

# 250 Atwood St, Pittsburgh PA

CDAP and Site Plan Review Meeting  
August 18<sup>th</sup>, 2025



## Project Description

Proposed housing project with 299 units / 712 beds that serves professionals, young families, and students at the intersection of Atwood Street, Louisa & Meyran Street.

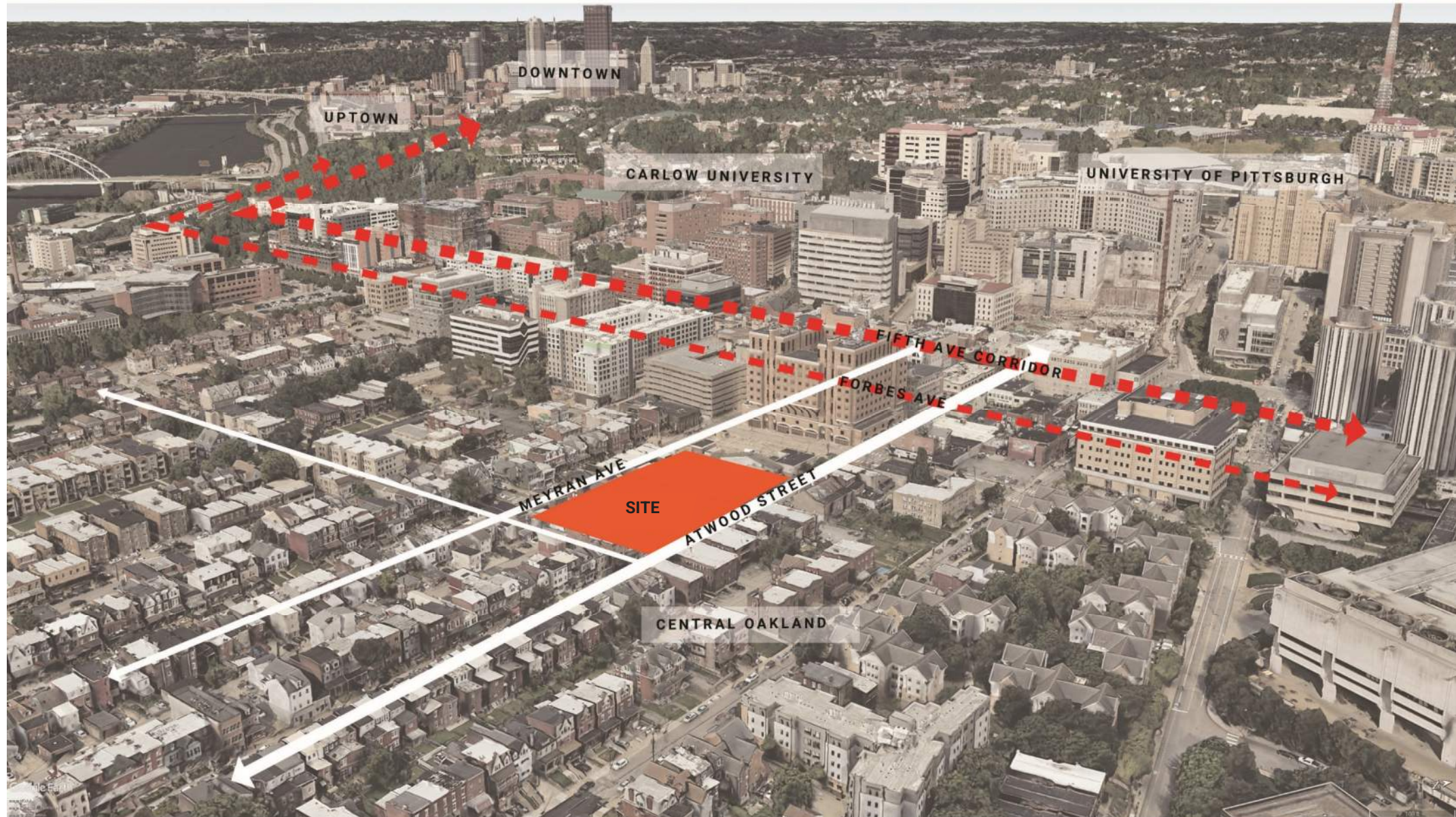
The site consists of eighteen (18) parcels. The total site area is approximately 1 acre

The project will consist of furnished studio, one-bedroom, two-bedroom, and three-bedroom apartment units sharing common living space and approximately 13,000 SF of ground floor & ninth-floor amenity space, 2,954 SF of roof terrace, and 4,269 SF of internal courtyard area.

The development will provide affordable housing in accordance with the performance point criteria 4.b: 'a minimum of 5-14.9% of the total residential units for rent will be designated as affordable for households earning at or below 60% of the Area Median Income (AMI)'. 10% of the total residential units for rent in the development will be designated as affordable for households earning at or below 50% AMI. These commitments contribute to the city's goals for inclusive and equitable housing and support the project's alignment with zoning requirements for affordability



# Site Connection to Fifth Avenue Corridor





# Existing Site Photos

1



3



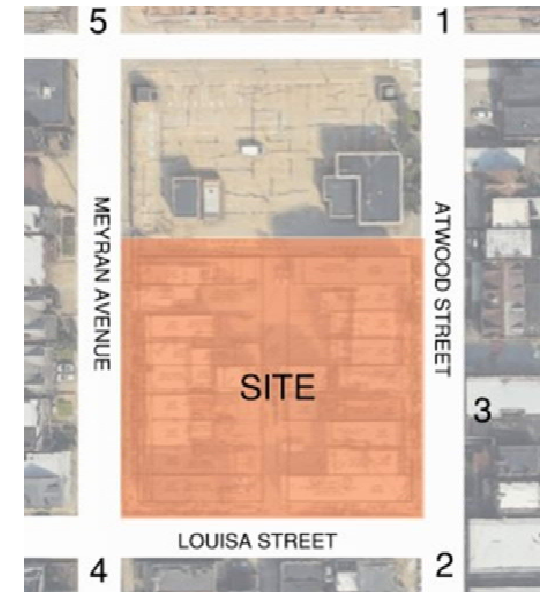
5



2



4





Proposed Site  
Approx. 1 Acre



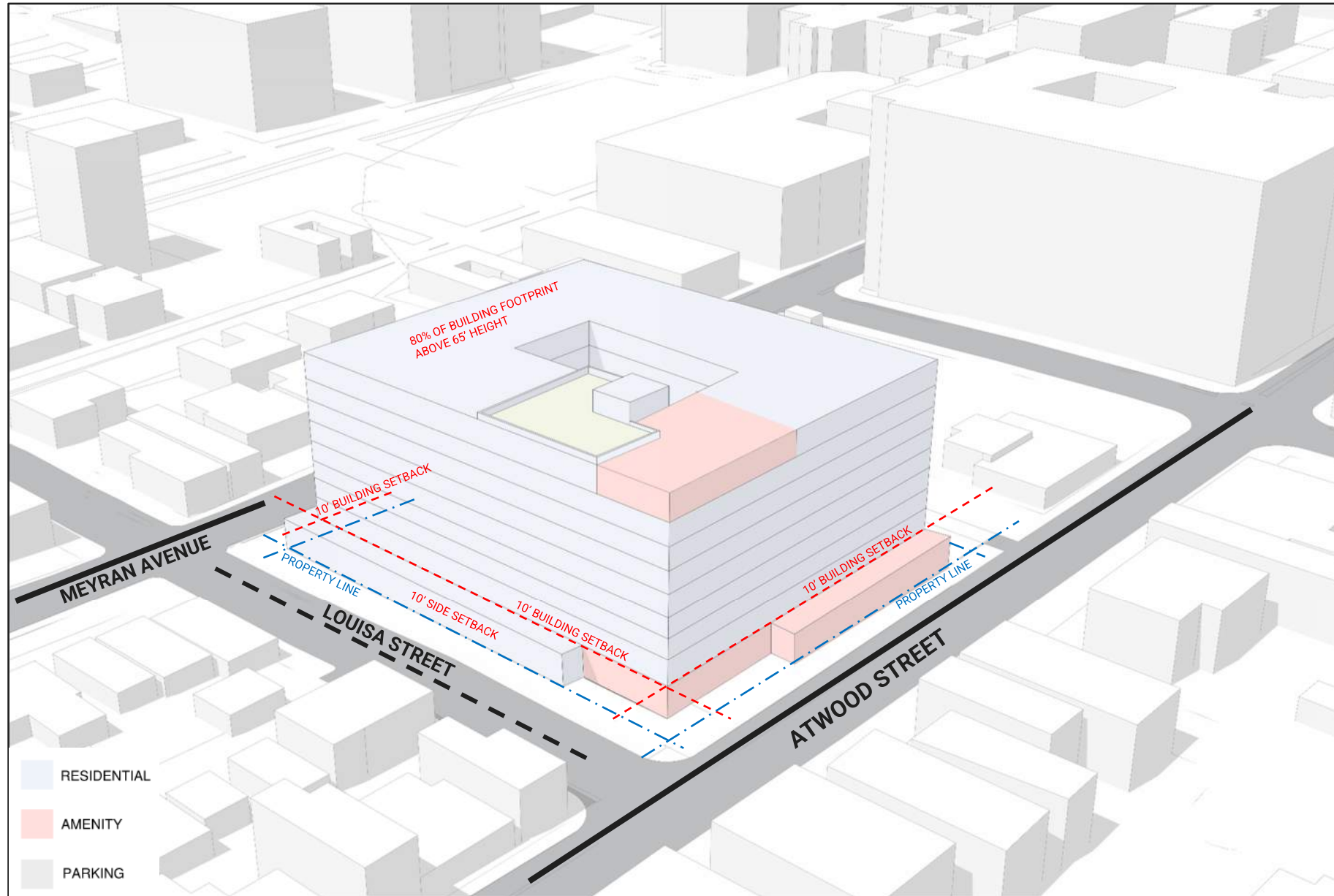


## Zoning – R-MU (Residential Mixed Use)

	Required	Provided
Front and side setback	10' MIN. ( Above 45' of height)	10'
Rear setback	2' Adjacent from way	10'
Build to zone	0-20' From public street	0-20' From public street
Sidewalks	10' (Can be counted toward U.O.S.)	10'
Urban open space	10% of lot area @ ground level	10 % of lot area @ ground level
Parking	0.5 Parking ratio	0.56 Parking ratio
MIN. Height	24'	24'
MAX. Height	95' (With height bonus)	94'10"
Bicycle parking	1 Per every 3 dwelling units	1 Per every 3 dwelling units / +100 Rack

