



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

4 5 0 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

1
1 July 2024

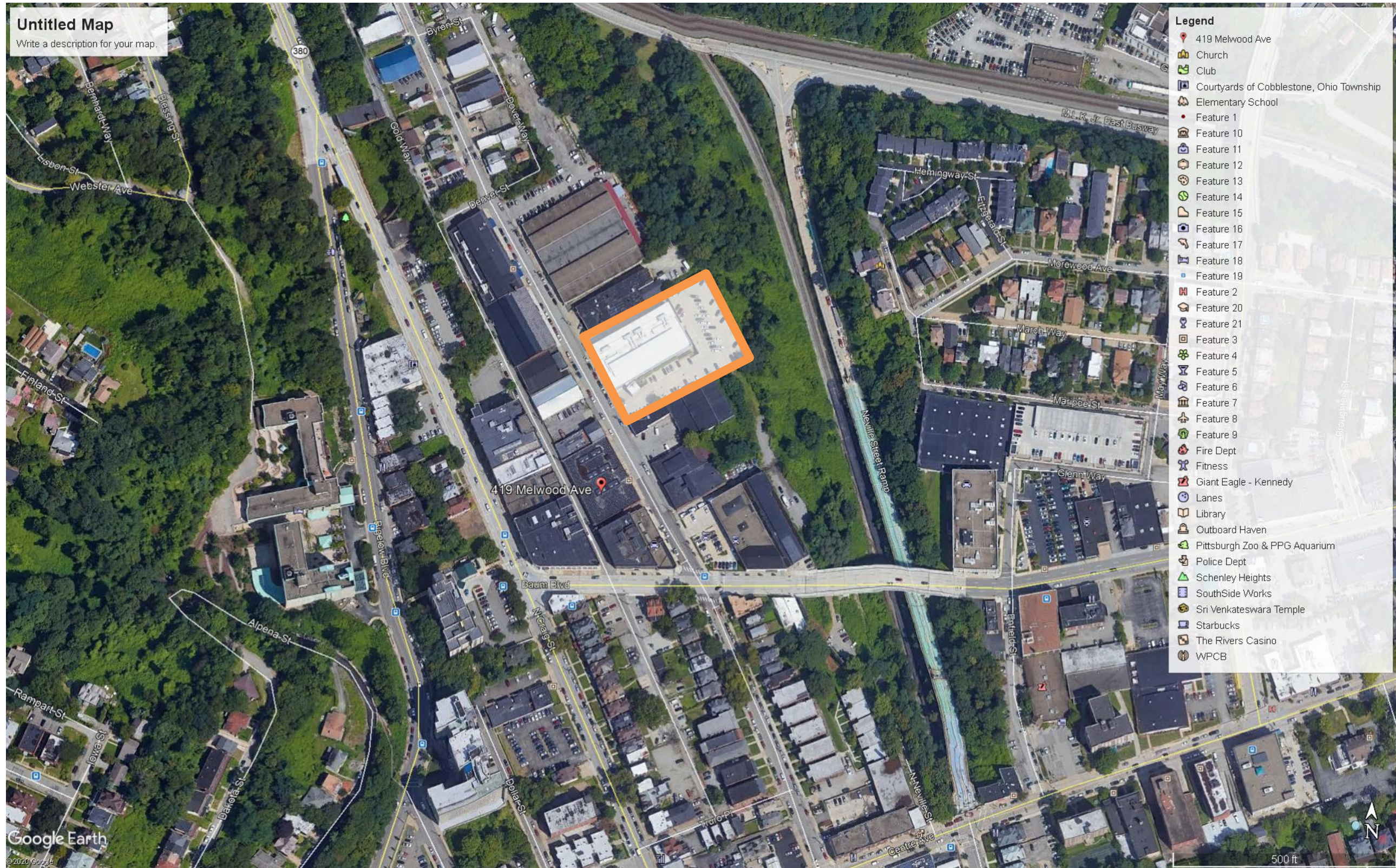
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Building Summary Information

Unit Breakdown	
Studio	9
1 Bedroom / 1 Bath	26
2 Bedroom / 2 Bedroom	6
3 Bedroom / 2 Bath	1
Total Units	42
Inclusionary Units	
10% shall be Inclusionary/Affordable Units	5 units
Vehicle Parking Spaces (Outdoor)	30 required spaces (70%)
Bicycle Parking Spaces (Indoor)	14 protected bike spaces (1 per 3 apartments)





