

# OAKLAND-WIDE COMMUNITY MEETING

## JULY 28, 2020

Jobs & Financial  
Coaching



Youth



Community  
Land Trust



Neighborhood  
Quality



Affordable  
Housing



**OPDC**

Oakland Planning  
and Development  
Corporation

# AGENDA

- OPDC and community updates and announcements
  - Food distribution, home repair assistance, Oakwatch next meeting, Pitt community form, US Census
  - Neighborworks help, November primary, Oakland Neighborhood Plan, residential parking permits, and Pitt News Advisory Board
- Clark Street Holdings
  - Preliminary presentation on plans for the former [Marathon gas station site](#) at 3500 Forbes Ave.
- [Pittsburgh Water and Sewer Authority](#)
  - Current construction projects in Oakland
  - Customer assistance programs for residents

# OPDC PROGRAM UPDATES

## FOOD DISTRIBUTION

- **South Oakland** – Frazier Fieldhouse – Tuesdays and Thursdays from 3 – 5pm. Saturdays from 12 – 2pm.
- **West Oakland** – Friendship Community Church – Thursdays from 3 – 5pm.

Contact Andrea Boykowycz at 412.621.3821 x17 or [aboykowycz@opdc.org](mailto:aboykowycz@opdc.org)

## HOME REPAIR ASSISTANCE

- **OPDC Façade Grant Program** - Up to \$5,000 reimbursement grants for exterior repairs
- **Oakland Community Land Trust (CLT)** – Sr. Oakland homeowners – up to \$22,500 in home repairs

Contact Annmarie Malbon at 412.621.7863 x14 or [amalbon@opdc.org](mailto:amalbon@opdc.org)

# OAKWATCH, PITT COMMUNITY FORM, US CENSUS

## OAKWATCH MEETINGS

- OPDC works with community partners to identify, advocate, and monitor code violations.
- Next meeting is September 16 at 6pm, visit [opdc.org/events](https://opdc.org/events) for more information

## PITT COMMUNITY FORM

- Residents can use the anonymous form found at [bit.ly/pittcovidform](https://bit.ly/pittcovidform) to report any COVID-related safety issues or concerns to the university's Department of Environmental Health and Safety

## US CENSUS

- Census work now ends on September 30. Census takers are visiting homes of non-responders. Save time and resources – respond to the census by phone – 1.844.330.2020, online at [2020census.gov](https://2020census.gov), or by mail.

# FORECLOSURE ASSISTANCE, NOVEMBER 3 ELECTION

## NEIGHBORWORKS FORECLOSURE ASSISTANCE

- PA's foreclosure and eviction moratorium is scheduled to end on 8/31. Up to six months of mortgage assistance is available to qualifying PA homeowners through PHFA's Pandemic Mortgage Assistance Program, but the deadline to apply for that resource is 9/30.
- NeighborWorks Western Pennsylvania offers free foreclosure prevention services and mortgage assistance resources:
  - Mortgage assistance programs - [neighborworkswpa.org/what-we-do/mortgage-assistance.html](https://neighborworkswpa.org/what-we-do/mortgage-assistance.html)
  - COVID-19 resources for homeowners - [neighborworkswpa.org/covid-19-resources](https://neighborworkswpa.org/covid-19-resources)
  - Foreclosure prevention - [Click here](#)
  - NeighborWorks services - [Click here](#)

## NOVEMBER 3 GENERAL ELECTION

- Registered voters, apply for a mail-in ballot at [votespa.com](https://votespa.com).
- Completed ballots must be received by your county election office by 5pm on October 27.

# THE OAKLAND PLAN, RESIDENTIAL PARKING PERMITS, PITT NEWS

## THE OAKLAND PLAN

- The Oakland Plan – the first city-led master plan for Oakland in more than half a century – is ready for your input.
  - Action team topics are now available for Oakland stakeholders to explore, engage with, and comment on.
  - Visit [engage.pittsburghpa.gov/oakland](https://engage.pittsburghpa.gov/oakland) and provide input to shape the vision for Oakland's future and the goals of the action teams focused on Oakland's community, development, mobility and infrastructure.

## RESIDENTIAL PARKING PERMIT ENFORCEMENT RETURNS

- The Pittsburgh Parking Authority resumes enforcement of all residential parking permits beginning next Tuesday, September 1. Street cleaning doesn't resume until April 2021

## PITT NEWS ADVISORY BOARD

- The Pitt News is looking for an Oakland resident or business leader to join their Advisory Board.
  - More info at [bit.ly/pittnewsab](https://bit.ly/pittnewsab) or contact Terry Lucas – [trlucas@pitt.edu](mailto:trlucas@pitt.edu)

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# 3500 Forbes Ave.

