



450 Melwood Avenue

Building Summary Information

Lot Size	93,720 sf
Building Area, Basement	22,588 sf
Building Area, First Floor	22,588 sf
Building Area, Second Floor	11,744 sf
Total Area	56,920 sf

Unit Breakdown

Studio	6
1 Bedroom / 1 Bath	29
2 Bedroom / 2 Bedroom	6
3 Bedroom / 2 Bath	1
Total Units	42

Inclusionary Units

10% shall be Inclusional/Affordable Units	5 units
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Vehicle Parking Spaces (Outdoor, on-site)	30 required spaces (70%)
Off-street Loading Areas	1 required & provided
Bicycle Parking Spaces (Indoor)	14 protected bike spaces (1 per 3 apartments)



450 Melwood View - From Street

NTS

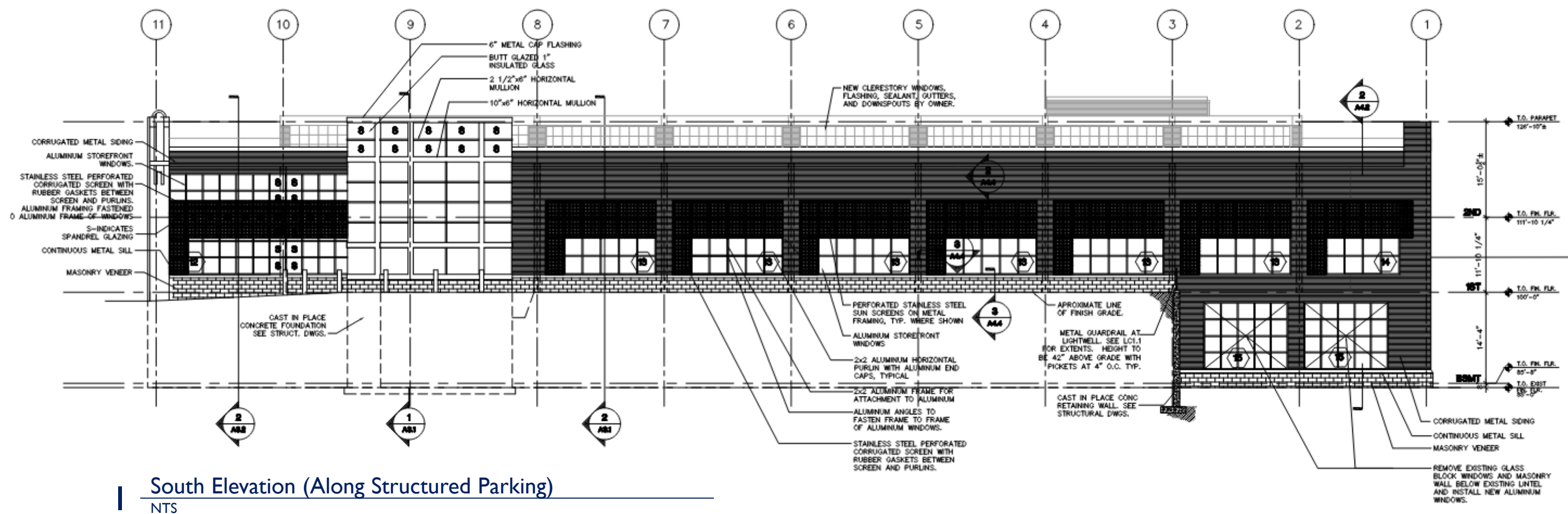
Building Description

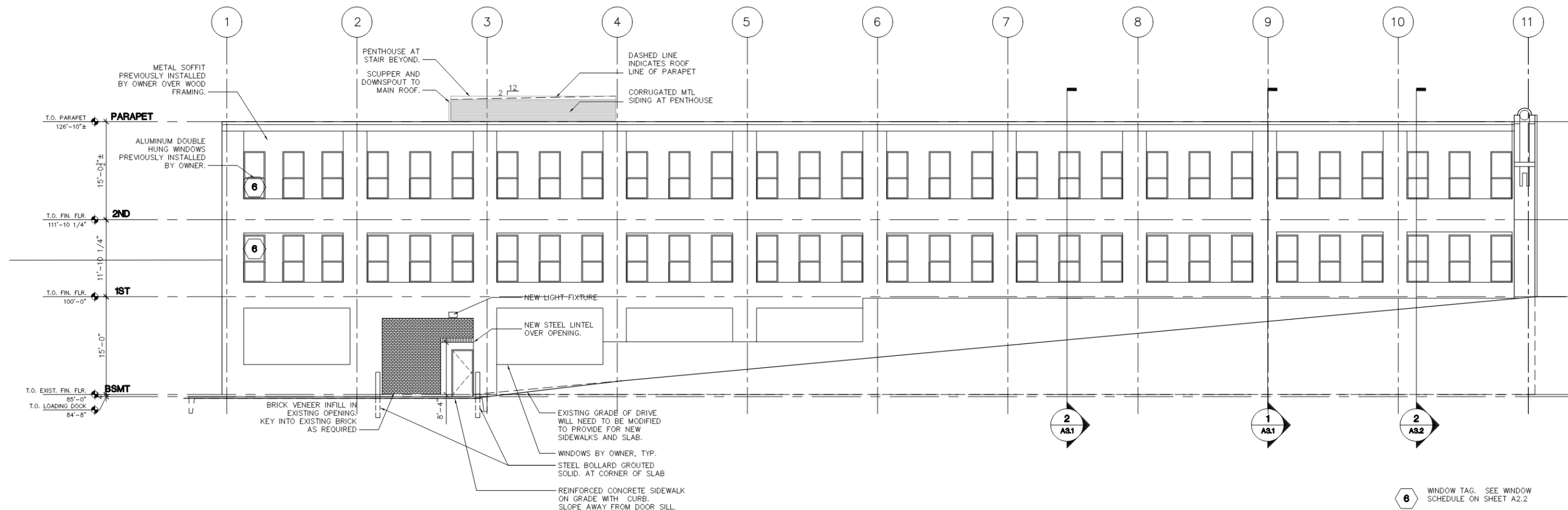
1. Two Story Masonry, Steel and Wood Frame building.
2. Low-slope Roof.
3. Structured parking on South and Rear of Building
4. Previously used as an Office Building.



