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>Unit Type</th>
<th>Number</th>
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<tr>
<td>Micro Units</td>
<td>9</td>
</tr>
<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>
</tr>
<tr>
<td>2 Bedroom / 2 Bath</td>
<td>41</td>
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<tr>
<td>Total Units</td>
<td>148</td>
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Vehicle Parking Spaces (Indoor) 127 spaces
Bicycle Parking Spaces (Indoor) 34 double lockers / 68 bikes
**THE JULIAN - Anticipated Development Schedule Summary**

**SCOPE OF SERVICES**

<table>
<thead>
<tr>
<th>Activity</th>
<th>Date</th>
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<tbody>
<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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<tr>
<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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<tr>
<td>Planning Commission Approval</td>
<td>12/7/2021</td>
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<tr>
<td>Foundation/Grading Permit</td>
<td>12/23/2021</td>
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<tr>
<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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<tr>
<td>Excavations &amp; Shoring</td>
<td>1/31/2022</td>
</tr>
<tr>
<td>Building Permit</td>
<td>2/28/2022</td>
</tr>
<tr>
<td>Foundations</td>
<td>3/21/2022</td>
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<tr>
<td>Subterranean Garage</td>
<td>6/1/2022</td>
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<tr>
<td>Structural Steel Structure</td>
<td>9/6/2022</td>
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<tr>
<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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<tr>
<td>Certificate of Occupancy Inspections</td>
<td>7/15/2023</td>
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Community Outreach & Support
NTS
June 10, 2021

TO: Jonathan Hudson, The Hudson Companies
FR: 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 desires. The Pittsburgh Innovation District is 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,

[Signature]

Seem C. Luther
Executive Director, InnovationPGH

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June 16, 2021

Pittsburgh Zoning Board of Adjustment
Alice Minogue, 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 increase in the 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 such, this project is designed for these current and future "walk to work" members of the Oakland community, and we expect that it will be positively received by our employees, colleagues and Oakland area workers.

Thank you for your consideration.

Sincerely,

[Signature]

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

cc: Rod Walt
Letters of Support – Councilman Daniel Lavelle

R. DANIEL LAVELLE
Councilman, City of Pittsburgh-District 6
Chair, Finance & Law

June 22, 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 any 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 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

515 City-County Building • Pittsburgh, Pennsylvania 15219
412-391-2140 • Fax: 412-391-4127
daniel.lavelle@pghcouncil.gov
Facebook.com/LavelleDistrict • Twitter.com/ELavelle • www.pghcouncil.gov/district6
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)
Contextual Building Heights

<table>
<thead>
<tr>
<th>Name</th>
<th>Height</th>
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<tbody>
<tr>
<td>425 N. Craig</td>
<td>75 ft</td>
</tr>
<tr>
<td>Residence Inn</td>
<td>140 ft</td>
</tr>
<tr>
<td>Moorhead Tower</td>
<td>130 ft</td>
</tr>
<tr>
<td>Royal York</td>
<td>155 ft</td>
</tr>
<tr>
<td>Bellefield</td>
<td>107 ft</td>
</tr>
<tr>
<td>One on Centre</td>
<td>170 ft</td>
</tr>
<tr>
<td>Dithridge House</td>
<td>105 ft</td>
</tr>
<tr>
<td>King Edward</td>
<td>102 ft</td>
</tr>
<tr>
<td>King Edward</td>
<td>102 ft</td>
</tr>
<tr>
<td>The Julian</td>
<td>114 ft</td>
</tr>
<tr>
<td>Hyatt House</td>
<td>70 ft</td>
</tr>
<tr>
<td>Morrowfield</td>
<td>75 ft</td>
</tr>
<tr>
<td>Arlington</td>
<td>105 ft</td>
</tr>
<tr>
<td>Coronado</td>
<td>90 ft</td>
</tr>
<tr>
<td>UMPC/Frmr Ford</td>
<td>75 ft</td>
</tr>
<tr>
<td>Ambassador Apts</td>
<td>90 ft</td>
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</table>

The Julian
419 Melwood Avenue
Pittsburgh, Pennsylvania
Planning Commission Presentation

The Julian
419 Melwood Avenue
PITTSBURGH, PENNSYLVANIA

Residence Inn
140 ft

Moorhead Tower
130 ft

Royal York
155 ft

One on Centre
170 ft

Dithridge House
105 ft

King Edward
102 ft

Coronado
90 ft

Bellefield
107 ft

Arlington
105 ft

Coronado
90 ft
Aerial Context Plan
NTS

Planning Commission Presentation

The Julian
419 Melwood Avenue
PITTSBURGH, PENNSYLVANIA
First Floor / Entry Level Floor Plan

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Planting Plan of Stormwater Rain Garden

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Typical Plan – Floors 3-9

GOLD WAY

MELWOOD AVENUE

The Julian
419 Melwood Avenue
PITTSBURGH, PENNSYLVANIA
**Materials Palette**

- Grey Brick, Blended Tones
- Cast Stone Veneer
- Dark Grey Aluminum Windows
- Clear Insulated Glazing (untinted)
- Metal Panel Med Grey
- Metal Panel Dark Grey
- Metal Panel Wood Grain Effect
Planning Commission Presentation

