



mossArchitects

KELLY STREET AFFORDABLE HOUSING

6714 Kelly Street

PLANNING COMMISSION HEARING

Zone Change Request [DCP-MPZC-2022-00250]

MAY 5, 2026

PROJECT PARTERS & ROLES:

Property Owner:



Developer:

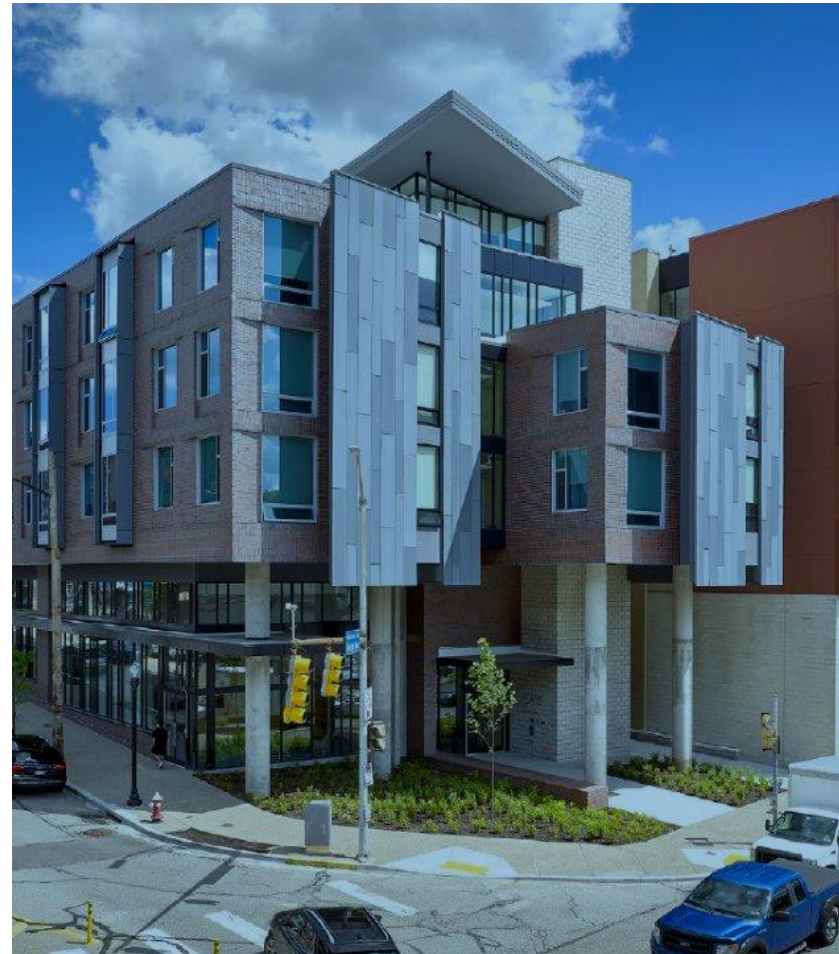


Architect:



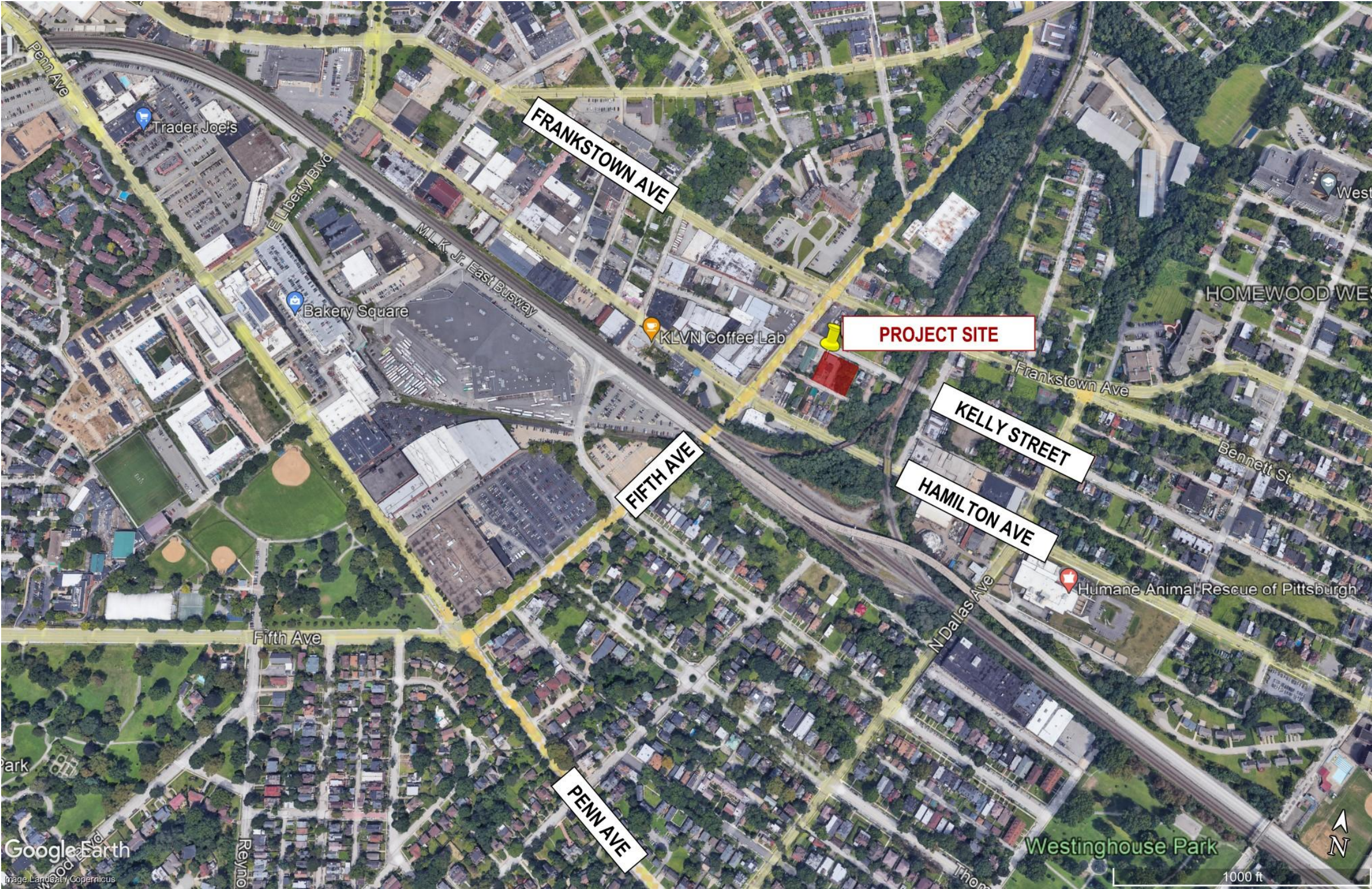
FLATS ON FORWARD

- Corner of Murray and Forward in Squirrel Hill (former Squirrel Hill Movie Theater)
- Most recent completed LIHTC Project January 2024 [43 Units]
- Developed in partnership with the URA



PENN-MATHILDA APARTMENTS

- Similar lot size to Kelly Street
- 39 Units with set aside for veterans
- Developed in partnership with the URA and mossArchitects



HOMEWOOD WEST NEIGHBORHOOD | WARD 12 | DISTRICT 9 -- COUNCILMAN MOSELY



HOMEWOOD WEST NEIGHBORHOOD | WARD 12 | DISTRICT 9 -- COUNCILMAN MOSELY



VACANT PARCELS 125-G-13, 125-G-14 & 125-G-15

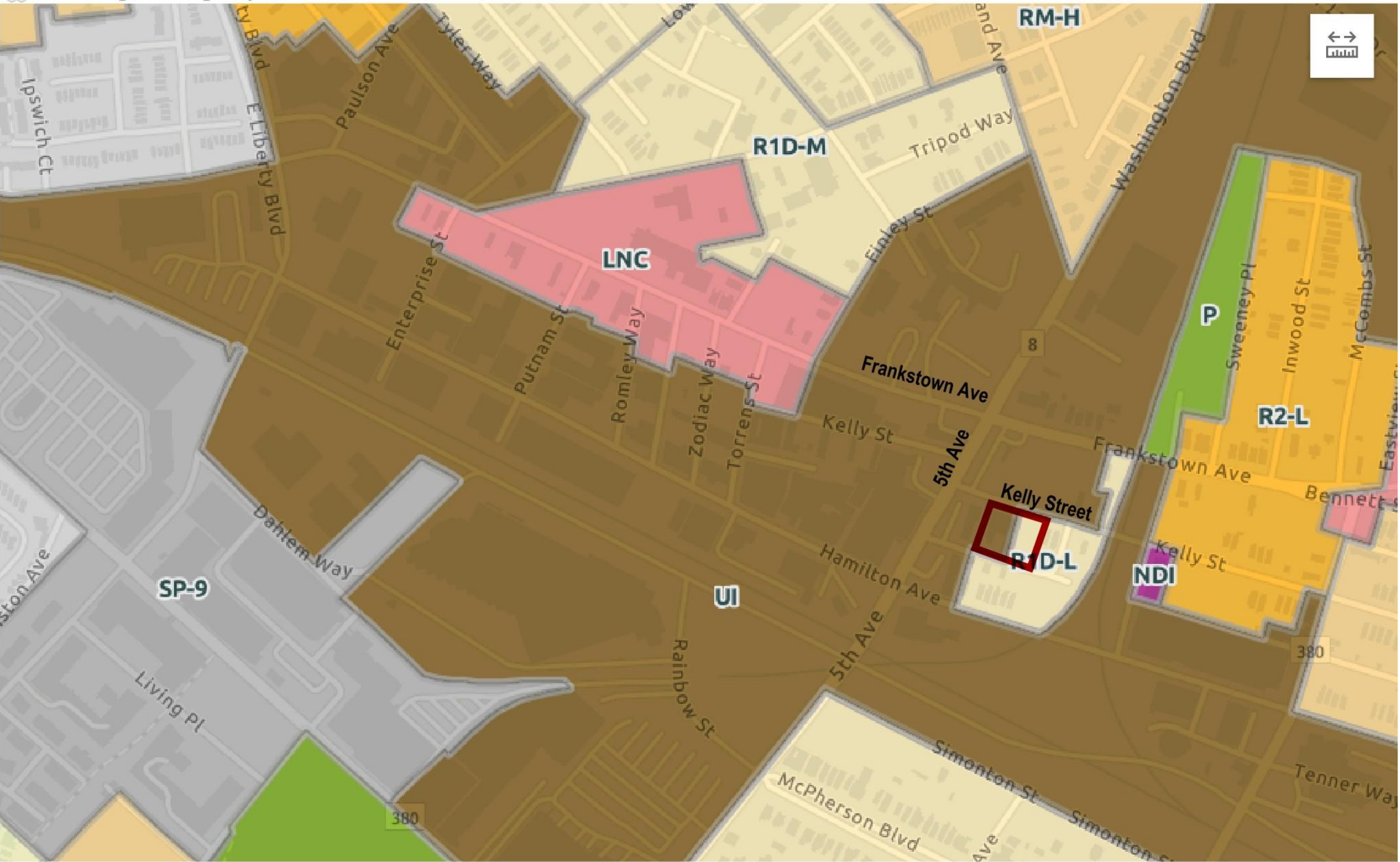
OWNED BY THE URBAN REDEVELOPMENT AUTHORITY
combined site area: 10, 800 GSF



