

design

# Development Activities Meeting

Pittsburgh, PA

FORBES

SIGNAGE

SIGNAGE

SIGNAGE

dwell

studio





# DAM Submission

## Overview

### PROJECT DESCRIPTION:

CA Ventures, a nation-wide multi-family developer with a particular expertise in off-campus student housing hopes to develop a mixed-use project on the site of the former Marathon Oil gas station at Forbes and McKee. The development site is approximately 1.2 acres in size, and is bounded by Semple St., Forbes Avenue, and McKee Place. The proposed building will be designed and constructed to meet LEED certification requirements and will be 102 feet tall, as permitted by the Zoning Code using the Code's sustainable development bonus. Storm water controls will include, among other things, a green roof design that will capture and use a significant amount of storm water that would otherwise leave the site. The project will be marketed to young professionals, medical workers, students and others looking for modern, well-appointed apartments in Central Oakland. The building will provide office, retail and amenity space along Forbes Avenue. The building will be designed and constructed with an integral parking garage for tenants and visitors. There will be approximately 300 residential units on the site with a mix of studios, 1 Bedrooms, 2 Bedrooms and 3 Bedroom units. Residential units with ground-floor entrances are planned along McKee Place. Importantly, the site plan for the building includes a twenty-foot wide publicly accessible pedestrian connection between Semple St. and McKee Place.



Intersection of Forbes Ave. & McKee Pl.





