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Z o n i n g & D e v e l o p m e n t P a c k a g e

The Julian

4 1 9 M e l w o o d A v e n u e
P I T T S B U R G H , P E N N S Y L V A N I A

22 APRIL 2021

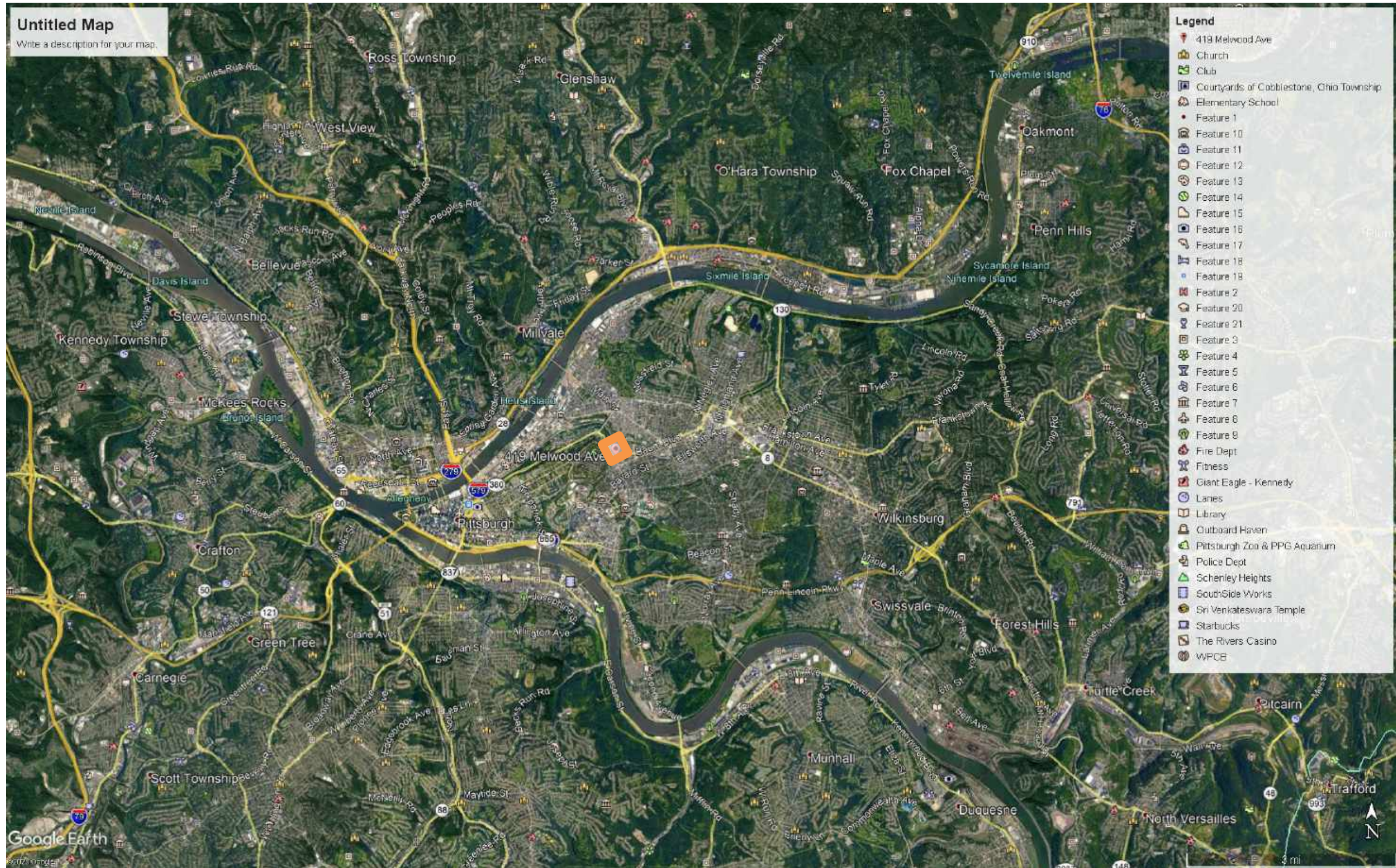
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Building Summary Information