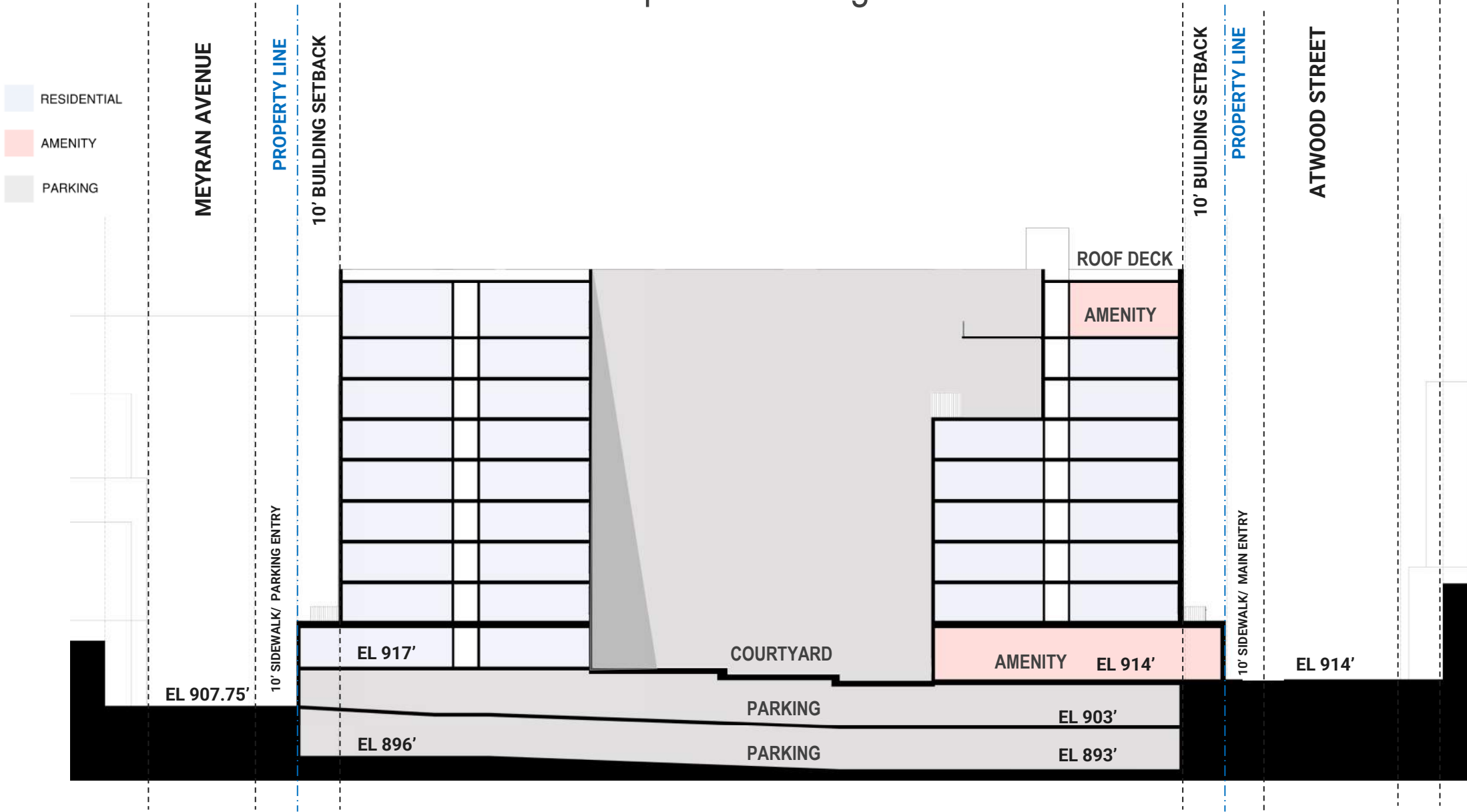
**Note: This project complies with all applicable zoning requirements**







Proposed building section





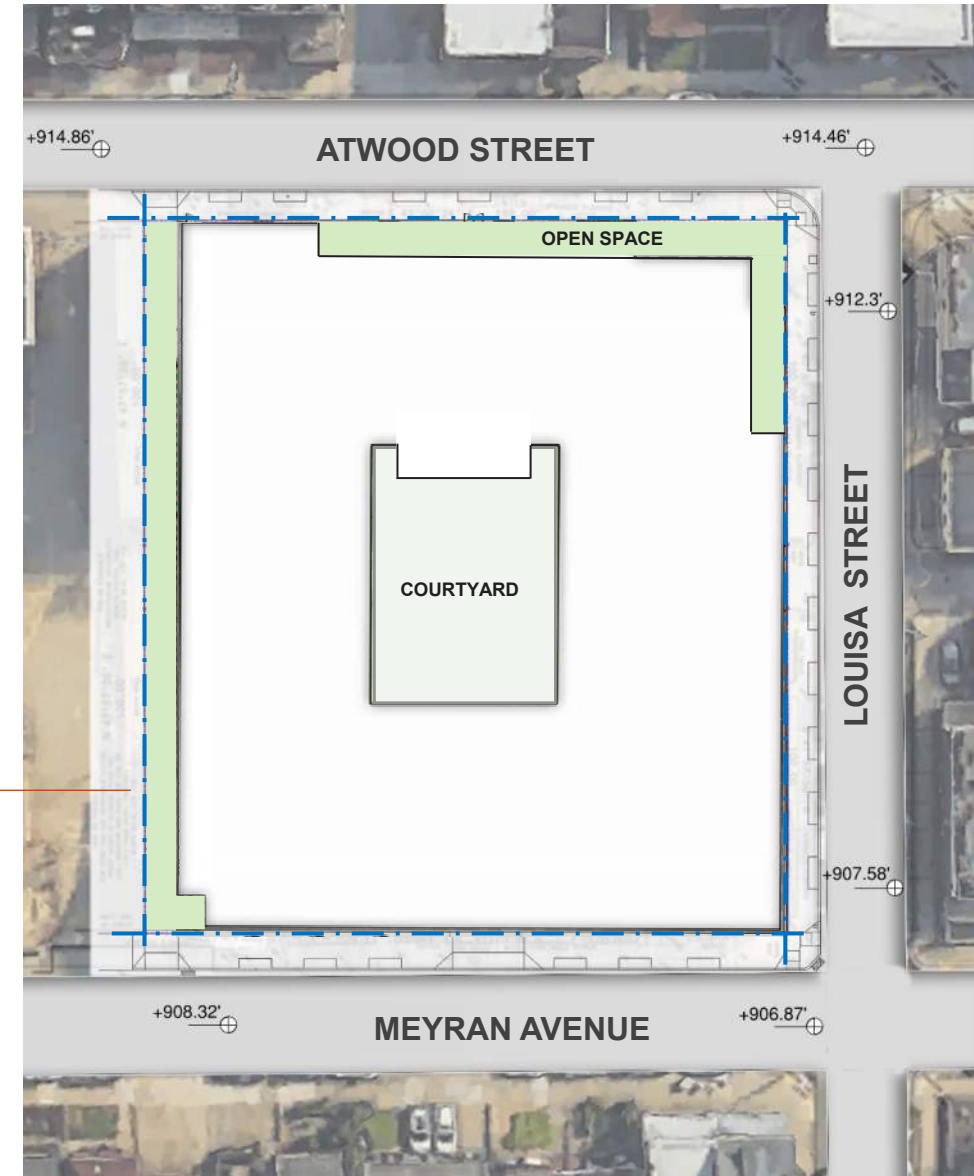
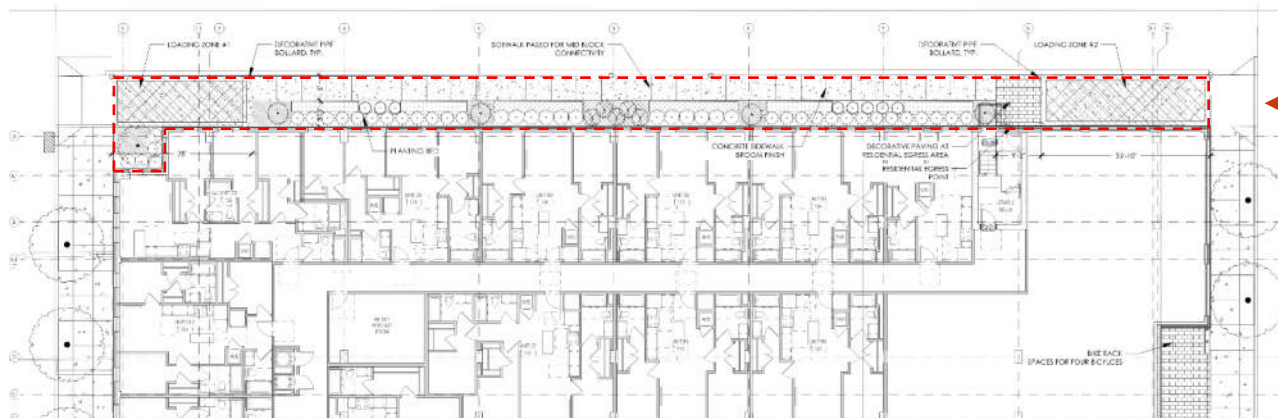
# Site Open space