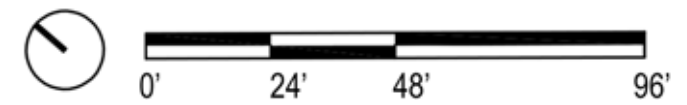
Location Map

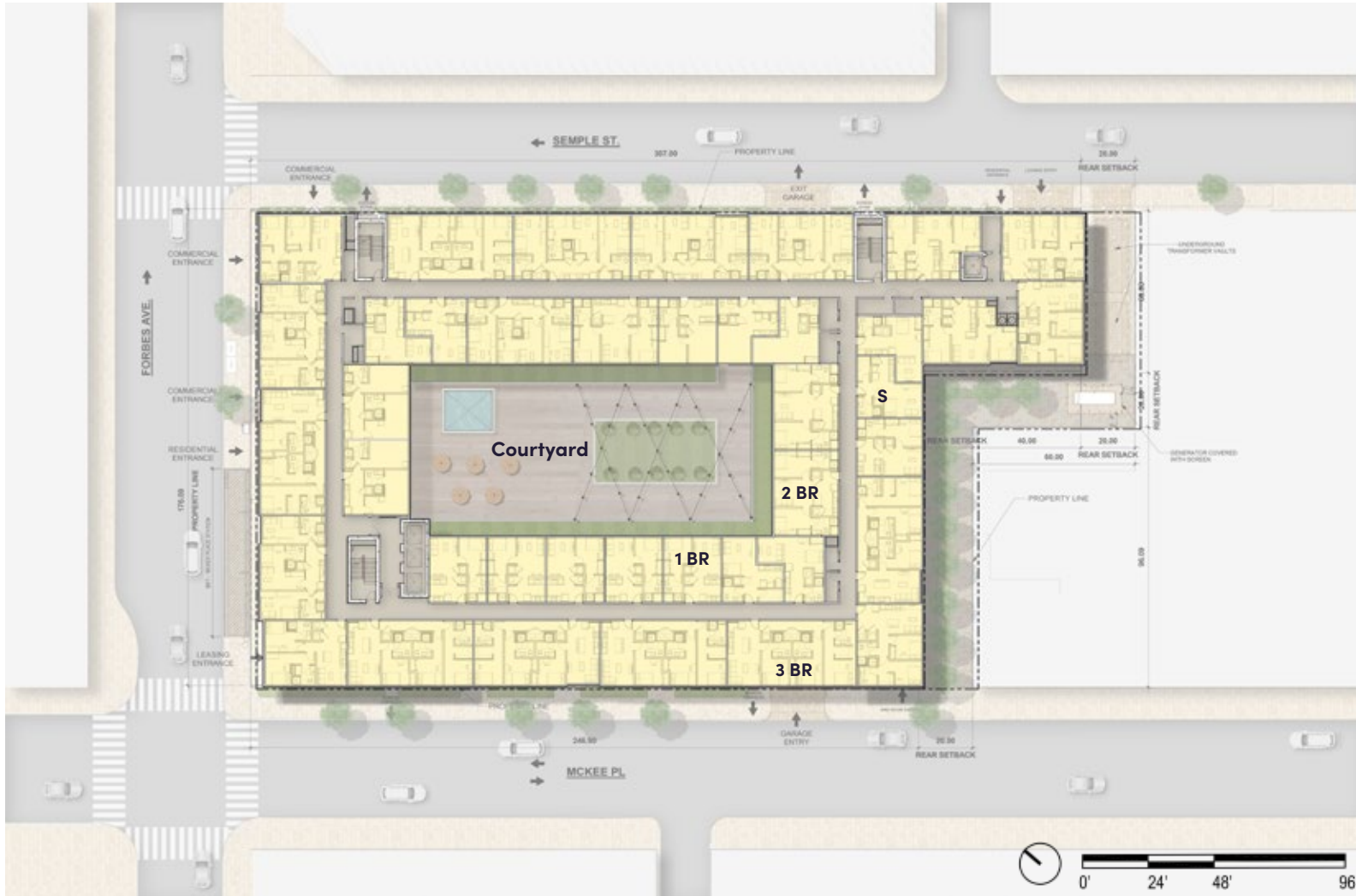






Site Plan





2 UNIT PLAN - STUDIO  
1/4" = 1'-0"



3 UNIT PLANS - 2 BED ROOM STANDARD  
1/4" = 1'-0"



4 UNIT PLAN - 3 BED ROOM STANDARD  
1/4" = 1'-0"



5 UNIT PLAN - 1 BED ROOM STANDARD  
1/4" = 1'-0"

Typical Floor Plan



# Sustainability / Stormwater

## SUSTAINABILITY:

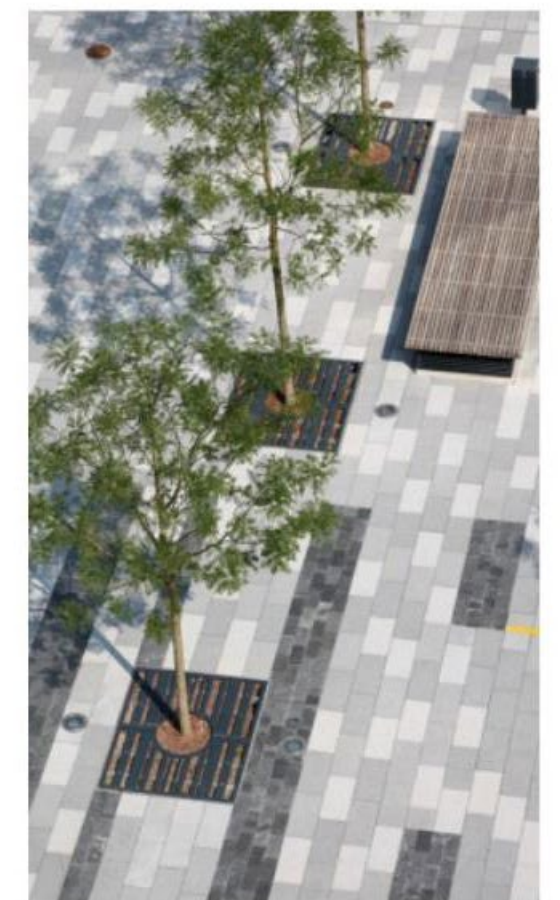
- Development provides bicycle storage and parking facilities to promote bicycle use
- Low impact development stormwater management

## STORMWATER MANAGEMENT:

- Water quality BMP's will include green roofs as part of the Green Infrastructure system that will capture and store the water quality runoff volume produced by the site's impervious area
- These green roofs will also aid in urban heat island reduction and reducing the project's thermal impacts
- An underground extended stormwater detention tank will store additional runoff volume from the building roof as well as reduce the overall runoff release rate from the site for higher storm events
- The green roofs and underground detention tank shall result in an overall reduction of the impervious stormwater runoff volumes and peak release rates for the site from the pre-development conditions to the post-development conditions

## GREEN / SUSTAINABLE PROJECT FEATURES

- Bicycle parking in order to promote alternative transportation usage
- Site has a high "walkability" score with ready access to transit and bus schedules within the building.
- Green roofs with plant species specified for the local microclimate
- LED lighting at building exteriors, interior common areas and throughout the site
- Outdoor tenant access courtyard space as well as public outdoor space to be used as a mid-block connection.
- Low V.O.C. interior paints
- EPA "Watersense" rated faucets and tub/shower sets
- "Energy Star" certified appliances at all apartments
- Storage and collection of recyclables







