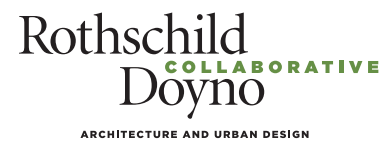


District 31 Townhomes

Planning Commission Briefing

July 7, 2026 *(for July 14, 2026 meeting)*



ARCHITECTURE + URBAN DESIGN
Rothschild Doyno Collaborative



CIVIL ENGINEERING
PVEDI, A Stratus Team Company

DISTRICT 31

Strip District, Pittsburgh

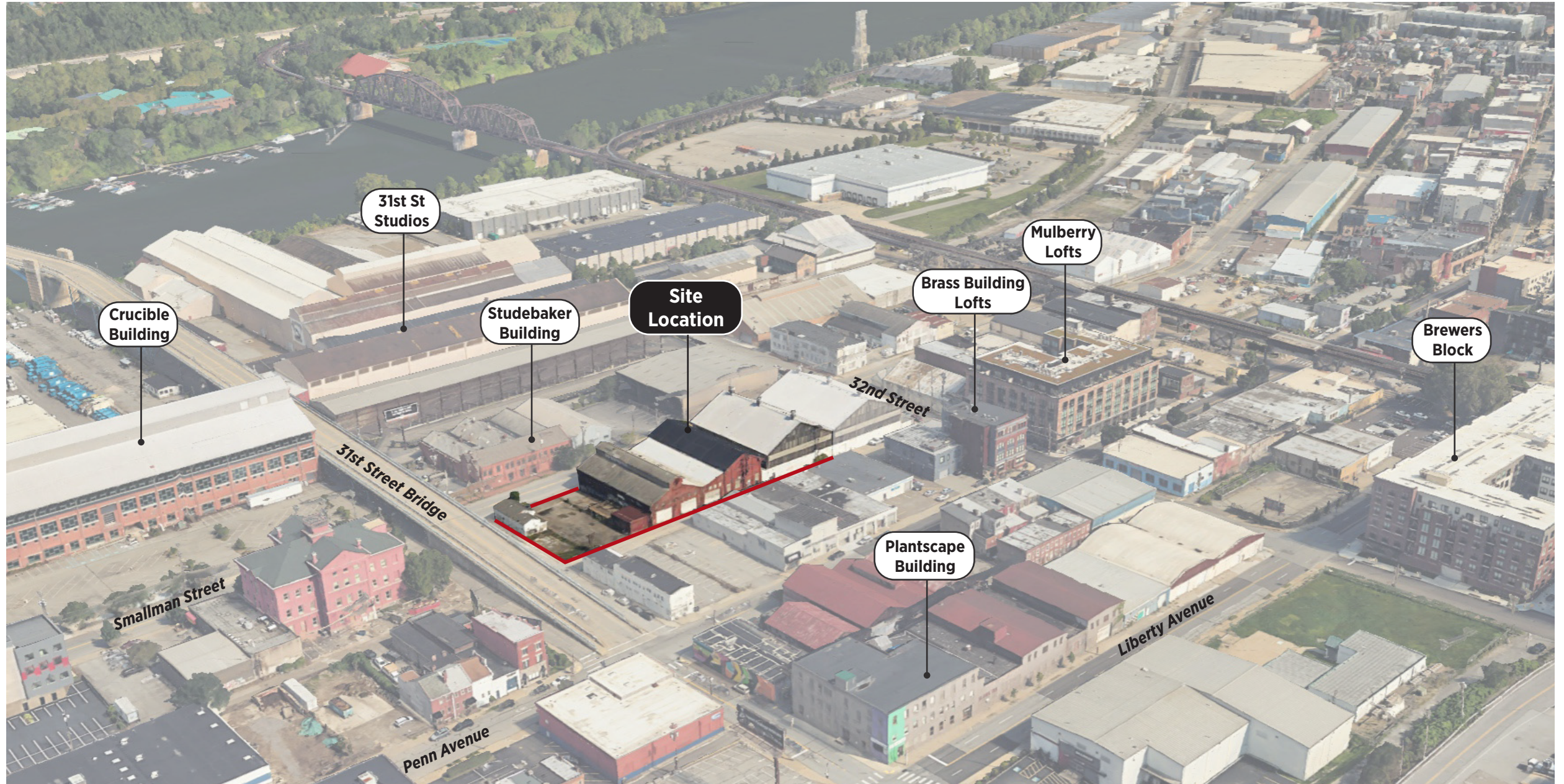
Image via Google Earth



MEET THE NEIGHBORS

A historically industrial area that has seen a sharp rise in residential use over the last few years

