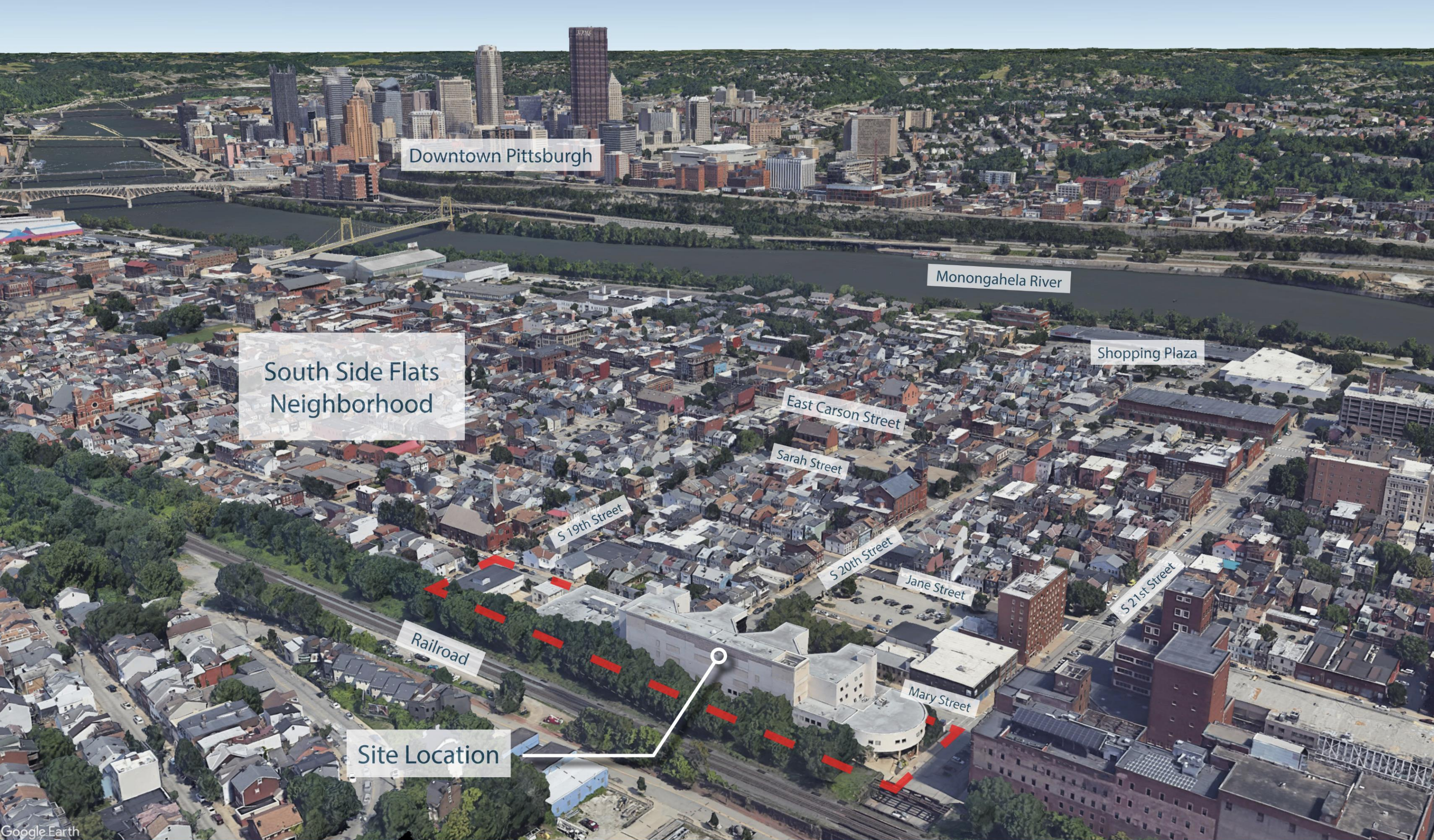


WALNUT CAPITAL Strada PJ DICK



1900-2000 Mary Street

City of Pittsburgh – Planning Commission Briefing | June 30, 2026







S 19th Street

Mary Street

S 20th Street

S 21st Street

582'

