Art Commission Application Form

You must submit the following along with this form as a single PDF.

- Individual or organizational statement (250 word max)
- Letter of intent that includes history of project and its impact on the community (500 word max)
- Visual materials (See Art Commission Guidelines for requirement)
- Budget describing cost of materials, artist fees, maintenance, installation, etc.
- Two letters of support from project partners or neighborhood organizations
- One letter of support from the Department of Public Works or Department of Mobility & Infrastructure

Notes:

- You may be required to hold a Development Activities Meeting with the applicable Registered Community Organization prior to Hearing. For more information, visit pittsburghpa.gov/dcp/rci.
- After receiving Art Commission approval, any necessary permits, certificates of occupancy, legal agreements, or other city approvals are still required. These must be applied for separately at the appropriate City departments and are the responsibility of the applicant.
- Application format is a digital copy of full application form, required documents, and the presentation to be projected at the Hearing as one single PDF. Send all documents to pacd@pittsburghpa.gov.

Project Information

Type of Project: [ ] Conceptual Review  [ ] Conceptual/Final Review  [x] Final Review  [ ] Courtesy Review

Has this project been come before Art Commission before?

[ ] No  [x] Yes, when: __________________

Duration of project: From ______/____/____ to ______/____/____

Permanent?  [ ] No  [x] Yes
Project Location

Address: 3213-3215 Penn Avenue

Cross Streets or other relevant information: 32nd & Penn Ave

Neighborhood: Strip District

Applicant Information

Name: Shawn Kichline, Oxide Real Estate Development

Mailing Address: 3700 Buter Street

City: Pittsburgh State: PA Zip: 15201

Phone: 412-315-4731 Email: skichline@oxidedev.com

Relationship or Role in Project: Developer

Co-Applicant (optional)

Name: 

Mailing Address: 

City: State: Zip: 

Phone: Email: 

Relationship or Role in Project: 

Presenter at Hearing if different than applicant: 

Organizational Statement

Oxide Real Estate Development ("Oxide") is an urban real estate investment and development company founded in 2016. We invest in, redevelop and develop boutique multifamily, creative office and street retail projects within targeted urban neighborhoods of Pittsburgh and Columbus. Oxide is an entrepreneurial firm grounded by an institutional approach to investing.

We take pride in creating spaces with unique character and an inspirational quality. We are entrepreneurial and passionate about transforming neighborhoods. We believe that small-scale, incremental development has the power to positively impact neighborhoods while maintaining their unique character. Bikes, local food & beverage and art are our allies.

Letter of Intent

Oxide has acquired a site at 3213-3215 Penn Avenue which is currently improved with a one-story auto repair shop and garage. We are in pre-development for a 114-unit, boutique multifamily project on the site. Our design reflects an authentic, urban industrial loft aesthetic that we feel will add to and fit well within the character of the surrounding neighborhood. It is a location on the northern edge of the Strip and within walking distance to Doughboy Square in Lawrenceville. We would like to enhance the pedestrian experience particularly along both Penn Avenue, creating a pleasant walkability for residents and the community, as well as activate the corner with the building’s lobby and amenity areas as well as an enhanced streetscape.

We have received the support of the Strip District Neighbors and have received Planning Commission approval for the project. The Department of Mobility and Infrastructure provided comments to our site plan, which included the request for a review by your commission on a few items as follows:

- Non-standard planters in the ROW
- Non-standard bike racks in the ROW

As noted in the letter of support from the Strip District Neighbors, the “thoughtfulness of design.. especially the sidewalk and streetscape enhancements” was appreciated. We look forward to your review of these items.
DESIGN ARCHITECT: Hord Coplan Macht Inc.

ARCHITECT OF RECORD: Indovina Associates Architects

CIVIL ENGINEERING: Langan

TRANSPORTATION PLANNING: Trans Associates
PROJECT ADDRESS: 3213-3215 PENN AVENUE
NEIGHBORHOOD: STRIP DISTRICT

The project is located in the Strip District, adjacent to the Lawrenceville neighborhood, and was designed to reflect the area’s industrial history with a modern take on a warehouse-style brick building.