2 450 Melwood Avenue – Aerial View

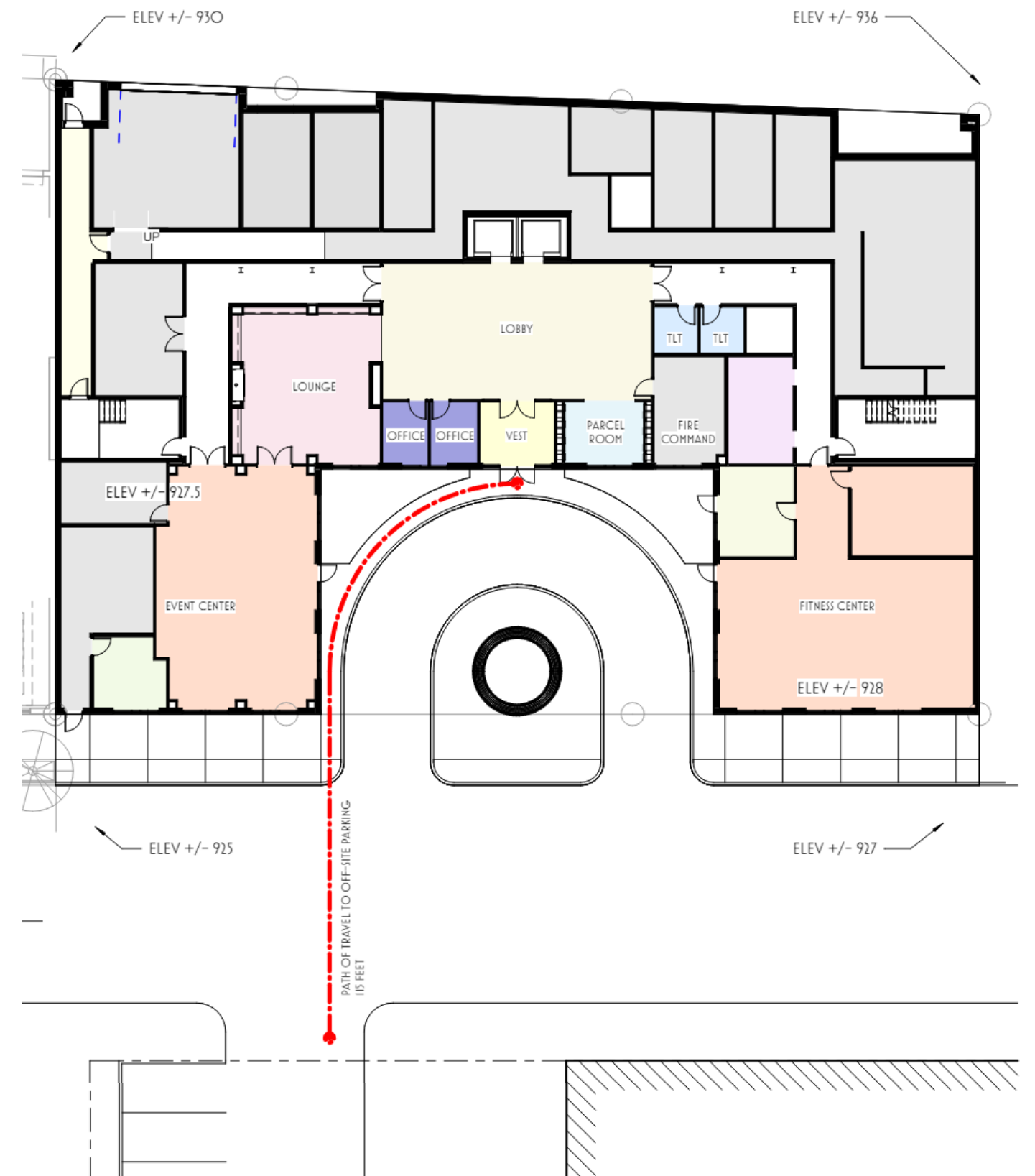