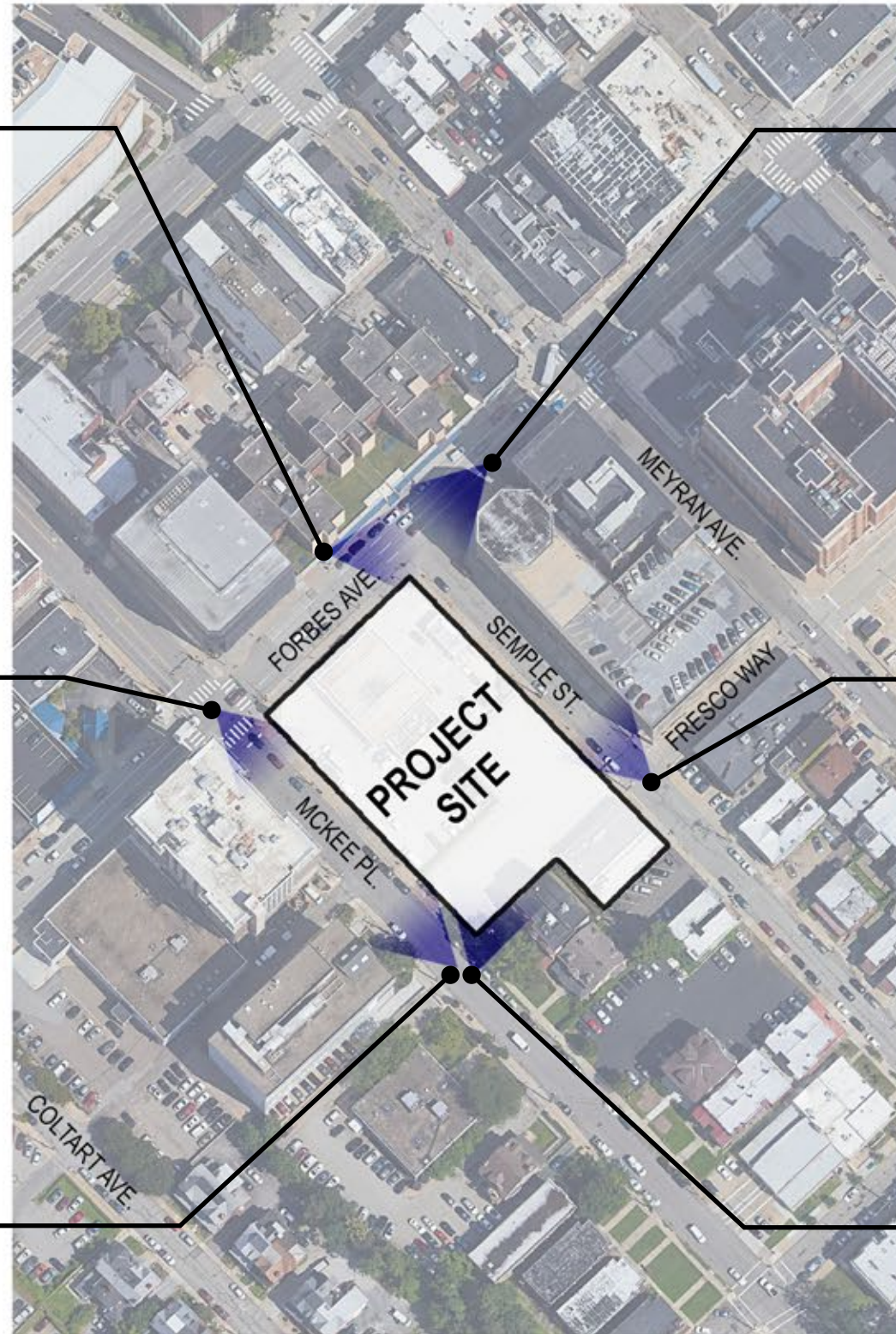
Down Forbes Ave. Towards University of Pittsburgh



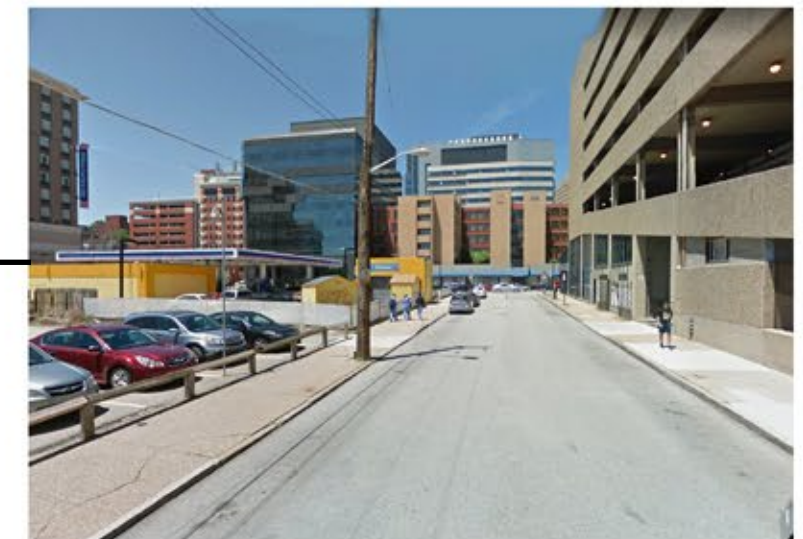
Corner of Forbes Ave. and McKee Pl.



Down McKee Pl. Towards Forbes Ave.



Down Forbes Ave. Towards the City



Down Semple St. Towards Forbes Ave.



On McKee Pl. Looking at Semple St.



# Neighborhood Context



SkyVue



SkyVue



The Bridge of Forbes



The Bridge of Forbes



# Neighborhood Context



Down Forbes Ave. Towards University of Pittsburgh



Retail Context Along Forbes Ave.



Retail Context Perpendicular to Forbes Ave.



Start of University of Pittsburgh Campus



# Neighborhood Context



Retail Context Along Forbes Ave.

Retail Context Along Forbes Ave.

Down Semple St. Northeast

Retail Context Perpendicular to Forbes Ave.



Neighborhood Context Along McKee Pl.



# Building Summary

## FAR CALC.

*FLOOR AREA RATIO (FAR)				
LOT AREA (SF)	TOTAL GSF	PARKING AREA	*CELLAR SPACE(FITNESS AREA, COMMON AREA AND SERVICE AREA)	FAR
51,807	403,563	88,245	6,580	<b>5.96</b>

### PITTSBURGH ZONING CODE TITLE 9 - CHAPTER 925 - MEASUREMENTS

\*925.04: Floor Area Ratio (FAR) - Floor area ratio (FAR) refers to the amount of gross floor area of all principal buildings on a lot divided by the total area of the lot on which such buildings are located

### PITTSBURGH ZONING CODE TITLE 9 - CHAPTER 926 - DEFINITIONS

\* 926: Cellar means a portion of a building having one-half (½) or more of its height below the average level of the adjoining ground not included in floor area gross calculations.