**6714 KELLY STREET – FORMER UPMC BUILDING
[VACANT]**

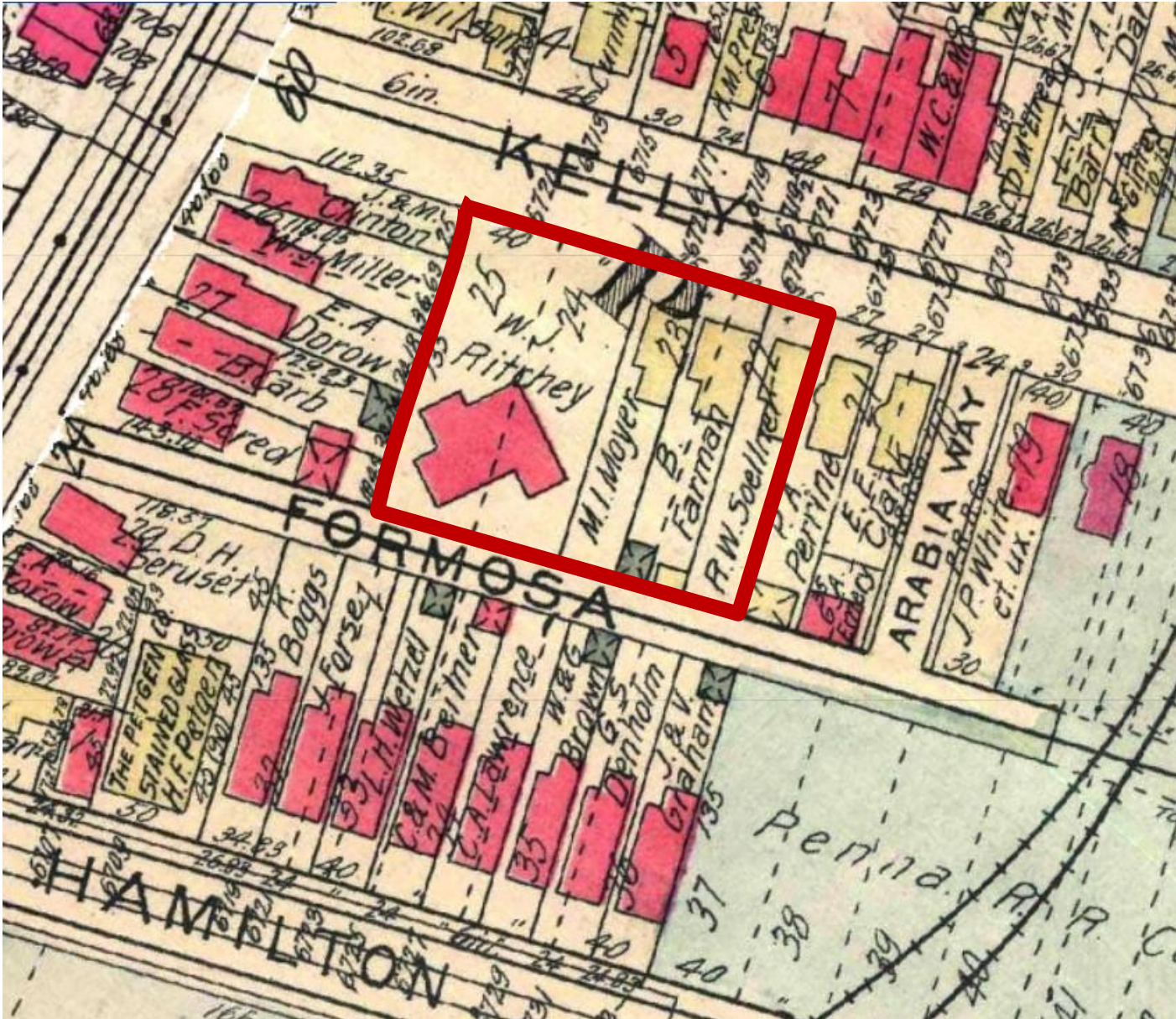
OWNED BY THE URBAN REDEVELOPMENT AUTHORITY
site area: 10, 800 GSF

