

# OAKLAND-WIDE COMMUNITY MEETING

## FEBRUARY 23, 2021

Jobs & Financial  
Coaching



Youth



Community  
Land Trust



Neighborhood  
Quality



Affordable  
Housing



OPDC

Oakland Planning  
and Development  
Corporation

# AGENDA

- OPDC and community updates and announcements
- **Carlow University** – update on their Institutional Master Plan
- **Boundary and Yarrow** – owner proposes to build six new townhomes at 0 Boundary Street/Yarrow Way
- **UPMC – 3412 – 16 Fifth Avenue** – plans for exterior restoration and elevator room installation at the Children’s Hospital office building/Oakland medical building

# OAKLAND CLT, BRIDGES TO CAREER OPPORTUNITIES, SNOW VOLUNTEERS

- **OPDC's Community Land Trust Aging in Place** program now accepts applications from residents 55 and older. Eligible homeowners can receive up to \$22,500 for home repairs. [www.opdc.org/clt](http://www.opdc.org/clt)
- **Bridges to Career Opportunities** – last chance to register for the first cohort of OPDC's free, eight-week job readiness training program [www.opdc.org/bridgestocareers](http://www.opdc.org/bridgestocareers) (Next session starts later this spring.)
- Oakland has several volunteers ready to help **shovel snow** this winter. If you or a neighbor needs help, please contact OPDC's Emelia Sargent at [ees87@pitt.edu](mailto:ees87@pitt.edu).

# GREEN GROCER AND OAKLAND FOOD DISTRIBUTION

- The Greater Pittsburgh Community Food Bank's **Green Grocer** program is delivering fresh produce to Oakland each Thursday through March. Visit [greengrocerpgh.shop](http://greengrocerpgh.shop) for more information and to order.
- **Food Distribution** continues throughout Oakland throughout the week.

Organizations/locations include:

- Community Human Services (CHS) Food Pantry – Thursdays: 3 – 6 PM and Fridays: 11 AM – 2 PM
- Frazier Field House – Tuesdays and Thursdays: 3 – 5 PM
- Islamic Center of Pittsburgh – Third Saturday of each month: 10:30 AM – 2 PM
- St. George Cathedral – Third Saturday of each month: 10 AM – 12:30 PM
- University of Pittsburgh Pitt Pantry – Wednesdays: 3 – 7 PM and Fridays: 1 – 5PM

Visit [www.opdc.org/neighborhoodquality](http://www.opdc.org/neighborhoodquality) for more information.

## COMMUNITY PARTNERS

- Oakland Transportation Management Association (**OTMA**) is organizing a future community meeting concerning a proposed PAT bus layover at Craft/Hamlet Place. They are currently waiting on potential dates from the **Port Authority BRT team**. We will share details once they schedule the meeting.
- The **University of Pittsburgh** briefed the City's Planning Commission this afternoon on its Institutional Master Plan. This is probably the first of multiple briefings before a hearing, which will likely occur in March.
- Riverlife is hosting a **Complete the Loop** public meeting on connecting and improving Pittsburgh's riverfronts. The meeting takes place this Thursday, February 25 at 6 PM. More information at [www.riverlifepgh/loop](http://www.riverlifepgh/loop)
- The Department of Mobility and Infrastructure (**DOMI**) wants feedback for a new mobility hub location in Oakland as part of their Move 412 program. Visit [www.move412.com](http://www.move412.com) for more information and to submit feedback by February 28.

# Yarrow St. project



# CARLOW

UNIVERSITY

**FOLLOW UP TO NOVEMBER 24, 2020  
DEVELOPMENT ACTIVITIES MEETING FOR  
INSTITUTIONAL MASTER PLAN  
FEBRUARY 23, 2021**

# CARLOW MISSION

Carlow University, rooted in its Catholic identity and embodying the heritage and values of the Sisters of Mercy, offers transformational educational opportunities for a diverse community of learners and empowers them to excel in their chosen work as compassionate, responsible leaders in the creation of a just and merciful world.



# CARLOW UNIVERSITY



Sisters of Mercy

Traditional Students,  
Adult Learners, and  
Graduate Students



The Campus Laboratory School  
K-8



Early Learning Center  
Pre - K



# PURPOSE

## **INSTITUTIONAL MASTER PLAN (IMP)**

### ***PLAN FOR GROWTH & RESILIENCY***

- OPDC Public Meetings (03/2018, 06/2018, 06/2019, 10/2019, 02/2020, 9/2020, 11/2020)
- Planning Commission (05/2021)
- City Council (06/2021)

## **P3 DEVELOPMENT**

### ***DESIGN AND CONSTRUCTION OF A LOWER CAMPUS PROJECT***

- Public Meetings (2022, 2023)
- Planning Commission

# IMP COMPONENTS

- IMP Best Practices
  - Environmental and Sustainability Goals
  - Stormwater and Tree Canopy
  - Public Art
  - Resiliency/Growth
- 10 Year Development Plan
  - Rezoning
  - Neighborhood Playground
  - St. Agnes School Renovation
  - Fifth and Robinson Development
  - Mobility Improvements
- Community Benefits

# ENVIRONMENTAL AND SUSTAINABILITY GOALS

ENERGY	E1	80% energy reduction from EUI baseline for all <b>new construction</b> buildings
	E2	Carbon neutral <b>new construction</b> buildings by 2030
	E3	20% of <b>new construction</b> energy met by renewable energy sources (on-site or off-site)
	E4	50% <b>campus-wide</b> energy reduction from EUI baseline by 2030
	E5	12% of <b>campus</b> energy met by renewable sources off-site by 2030
	E6	2% of campus energy met by on-site renewable sources by 2030

WATER	WT1	50% water reduction from WUI baseline for all <b>new construction</b> buildings
	WT3	50% <b>campus-wide</b> water reduction from WUI baseline by 2030

WASTE	WS1	Reduce <b>waste generated</b> on campus by 30% by 2030
	WS2	<b>Recycle</b> 30% of all waste by 2030