The Julian
419 Melwood Avenue
PITTSBURGH, PENNSYLVANIA

Wire-cut Modular Brick, "Grey Blend"

Glazed Modular Brick, "Shadow Grey"

Ombre Brick Wall

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419 Melwood Avenue
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Planning Commission Presentation

Melwood Avenue Elevation (East, Front)

CAST STONE VENEER
METAL FASCIA PANEL
GLASS RAILING
ALUM WINDOW UNIT
BRICK VENEER
METAL PANEL
South Elevation (Along New Private Drive)

CAST STONE VENEER
METAL PANEL
METAL FASCIA PANEL
METAL PANEL-WOOD LOOK
ALUM WINDOW UNIT
BRICK VENEER
CAST STONE VENEER
Gold Way Elevation (West, Rear)

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CAST STONE VENEER
BRICK VENEER
METAL PANEL
ALUM WINDOW UNIT
ALUM LOUVER
The Julian
419 Melwood Avenue
PITTSBURGH, PENNSYLVANIA

North Elevation
NTS
Pedestrian Wall and Cascading Plantings Details

NTS

Trumpet Vines – Example of Hanging Growth

Trumpet Vines – Pitt Medical Research Center Southside
Perspective View, Melwood Avenue From Baum Boulevard, Existing

Perspective View, Melwood Avenue From Baum Boulevard, Proposed
Perspective View, North Craig Looking South, Existing

Perspective View, North Craig Looking South, Proposed
Perspective View, Melwood Avenue toward Lobby, Existing

2 Perspective View, Melwood Avenue toward Lobby, Proposed
Street View – Main Entrance

NTS
Pedestrian View along Ombre Brick Wall and Rain Garden

NTS
Pedestrian View along Ombre Brick Wall and Stormwater Rain Garden

NTS
Pedestrian View along Ombre Brick Wall and Stormwater Rain Garden

NTS
Pedestrian View along Ombre Brick Wall and Cascading Plantings

NTS
View along Gold Way, Looking North, Existing

NTS

View along Gold Way, Looking North, Proposed

NTS
Articulation of Metal Panels Facades at 10th Floor

NTS
Articulation of Metal Panels Facades Gold Way
## Appendix I

### Planning Commission Commentary

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Hudson Property Management Services

The Hudson Companies, through its fully owned property management company subsidiary, Hudson Property Management, manages over 1,200 multifamily apartment units. Hudson Property Management has over 20 years of experience managing multifamily apartments and is fully staffed with in house property managers, leasing coordinators, marketing, facilities managers, and maintenance technicians. Our property management team focuses on providing safe, well maintained, energy efficient, and community focused homes to our residents while ensuring that our property and its residents are a positive benefit to the neighborhood and larger community as a whole.

The proposed project located at 419 Melwood Avenue, known as The Julian, will be staffed with a full time onsite management team consisting of a Property Manager, Leasing Coordinator, and Maintenance Technician. The onsite team is physically present at the property during normal business hours Monday through Saturday and is on call 24/7 as needed for property and facility related matters. The onsite team is supported by a regional manager, facilities manager, marketing personnel, and ownership on a regular basis. The onsite property management team will be physically located onsite in the administrative offices on the first floor of 419 Melwood Avenue. All Hudson Property Management team members are trained in accordance with recognized best practices from the Pennsylvania Apartment Association and the National Multifamily Housing Council including training and certification of Fair Housing, First Aid, OSHA, and certifications specific to their position within the property management team.

The Hudson Companies and Hudson Property Management prides itself on providing exceptional service to our residents, ensuring safety of the property, proper facilities upkeep and cleanliness, accordance with all fair housing and local ordinances, and creating community amongst our residents and the neighborhood as a whole. The future property management team at The Julian and Hudson Property Management will ensure that the property is operated in a professional and attentive manner.
Gold Way Existing Conditions Plan

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Planning Commission Presentation

The Julian

419 Melwood Avenue
PITTSBURGH, PENNSYLVANIA
Gold Way Existing Conditions Plan

Red line indicates existing "NO PARKING" signage on east side of Gold Way.

Yellow line indicates existing street parking along west side of Gold Way.

Privately owned obstructions located within Right-Of-Way (Gold Way):
1. Dumpster for 4601 Baum Blvd.
2. Dumpster for 419 Melwood Ave.
3. Dumpster for 435 Melwood Ave.

These areas are not the dump sites (or proposed, expected).
Existing Conditions Along Gold Way, Looking South

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The Julian
419 Melwood Avenue
PITTSBURGH, PENNSYLVANIA

Existing Conditions Along Gold Way, Looking South
Second Floor Terrace Perspective

The Julian
419 Melwood Avenue
PITTSBURGH, PENNSYLVANIA
Second Floor Terrace Aerial Perspective

NTS
Tenth Floor Terrace Perspective
Parking Assist for Ingress / Egress

- A spherical mirror at each corner will show approaching traffic
- A PTZ camera looking each way will be shown on monitors located below each mirror

Parking Garage Entry/Exit Visual Safety Assistance
Private Drive Visual Safety Assistance

- A spherical mirror at each corner will show approaching traffic

Building Mounted Spherical mirror

Post-Mounted Spherical mirror

Parking Assist for Ingress / Egress