Pittsburgh, Pennsylvania

studio

**CLARK STREET HOLDINGS**  
**REDEVELOPMENT OF FORMER MARATHON OIL SITE**

**Oakland Subdistrict C/OPR-C: Fifth & Forbes District**

Permitted Uses:	Multi-unit Residential, Restaurant (limited and general), and Retail Sales and Services (limited and general) are permitted uses.
Minimum Lot Size:	None Required; Actual lot size approximately 51,000 sf
Maximum Floor Area Ratio:	6:1; Project FAR (preliminary proposed) - 5.97:1
Minimum Front Setback:	None Required
Minimum Rear Setback:	20 ft.; Project will comply
Minimum Interior Sideyard Setback:	None Required
Minimum Street Sideyard Setback:	None Required
Maximum Lot Coverage:	90%; Project Lot Coverage (preliminary proposed) - 86%
Maximum Height:	85 ft.; Project Height (preliminary proposed) - 102 ft. w/ twenty (20%) percent LEED Bonus as Administrator Exception (Code Sections 915.04.D and E)



## CLARK STREET HOLDINGS - REDEVELOPMENT OF FORMER MARATHON OIL SITE

Project Development Plan Standards (Planning Commission):

Eight-five (85) percent building frontage along the established build-to-line.

Street level facade transparent between three (3) feet and eight (8) feet above the walkway grade for at least sixty (60) percent of the building facade.

Prominent street level entrance onto Forbes Avenue.

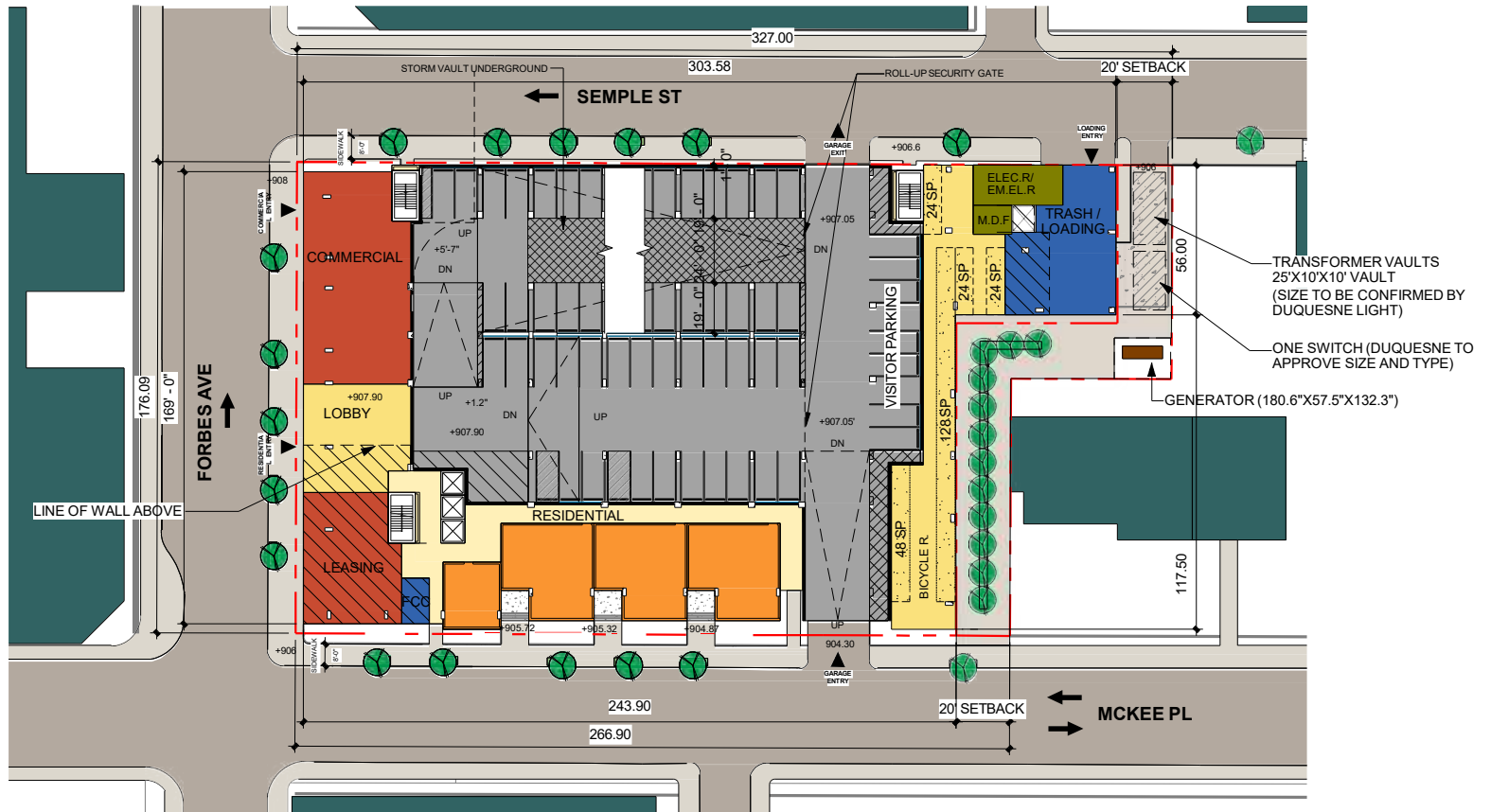
Continuous pedestrian sidewalks Forbes Avenue.

