



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

8 JULY 2021

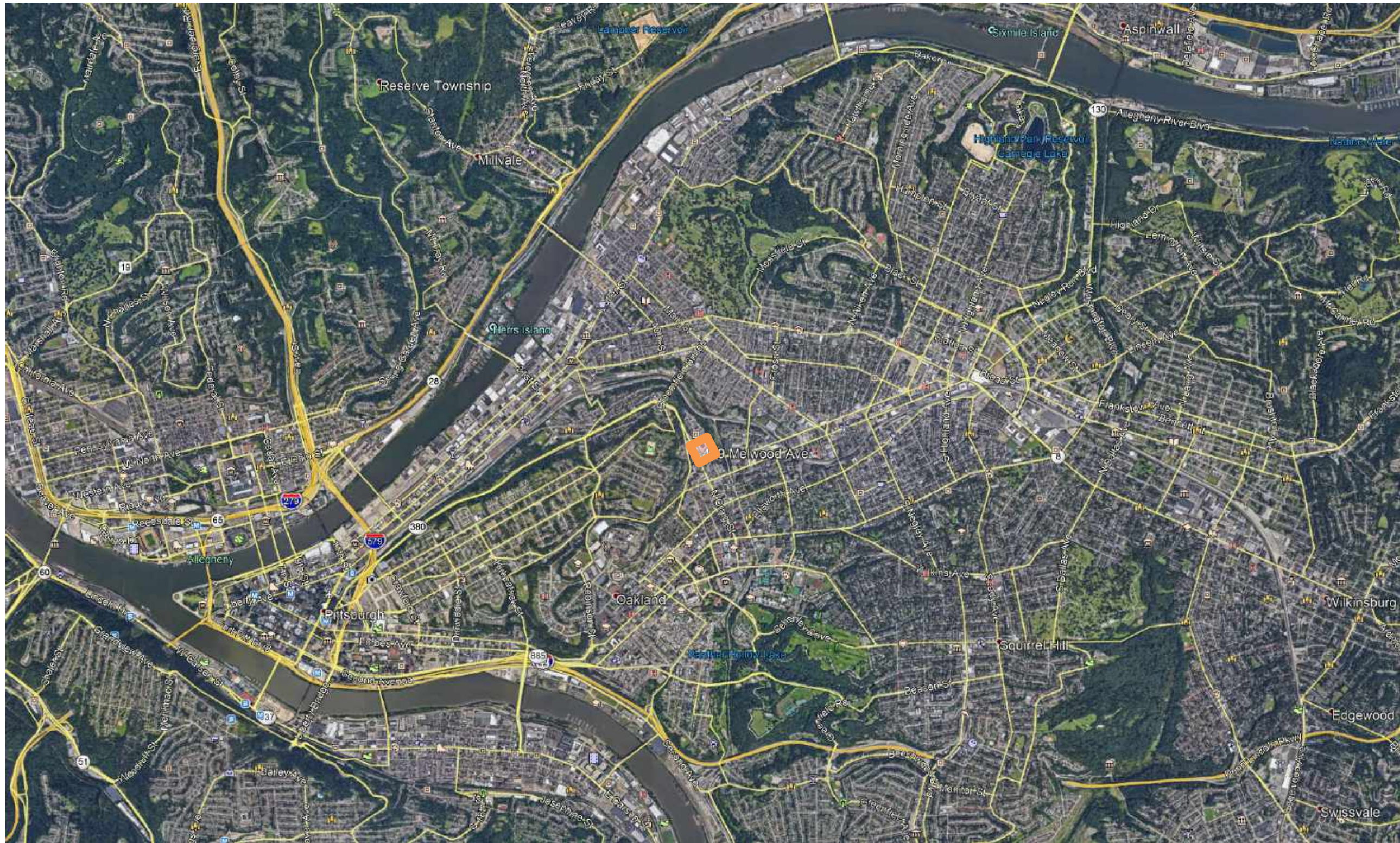
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Building Summary Information

Building Footprint	17,130 sf
Typical Upper Floorplan Area, Floors 2-9	14,060 sf
Floor 10 Floorplan Area	13,270 sf
Total Building Area, Gross (Less Garage)	130,250 sf
Total Garage Area, Gross	46,658 sf
Unit Breakdown	
Micro Units	9
Studio	8
1 Bedroom/ 1 Bath	9
1 Bedroom / 1.5 Bath	71
2 Bedroom / 1 Bath	9
2 Bedroom / 2 Bath	42
Total Units	148
Loading Spaces (off-street)	2 spaces 10'x25'
Vehicle Parking Spaces (Indoor)	105 spaces
Bicycle Parking Spaces (Indoor)	25 lockers / 50 bikes