Edwards Way

Edwards Way

Railroad

Josephine Street



# Aerial View – Existing Site

Pre-Demolition



# Aerial View – Proposed Site

New Apartment Building and Parking Garage



Strada

# Aerial View – Existing Site

Pre-Demolition



# Aerial View – Proposed Site

New Apartment Building and Parking Garage



# Mary Street at S 19<sup>th</sup> Street Looking East

Existing Site (Pre-Demolition)



# Mary Street at S 19<sup>th</sup> Street Looking East

Proposed Building



Strada

# South 20<sup>th</sup> Street at Mary Street Looking South

Existing Site (Pre-Demolition)



# South 20<sup>th</sup> Street at Mary Street Looking South

Proposed Building



Strada

# Mary Street at S 20<sup>th</sup> Street Looking West

Existing Site (Pre-Demolition)



# Mary Street at S 20<sup>th</sup> Street Looking West

Proposed Building



# Mary Street at S 20<sup>th</sup> Street Looking East

Existing Site (Pre-Demolition)



# Mary Street at S 20<sup>th</sup> Street Looking East

Proposed Building



Strada

# South 21<sup>st</sup> Street at Mary Street Looking South

Existing Site (Pre-Demolition)



# South 21<sup>st</sup> Street at Mary Street Looking South

Proposed Building



Strada

# Mary Street at S 21<sup>st</sup> Street Looking West

Existing Site (Pre-Demolition)



