

234 McKee Place

WALNUT
CAPITAL
THE BEST IN CITY LIVING

Strada



April 18, 2018 – Preliminary Ideas

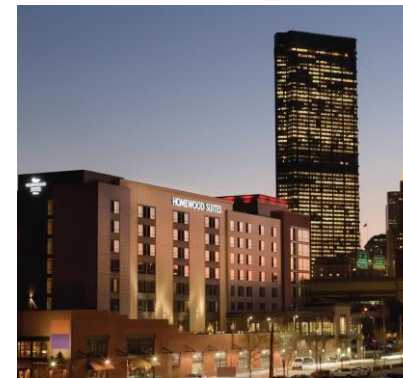
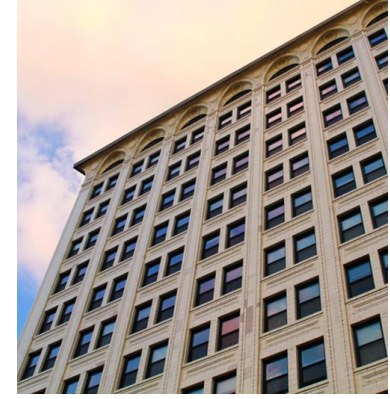
About – Walnut Capital

Walnut Capital is proud to be one of Pittsburgh's best known and fastest growing real estate development, management and brokerage companies. We're leading the way in the development and property management of *commercial office*, *mixed use*, *retail*, and *luxury apartment complexes* in various prime Pittsburgh area locations.

We do more than just manage properties – we create communities, with innovative features that make our locations more desirable and valuable.

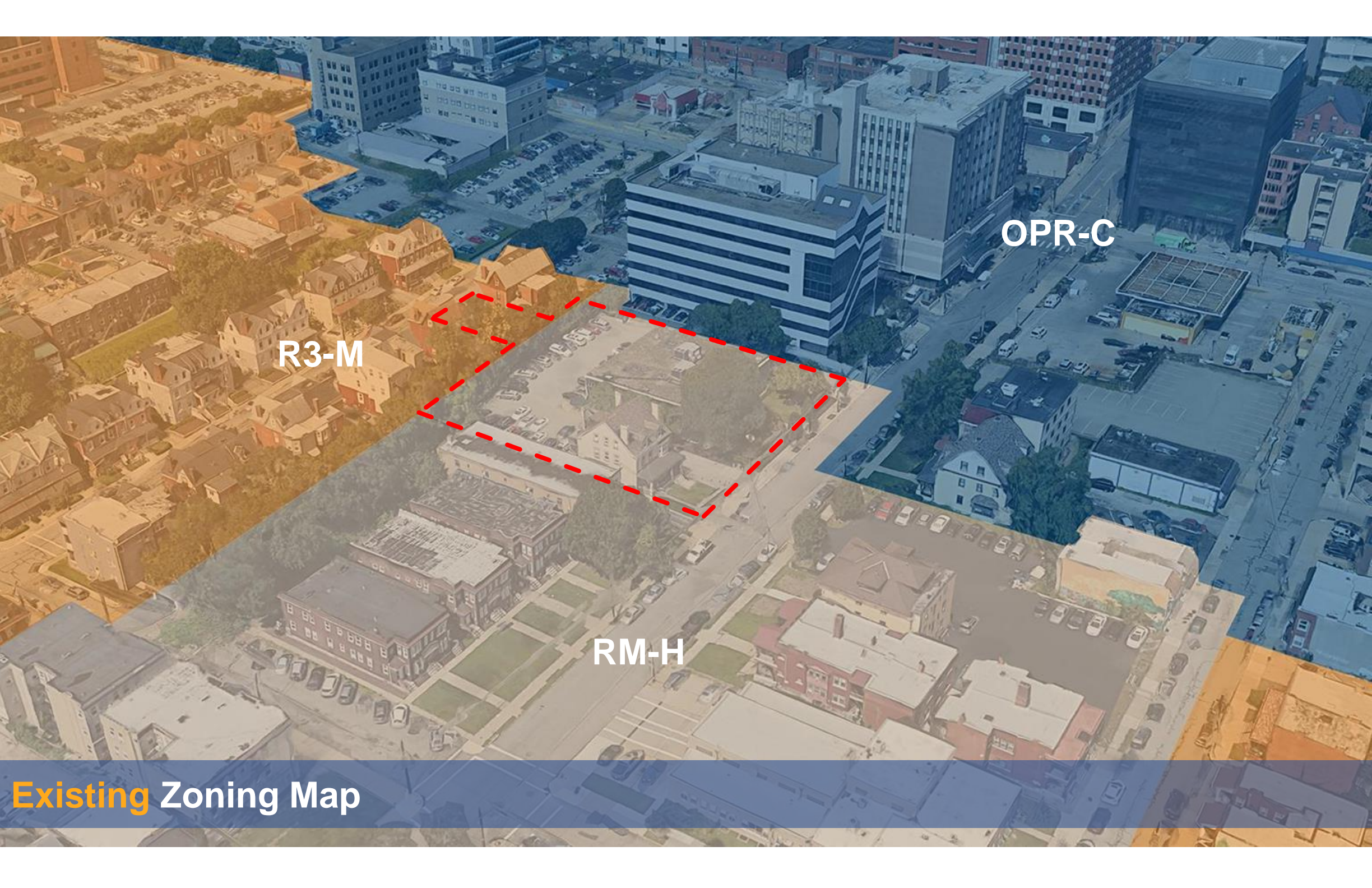
Our mission is to provide the best value, quality and amenities in real estate. We design environmentally friendly, “happy” spaces. Our goal is to create vibrant communities by facilitating the revitalization of areas surrounding our properties.

