

WHARTON STREET

CITY OF PITTSBURGH

PLANNING COMMISSION HEARING

SEPTEMBER 22, 2026



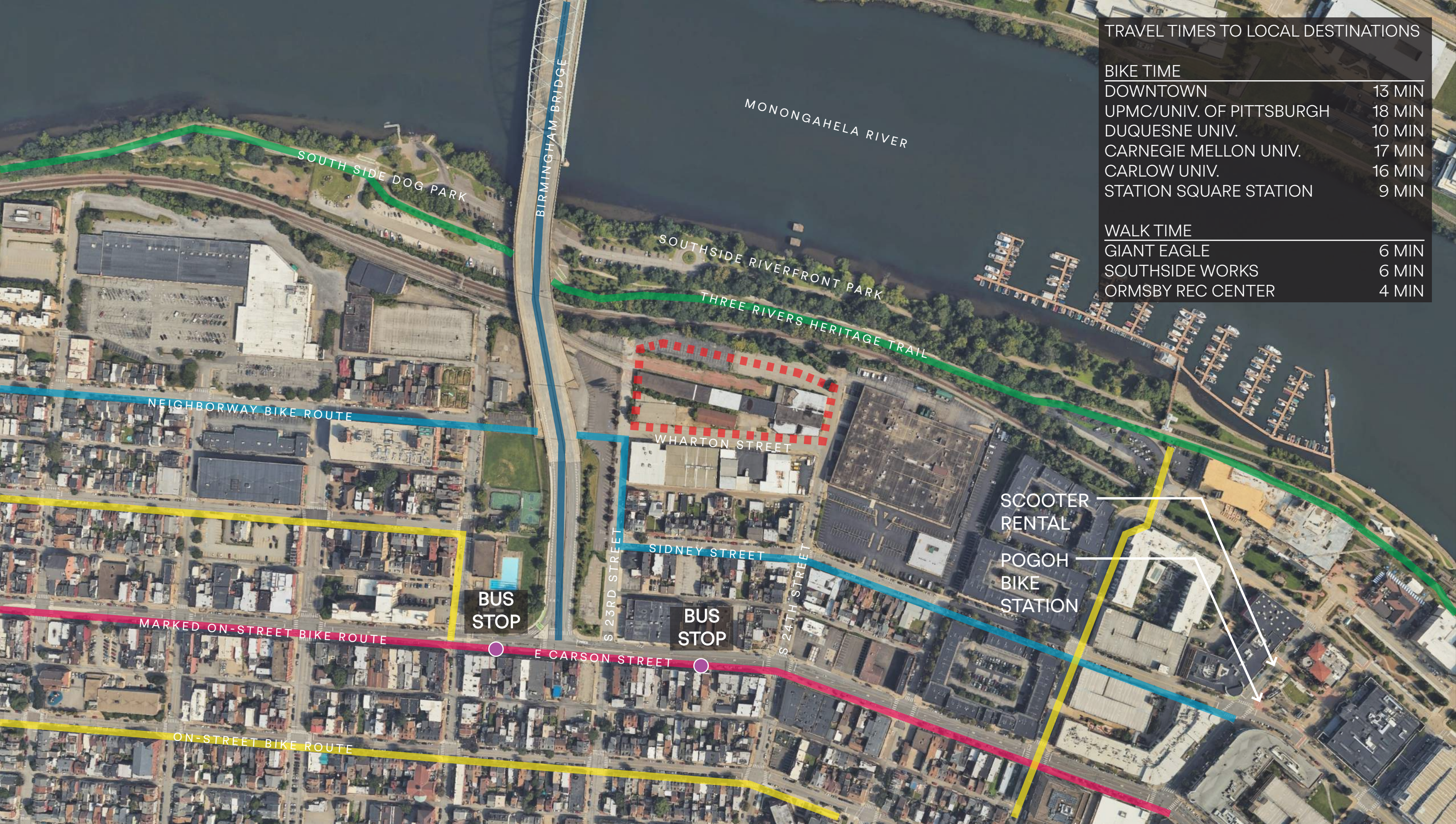
GREYSTAR



HCM

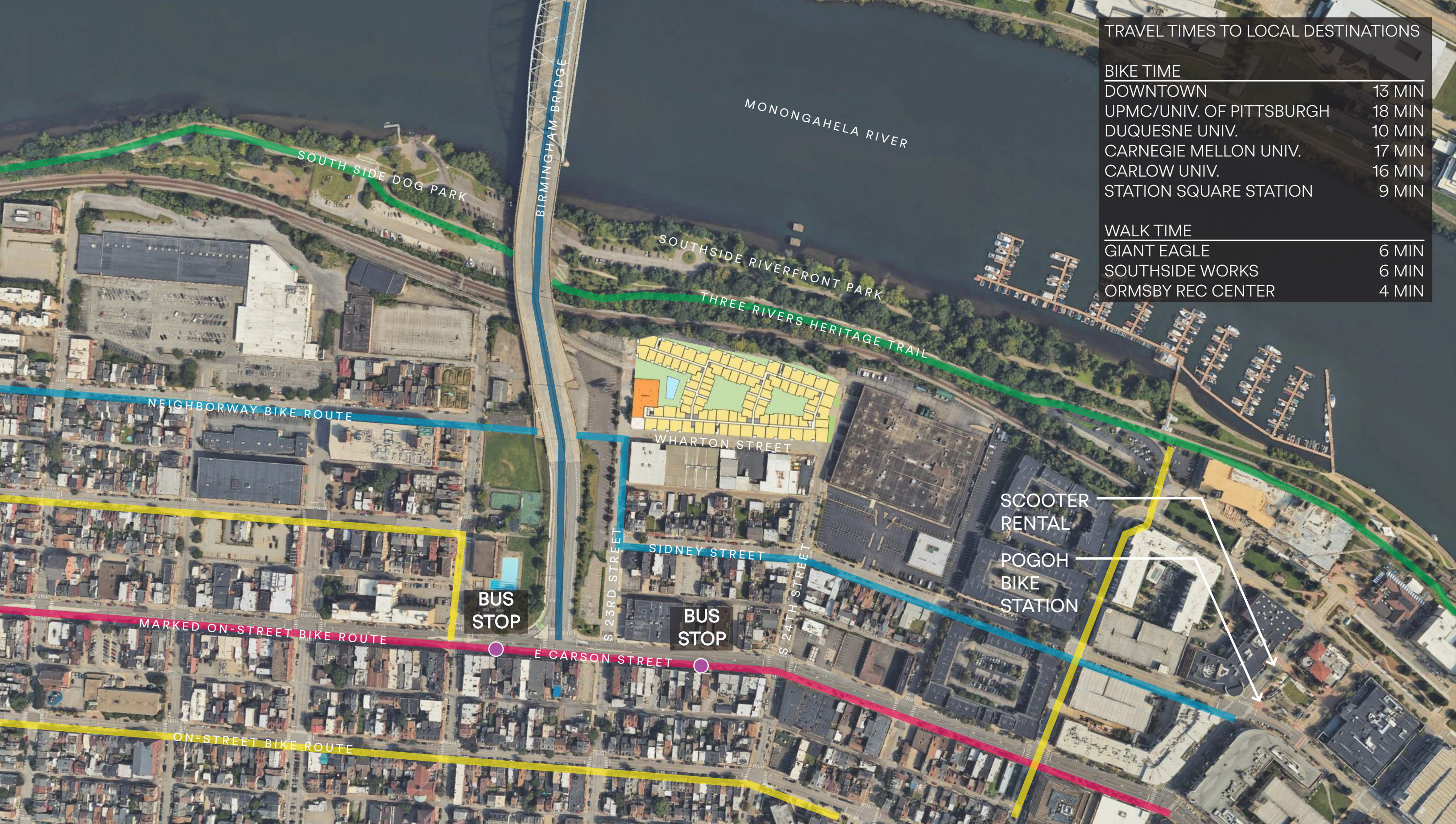
Kimley»Horn

Buchanan



TRAVEL TIMES TO LOCAL DESTINATIONS	
BIKE TIME	
DOWNTOWN	13 MIN
UPMC/UNIV. OF PITTSBURGH	18 MIN
DUQUESNE UNIV.	10 MIN
CARNEGIE MELLON UNIV.	17 MIN
CARLOW UNIV.	16 MIN
STATION SQUARE STATION	9 MIN
WALK TIME	
GIANT EAGLE	6 MIN
SOUTHSIDE WORKS	6 MIN
ORMSBY REC CENTER	4 MIN