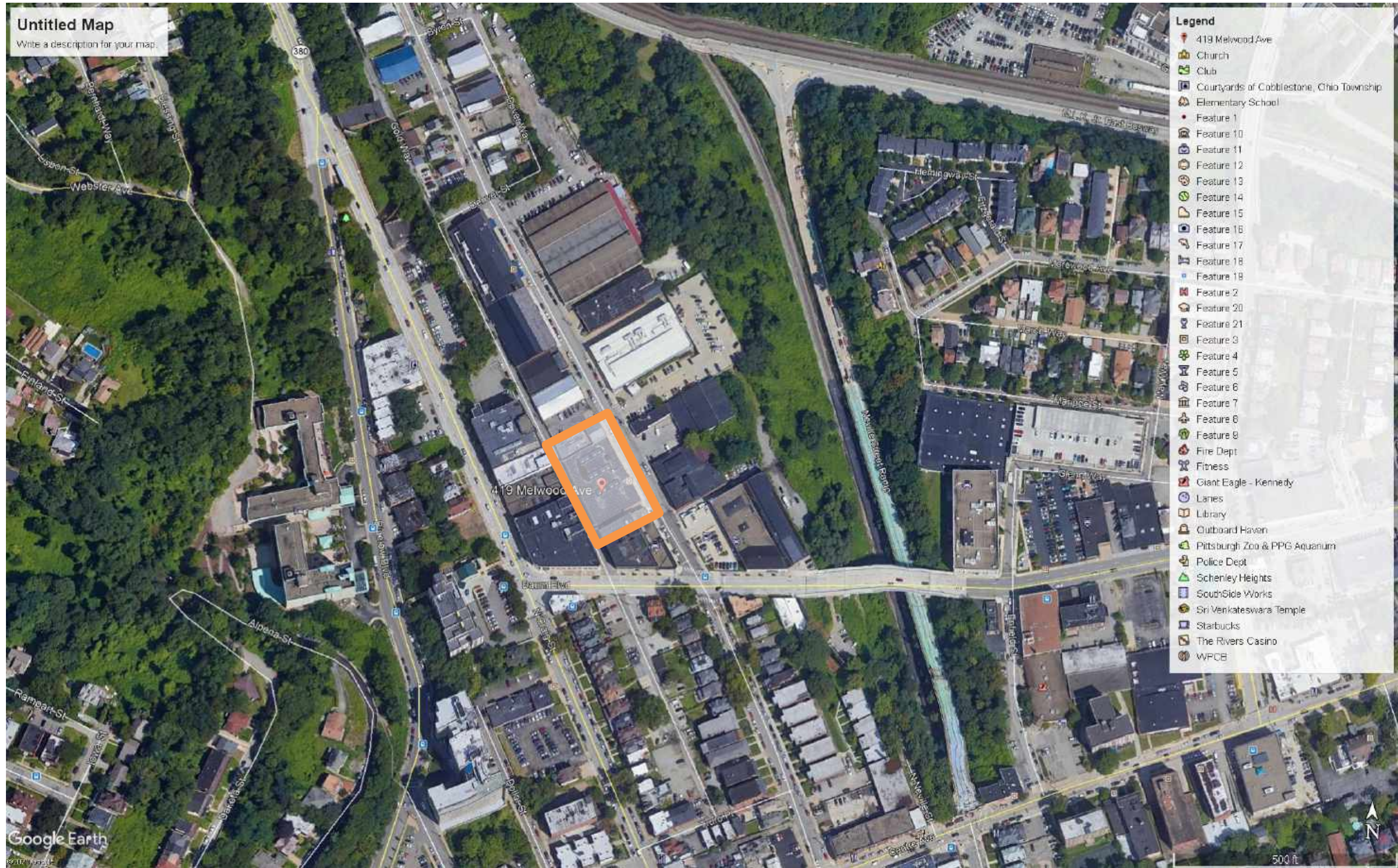
Location Map
NTS



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Vicinity Map
NTS



The Julian
114 ft Proposed

425 N. Craig
75 ft

Residence Inn
140 ft

Moorhead Tower
130 ft

Royal York
155 ft

Bellefield
107 ft

One on Centre
170 ft

Dithridge House
105 ft

King Edward
102 ft

King Edward
102 ft

Hyatt House
70 ft

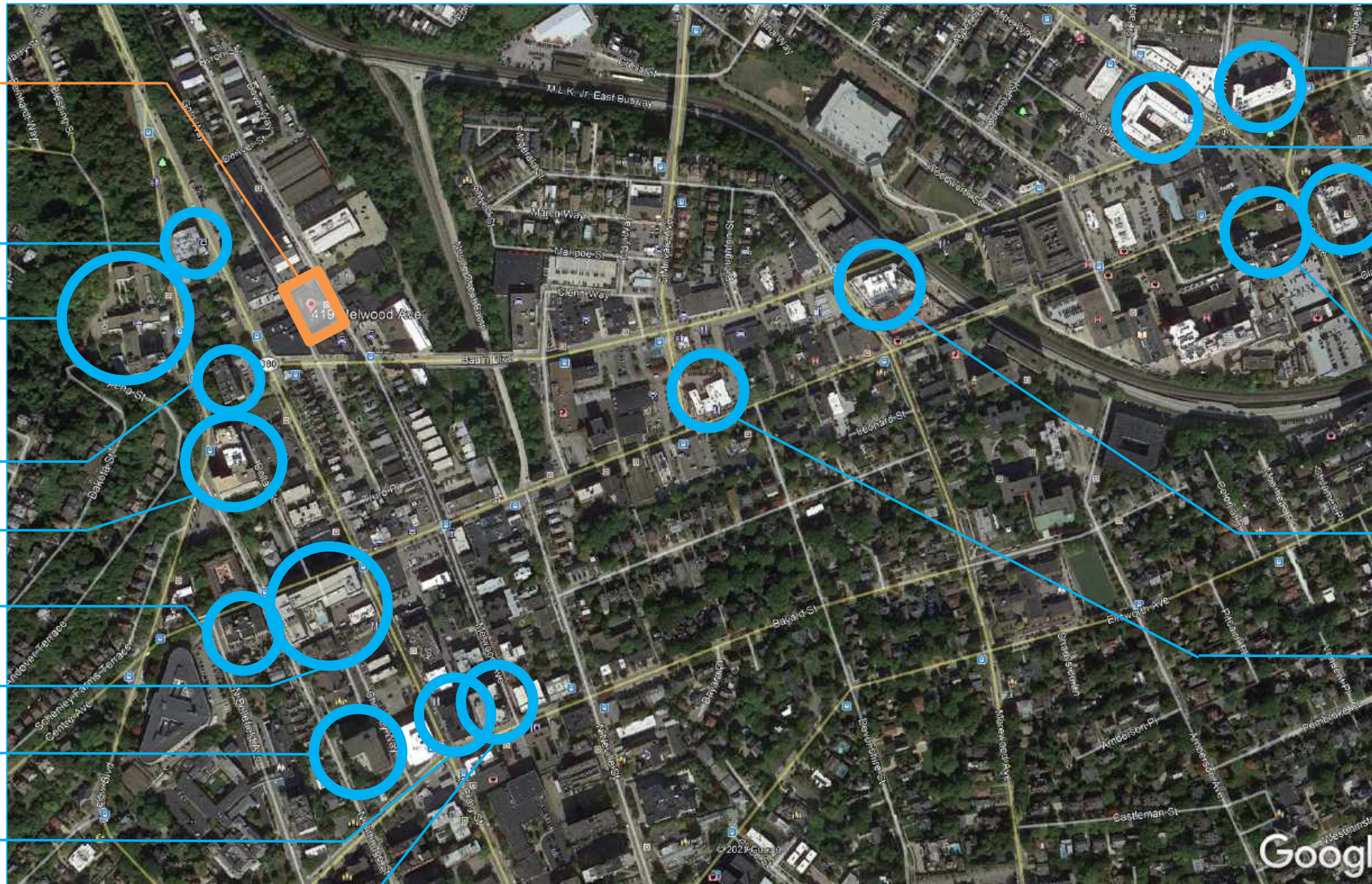
Morrowfield
75 ft

Arlington
105 ft

Coronado
90 ft

UMPC/Frmr Ford
75 ft

Ambassador Apts
90 ft



Contextural Building Heights
NTS





Bellefield
107 ft



One on Centre
170 ft



Dithridge House
105 ft



Residence Inn
140 ft



Moorhead Tower
130 ft



King Edward
102 ft



Royal York
155 ft



Arlington
105 ft



Coronado
90 ft





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.