Vicinity Map
NTS



Development Activities Meeting
450 Melwood Avenue
PITTSBURGH, PENNSYLVANIA



1 450 Melwood View - From Street
NTS



2 450 Melwood Avenue – Aerial View
NTS

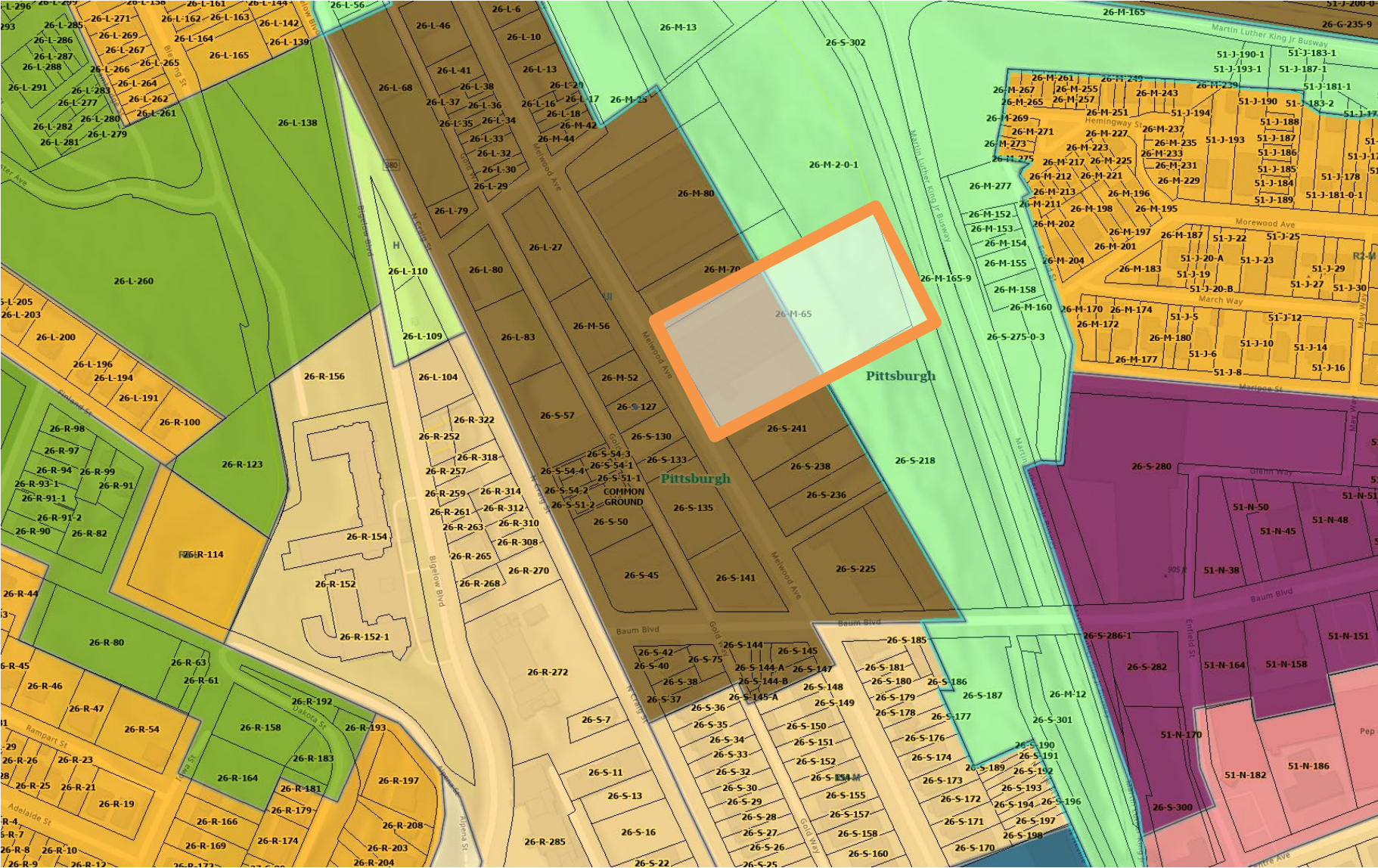
Building Description

1. Two Story Masonry, Steel and Wood Frame building.
2. Low-slope Roof.
3. Structured parking on South and Rear of Building
4. Previously used as an Office Building.