# STORMWATER AND LANDSCAPE



Existing Conditions

Impervious Area = 11.51 acres

Pervious Area = 6.11 acres



Proposed Conditions

Impervious Area = 11.93 acres

Pervious Area = 5.69 acres



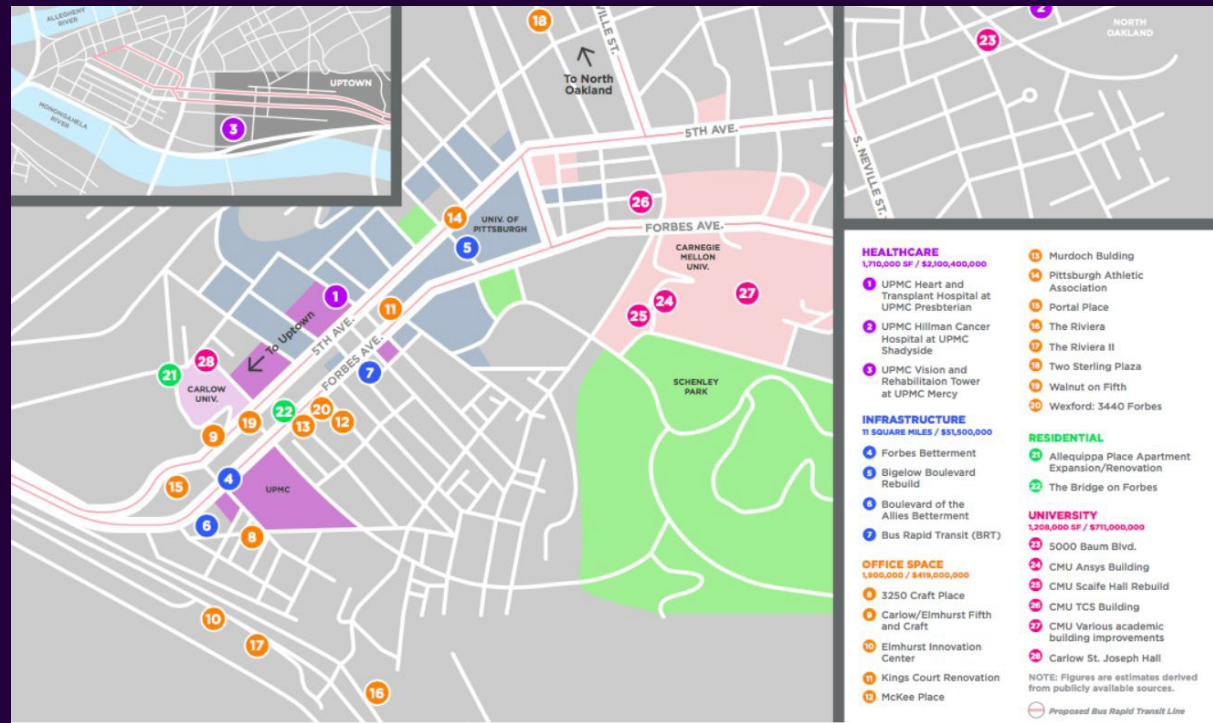
## PUBLIC ART

- Continue to place art along pedestrian paths
  - Recognize artists
  - Partner with Google Arts + Culture to document art on campus
  - Showcase local artists in campus gallery
- <https://www.carlow.edu/about/campus-locations/art-gallery/>



# ANTICIPATED GROWTH – INNOVATION ZONE

- Carlow
- UPMC
- Pitt
- CMU

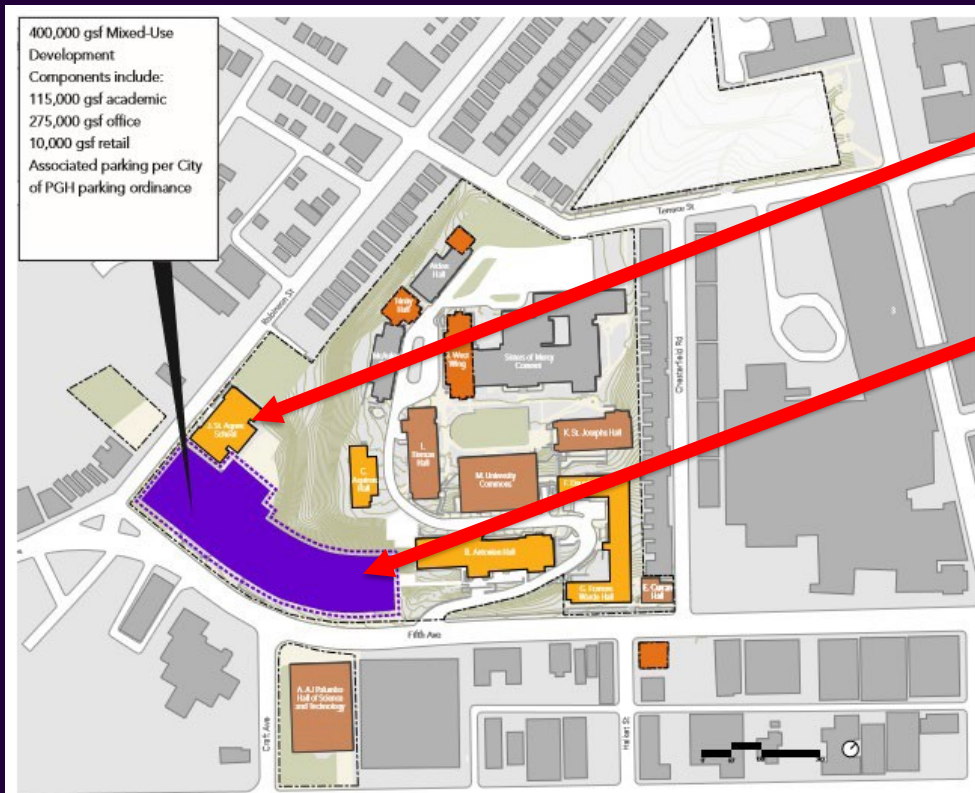






# 2021 INSTITUTIONAL MASTER PLAN

## 10 YEAR DEVELOPMENT



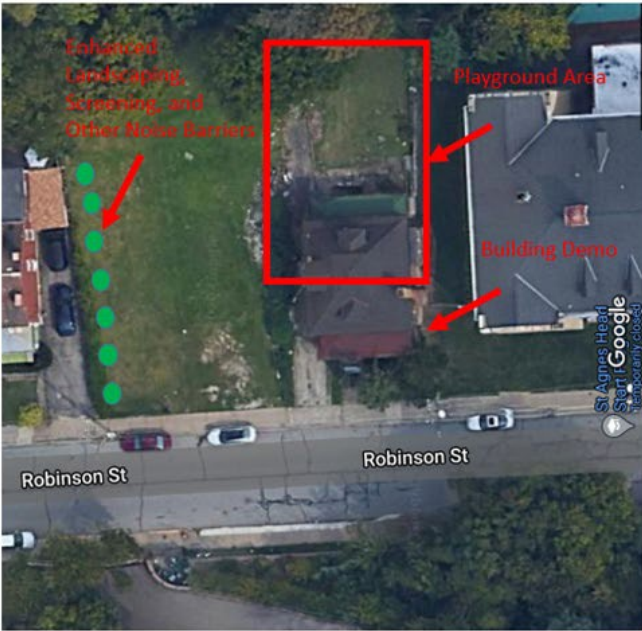
St. Agnes School –  
 Early Learning  
 Center Expansion

P3 Lower Campus –  
 Fifth Avenue Development

- New Construction - Development Site
- Renovation
- No proposed work - Carlow Ownership
- No proposed work - Lease

# PERRY SITE

## PROPOSED EARLY LEARNING CENTER PLAYGROUND SITE LOCATION AND EXAMPLES



### Pooh Bear Daycare Center

Age Groups: 6 to 23 months, 2 to 5 Years  
 Project Size: < 2500 sq. ft.  
 Project Price Range: \$60K-\$79K  
 Play Systems: PlayShaper®, Smart Play®



### The Legacy Centre

Age Groups: 6 to 23 months, 2 to 5 Years  
 Project Size: < 2500 sq. ft.  
 Project Price Range: \$80K-\$99K  
 Play Systems: PlayShaper®



### Smart Start Childcare Center

Age Groups: 6 to 23 months, 2 to 5 Years  
 Project Size: 2,500-5,000 sq. ft.  
 Project Price Range: \$60K-\$79K  
 Play Systems: PlayShaper®, Smart Play®