SITE CONTEXT EXISTING



TRAVEL TIMES TO LOCAL DESTINATIONS	
BIKE TIME	
DOWNTOWN	13 MIN
UPMC/UNIV. OF PITTSBURGH	18 MIN
DUQUESNE UNIV.	10 MIN
CARNEGIE MELLON UNIV.	17 MIN
CARLOW UNIV.	16 MIN
STATION SQUARE STATION	9 MIN
WALK TIME	
GIANT EAGLE	6 MIN
SOUTHSIDE WORKS	6 MIN
ORMSBY REC CENTER	4 MIN

SITE CONTEXT PROPOSED



PRIOR PROPOSAL

AS APPROVED BY THE ZBA

- DWELLING UNITS
 - 378 UNITS
- PARKING
 - ENCLOSED AREA WITH 290 SPACES



CURRENT PROPOSAL

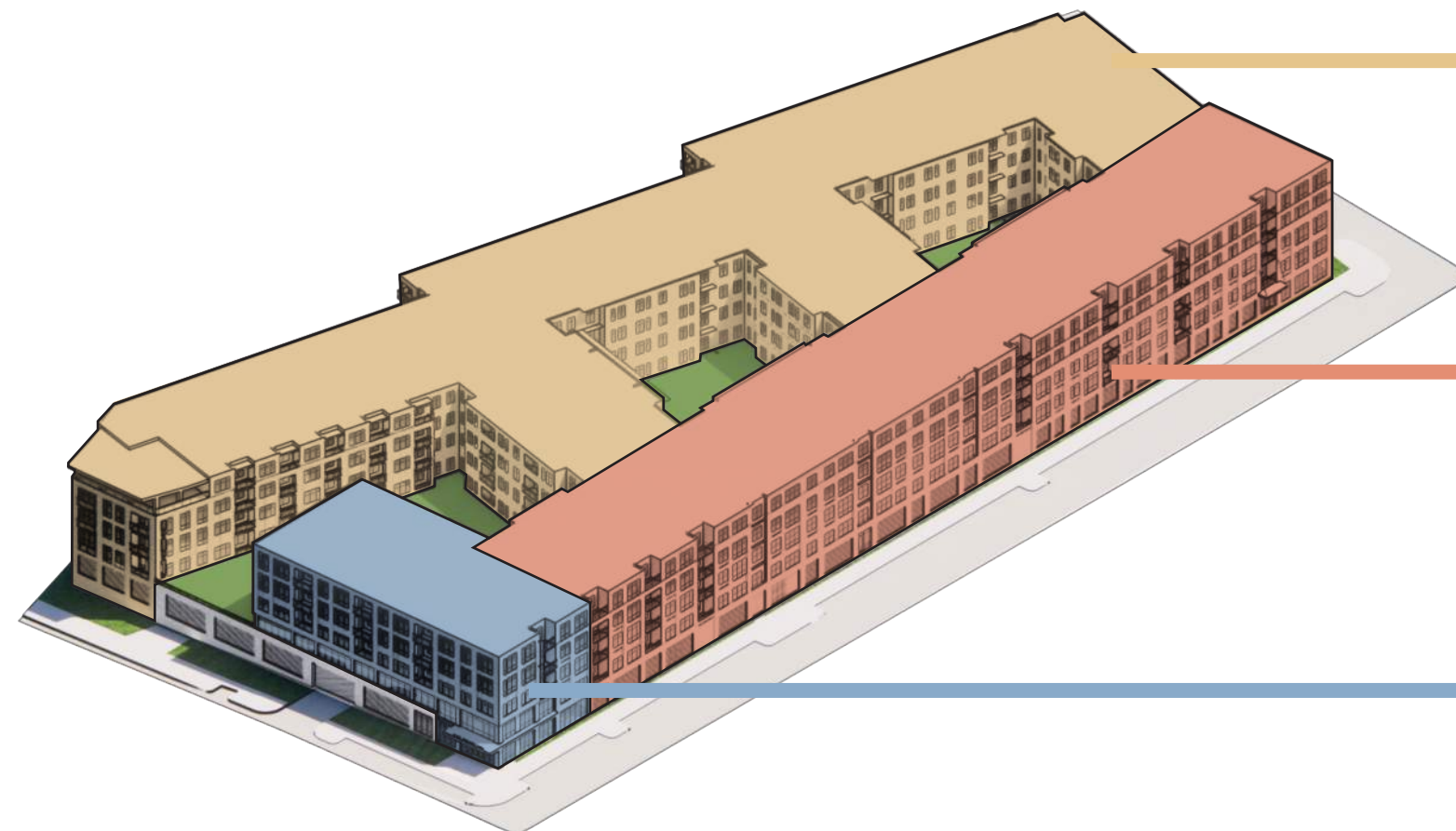
WITH AGREEMENTS

- DWELLING UNITS
 - 365 UNITS (MAXIMUM)
- PARKING
 - INCREASE OFF STREET PARKING TO 0.85 RATIO (MINIMUM 311 SPACES)
 - CITY STUDIED THE EXPANSION OF PITTSBURGH RESIDENTIAL PERMIT PARKING AREA KK AND THE LEGISLATION PASSED
 - PROJECT WILL NOT PARTICIPATE IN PERMIT PARKING PROGRAM
- TRAFFIC CALMING SPEED HUMPS
 - GREYSTAR WILL PAY FOR AND INSTALL 2 TOTAL ON SIDNEY STREET
 - ONE BETWEEN THE 23RD AND 24TH STREET BLOCK
 - ONE BETWEEN THE 24TH AND 25TH STREET BLOCK

PRIOR + CURRENT PROPOSALS

SITE FEATURES

- EXISTING NEARBY AMENITIES:
 - THREE RIVERS HERITAGE TRAIL
 - SOUTH SIDE RIVERFRONT PARK
 - SOUTH SIDE DOG PARK
- DOG CLEANUP STATIONS
- ENHANCED SITE LIGHTING
- 10' PEDESTRIAN-FRIENDLY SIDEWALKS ON ALL STREETS



INDUSTRIAL WATERFRONT

DRAWING INSPIRATION FROM THE PITTSBURGH HERITAGE OF LONG, METAL-CLAD INDUSTRIAL BUILDINGS ALONG THE RIVER EDGE

NEIGHBORHOOD TRANSITION

ALLUDING TO THE BRICK WAREHOUSES ALONG THE RIVER FRONT AND TYING INTO THE LOWER-SCALED BRICK BUILDINGS IN THE ADJACENT NEIGHBORHOOD

HEAD BUILDING

SHOWPIECE WITH ICONIC MASSING

BUILDING + SITE FEATURES + AMENITIES



SITE CONTEXT AERIAL

GREYSTAR WHARTON STREET | PLANNING COMMISSION BRIEFING | SEPTEMBER 08, 2026

* ALL DRAWINGS ARE CONCEPTUAL IN NATURE AND SUBJECT TO CHANGE





SITE CONTEXT AERIAL

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RENDERING 23RD STREET FACADE

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RENDERING ENTRY FACADE

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RENDERING WHARTON STREET CORNER

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RENDERING WHARTON STREET FACADE

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RENDERING WHARTON STREET FACADE