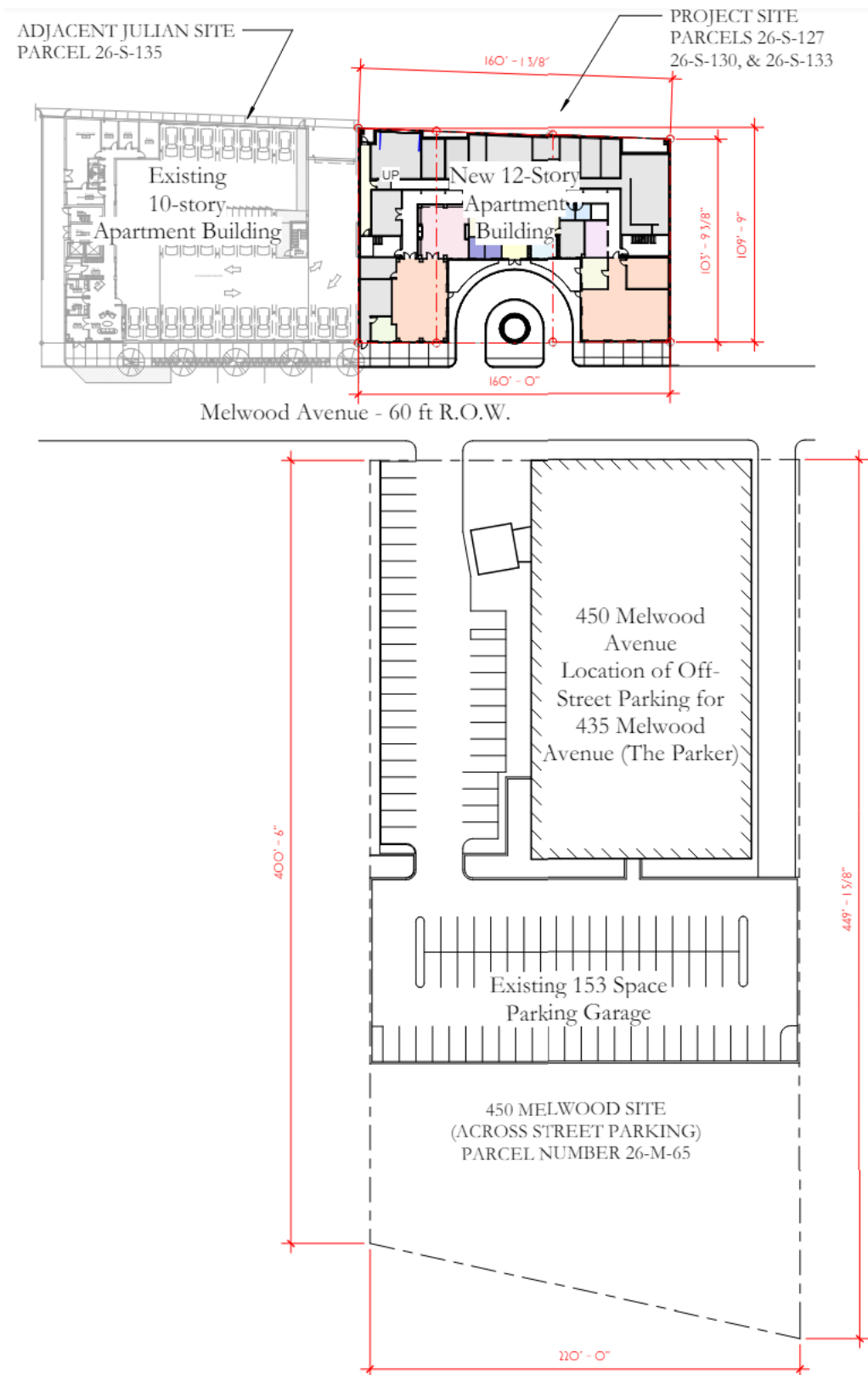