Number of Dwelling Units: 296 (Unit mix among studio, 1 bed, 2 beds and 3 beds not yet determined)

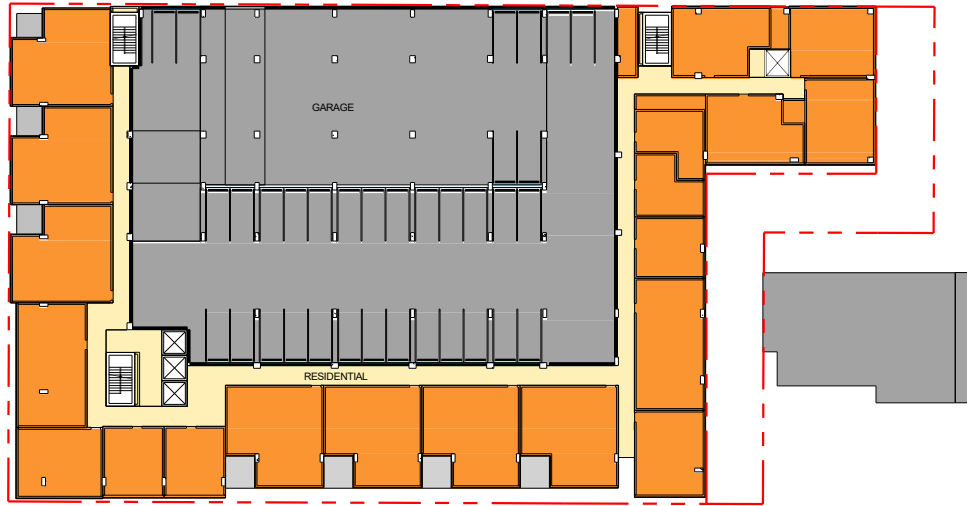
Office/Commercial/Retail Area: Approximately 7,500 square feet (includes appx.1,000 sf leasing office; final design/area TBD when tenants identified)

Number of garage parking spaces (preliminary proposed): 233

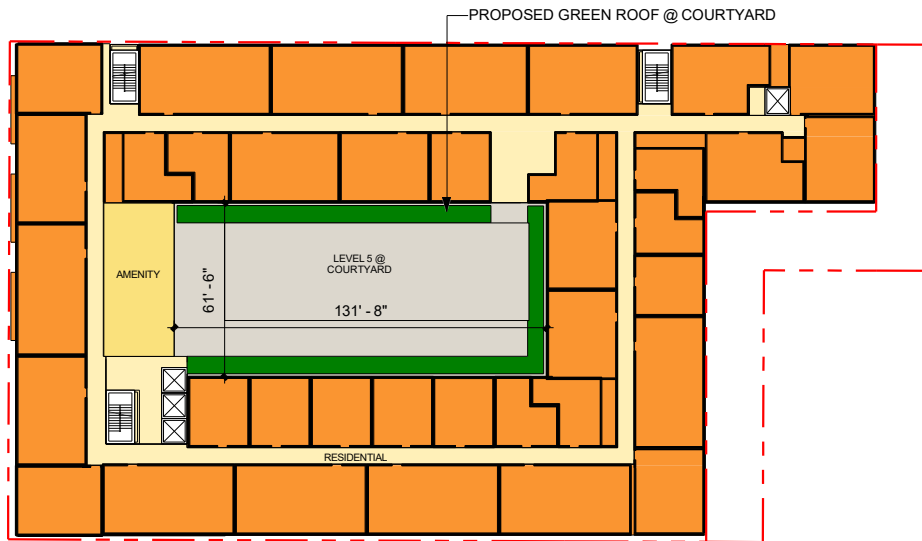
Number of bicycle spaces (preliminary proposed): 240



