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GENERAL CONSTRUCTION | REAL ESTATE ACQUISITION | REAL ESTATE DEVELOPMENT

THE JULIAN, MEMORANDUM

TO: Director Wanda Wilson, OPDC
FROM: Jonathan Hudson
DATE: June 30, 2021
SUBJECT: The Julian, 419 Melwood Avenue, Pittsburgh, PA

Dear Director Wilson,

As we continue to move through the approval process there have been some minor changes to The Julian located at 419 Melwood Avenue, Pittsburgh, PA. Below is a summary of building information changes from our Community Wide Meeting taking place in April to our latest set of plans dated 6/30/21. In addition, we are forwarding the set of new plans and rendering to be posted on your website.

Building Summary Information 4-22-21

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	
Micro Units	8
Studio	34
1 Bedroom / 1.5 Bath	50
1 Bedroom / Den / 1.5 Bath	16
2 Bedroom / 2 Bath	18
2 Bedroom / Den / 2.5 Bath	2
Total Units	128
Vehicle Parking Spaces (Indoor)	93 spaces
Bicycle Parking Spaces (Indoor)	34 lockers / 68 bikes

Building Summary Information 6-30-21

Building Footprint	17,130 sf
Typical Upper Floorplan Area, Floors 2-9	14,060 sf
Floor 10 Floorplan Area	13,270 sf
Total Building Area, Gross (Less Garage)	130,250 sf
Total Garage Area, Gross	46,658 sf
Unit Breakdown	
Micro Units	9
Studio	8
1 Bedroom/ 1 Bath	9
1 Bedroom / 1.5 Bath	71
2 Bedroom / 1 Bath	9
2 Bedroom / 2 Bath	42
Total Units	148
Loading Spaces (off-street)	2 spaces 10'x25'
Vehicle Parking Spaces (Indoor)	105 spaces
Bicycle Parking Spaces (Indoor)	25 lockers / 50 bikes



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The overall size of the building slightly decreased, and through a change of unit mix and floorplan designs the overall unit count increased by twenty units. Additional parking spaces were added to the plan to account for additional units. Although we have made some slight modifications, we were able to do so in a manner consistent with the zoning requirements. Further, as we have discussed, we are able to meet the zoning requirements for parking and are very excited about the design refinements. Due to our scheduling needs and commitments, we are prepared to proceed with the July 8, 2021 hearing date before the ZBA. We certainly welcome any questions you might have and have attached a memorandum with summarizing the changes for you to post on the website, along with the drawings which we will forward to you on Thursday. We would be happy to set up a call to discuss any details or questions you have about the application.

Sincerely,

Jonathan Hudson

Jonathan Hudson

Partner, The Hudson Companies