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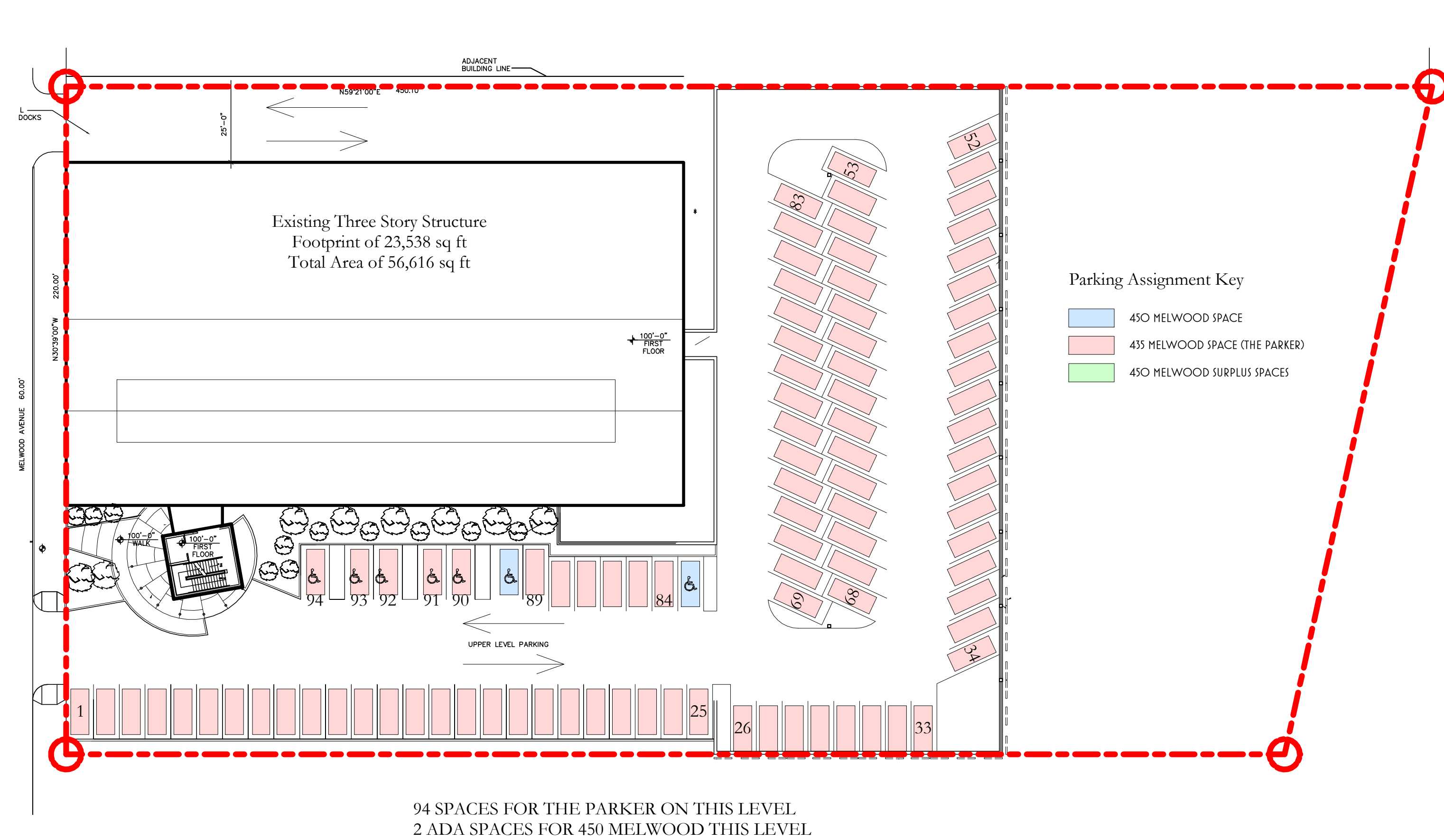




