

# OAKLAND-WIDE COMMUNITY MEETING

## NOVEMBER 24, 2020

Jobs & Financial  
Coaching



Youth



Community  
Land Trust



Neighborhood  
Quality



Affordable  
Housing



OPDC

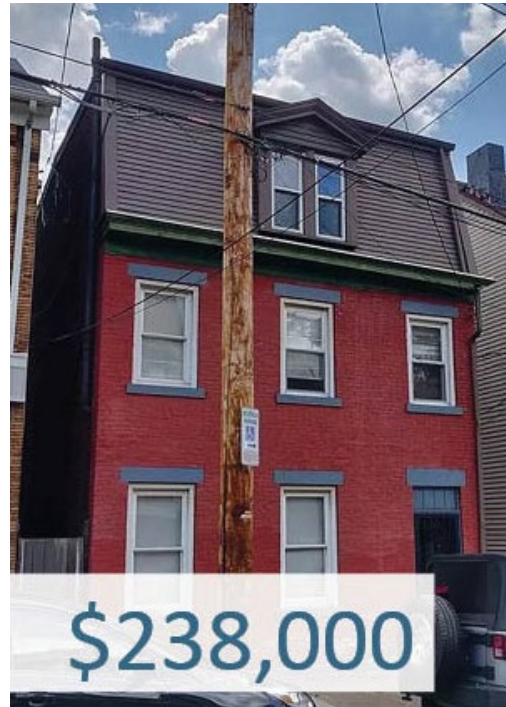
Oakland Planning  
and Development  
Corporation

# AGENDA

- OPDC and community updates and announcements
- 204 Tennyson Avenue – Proposed renovations to garage at rear of property
- Carlow University – Development Activities Meeting for Carlow Institutional Master Plan (IMP)

# CLT Home for Sale

- 4 bedroom, 1 bath home for sale as part of our Oakland Community Land Trust
- No income requirements, for owner-occupancy only
- Visit [www.opdc.org/CLT](http://www.opdc.org/CLT) for more details or contact Jodi Lincoln – [jlincoln@opdc.org](mailto:jlincoln@opdc.org) or 412.621.7863 x10 to schedule a virtual or in-person viewing



**South Oakland Home For Sale**

3534 Frazier Street, Pittsburgh , PA 15213

**OPDC**

Oakland Planning  
and Development  
Corporation

# OPDC CLT DIRECTOR, BULLETIN BOARDS, RECYCLE ELECTION SIGNS

- **OPDC** is hiring a **Community Land Trust Director**. We're looking for someone passionate about Oakland, equitable development, and homeownership. More information at [www.bit.ly/cltdirector](http://www.bit.ly/cltdirector)
- We have installed **bulletin boards** throughout Oakland to share news and announcements. Please email [community@opdc.org](mailto:community@opdc.org) with any comments/ideas. Locations include:
  - Boundary Street at Joncaire Street
  - Pacelli House (3259 Dawson Street)
  - 141 Robinson Street
  - Ophelia Street at Kennett Square
- **Drop off your election signs** (and the metal stands) for recycling. We have a collection bin outside the Career Center at Semple and Louisa Streets. The city is also collecting at three DPW sites. More information at [www.pittsburghpa.gov/dpw/yard-sign-recycling](http://www.pittsburghpa.gov/dpw/yard-sign-recycling)

# HISTORIC DESIGNATIONS, SNOW ANGELS, MOVE 412

- **City Council** voted to approve historic designation for the [Shrine of the Blessed Mother](#), [Gallagher-Kieffer House](#), and the [Herron Hill Pumping Station](#).
- **Snow Angels** are back! The city is now accepting requests from residents who need help shoveling snow this winter and those interested in volunteering. Visit [www.pittsburghpa.gov/snowangels](http://www.pittsburghpa.gov/snowangels)
- DOMI's **Move 412** is a pilot program is rolling out the installation of mobility hubs throughout city neighborhoods, including two in Oakland. Visit [www.move412.com](http://www.move412.com).

