Planning Commission Presentation

The Julian

419 Melwood Avenue
PITTSBURGH, PENNSYLVANIA
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Building Summary Information

Building Footprint 17,130 sf
Typical Upper Floorplan Area, Floors 2-9 15,200 sf
Floor 10 Floorplan Area 14,440 sf
Total Building Area, Gross (Less Garage) 141,703 sf
Total Garage Area, Gross 45,725 sf

Unit Breakdown

<table>
<thead>
<tr>
<th>Type</th>
<th>Count</th>
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<tbody>
<tr>
<td>Micro Units</td>
<td>9</td>
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<tr>
<td>Studio</td>
<td>8</td>
</tr>
<tr>
<td>1 Bedroom/1 Bath</td>
<td>9</td>
</tr>
<tr>
<td>1 Bedroom / 1.5 Bath</td>
<td>72</td>
</tr>
<tr>
<td>2 Bedroom / 1 Bath</td>
<td>9</td>
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<tr>
<td>2 Bedroom / 2 Bath</td>
<td>41</td>
</tr>
<tr>
<td>Total Units</td>
<td>148</td>
</tr>
<tr>
<td>Vehicle Parking Spaces (Indoor)</td>
<td>127 spaces</td>
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<tr>
<td>Bicycle Parking Spaces (Indoor)</td>
<td>34 double lockers / 68 bikes</td>
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### THE JULIAN - Anticipated Development Schedule Summary

#### SCOPE OF SERVICES

<table>
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<tr>
<th>Event Description</th>
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<tr>
<td>OPDC/DAM (Oakland Planning Dev. Corp./Dev. Activities Meeting)</td>
<td>4/27/2021</td>
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<tr>
<td>Zoning Submission (ZBA, Special Exception)</td>
<td>6/30/2021</td>
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<td>Zoning Approval (ZBA)</td>
<td>9/12/2021</td>
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<tr>
<td>CDAP (Contextual Design Advisory Panel) Review</td>
<td>10/5/2021</td>
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<tr>
<td>Planning Commission Briefing</td>
<td>11/23/2021</td>
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<td>Planning Commission Approval</td>
<td>12/7/2021</td>
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<tr>
<td>Foundation/Grading Permit</td>
<td>12/31/2021</td>
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<td>Preconstruction Meetings</td>
<td>12/13/2021</td>
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<tr>
<td>Demolition</td>
<td>1/3/2022</td>
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<td>ROZA (Record of Zoning Approval)</td>
<td>1/14/2022</td>
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<tr>
<td>Utility Relocation Construction</td>
<td>1/17/2022</td>
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<td>Excavations &amp; Shoring</td>
<td>1/31/2022</td>
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<tr>
<td>Building Permit</td>
<td>2/28/2022</td>
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<td>Foundations</td>
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<td>Subterranean Garage</td>
<td>6/1/2022</td>
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<tr>
<td>Structural Steel Structure</td>
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<td>Concrete Floor Slabs</td>
<td>11/1/2022</td>
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<tr>
<td>Shell Enclosure</td>
<td>12/1/2022</td>
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<tr>
<td>Roof</td>
<td>12/1/2022</td>
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<tr>
<td>Interiors and Mechanical Rough-Ins</td>
<td>12/15/2022</td>
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<tr>
<td>Building Finishes</td>
<td>1/4/2023</td>
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<tr>
<td>Mechanical Finishes</td>
<td>2/1/2023</td>
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<tr>
<td>Commissioning</td>
<td>6/1/2023</td>
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<tr>
<td>Furnishings</td>
<td>6/1/2023</td>
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<tr>
<td>Interior Punchlist</td>
<td>6/15/2023</td>
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<tr>
<td>Exterior Punchlist</td>
<td>6/15/2023</td>
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<td>Certificate of Occupancy Inspections</td>
<td>7/15/2023</td>
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June 10, 2021

TO: Jonathan Hudson, The Hudson Companies
FO: The Pittsburgh Innovation District
RE: Support of “The Julian” 419 Melwood Avenue, Pittsburgh, PA

On behalf of the Pittsburgh Innovation District, I am pleased to offer our strong support regarding the proposed multifamily apartment development “The Julian” to be located at 419 Melwood Avenue in the North Oakland neighborhood of Pittsburgh.

I understand that the project consists of 148 apartment units, onsite parking, resident amenities, and will be replacing a currently vacant industrial structure. Furthermore, I understand that The Hudson Companies will be the developer, builder, owner, and manager of this project, thus making them a long term dedicated stakeholder in the North Oakland Community and marketplace.

Our organization aims to continue to support projects that will directly benefit the Pittsburgh Innovation District and its goal of helping Pittsburgh’s future economy. The Pittsburgh Innovation District will continue to grow as our region’s epicenter of medical research, education, technology, and entrepreneurial ventures and it is vital that housing plays a key role and attracting the talent needed to facilitate this growth. We believe that The Julian will provide the much-needed housing that the future residents and workforce of Oakland deserves. The Pittsburgh Innovation District isn’t a highway tech campus isolated in a bubble, it’s integrated into the fabric of an authentic, mixed-use neighborhood that welcomes everyone in this community – we believe The Julian will help accomplish this.

Thank you for the opportunity to convey the Pittsburgh Innovation District’s strong support. We eagerly anticipate the positive impact that this project will have and welcome the opportunity to continue working with The Hudson Companies towards the common goal of positively impacting the Oakland Neighborhood of Pittsburgh.