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RENDERING RIVERFRONT FACADE

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RENDERING RIVERFRONT FACADE

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RENDERING BIRMINGHAM BRIDGE

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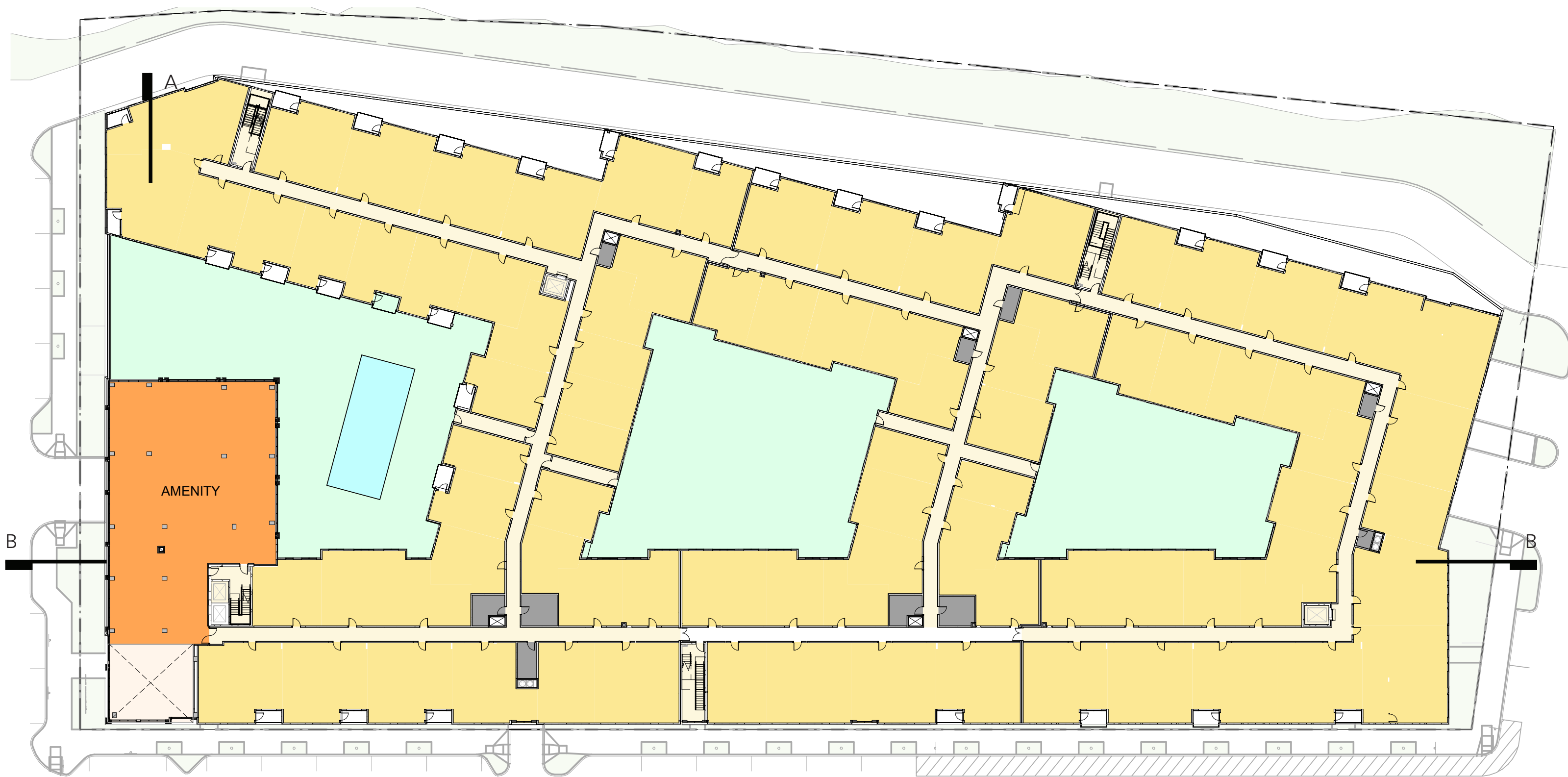


BUILDING PODIUM LEVEL PLAN

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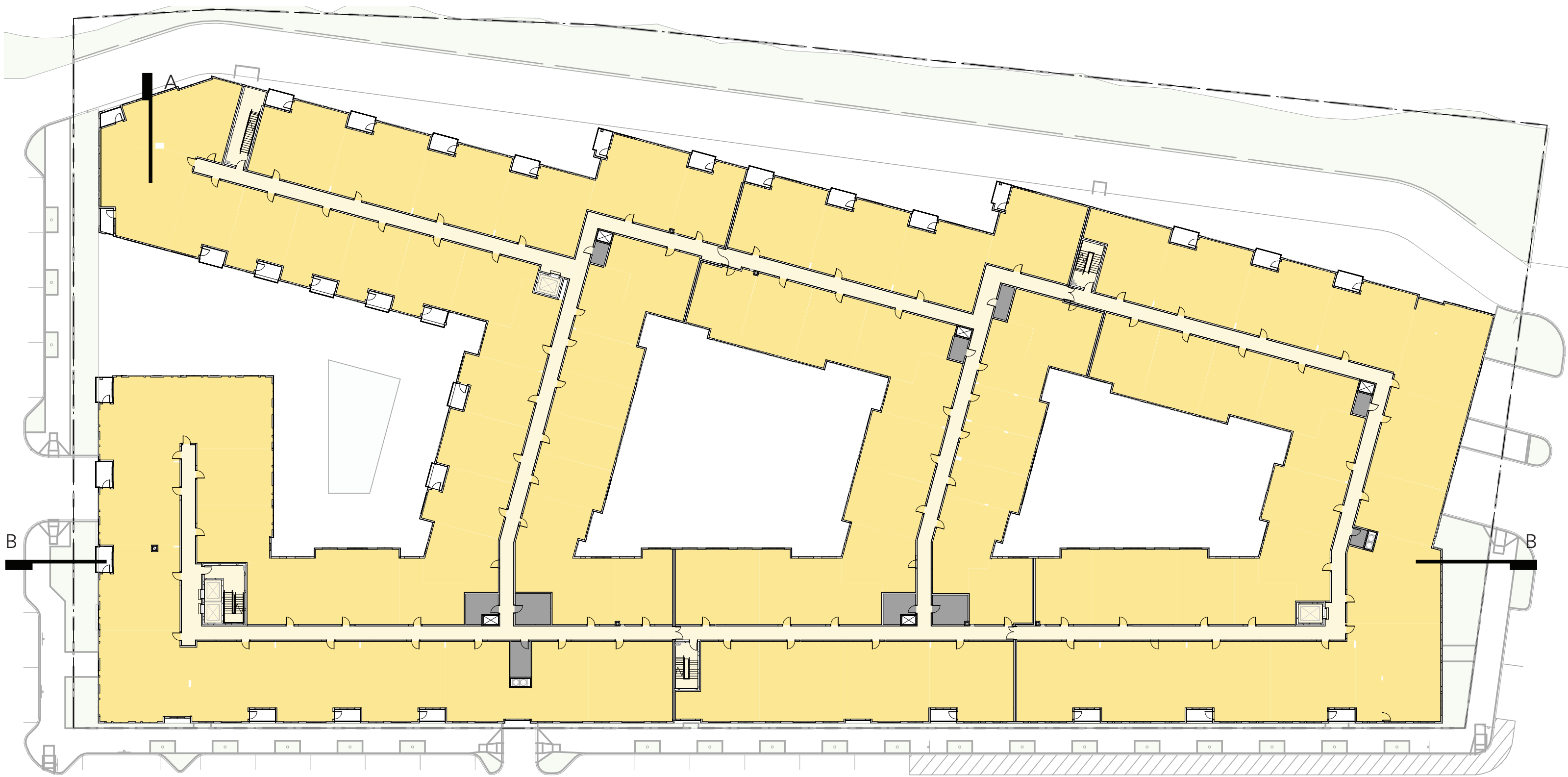


