

Brentwood Municipal Building Redevelopment
3624 Brownsville Road
November 27, 2023



Massaro
PROPERTIES, LLC

3624 Brownsville Road

Goals for Development

Goals:

1. An innovative development which builds upon **Brentwood's character**, contributes to the sense of place, and serves as a **model for future (re)development** in Brentwood's business districts along Brownsville Road and State Route 51.
2. A **market-rate rental apartment** community with **ground floor retail** -preferably some type of **restaurant**
3. Plan for vacating and incorporating Pary Street, which traverses the site.
4. A proposed parking plan that incorporates into the project design a combination of **on-site parking, street parking**, and/or the use of additional Borough owned property located at 10-13 Marylea Avenue and/or 3630 Pary Street.
5. **Pedestrian-friendly** design of all street frontages.
6. A **financial return for the Borough** for the sale of the Property, as well as the **future property taxes** and earned income taxes generated by the development of the property and the renters.
7. A Project Labor Agreement (PLA) shall be entered into between the Developer and the Pittsburgh Regional Building and Construction Trades Council for the Construction of the new development at the former Borough Building Site.

3624 Brownsville Road Project Team



3624 Brownsville Road Project Team



David Massaro

Massaro Properties
Developer/Owner and
Broker of Record

Oversees Development
Team, Project Owner and
Sponsor



Brandi Welsch

Massaro Properties
Sales & Leasing Associate,
Capital Markets

Development Project
Management, Capital
Markets execution
and Leasing Agent for
Commercial Space



Randy Hartsock

Massaro Corporation
Preconstruction & Construction
Project Manager



Daniel J. Delisio

NEXT Architecture
Development Project
Principal Architect



Nick R. Miller

NEXT Architecture
Development Project
Architect/Project Manager



**Matthew R.
Sotosky, P.E.**

CJL Engineering
Development Project MEP
Engineer/Project Manager



**John M.
Schneider, P.E.**

Gateway Engineering
Development Project
Structural & Civil Engineer/
Project Manager



Kris McDonough

NDC Asset Management
Development Project
Multifamily Property Manager

3624 Brownsville Road Project Concepts

- Compliment and enhance Brentwood's existing character with quality new construction
- Implement a dense, mixed-use design to achieve the highest and best use of the site
- Maintain pedestrian scale , walkability and highlight access to transit while meeting parking requirements within the site
- Encourage additional investment in Brentwood's Central Business District
- Preserve affordability and accessibility- both residential units and commercial spaces

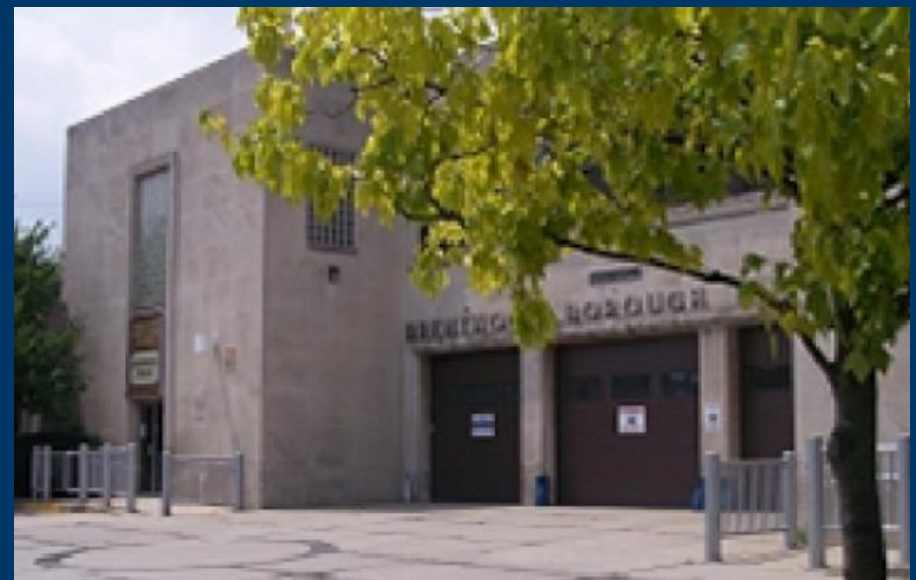


3624 Brownsville Road

Existing Conditions



Address	Parcel ID	Acres	Zoning	Current Use
3624 Brownsville Rd	188-B-69	0.053	MUN	Municipal Bldg
3624 Brownsville Rd	188-B-73	0.251	MUN	Municipal Bldg
3624 Brownsville Rd	188-B-76	0.155	MUN	Parking
10-12 Marylea Ave	188-B140	0.066	R1	Residential
3630 Pary Street	188-B-138	0.026	R1	Vacant Land
3630 Pary Street	188-B-142	0.092	R1	Vacant Land
TOTAL		0.81		



3624 Brownsville Road Layout Study



3624 Brownsville Road

Massing Study

- Lot Size 0.81 Acres or 35,300 Total SF
- 13,955 Square Feet Per Story (~40% Lot Coverage) = 55,820 SF
- 4 stories (<60' Height)
- 35 Residential Units (RU) ~1100 SF per RU
- 35 RU x 1.2 Parking Spaces = 42 Parking Spaces
- 8,000 SF Commercial Ground Floor

2B	2B	2B	2B	2B	1B	1B	1B	1B	1B	1B	1B	Circulation
2B	2B	2B	2B	2B	1B	1B	1B	1B	1B	1B	1B	
1B		1B	1B	1B	1B	1B	1B	1B	1B	1B	1B	
Retail				Restaurant								

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Economic Benefits & Considerations

\$15 Million + in Project Costs/Investment

- Projected financing sources:
 - The Redevelopment Assistance Capital Program (RACP)
 - Keystone Communities Program
 - The Employee Real Estate Construction Trust Funds ("The ERECT Funds")
 - ULLICO J for Jobs Program
 - Local Economic Revitalization Tax Assistance Act (LERTA)
 - Traditional Bank Construction Loan

Rent Assumptions

- Peg Apartment Rents to Area Medium Income (based on Census Data)
- Commercial Rents will be below-market to encourage small, local business

Operations & Leasing

- NDC Asset Management will provide leasing services to residential units
- Massaro Properties , LLC is a boutique brokerage firm will tailor marketing & leasing to local business, non-profit and start-up companies

Job Creation

- 6-8 FTE Jobs- Commercial Space
- 1-2 FTE Jobs in Residential Space

Thank You

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