## Open Space Calculation Summary

**Property Area** 43,553 SF  
**Required Open Space** 4,355.3 SF  
 (10% of lot area @ ground level)

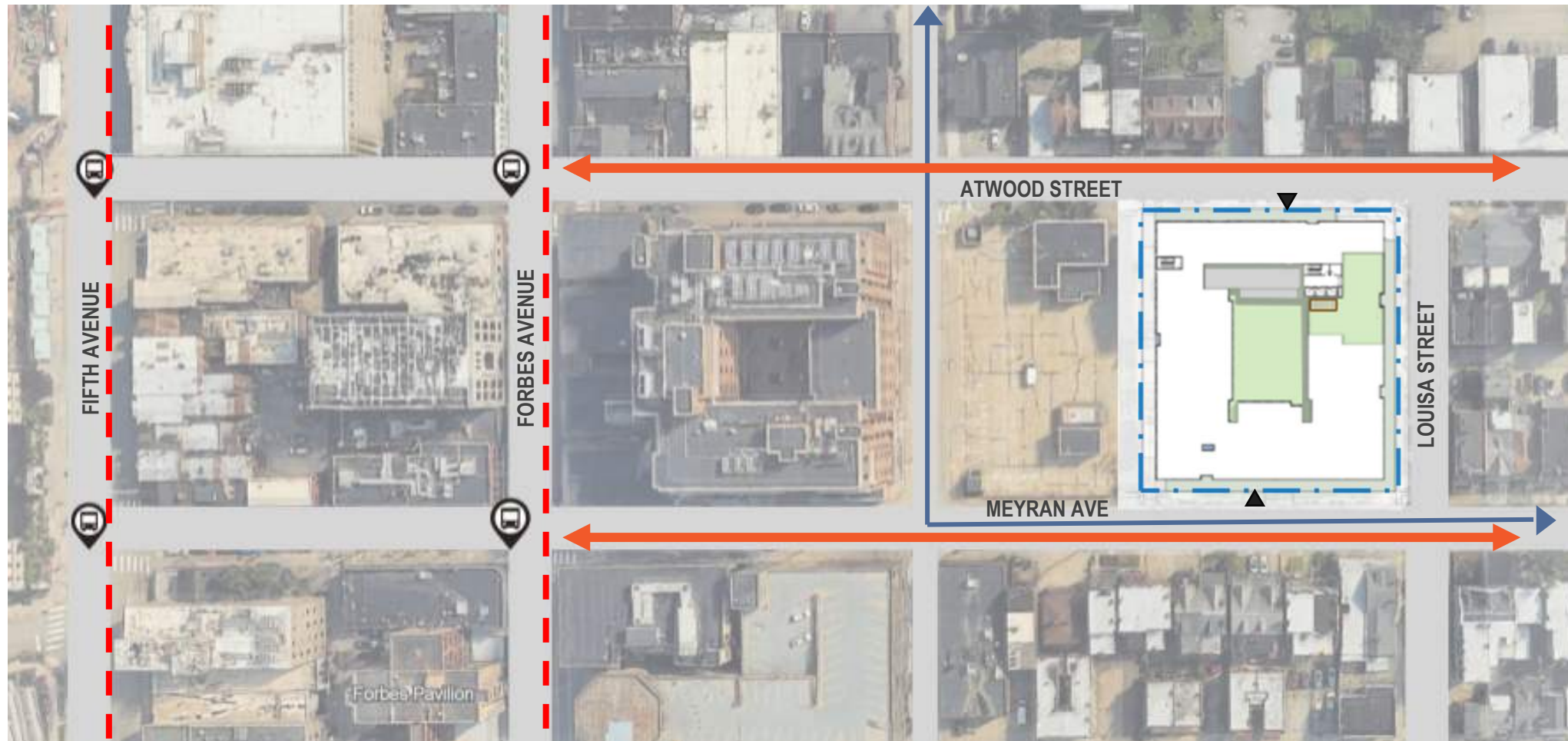
**Provided Open Space** 4,357 SF, not including the courtyard  
 (10% of the lot area)

- Open space is designed at the same level as the abutting public sidewalks to facilitate pedestrian circulation or relieve pedestrian congestion & fully accessible to persons with disabilities throughout the entire area.





# Site Transportation Access



- BUS ROUTE
- BIKE LANE
- ↔ PEDESTRIAN





## P2- Below Grade Parking Level (+ 893')

### Vehicle Parking Summary:

168 Parking Spaces Provided

Parking Ratio (0.5 Space / Unit)

5% EV parking

20% EV Capable

150 Spaces Required

### Bicycle Parking Summary:

165 Indoor Rack Spaces

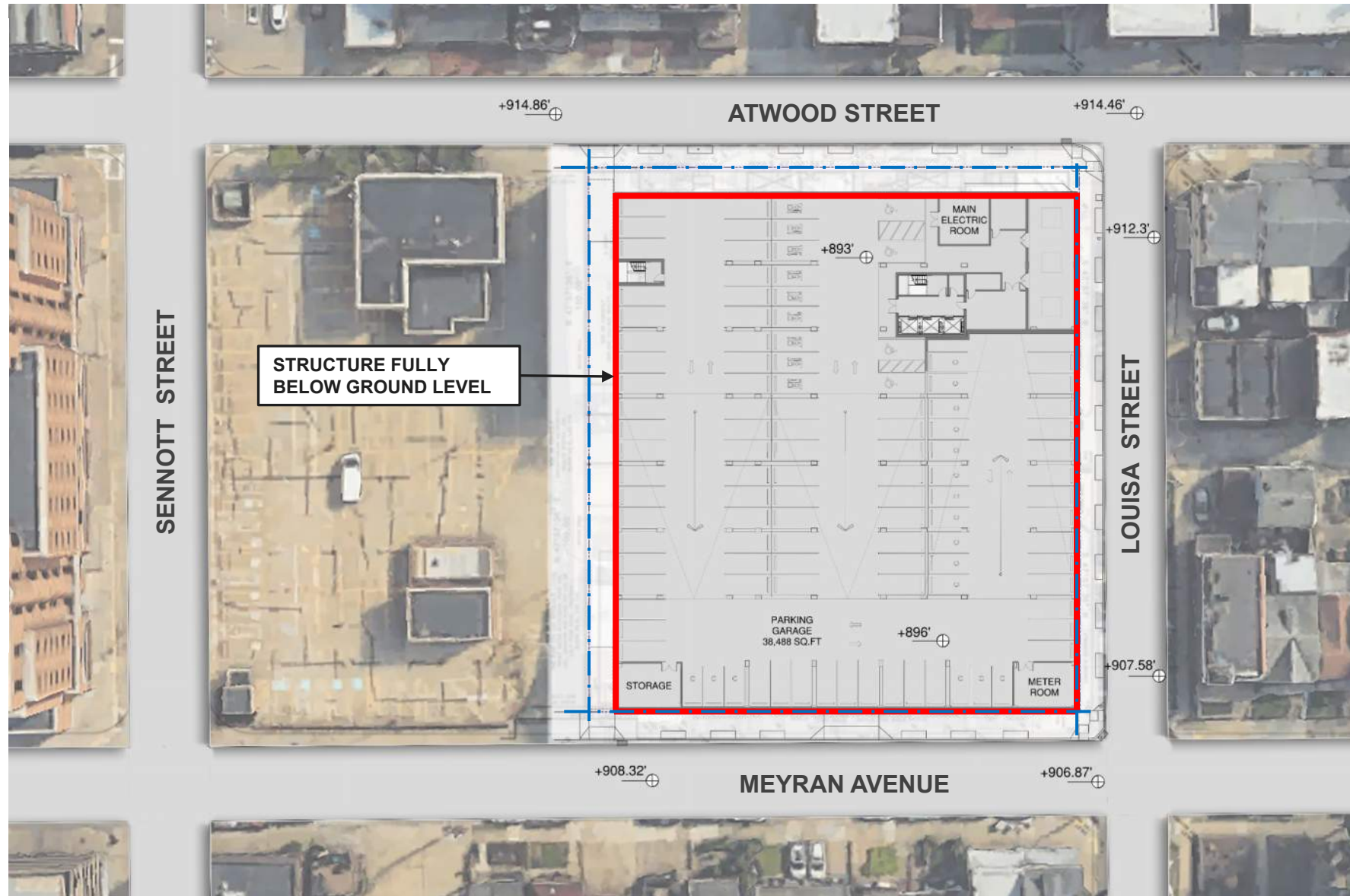
4 Outdoor Rack Spaces

169 Total Rack Spaces

Bike Ratio (1 Rack/ 3 Units)