Existing Building Photo – Toward Porsche Pittsburgh Drive

NTS



Existing Building Photo – Into Porsche Pittsburgh Drive

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.

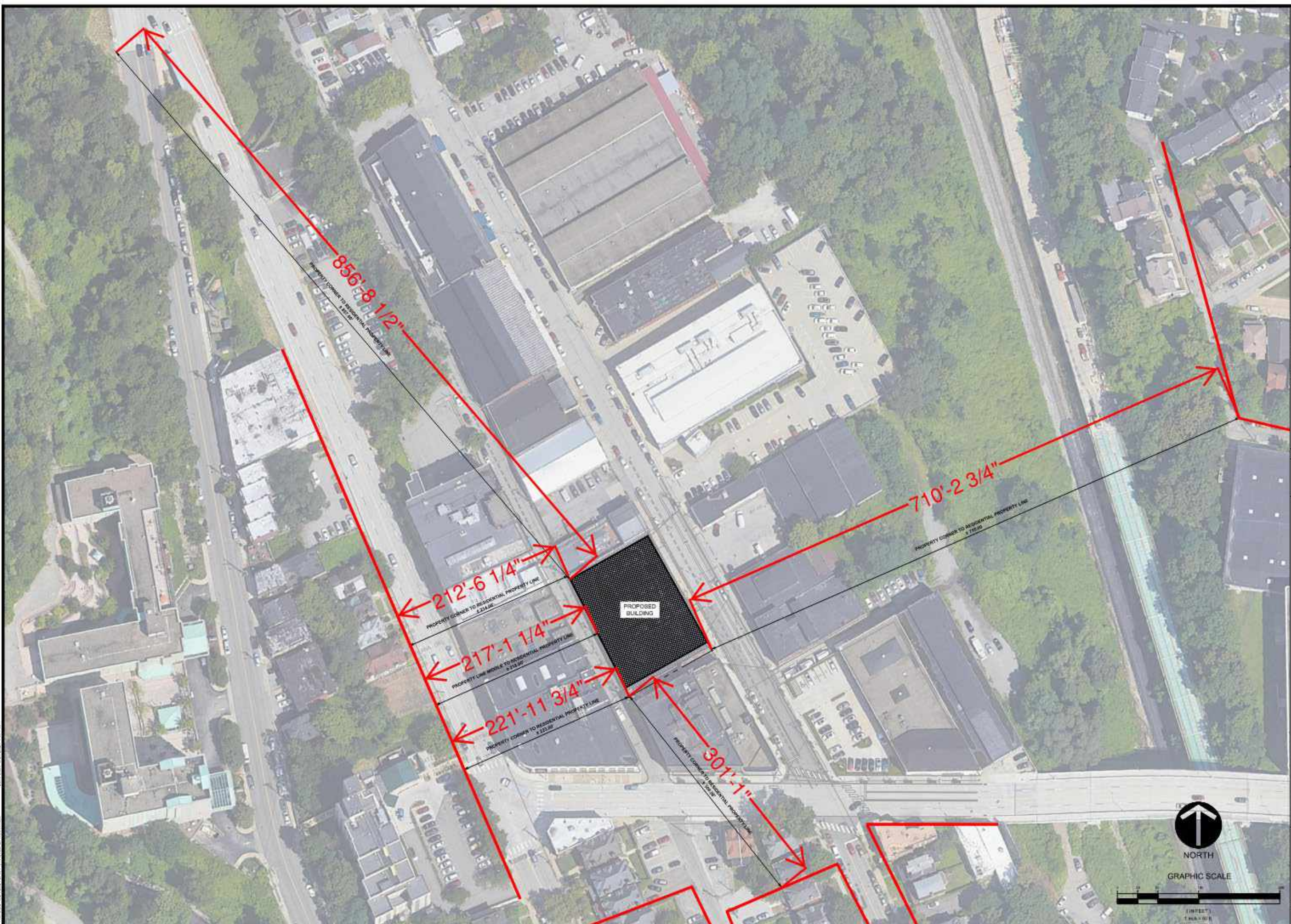
Provided following conditions are met:

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.

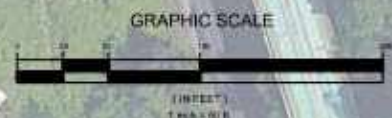
3. Development will not adversely affect the safety and convenience of residential neighborhoods or pedestrian circulation in the vicinity.
4. Will not create detrimental operational impacts to the area, such as noise, vibrations, etc.
5. Will no create detrimental impacts on the future development of 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.



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NORTH



GRAPHIC SCALE



REVISION RECORD	
No.	Date
01	-
02	-
03	-
04	-
05	-
06	-
07	-
08	-

THE JULIAN
419 MELWOOD AVENUE
PITTSBURGH, PA 15213
PREPARED FOR:
HUDSON MELWOOD, LP
2450 SHENANGO VALLEY FREEWAY
HERMITAGE, PA 16146

ZBA SITE PLAN
EXHIBIT 2

Project Number: 41184-2021
Drawing Scale: 1" = 50'
Date Issued: JUNE 2021
Index Number: --
Drawn By: JWM
Checked By: MGA
Project Manager: MGA

- A11 - P/H ROOF
114' - 0"
- A10 - 10th FLOOR
100' - 0"
- A9 - 9th FLOOR
89' - 4"
- A8 - 8th FLOOR
78' - 8"
- A7 - 7th FLOOR
68' - 0"
- A6 - 8th FLOOR
57' - 4"
- A5 - 5th FLOOR
46' - 8"
- A4 - 4th FLOOR
36' - 0"
- A3 - 3rd FLOOR
25' - 4"
- A2 - 2nd Floor
14' - 8"
- A1 - 1st FLOOR
0' - 0"
- P1 - PARKING
LEVEL 1
-9' - 6"
- P2 - PARKING
LEVEL 2
-19' - 0"