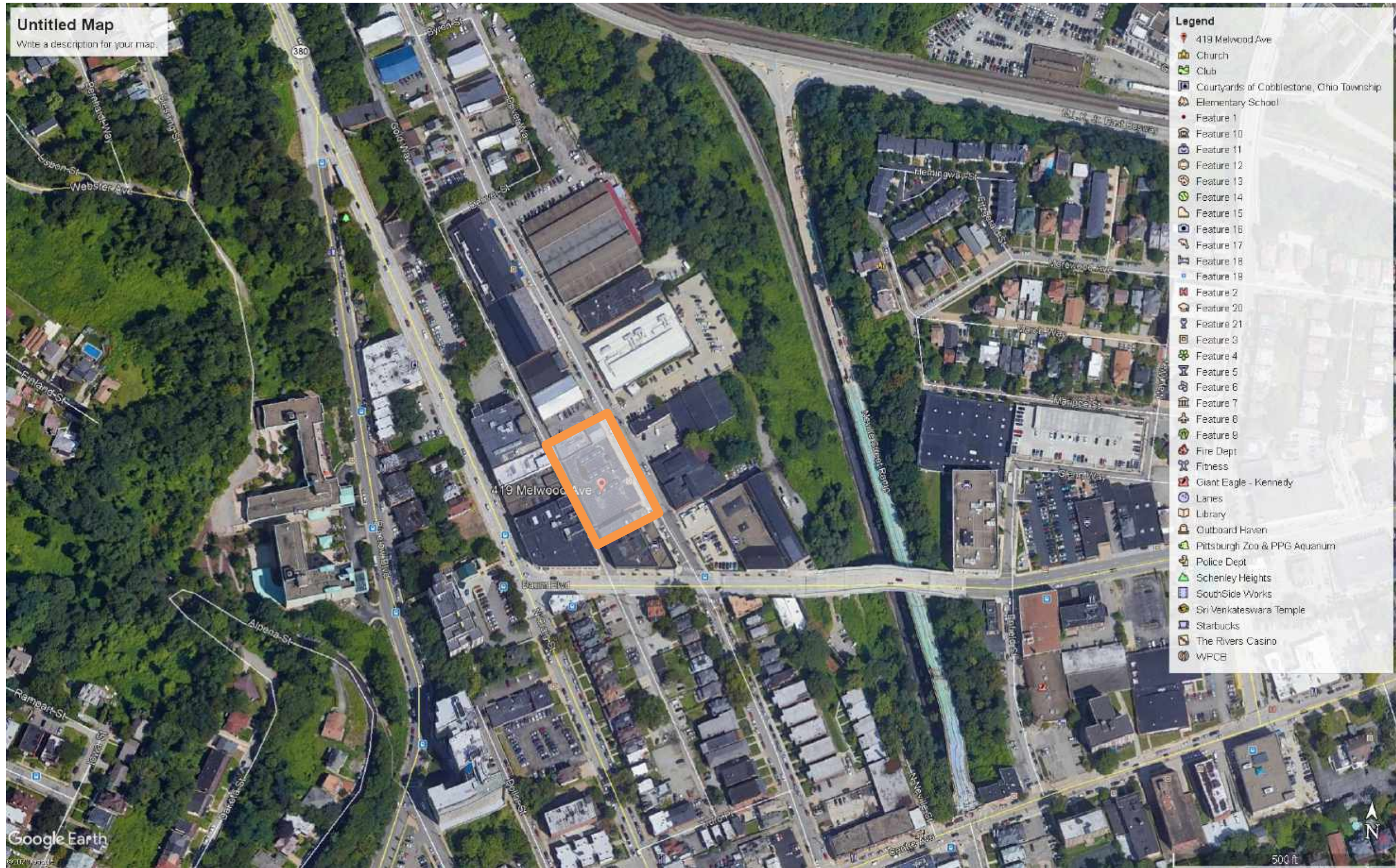
Building Footprint	17,130 sf
Typical Upper Floorplan Area, Floors 2-9	15,200 sf
Floor 10 Floorplan Area	14,440 sf
Total Building Area, Gross (Less Garage)	141,703 sf
Total Garage Area, Gross	45,725 sf
Unit Breakdown	
Micro Units	8
Studio	34
1 Bedroom / 1.5 Bath	50
1 Bedroom / Den / 1.5 Bath	16
2 Bedroom / 2 Bath	18
2 Bedroom / Den / 2.5 Bath	2
Total Units	128
Vehicle Parking Spaces (Indoor)	93 spaces
Bicycle Parking Spaces (Indoor)	34 lockers / 68 bikes