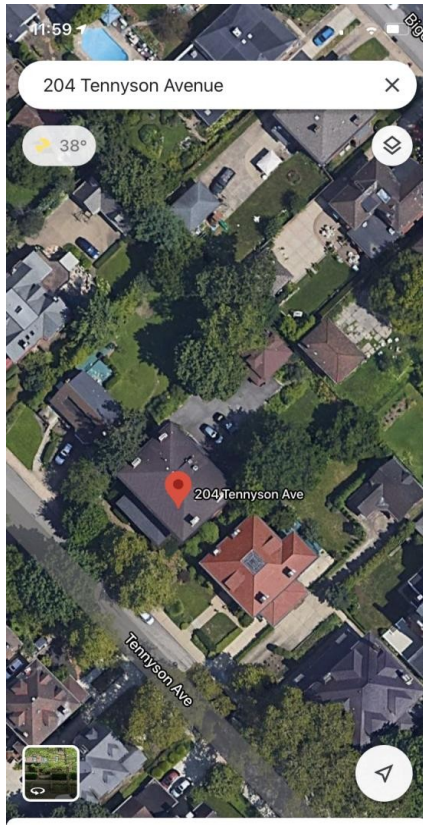
# Project:

Remodeling the small building  
in the backyard

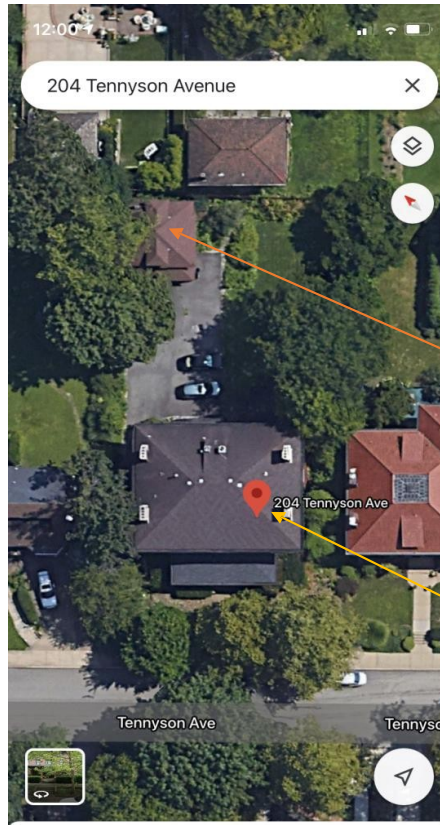
Address: 204 Tennyson Avenue

By owners: Qing-Ming Wang and Tongying Shun

# Where is the property and the small building in the backyard



204 Tennyson Ave  
204 Tennyson Ave, Pittsburgh, PA 15213

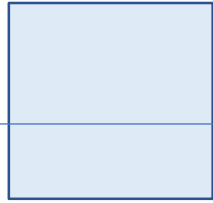


204 Tennyson Ave  
204 Tennyson Ave, Pittsburgh, PA 15213

Small build in the backyard:

- Used by the previous owner as a two car garage

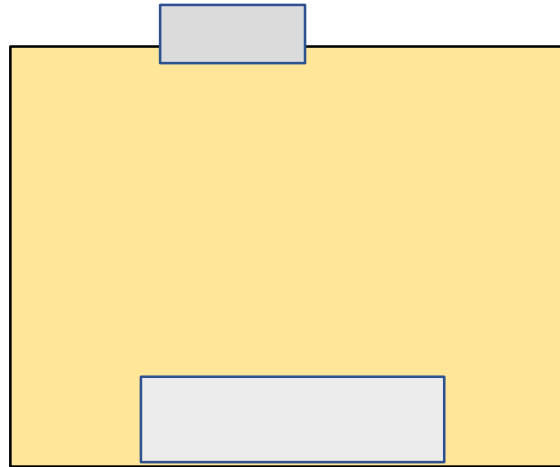
Main building: 204 Tennyson Avenue, Pittsburgh, PA 15213



- Old butler building
- Later used as a garage
- No maintenance for decades
- Many damages, dirt and bad smell caused by squirrels and other small animals



To be repaired/renovated to original shape



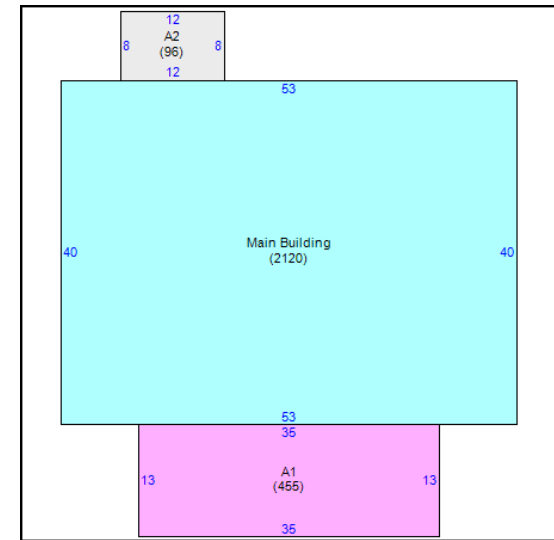
204 Tennyson Ave  
Pittsburgh, PA 15213

Tennyson Ave



# History of the small building

- The property was built in 1906;
- The small build in the backyard was used a butler's house when the property was built;
- The previous owners converted the small build to a two car garage, roughly in 1969