100 Spaces Required

P2 (Garage)- 38,488 GSF





# Meyran Ave / P1 Parking Level (+ 903')

## Vehicle Parking Summary:

168 Parking Spaces Provided

Parking Ratio (0.5 Space / Unit)  
5% EV parking  
20% EV Capable

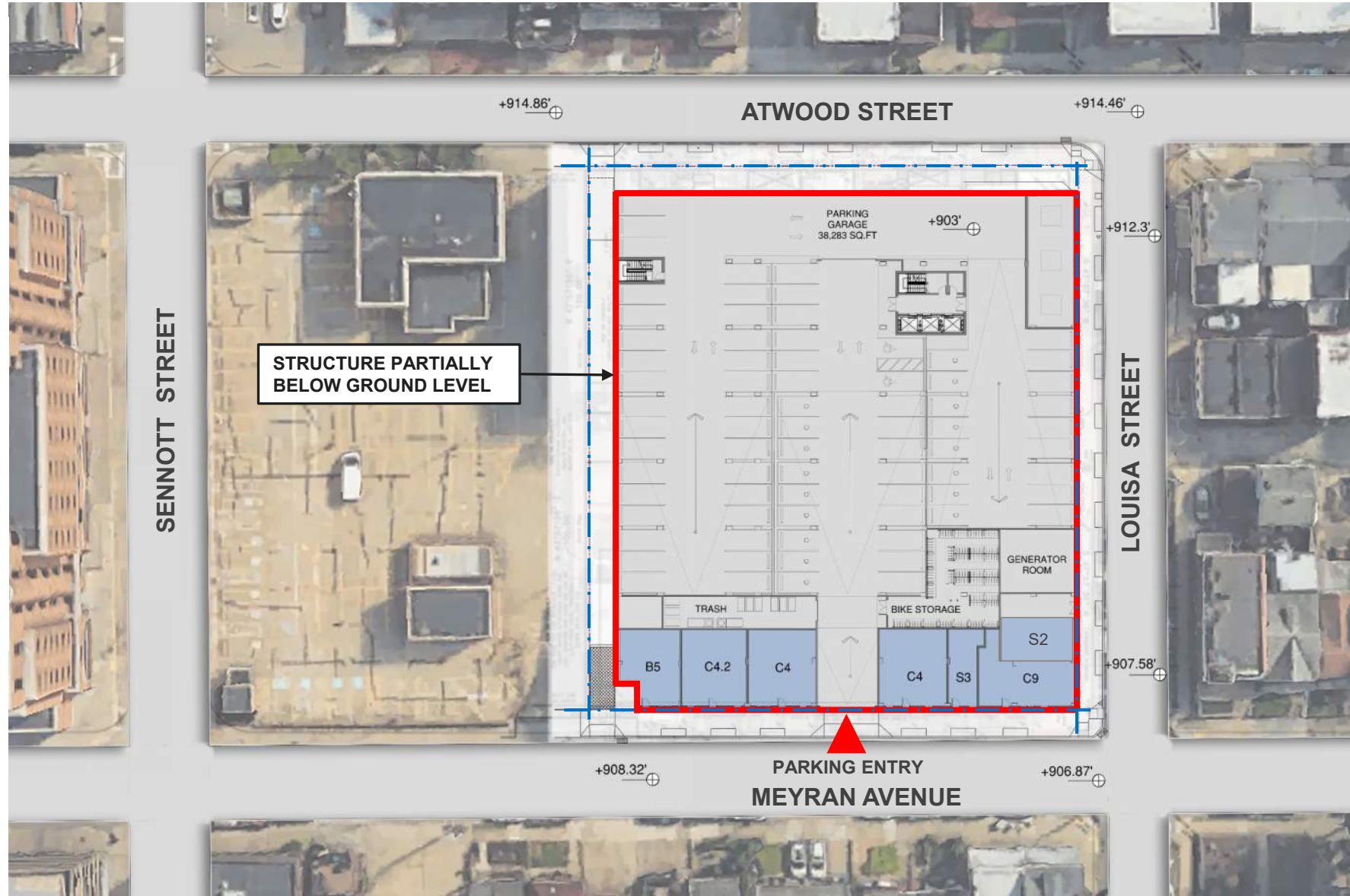
150 Spaces Required

## Bicycle Parking Summary:

165 Indoor Rack Spaces  
4 Outdoor Rack Spaces  
169 Total Rack Spaces  
Bike Ratio (1 Rack/ 3 Units)

100 Spaces Required

P1 (Garage)- 38,283 GSF





# Atwood Street Level (+ 914')

## Building Summary:

### Building

10,240 SF Lobby/Amenity  
2,684 SF Upper Floor Amenity

Total Building GSF (Not Including Garage) 266,958 GSF

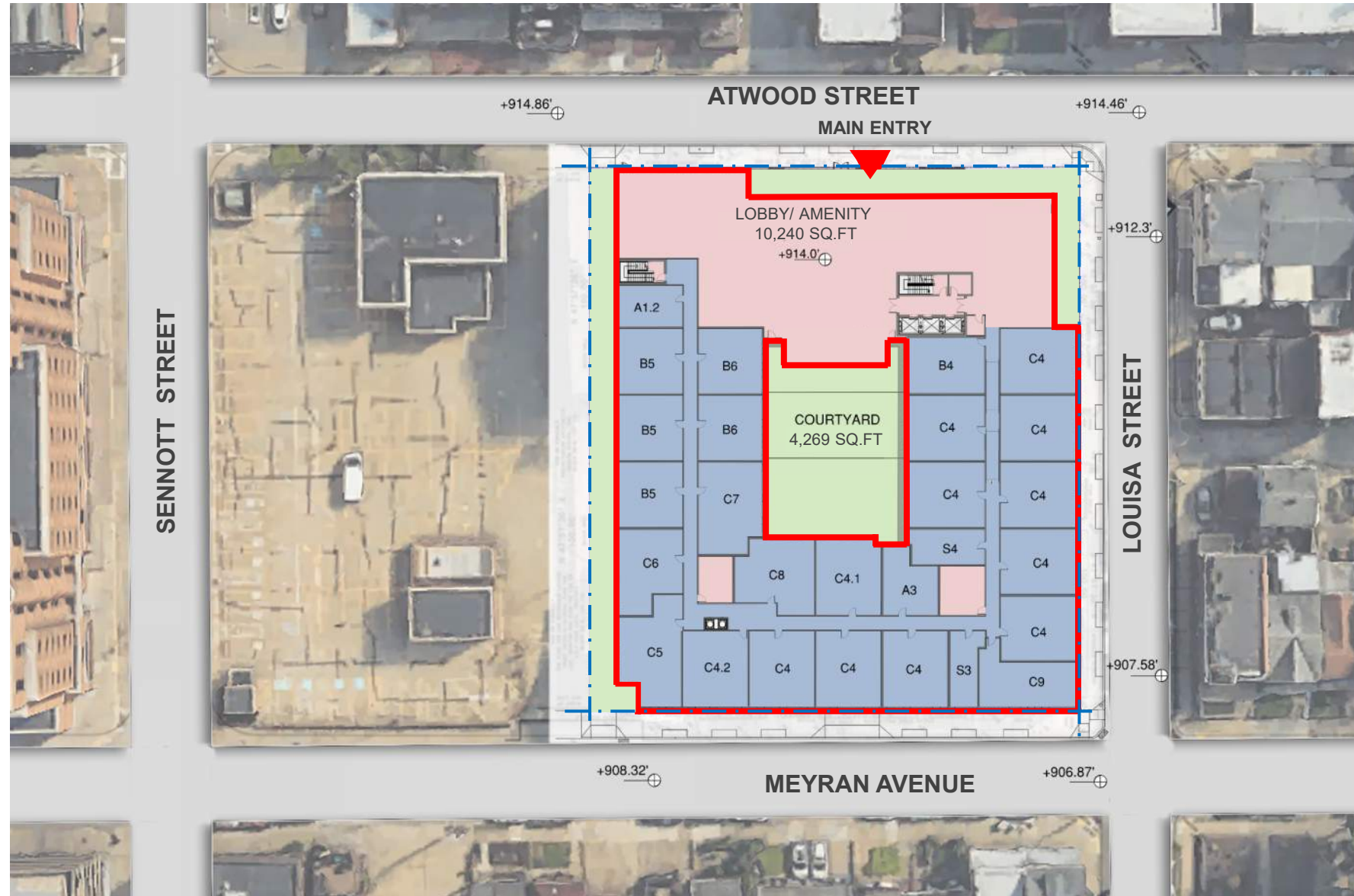
Total Building & Garage GSF ( Not Including Courtyard) 343,729 GSF

## 299 Total Number of Units

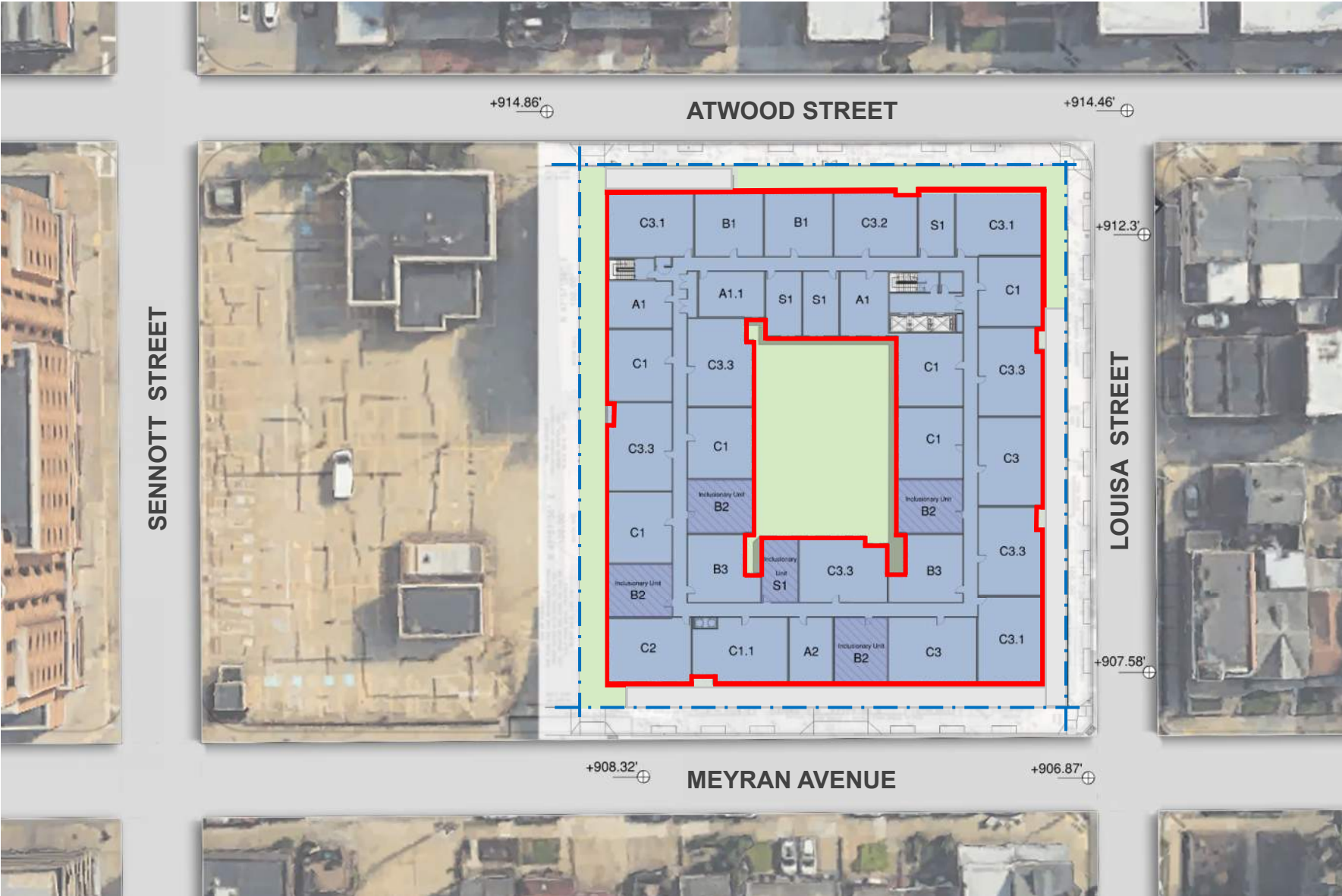
L1 (Atwood)- 34,876 SF  
(Not including Courtyard )  
33,861 GSF