Melwood Avenue Elevation (East)
NTS

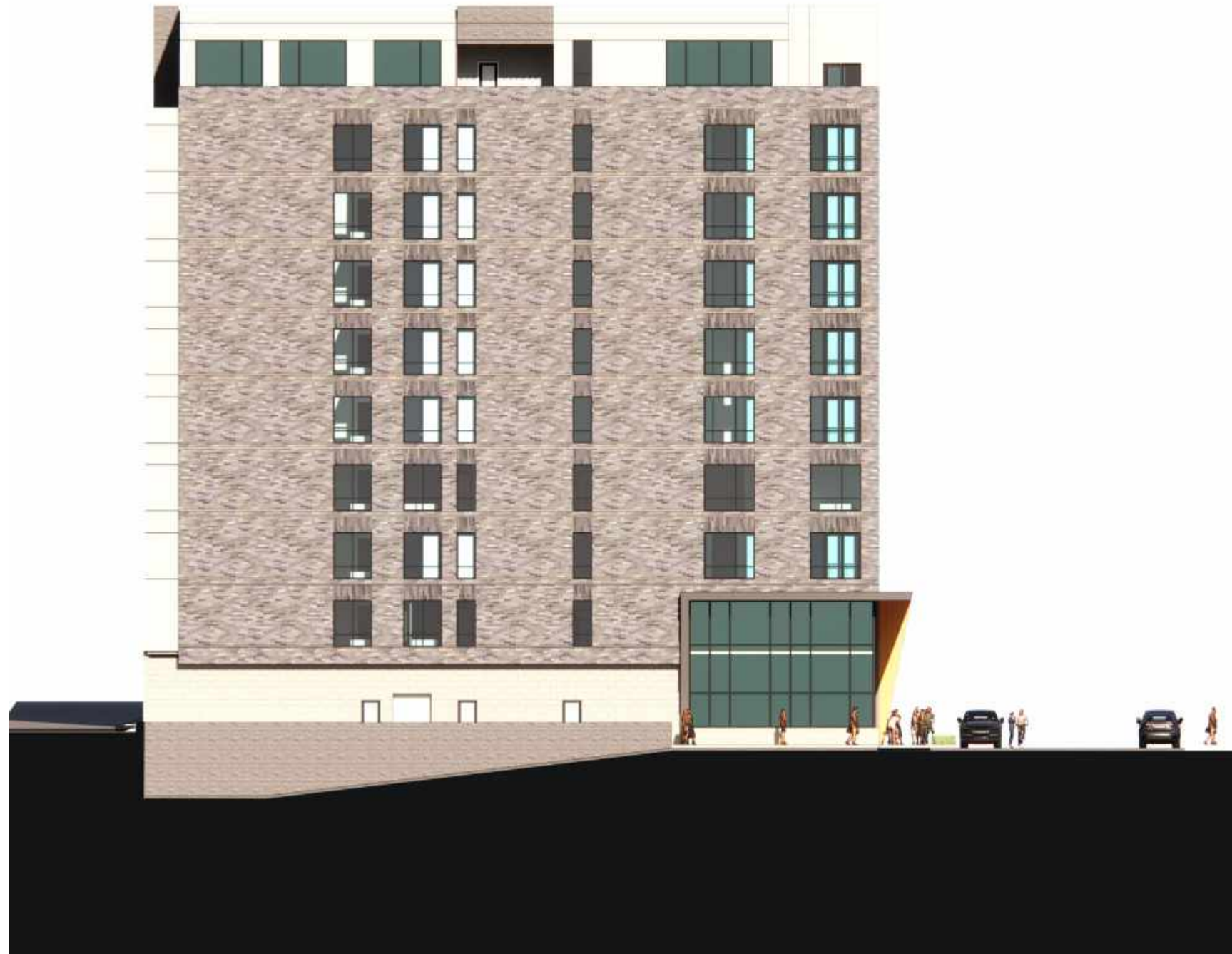


Z o n i n g & D e v e l o p m e n t P a c k a g e

T h e J u l i a n

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- A11 - P/H ROOF
114' - 0"
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100' - 0"
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- A5 - 5th FLOOR
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25' - 4"
- A2 - 2nd Floor
14' - 8"
- A1 - 1st FLOOR
0' - 0"
- P1 - PARKING
LEVEL 1
-9' - 6"
- P2 - PARKING
LEVEL 2
-19' - 0"



South Elevation (Along New Private Drive)
NTS

- A11 - P/H ROOF
114' - 0"
- A10 - 10th FLOOR
100' - 0"
- A9 - 9th FLOOR
89' - 4"
- A8 - 8th FLOOR
78' - 8"
- A7 - 7th FLOOR
68' - 0"
- A6 - 6th FLOOR
57' - 4"
- A5 - 5th FLOOR
46' - 8"
- A4 - 4th FLOOR
36' - 0"
- A3 - 3rd FLOOR
25' - 4"
- A2 - 2nd Floor
14' - 8"
- A1 - 1st FLOOR
0' - 0"
- P1 - PARKING
LEVEL 1
-9' - 6"
- P2 - PARKING
LEVEL 2
-19' - 0"