Image via Google Earth



SITE CONTEXT

Current site is populated with older industrial buildings, as is across Smallman Street

Existing Buildings on Site (from Smallman)



Gemco Sales buildings, *View from Smallman*



Existing Buildings on Site (from Mulberry)



Warehouse buildings, *View from Mulberry*

The North Side of Smallman Street (across from site)



Studebaker Building, *3101 Smallman*



Warehouse Building, *3121 Smallman*



Warehouse Building, *3199 Smallman*

NEIGHBORHOOD CONTEXT

Brick and Metal Siding

Decorative corbeling and pilasters throughout neighborhood creates large brick "openings"

Metal siding is prevalent throughout the industrial buildings in the area

New construction in the area features a mixture of brick and metal siding



Studebaker Building 3101 Smallman



Warehouse 3199 Smallman



Mulberry Lofts 3205 Penn Avenue (completed 2022)

Heavy use of brick along the full facade

Large windows needed to let in light into the historically deep industrial buildings

DISTRICT 31

Proposed Townhomes

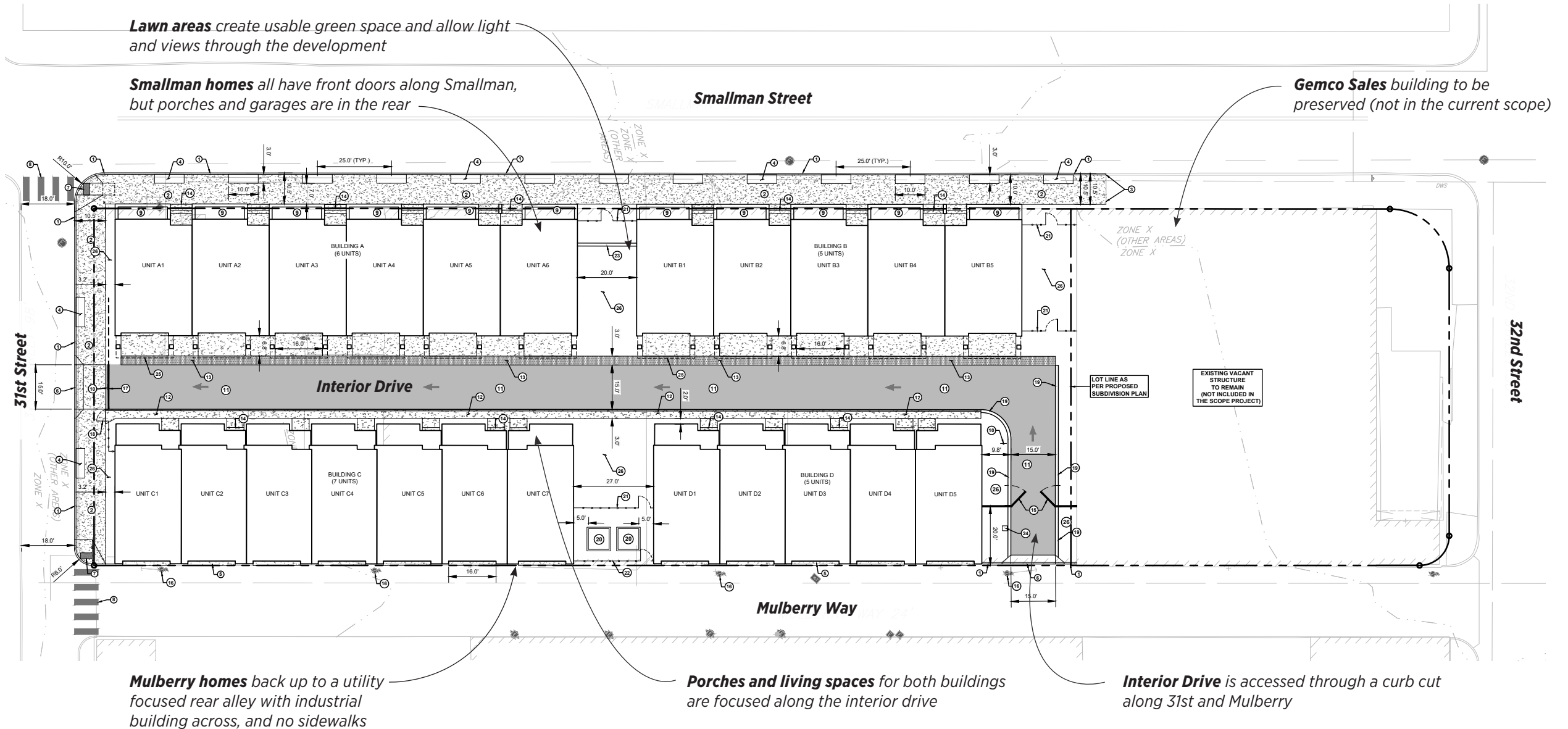


CREATING PLACE

Site Plan

The creation of a "Neighborhood street" on the interior of the block creates a protected, relaxing space in an industrial context

TOWNHOME MIX	
26' wide, Smallman Units	11
22' wide, Mulberry Units	12
TOTAL DEVELOPMENT	23