Pittsburgh Zoning Map



19 parcels across the street were rezoned to UI in fall 2023 in anticipation of the GetGo gas station project

Our Project site currently falls into two different zoning districts UI & R1D-L



HOPKINS FIRE MAPS, 1923



AERIAL PHOTOS, 1957



AERIAL PHOTOS, 1993



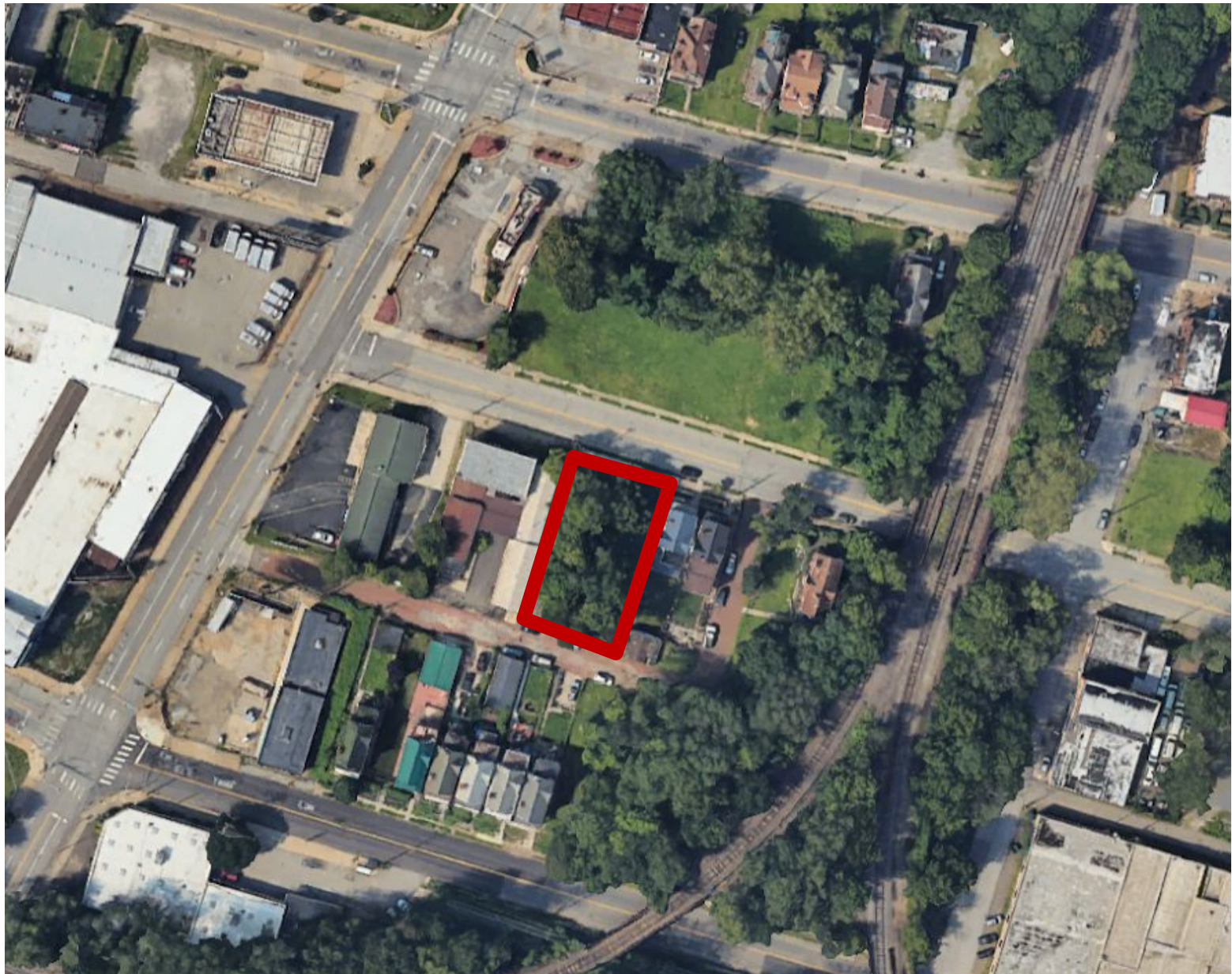
AERIAL PHOTOS, MAY 2004



Sept 2007



Sept 2012



APRIL 2026

The 3-parcels under consideration have remained vacant and undeveloped for over 20 years

WHY IS A ZONING CHANGE NECESSARY:

- Larger property to accommodate multi-family housing
- Urban Industrial Zoning allows for a Special Exception approval for a Multi-Family Use
- UPMC donated the land to URA with intention of building multi-family affordable housing
- Existing spot zoning of isolated R1DL zoning
- Aligns with City of Pittsburgh goals to *increase housing options and affordability across all incomes*
- Aligns with Homewood Cluster plan:

Enhance gateways to Homewood along Hamilton Avenue, **Kelly Street**, and Frankstown Avenue while simultaneously improving the streetscape, lighting and landscaping at underpasses

Identify priority infill housing sites along **Kelly Street** and work with a developer or developers to build new homes

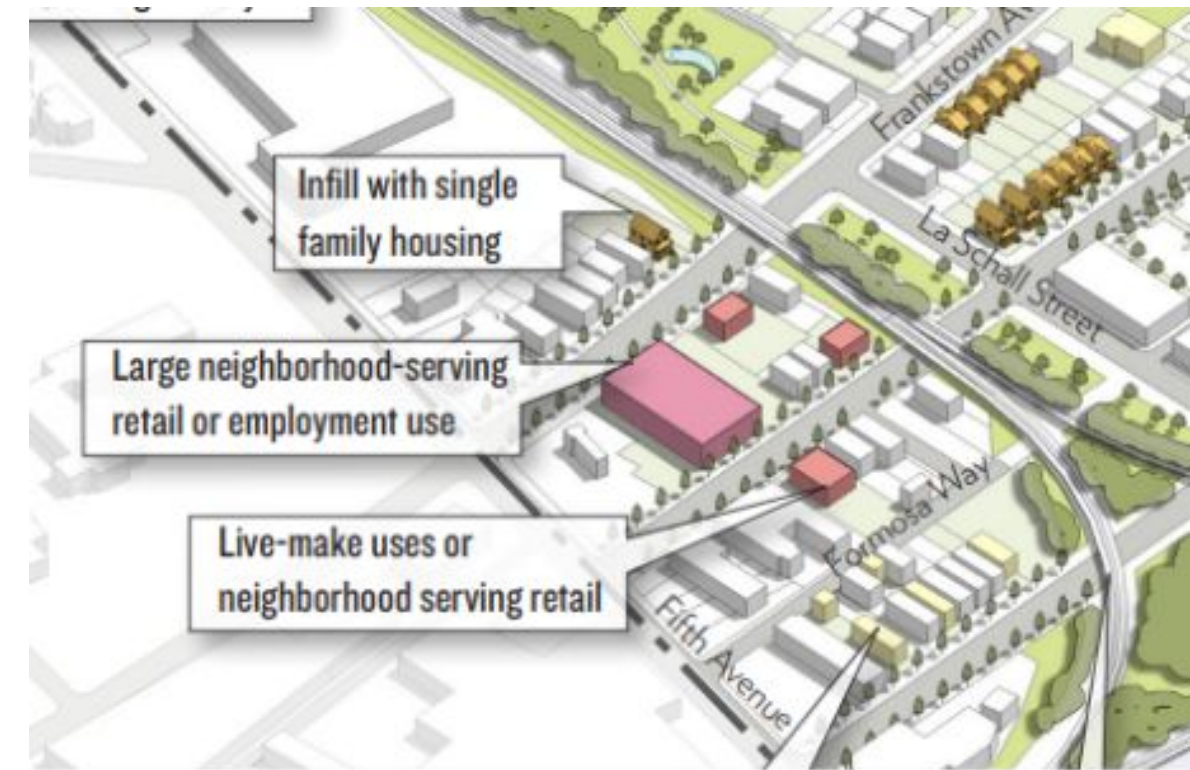
Cluster 1 Consensus Vision Plan

Consensus Plan Key Components

1. Develop infill housing at the current density and scale on vacant lots and renovate existing vacant properties along Frankstown Avenue, Kelly Street, and Bennett Street; assist homeowners who are interested in acquiring sideyard properties
2. Explore the possibility of providing new diverse housing types, including small apartment buildings, along the eastern edge of the cluster
3. Provide infill with lower density housing on vacant lots and renovate existing vacant properties along Inwood Street; assist existing homeowners who are interested in acquiring sideyard properties
4. Provide new ecological open space with a trail system along the railway
5. Create large-scale neighborhood-serving retail and/or employment uses in the blocks adjacent to Fifth Avenue; provide small-scale mixed-use buildings within these blocks
6. Enhance gateways to Homewood along Hamilton Avenue, Kelly Street, and Frankstown Avenue while simultaneously improving the streetscape, lighting and landscaping at underpasses



Project is aligned with Cluster Plan goals for new housing/infill along Kelly Street and gateway enhancement.