# Mary Street at S 21<sup>st</sup> Street Looking West

Proposed Building



Strada

# Illustrative Site Plan



Strada

# Apartment Building Elevation

North Façade Facing Mary Street – East Wing



Apartment North Façade (Mary Street) - East Wing

Strada

# Apartment Building Elevation

North Façade Facing Mary Street – West Wing

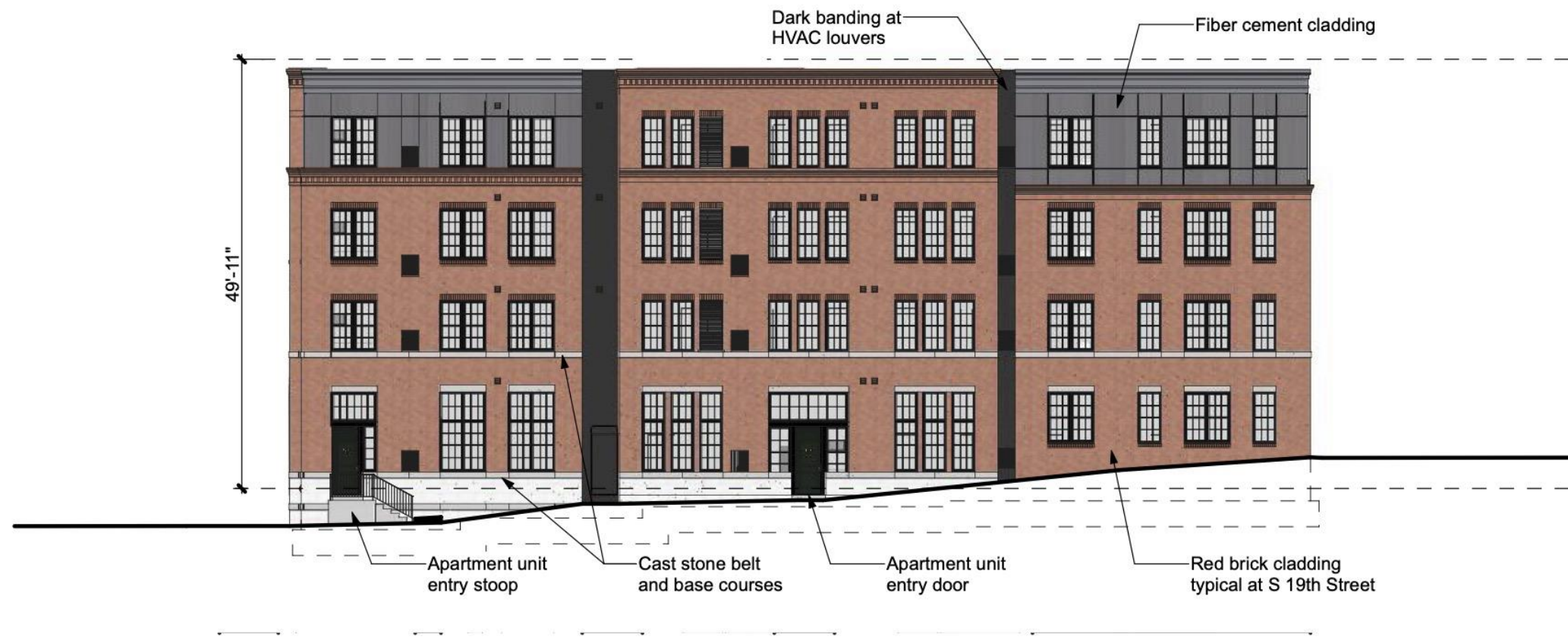


Apartment North Facade (Mary Street) - West Wing

Strada

# Apartment Building Elevation

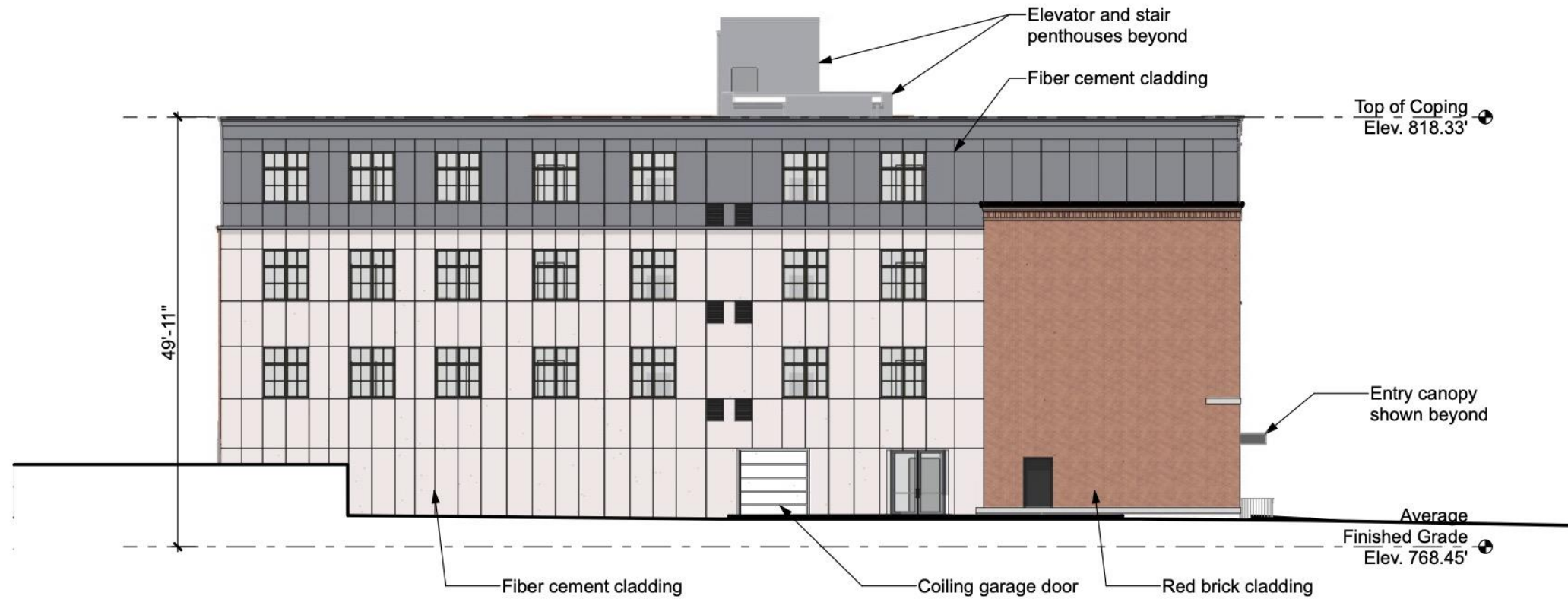
West Façade Facing South 19<sup>th</sup> Street



Apartment West Façade (S 19th Street)