1 ARCH SITE PLAN  
1" = 40'-0"



1 LEVEL 3-4 - OVERALL PLAN  
1" = 40'-0"



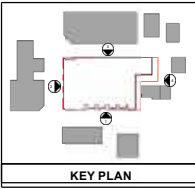
1 LEVEL 5 - OVERALL PLAN  
1" = 40'-0"

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# Elevations

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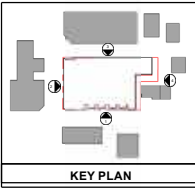
**FINISH SCHEDULE**

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
CP6	ACCENT FIBER CEMENT PANEL
MP1	METAL PANEL - COLOR 1
MP2	METAL PANEL - COLOR 2
MT1	PRE-FAB METAL CANOPIES
MT2	METAL - MESH RAILING
MT3	METAL - MESH SCREENING SYSTEM
MT4	METAL BUILDING SIGNAGE
MT5	SOLID ROLL-UP DOOR
MT6	ALUMINUM STOREFRONT SYSTEM



1 OVERALL SOUTH ELEVATION - MCKEE PL.  
3/64" = 1'-0"

**3500 Forbes Avenue - Pittsburgh, PA**



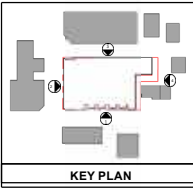
**FINISH SCHEDULE**

BR	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
CP6	ACCENT FIBER CEMENT PANEL
MP1	METAL PANEL - COLOR 1
MP2	METAL PANEL - COLOR 2
BR1	PRE-FAB METAL CANOPIES
BR2	METAL MESH RAILING
BR3	METAL MESH SCREENING SYSTEM
BR4	METAL BUILDING SIGNAGE
BR5	SOLID ROLL-UP DOOR
BR6	ALUMINUM STOREFRONT SYSTEM



**2 OVERALL WEST ELEVATION**  
3/64" = 1'-0"

**3500 Forbes Avenue - Pittsburgh, PA**



**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
CP6	FIBER CEMENT PANEL - COLOR 5
CP7	ACCENT FIBER CEMENT PANEL
MP1	METAL PANEL - COLOR 1
MP2	METAL PANEL - COLOR 2
MT1	PRE-FAB METAL CANOPIES
MT2	METAL - MESH RAILING
MT3	METAL - MESH SCREENING SYSTEM
MT4	METAL BUILDING SIGNAGE
SR	SOLID ROLL-UP DOOR
SF	ALUMINUM STOREFRONT SYSTEM

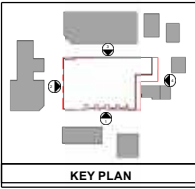


3 **OVERALL NORTH ELEVATION - SEMPLEST.**  
3/64" = 1'-0"

**3500 Forbes Avenue - Pittsburgh, PA**







**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
AC	ACCENT FIBER CEMENT PANEL
MP1	METAL PANEL - COLOR 1
MP2	METAL PANEL - COLOR 2
PRE-FAB	PRE-FAB METAL CANOPIES
MR	METAL - MESH RAILING
MS	METAL - MESH SCREENING SYSTEM
BS	METAL BUILDING SIGNAGE
RD	SOLID ROLL-UP DOOR
AS	ALUMINUM STOREFRONT SYSTEM



4 OVERALL EAST ELEVATION  
3/64" = 1'-0"

Overall East Elevation

3500 Forbes Avenue - Pittsburgh, PA



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View 1 - Intersection of Forbes Ave. & McKee Pl.

3500 Forbes Avenue - Pittsburgh, PA



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View 2 - Intersection of Forbes Ave. & McKee Pl.

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View 3 - Intersection of Forbes Ave. & McKee Pl.

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View 4 - Intersection of Forbes Ave. & McKee Pl.

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View 5 - Elevation Along McKee Pl.

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View 6 - Elevation Along McKee Pl.

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View 7 - Elevation Along McKee Pl. - Parking Garage Entry

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View 8 - View from McKee Pl. looking back towards Forbes Ave.

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

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View 10 - Intersection of Forbes Ave. & Semple St.

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View 10A - Masonry at Grade along Forbes Ave.

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View 11 - Garage Screening along Semple St.

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View 12 - Garage Exit at Semple St.