From Cluster Plan page 13: Rezone the block of Kelly adjacent to Fifth Avenue to allow for mixed-use or urban industrial uses

WHAT ARE WE PROPOSING:

Rental Apartments:

- Approximately 38 Units (15-1BR, 4-2BR, 9-Studio)
Exact Unit Configuration Could Change
- 10 units set aside for specific population
population to be determined through on going conversations and partnerships

Affordable housing targeting households at 20% to 60% AMI

- 1 person households making < \$45,120
- 4 person households making < \$64,380
- Will accept Housing Choice Vouchers and other rental subsidies

Community Room available to neighborhood groups and Homewood residents



PROJECT SCHEDULE:

1. *UI District Zone Change Petition: in-progress

Planning Commission

City Council

2. *Zoning Special Exceptions/Variance: Fall 2026

(After Council Approval)

Zoning Board of Appeals

3. Low Income Housing Tax Credit Application: Apply Late 2026

(Decision mid-2027)

4. Begin 4-Phase Design process:

Schematic Design

Design Development

Construction Documents

Permitting

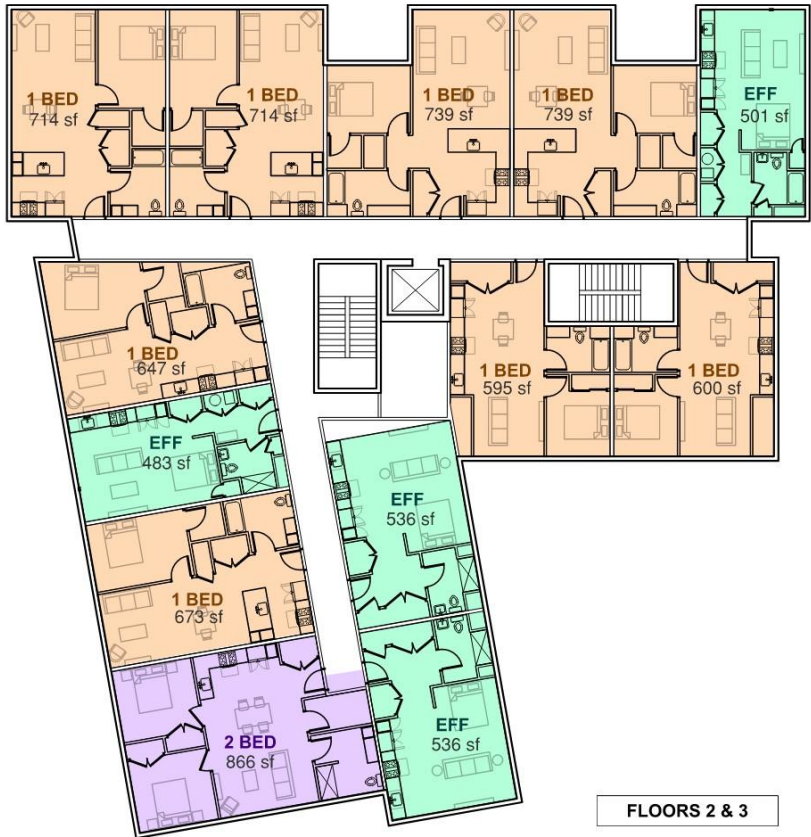
5. Construction start: Late 2028/Early 2029