# Apartment Building Elevation

East Façade Facing Parking Garage



Apartment East Facade

Strada

# Apartment Building Elevation

South Façade Facing Edwards Way – West Wing

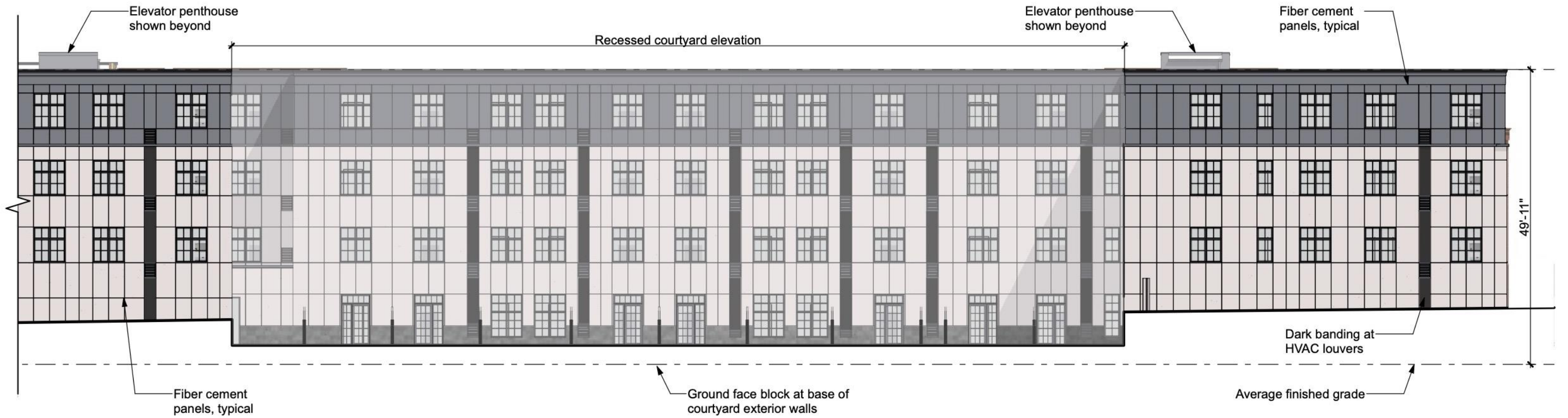


Apartment South Facade (Edwards Way) - West Wing

Strada

# Apartment Building Elevation

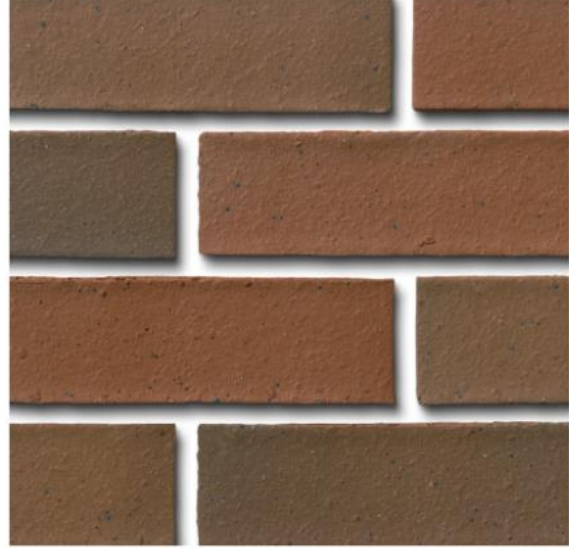
South Façade Facing Edwards Way – East Wing



Apartment South Facade (Edwards Way) - East Wing

Strada

# Material Palette



Apartment & Garage  
BELDEN Brick  
#208 Smooth Full Range  
No Dark Iron Spot



Apartment - Main Entrance  
BELDEN Brick  
Black Diamond Velour



Apartment  
Cast Stone w/ Rockface Base  
Renaissance 22 White



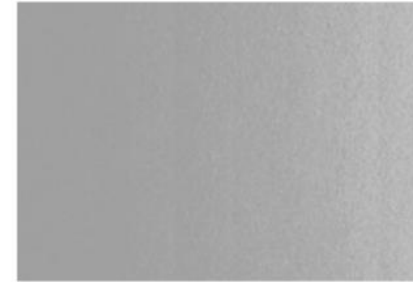
Apartment  
Cast Stone  
Headers, Sills, and Watertable  
Evolution Nutmeg