## PARKING CALC.

PITTSBURG PA - CODE OF ORDINANCES - PITTSBURGH ZONING CODE TITLE 9 - ARTICLE VI ( DEVELOPMENT STANDARD)- CHAPTER 914 - PARKING LOADING AND ACCESS				
	914.02 (OFF-STREET PARKING SCHEDULE) (*1)	914.05.E (STREET PARKING REDUCTION FOR BICYCLE PARKING) (*2)	REQUIRED PARKING SPACES AFTER REDUCTION	914.06 PARKING FOR PERSONS WITH DISABILITIES (914.06.A NUMBER OF SPACES)
RESIDENTIAL	296	89	207	7

PITTSBURG PA - CODE OF ORDINANCES - PITTSBURG ZONING CODE TITLE 9 - ARTICLE VI ( DEVELOPMENT STANDARD)- CHAPTER 914- PARKING LOADING AND ACCESS						
	914.03 (RULES FOR COMPUTING REQUIREMENTS) 914.03.C (20% REDUCTION FOR COMMERCIAL USES)	914.02 (OFF-STREET PARKING SCHEDULE)	914.04 (OFF-STREET PARKING EXEMPTION/ REDUCTION AREAS) (*3)	914.05.E (STREET PARKING REDUCTION FOR BICYCLE PARKING) (*2)	REQUIRED PARKING SPACES AFTER REDUCTION	914.06 PARKING FOR PERSONS WITH DISABILITIES (914.06.A NUMBER OF SPACES)
*COMMERCIAL (ACCESSORY)	2472	0	0	0	0	1
TOTAL					0	1

(\*1) = Residential Parking Calculation Per 914.02.A: (1 space per Unit ) = Total Required Spaces Before Reduction for Residential Use

(\*2) = Reduction in Automobile vehicle Parking Requirements Permitted up to 30% of Min. Required Parking

(\*2)=Residential Parking Calculation Per 914.05.E.2: (1 space per Unit - 1 space per bicycle for a maximum of 30% of the parking) = Total Required Spaces After Reduction for Residential Use

(\*3)= The Min. Off-street Requirement Shall be Decreased 50% in Oakland

914.03.A Fractions :When calculation of the number of required offstreet parking spaces results in a fractional number, a fraction of less than one-half (½) shall be disregarded and a fraction of one-half (½) or more shall be rounded to the next highest whole number.

\* Commercial Parking calculation Were Done Under Use Type Resturant Per Parking Schedule A - Section 914.02.A

## SUMMARY PARKING SCHEDULE

SUMMARY PARKING SCHEDULE		
	REQUIRED	PROVIDED
RESIDENTIAL PARKING	207	210
COMMERCIAL (ACCESSORY) PARKING	1	2
<b>TOTAL PARKING</b>	<b>208</b>	<b>212</b>

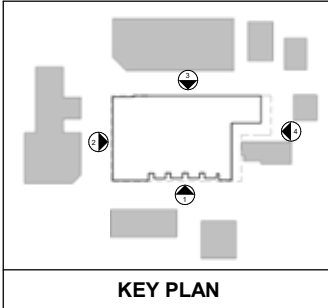
## BUILDING INFORMATION SUMMARY

BUILDING INFORMATION SUMMARY	
<b>ZONING DISTRICT:</b> Oakland Subdistrict C/OPR-C: Fifth & Forbes District	
<b>PROJECT DESCRIPTION:</b> The Proposed Building is located between Semple St., Forbes Avenue, and McKee Place and will Provide Office, Retail, and amenity space along Forbes Avenue, with Residential Units on Upper Levels.	
NO. OF UNITS	<b>296</b>
NO. OF PARKING PROVIDED	<b>212</b>
NO. OF BIKE PARKING PROVIDED	<b>153</b>
GROSS SQUARE FEET	
GARAGE	<b>88,245</b>
COMMERICAL (ACCESSORY)	<b>3,090</b>
RESIDENTIAL	<b>234,398</b>
ACCESSORY USE - LEASING LOBBY	<b>2,587</b>
<b>TOTAL GSF</b>	<b>403,562</b>

NOTE: "COMMERCIAL" ZONING USES AS PERMITTED BY SECTION 908.03.D.3 (B)



# Building Elevations



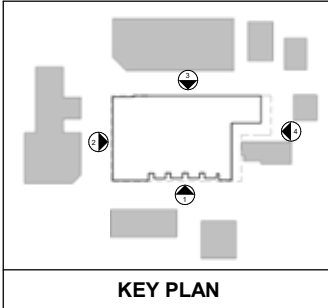
**FINISH SCHEDULE**

BR1	MASONRY - COLOR 1
CP1	FIBER CEMENT PANEL - COLOR 1
CP2	FIBER CEMENT PANEL - COLOR 2
CP3	FIBER CEMENT PANEL - COLOR 3
CP4	FIBER CEMENT PANEL - COLOR 4
CP5	FIBER CEMENT PANEL - COLOR 5
ACP	ACCENT FIBER CEMENT PANEL
MP1	METAL PANEL - COLOR 1
MP2	METAL PANEL - COLOR 2
MT2	METAL- MESH RAILING
MT3	METAL- MESH SCREENING SYSTEM
MT4	METAL BUILDING SIGNAGE
SR	SOLID ROLL-UP DOOR
SF	ALUMINUM STOREFRONT SYSTEM