6. Lease Up in 2030/31



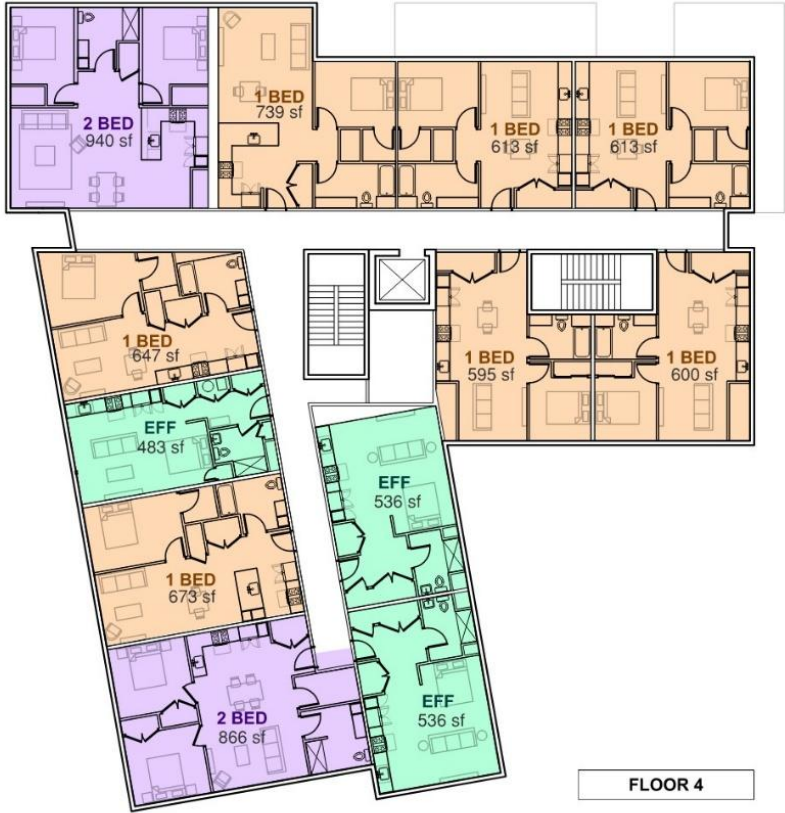


FIRST FLOOR AND SITE PLAN CONCEPTUAL DESIGN



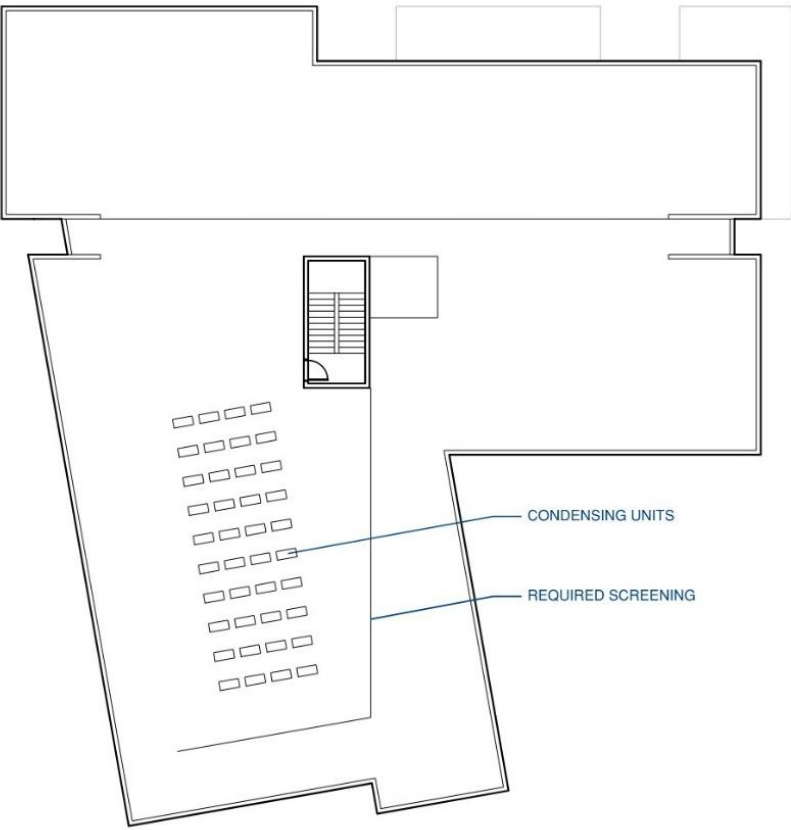
FLOORS 2 & 3

- FLOORS 2 & 3**
 (1) 2-BED
 (8) 1-BED
 (3) EFF
 (13) UNITS PER FLOOR



FLOOR 4

- FLOOR 4**
 (2) 2-BED
 (7) 1-BED
 (3) EFF
 (12) UNITS



UPPER FLOOR PLANS CONCEPTUAL DESIGN [38-RESIDENTIAL UNITS]