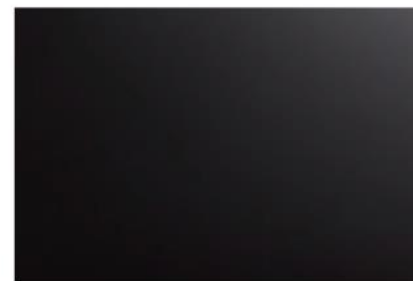
Apartment Courtyard  
Ground Face Block  
Dark Grey



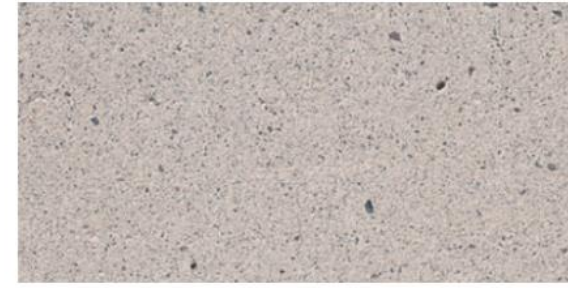
Apartment  
Fiber Cement Board  
Slate gray



Apartment  
Fiber Cement Board  
Light gray



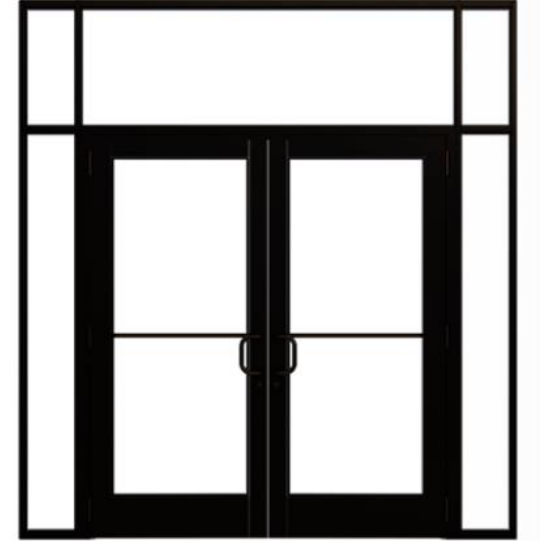
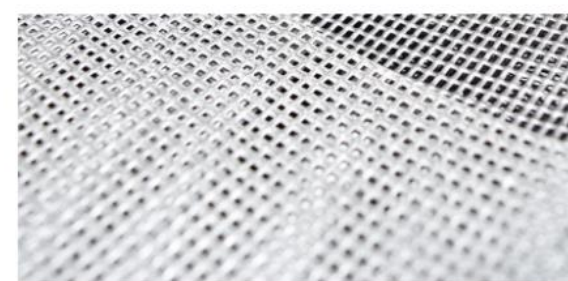
Apartment  
Aluminum  
Black



Garage  
Pre-Cast Concrete  
Buff Sandblasted



Garage Screen  
Flex facade  
Finish TBD



Apartment  
Black Storefront Frame  
Clear Glass



Apartment  
Black Window Frame  
Clear Glass

# Plant Palette



Street Tree  
Honey locust 'Street Keeper'  
*Gleditsia triacanthos f. inermis*  
Street Keeper