Location Map
NTS





Vicinity Map
NTS





Existing Building Photo – Rear Façade along Gold Way

NTS



Existing Building Photo – Front Façade along Melwood Avenue

2 NTS

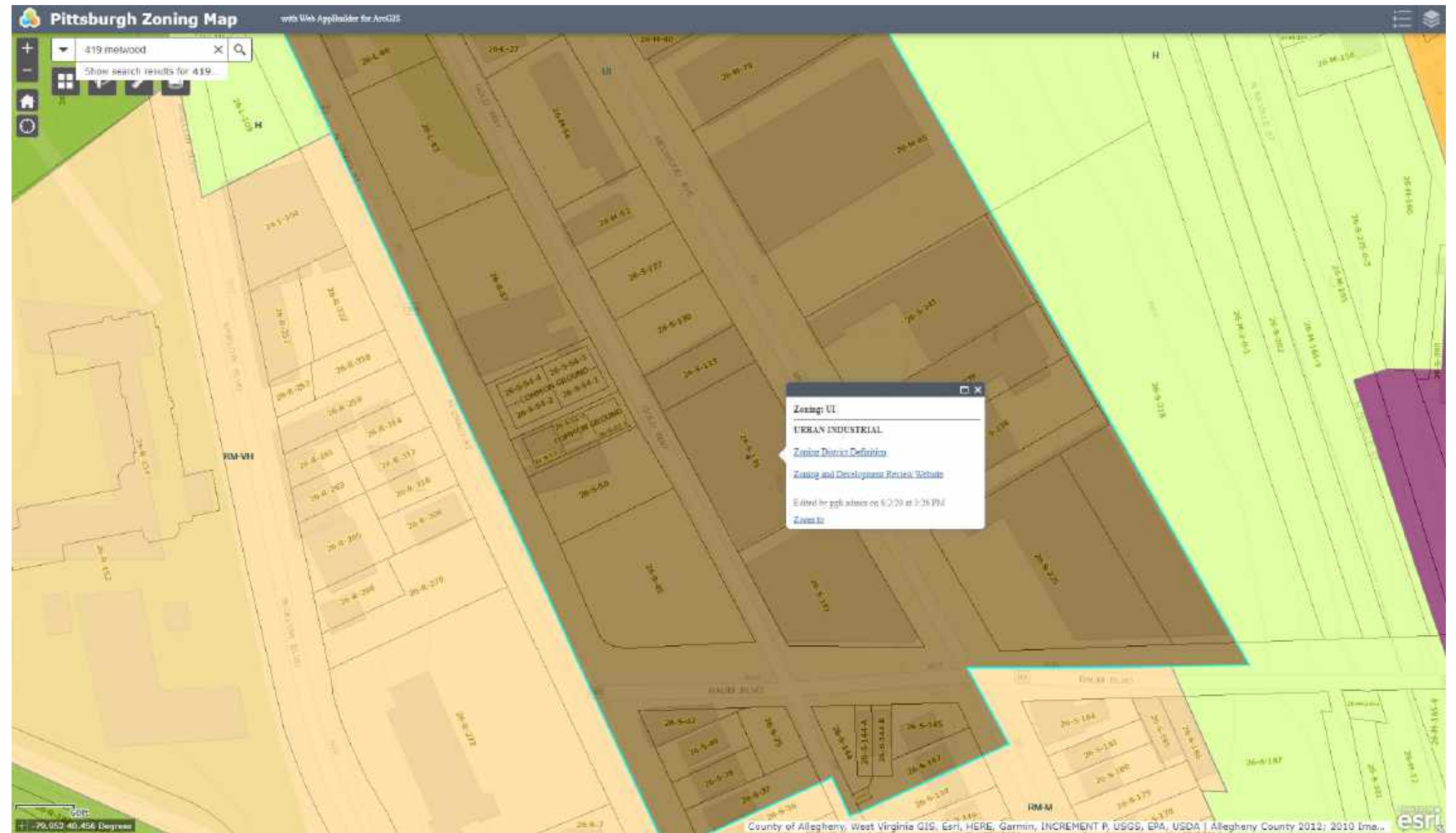
Building Description

1. One story with inserted Mezzanine level at front.
2. Cast Concrete Structure with no Basement.
3. Uninsulated brick walls.
4. Originally built for manufacturing of brakes.
5. Most recently served as a warehouse and kitchen center showroom.



Zoning Summary

Zoning District	IU Urban Industrial
Lot Area	18,306 sq ft
25% or Greater Slope	No
Landslide Prone Area	No
Undermined Area	No
Front Setback	0 Feet
Side Setback	0 Feet (Public Way Behind)
Side Setback	10 Feet (0 Feet where abutting adj. Bdg)
Maximum Height	60 Feet / 4 Stories Unlimited / 10:1 FAR if Multi-unit
Residential	
Permitted Uses	Multi-Unit Residential by Special Exception