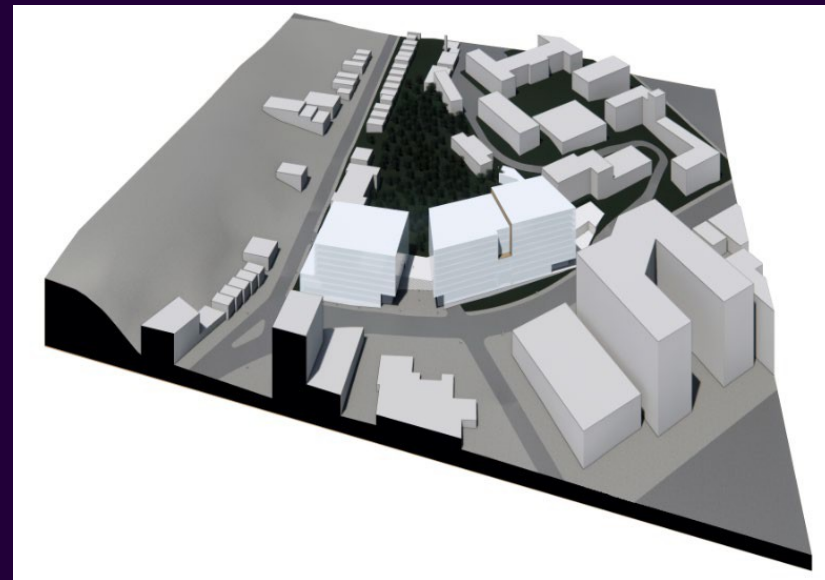
### Sotomayor Early Head Start

Age Groups: 6 to 23 months, 2 to 5 Years  
 Project Size: 2,500-5,000 sq. ft.  
 Project Price Range: \$60K-\$79K  
 Play Systems: PlayBooster®, Smart Play®

# ST. AGNES SCHOOL - FUTURE EARLY LEARNING CENTER & PRE-K LOCATION



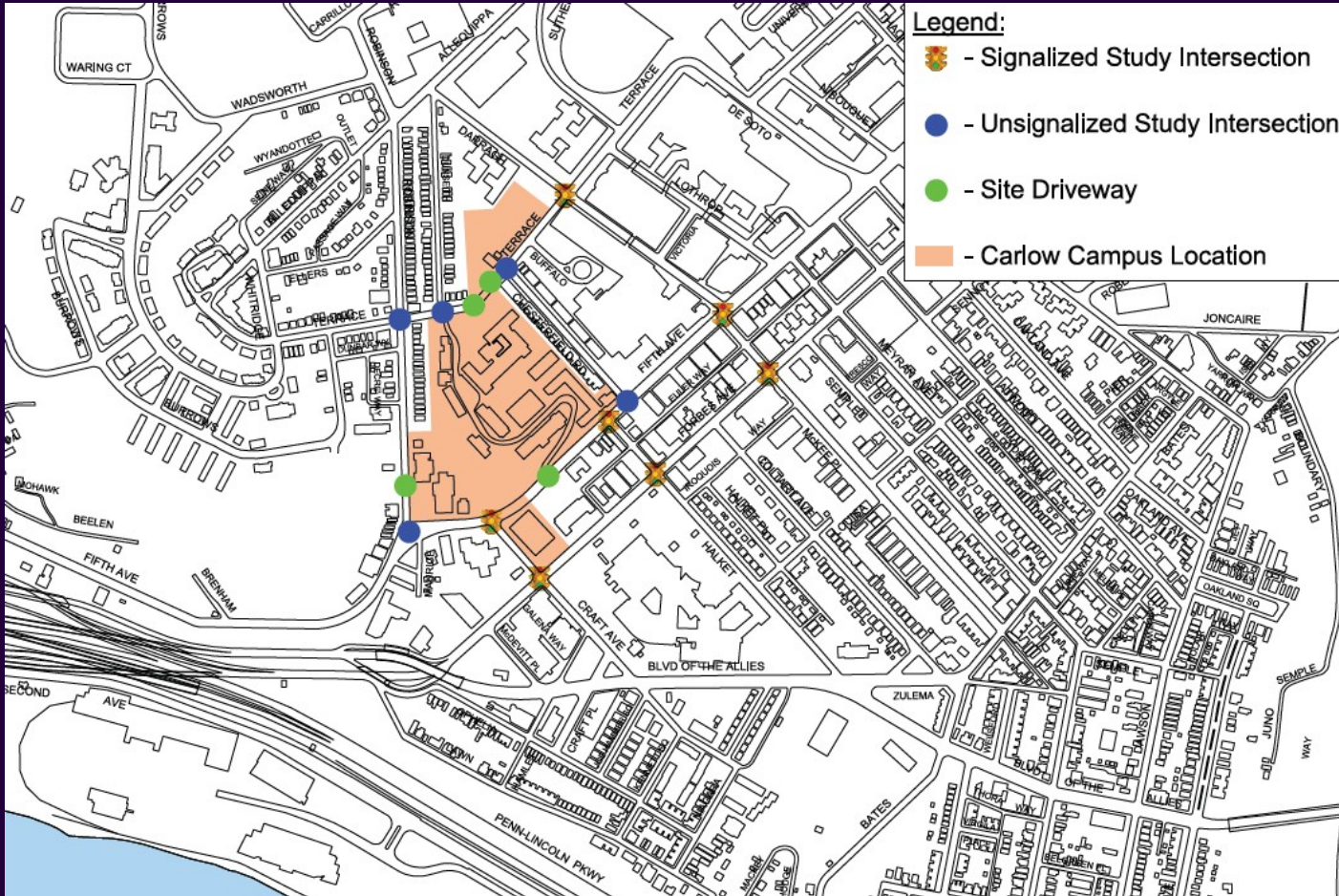
# P3 LOWER CAMPUS – 5<sup>TH</sup> AVENUE DEVELOPMENT MASSING



# P3 DEVELOPMENT TIMELINE

MILESTONE	DATE
NATIONALLY SOLICITED RFP	SEPTEMBER 2020 – OCTOBER 2020
EVALUATION AND SELECTION	NOVEMBER 2020 – DECEMBER 2020
NEGOTIATION AND DUE DILIGENCE	JANUARY 2021 – JUNE 2021
DESIGN AND PERMITTING	JULY 2021 – JUNE 2023
CONSTRUCTION	JULY 2023 – JULY 2025
OCCUPANCY	AUGUST 2025