Street Tree  
Snow Goose Cherry  
*Prunus spp. 'Snow Goose'*



Evergreen Shrub  
Holmstrup Arborvitae  
*Thuja occidentalis 'Holmstrup'*



Groundcover  
Pennsylvania Sedge  
*Carex pensylvanica*



Groundcover  
Royal Blue Lily Turf  
*Liriope muscari 'Royal Purple'*



Evergreen Hedge  
Green Mountain Boxwood  
*Buxus x 'Green Mountain'*



Concept Sketch by John Martine



Front Entrance Planters  
Seasonal Annuals, by others

# Accessibility

**Type A Units**

**Accessible Entrances**

**Elevator Access to All Floors**

**6 Accessible Parking Spaces (1 Van)**

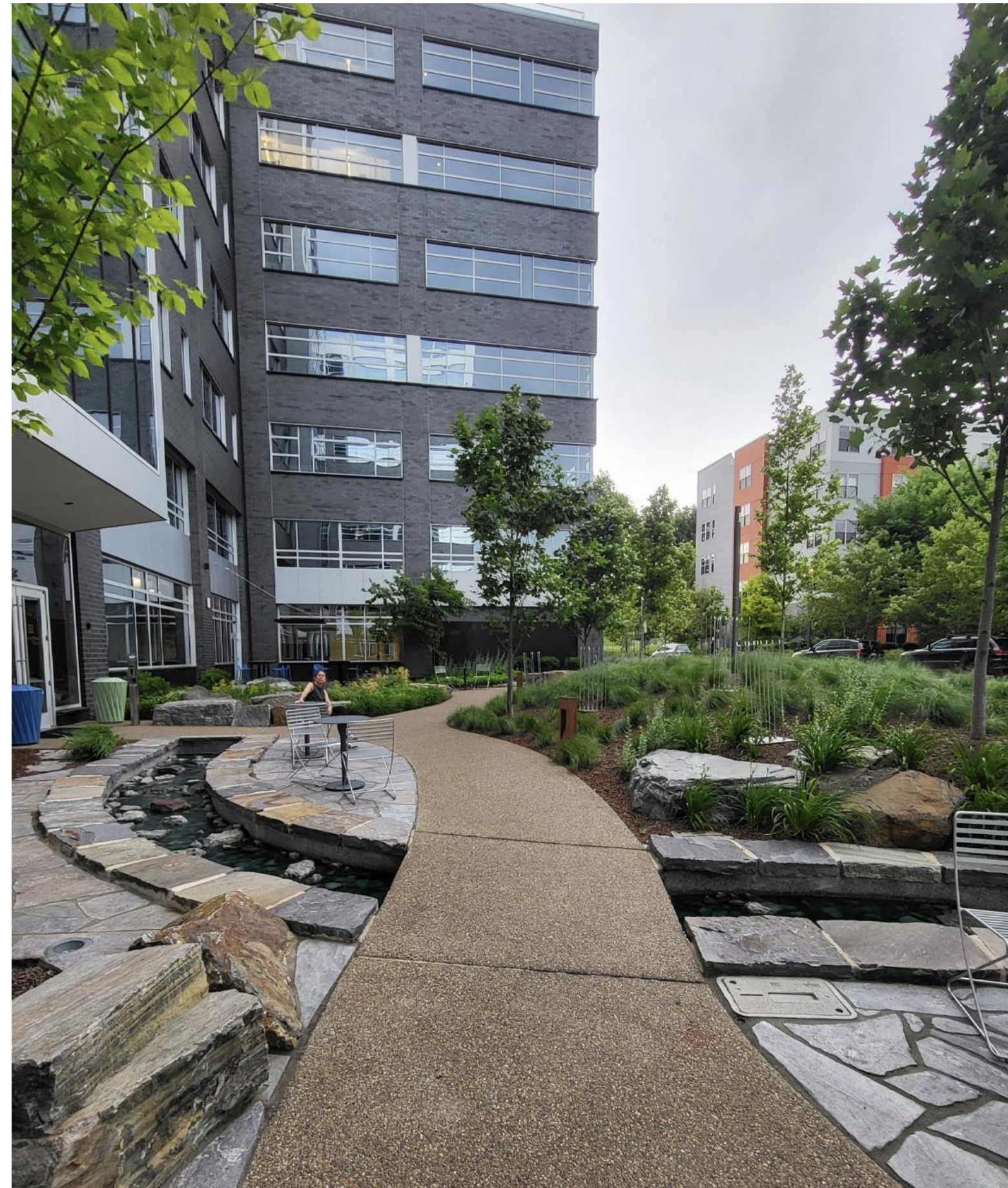


# Sustainability

**Native and Water Efficient Landscaping**

**Building Recycling Program:** Accessible at all floors

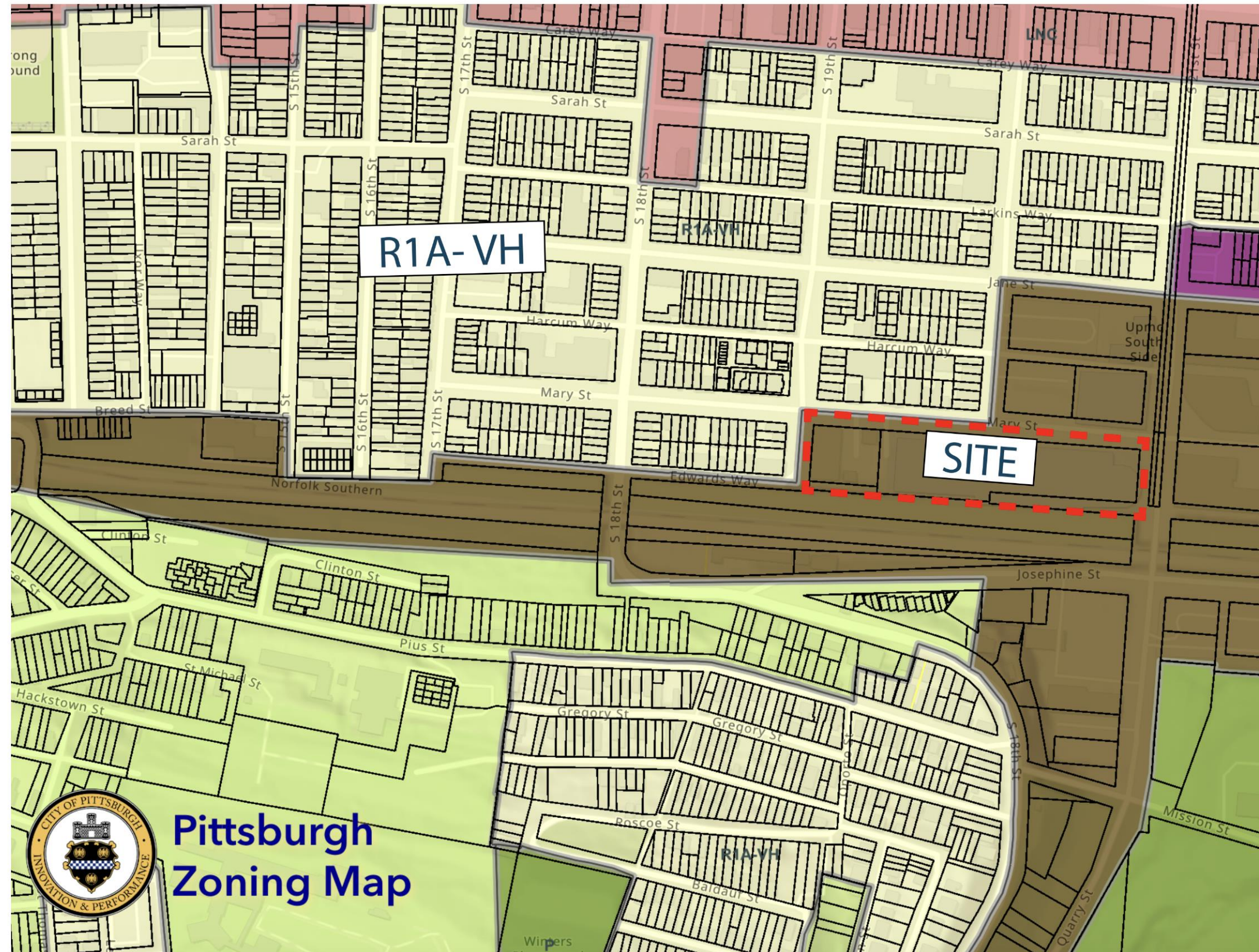
**Electric Vehicle Charging Stations**



# Urban Industrial (UI) Zoning District

The UI, Urban Industrial District, is intended to:

1. Allow mid-sized to large industries with lower external impacts on surrounding properties and districts;
2. Provide a flexible district that addresses the growing need for easily adaptable and flexible spaces, including office parks, incubator spaces, high technology and service sector industries;
3. Allow multi-use buildings that permit assembly, inventory, sales, and business functions within the same space;
4. Encourage adaptive reuse of manufacturing buildings and allow the development of high density multi-unit residential buildings.



## Project Metrics

**Total Site Area:** 2.21 acres / 96,332 SF

### **Street Setback:**

10' side yard setback from S. 19<sup>th</sup> Street

0' Front yard set back from Mary

0' Front yard set back from S. 21st

**Building Footprint:** 42,953 SF

**Gross Building Area:** 171,812 SF

**Height:** 54'-4" / 4 Stories

**Number of Units:** 200

**Parking:** 199 spaces





Strada