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View 13 - Corner at Semple St. - Trash & Loading

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**View 14 - View from Semple St. looking back towards Forbes Ave.**

**3500 Forbes Avenue - Pittsburgh, PA**





View 15 - View from McKee Pl. looking back towards Forbes Ave.

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# Pedestrian Connection

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Pedestrian Connection - View 1

3500 Forbes Avenue - Pittsburgh, PA



Pedestrian Connection - View 2

3500 Forbes Avenue - Pittsburgh, PA



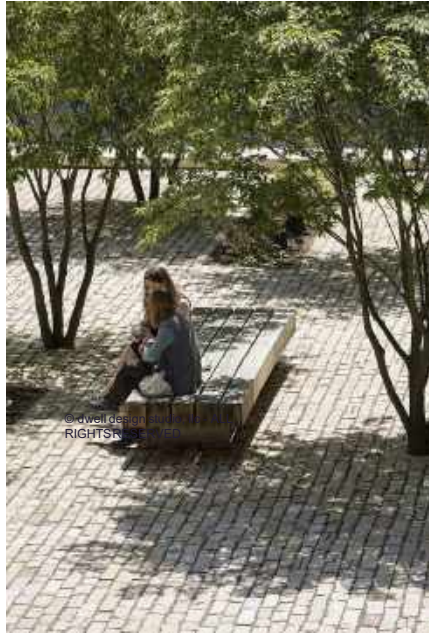
Pedestrian Connection - View 3

3500 Forbes Avenue - Pittsburgh, PA



Pedestrian Connection - View 4

3500 Forbes Avenue - Pittsburgh, PA



Pedestrian Connection Concept Imagery

3500 Forbes Avenue - Pittsburgh, PA



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Water & Sewer  
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## Restorations

August 25, 2020



# Schedule

- Concrete pour schedule
  - Robinson (1st side) 8/19 and 8/20
  - Fifth Avenue 8/22
  - Terrace and Allequippa (1st side) 8/24
  - Moultrie, Deraud and Beelen (complete) 8/25
  - Dunseith (2nd side) 8/26
  - Terrace and Allequippa (2nd side) 8/27
  - Robinson (2nd side) 8/31 and 9/1
- Paving schedule
  - Robinson, Dunseith, Terrace, Beelen, Fifth Avenue, Kirkpatrick, Moultrie and Deraud 9/1 to 9/4



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**Customer Assistance Programs  
and  
COVID-19 Pandemic Response**

August 25, 2020

# Our Response

- Extension of our **Winter Shutoff Moratorium** until September 2, 2020
  - Also removed income requirement to ensure that no customer goes without water during this critical juncture.



# Our Response

## Bill Discount Program

- Provides a 75% reduction of the fixed monthly charges on your bill (Fixed monthly charges are the charges assessed regardless of how much water you use.
  - This discount is \$26.66 on each monthly bill.
- PWSA has waived the recertification requirement through December 31, 2020.*

## Hardship Grant Program

- Provides grants of up to \$300 per year for customers who are facing termination and are at or below 150% of the Federal Poverty Level (FPL)
- PWSA has waived the sincere effort of payment requirement through December 31, 2020.*

## Free Private Lead Line Replacement Project

- Private side lead line replacements for customers who are at or below 300 % of the FPL.
- Program will expire in February of 2021 or when funding runs out.*

Annual Income Eligibility Chart  
for Bill Discount and Hardship  
Grant Programs

People in Household	Annual Income Eligibility (150% of Federal Poverty Level)
1	\$19,140
2	\$25,860
3	\$32,580
4	\$39,300
5	\$46,020
6	\$52,740
7	\$59,460
8	\$66,180
For more than 8 people, add this amount for each additional person,	\$6,720

# We Are Ready

## PWSA Customer Service

We are available to work with customers having trouble paying their bills by enrolling them in assistance programs or an income-based payment plan.

**Call 412-255-2423 and press Option #5!**



# Dollar Energy Partnership

If you think any of these programs would help you or your family, please contact Dollar Energy Fund at 1-866-762-2348 to begin the income qualification process!



# THANK YOU!

- Next Oakland-Wide Community Meeting is Tuesday, September at 6pm via Zoom and Facebook Live
- Follow us on social media
  - [facebook.com/opdc.org](https://facebook.com/opdc.org)
  - [instagram.com/oaklandplanning](https://instagram.com/oaklandplanning)
  - [twitter.com/oaklandplanning](https://twitter.com/oaklandplanning)
- General inquiries – [questions@opdc.org](mailto:questions@opdc.org)