

## ALLEGHENY COUNTY HEALTH DEPARTMENT SITE

URBAN LAND ASSEMBLAGE | DEVELOPMENT

In 2009, Gary Wilson of Hanna Langholz Wilson Ellis and David Massaro of Massaro Properties LLC joined together to become the winning bidders to purchase the Allegheny County Health Department site in Oakland which consisted of a 48,000 square foot four story building constructed on 65,132 square feet of land.



After closing on the purchase for \$4,900,000 in 2014, Gary and David spent the remainder of 2014 determining a development plan which required them to: (i) contract for and subdivide a 3,793 square foot “sliver” from another adjacent County owned property with Fifth Avenue frontage needed for the development; (ii) acquire and demolish two residential buildings constructed on a total of 11,754 square feet of land area fronting on Forbes Avenue; (iii) demolished the 48,000 square foot former Health Department building; and (iv) scheduled and attended numerous community meetings with stakeholders to garner their support for this very dense, multi-use, urban development.

In 2015, Gary and David completed and implemented the development plan which included:

1. The sale of a portion of the combined site to Ambling University Development Group for \$8,232,000, who is currently under construction on a \$100,000,000, 389 unit rental apartment complex with a 369 car parking garage having retail storerooms on both Fifth and Forbes Avenues and known as the Skyvue Project.
2. Negotiating a 99 year parking garage lease for 70 spaces in the adjacent Skyvue Project to benefit the remainder of the adjacent property.
3. Forming a new partnership to retain ownership of the remaining portion of the site.
4. Applying for and receiving a height variance from the City of Pittsburgh to construct the maximum height allowable the remaining property.
5. Securing a Marriott Residence Inn Franchise Agreement and closing on a \$21,000,000 construction loan to fund and construct a 144 key LEED Silver hotel that is opening in April 2017.

As a result of Gary and David’s efforts, \$125,000,000 of new development is occurring on only 1.6 acres of highly desirable Oakland land.

This transaction won an award from the Society of Industrial and Office Realtors (SIOR) Most Creative Deal of 2015.

Key participants included The Oakland Planning & Development Corporation; The Oakland Task Force; Buchanan, Ingersoll and Rooney; Meyer, Unkovic and Scott; Gateway Engineers; PNC Bank; Dollar Bank; and North Star Lodging.