City of Pittsburgh Zoning Map

NTS

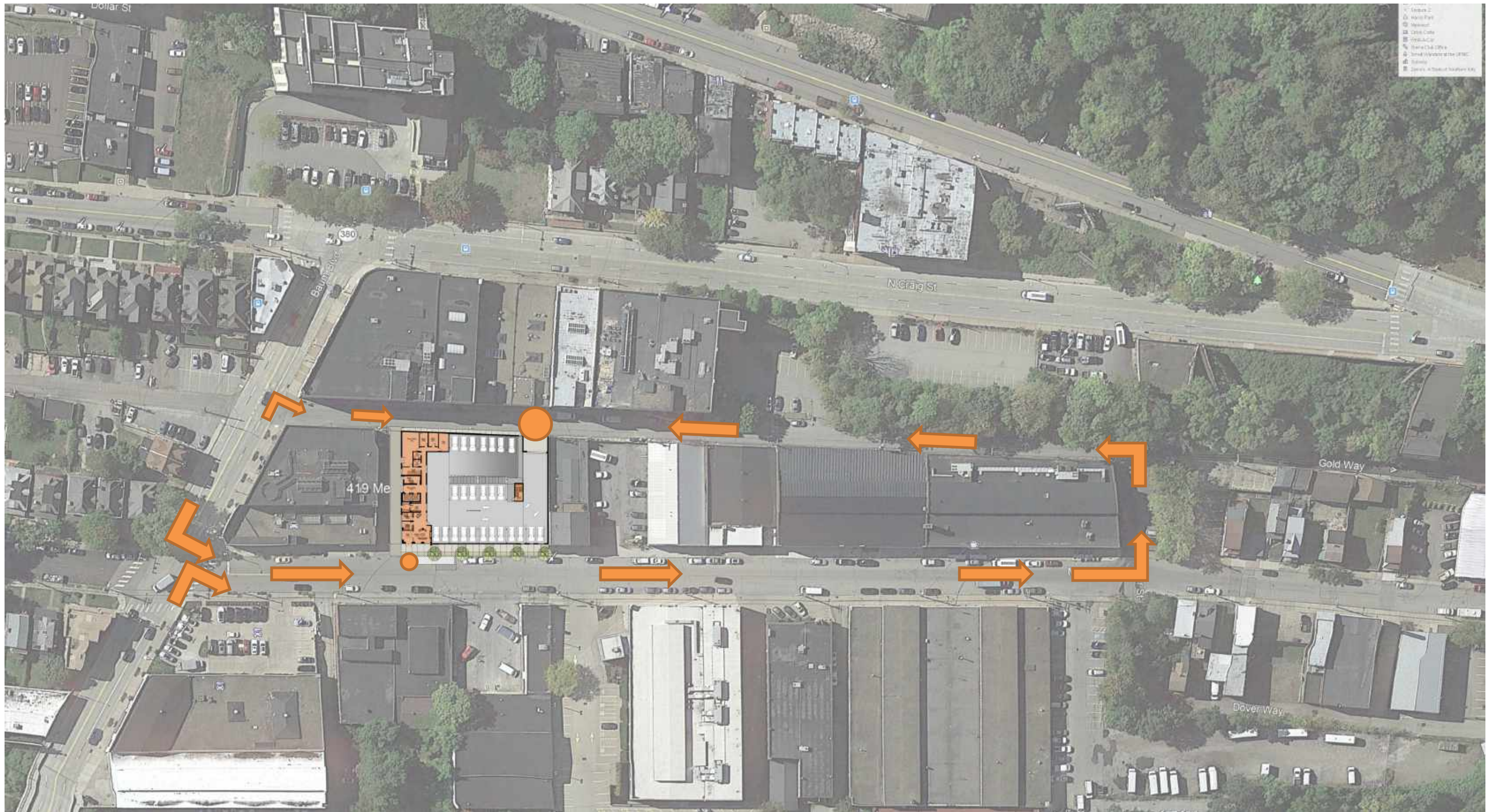
Special Exception:

If 75% or more of the building is used for Multi-Family Residential, the FAR is extended from 4:1 to 10:1.

Provided following conditions are met:

1. Cannot be within 200 feet of Residential Zoned property.
2. Shall not create detrimental visual impacts; shall not be incompatible be with the surrounding built environment and use patterns.
3. Development will not adversely affect the safety and convenience of residential neighborhoods or pedestrian circulation in the vicinity.
4. Will not create detrimental operational impacts to the area, such as noise, vibrations, etc.
5. Will no create detrimental impacts on the future development of the parcels in the vicinity of the proposed site.
6. Will not created detrimental impacts to the property values of the parcels in the area.





Overall Neighborhood Site Circulation & Access - Arrival
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Overall Neighborhood Site Circulation & Access - Departure
NTS





