

Mt. Lebanon
Land Use Ad-Hoc Committee
November 11, 2010
Parking Authority Properties

Parking Authority Properties Executive Summary:

- **Need for convenient local parking is essential for strong business districts and continued economic growth**
 - **Group 1 properties are essential for parking within the Municipality business districts – Beverly Road, Uptown Mt. Lebanon and Downtown Mt. Lebanon**
- **Moderate direct income may be achieved from the redevelopment/sale of parking properties**
 - **Group 2 properties are already earmarked for redevelopment**
 - **Group 3 properties comprise developed and undeveloped properties which may be better suited as privately owned commercial / residential property**
- **Redevelopment of parking properties may provide limited indirect economic benefits (real estate taxes, earned income, etc.)**
 - **Group 3 properties may provide a limited source for ongoing income depending on the type of redevelopment (commercial or residential)**

Preliminary Findings:

- **Reviewed parking-related properties (Parking Authority Owned & Municipality Owned)**
- **Identified three groups of properties based on potential reuse**
 - **Group 1 – Necessary for Local Parking**
 - **Group 2 – Properties Designed for Redevelopment**
 - **Group 3 – Properties For Potential Redevelopment/Sale**

- **Group 1 - Properties Necessary For Local Parking**
 - **Washington Road Between Municipality Building and Mellon School Area**
 - **Florida Avenue – South Parking Garage (Lot 141-E-83)**
 - **Florida Avenue – South Parking Garage (Lot 141-E-85)**
 - **Washington Road Surface Lot (Lot 141-J-97)**

 - **Washington Road Between Alfred Street and Shady Drive East**
 - **657 Washington Road – North Garage (Lot 141-F-132)**
 - **17 Academy Avenue – Surface Lot (Lot 141-B-130)**

 - **Lots by Beverly Road**
 - **46 Overlook Drive – Surface Lot (Lot 99-M-86)**
 - **50 Overlook Drive – Surface Lot (Lot-99-M-87)**
 - **52 Overlook Drive – Surface Lot (Lot-99-M-88)**
 - **54 Overlook Drive – Surface Lot (Lot-99-M-90)**
 - **56 Overlook Drive – Surface Lot (Lot-99-M-92)**

- **Group 2 - Properties Designated For Redevelopment**
 - **Washington Road Between Alfred Street and Shady Drive East**
 - **Washington Road Surface Lot - (Lot 141-B-149): Potential Hotel**
 - **Washington Road Surface Lot - (Lot 141-B-149-001): Potential Hotel**

- **Group 3 - Properties For Potential Redevelopment/Sale**
 - **Washington Road Between Municipality Building and Mellon School Area**
 - **788 Washington Road House with Government Office (Lot-141-J-89, Assessed Value \$248,200), Zoned R-4**
 - **794 Washington Road House (Lot-141-J-86, Assessed Value \$402,700), Zoned R-4**
 - **Florida Avenue – behind Municipal building (Lot-141-E-70, Assessed Value \$48,300) – Municipality Owned**

 - **Washington Road Between Alfred Street and Shady Drive East**
 - **Alfred Street 2.59 Acres of Land Along Trolley (Lot 141-F-190) Zoned: CBD**
 - **Alfred Street (Lot 141-F-190) Zoned: CBD**

Recommendations & Conclusions:

- **Group 3 properties may be suitable for repurpose / divestment to encourage new commercial or residential development**
 - **Consideration needs to be given for the identification of alternative office space within municipality properties for current occupants (788 Washington Road, 794 Washington Road)**
 - **Need to understand existing agreements / restrictions associated with properties adjoining Pittsburgh Transit Authority light rail service**
 - **Slope and lot dimensions for Florida Avenue parcel (141-E-70) may pose limits to repurpose/divestment.**

- **Further understanding of current parking utilization of Group 1 properties may identify opportunities to repurpose portions of these properties with limited impacts**

- **Explore the potential outsourcing of current parking operations to maximize parking properties**