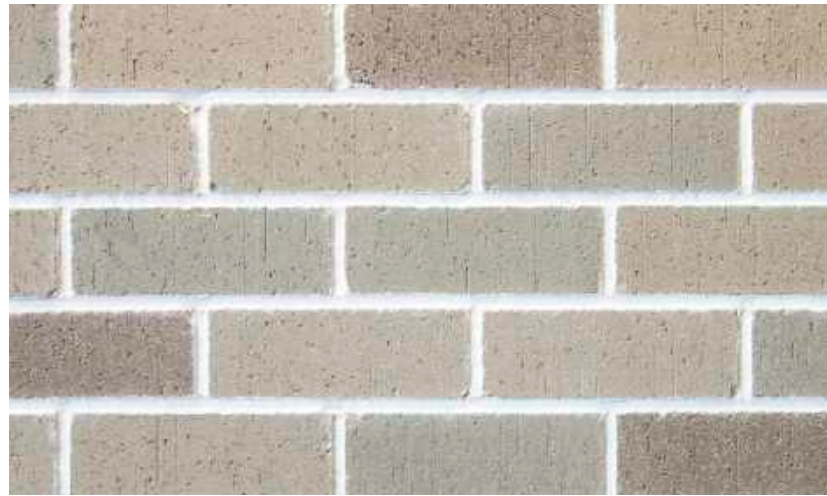
Gold Way Elevation (West)
NTS



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Grey Brick, Blended Tones



Dark Grey Aluminum Windows



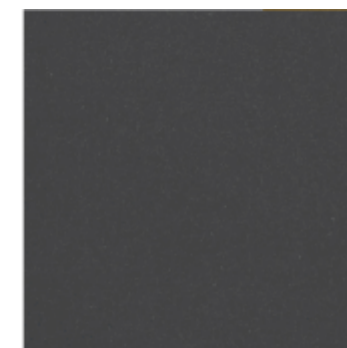
Clear Insulated Glazing
(untinted)



Cast Stone Veneer



Metal Panel
Med Grey



Metal Panel
Dark Grey



Metal Panel
Wood Grain Effect

Materials Palette

NTS



Perspective View, Melwood Avenue Elevation
NTS



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



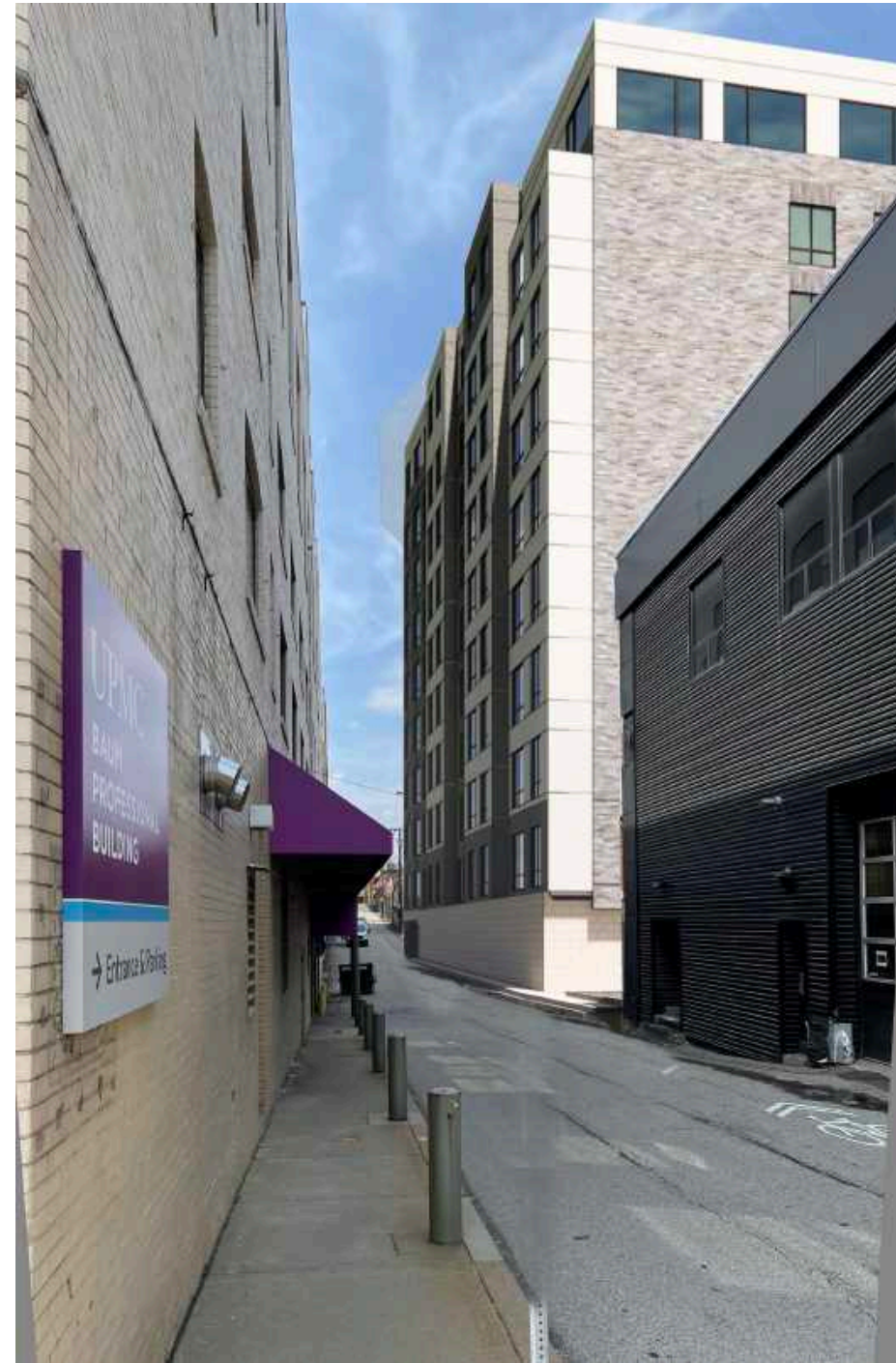
1 View along Gold Way, Looking South, Existing
NTS