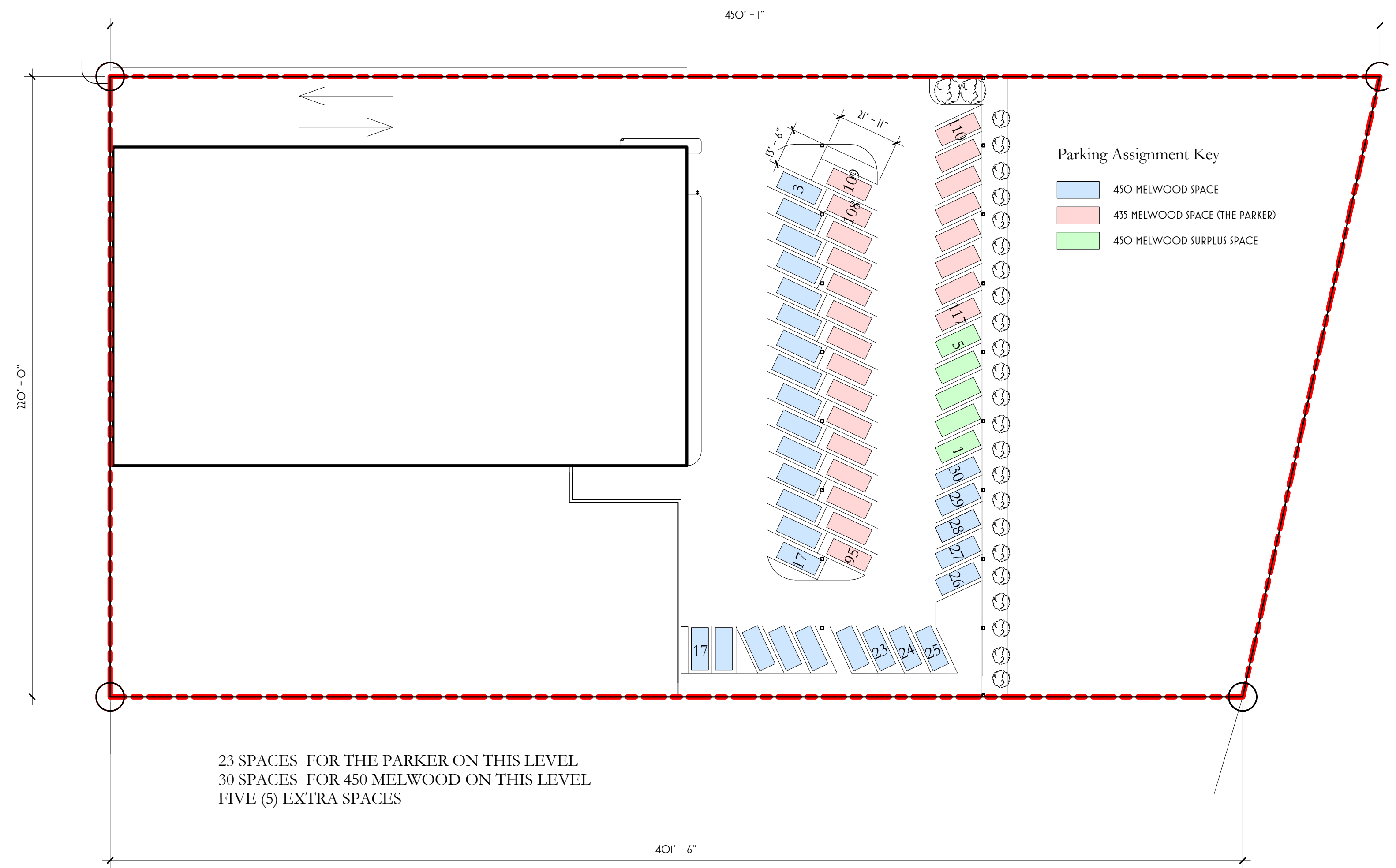
North Elevation (Along Parking Ramp)