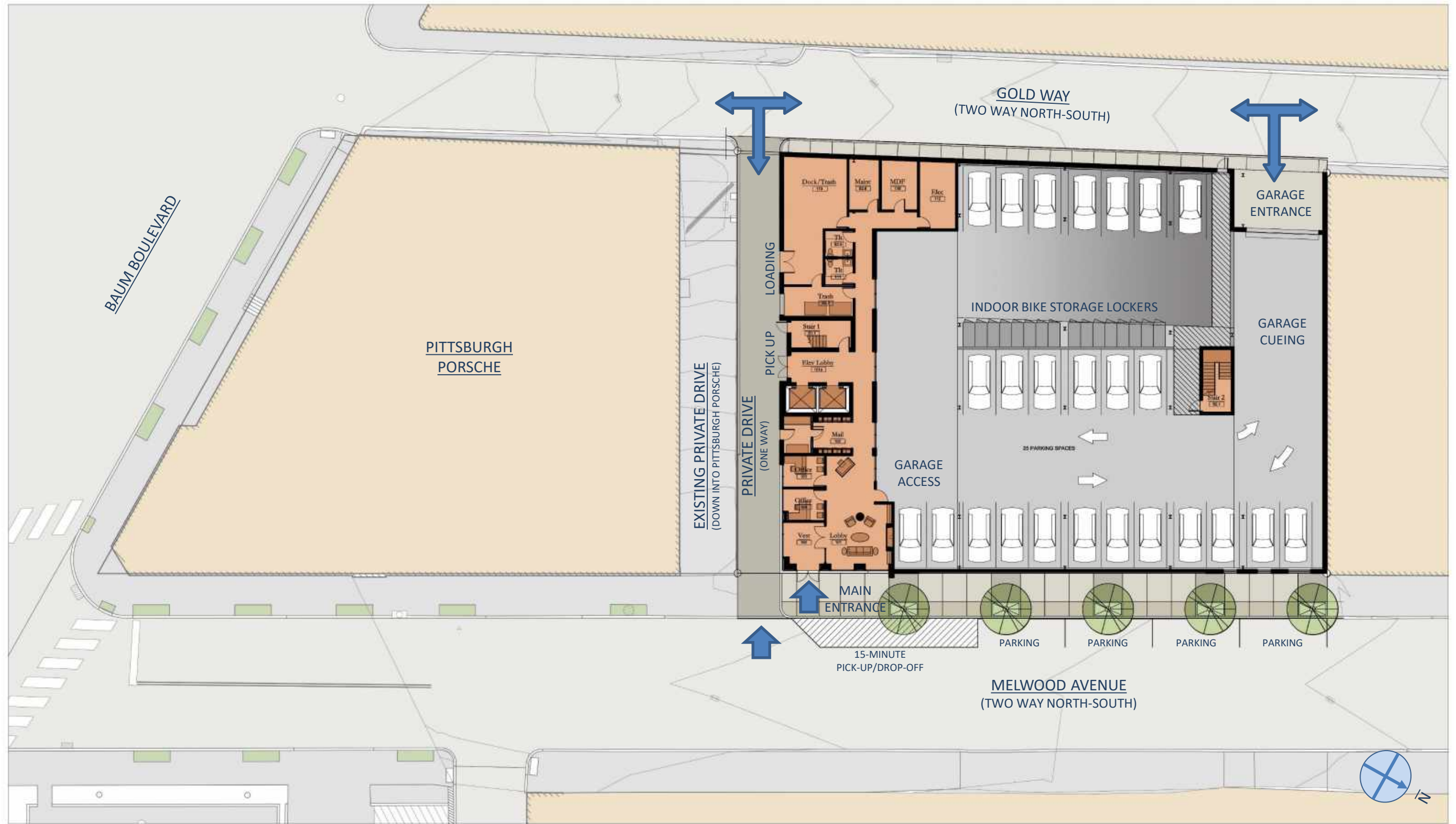
Aerial Context Plan
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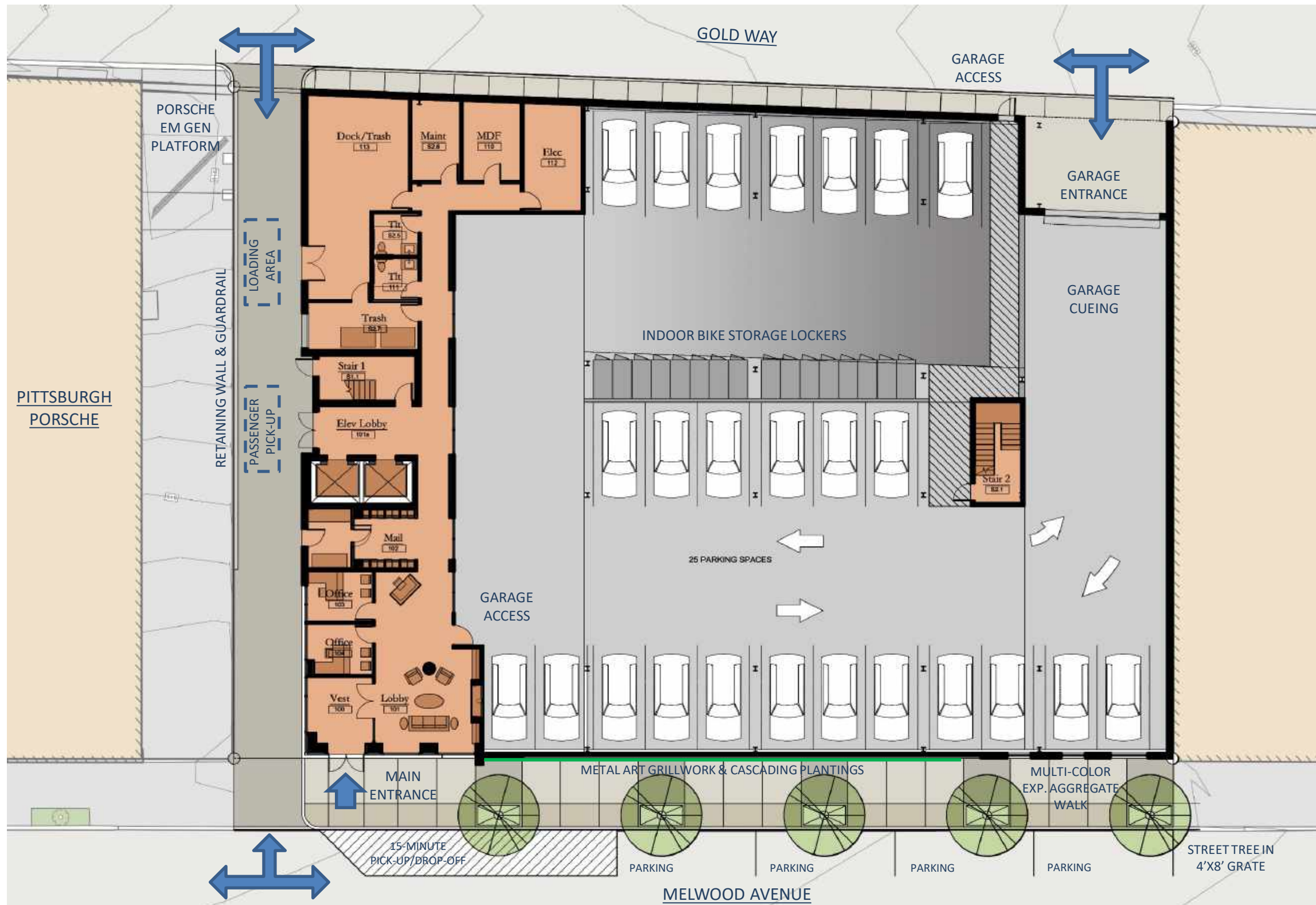
Site Plan
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Z o n i n g & D e v e l o p m e n t P a c k a g e