BUILDING LEVEL 2 PLAN

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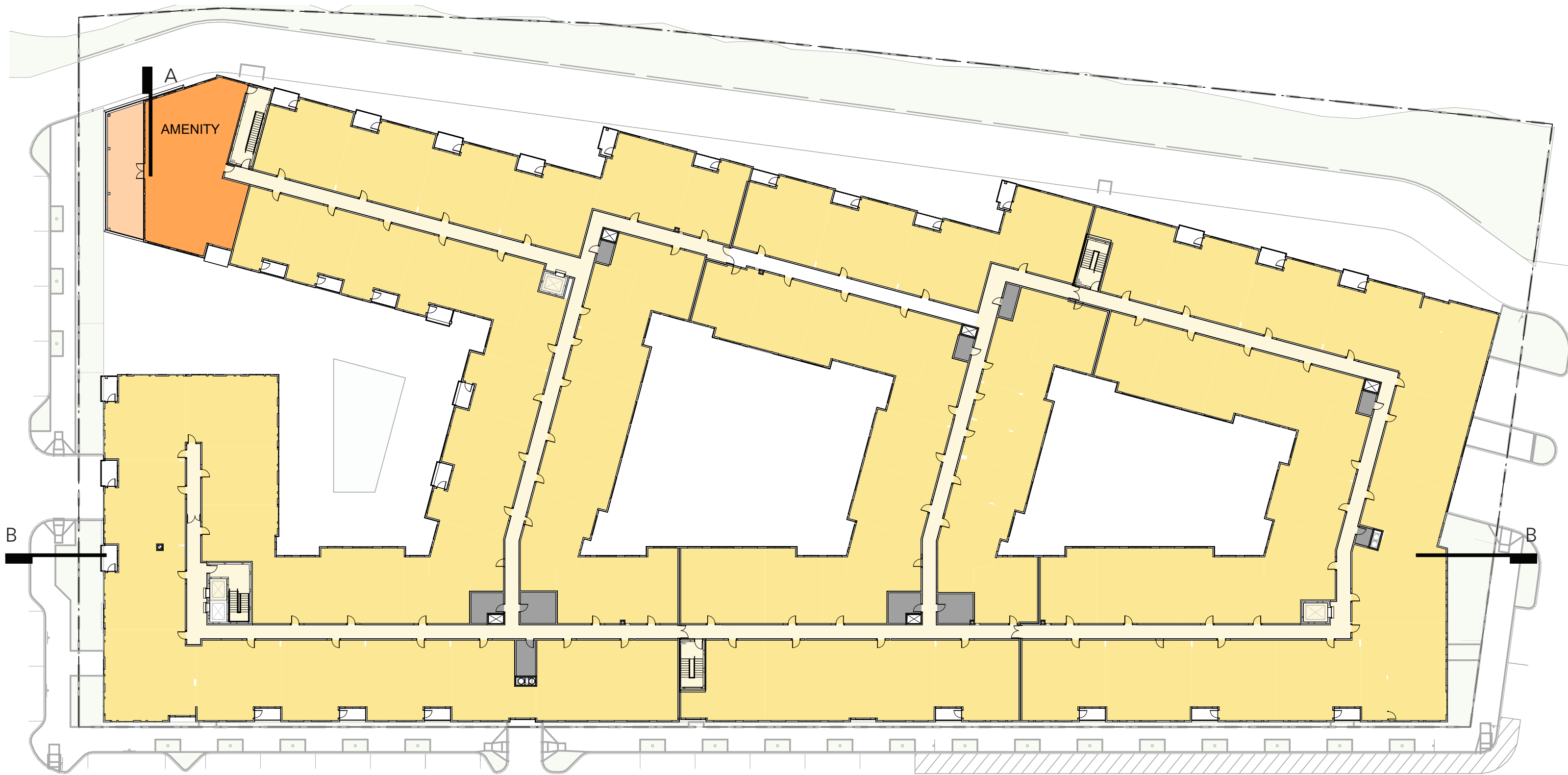


BUILDING LEVEL 3-4 PLAN

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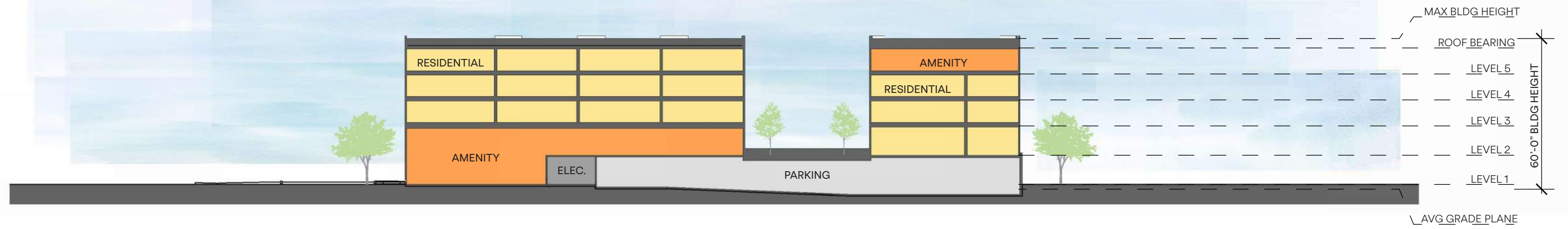


BUILDING LEVEL 5 PLAN

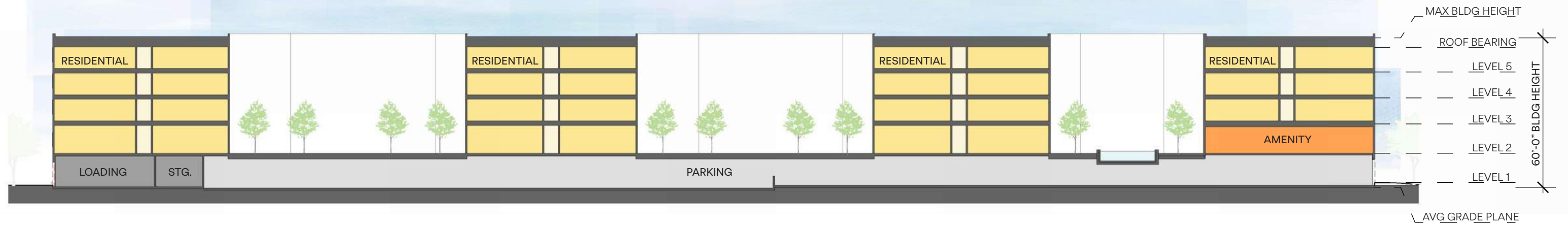
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SECTION A

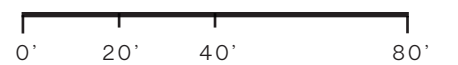


SECTION B

BUILDING SECTIONS

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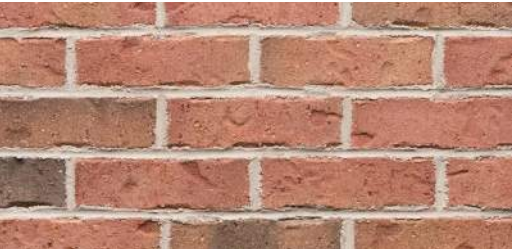