NTS





1 Site Plan / Parking Plan - Street Level
1" = 30'-0"



2 Site Plan / Parking Plan - Lower Level
1" = 30'-0"

ZONING ANALYSIS

ZONING DISTRICT: UI - URBAN INDUSTRIAL

SITE DEVELOPMENT STANDARDS
RESIDENTIAL COMPATIBILITY STANDARDS OF CHAPTER 916
HEIGHT
SETBACK
ENVIRONMENTAL PERFORMANCE STANDARDS OF CHAPTER 915
CONTEXTUAL SETBACKS ALLOWED

MINIMUM LOT SIZE: 0 SQ FEET
MAXIMUM FAR: 3.1*
4:1 (IF WITHIN 1,500 FEET OF MAJOR TRANSIT - DOES NOT APPLY)

MAX LOT COVERAGE: N/A
FRONT SETBACK: N/A
REAR SETBACK: N/A (ALLEY ACCESS)
SIDE SETBACK: 10 FEET
0 FEET (IF ADJACENT PROPERTY HAS 0 FT SETBACK)
MAXIMUM HEIGHT: 60 FEET / 4 STORIES*

NOTE: NO ALTERATIONS TO HEIGHT OR BUILDING FOOTPRINT.

PARKING REQUIREMENTS

914.02.A - SCHEDULE A
OFF-STREET PARKING SPACES - ONE (1) SPACE PER UNIT
42 UNITS = 42 SPACES
LESS 12 UNITS FOR BIKE PARKING REDUCTION
TOTAL SPACES REQUIRED = 30 SPACES

914.05 - BICYCLE PARKING

914.05.D - REQUIRED BICYCLE PARKING
12 DWELLING UNITS OR MORE = 1 BIKE SPACE PER 3 UNITS
42 UNITS / 3 UNITS PER SPACE = 13 BIKE PARKING SPACES
(ALL 13 SPACES SHALL BE PROTECTED SPACES)