### Legend:

- Amenity
- Unit
- Inclusionary Unit







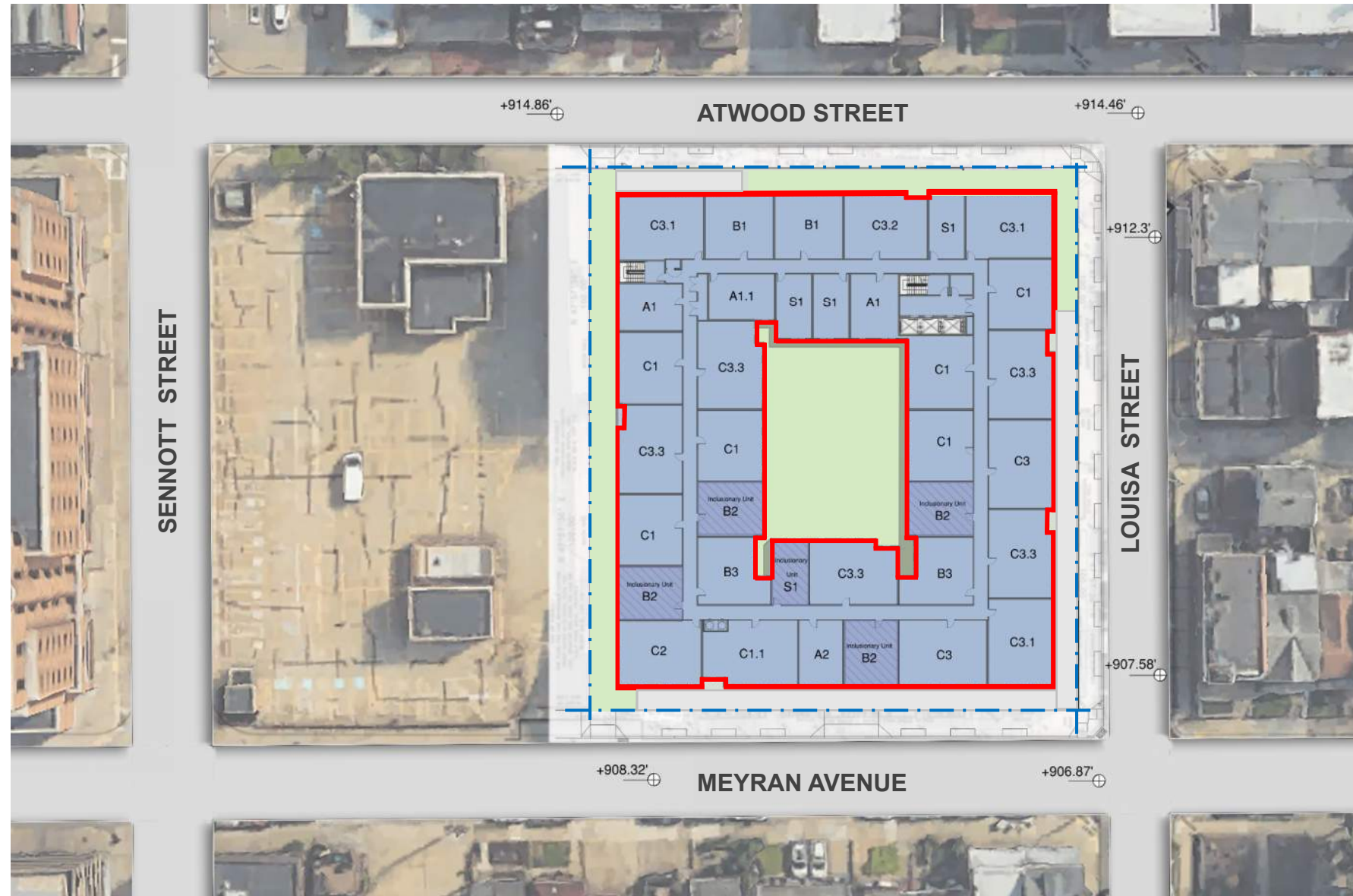
L2- 29,688 GSF

Legend:

- Amenity
- Unit
- Inclusionary Unit



# Typical Level (3<sup>rd</sup> to 5<sup>th</sup>)



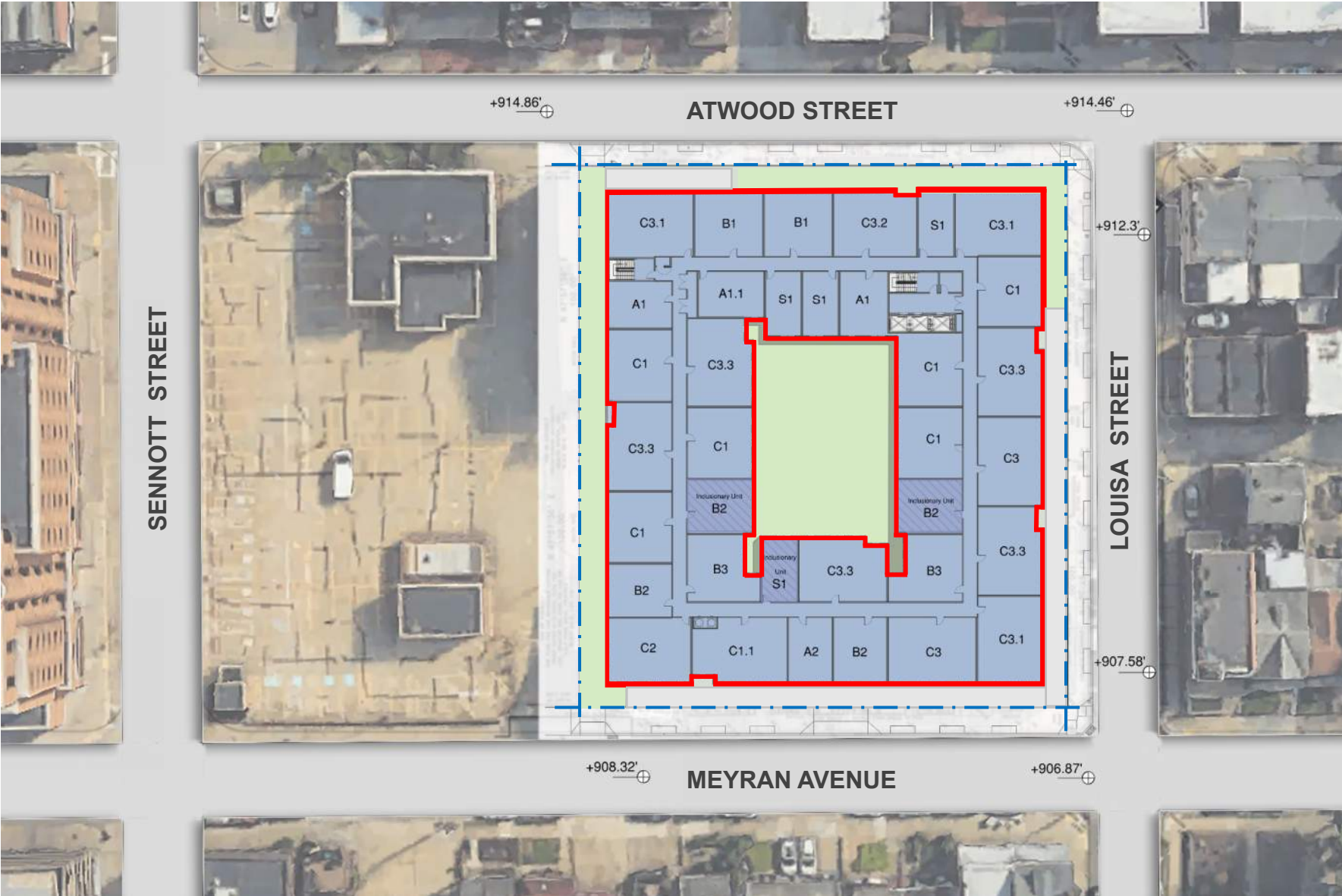
L3-5 - 29,688 GSF

## Legend:

- Amenity
- Unit
- Inclusionary Unit



6<sup>th</sup> Level



L6- 29,688 GSF

- Legend:
- Amenity
  - Unit
  - Inclusionary Unit

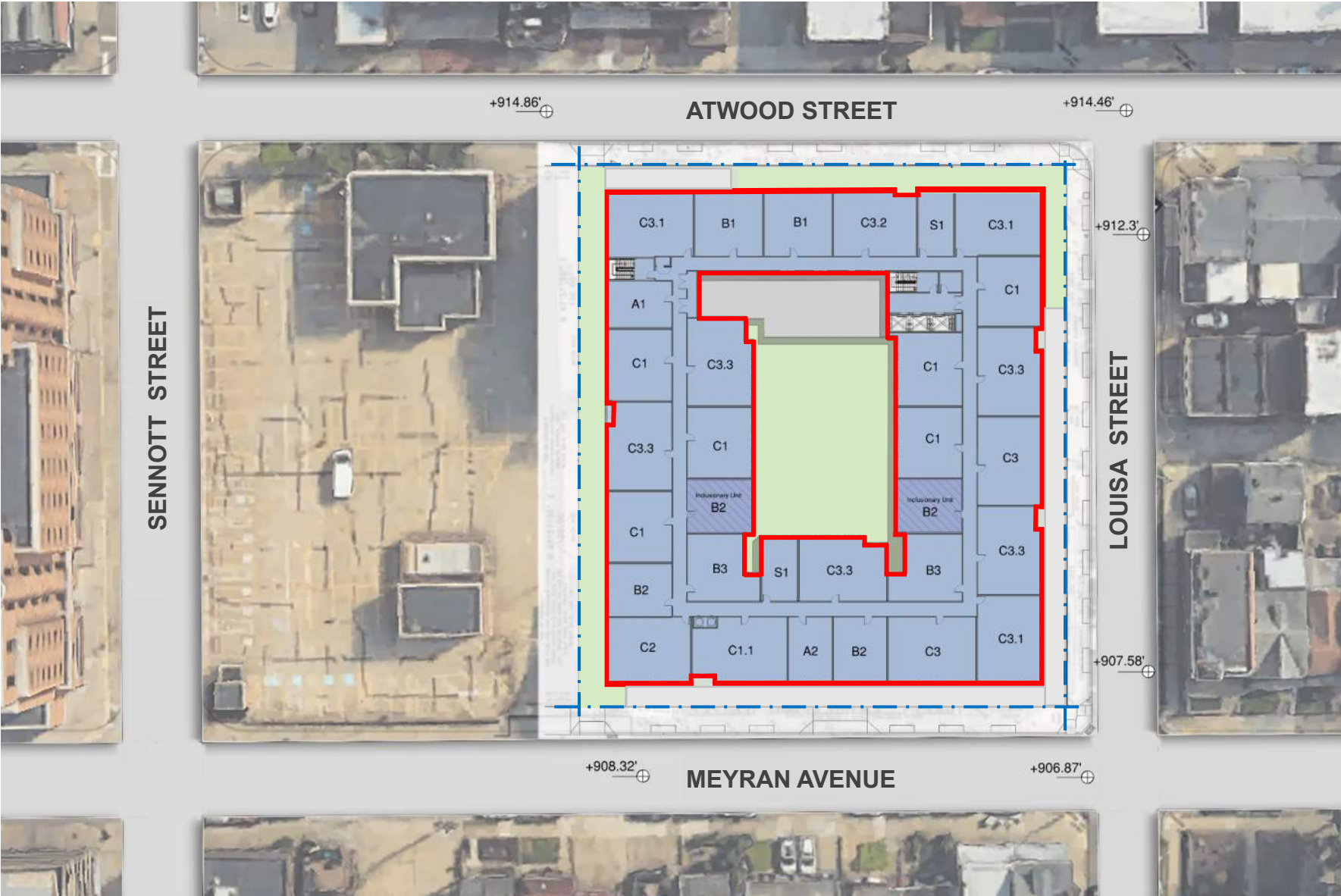






8<sup>th</sup> Level

L8- 27, 881 GSF  
(80% of the 1st footprint  
Above 65'height)