Zoning Summary

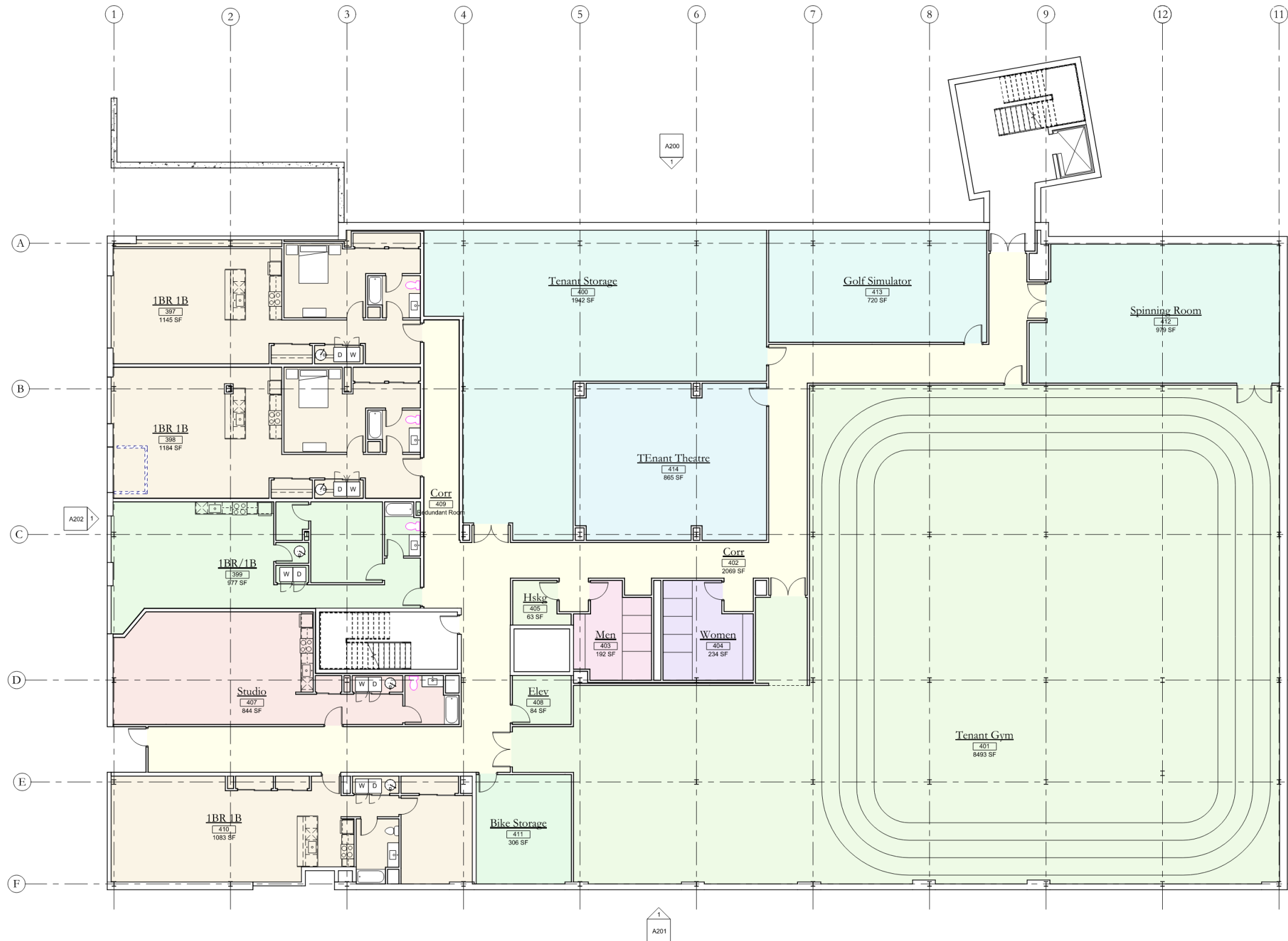
Zoning District	UI Urban Industrial
Lot Area	2.1515 Acres / 93,719 sq ft
25% or Greater Slope	Partial
Landslide Prone Area	No
Undermined Area	No
Front Setback	0 Feet
Side Setback	0 Feet (Public Way Behind)
Side Setback	10 Feet (0 Feet where abutting adj. Bdg)
Maximum Height	60 Feet / 4 Stories Unlimited / 10:1 FAR if Multi-unit Residential
Permitted Uses	Multi-Unit Residential by Special Exception



City of Pittsburgh Zoning Map
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1 Lower Level Plan - Proposed
1/8" = 1'-0"





1 First Floor Plan Proposed
 1/8" = 1'-0"



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1 Second Floor Plan Proposed
 1/8" = 1'-0"



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