Walnut Capital believes that development excellence is a direct result of successful collaboration with our partners. We consider all of the people, organizations, and communities involved in and impacted by our projects as “partners,” and as such, we actively solicit and incorporate their input. From our inception, we have been customer focused – viewing our role as providing solutions for our clients.





Contextual Overview – Project Site

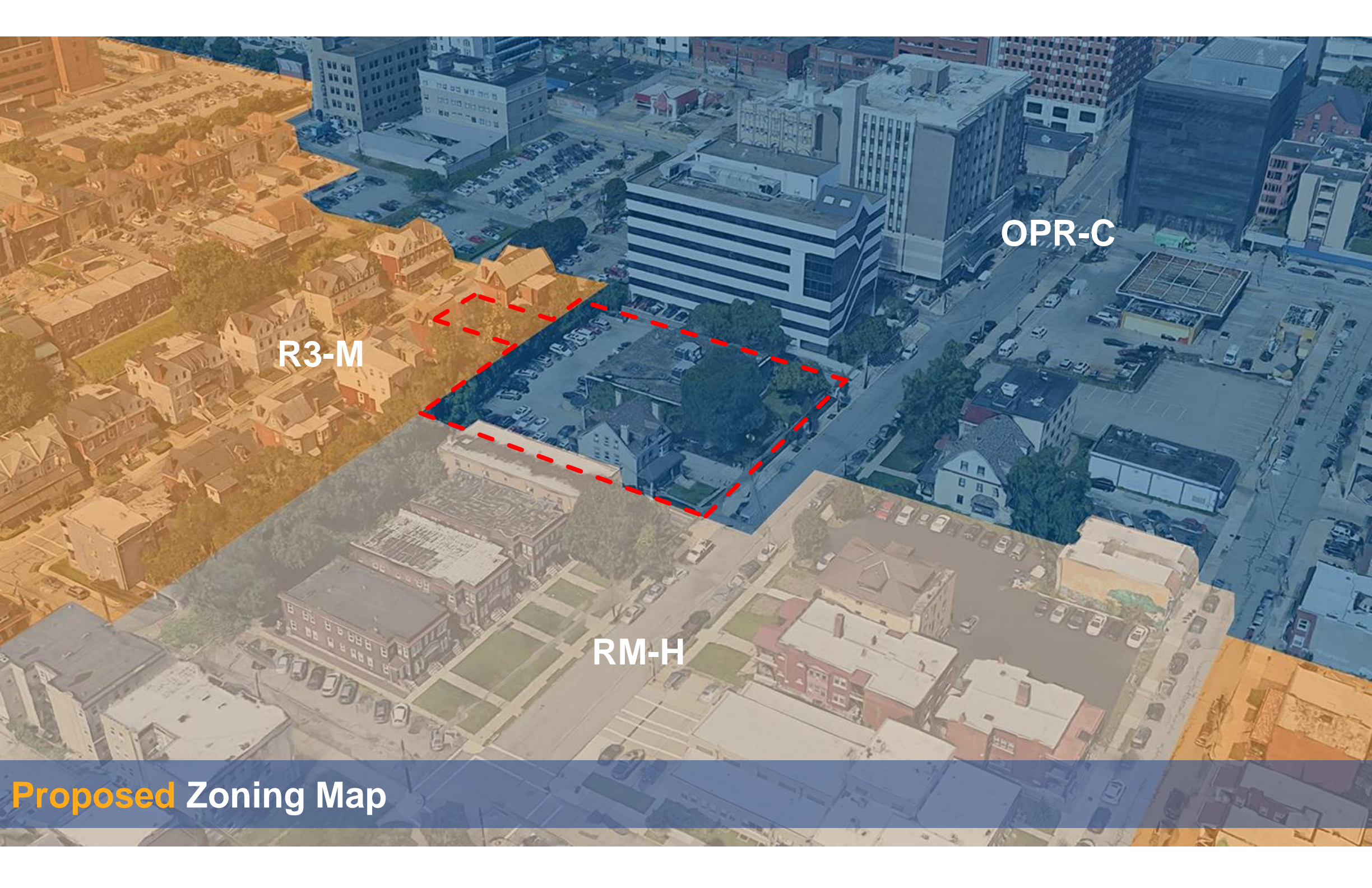


R3-M

OPR-C

RM-H

Existing Zoning Map



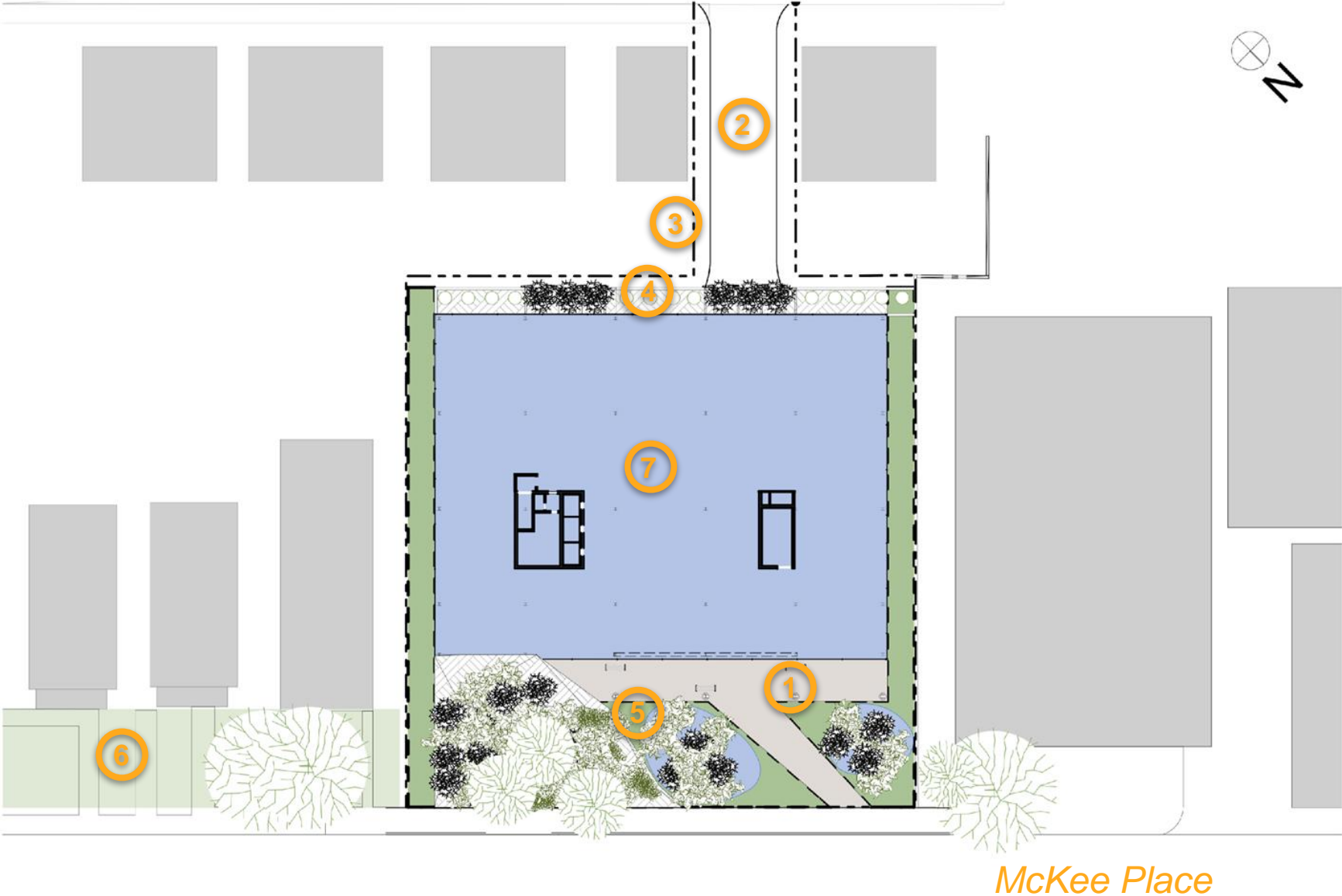
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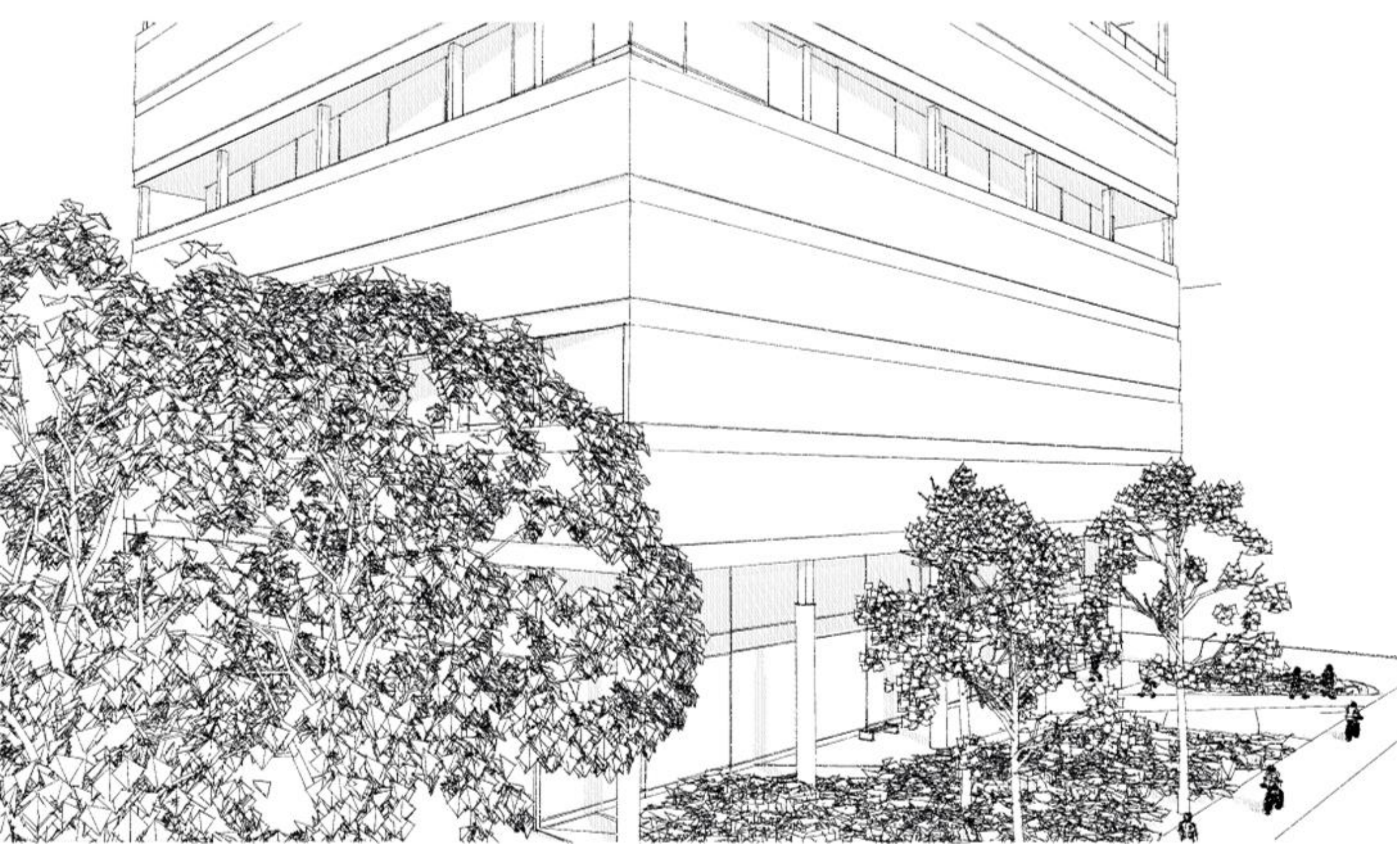
Proposed Zoning Map

