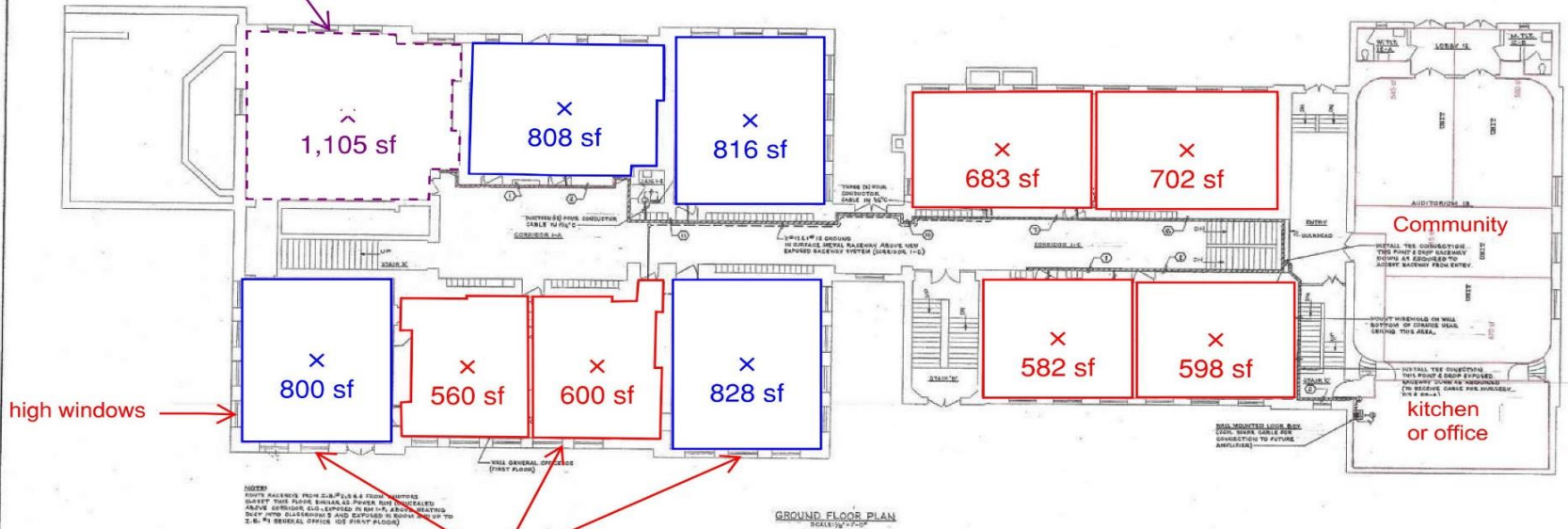
Basement

- (2) 1 BR
- (1) 3 BR
- (3) Units

Floor Plans – Ground Floor

	Flats	Multi-Floor Units
SRO	90 to 200	
EFF	400 to 600	
1 BR	550 to 850	650 to 950
2 BR	700 to 1,100	850 to 1,300
3 BR	950 to 1,350	1,000 to 1,550
4 BR	1,100 to 1,550	1,200 to 1,750
5 BR	1,300 to 1,750	1,400 to 2,000