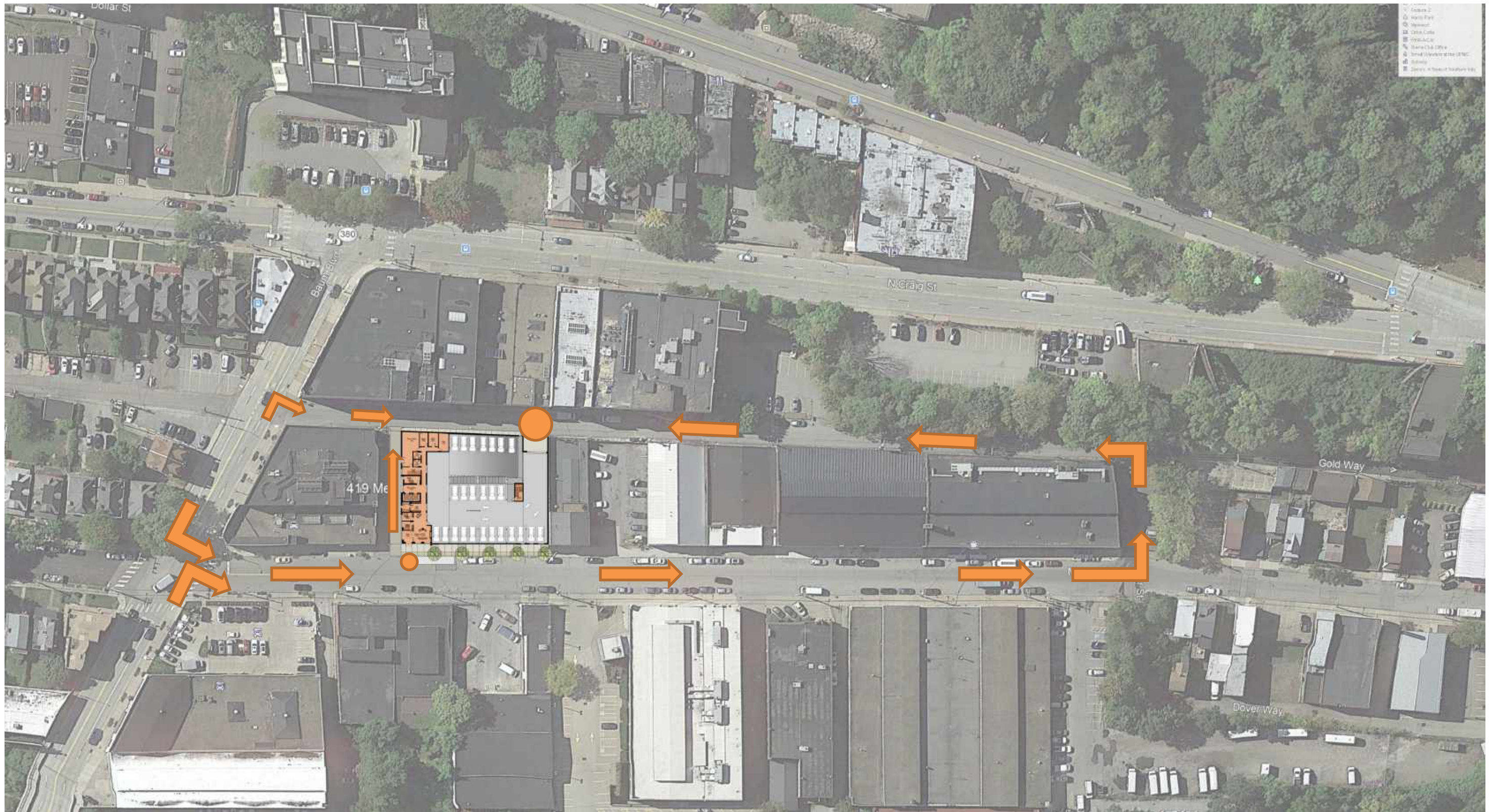
2 View along Gold Way, Looking South, Proposed
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1 View along Gold Way, Looking North, Existing
NTS