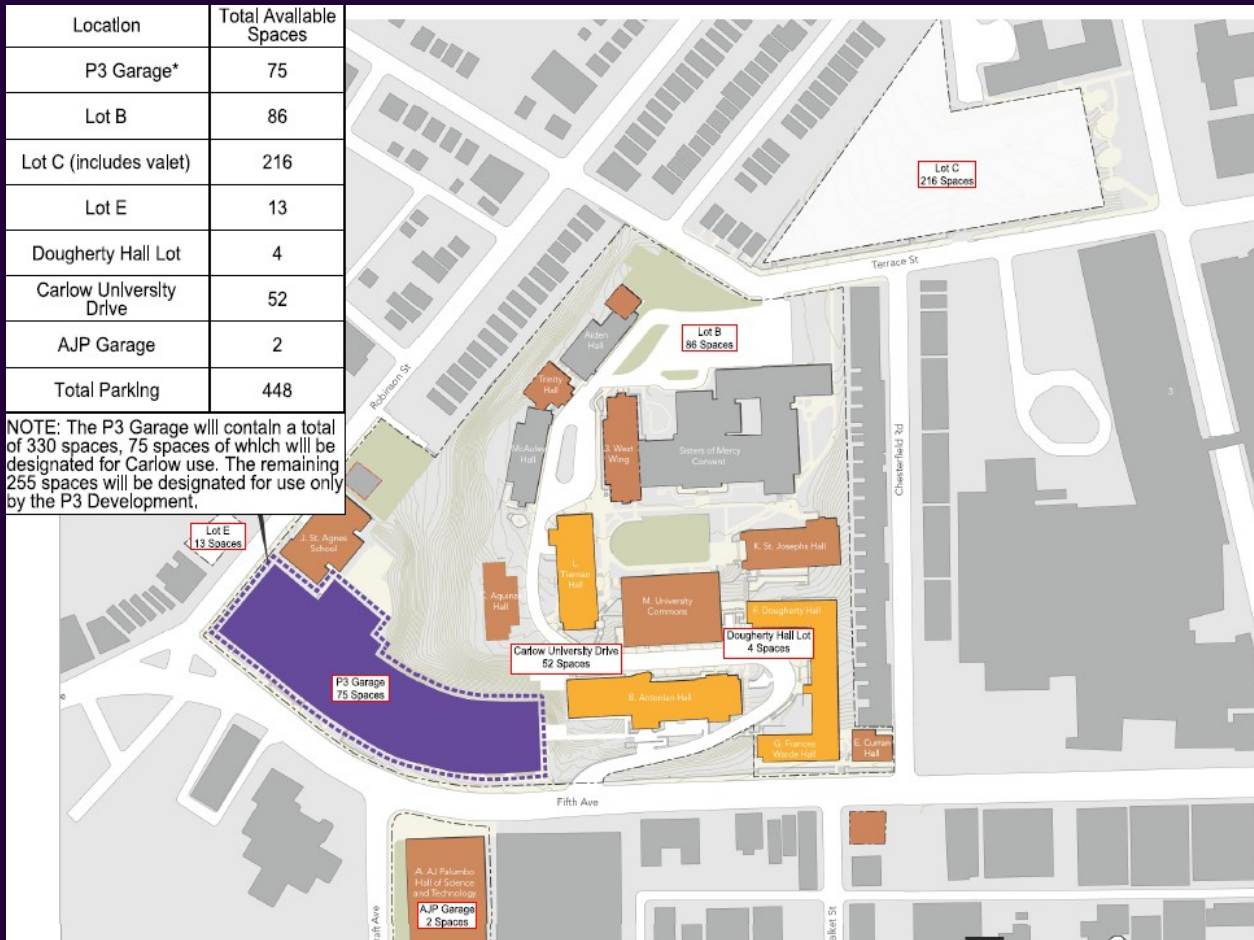
# MOBILITY



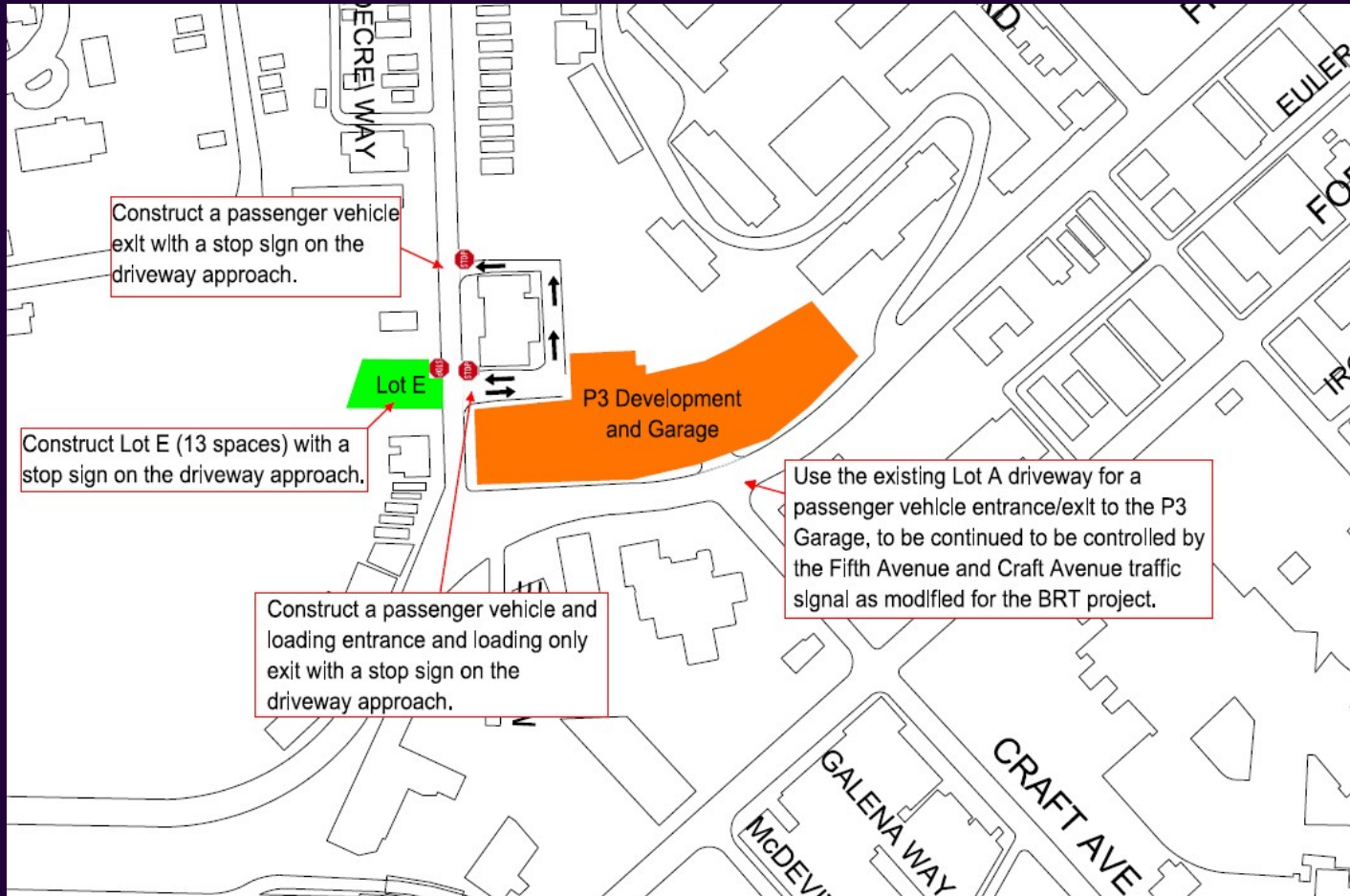
# MOBILITY

Location	Total Available Spaces
P3 Garage*	75
Lot B	86
Lot C (includes valet)	216
Lot E	13
Dougherty Hall Lot	4
Carlow University Drive	52
AJP Garage	2
<b>Total Parking</b>	<b>448</b>

NOTE: The P3 Garage will contain a total of 330 spaces, 75 spaces of which will be designated for Carlow use. The remaining 255 spaces will be designated for use only by the P3 Development.