A BRICK TYPE A. *Blonde*



B BRICK TYPE B. *Gray*



C BRICK TYPE C. *Red*



D SPLIT-FACE BLOCK. *Gray*



E METAL PANEL *Black*



F FIBER CEMENT PANEL A. *Black*



G FIBER CEMENT PANEL B. *Gray*



H FIBER CEMENT LAP SIDING A. *Black*



I FIBER CEMENT LAP SIDING B. *Gray*



J FIBER CEMENT LAP SIDING C. *Wood-look*

MATERIAL VISIONING

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A BRICK TYPE A. *Blonde*



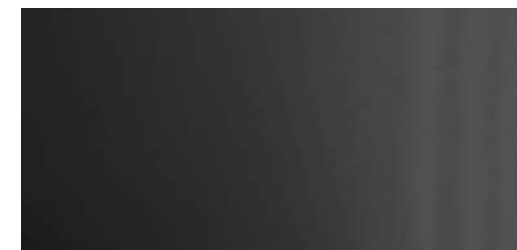
B BRICK TYPE B. *Gray*



C BRICK TYPE C. *Red*



D SPLIT-FACE BLOCK. *Gray*



E METAL PANEL *Black*



F FIBER CEMENT PANEL A. *Black*



G FIBER CEMENT PANEL B. *Gray*



H FIBER CEMENT LAP SIDING A. *Black*



I FIBER CEMENT LAP SIDING B. *Gray*



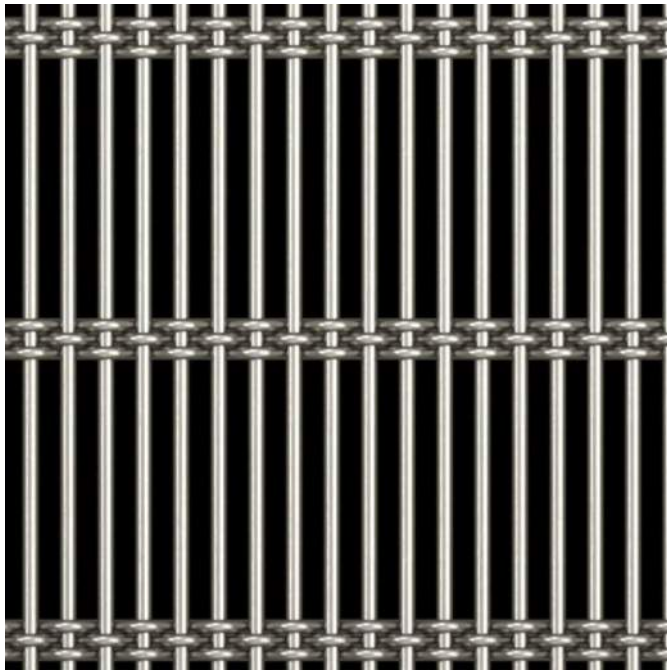
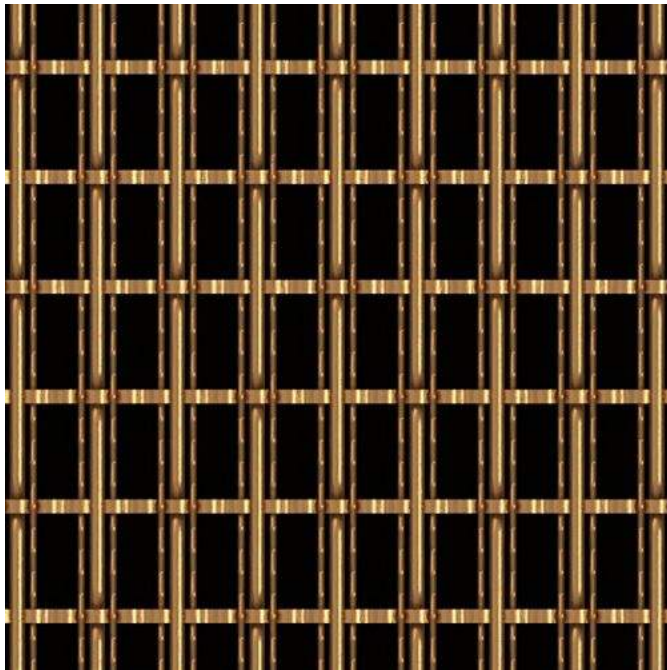
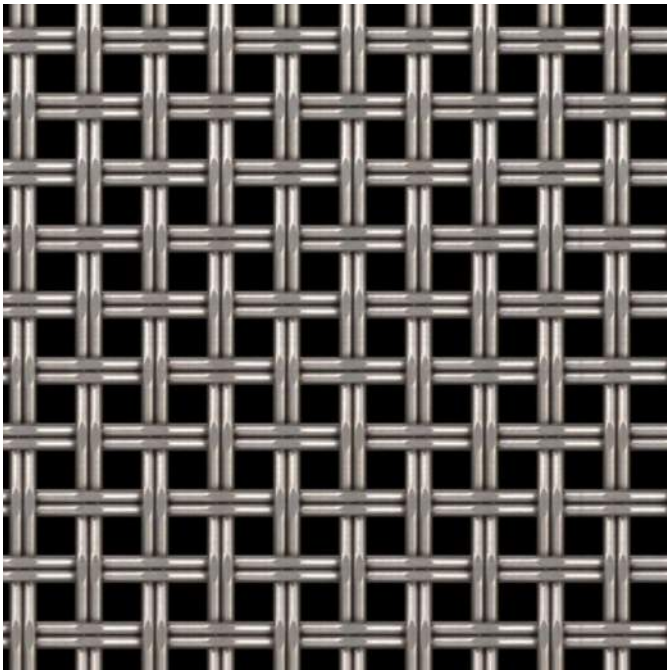
J FIBER CEMENT LAP SIDING C. *Wood-look*

MATERIAL VISIONING

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PROPOSED SCREENING AT GARAGE OPENINGS.
MULTIPLE SCREEN PATTERNS AND MATERIALS USED
AT DIFFERENT SECTIONS OF THE BUILDING FACADE.