914.05.E - OFF-STREET PARKING REDUCTION
30% REDUCTION ON PARKING
42 SPACES REQUIRED X 0.30 REDUCTION = 12 SPACE REDUCTION

914.06.A - ADA PARKING SPACES
30 TOTAL SPACES REQUIRED = 2 ADA SPACE REQUIRED

914.10.A - OFF-STREET LOADING REQUIREMENTS
56,616 SQ. FT GROSS AREA - 1 OFF-STREET LOADING SPACE

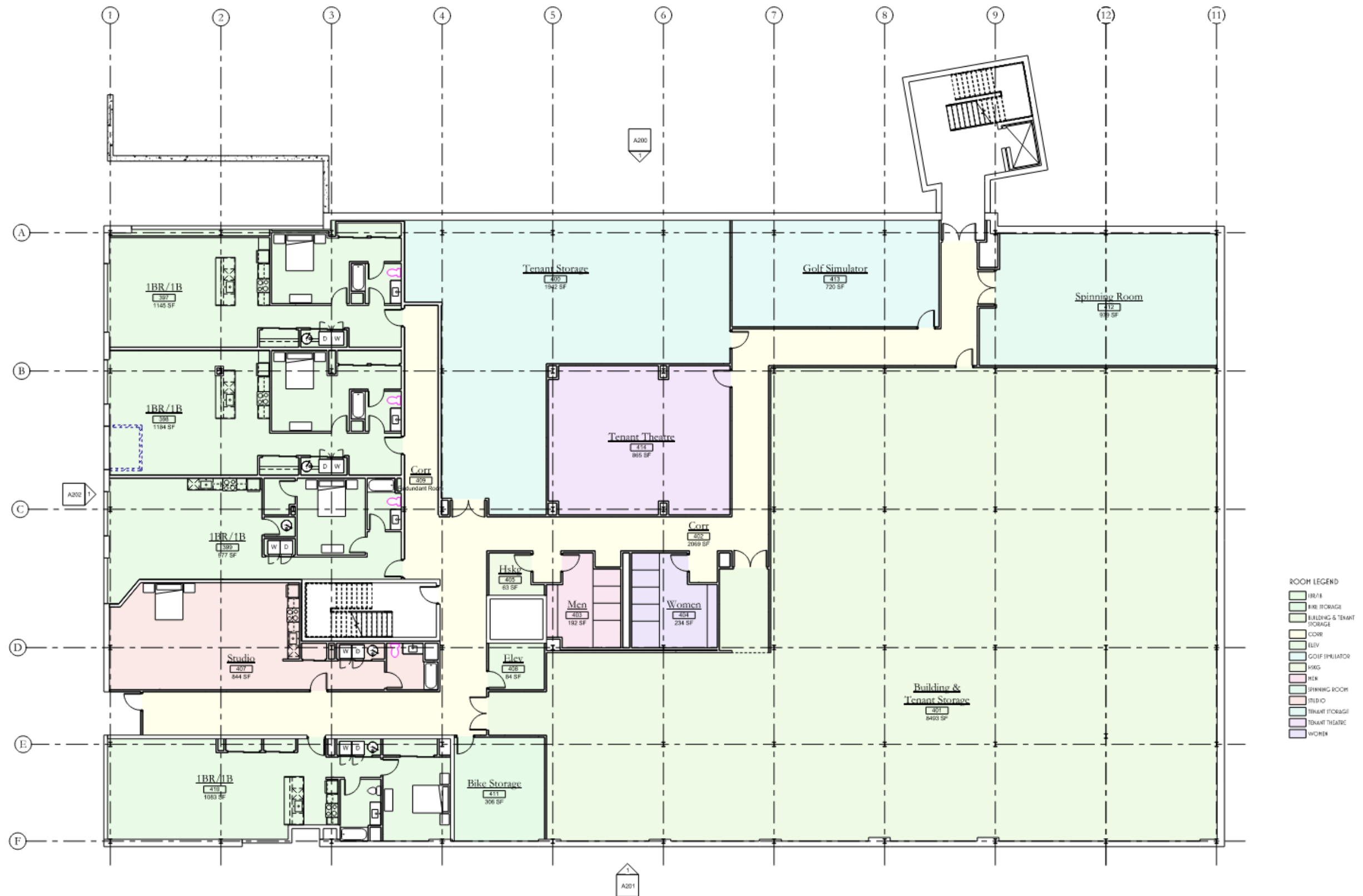
UNIT TYPE AND TOTALS	
NAME	
IBR/IB	3
IBR/IB	23
2BR/2B	6
3BR/2B	1
STUDIO	9
GRAND TOTAL: 42	



