Planning Commission Briefing

Pittsburgh, PA
PC Briefing 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.
**SUMMARY PARKING SCHEDULE**

<table>
<thead>
<tr>
<th></th>
<th>REQUIRED</th>
<th>PROVIDED</th>
</tr>
</thead>
<tbody>
<tr>
<td>Residential</td>
<td>207</td>
<td>210</td>
</tr>
<tr>
<td>Commercial (accessory)</td>
<td>1</td>
<td>1</td>
</tr>
<tr>
<td>TOTAL</td>
<td>208</td>
<td>212</td>
</tr>
</tbody>
</table>

**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: Ceiling 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.**

**BUILDING INFORMATION SUMMARY**

- **ZONING DISTRICT:** Oakland Subdistrict C/OPR-C: Fifth & Forbes District
- **PROJECT DESCRIPTION:** 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.

<table>
<thead>
<tr>
<th>NO. OF UNITS</th>
<th>296</th>
</tr>
</thead>
<tbody>
<tr>
<td>NO. OF PARKING PROVIDED</td>
<td>212</td>
</tr>
<tr>
<td>NO. OF BIKE PARKING PROVIDED</td>
<td>153</td>
</tr>
</tbody>
</table>

- **GROSS SQUARE FEET**
  - GARAGE: 88,245
  - COMMERCIAL (ACCESSORY): 3,090
  - RESIDENTIAL: 234,398
  - ACCESSORY USE - LEASING LOBBY: 2,587
  - TOTAL GSF: 403,562

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

<table>
<thead>
<tr>
<th>BICYCLE SCHEDULE</th>
<th>REQUIRED</th>
<th>PROVIDED</th>
</tr>
</thead>
<tbody>
<tr>
<td>RESIDENTIAL</td>
<td>59</td>
<td>151</td>
</tr>
<tr>
<td>COMMERCIAL (ACCESSORY)</td>
<td>1</td>
<td>2</td>
</tr>
<tr>
<td>TOTAL BICYCLE</td>
<td>100</td>
<td>153</td>
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</table>

PITTSBURGH ZONING CODE TITLE 9 - CHAPTER 914 - PARKING (LOADING) AND ACCESS - SECTION 914.05 (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 4-10 Automobile Spaces Provided

#### ARTWORK FOR SCREENING ON GENERATOR ENCLOSURE (IMAGE FOR ILLUSTRATIVE PURPOSES ONLY - FINAL GRAPHIC TBD).

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**Screening - Generator Enclosure**

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**Bike Room - Lvl 2 to 6**

Scale: 1/8" = 1'-0"
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
# LEED Checklist

**LEED v4 for BD+C: New Construction and Major Renovation**

Project Checklist

<table>
<thead>
<tr>
<th>Credit</th>
<th>Description</th>
<th>Possible Points</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Integrative Process</td>
<td>1</td>
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</tbody>
</table>

## Location and Transportation (16 credits)

<table>
<thead>
<tr>
<th>Credit</th>
<th>Description</th>
<th>Possible Points</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>LEED for Neighborhood Development Location</td>
<td>16 credits</td>
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## Sustainable Sites (10 credits)

<table>
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<th>Credit</th>
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<tr>
<td>1</td>
<td>Site Assessment</td>
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## Water Efficiency (11 credits)

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<th>Credit</th>
<th>Description</th>
<th>Possible Points</th>
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<tbody>
<tr>
<td>1</td>
<td>Outdoor Water Use Reduction</td>
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## Energy and Atmosphere (33 credits)

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<th>Description</th>
<th>Possible Points</th>
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<tbody>
<tr>
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<td>Fundamental Commissioning and Verification</td>
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## Materials and Resources (13 credits)

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<th>Credit</th>
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</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Storage and Collection of Recyclables</td>
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</tbody>
</table>

