

••• Development News

\$1.5M loft-style apartment property opens in Shadyside, nearly 100% occupied

WEDNESDAY, SEPTEMBER 10, 2008

RELATED IMAGES



Shadyside's latest loft-style apartment welcomed its first tenants last week at 521 Shady Ave.

Designed by Perfido, Weiskopf, Wagstaff & Goettel, the \$1.5 million project represents two decades of planning for residential property management firm Franklin West, Inc.

Located blocks from Shadyside's Walnut St. and S. Highland Ave. commercial districts, the three-story elevator building houses 12 one-bedroom apartments, 11 of which are rented. Units range in size from 615 to 743 square feet and feature a washer/dryer, bamboo floors and silver-finish appliances. The 11,000-square-foot building includes three interior and nine exterior parking spaces. Contractor was RDC Construction, Inc.

The property sits adjacent to firm founder Frank West's first developments—Second Empire homes that he renovated as multi-family apartments. The property will soon feature a

memorial to West sculpted by his cousin Jim, known for creating Mt. Washington's "Point of View" statue of George Washington and Seneca leader Guyasuta. Plans for 521 Shady also call for work by Regent Square-based stained glass artist Glenn Greene.

Caroline West says that the building's tenants represent more than 6 different countries and include employees of UPMC, Bayer and multinational corporations, as well as university scholars.

"Shadyside's become the Georgetown of Pittsburgh. The diversity of this area has increased tremendously—you see that in terms of families settling here," adds West, who says new landscaping includes ornamental trees, shrubbery and grasses. "The building sits high up and is set back. We really tried to respect the neighborhood."

This month, Franklin West will close on its acquisition of the Ronald McDonald House property at 500 Shady Ave., which will become a residential building after the charity relocates to Children's Hospital's new campus.

Writer: Jennifer Baron

Source: Caroline S. West, general counsel, Franklin West, Inc.

Image courtesy Franklin West, Inc.