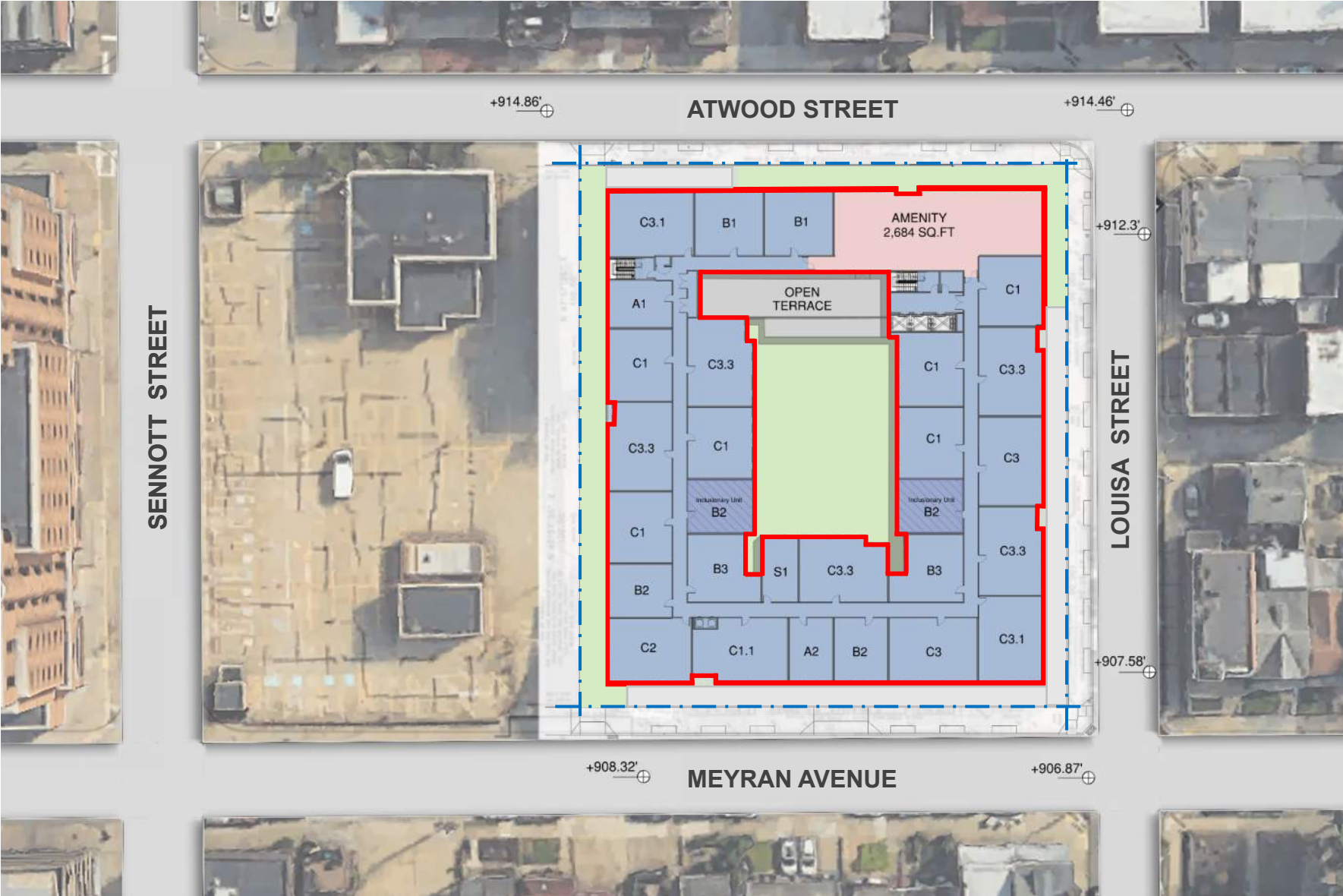


- Legend:**
- Amenity
  - Unit
  - Inclusionary Unit



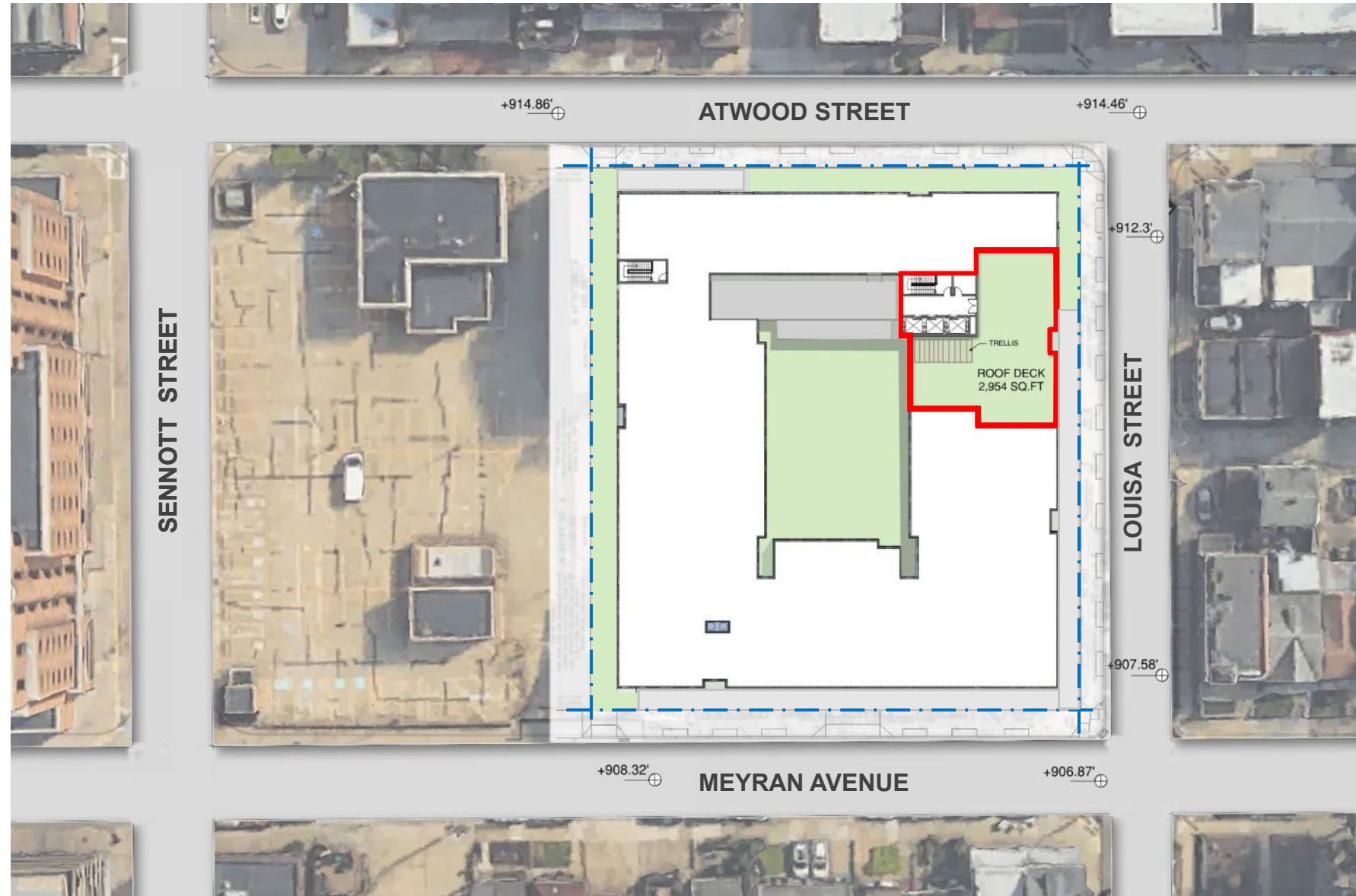
9<sup>th</sup> Level

L9- 27, 881 GSF  
(80% of the 1st footprint  
Above 65'height)