## Indoor Environmental Quality (16 credits)

<table>
<thead>
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<th>Credit</th>
<th>Description</th>
<th>Possible Points</th>
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<tbody>
<tr>
<td>1</td>
<td>Enhanced Indoor Air Quality Strategies</td>
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## Innovation (6 credits)

<table>
<thead>
<tr>
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</thead>
<tbody>
<tr>
<td>1</td>
<td>LEED Accredited Professional</td>
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## Regional Priority (4 credits)

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<tbody>
<tr>
<td>1</td>
<td>Regional Priority: Specific Credit</td>
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<td>Regional Priority: Specific Credit</td>
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## Totals

<table>
<thead>
<tr>
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<tbody>
<tr>
<td></td>
<td></td>
<td>Possible Points</td>
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**Certified**: 40 to 49 points, **Silver**: 50 to 59 points, **Gold**: 60 to 79 points, **Platinum**: 80 to 110 points
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

The Bridge of Forbes

SkyVue

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 Elevations

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

1. GROUND FLOOR VEHICLE ENTRANCE COMPLIES WITH ZONING SEC. 914-08-G.4
Building Elevations

OVERALL WEST ELEVATION - Forbes Ave.

Scale: 1/32" = 1'-0"
Building Elevations

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

GROUND FLOOR VEHICLE ENTRANCE
COMPLIES WITH ZONING SEC. 914.09.G.4
Building Elevations

OVERALL EAST ELEVATION - Pedestrian Connection

Scale: 1/32" = 1'-0"
View 4- Elevation Along McKee Pl. - Parking Garage Entry
View 6 - Pedestrian Connection from Semple St.
View 7 - Pedestrian View of Garage Exit at Semple St.
View 8 - Pedestrian View of Garage Screening along Semple St.
View 10 - Pedestrian View along Forbes Ave. at Building Entry
View 12 - Pedestrian View along Forbes Ave.
Diligence Meetings

Introductory meeting with OPDC Director
• February 12, 2020

OPDC Re-introductory meeting
• July 21, 2020

Oakland Wide Meeting
• August 25, 2020

Initial BRT Meeting
• September 21, 2020

Oakland Neighborhood Task Force Meeting
• October 02, 2020

CDAP Meeting
• December 01, 2020

Development Activities Meeting
• December 15, 2020

CDAP Meeting Review with Port Authority and City planning
• December 23, 2020
View 2 - Intersection of Forbes Ave. & McKee Pl.

OLD OVERALL ELEVATION DESIGN

NEW OVERALL ELEVATION DESIGN
View 3 - Intersection of Forbes Ave. & McKee Pl.

OLD OVERALL ELEVATION DESIGN

NEW OVERALL ELEVATION DESIGN
OVERALL SOUTH ELEVATION - ZDR REVISION 1
Scale: 1/32" = 1'-0"

OVERALL SOUTH ELEVATION - UPDATED
Scale: 1/32" = 1'-0"

GROUND FLOOR VEHICLE ENTRANCE COMPLIES WITH ZONING SEC. 914.09.G.4
OVERALL WEST ELEVATION - ZDR REVISION 1

Scale: 1/32" = 1'-0"

OVERALL WEST ELEVATION - UPDATED

Scale: 1/32" = 1'-0"
Building Materials

FIBER CEMENT PANEL 1
FIBER CEMENT PANEL 2
FIBER CEMENT PANEL 3
FIBER CEMENT PANEL 4
FIBER CEMENT PANEL 5

MASONRY 1
ACCENT FIBER CEMENT PANEL 1
METAL PANEL 1
METAL PANEL 2
PRE-FAB. METAL CANOPIES

METAL - RAILING
METAL - SCREENING SYSTEM
SOLID ROLL-UP DOOR
ALUMINUM STOREFRONT SYSTEM
Building Materials

EXTERIOR WALL 3D PERSPECTIVE
Fiber Cement Panel

EXTERIOR WALL SECTION
Fiber Cement Panel

BUILT EXAMPLE
Fiber Cement Panel