



D e v e l o p m e n t A c t i v i t i e s M e e t i n g

The Parker

4 3 5 M e l w o o d A v e n u e
P I T T S B U R G H , P E N N S Y L V A N I A

I
7 May 2024

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Building Summary Information

Lot Size	17,082 sf
Building Footprint	14,198 sf
Typical Upper Floorplan Area, Floors 2-12	13,635 sf
Total Building Area, Gross	164,183 sf
Allowable FAR (10 x Site Area)	170,820 sf

Unit Breakdown

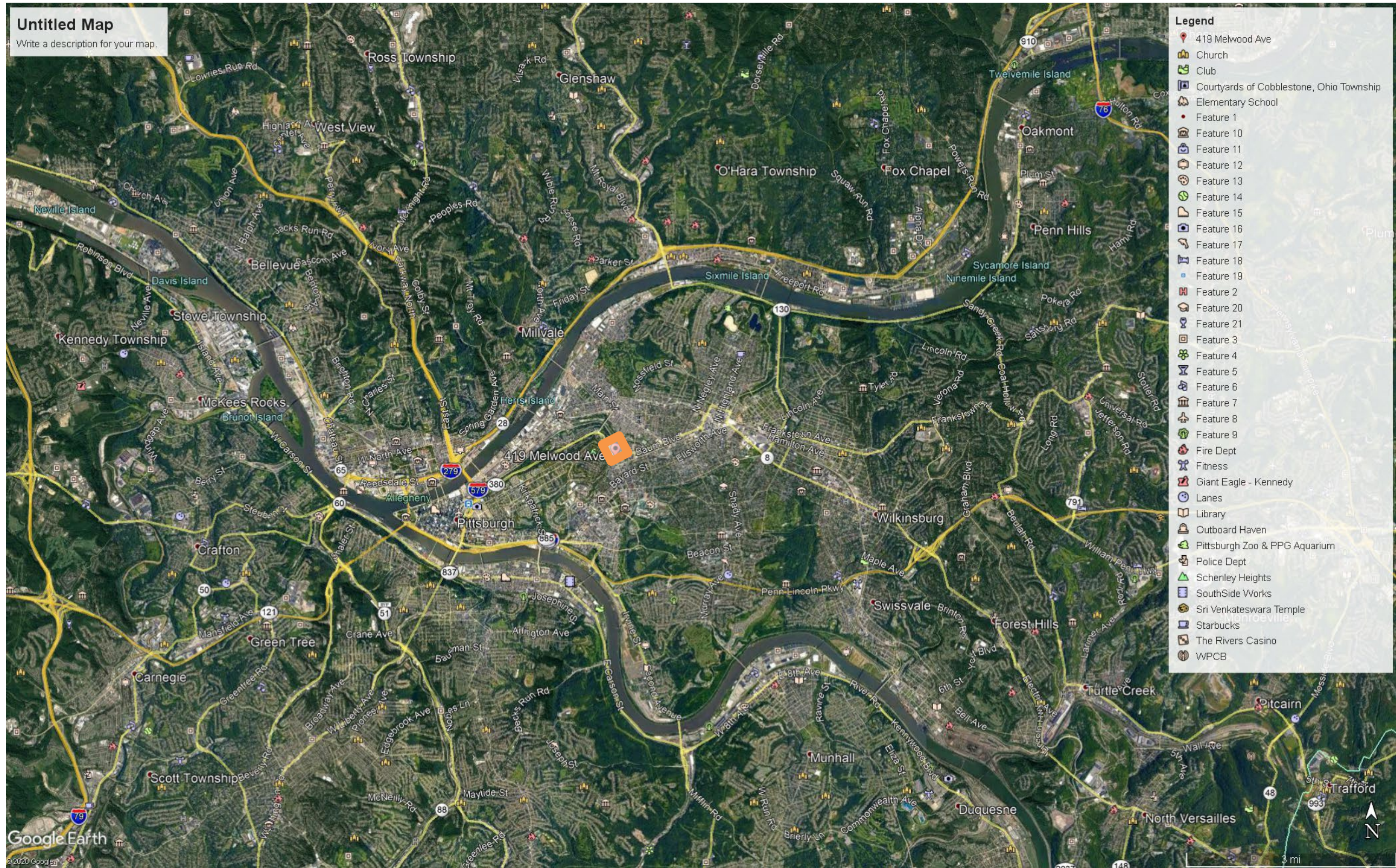
Studio	11
1 Bedroom / 1 Bath	111
2 Bedroom / 1 Bath	11
2 Bedroom / 2 Bedroom	22
3 Bedroom / 2 Bath	11
Total Units	166