Coltart Avenue

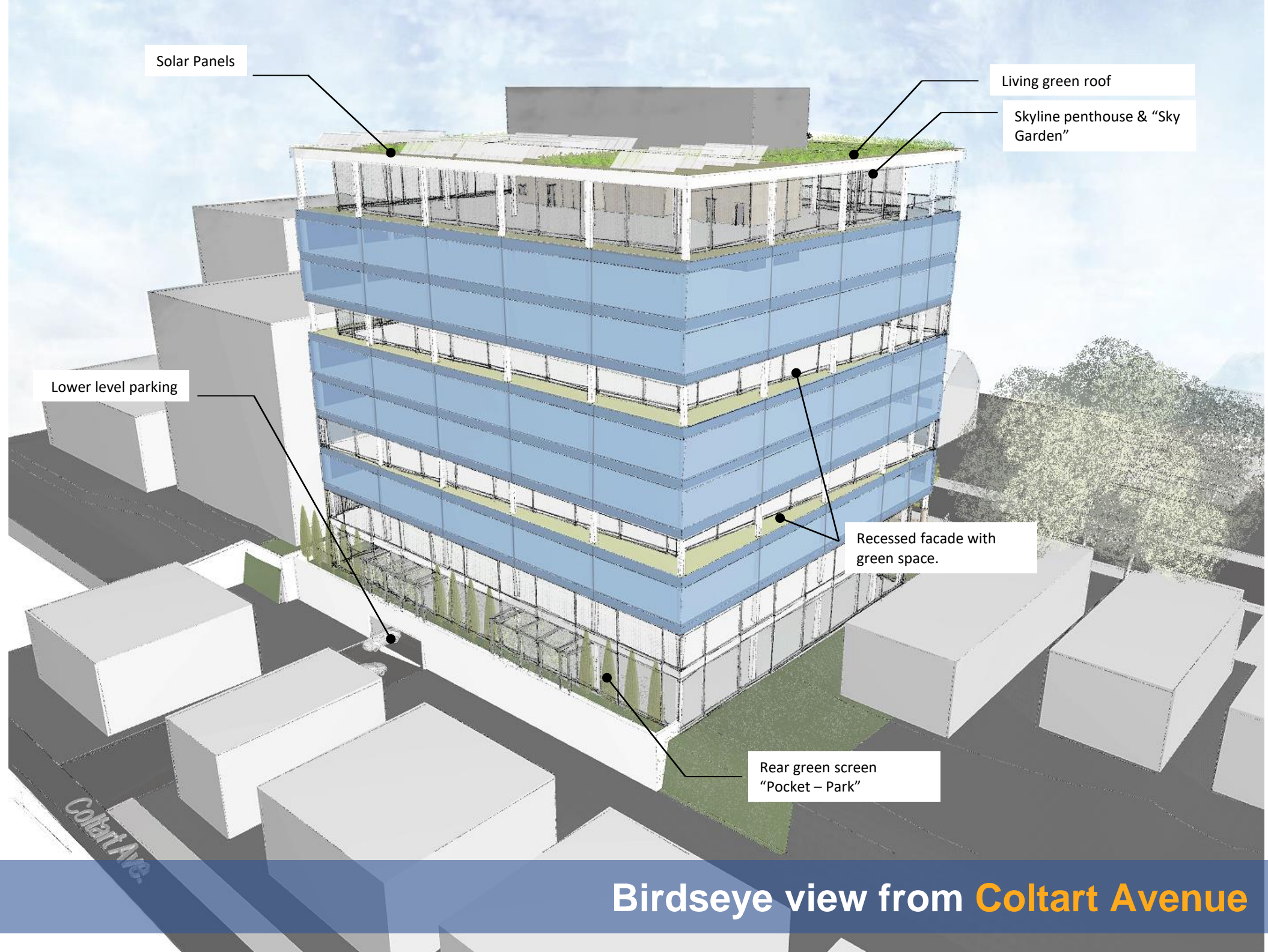


- 1 Entry porch
- 2 Rear (two-way) parking entry to parking deck below.
- 3 Property Line
- 4 Rear green screen "Pocket-Park"
- 5 Entry garden with integral storm water rain ponds.
- 6 Existing 40'- 0" front buffer yard
- 7 Ground Floor building footprint.

Site Plan – 234 McKee Place



Experiential **Massing Studies**



Birdseye view from **Coltart Avenue**



Street level view from **McKee Place**



Entry view from **McKee Place**



Rooftop view onto **McKee Place**

Thank you | Q + A