PRELIMINARY SKETCH OF PROPOSED 6714 KELLY STREET HOUSING PROJECT

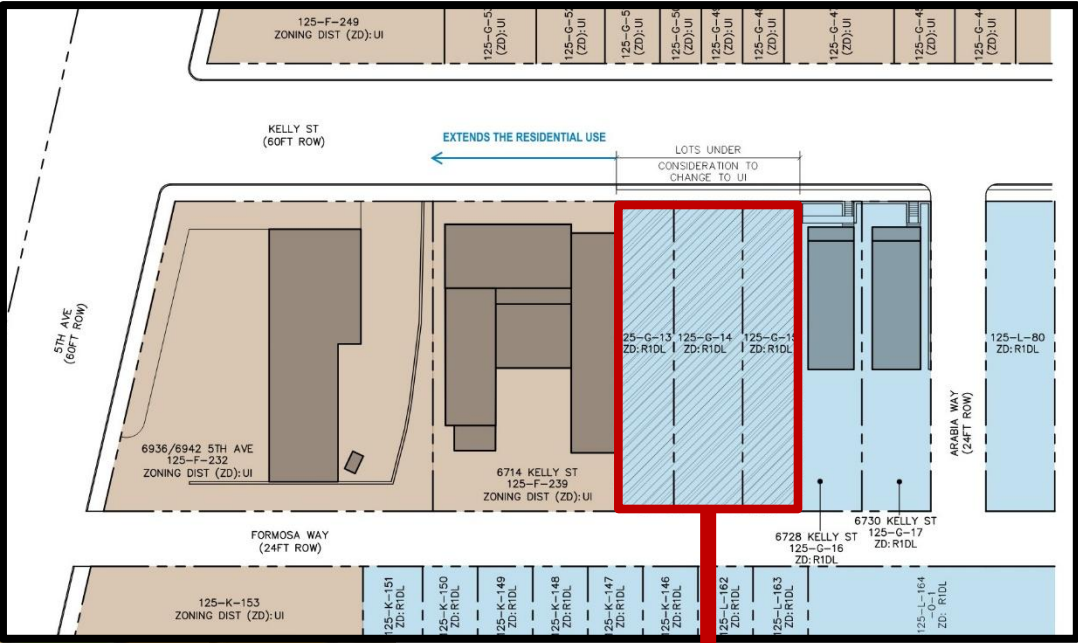
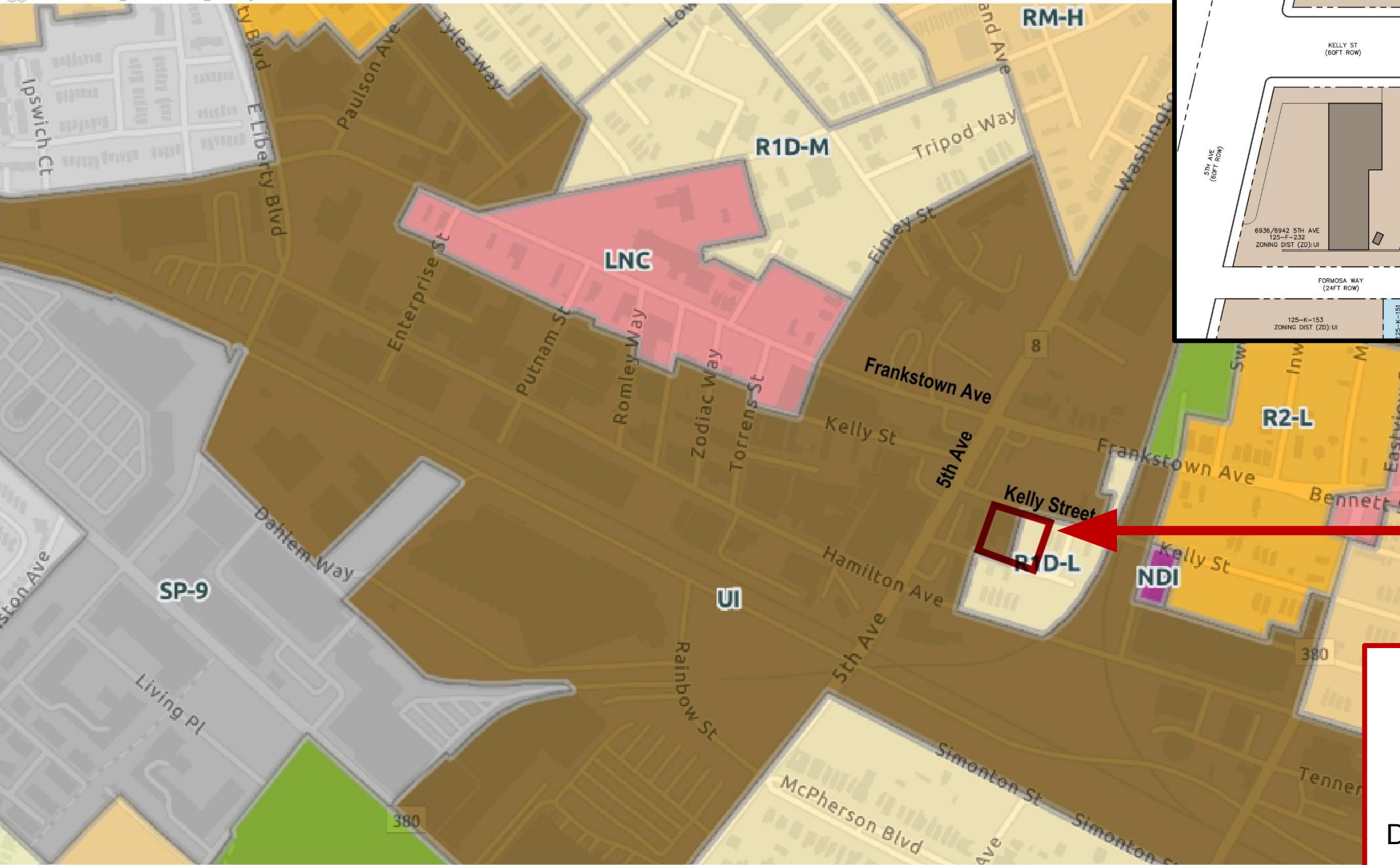
3/29/2022	Homewood Community Development Collaborative (HCDC)	In person
4/15/2022	On-site meeting with neighbor	In person
9/7/2022	Homewood Cluster Meeting with OBB	In person
10/7/2025	Meeting w/ Councilman Mosley	In person
12/9/2025	Meeting w/ URA, HCDC, Council Staff (Mosley) & OBB	virtual
2/4/2026	Meeting with neighbor and OBB	In person
2/12/2026	Homewood Community Development Collaborative (HCDC)	virtual
2/19/2026	Pre-application meeting with Department of City Planning	virtual
3/12/2026	DAM Meeting with Homewood Community Development Collaborative (HCDC)	In person

PROJECT BENEFITS:

- Removal of vacant building and vacant lots on the block
- Activates the block with similar use type
- Buffers the single-family houses from Fifth Ave commercial stretch with a similar use type
- Change is necessary for development
- It aligns with neighborhood goals
- Land has been vacant for a long time and has not been developed into single-family homes despite the City having a process for buying City-owned properties



Pittsburgh Zoning Map



Request for Zone Change
 [DCP-MPZC-2022-00250]
 for **PARCELS 125-G-13,
 125-G-14, & 125-G-15**
 from Residential Single-Unit
 Detached, Low-Density (R1D-L)
 to **Urban Industrial (UI)**