# Roof Level



Roof Level – 2,954 GSF





Unit Matrix

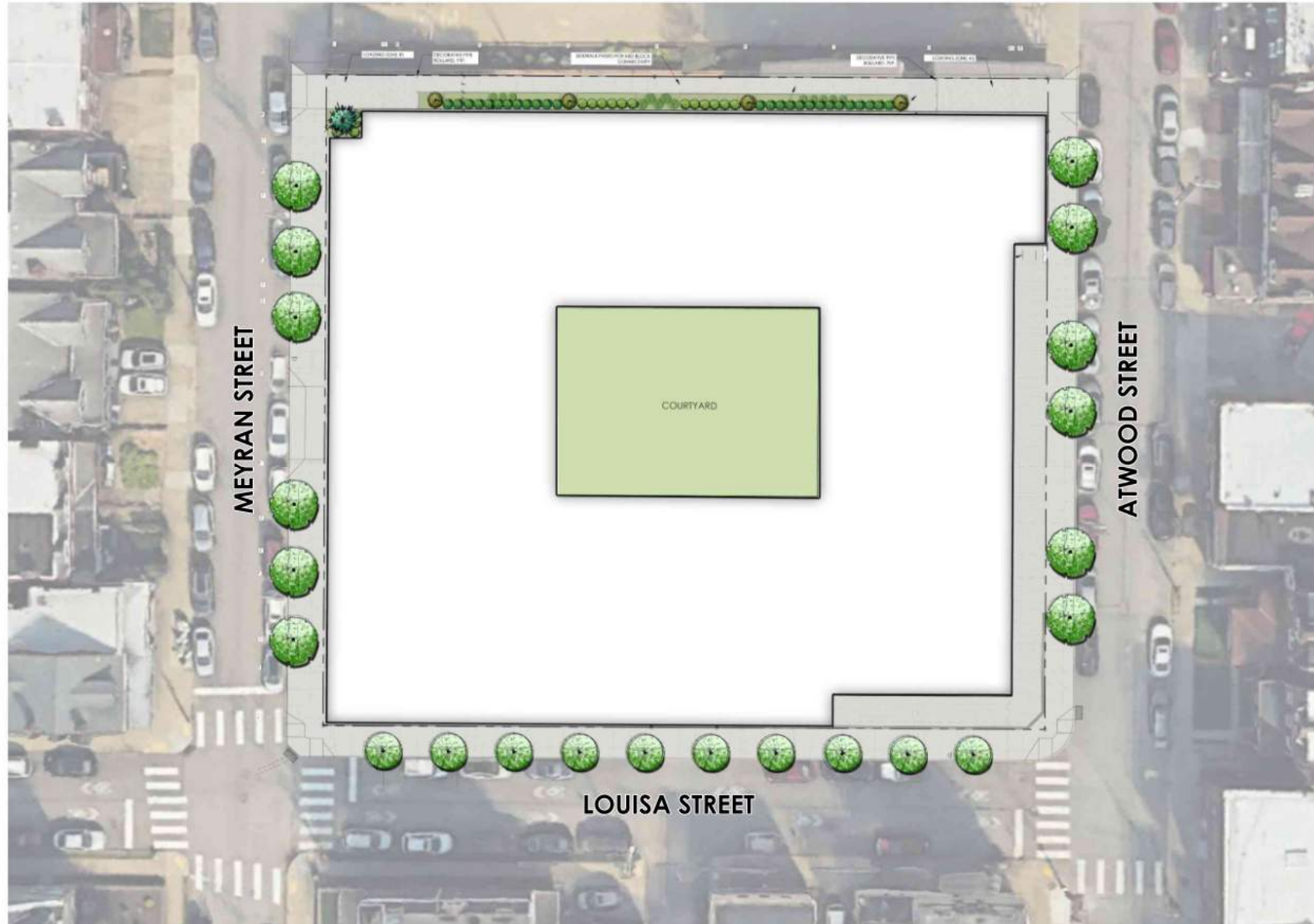
UNIT TYPE	DESCRIPTION	BEDS/UNIT	UNIT NRSF	P1 FLOOR	1ST FLOOR	2ND FLOOR	3RD FLOOR	4TH FLOOR	5TH FLOOR	6TH FLOOR	7th FLOOR	8th FLOOR	9th FLOOR	TOTAL UNITS	TOTAL BEDS	TOTAL NRSF	MIX (UNITS)	MIX (BEDS)
				# OF UNITS	# OF UNITS	# OF UNITS	# OF UNITS	# OF UNITS	# OF UNITS	# OF UNITS	# OF UNITS	# OF UNITS	# OF UNITS					
S1	STUDIO	1	403	0	0	3	3	3	3	3	1	2	1	19	19	7,657	6.35%	2.67%
S1 (IZ UNIT)	STUDIO	1	403	0	0	1	1	1	1	1	1	0	0	6	6	2,418	2.01%	0.84%
	S2	1	444	1	0	0	0	0	0	0	0	0	0	1	1	444	0.33%	0.14%
S3	STUDIO	1	399	1	1	0	0	0	0	0	0	0	0	2	2	798	0.67%	0.28%
S4	STUDIO	1	466	0	1	0	0	0	0	0	0	0	0	1	1	466	0.33%	0.14%
				2	2	4	4	4	4	4	2	2	1	29	29			4.07%
A1	1 BED/1 BATH	1	475	0	1	2	2	2	2	2	1	1	1	14	14	6,650	4.68%	1.97%
A1.1	1 BED/1 BATH	1	526	0	0	1	1	1	1	1	0	0	0	5	5	2,630	1.67%	0.70%
A2	1 BED/1 BATH	1	487	0	0	1	1	1	1	1	1	1	1	8	8	3,896	2.68%	1.12%
A3	1 BED/1 BATH	1	571	0	1	0	0	0	0	0	0	0	0	1	1	571	0.33%	0.14%
				0	2	4	4	4	4	4	2	2	2	28	28			3.93%
B1	2 BED/2 BATH	2	752	0	0	2	2	2	2	2	2	2	2	16	32	12,032	5.35%	4.49%
B2	2 BED/1 BATH	2	595	0	0	0	0	0	0	2	2	2	2	8	16	4,760	2.68%	2.25%
B2 (IZ UNIT)	2 BED/1 BATH	2	595	0	0	4	4	4	4	2	2	2	2	24	48	14,280	8.03%	6.74%
	B3	2	740	0	0	2	2	2	2	2	2	2	2	16	32	11,840	5.35%	4.49%
B4	2 BED/2 BATH	2	754	0	1	0	0	0	0	0	0	0	0	1	2	754	0.33%	0.28%
B5	2 BED/1 BATH	2	707	1	0	0	0	0	0	0	0	0	0	1	2	707	0.33%	0.28%
B6	2 BED/2 BATH	2	722	0	5	0	0	0	0	0	0	0	0	5	10	3,610	1.67%	1.40%
				1	6	8	8	8	8	8	8	8	8	71	142			19.94%
C1	3 BED/2 BATH	3	780	0	0	6	6	6	6	6	6	6	6	48	144	37,440	16.05%	20.22%
C1.1	3 BED/3 BATH - TRASH	3	972	0	0	1	1	1	1	1	1	1	1	8	24	7,776	2.68%	3.37%
C2	3 BED/3 BATH - CORNER	3	923	0	0	1	1	1	1	1	1	1	1	8	24	7,384	2.68%	3.37%
C3	3 BED/3 BATH	3	967	0	0	2	2	2	2	2	2	2	2	16	48	15,472	5.35%	6.74%
C3.1	3 BED/3 BATH	3	965	0	0	3	3	3	3	3	3	3	2	23	69	22,195	7.69%	9.69%
C3.2	3 BED/3BATH - RECESS	3	904	0	0	1	1	1	1	1	1	1	0	7	21	6,328	2.34%	2.95%
C3.3	3 BED/3 BATH - RECESS	3	944	0	0	5	5	5	5	5	5	5	5	40	120	37,760	13.38%	16.85%
C4	3 BED/3 BATH	3	857	3	11	0	0	0	0	0	0	0	0	14	42	11,998	4.68%	5.90%
C4.1	3 BED/3 BATH	3	853	0	1	0	0	0	0	0	0	0	0	1	3	853	0.33%	0.42%
C5	3 BED/3 BATH	3	1,003	0	1	0	0	0	0	0	0	0	0	1	3	1,003	0.33%	0.42%
C6	3 BED/2 BATH	3	845	0	1	0	0	0	0	0	0	0	0	1	3	845	0.33%	0.42%
C7	3 BED/3 BATH	3	971	0	1	0	0	0	0	0	0	0	0	1	3	971	0.33%	0.42%
C8	3 BED/3 BATH	3	925	0	1	0	0	0	0	0	0	0	0	1	3	925	0.33%	0.42%
C9	3 BED/2 BATH	3	837	1	1	0	0	0	0	0	0	0	0	2	6	1,674	0.67%	0.84%
				4	17	19	19	19	19	19	19	19	17	171	513			72.05%
TOTALS			756	7	27	35	35	35	35	35	31	31	28	299	712	226,137	100%	100%

PARKING		
GARAGE SPACES (STANDARD - 8'6" X 19'-0")	81.0%	136
GARAGE SPACES (COMPACT - 7'-9" X 16'-6")	15.5%	26
GARAGE SPACES (HC 9'-0" X 19'-0")	3.6%	6
TOTAL PARKING SPACES		168
GARAGE PARKING RATIO (SPACES/BED)		0.24
GARAGE PARKING RATIO (SPACES/UNIT)		0.56
COMMON AREAS/AMENITY		
1ST FLOOR AMENITY (LOBBY, CLUB, LEASING, FITNESS)		10,240
9TH FLOOR AMENITY		2,684
SKY LOUNGE (SKY DECK )		2,818

BUILDING GSF		GSF
SUB LEVEL GARAGE		38,488
GROUND FLOOR GARAGE		38,283
1ST FLOOR		33,861
2ND FLOOR		29,688
3RD FLOOR		29,688
4TH FLOOR		29,688
5TH FLOOR		29,688
6TH FLOOR		29,688
7TH FLOOR		27,881
8TH FLOOR		27,881
9TH FLOOR		27,881
COURTYARD		4,269
TOTAL GARAGE GSF (NOT INCLUDING BUILDING)		76,771
TOTAL BUILDING GSF (NOT INCLUDING GARAGE)		265,942
TOTAL BUILDING & GARAGE GSF (NOT INCLUDING COURTYARD)		342,713
TOTAL BUILDING & GARAGE GSF (INCLUDING COURTYARDS)		346,982