GARAGE SCREENING

MAXIMIZED DIFFERENCE BETWEEN TALLEST
PARAPET, AT MAXIMUM BUILDING HEIGHT, AND
SHORTEST PARAPET AT THE TOP OF THE ROOF

ADDED DETAIL TO PARAPETS

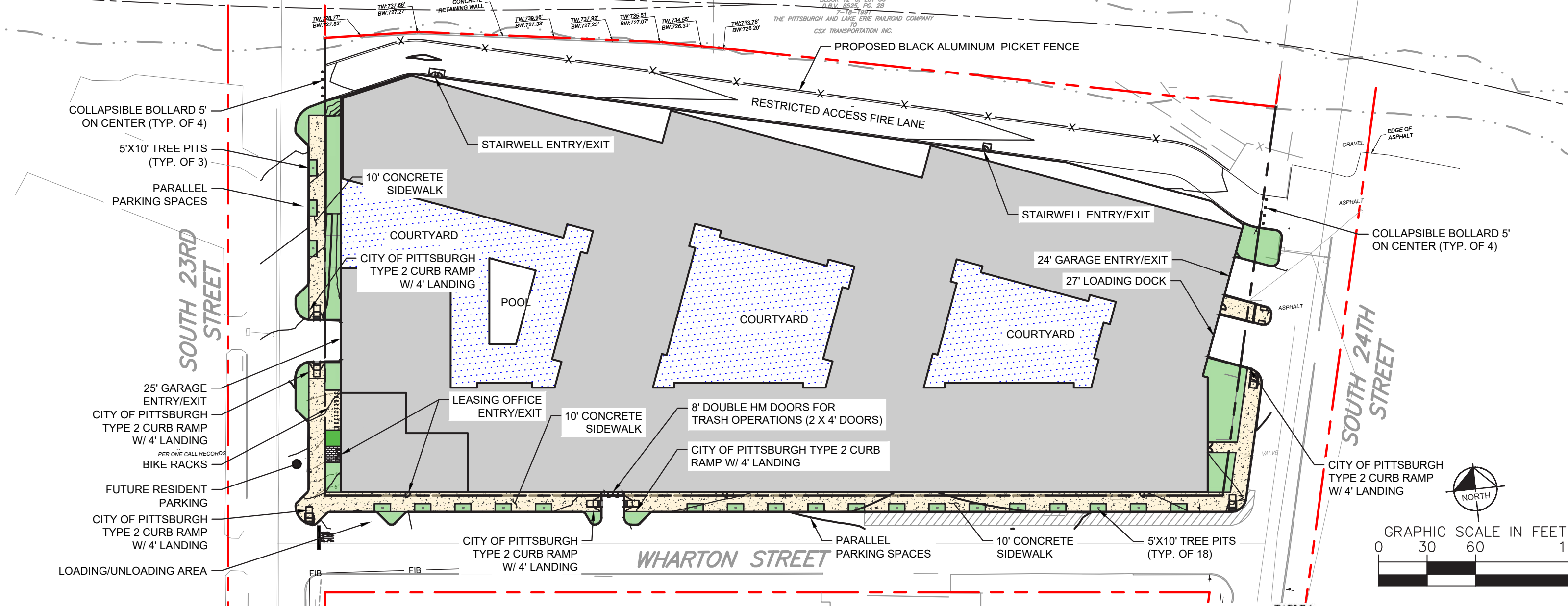


SECONDARY ENTRANCE CANOPY

WINDOW TRIM AND DETAILING



PARAPETS - WINDOW TRIM - CANOPY



SITE FACILITIES

- 1. 5-STORY RESIDENTIAL BUILDINGS WITH 365 TOTAL UNITS.
- 2. GRADE LEVEL PARKING GARAGE WITH 311 PARKING STALLS.
- 3. EXTERIOR BIKE RACK WITH SPOTS FOR 20 BIKES.

SITE FEATURES

- 1. NATIVE/NON-INVASIVE TREES AND PLANTS.
- 2. SURFACE GREEN SPACES (SHOWN IN GREEN).
- 3. LEVEL 2 COURTYARD -- HARDSCAPED AND LANDSCAPED (SHOWN IN BLUE).
- 4. PERIMETER CURB IMPROVEMENTS AND ADA ACCESSIBLE CITY OF PITTSBURGH CURB RAMPS.
- 5. PERIMETER SITE LIGHTING.
- 6. 10' PEDESTRIAN-FRIENDLY SIDEWALKS ON ALL STREETS.

TRAFFIC IMPACT SUMMARY

- 1. PROPOSED ACCESS VIA 2 STOP CONTROLLED DRIVEWAYS: 1 ON SOUTH 23RD STREET AND 1 ON SOUTH 24TH STREET.
- 2. TRASH COLLECTION VIA WHARTON STREET.
- 3. LOADING AREA LOCATED ON SOUTH 24TH STREET.
- 4. STOP SIGN PROPOSED AT ENTRANCES ON SOUTH 24TH STREET AT WHARTON STREET, AND ON WHARTON STREET AT SOUTH 23RD STREET.
- 5. TRANSPORTATION MEMORANDUM FOR THIS PROJECT WAS SUBMITTED BY CIVIL & ENVIRONMENTAL CONSULTANTS, INC. AND APPROVED BY DOMI IN 2022

LEGEND

- BUILDING
- SIDEWALK
- GREENSPACE
- LEVEL 2 COURTYARD

TABLE 1
ANTICIPATED TRIP GENERATION SUMMARY
Proposed Wharton Street Multi-Family Residential Development
City of Pittsburgh, Allegheny County, Pennsylvania

ITE Land Use Code	Description	Size	Trip Type		Trip Generation ⁽¹⁾						
					Weekday 24-Hour	Weekday A.M. Peak Hour			Weekday P.M. Peak Hour		
						In	Out	Total	In	Out	Total
221	Multifamily Mid-Rise	370 units	Total	100%	1,718	35	115	151	88	57	145

Modal Split ⁽²⁾	Trip Type		Trip Generation ⁽¹⁾								
			Weekday 24-Hour	Weekday A.M. Peak Hour			Weekday P.M. Peak Hour				
				In	Out	Total	In	Out	Total		
Total Development	Vehicular	61.4%	1,055	21	71	92	54	35	89		
	Transit	15.6%	268	5	18	23	14	9	23		
	Pedestrian	19.3%	332	7	22	29	17	11	28		
	Bicycle	1.4%	24	1	2	3	1	1	2		
	Other (ex. Work from home)	2.3%	40	1	3	4	2	1	3		
	Total	100.0%	1,719	35	116	151	88	57	145		

(1) Anticipated trip generation calculated using the rates and formulae contained within the Institute of Transportation (ITE) publication *Trip Generation*, Eleventh Edition, 2021.
(2) Modal split determined through mode of travel survey data published in the City of Pittsburgh PGHSnap Data, 2011 for the South Side Flats neighborhood.

SITE PLAN AND TRAFFIC IMPACT SUMMARY



LEGEND

- SURFACE LEVEL GREEN SPACE
- LEVEL 2 COURTYARD GREEN SPACE
- PROPERTY LINE

STREET TREE REQUIREMENT:

WHARTON ST: 19 TREES REQUIRED; 19 TREES PROVIDED

SOUTH 23RD ST: 10 TREES REQUIRED; 10 TREES PROVIDED

SOUTH 24TH ST: 9 TREES REQUIRED; 4 TREES PROVIDED

TREE SURVEY MITIGATION REQUIRED: 2.5" PROVIDED. 59.92" REMAINING TO MITIGATE. APPLICANT TO SUBMIT ALTERNATIVE COMPLIANCE FORM.

NOTES

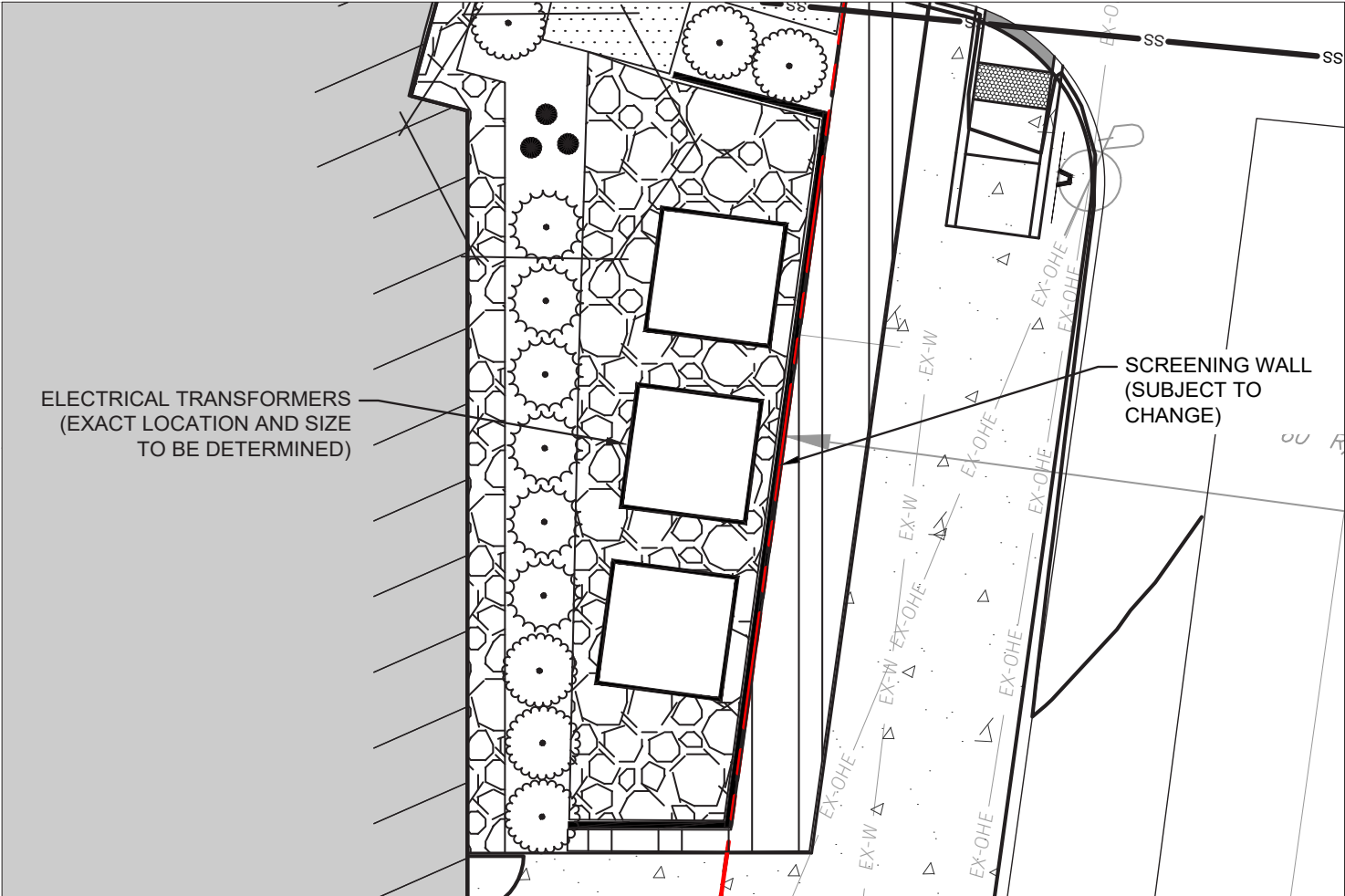
TREE PITS AND OTHER SURFACE LEVEL LANDSCAPED AREA WILL BE PLANTED WITH NATIVE, NON-INVASIVE SPECIES.