# The project details and purpose:

- Remodel the small building in the backyard which was used as a garage by the previous owners. The project will include
  - Replace all old/broken windows
  - Replace the two garage door by a front wall with two windows and a door
  - Paint the wall with the color that matches the brick walls.
  - Convert the old 1/2-bathroom into a full bathroom
  - Add some new light bulbs
  - Add a heating cooling unit for the small n=building
  - Add some storage cabinetry, a wet bar for coffee/tea making, a small refrigerator
  
- Purpose: use the remodeled small build as a research space

# Some photos:

Front of the house and drive way



# Some photos: Backyard



- The open space is large enough for parking 5 cars

# CARLOW

UNIVERSITY

## **DEVELOPMENT ACTIVITIES MEETING** **INSTITUTIONAL MASTER PLAN AND P3 UPDATE**

**NOVEMBER 24, 2020**

**PRESENTERS: DAVID J. MEADOWS, CFO**

**SISTER HELEN MARIE BURNS, PhD - SISTERS OF MERCY**

**ANNA TORRANCE, JD - DIOCESE OF PITTSBURGH**

# Development Activities Meeting & Purpose

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

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

- Public Meetings (03/2018, 06/2018, 06/2019, 10/2019, 02/2020, 09/2020, 11/2020)
- Planning Commission (01/2021)
- City Council (03/2021)

## **P3 LOWER CAMPUS DEVELOPMENT**

### ***DESIGN AND CONSTRUCTION OF A SPECIFIC PROJECT***

- Public Meetings (2021, 2022, 2023)
- Planning Commission

## RESPONDING TO THE COMMUNITY

- Increase educational opportunities through West Oakland neighborhood specific scholarships in the Campus School and Early Learning Center
  - Short Term – tuition waivers as openings are available in individual grades
  - Long Term – endowed scholarships created through partnerships - grades K-8
- Enforce safe neighborhood streets
  - Moving violations; illegal turns at Fifth Avenue and Robinson Street

## RESPONDING TO THE COMMUNITY

- Promote employment opportunities
  - [Carlow.edu/employment](http://Carlow.edu/employment)
  - MWDBE vendor outreach and procedural development
  - Job Fairs prior to P3 construction
- Create shared recreational space
  - New Playground on Robinson Street near St. Agnes School



## RESPONDING TO THE COMMUNITY

- Community service

- Social Work – Wellness and Resource Center for first responders and community
- Social Justice – Continue open community forums, lectures, and education
- Healthcare – Speech Disorder assessments and interventions, Occupational Therapy resources
- Technology – On campus access to wifi locations; computer literacy programs
- Housing – adult financial literacy seminars

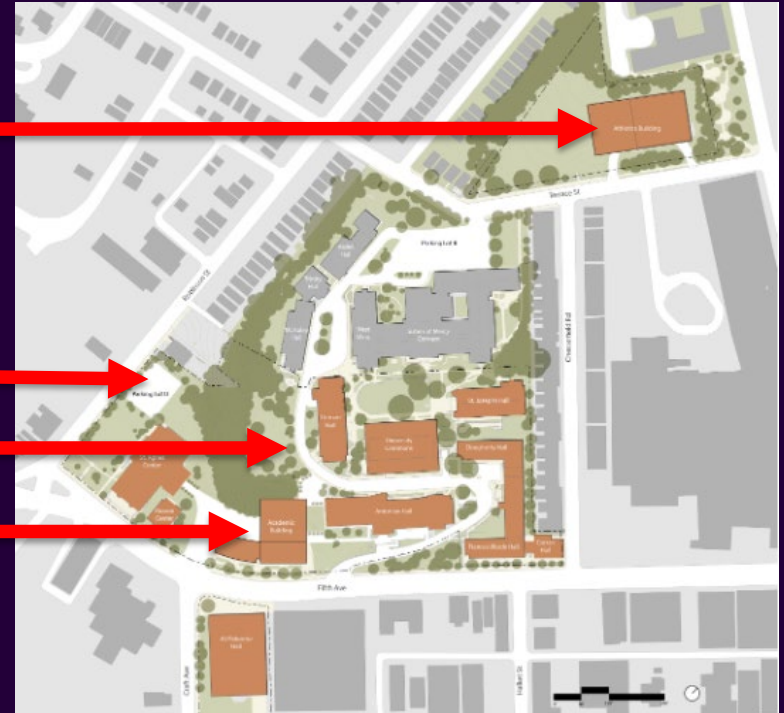
# 2016 INSTITUTIONAL MASTER PLAN - 10 YEAR DEVELOPMENT