# MOBILITY





# MOBILITY

- Oakland stakeholder groups continue to advocate for combined shuttle service, off-site parking, and direct shuttle routes
- P3 Development design cohesion with Bus/Rail/Transit (BRT) plans
- Carlow moving to post-pandemic Permanent Remote Work force for many employees
- Incrementally increased parking rates to incentivize transit use and reduce single occupancy vehicle trips
- Establish Agreement with PAAC for UPASS program
- Partnerships to educate faculty and staff about housing ownership opportunities in Oakland

## COMMUNITY BENEFITS

- Increase educational opportunities through neighborhood specific scholarships
  - Short Term – tuition waivers
  - Long Term – funded scholarships established through partnerships
- Enforce safe neighborhood streets
  - Moving violations
  - Advocate for traffic calming on Robinson Street and Terrace Street

## COMMUNITY BENEFITS

- Promote employment opportunities
  - [carlow.edu/employment](http://carlow.edu/employment)
  - MWDBE outreach and policy development
  - job fairs prior to construction
- Create shared recreational space
  - Perry Site playground

## COMMUNITY

### BENEFITS

- Community service

- Social Work – wellness and resource center for first responders and community needs
- Social Justice – community forums and educational opportunities
- Healthcare – speech disorder assessments and interventions, aging in place and pediatric care resources
- Technology – access to wifi; computer literacy programs; technology donations
- Affordable Housing – financial literacy education

**THANK YOU**



# Yarrow St. project



This 3d graphic shows the basic massing, scale and height of the proposed homes in their context. It does not fully show the integral garages, front landscaping, and first floor of the Yarrow way houses (where the existing garage will be demolished due to technical limitations of the modeling program).

# Variations Required:

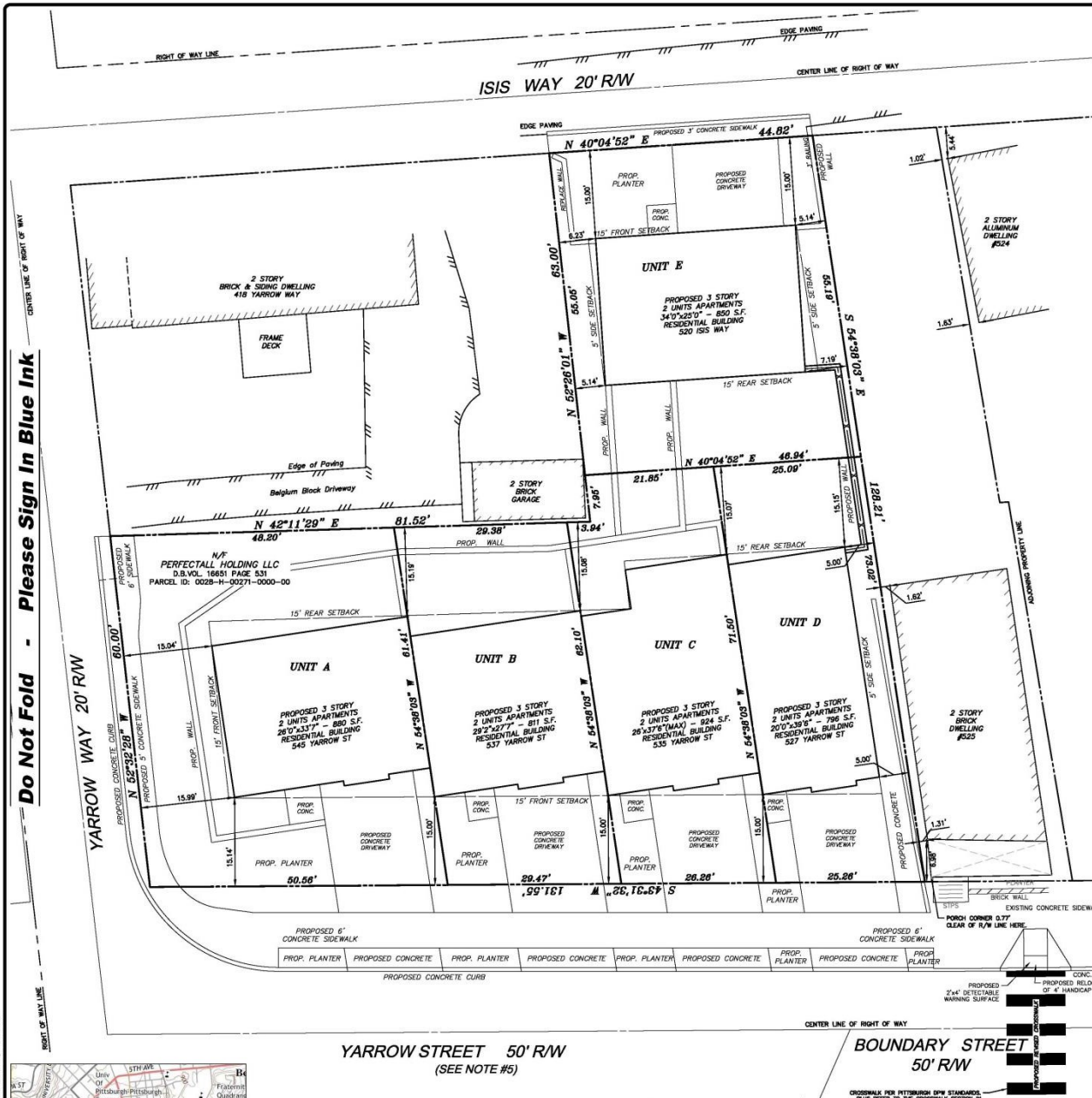
## 6 For Sale Homes:

- Similar or larger setbacks than the rest of Panther Hollow homes
- Garage parking for each house
- Similar height to other Panther Hollow Homes