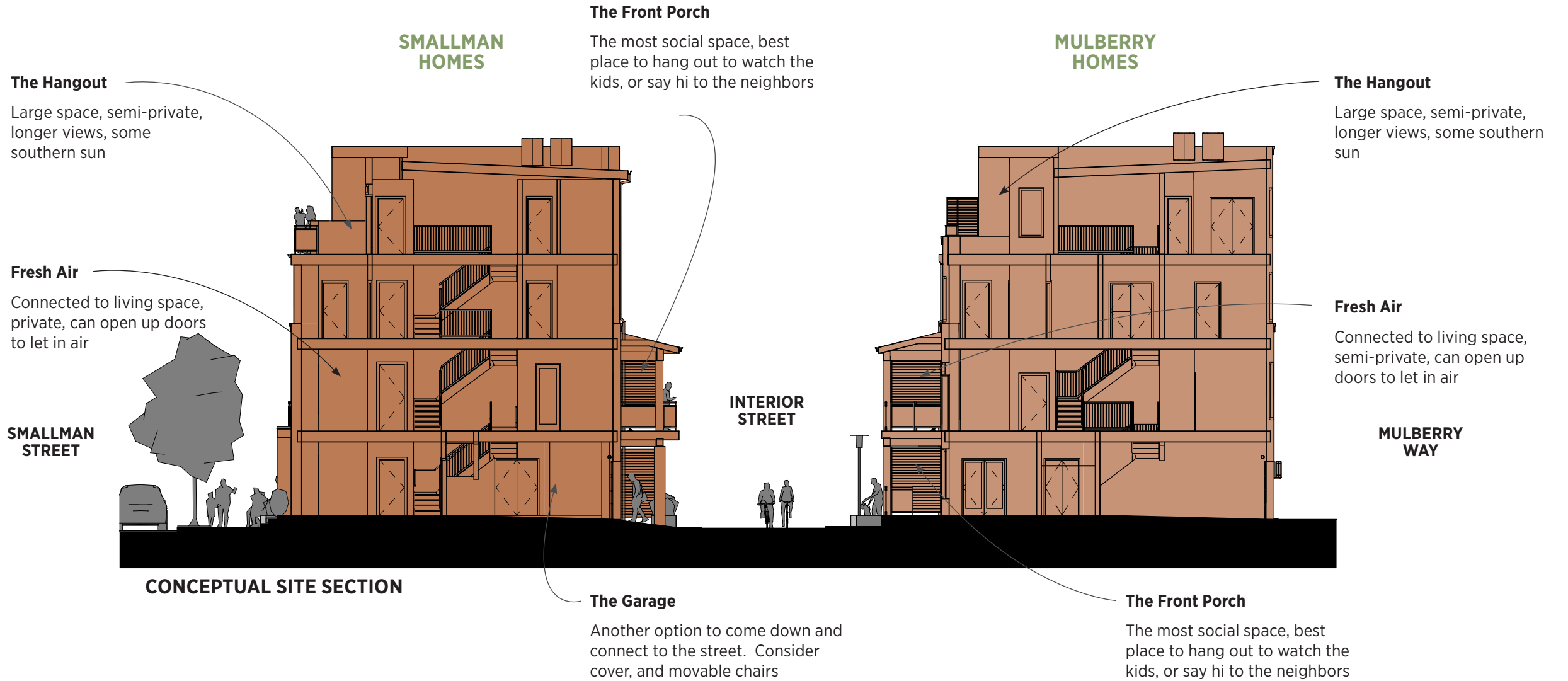
ELEVATIONS

Smallman Street Facade



GO PLAY OUTSIDE

Creating outdoor spaces for light, air, and social connection



CREATING COMMUNITY

The Interior Drive



A SENSE OF PLACE

Front of Mulberry Buildings



ELEVATIONS

Rear of Smallman Street homes



ELEVATIONS

Front of Mulberry homes



Brick and siding material is consistent throughout development, but colors vary slightly to celebrate home individuality

Half walls with top rails provide full height protection, but more openness

Scuppers to be coordinated with interior roof slope and drainage

Two levels of porch allow residents to choose their relationship to the street

Interior Drive

ELEVATIONS

Rear of Mulberry homes



MATERIAL PALETTE

Material selections represent the intent of the design and construction team. Final selections may vary based on cost and availability

Typical Elevations



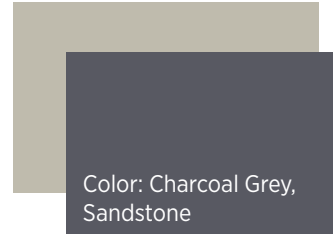
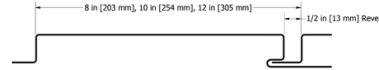
Smallman Homes front elevation



Mulberry Homes front elevation

SIDING

Vertical Seam Metal Panel
Brand: ATAS Versa-Seam VSS0120
Texture: Smooth
Size: 12" wide panels, 1/2" reveal
Concealed Fasteners



Color: Charcoal Grey,
Sandstone

ACCENT SIDING

Wood Appearance PVC
Brand: TimberTech Advanced PVC
Color: Toasted Wheat
Size: 6" wide siding, Closed Joint



Color: Toasted Wheat

BRICK

Brick
Manufacturer: GlenGery
Texture: Sanded Velour
Size: Modular (3 5/8" x 2 1/4" x 7 5/8")



Color: White Plains (buff)
Ashcroft Rose (red)