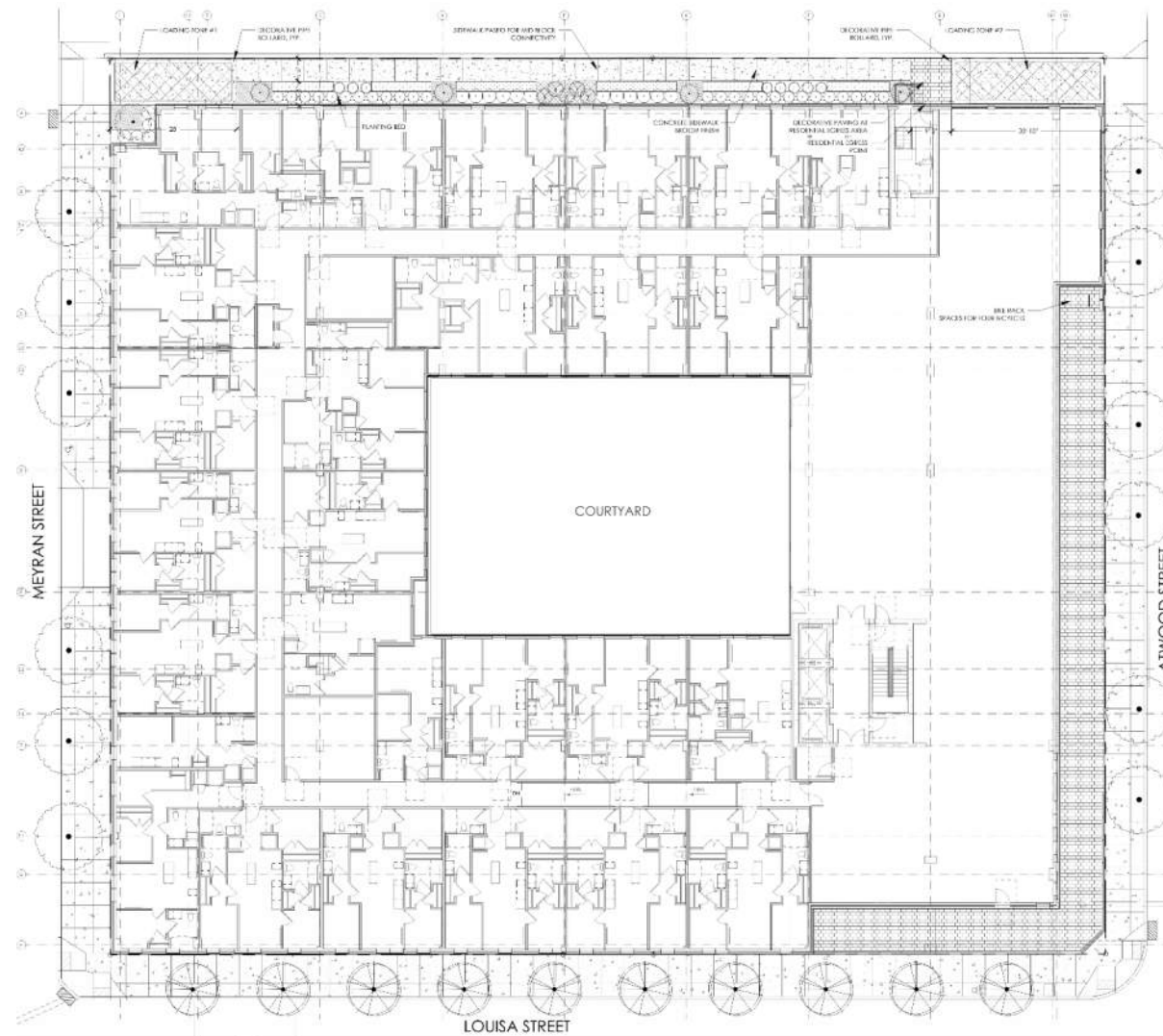


## Proposed Landscape and Improvements



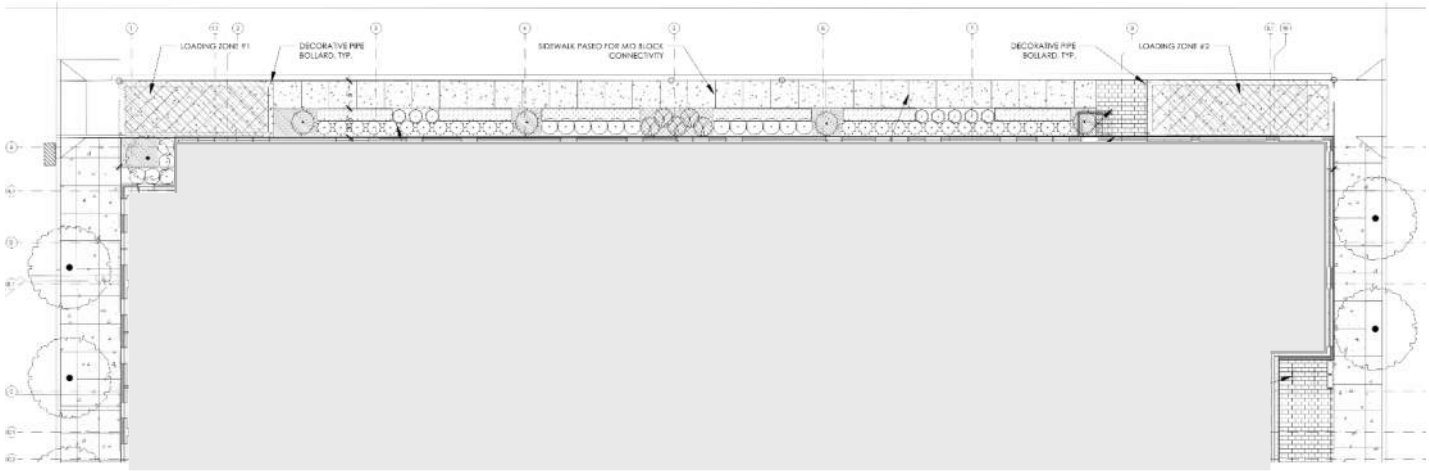


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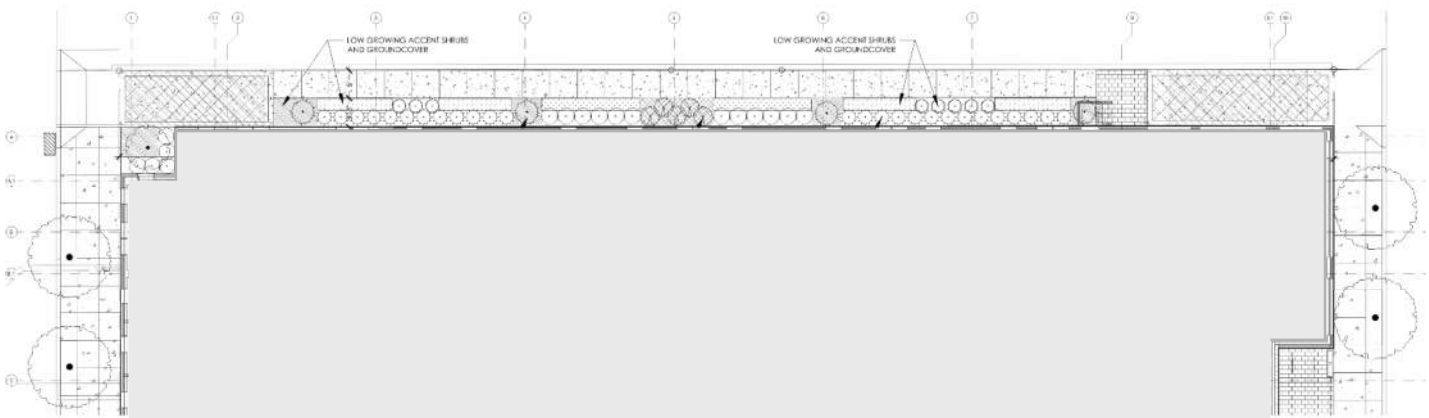




# Proposed Landscape and Improvements



2 PASEO HARDSCAPE CONCEPT  
SCALE: 1/8" = 1'-0"



1 PASEO PLANTING CONCEPT  
SCALE: 1/8" = 1'-0"



CONCEPTUAL PLANT PALETTE





## Shadow Study





Spring Equinox 9AM  
March 21st



Spring Equinox 12PM  
March 21st



Spring Equinox 3PM  
March 21st







**Summer Solstice 9AM**  
June 21st



**Summer Solstice 12PM**  
June 21st



**Summer Solstice 3PM**  
June 21st







**Autumn Equinox 9AM**  
September 21st



**Autumn Equinox 12PM**  
September 21st



**Autumn Equinox 3PM**  
September 21st







Winter Solstice 9 AM  
December 21st



Winter Solstice 12PM  
December 21st



Winter Solstice 3PM  
December 21st





## Exterior Design Approach



## Neighborhood Context + Characteristics



1. Significant variety in building scale and massing. Single family homes to high rise.
2. Warm color and material palette
3. Brick/masonry palette define architectural character of neighborhood
4. Solid building edges with no activation or transparency blended with stoops + porches
5. Open parking lots, solid walls and lack of active street edges contribute to lack of cohesive neighborhood character.
6. Patterns of vertical and horizontal articulation break down neighborhood scale



# Proposed Materials and Design Approach

## 1 Materials

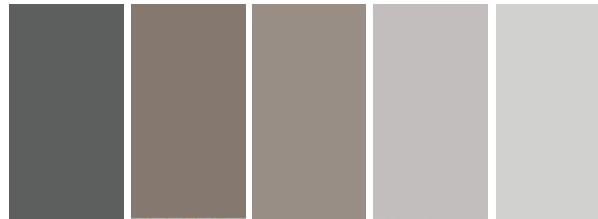
- Building should reflect and reinforce warm color palette
- Dominant street facing materials should reflect neighborhood



Warm color  
Brick



Dark color  
Brick



EIFS

## 2 Building Mass and Scale:

- Focus should be on creation of pedestrian friendly street edges that reflect detail and texture of neighborhood.
- Establish clearly defined base with visible and clear entry
- Develop well-defined streetscape with ground floor transparency on Atwood Street.
- Establish vertical and horizontal articulation of building mass that reduce visual scale.



## Exterior View from the corner of Atwood &amp; Louisa Street





## Exterior View from Atwood Street





## Exterior View from Meyran Avenue





## Exterior View from the corner of Meyran Ave & Louisa Streets





# Preliminary Building Elevations



EAST ELEVATION (ATWOOD STREET)



# Preliminary Building Elevations



NORTH ELEVATION

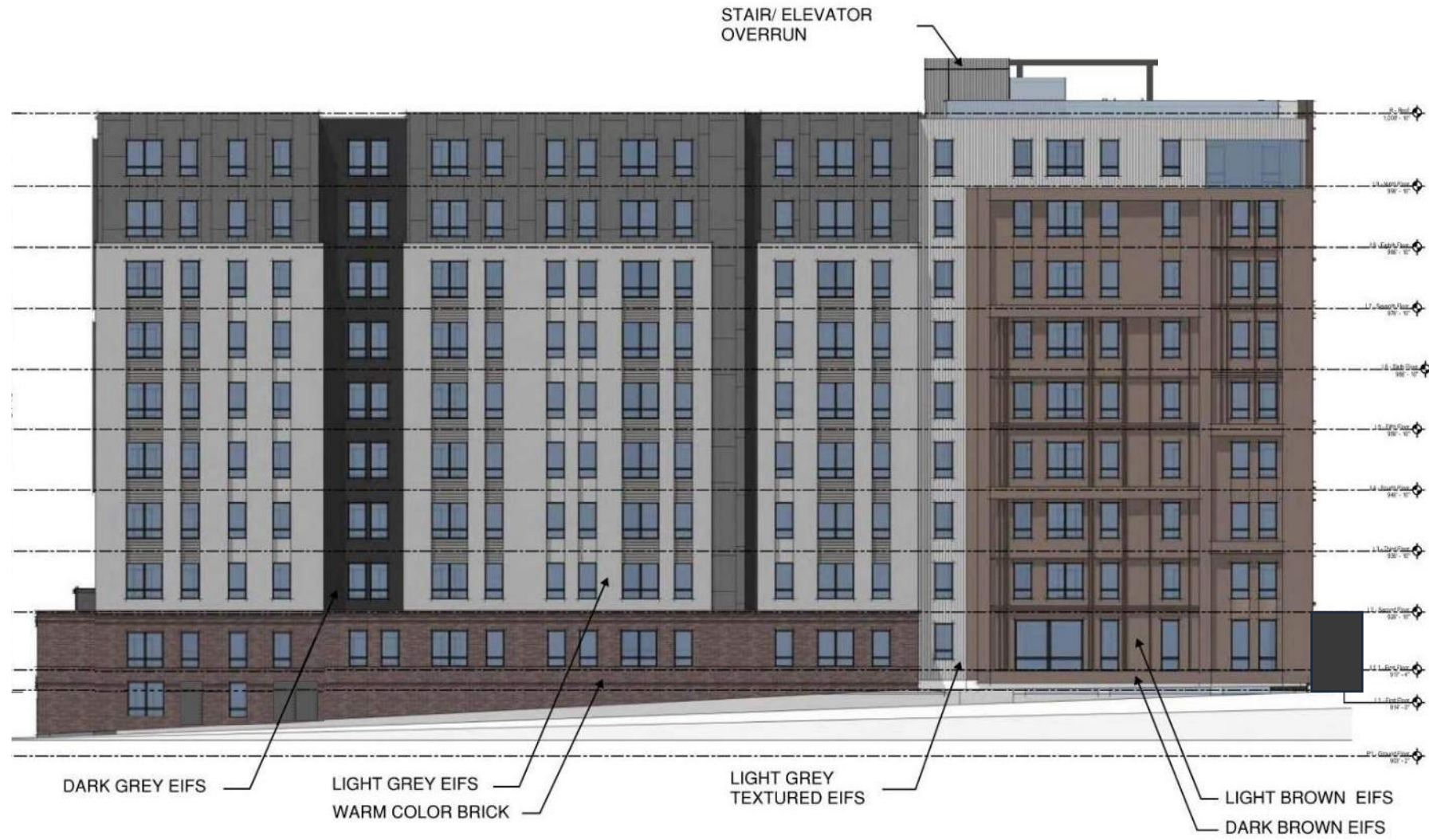


# Preliminary Building Elevations





# Preliminary Building Elevations



SOUTH ELEVATION (LOUISA STREET)



An aerial photograph of Pittsburgh, Pennsylvania, showing the city skyline with several tall buildings, including the PPG Place. The city is situated along a river, with a large bridge spanning the water. The foreground shows a highway interchange and surrounding urban areas with trees and smaller buildings.

# THANK YOU