Inclusionary Units

10% shall be Inclusionary/Affordable Units 17 units

Vehicle Parking Spaces (Outdoor) 117 required spaces (70%)
 Bicycle Parking Spaces (Indoor) 56 protected bike spaces
 (1 per 3 apartments)





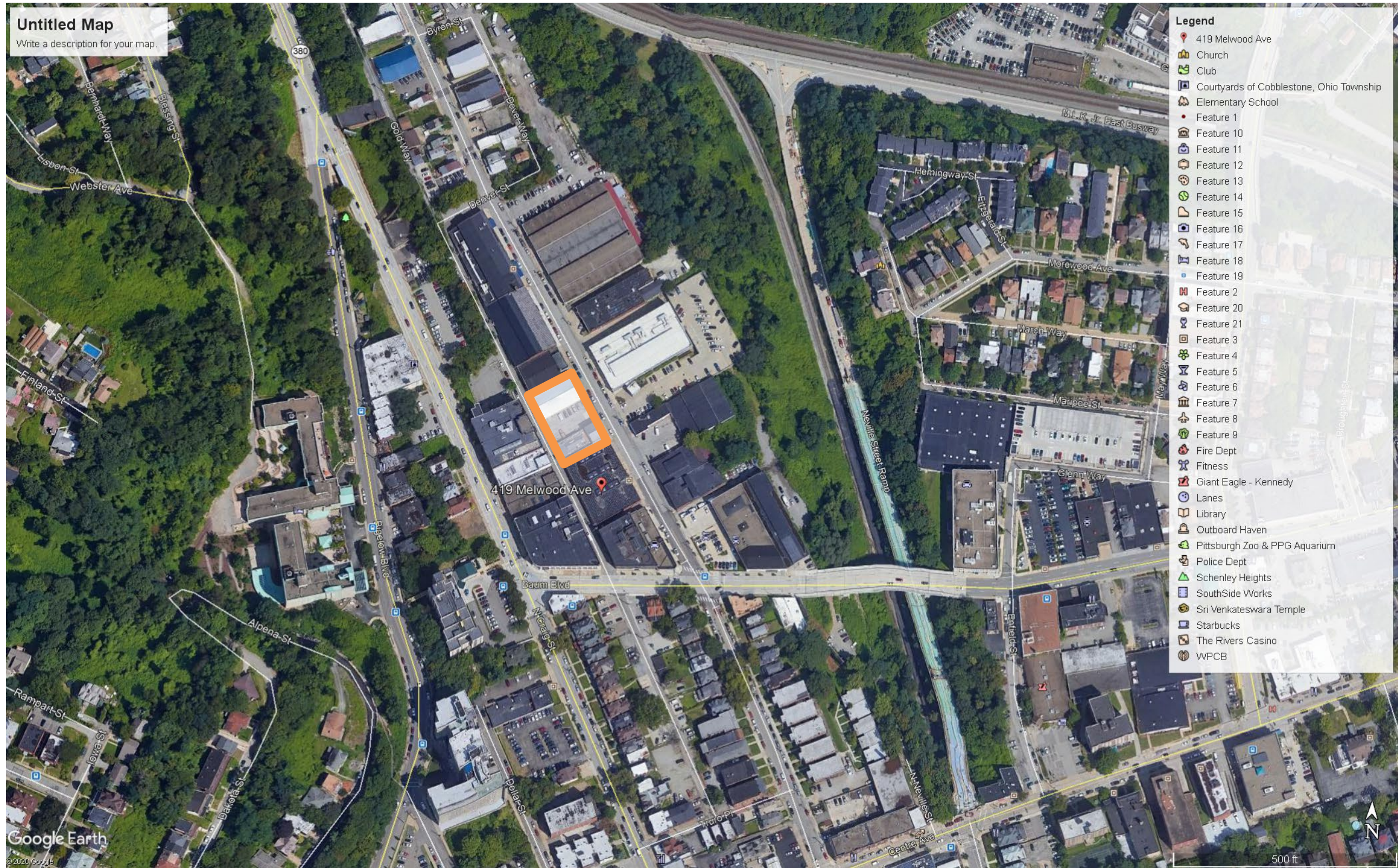
Location Map
NTS



Development Activities Meeting

The Parker

435 Melwood Avenue
PITTSBURGH, PENNSYLVANIA



Vicinity Map
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1 435 Melwood Avenue
NTS