2 View along Gold Way, Looking North, Proposed
NTS



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





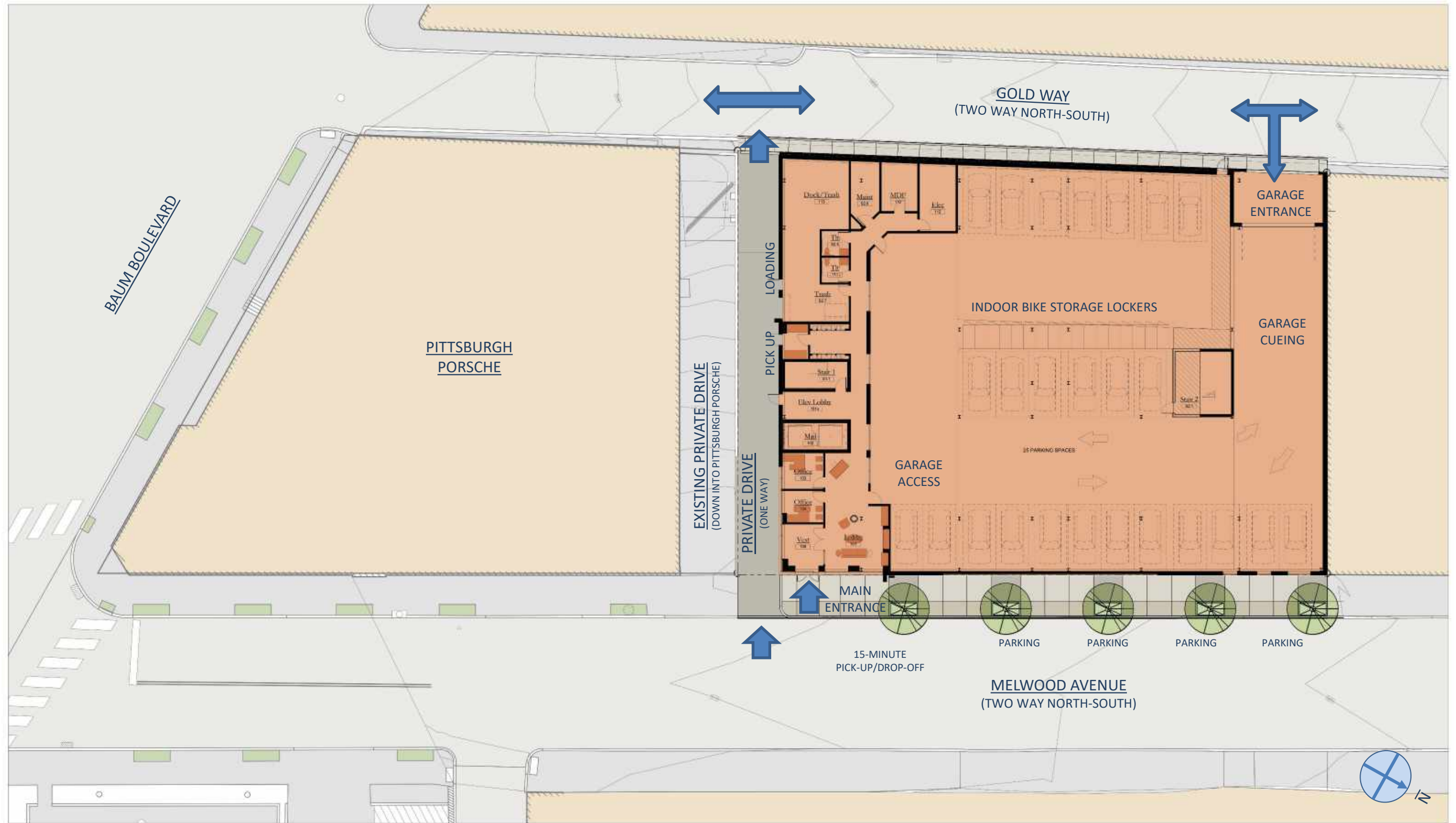
Aerial Context Plan
NTS



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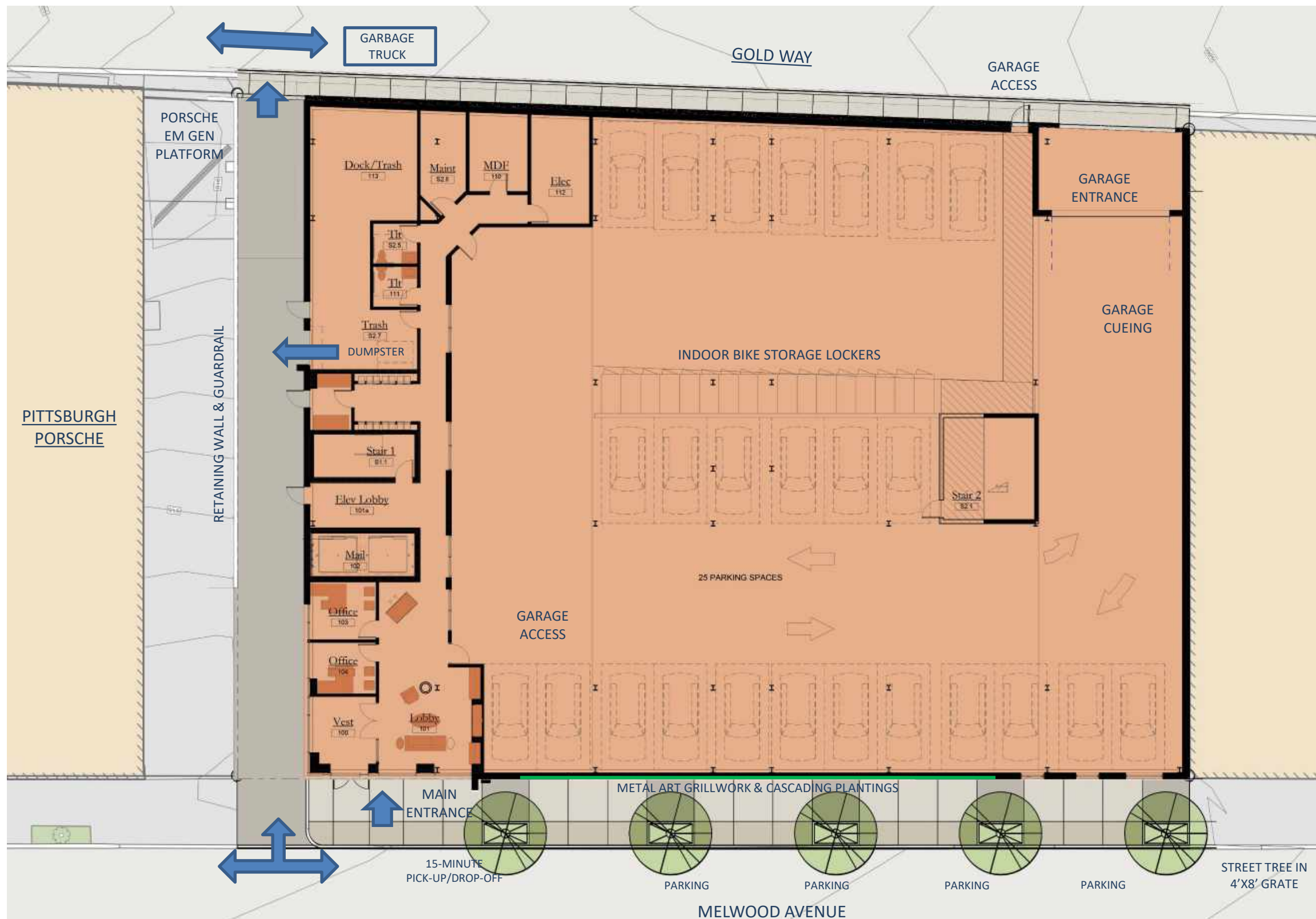
Site Plan
NTS



