

**Oakland-Wide Community Meeting**  
**Minutes: April 27, 2021**

**The Julian**

Presenting: Jonathan Hudson, Hudson Companies

---

Hudson Companies presented plans for The Julian, a ground-up, multifamily apartment development at 419 Melwood Ave. The project site is currently a vacant 1.5 story industrial building. The Julian will be a ten-story project with underground and ground-level parking, residential housing (floors 2-9), and a fitness center, lounges, and outdoor patios (10th floor). The building will include 128 units (mix of studio, one, and two-bedroom units), 93 parking spaces, and on-site bike storage. Parking access is on Gold Way. The developers plan to create a thruway between Melwood and Gold Way (private access) as a pick-up and drop-off location and loading zone. The building will use stone masonry, brick, metal accents, and glass. The project will add street trees and green space in front of the building, and screen garage openings. The developers anticipate going to ZBA early/mid-June, starting construction in April 2022, and completing the project in October 2023. The project does not anticipate needing variances.

**Q:** Are there any plans to include affordable units? This is a great location for lower-income people because of the site's proximity to transportation and services.

**A:** This project is currently a market-rate property that includes no affordable units.

**Q:** Are you adding any retail or shopping?

**A:** As it stands today, it will be an entirely residential building.

**Q:** Will you include parking accommodations for on-demand services for pick-up/drop-off by Uber/LYFT?

**A:** Yes, the alley between Melwood and Gold will be able to accommodate this.

**Q:** Would you include accommodations for a bus stop/shelter?

**A:** We have not had this conversation with the City of Pittsburgh and the Port Authority yet, but we would welcome this.

**Q:** Melwood is a tight street with lots of existing parking and no other option for leaving the street if there is a bottleneck. I live on Melwood Avenue, and I'm concerned about how this development will impact traffic on our street. Can you address this?

**A:** We will have adequate parking on-site for all of the residents leasing with us. None of our tenants will be eligible for a residential parking permit, meaning they have to park in our building. Residents will enter the garage through the private alley to find a large queuing area. We designed both of these features to alleviate traffic build-up.

**Q:** What about traffic from people visiting the building?

**A:** We have on-site visitor parking planned for this site.

**Q:** And as to congestion on Melwood and Gold Way?

**A:** We can look into this further. We strategically designed the private alley to alleviate congestion from drop-offs and pick-ups, move-ins, Lyft and Uber, etc. Additionally, we expect a lot of our resident base to rely on walking, biking, and public transportation rather than vehicle transportations.

**Comment:** The new private alley doesn't seem to have room for passing. I feel many may avoid using it for fear that they'll get caught up there.

**Q:** A 10-story building on this site will be several stories taller than everything else around it.

**A:** While it is taller, it is not out of context.

After some discussion about traffic circulation, OPDC offered to host a followup meeting with city agency staff, City Council staff, and interested neighbors for a more in-depth discussion about traffic. OPDC will follow up with those who placed their email address in the chat and will also update the project page on the website with the details once it is scheduled.

**Q:** Would you include the Polish Hill Civic Association in future conversations on traffic? This site is closer to our neighborhood than it is to most of Oakland.

**A:** Yes.

**Comment** from Dan Wood, Councilman Lavelle's office: The Councilman asked that I express his support of this project. Hudson has kept him apprised of their development plans, the project is designed according to city code specifications with no variances required, and we believe it will be a positive addition to Melwood.