Building Description

1. Two Story masonry and wood frame building.
2. Low-slope Roof.
3. Garage Use first floor; Office on second floor.



2 445 Melwood Avenue
NTS

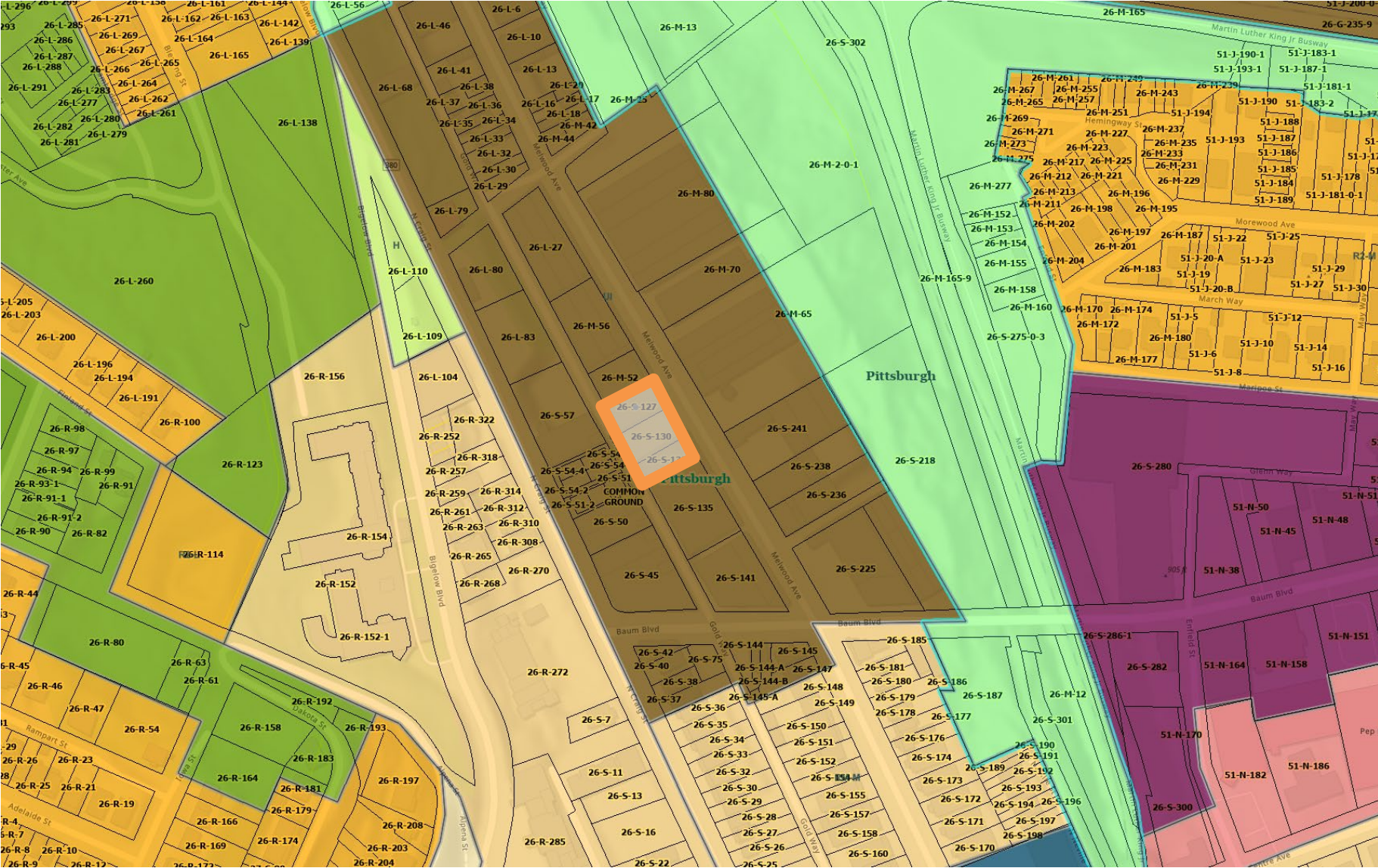
Building Description

1. Single story masonry building with sloped roof.
2. Commercial garage use.



Zoning Summary

Zoning District	UI Urban Industrial
Lot Area	17,082 sq ft
25% or Greater Slope	No
Landslide Prone Area	No
Undermined Area	No
Front Setback	0 Feet
Side Setback	0 Feet (Public Way Behind)
Side Setback	10 Feet (0 Feet where abutting adj. Bdg)
Maximum Height	60 Feet / 4 Stories Unlimited / 10:1 FAR if Multi-unit Residential
Permitted Uses	Multi-Unit Residential by Special Exception



City of Pittsburgh Zoning Map

NTS

Special Exception: Multi-Family Residential

If 75% or more of the building is used for Multi-Family Residential, the FAR is extended from 4:1 to 10:1.

Provided following conditions are met:

1. Cannot be within 200 feet of Residential Zoned property.
2. Shall not create detrimental visual impacts; shall not be incompatible be with the surrounding built environment and use patterns.

3. Development will not adversely affect the safety and convenience of residential neighborhoods or pedestrian circulation in the vicinity.
4. Will not create detrimental operational impacts to the area, such as noise, vibrations, etc.
5. Will no create detrimental impacts on the future development of the parcels in the vicinity of the proposed site.
6. Will not created detrimental impacts to the property values of the parcels in the area.



Special Exception: Alternative Access and Parking Plans

914.07.G.2.A – Special Exceptions – Offsite Parking

Requirements:

1. Location within 1000 feet of site.
2. Parking be located in the same or less restrictive zoning district as the subject property.
3. Record an off-site parking agreement with property owner

Inclusionary Housing Overlay District

907.04.1.6 On-site Inclusionary Standards

Amount Of Units:

(E) 10 Percent Of Units Shall Be Inclusionary

Location Of Units

Units Are Not Required To Be Located On The Top Three (3) Floors For Buildings Six (6) Stories Or Taller

Income Requirements – 80% Of AMI

907.04.1.7 Off-site Inclusionary Standards

Amount Of Units:

(E) 12 Percent Of Units Shall Be Inclusionary

Location Of Units

Within ¼-Mile Of Proposed Development, With Comparable Transit Access And Similar Walkshed