ZONING DISTRICT: RIV-IMU

- Building Height: 6-stories / 69’-3” ( < 60’ Base height + 10’ height bonus permitted)
- 10’ setback provided at 6th floor (above 65’ height)
- Parking: 47 spaces ( > 40 spaces minimum required with bike parking reduction)
- Bike Parking: To exceed minimum of 38 bike parking spaces required
- Public entrance along primary street frontage (Penn Avenue)

BOUTIQUE PROPERTY

- 114 apartment units plus amenity space
- Lobby, parking and bike parking at-grade
- Designed to cater to walkability and alternative transportation options of location
SOUTH ELEVATION

Penn Ave | Pittsburgh Department of City Planning - Planning Commission Presentation - December 8, 2020

- IPE SLAT PRIVACY SCREEN
- ALUMINUM WINDOW UNIT
- CAST STONE PROFILE
- STEEL CHANNEL
- ALUMINUM WINDOW UNIT
- BRICK VENEER - TYPE A
- STEEL CANOPY AND TRACKS
- BRICK VENEER - TYPE B
- CAST STONE BLOCK
- ALUMINUM STOREFRONT SYSTEM
- PREFINISHED ALUMINUM FRAMING AND EXPANDED MESH SCREEN WALL
- CANOPY OVER BENCH AT BUS STOP
- PREFINISHED GALVANIZED STEEL WALL PANELS
- IPE SLAT PRIVACY SCREEN

ROOF BEARING
LEVEL 6
LEVEL 5
LEVEL 4
LEVEL 3
LEVEL 2
LEVEL 1
EXTERIOR 5 - AERIAL PERSPECTIVE VIEW AT CORNER OF PENN AVENUE + 32ND STREET
Storm Water Management

**Required Volume Captured**
- First 1-inch of rainfall over site impervious areas
- 1,866 CF stored

**Required Release Rates (Rate Control)**
- 1-yr, 24-hr storm: 1.6 CFS
- 2-yr, 24-hr storm: 2.1 CFS
- 5-yr, 24-hr storm: 2.6 CFS
- 10-yr, 24-hr storm: 3.2 CFS
- 25-yr, 24-hr storm: 3.9 CFS
- 50-yr, 24-hr storm: 4.3 CFS
- 100-yr, 24-hr storm: 5.4 CFS

**Provided Volume Captured**
- 1,934 CF stored

**Provided Rate Control**
- 1-yr, 24-hr storm: 1.5 CFS
- 2-yr, 24-hr storm: 1.8 CFS
- 5-yr, 24-hr storm: 2.3 CFS
- 10-yr, 24-hr storm: 2.8 CFS
- 25-yr, 24-hr storm: 3.3 CFS
- 50-yr, 24-hr storm: 3.6 CFS
- 100-yr, 24-hr storm: 4.4 CFS

**Owner's Energy Performance Targets**
- Targeting better than baseline (ASHRAE 90.1)
- High Performance HVAC
- High Performance Windows with Low-E Coating
- 14% reduced Energy Use as per IEC 2015
Immediate Neighbor Outreach: late 2019 / early 2020

Strip District Neighbors Community Development Committee: May 14th, 2020

Strip District Neighbors Community Development Committee Follow-up: September 10th, 2020

Letter of Support from Strip District Neighbors Community Development Committee: October 16, 2020

Oxide Real Estate Development
421 West Street Street
Columbus, OH 43215

Dear Mr. Kichline:

Thank you and the Oxide Real Estate Development team for meeting with the Strip District Neighbors (SDN) on May 14, 2020 and September 10, 2020 to share plans for your proposed project of new multi-family residential units at 32nd and Penn.

We appreciate the thoughtfulness of design and the amenities this project will bring to the community, especially the sidewalk and streetscape enhancements, the bus stop bench and shelter, real-time transportation information, bike storage, and no curb cuts on Penn Avenue.

SDN is pleased to produce a letter of support for this project, subject to the following conditions:

- Coordinate loading preferences with delivery providers and tenants to avoid unnecessary stopping on the travel lanes along Penn Avenue or 32nd Street.
- Ensure Mulberry Way can accommodate the proposed sidewalks and loading activity, as the current width is very narrow.

If you have any questions or need anything else, please feel free to contact us anytime.

Respectfully,

Chris Watts
Chair, Community Development Committee