old mechanical room.
possible additional unit



Ground Floor

- (4) 2 BR
- (6) 1 BR
- (1) 3 BR
- (11) units

21

DATE	APPROVED	APPROVED
		<i>[Signature]</i>
		<i>[Signature]</i>

THE BOARD OF PUBLIC EDUCATION, PITTSBURGH, PA.
OFFICE OF THE SECRETARY
ADMINISTRATION BUILDING
341 S. BELLEFIELD AVENUE

OFFICE OF THE DIRECTOR
FACILITIES DIVISION
189 N. CRAIG STREET



NEW CENTRALIZED SOUND SYSTEM
GROUND FLOOR PLAN

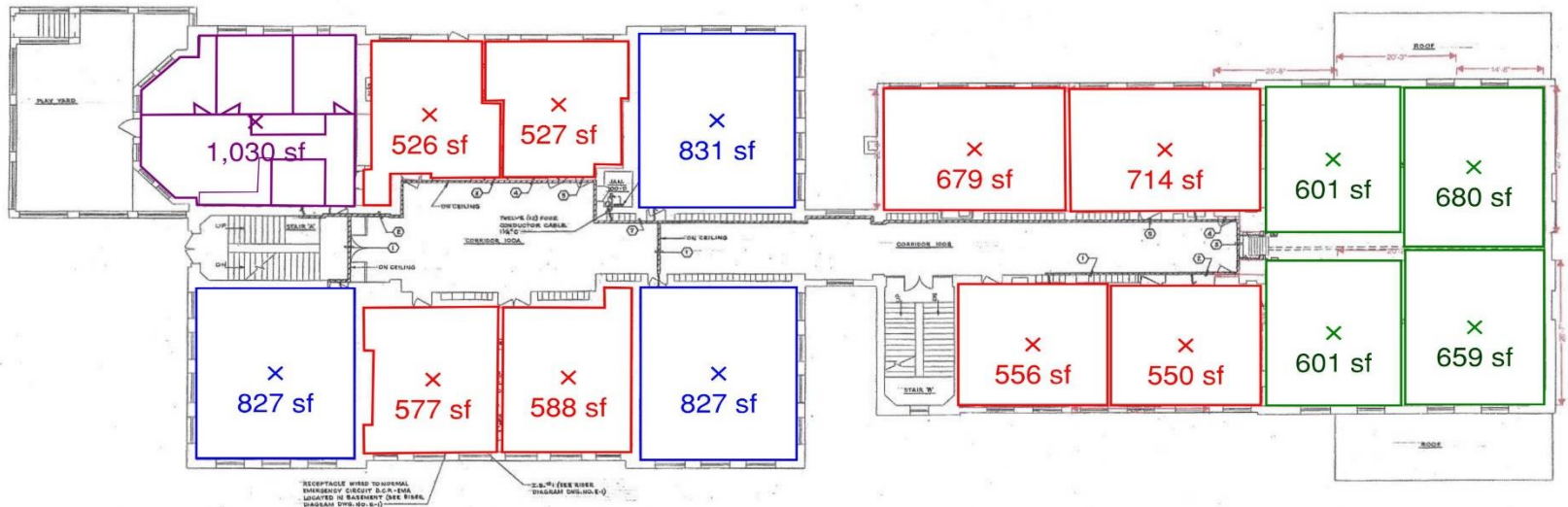
LETSCHÉ EDUCATION CENTER
1930 CLIFF STREET
PITTSBURGH, PA.

DRAWING	REV.	DATE	DESCRIPTION
4	R-1-24		INCL. STAIRHEAD DRAWINGS

FORM NO. ESD-148-54
E-2
DRAWN BY V.C.B.

Floor Plans – 1st Floor

	Flats	Multi-Floor Units
SRO	90 to 200	
EFF	400 to 600	
1 BR	550 to 850	650 to 950
2 BR	700 to 1,100	850 to 1,300
3 BR	950 to 1,350	1,000 to 1,550
4 BR	1,100 to 1,550	1,200 to 1,750
5 BR	1,300 to 1,750	1,400 to 2,000



FIRST FLOOR PLAN
SCALE: 1/8" = 1'-0"

NOTES:
PULSE SHIELDED METAL RACKWAY ON WALLS INTERFERES WITH EACRPHS
EMERGED RACKWAY SYSTEM WITH NEW EPOXY FLOORING

First Floor

- (1) 3 BR
- (3) 2 BR
- (4) 1 BR lofts
- (8) 1 BR
- (16) units

21

DATE	APPROVED	APPROVER
		<i>S.M. PL</i>
		<i>[Signature]</i>
		<i>[Signature]</i>

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185 N. CRAIG STREET



NEW CENTRALIZED SOUND SYSTEM
FIRST FLOOR PLAN
LETSCHE EDUCATION CENTER
1930 CLIFF STREET
PITTSBURGH, PA

DRAWINGS	4	REV	E-1-E-4	PRI. NO.	EEB-148-94
INCL.				SHEET NO.	E-3
STANDARD DRAWINGS				DRAWN BY	V.C.B.

ALLIED CONTRACTS
GENERAL CONTRACTOR
MECHANICAL & ELECTRICAL
CONTRACTOR

Floor Plans – 2nd Floor

	<u>Flats</u>	<u>Multi-Floor Units</u>
SRO	90 to 200	
EFF	400 to 600	
1 BR	550 to 850	650 to 950
2 BR	700 to 1,100	850 to 1,300
3 BR	950 to 1,350	1,000 to 1,550
4 BR	1,100 to 1,550	1,200 to 1,750
5 BR	1,300 to 1,750	1,400 to 2,000



Second Floor

(4) 2 BR
(8) 1 BR
(12) units

44 Units

Total

(3) 3 BR
(11) 2 BR
(4) 1 BR lofts
(24) 1 BR
(42) units

SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"

NOTE:
WHERE SURFACE METAL RAILWAY NIPPLES
WITH EXPOSED NUTS/PISTON NUTS USE SURFACED RAILROHS

DATE	APPROVED	APPROVED
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		<i>[Signature]</i>

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185 N. CRAIG STREET



NEW CENTRALIZED SOUND SYSTEM
SECOND FLOOR PLAN
LETSCHKE EDUCATION CENTER
1220 CLIFF STREET
PITTSBURGH, PA

REVISION	DATE	BY	APP'D
4		E-1-E-4	

PROJECT NO. E66-148-34
SHEET NO. E-4
DRAWN BY V.C.S.