**1** OVERALL SOUTH ELEVATION - McKee Pl.  
Scale: 1/32" = 1'-0"



# Building Elevations



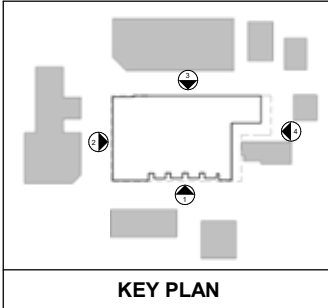
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CP4	FIBER CEMENT PANEL - COLOR 4
CP5	FIBER CEMENT PANEL - COLOR 5
ACP	ACCENT FIBER CEMENT PANEL
MP1	METAL PANEL - COLOR 1
MP2	METAL PANEL - COLOR 2
MT2	METAL- MESH RAILING
MT3	METAL- MESH SCREENING SYSTEM
MT4	METAL BUILDING SIGNAGE
SR	SOLID ROLL-UP DOOR
SF	ALUMINUM STOREFRONT SYSTEM

**2** OVERALL WEST ELEVATION - Forbes Ave.  
 Scale: 1/32" = 1'-0"



# Building Elevations



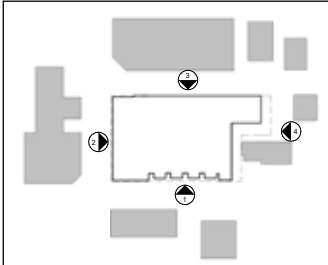
**FINISH SCHEDULE**

BR1	MASONRY - COLOR 1
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MP2	METAL PANEL - COLOR 2
MT2	METAL- MESH RAILING
MT3	METAL- MESH SCREENING SYSTEM
MT4	METAL BUILDING SIGNAGE
SR	SOLID ROLL-UP DOOR
SF	ALUMINUM STOREFRONT SYSTEM