YARROW STREET 50' R/W

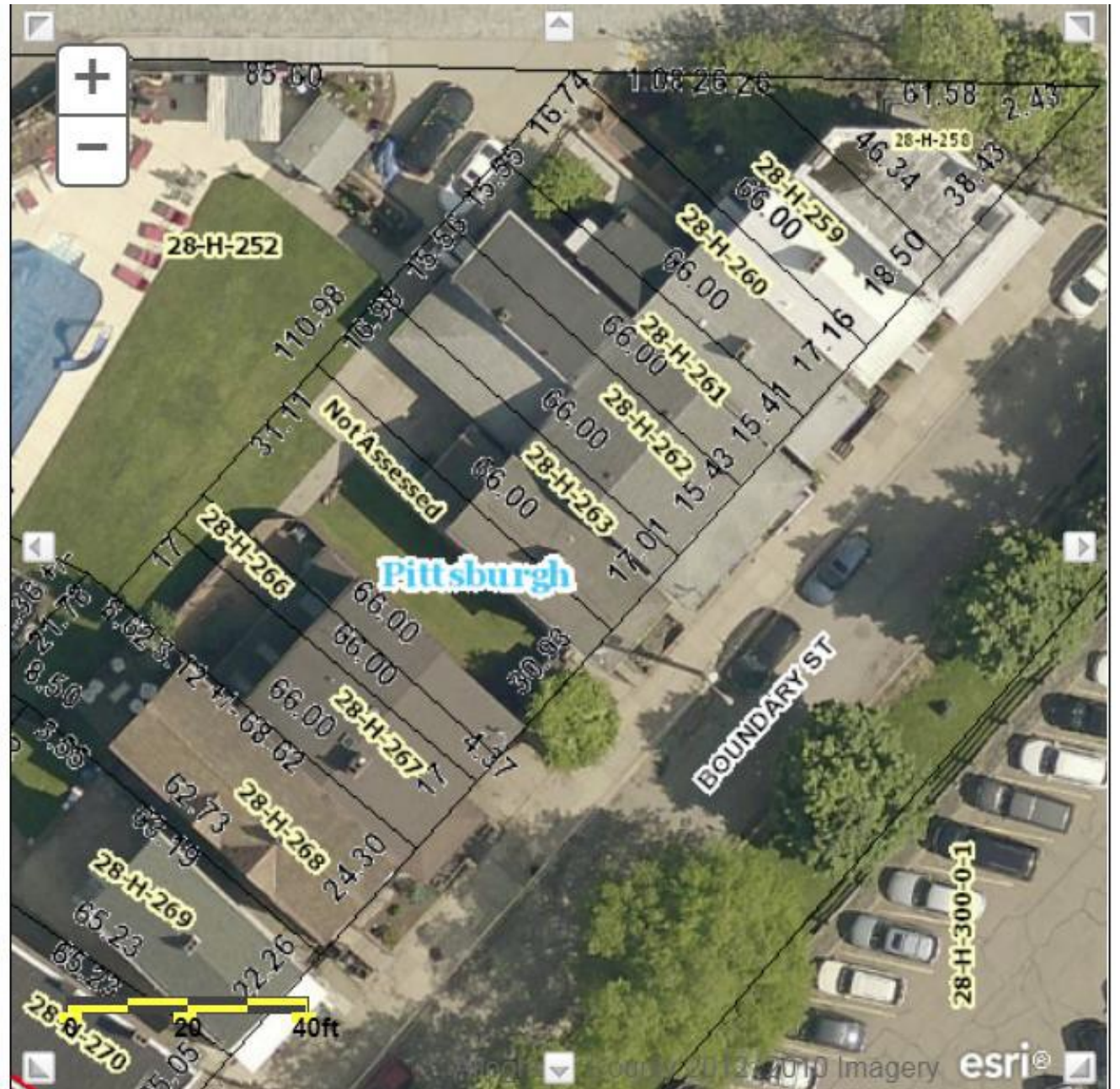
# Development BY RIGHT - No Variance required: 5 two-unit houses



## Problems:

- Economics of 5 houses of only 3 stories does not work to make marketable for-sale houses
- But: Rental is the only approach that works financially if variances are denied.
- Developer doesn't want to build rentals
- Oakland doesn't want more rentals

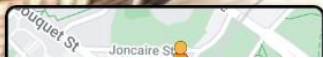




Boundary St  
Pittsburgh, Pennsylvania

Google

Street View





Context of 3 ½ - 4 story development with little to no setbacks



Google



# Oakland 2025 Plan (pg 35)

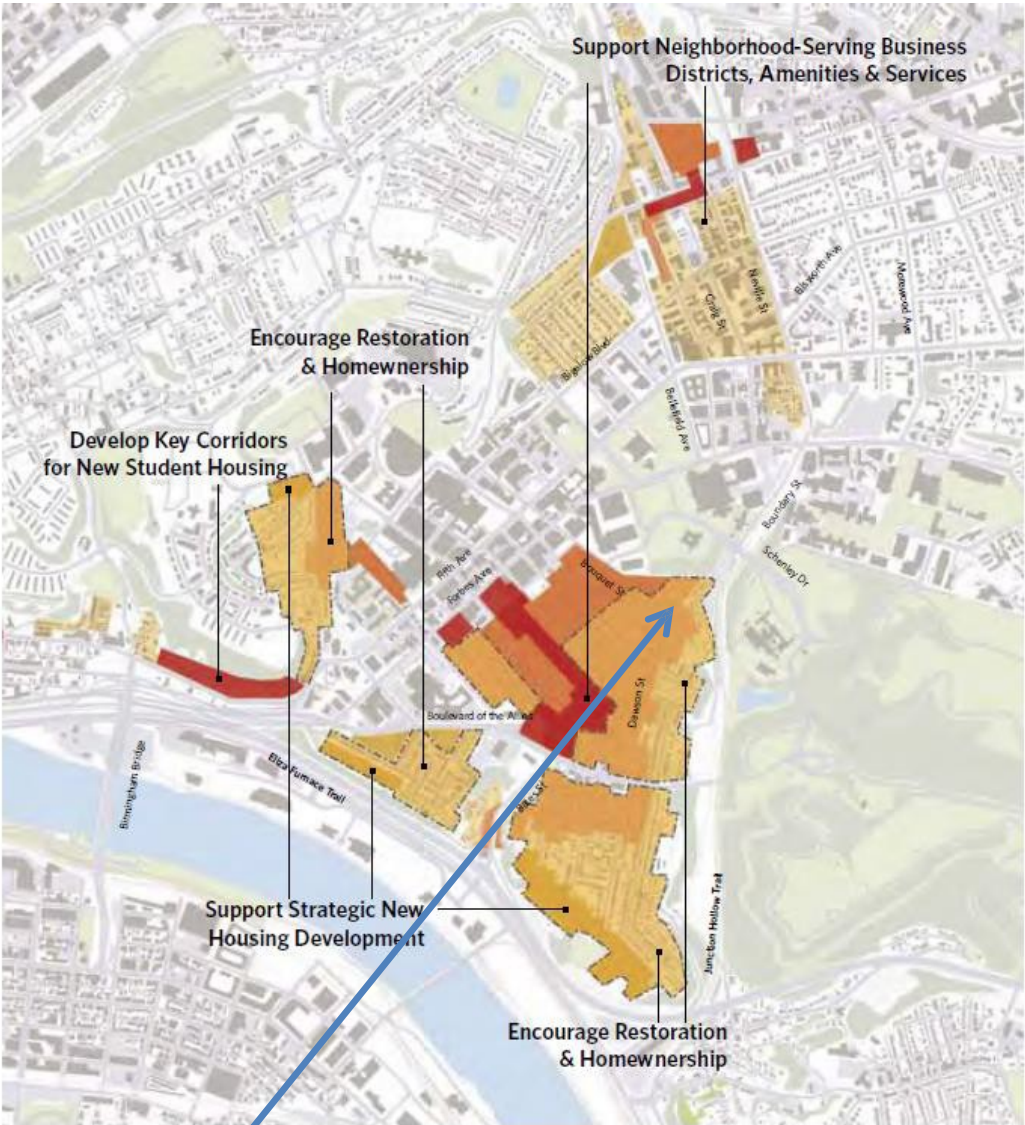
## Strategy: New Housing Markets

The Oakland 2025 planning process identified several areas for new multifamily housing development:

- 1. The core business district along Forbes Avenue
- 2. Fifth Avenue hillside toward the Birmingham Bridge
- 3. Semple/Zulema/Boulevard of the Allies
- 4. Centre/Craig, with potential tie to transit oriented development

To achieve the target goal of increasing the number of workers living in Oakland by 7%, approximately 1,500 additional housing units will need to be added to Oakland's housing stock. Focusing increased density in core areas will support existing densities elsewhere. The type of housing units which will be most market receptive over the coming ten years, whether rental or for-sale, will have the following characteristics:

- ▶ Although one- and two-bedroom units will likely have the strongest demand, at least 25 percent of all new units (rental and for-sale, each) should contain three bedrooms.
- ▶ Units should be 800 to 1,400 square feet in size, with an average two-bedroom unit comprising 1,100 square feet.
- ▶ Energy-efficient appliances and building systems will be a must, particularly for improved marketability
- ▶ Close proximity (within a five minute walk) to public space amenities, convenience retail and dining
- ▶ Close proximity (within a five minute walk) to public transit or a large employment center



Proposed Housing Development and Homeowner Expansion Strategy

Yarrow St. site is at the corner of the “new market rate housing development” area and “Encourage restoration and Homeownership area”.