PLANT SCHEDULE								
SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	PLANTING SIZE	REMARKS
TREES								
	CC	4	Cercis canadensis	Multi-Stem Eastern Redbud	2.5" Cal.	B&B	10' HT MIN.	3-5 TRUNKS MIN.
	CM	3	Cornus mas	Multi-Stem Cornelian Cherry	2.5" Cal.	B&B	10' HT MIN.	3-5 TRUNKS MIN.
	GB	5	Ginkgo biloba 'Princeton Sentry'	Maidenhair Tree	2.5" Cal.	B&B	14' HT MIN	MALE CULTIVAR ONLY. STRONG CENTRAL LEADER. MAINTAIN 6' CLEAR TRUNK.
	NS	12	Nyssa sylvatica	Black Gum	2.5" Cal.	B&B	14' HT MIN	STRONG CENTRAL LEADER. MAINTAIN 6' CLEAR TRUNK.
	PI	10	Platanus occidentalis	Sycamore	2.5" Cal.	B&B	14' HT MIN	STRONG CENTRAL LEADER. MAINTAIN 6' CLEAR TRUNK.

LOCATION, NUMBER, AND SPECIES OF LANDSCAPING SHOWN IS PRELIMINARY AND SUBJECT TO CHANGE.

SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER		REMARKS
SHRUBS								
	CA	15	Clethra alnifolia	Summersweet	2' Ht.	Cont.		DENSE & FULL TO GROUND.
	HQ	22	Hydrangea quercifolia	Oakleaf Hydrangea	2' Ht.	Cont.		DENSE & FULL TO GROUND.
	MP	12	Morella pensylvanica	Northern Bayberry	2' Ht.	Cont.		DENSE & FULL TO GROUND.
SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING		REMARKS
GROUND COVERS								
	RVR	3,108 sf		River Rock	---			
	TCT	50	Coreopsis tripteris	Tall Coreopsis	Cont.	24" O.C.		
	SEED	12,869 sf	Festuca arundinacea	Tall Fescue	Seed			
	HMY	165	Hemerocallis x 'Double Pardon Me'	Double Pardon Me Daylily	Cont.	18" O.C.		
	LMB	186	Liriope muscari 'Big Blue'	Big Blue Lilyturf	Cont.	18" O.C.		
	WLC	60	Nepeta x faassenii 'Walker's Low'	Walker's Low Catmint	Cont.	24" O.C.		
	PAH	44	Pennisetum alopecuroides 'Hameln'	Dwarf Fountain Grass	1 gal.	18" O.C.		

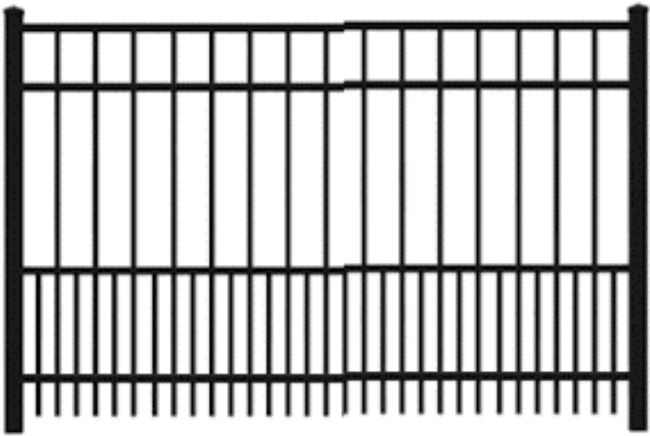
LANDSCAPED AREAS



ELECTRICAL EQUIPMENT SCREENING ENLARGEMENTS ON SOUTH 24TH STREET
SCALE: 1" = 10'



ELECTRICAL EQUIPMENT SCREENING WALL



BLACK ALUMINUM PICKET FENCE

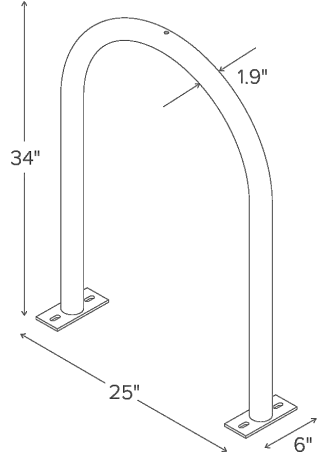


DERO

by PLACORE

Hoop Rack

Submittal Sheet



CAPACITY

2 Bikes

MATERIALS

1.5" schedule 40 pipe (1.9" OD)

FINISHES

☐ Galvanized

An after fabrication hot dipped galvanized finish is our standard option.

☐ Powder Coat

Our powder coat finish assures a high level of adhesion and durability by following these steps:

1. Chemically cleaned and treated for corrosion reduction

2. Epoxy primer electrostatically applied

3. Final thick TGIC polyester powder coat

☐ Stainless

Stainless Steel: 304 grade stainless steel material in a satin finish, high polished shine, or powder coat over unpolished stainless.

☐ Satin Finish (#4) - Brushed (our standard)

☐ Electropolished - High Polished Shine

☐ Powder Coat over Unpolished Stainless

MOUNT OPTIONS

☐ Surface

Foot Mount has two 2.5" x 6" x .25" feet with two anchors per foot. Specify foot mount for this option. Tamper-resistant fasteners available upon request.

☐ In-Ground

In-ground mount is embedded into concrete base. Specify in-ground mount for this option

☐ Rail

Rail Mounted Downtown Racks are bolted to two parallel rails which can be left freestanding or anchored to the ground. Rails are heavy duty 3" x 1.4" x 3/16" thick galvanized mounting rails. Specify rail mount for this option.