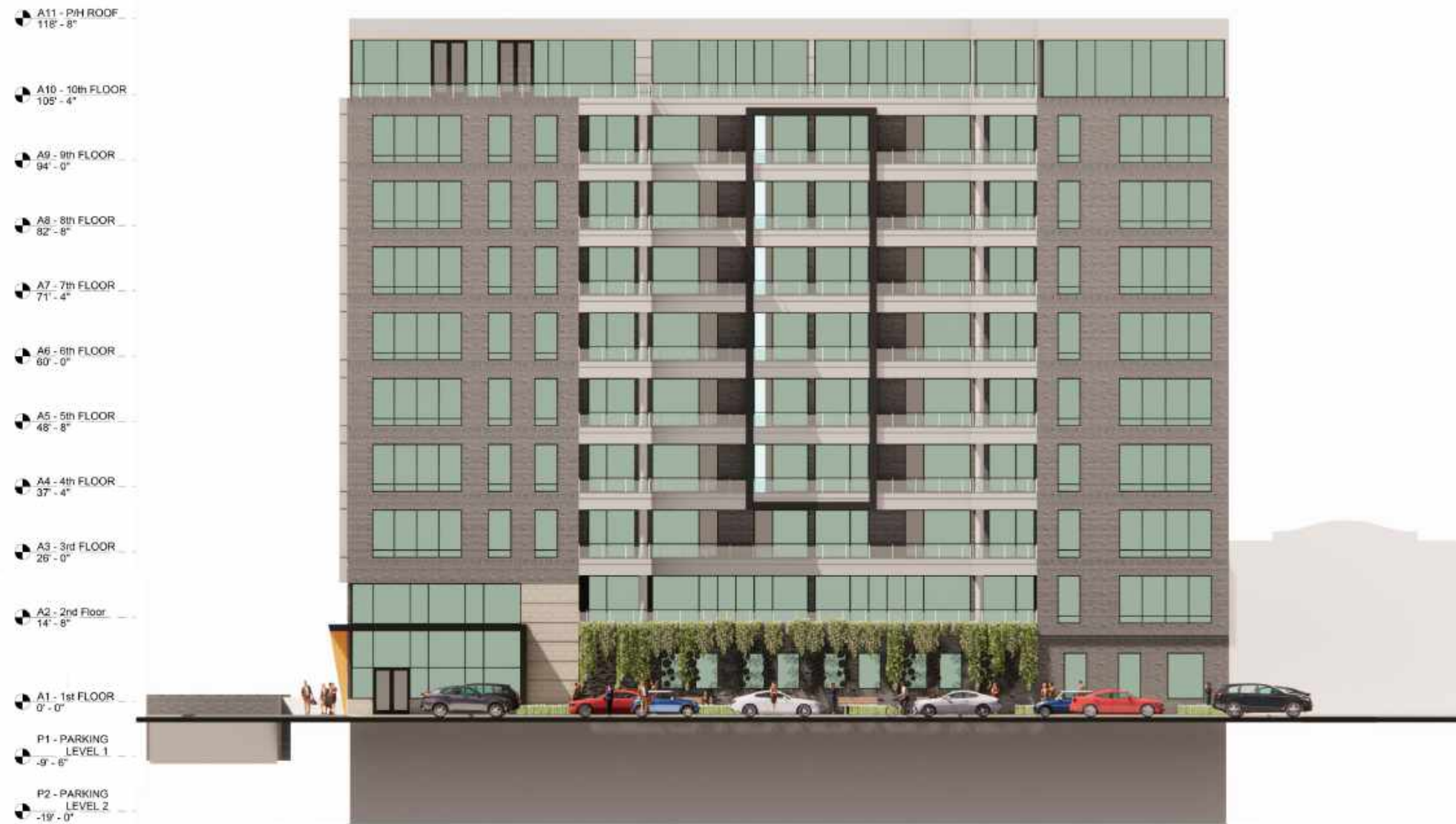
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Enlarged Site Plan
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Melwood Avenue Elevation (East)
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South Elevation (Along New Private Drive)
NTS