Planning Commission Meeting
450 Melwood Avenue
4450 Melwood Avenue
PITTSBURG, PENNSYLVANIA



Existing Pedestrian & Service Circulation Paths
NTS



1 Lower Level Plan - Proposed
1/8" = 1'-0"



① First Floor Plan Proposed
1/8" = 1'-0"



① Second Floor Plan Proposed
1/8" = 1'-0"



September 13, 2024

City of Pittsburgh, Department of Planning
200 Ross Street, Third Floor
Pittsburgh, Pennsylvania 15219

On behalf of the Pittsburgh Innovation District,

Hudson Companies is consistently demonstrating their commitment to creating vibrant, sustainable, and inclusive communities. The Parker project aims to transform an underused and mostly industrial area into a thoughtfully designed residential complex with 166 units, which will greatly enhance the neighborhood and contribute to the community's growth and prosperity.

Additionally, the proposed development of the building directly across from the Parker Project at 450 Melwood Avenue aims to redevelop an underutilized building into an additional 42, thoughtfully designed apartments. Revitalizing this building will provide the community with an additional five affordable units in a centralized transit line.

Hudson Companies have proactively communicated with surrounding property owners and engaged community stakeholders and neighborhood groups to ensure transparency about the project's impacts.

We look forward to showing our support for Hudson Companies' newest project.

Sincerely,

Michael Madden
Vice President and Director
Pittsburgh Innovation District
InnovatePGH

122 Meyran Avenue,
Pittsburgh, PA
MM@pittsburgh.id



R. DANIEL LAVELLE

Councilman, City of Pittsburgh-District 6

Chair, Finance & Law



August 20, 2024

Planning Commission
100 Ross St, Suite 202
Pittsburgh, PA 15219

RE: Support of "The Parker" 435 Melwood Avenue, Pittsburgh, PA

To the Members of the Commission-

As the Pittsburgh City Council representative to district 6, I am pleased to offer my strong support regarding the proposed multifamily apartment development "The Parker" to be located at 435 Melwood Avenue, and the interior renovation of 450 Melwood Avenue in the North Oakland neighborhood of Pittsburgh.

The Parker project proposes the development of 166 apartment units, with 17 units being affordable for households at the 80% AMI level. The renovation of 450 Melwood will provide 42 apartment units, with 5 of those units designated as affordable at 80% AMI. Through conversations with The Hudson Companies, I have learned that they will be the developer, builder, owner, and manager of these projects, thus making them a long term dedicated stakeholder in the North Oakland community and marketplace.

The Hudson Companies has communicated directly with our office throughout the various stages of this project and has demonstrated a genuine effort to engage local stakeholders and community groups to ensure that the community is aware of the proposed project. We believe that this project will have a long lasting and beneficial impact on the local community by providing in demand high quality newly constructed housing in the North Oakland neighborhood.

We look forward to working with The Hudson Companies as this project continues to materialize and are confident of the positive impact it will have on the North Oakland and Greater Oakland area.

Sincerely,

R. Daniel Lavelle

510 City-County Building • Pittsburgh, Pennsylvania 15219

412-255-2134 • Fax: 412-255-0737

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Facebook.com/LavelleDistrict6 Twitter.com/RDLavelle www.pittsburghpa.gov/district6/



P l a n n i n g C o m m i s s i o n M e e t i n g

4 5 0 M e l w o o d A v e n u e

4 5 0 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

12
1 OCTOBER 2024
BRIEFING