90



45A



45B



60A

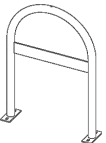


60B

OPTIONAL LEAN BAR

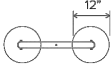
☐ Add Lean Bar

Lean bar ensures rack meets ADA requirements for cane-detection



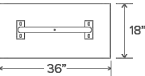
FOOTING DIAGRAMS

IN-GROUND MOUNT



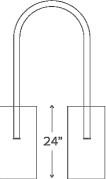
12"

SURFACE MOUNT

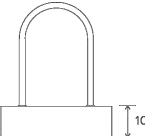


18"

36"



24"



10"

(or standard 4" sidewalk slab)



RAIL MOUNT

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OUTDOOR BIKE RACK

SITE DETAILS

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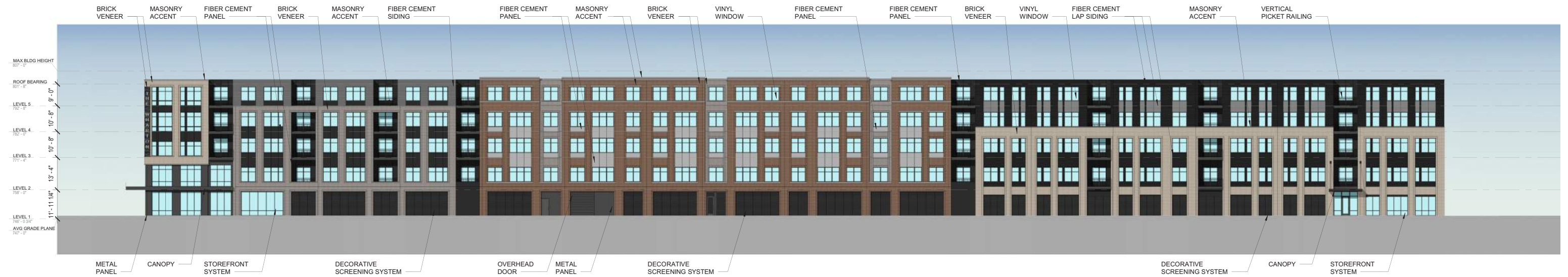
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Kimley»Horn

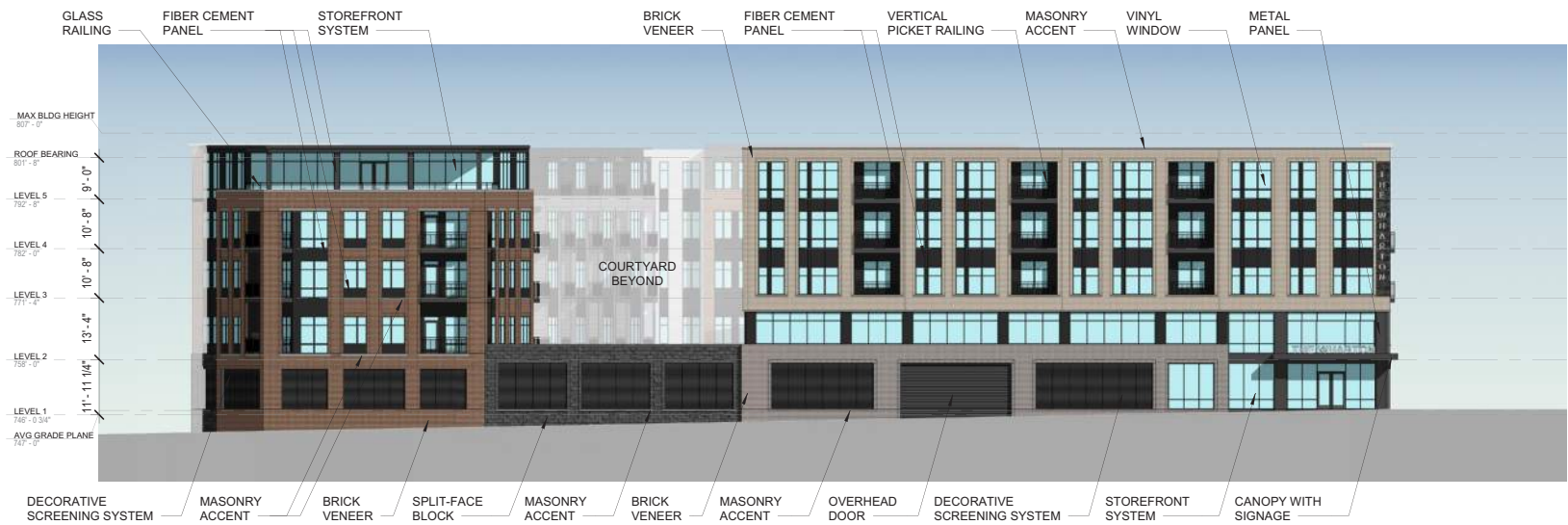
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APPENDIX

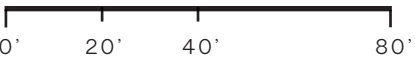


ELEVATION SOUTH



ELEVATION WEST

BUILDING ELEVATIONS





ELEVATION NORTH

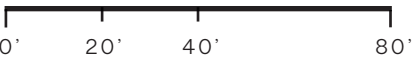


ELEVATION EAST

BUILDING ELEVATIONS

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WHARTON STREET ZONING TABLE		
Address	2329 Wharton St	
Parcels	12-G-155, 12-G160, 12-G-164-0-1, 12-G-165, 12-G-168, 12-G-170, 12-G-178 (To be Consolidated)	
Lot Size	Approx 3.7 Acres	
Zone District	RIV-IMU	
RCO	Southside Community Council	
Council District	District 3	
Property Owner	Atlas Wate Paper Corp.	
Applicant	Greystar	
Application	DCP-ZDR-2022-11848	
Primary Use	Multi-Unit Residential	
	Proposed Project	Zoning Code (RIV-IMU)
Dwelling Units	365	
Density	98.65	N/L [925.03]
Gross Floor Area	Approx 500,000 GSF	
FAR	Approx 3.10	N/L [925.04]
Rear Setback	N/R	N/R [905.04.E.4.c]
Setbacks	2'-0" at Wharton (Front) 10'-0" at 23rd (Side) 10'-0" at 24th (Side) 20'-0" at Fire Lane (Rear)	N/R
Street Build-To Zone		Build-To 0' to 10' at Street
23rd St	100%	60% Bldg Frontage in Build-To [905.04.E.4.b]
Wharton St	100%	
24th St	N/R [1]	
Building Height	60'-0"	60'-0" [905.04.E.3]
Building Stories	5 Stories	N/L
Building Length [1]	538'	500'-0" [905.04.E.5]
Parking		
Off-Street Parking	0.85 per unit	0.5 per unit min 1:1 per unit max [905.04.I]
On-Street Parking	17 Spaces [2]	N/R
Accessible Parking	8 Spaces, 2 of which are Van Spaces	8 Spaces, 1 of which is a Van Space [914.06.I]
Bicycle Parking	122 Bicycles (74 Protected Min, 48 Unprotected)	1 per 3 Dwelling Units 60% Protected [914.05.D.2]

	Proposed Project	Zoning Code (RIV-IMU)
Off-Street Loading	4 Spaces	4 Spaces [914.10.A]
Street Trees		1 Tree per 30' [918.02.C]
23rd St	7 Trees [3]	10 Trees
Wharton St	19 Trees	19 Trees
24th St	5 Trees [3]	8 Trees
Screening	Will Comply	[905.04.H & 918.03]
Landscaping	Will Comply	[905.04.J]
Flood Plain Overlay	Will Comply	[906.02]
Grading Standards	Will Comply	[915.02.A]
Tree Replacement	Will Comply	[915.02.D]
Retaining Walls	Will Comply	[915.02.A.1]
Stormwater Management	Will Comply	[905.04.F]
Dark Sky Light Ordinance	Will Comply	[Dark Sky Ordinance]
Construction Management Plan	Will Comply	[917]
Signage	Will Comply	[Chapter 919]
HVAC	Will Comply	[925.06.A.16-17]
Design Reviews		
RIV Design Standards and Building Materials	See Narrative	[905.04.G.2 & 905.04.G.4]
Project Development Plan Review Criteria	See Narrative	[922.10.E.2]
Urban Design Targets	See Narrative	[Urban Design Targets]
Notes: [1] Approved per ZBA Decision Case 267 of 2022 [2] Approved per SA-23-000424, SA-23-000426; Consolidated at SA-23-000424 [3] Other street design requirements reduce ability to meet codified targets. On-Site Trees are included in the proposed totals.		

ZONING COMPARISON TABLE



AREA KK EXPANSION EXHIBIT