Gold Way Elevation (West)
NTS



Perspective View, Melwood Avenue Elevation
NTS



Perspective View, Melwood Avenue Main Entrance
NTS



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Perspective View, New Private Alley/Drive
NTS



Street View – Art Wall and Ombre Masonry Wall; Cascading plantings
NTS



Pedestrian View along Ombre Art Wall and Cascading Plantings
NTS



1 View toward Baum & Craig, Existing
NTS



2 View toward Baum & Craig, Proposed
NTS



1 View from Baum Boulevard, Existing
NTS



2 View from Baum Boulevard, Proposed
NTS





1 View toward Baum & Craig, Existing
NTS



2 View toward Baum & Craig, Proposed
NTS





1 View toward Luna Lofts, Existing
NTS



2 View toward Luna Lofts, Proposed
NTS





1 View toward Craig Street South, Existing
NTS

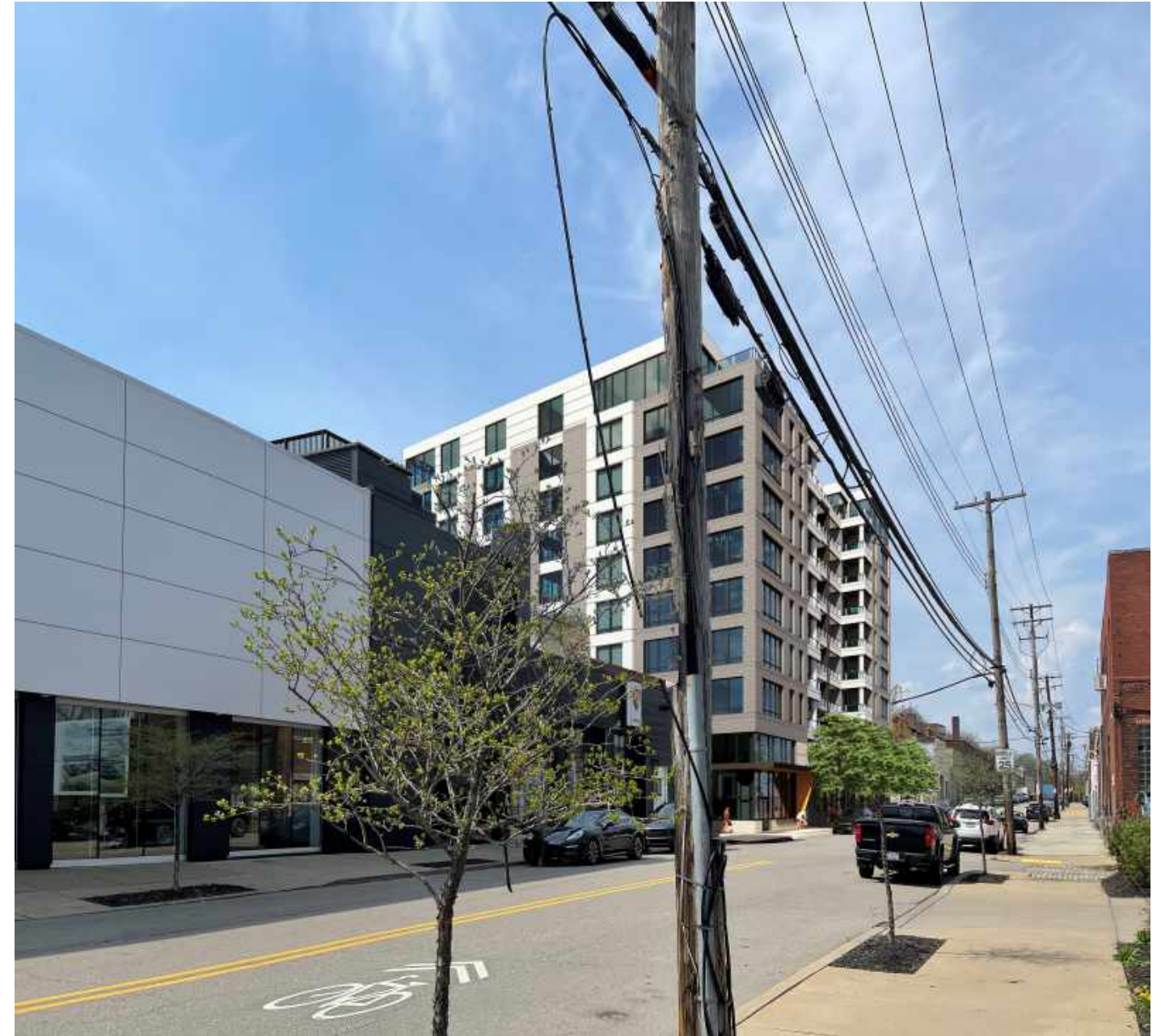