**3 OVERALL NORTH ELEVATION - Semple St.**  
Scale: 1/32" = 1'-0"



# Building Elevations



KEY PLAN

### FINISH SCHEDULE

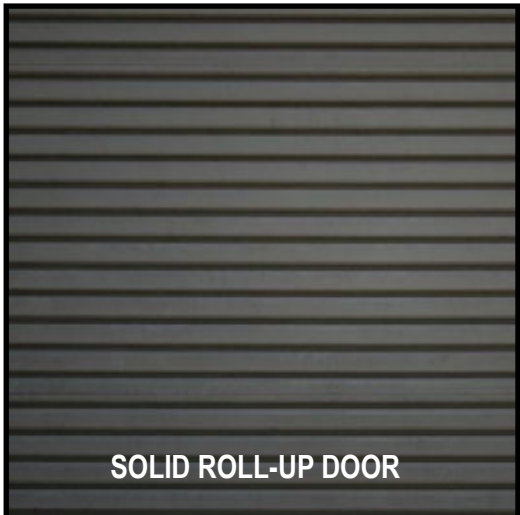
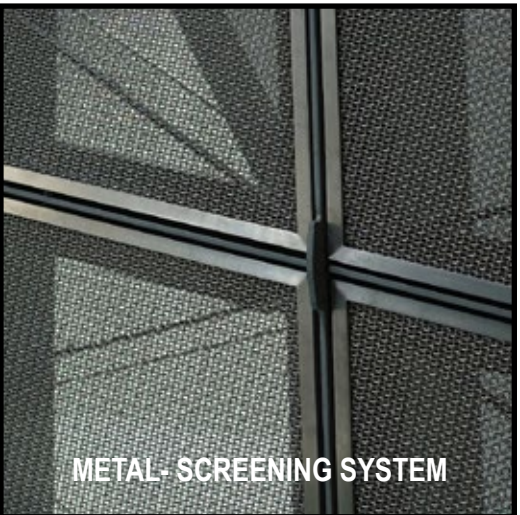
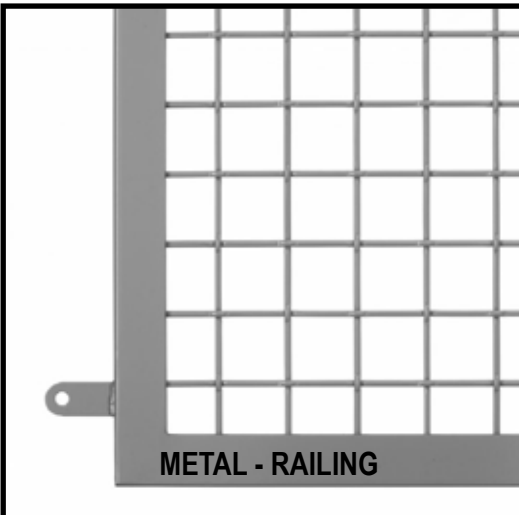
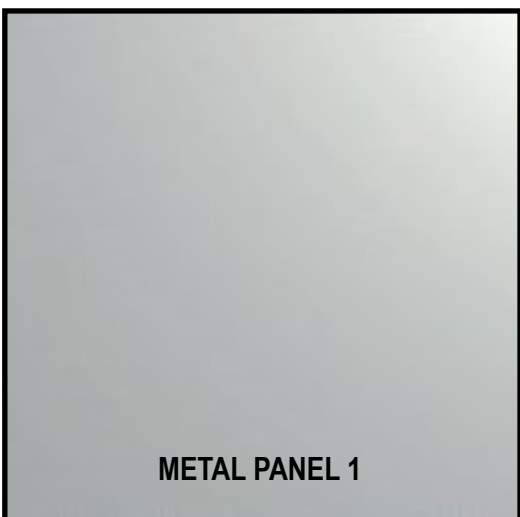
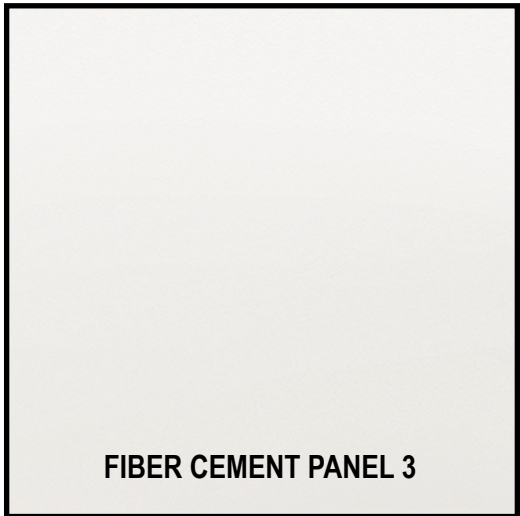
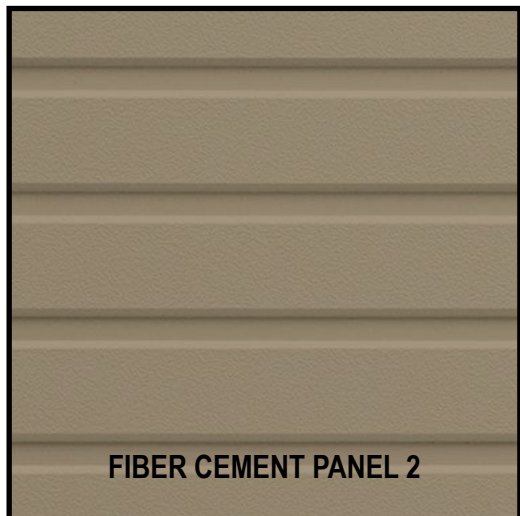
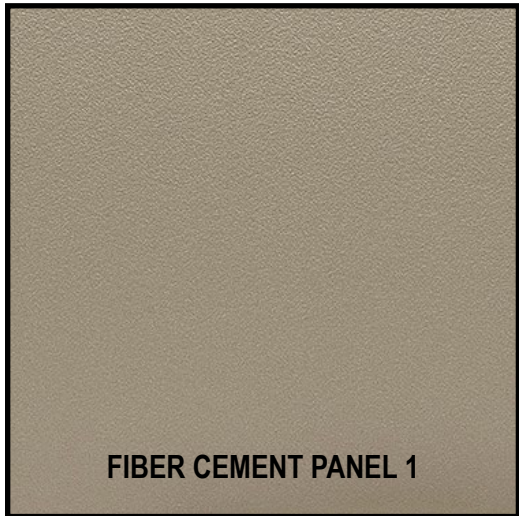
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SR	SOLID ROLL-UP DOOR
SF	ALUMINUM STOREFRONT SYSTEM



**4** OVERALL EAST ELEVATION - Pedestrian Connection  
 Scale: 1/32" = 1'-0"



# Building Materials





# Bicycle Plan and Calculation

## Space Use

1. Bikes will hang vertically from the Ultra Space Saver.
2. Each Ultra Space Saver uses 16" of lateral space and 44" of depth/bike.
3. Double sided Ultra Space Savers use 88" of depth per 2 bikes.

## Installation

1. Floor mounted: the floor mounted Ultra Space Saver has holes in the feet through which to attach 3/8" x 5" wedge anchors.
2. Wall mounted: the wall mounted Ultra Space Savers have two holes through every mounting bracket. Mounting hardware is included.
3. All connections and mounting parts have pre-threaded mounting holes (except the feet). No drilling or tapping required.
4. It is the responsibility of the installer to ensure that all base materials into which the rack will be installed can support the rack and will not be damaged by any required installation procedures.