Lot C Development  
(Terrace Street)

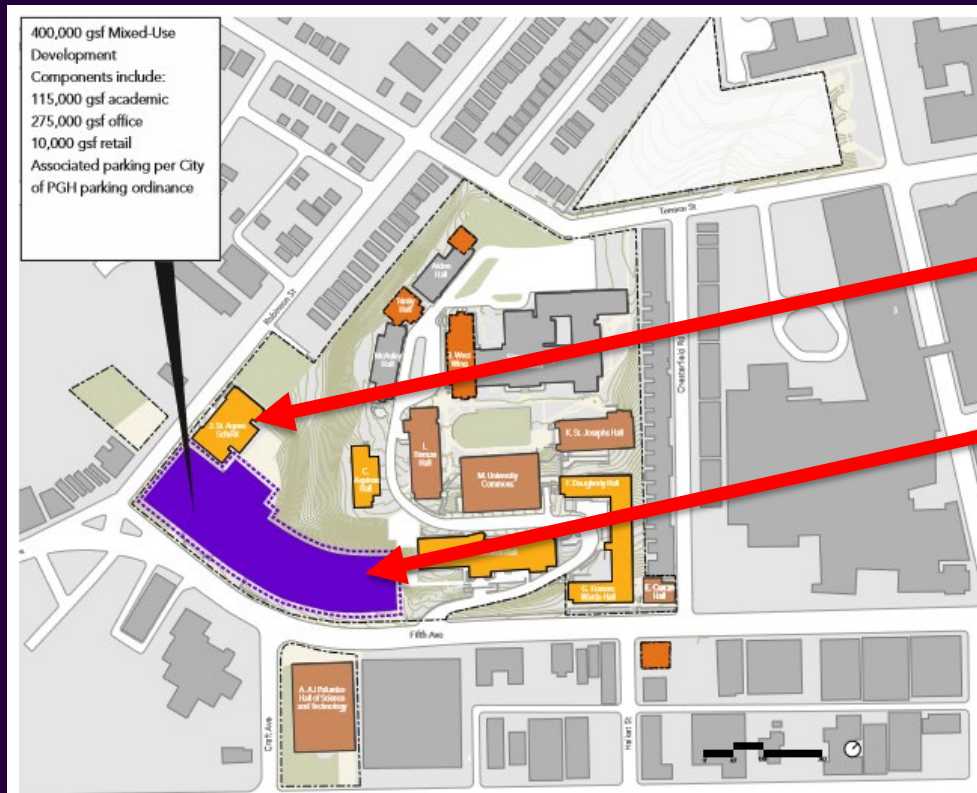
St. Agnes School Demolition

Aquinas Demolition

Lot A Development  
(Fifth Avenue and Robinson Street)



# 2020 INSTITUTIONAL MASTER PLAN - 10 YEAR DEVELOPMENT



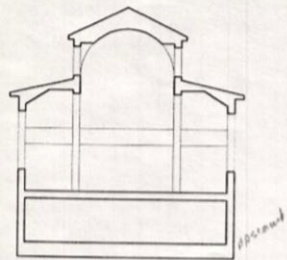
St. Agnes School –  
Early Learning  
Center Expansion

P3 Lower Campus –  
Fifth Avenue Development

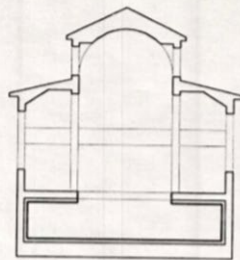
# P3 DEVELOPMENT TIMELINE

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

# Alternatives Analysis



APPROACH A



APPROACH B

## APPROACHES TO THE SPACE

THE BLOCK PLAN STUDIES WHICH FOLLOW IN THIS PACKET EXPLORE FOUR FUNDAMENTAL APPROACHES TO INTERVENING INTO THE ST. AGNES CHURCH SPACE. THESE APPROACHES ARE DESCRIBED BELOW AND ARE ILLUSTRATED IN THE SCHEMATIC BUILDING SECTIONS AT THE LEFT. MANY OF THE PROPOSED USES CAN BE INTERCHANGED AMONG THE APPROACHES TO THE SPACE DEPENDING ON AREA NEEDS.