Income Requirements – 80% Of Ami

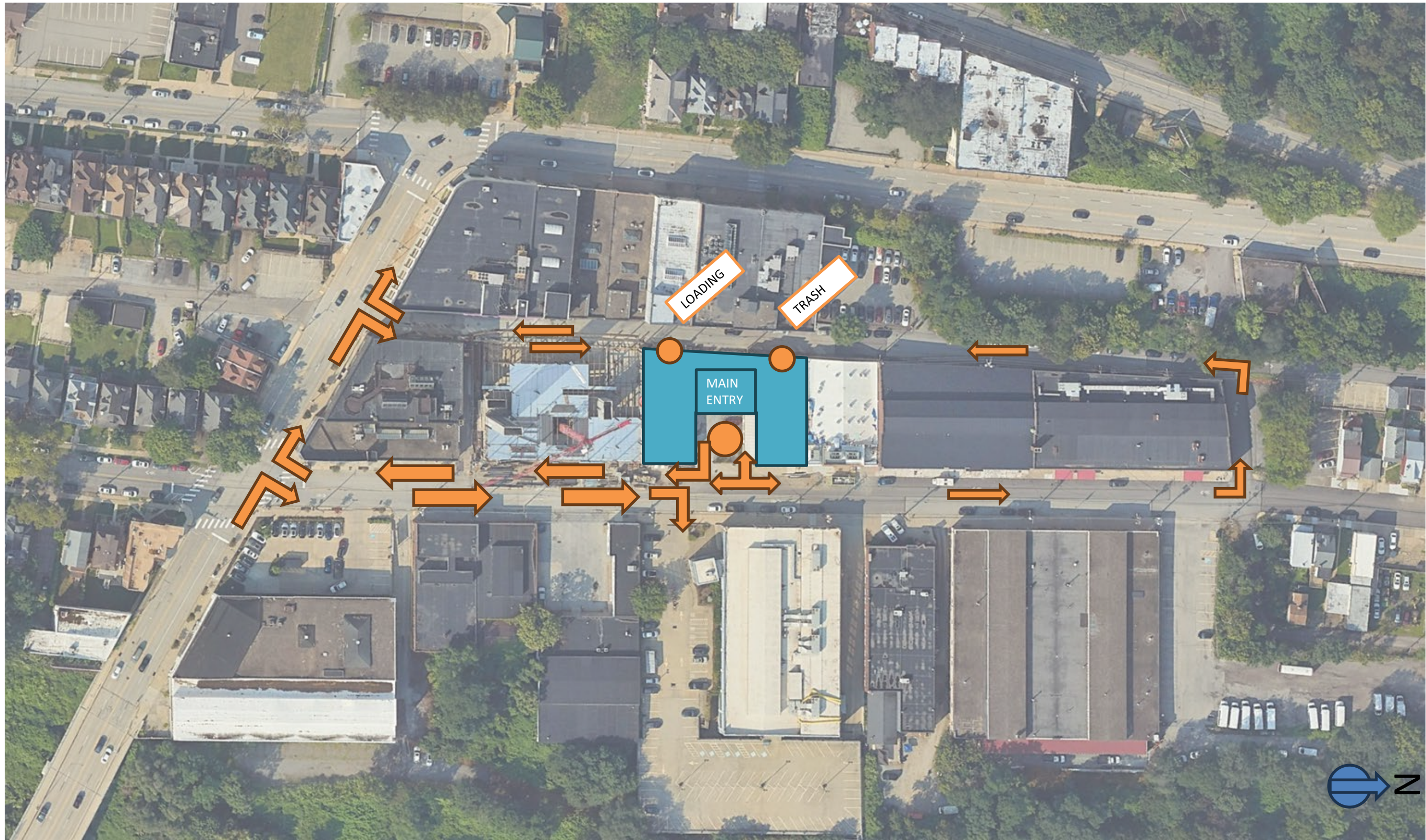




① First Floor Plan
1/8" = 1'-0"

First Floor Plan
NTS





Overall Neighborhood Site Circulation & Access – Arrival & Service
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Overall Neighborhood Site Circulation & Access - Departure
NTS



D e v e l o p m e n t A c t i v i t i e s M e e t i n g

T h e P a r k e r

4 3 5 M e l w o o d A v e n u e
P I T T S B U R G H , P E N N S Y L V A N I A



Melwood Avenue Elevation (East)

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| Gold Way Elevation (West)
NTS



Perspective View, Melwood Avenue Motorcourt
NTS



Perspective View, Melwood Avenue Elevation
NTS