2 View toward Craig Street South, Proposed
NTS





1 View from Melwood & Baum, Existing
NTS



2 View from Melwood & Baum, Proposed
NTS



1 Street View, Existing
NTS

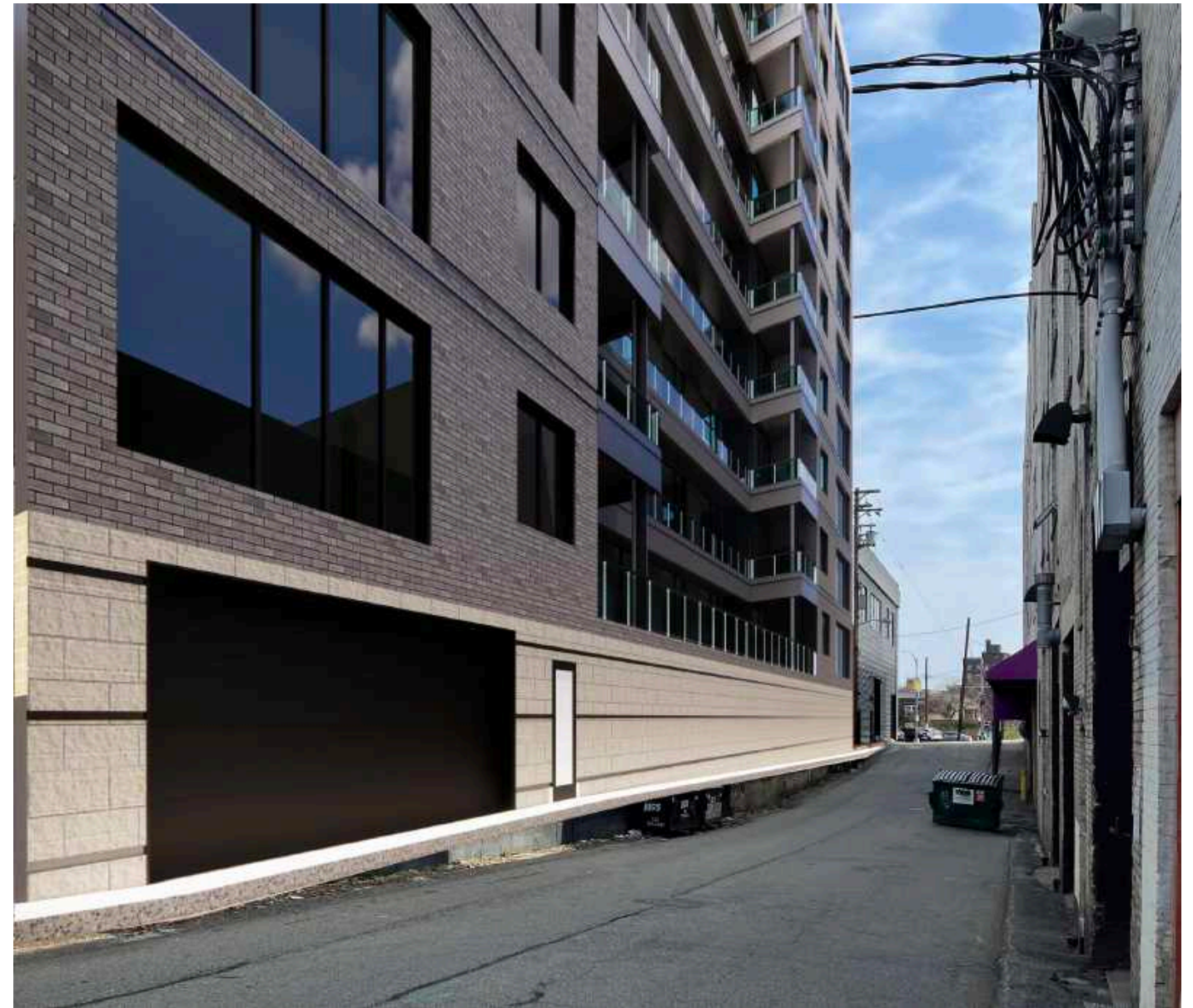


2 Street View, Proposed
NTS





1 View along Gold Way, Looking South, Existing
NTS



2 View along Gold Way, Looking South, Proposed
NTS



1 View along Gold Way, Looking North, Existing
NTS



2 View along Gold Way, Looking North, Proposed
NTS

“The Julian” Preliminary Development Schedule

2/25/2021	ZDR Pre-Application Meeting
4/27/2021	Oakland Community Wide Meeting
6/3/2021	ZBA Meeting (anticipated)
7/2021	Demolition (anticipated)
8/10/2021	CDAP Meeting (anticipated)
9/21/2021	Planning Commission Meeting
1/2022	Building Permit (anticipated)
4/2022	Construction Start (18 Months)
10/2023	Construction Completion