TRIM

PVC Trim
Brand: Azek or comparable
Color: Black

RAILINGS

Aluminum mesh
Color: Black

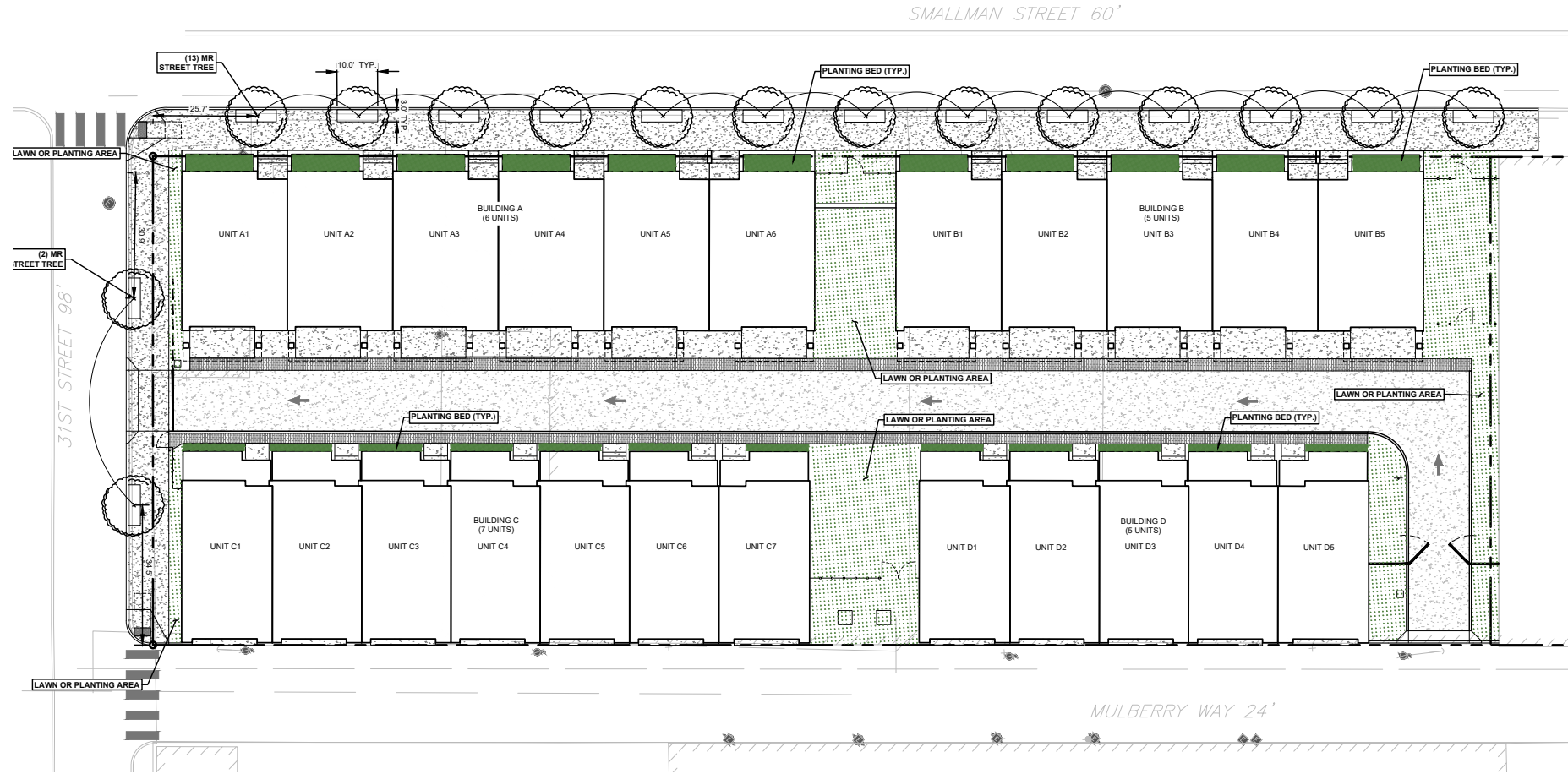
WINDOWS

Composite Vinyl/ Wood
Brand: Andersen or comparable
Color: Black

ELEVATIONS



LANDSCAPING PLAN



LANDSCAPE COMPLIANCE CHART				
CODE SECTION	REQUIREMENT	CALCULATION	PROVIDED	NOTES
STREET TREES (918.02.C)	(1) Street Tree per every (30 LF) of lot frontage along public street	Smallman Street = 329 LF 329 / 30 = 11 trees 31st Street = 120 LF 120 / 30 = 4 trees	Smallman Street = 13 trees 31st Street = 2 trees	Total trees met (2 of the trees required on 31st street proposed to be provided on Smallman)

PLANT SPECIES REQUIREMENTS

1. PLANTING BED AREA ON THE DEVELOPMENT SITE SHALL BE PLANTING AND MAINTAINED WITH LIVE PLANTINGS.
2. NO PLANT SPECIES LISTED ON THE PENNSYLVANIA DEPARTMENT OF CONSERVATION AND NATURAL RESOURCES (DCNR) INVASIVE PLANTS LIST OR THE CITY OF PITTSBURGH'S PROHIBITED TREES LIST SHALL BE PLANTED ON THE DEVELOPMENT SITE.
3. PLANTINGS ON THE DEVELOPMENT SITE SHALL BE PREDOMINANTLY NATIVE OR NATURALIZED TO THE REGION AND INCORPORATE SPECIES FROM PA DCNR'S NATIVE WILD PLANT SPECIES ACCOUNTS.

Master Planting Schedule						
QTY.	ID	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	NOTES
TREES						
15	MR	Malus 'Red Jewel'	Red Jewel Crabapple	2" B&B	25' MIN	