# Oakland Neighborhoods

## MOBILITY

- Transit: Fifth/Forbes BRT line
- Transit: BRT stations
- Transit: consolidated shuttle loops (3)
- Transit: Downtown circulator loop
- Transit: mobility hubs

- Bicycles: proposed on-street markings or dedicated lanes
- Bicycles: proposed off-street trail
- Bicycles: existing on-street markings or dedicated lanes
- Bicycles: existing off-street trail
- Bicycles: existing on-street route

## HOUSING

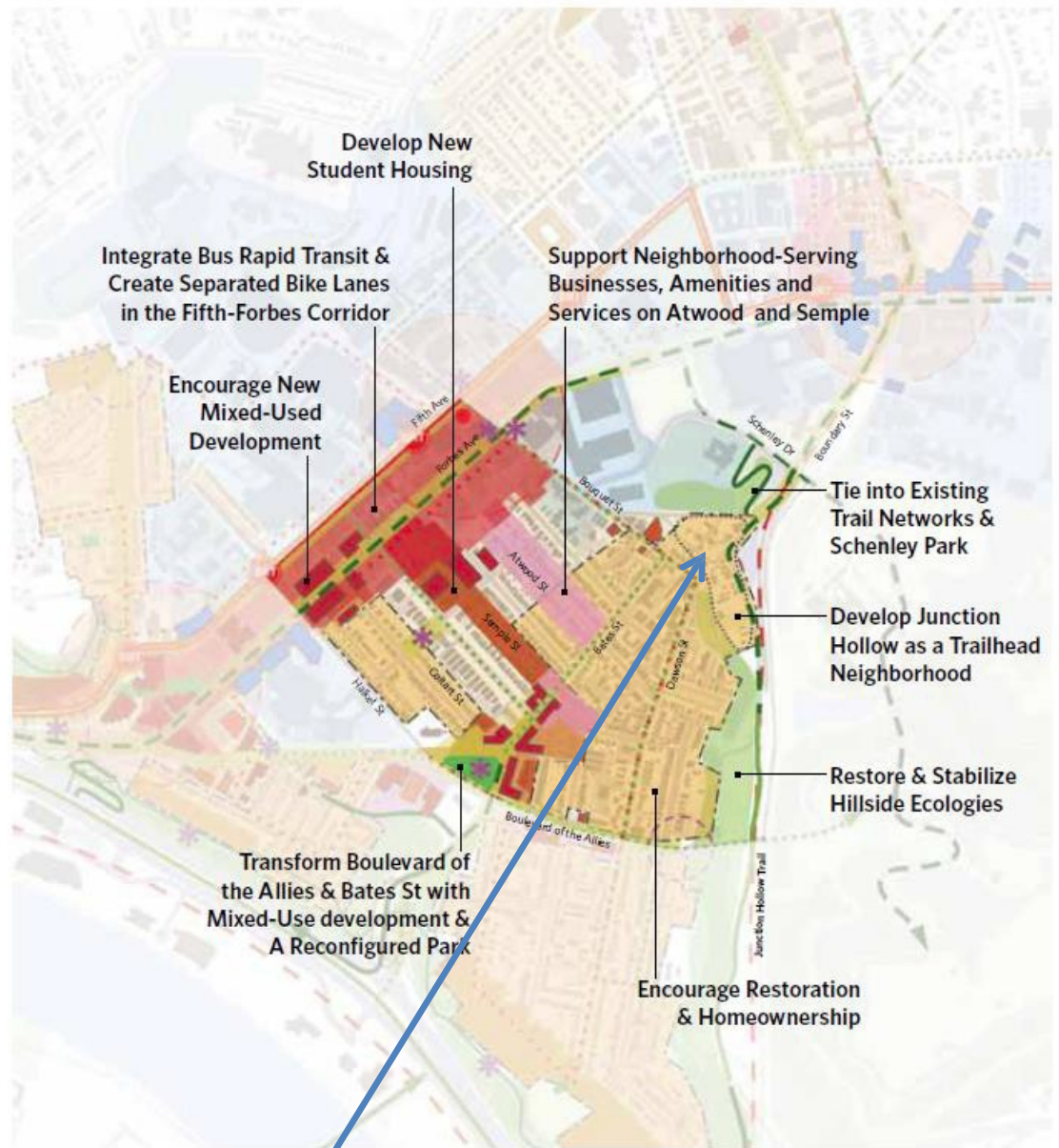
- Existing residential areas
- Homeowner preservation priority
- New market-rate housing development
- Corridors for apartments & student housing development

## BUSINESS + DEVELOPMENT

- Oakland Business Improvement District
- Neighborhood business district
- Existing institutions
- Proposed mixed-use development
- Proposed building renovation
- Proposed institutional development

## OPEN SPACE + ART

- Renovated and expanded parks
- Hillside restoration
- Streetscape improvements
- Trailhead neighborhoods
- Public art
- Gateway beautification
- Walking trails



Key Recommendations: Central Oakland

Single family home ownership is a development that is consistent with encouraging homeownership in trailhead neighborhood.

# DRAFT Front view of Yarrow st. houses

Note: These are draft elevations that will be subject to further design review with OPDC

- Only Three stories in the front
- Similar in height to existing 3-4 story homes in Panther Hollow





# Rear of Yarrow st. houses



1 East Elevation  
Scale: 1/4" = 1'-0"

Intelligent Design Group  
**IDG**  
Architecture

PROJECT NO.	
DATE	
SCALE	
DESIGNER	

Elevations



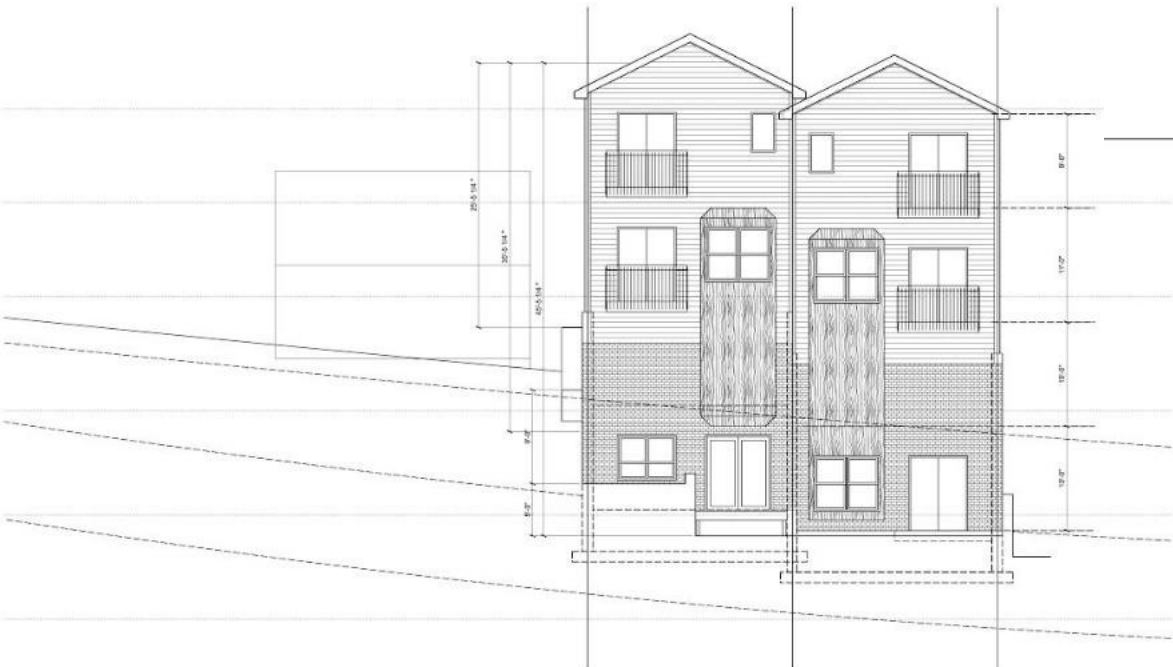
DRAWING NUMBER

A203

Draft Front of  
Isis Way houses:



1 East Elevation  
ASD1 Scale: 1/4" = 1'-0"



Rear of Isis Way  
houses

18	11	9
Elevations		
		



This 3d graphic shows the basic massing, scale and height of the proposed homes in their context. It does not fully show the integral garages and front landscaping due to technical limitations of the modeling program

**UPMC CHILDREN'S HOSPITAL OFFICE BUILDING/OAKLAND MEDICAL BUILDING**  
**Exterior Masonry Restoration/Roof replacement/Elevator Upgrades**

**UPMC** LIFE  
CHANGING  
MEDICINE

**MacLachlan  
Corpeltius  
& Filoni**

ARCHITECTURE • PLANNING • INTERIOR DESIGN

TEAM:

Architect – MCF Architects

Roofing Consultant - MJS

Structural Consultant – AES Engineering

MEP Consultant - H.F. Lenz Company

MCF PROJECT NUMBER: 56120008

UPMC PROJECT NUMBER: 200071

Oakland-Wide Meeting  
Date: February 23, 2021



## PROJECT SCOPE:

- I. Elevation Remediation
- II. Roof Replacement
- III. Plaza / Site Remediation
- IV. Elevator Upgrades



## EXISTING CONDITIONS - PLAN



# EXISTING CONDITIONS – EULER WAY

Children's Hospital Office Building



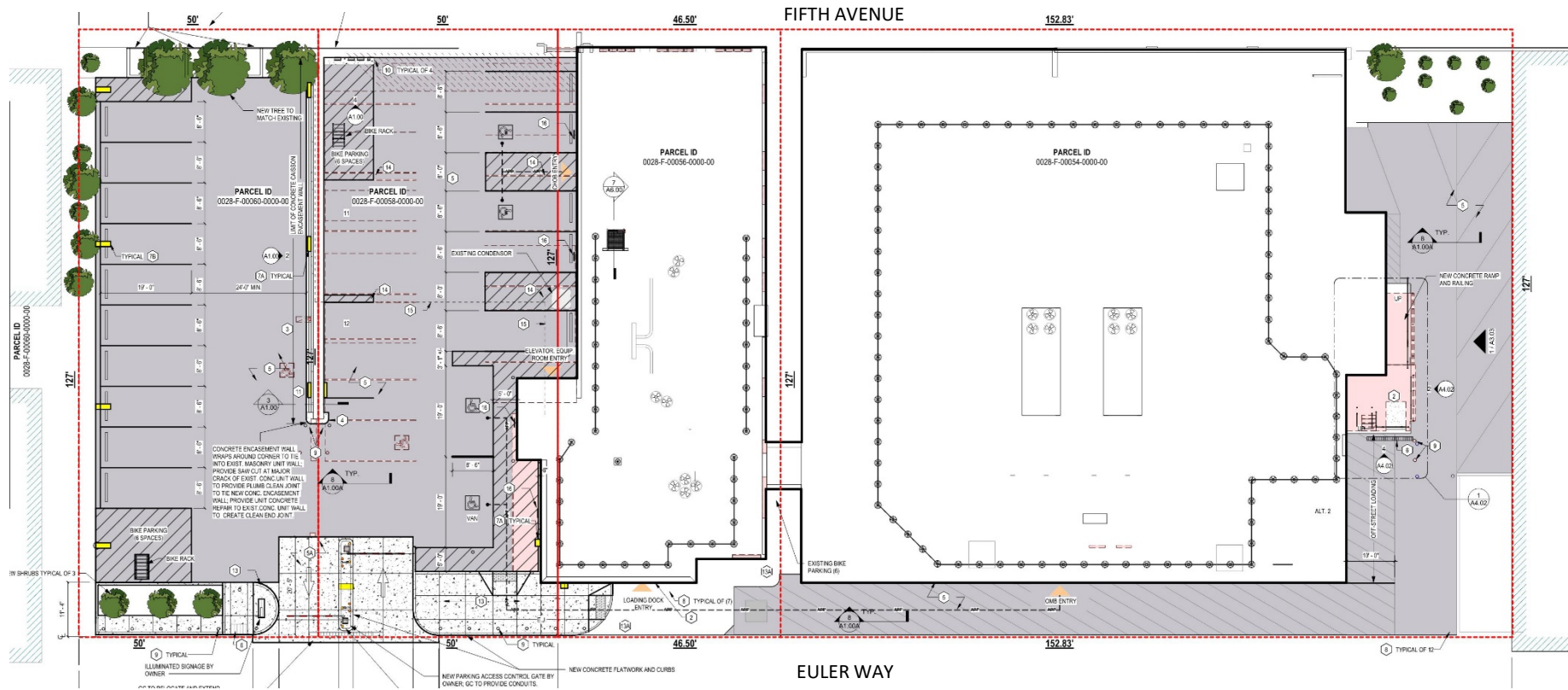
Euler Way View East

Children's Hospital Medical Building



Euler Way View West

# SITE PLAN – NEW WORK





# EXISTING CONDITIONS - ELEVATIONS

**A** North Elevation



**B** East Elevation



**C** South Elevation



**D** West Elevation



# PROPOSED RESTORATION



## Proposed Design- Rendering: Southwest Corner Day Time



## Proposed Design- Rendering: Northwest corner Night time



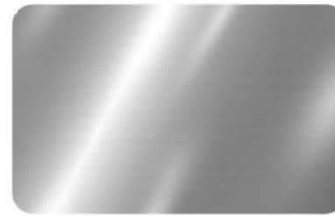
## Proposed Design- Renderings: Southwest Night Time Day Time



EFIS COLORS:



Metal Cornice/ copings-  
Aluminum, Silver



EFIS Color: Crème Brûlée

*Physical Samples  
required to make final  
selection in coordination  
with client review*



## METAL CORNICE / COPING COLORS



## QUESTIONS





# THANK YOU!

- Visit [www.opdc.org/design-development-review](http://www.opdc.org/design-development-review) to complete **feedback forms** on tonight's proposals (click on each project)
- The next **Oakwatch** meeting is Wednesday, March 17 at 6 PM via Zoom
- Next **Oakland-Wide** Community Meeting is Tuesday, March 30 at 6 PM via Zoom and Facebook Live
- **Event calendar** – [www.opdc.org/events](http://www.opdc.org/events)
- Sign up for the **e-news** and meeting notices at [www.opdc.org/contact-us](http://www.opdc.org/contact-us)
- **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)