21

Letsche School and Townhomes Development

PROPOSED Green and Healthy Components

Access to
Public
Transportation

Advanced
Water Saving
Fixtures

Energy Conservation
Project will be
designed to meet
ENERGY STAR 3

Construction
Waste
Recycling

Recycling
Storage Area
for Tenants

Use of Recycled
Content &
Materials

Regional
Material
Selection

Engineered
Wood
Products

Native &
Adaptive
Species
Landscaping

Healthy
Indoor Living
Environment

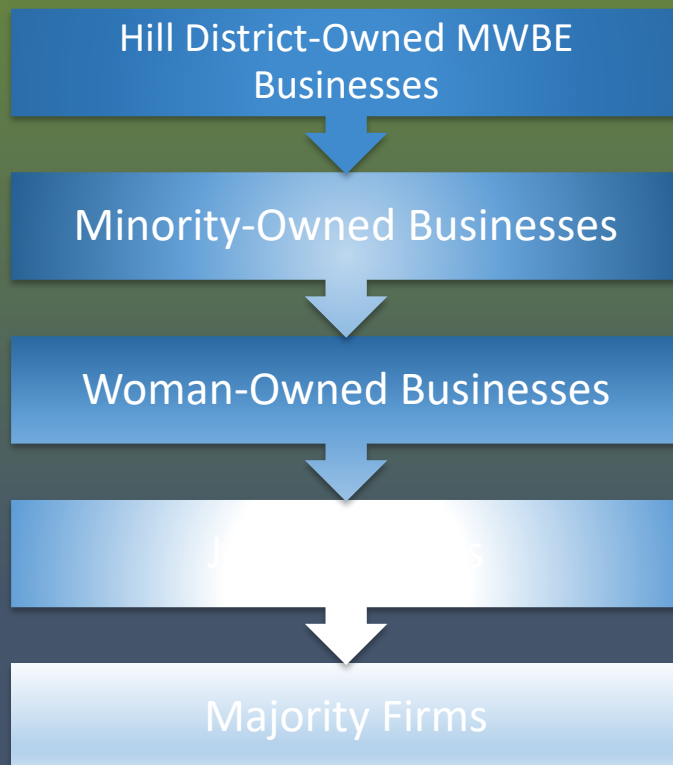
ENERGY STAR
Lighting and
Appliances

Conservation
Training &
Tips for
Residents

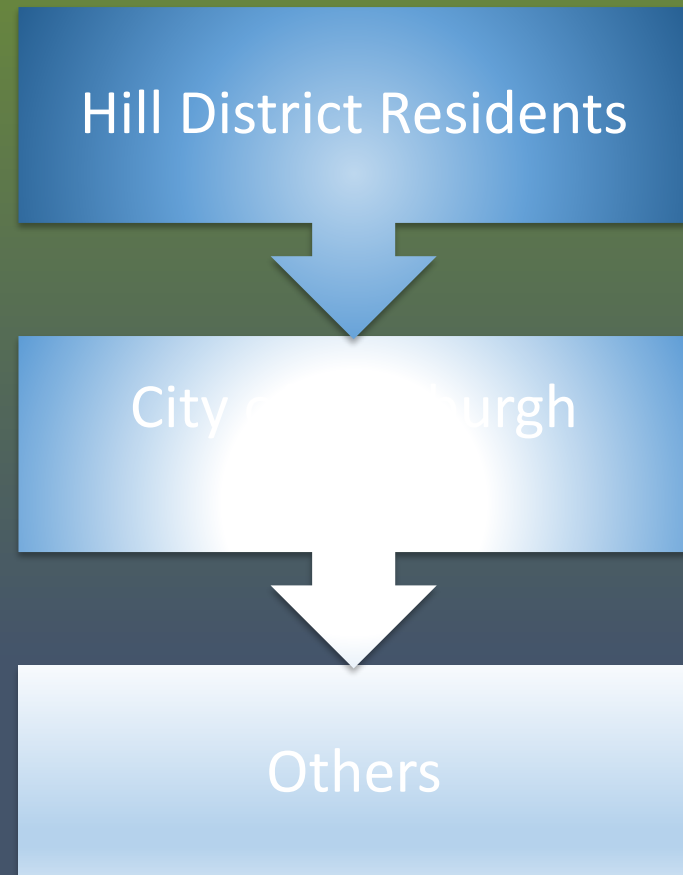
ECONOMIC OPPORTUNITIES

Business Contracting and Construction Jobs

MWBE Goals
30% MBE and 15% WBE



Local Resident Hiring



PROPOSED SCHEDULE