Sincerely,

Seam C. Luther
Executive Director, InnoPGH

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June 16, 2021

Pittsburgh Zoning Board of Adjustment
Alice Nonzero, Chair
200 Ross Street
Pittsburgh, PA 15219

Re: Hudson Companies project, Jul 8 ZBA meeting

Dear Chairperson,

On behalf of the University of Pittsburgh, I write in support of the proposed 148-unit apartment project that the Hudson Companies are planning at 419 Melwood Avenue in the Oakland section of the city, dubbed “The Julian.” In recent years, we have seen an increasing demand for high-quality, professionally managed apartment properties that are intended for and tailored to the needs of staff and faculty, as well as young professionals and healthcare workers in the Oakland area. As this project is designed for these current and future “walk to work” members of the Oakland community, we expect that it will be positively received by our employees, colleagues and Oakland area workers.

Thank you for your consideration.

Sincerely,

Paul A. Sapperton, Vice Chancellor
Office of Community and Governmental Relations

cc: Rod Walt
June 23, 2021

Jonathan Hudson
The Hudson Companies

RE: Support of “The Julian” 419 Melwood Avenue, Pittsburgh, PA

Mr. Hudson:

As the Pittsburgh City Council representative to district 6, I am pleased to offer my strong support regarding the proposed multi-family apartment development “The Julian” to be located at 419 Melwood Avenue in the North Oakland neighborhood of Pittsburgh.

I understand that the project will replace a currently vacant industrial structure and consist of 148 apartment units, onsite parking, and resident amenities. Through conversations with The Hudson Companies, I have learned that they will be the developer, builder, owner, and manager of this project, 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 we are confident of the positive impact it will have on the North Oakland and Greater Oakland area.

Sincerely,

R. Daniel Lavelle

Letters of Support – Councilman Daniel Lavelle

NTS
Project Approvals/Milestones Achieved to Date

Community Outreach
  OPDC Development Activities Meeting held on 4/27/2021
  OPDC Follow-up Meeting on 5/19/2021

City of Pittsburgh Zoning Review
  ZDR Pre-Application Review 2/25/2021
  Zoning Board of Adjustment approval 9/12/2021
  CDAP Approval 10/18/2021

DOMI Right-of-Way Review
  Approved on 11/8/2021

Stormwater Management
  Stormwater Approved on 10/27/2021

Sewage Planning Module
  PWSA Approval received on 8/30/2021
  ALCOSAN Approval received on 9/15/2021
  Allegheny Health Department Approval received on 9/16/2021
  City Planning Approval received on 9/17/2021
  Received signed Resolution from City Council 10/29/2021
  Module Submitted to PADEP for approval on 11/2/2021 (in review)
1  Streetscape Context – Melwood Avenue looking West

2  Streetscape Context – Melwood Avenue looking East

Planning Commission Presentation

The Julian
419 Melwood Avenue
PITTSBURGH, PENNSYLVANIA

Hudson Companies

23 November 2021
Contextural Building Heights

- **The Julian**: 114 ft
- **425 N. Craig**: 75 ft
- **Residence Inn**: 140 ft
- **Moorhead Tower**: 130 ft
- **Royal York**: 155 ft
- **Bellefield**: 107 ft
- **One on Centre**: 170 ft
- **Dithridge House**: 105 ft
- **King Edward**: 102 ft
- **King Edward**: 102 ft

Additional buildings and their heights are also shown on the map.
The Julian
419 Melwood Avenue
PITTSBURGH, PENNSYLVANIA
Grey Brick, Blended Tones

Cast Stone Veneer

Materials Palette

| NTS |

<table>
<thead>
<tr>
<th>Grey Brick, Blended Tones</th>
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<tbody>
<tr>
<td>Metal Panel Med Grey</td>
</tr>
<tr>
<td>Metal Panel Dark Grey</td>
</tr>
<tr>
<td>Metal Panel Wood Grain Effect</td>
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<tr>
<td>Dark Grey Aluminum Windows</td>
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<tr>
<td>Clear Insulated Glazing (untinted)</td>
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Wire-cut Modular Brick, "Grey Blend"

Glazed Modular Brick, "Shadow Grey"

Ombre Brick Wall

NTS
Melwood Avenue Elevation (East, Front)

The Julian

419 Melwood Avenue
Pittsburgh, Pennsylvania
The Julian
419 Melwood Avenue
PITTSBURGH, PENNSYLVANIA

Plastic Overlay
Alum Louver
Alum Window Unit
Brick Veneer
Cast Stone Veneer
Metal Panel

Gold Way Elevation (West, Rear)
NTS
The Julian
419 Melwood Avenue
PITTSBURGH, PENNSYLVANIA
Pedestrian Wall and Cascading Plantings Details

NTS

Trumpet Vines – Example of Hanging Growth

Trumpet Vines – Pitt Medical Research Center Southside

Diagram showing rooftop planter with cascading trumpet vines.
Pedestrian View along Ombre Brick Wall and Rain Garden

NTS
Pedestrian View along Ombre Brick Wall and Rain Garden

NTS
Pedestrian View along Ombre Brick Wall and Stormwater Rain Garden
Pedestrian View along Ombre Brick Wall and Stormwater Rain Garden
Pedestrian View along Ombre Brick Wall and Cascading Plantings

NTS
View along Gold Way, Looking North, Existing

View along Gold Way, Looking North, Proposed
1. View along Gold Way, Looking South, Existing
2. View along Gold Way, Looking South, Proposed
Articulation of Metal Panels Facades at 10th Floor

NTS
Articulation of Metal Panels Facades Gold Way
Pedestrian View along Ombre Brick Wall and Cascading Plantings

The Julian
419 Melwood Avenue
PITTSBURGH, PENNSYLVANIA