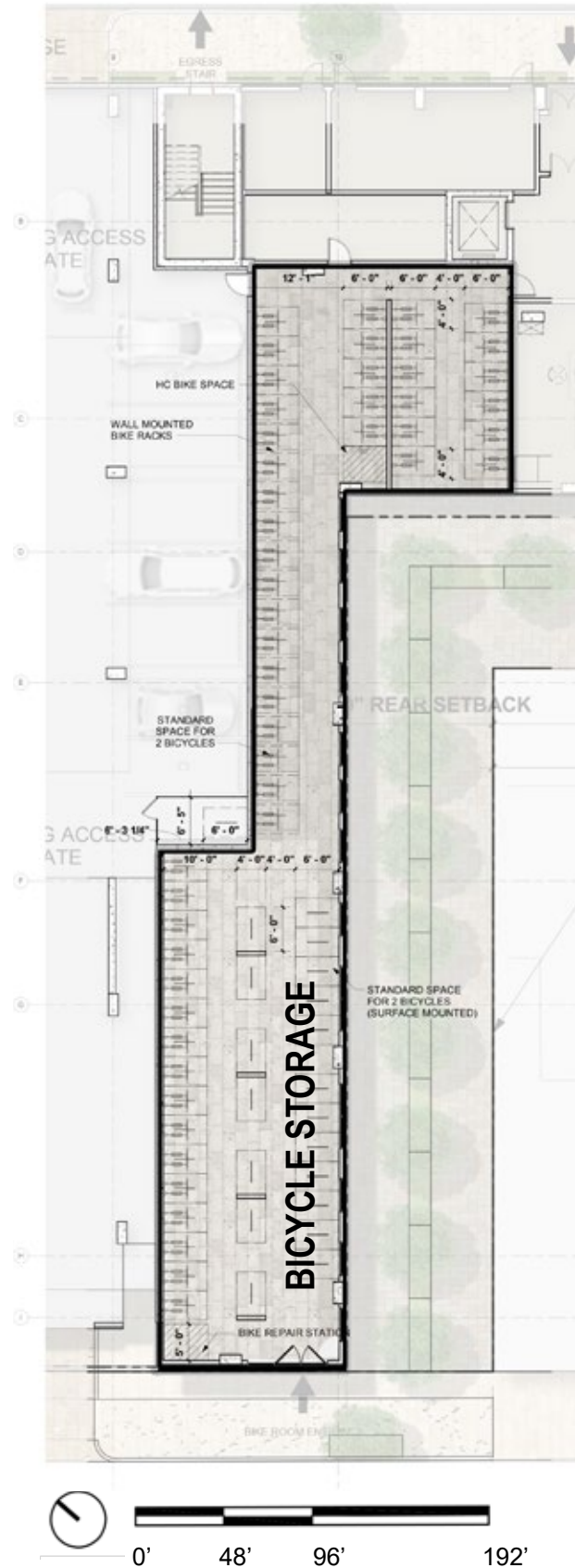
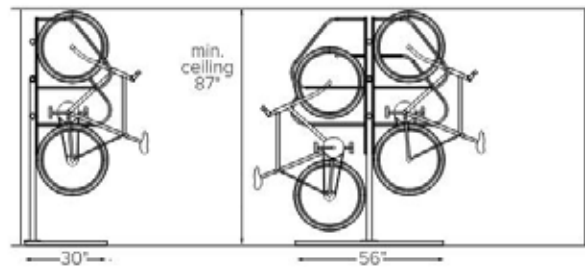
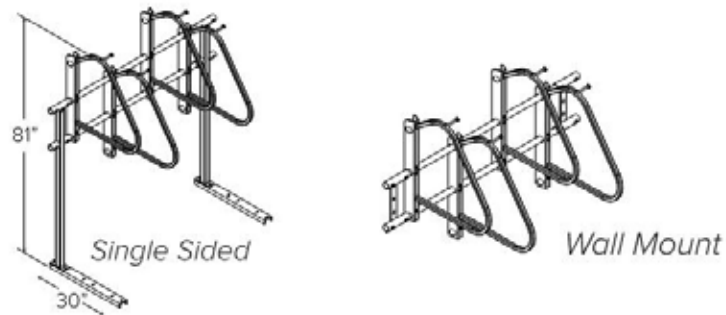
## BICYCLE SCHEDULE

BICYCLE SCHEDULE		
	REQUIRED	PROVIDED
*RESIDENTIAL	99	151
*COMMERCIAL (ACCESSORY)	1	2
<b>TOTAL BICYCLE</b>	<b>100</b>	<b>153</b>