### APPROACH A: SPACE UN-ALTERED

THIS APPROACH SEEKS TO FIND A USE OF THE SPACE WHICH CAN BE ACCOMMODATED WITH LITTLE OR NO ALTERATIONS TO THE PRIMARY SPACES OF THE CHURCH. HOWEVER, WITH THE EXCEPTION OF RE-USE AS A CHURCH, MOST POTENTIAL USES WOULD REQUIRE SOME RENOVATION AND ADAPTION. SEE THE GALLERY AND THEATER USES ON PAGES 1 AND 2.

### APPROACH B: OPEN TO THE BASEMENT

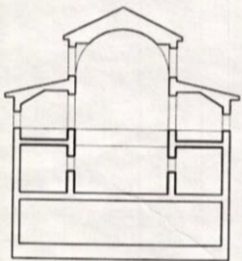
THIS APPROACH BRINGS THE BASEMENT INTO PARTICIPATION WITH THE PRIMARY MAIN LEVEL SPACE OF THE CHURCH. BY CREATING A LARGE OPENING IN THE CHURCH FLOOR, AND CONNECTING THE TWO LEVELS WITH A PUBLIC STAIR, THE BASEMENT CAN BE UTILIZED ON AN EQUAL BASIS WITH THE MAIN LEVEL. SEE THE ART STUDIO USE ON PAGE 3.

### APPROACH C: ADDED SECOND FLOOR

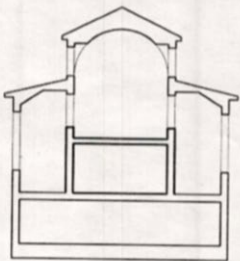
THIS APPROACH ACCOMMODATES USES WHICH MAY REQUIRE CONSIDERABLE ADDITIONAL SQUARE FOOTAGE -- BUT ALSO RESPECTS THE QUALITY OF THE PRIMARY SPACE. THIS IS DONE BY ADDING A SECOND LEVEL ABOVE THE MAIN SPACE OF THE CHURCH WHILE RETAINING A LARGE OPENING IN THE CENTRAL NAVE. SEE THE LIBRARY USE ON PAGE 4.

### APPROACH D: BUILDING WITHIN A BUILDING

LIKE APPROACH C, THIS ALSO ACCOMMODATES USES WHICH MAY REQUIRE CONSIDERABLE SQUARE FOOTAGE. HOWEVER THIS APPROACH BUILDS A SECOND LEVEL WITHIN THE CENTRAL NAVE, AND LEAVES THE AISLES UN-ALTERED. THE SECOND LEVEL IN THE NAVE CAN STILL ENJOY A HIGH VAULTED SPACE. SEE THE ART EDUCATION USE ON PAGE 5.



APPROACH C



APPROACH D

- *Adaptive Reuse Study (2010)*
- *Facilities Condition Assessment (2017)*
- *Highest and Best Use Study (2019)*
- *Review of HRC Criteria (2020)*
- *Request For Proposal (2020)*

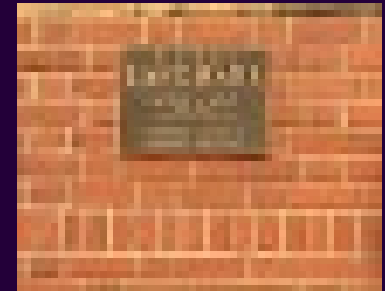
# Historic Preservation – Grace Hall Renovation



# Historic Preservation – St. Joseph’s Hall Renovation

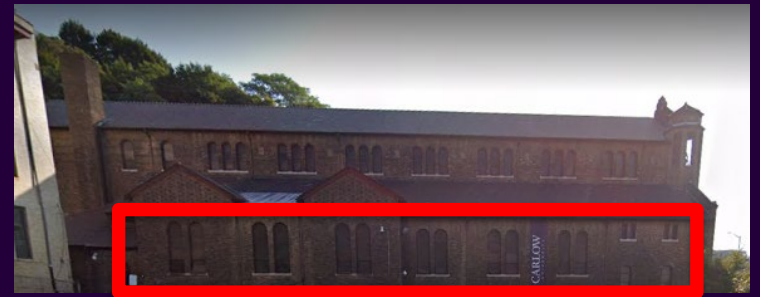


# Convent of Mercy - Designated





# Remove Items of Devotion prior to Secular Use



# THANK YOU!

- The next Oakwatch meeting is Wednesday, January 20 at 6pm via Zoom
- Next Oakland-Wide Community Meeting is Tuesday, December 15 at 6pm via Zoom and Facebook Live
- Event calendar – [www.opdc.org/events](http://www.opdc.org/events)
- 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)