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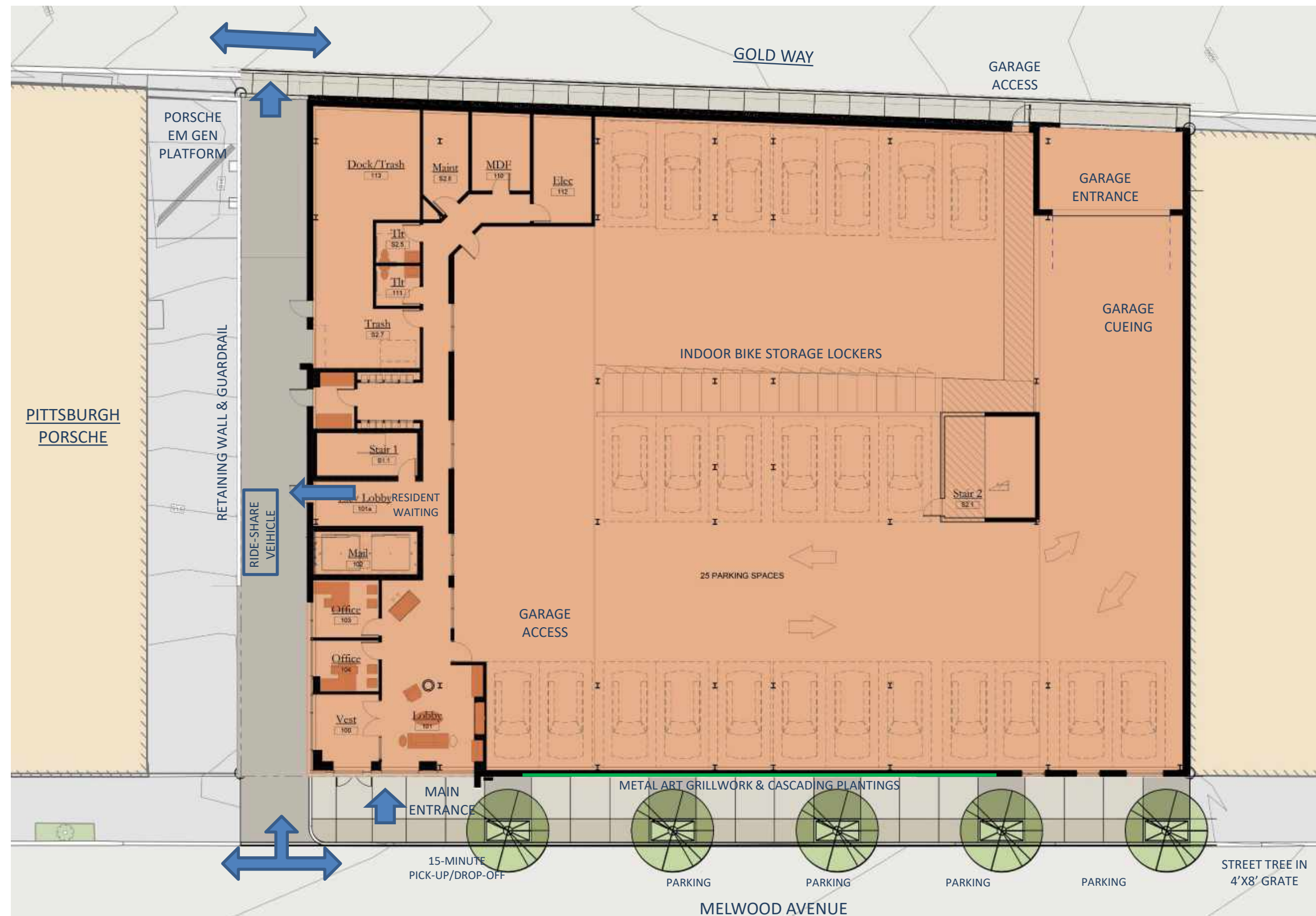
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P I T T S B U R G H , P E N N S Y L V A N I A



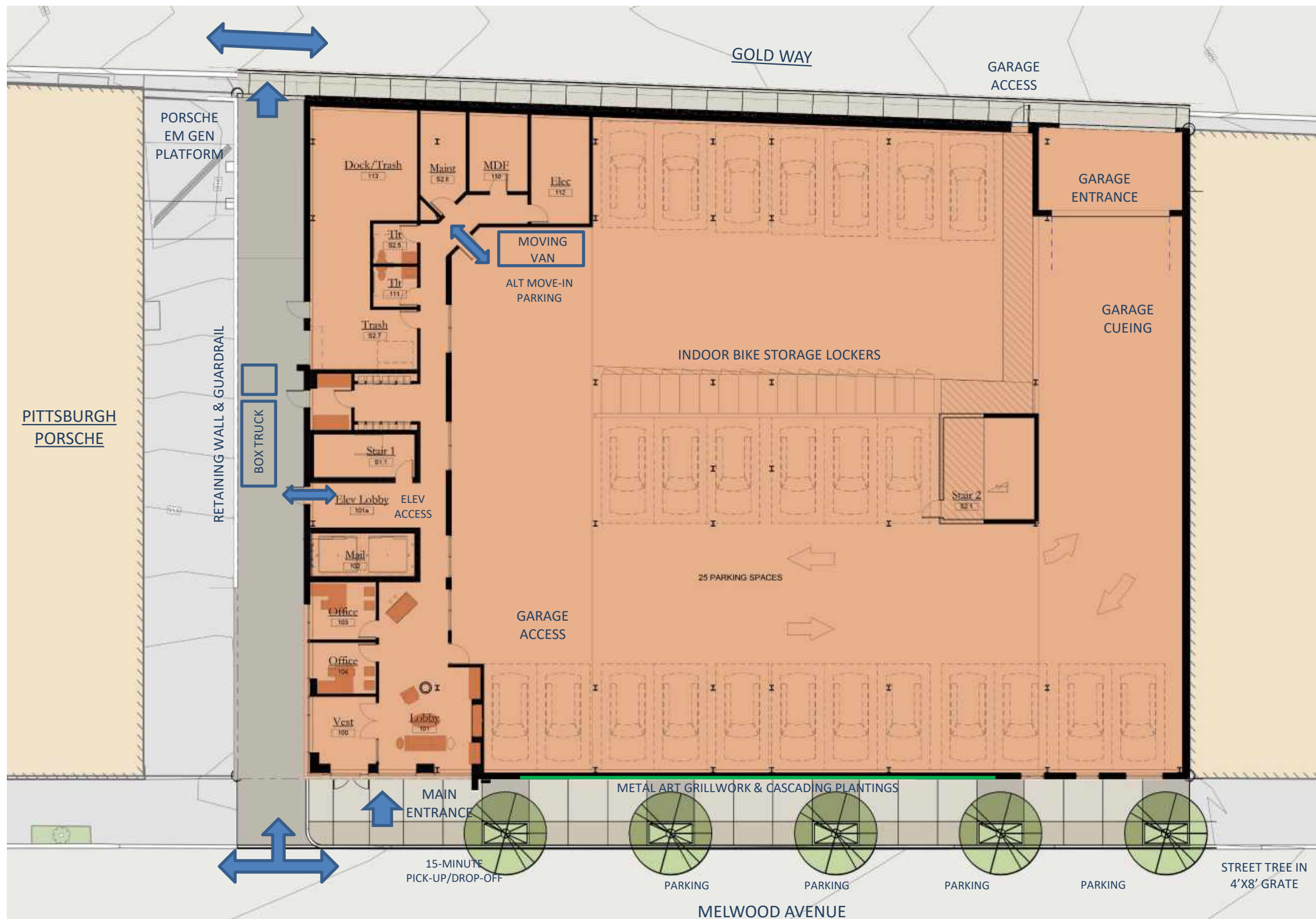
Enlarged Site Plan – Trash Pick-up
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Enlarged Site Plan – Ride-Share Pick-up
NTS





Enlarged Site Plan – Move-in/Move-out Loading
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