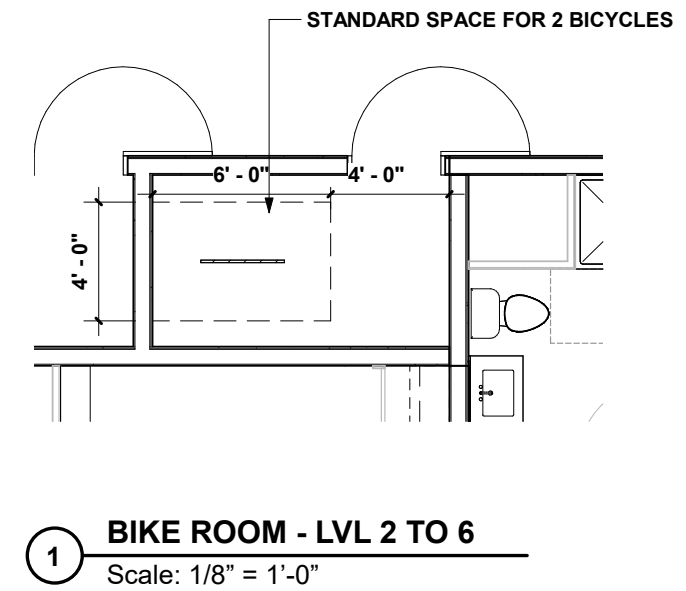
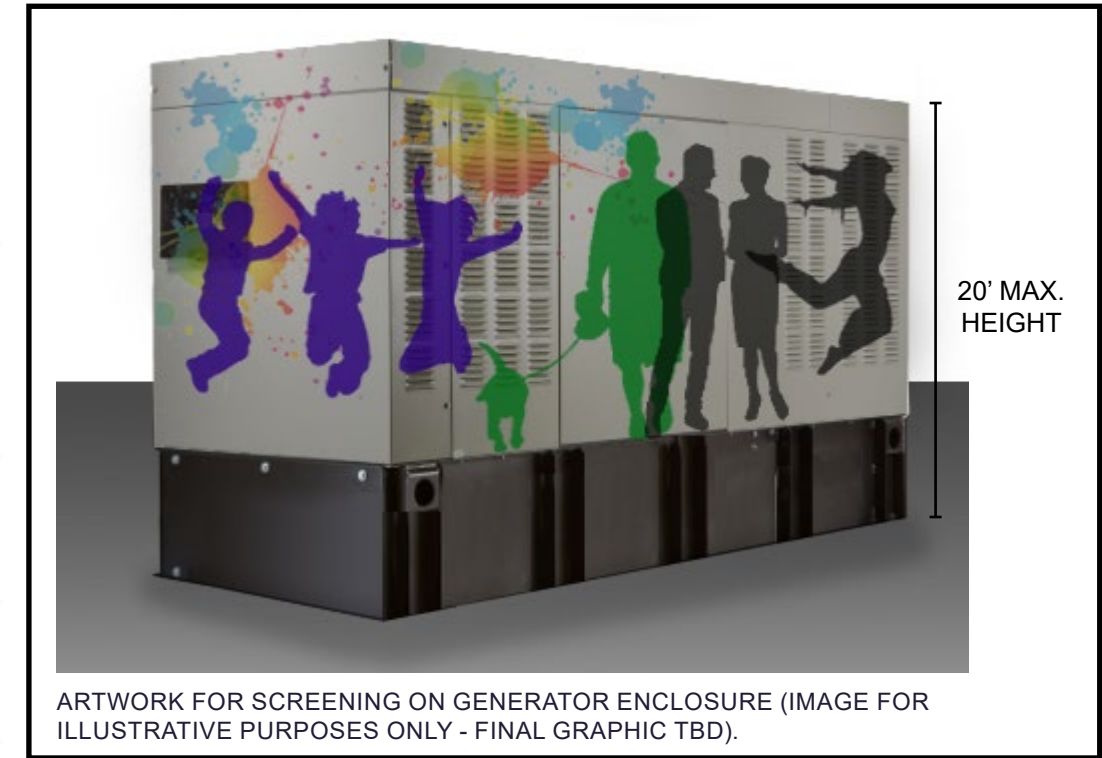
PITTSBURGH ZONING CODE TITLE 9 - CHAPTER 914 - PARKING LOADING AND ACCESS - SECTION 05 (BICYCLE PARKING)

\*914.05.D Bicycle Parking Requirement For Multi-Unit Residential - 1 per every 3 dwelling units or a fraction thereof

\*914.05.D Bicycle Parking Requirement For Commercial Parking and Parking Structure uses - 1 Space for 4-20 Automobile Spaces Provided



## Screening - Generator Enclosure







View 1 - Street View along Forbes Ave.

3500 Forbes Avenue | Pittsburgh, PA

December 08, 2020





View 2 -Street View along McKee Pl.

3500 Forbes Avenue | Pittsburgh, PA

December 08, 2020





**View 3 - Overall Elevation from McKee Pl. looking towards Forbes Ave.**

**3500 Forbes Avenue | Pittsburgh, PA**

December 08, 2020





View 4 - Pedestrian View along Retail on Forbes Ave.

3500 Forbes Avenue | Pittsburgh, PA

December 08, 2020





View 5 - Pedestrian View along Forbes Ave. at Building Entry

3500 Forbes Avenue | Pittsburgh, PA

December 08, 2020





View 6 - Pedestrian Intersection of Forbes Ave. & McKee Pl.

3500 Forbes Avenue | Pittsburgh, PA

December 08, 2020





View 7 - Pedestrian View along Forbes Ave.

3500 Forbes Avenue | Pittsburgh, PA

December 08, 2020





View 8- Elevation Along McKee Pl. - Parking Garage Entry

3500 Forbes Avenue | Pittsburgh, PA

December 08, 2020





View 9 - Pedestrian Intersection of Forbes Ave. & Semple St.

3500 Forbes Avenue | Pittsburgh, PA

December 08, 2020





**View 10 - Pedestrian Connection from Semple St.**

**3500 Forbes Avenue | Pittsburgh, PA**

December 08, 2020





View 11 - Pedestrian View of Garage Entry at Semple St.

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**View 12 - Pedestrian View of Garage Screening along Semple St.**

**3500 Forbes Avenue | Pittsburgh, PA**

December 08, 2020



