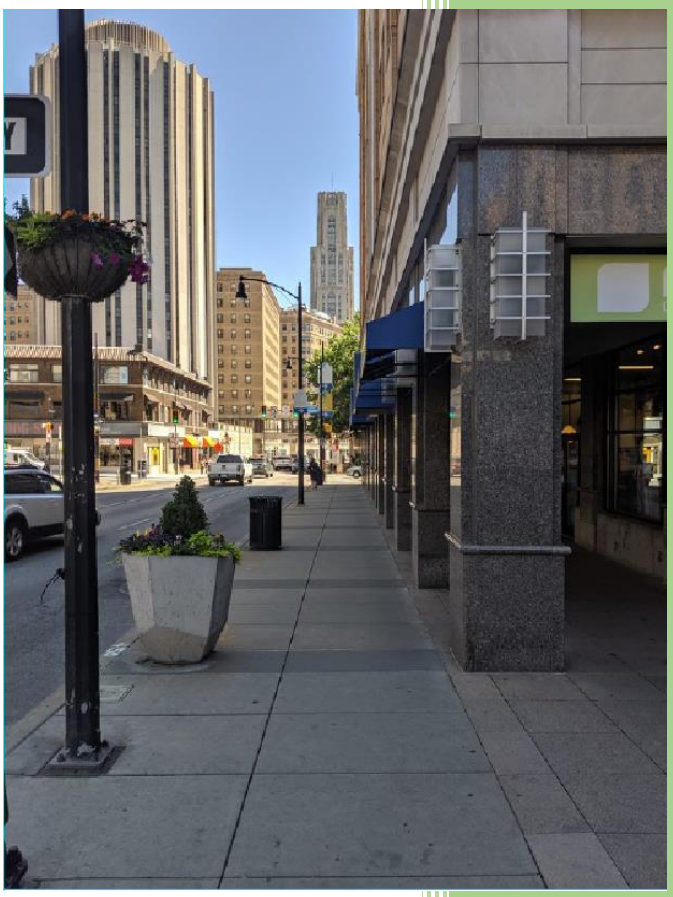
Fifth/Forbes Urban Design Workshop Report

July 17, 2019



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Fifth/Forbes Urban Design Workshop

Date: Thursday, June 27, 2019 (online through July 11, 2019 at 5pm)

Session #1: 10am - 1pm

Session #2: 5pm - 8pm

Location: Soldiers and Sailors Memorial Hall and Museum 4141 Fifth Ave, Pittsburgh, Pa 15213

Event Description

The Department of City Planning organized the Fifth/Forbes Urban Design Workshop to:

- Educate the community about urban design principles and how buildings can improve the pedestrian experience on Fifth and Forbes Avenues;
- Provide information and receive feedback on a regulatory tool called an Interim Planning Overlay District (IPOD) being considered for use on the Fifth and Forbes corridor and;
- Inform the public about the Oakland Plan process starting in October 2019.

The workshop was an open house format, with multiple stations each explaining different urban design concepts in relation to Oakland. Stations included: Public Realm, Architectural Design, Neighborhood Context, IPOD, and the Oakland Plan. In these various stations, city planners spoke about existing and future urban design with attendees. To help facilitate successful implementation of each station, attendees provided input on what they deemed successful and unsuccessful elements in Oakland. Public comments and notes were recorded on flip charts next to the corresponding display boards. Additionally, developers actively proposing new buildings were invited to attend to present their projects and receive feedback.

Descriptions of each station are provided below and their materials are included in the appendices

- **Public Realm**: Discussion and feedback established participant understanding about favorable open spaces and possible future changes that can make the public realm more inviting.
- **Architectural Design**: Dialogue and feedback promoted understanding on the architectural character of buildings, materials, massing and how structures engage with the streetscape.
- **Neighborhood Context**: Participants engaged in conversations and gave input about the feel and character of neighborhoods such as how public art, green spaces, and building interaction are key components of context.
- **Oakland IPOD**: Attendees provided feedback on potential elements of an IPOD for the Fifth and Forbes corridor.
- **Oakland Neighborhood Plan**: Participants discussed the timeline and regulatory aspects of developing a neighborhood plan with city planners.
- **Place-It**: As part of the public engagement process, a design- and participation-based urban planning activity developed by urban planner James Rojas used innovative model building to bring people from a variety of backgrounds into a design conversation. Using an assortment of materials participants recreated their favorite memory of Oakland. Based on their models and accompanying stories participants expressed their sentiments on urban design in Oakland.

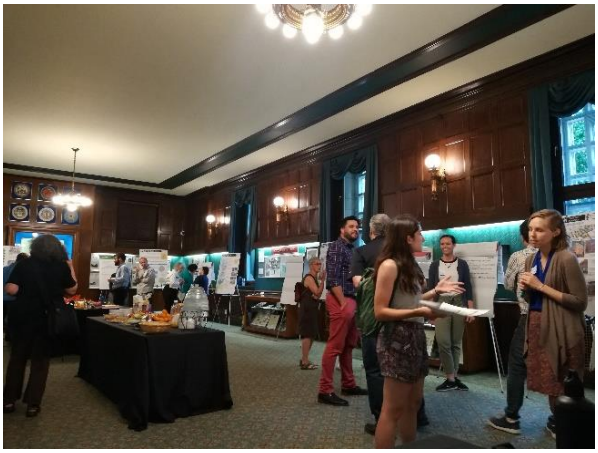
- **Developers** – Walnut Capital and Wexford Science and Technology developers presented building proposals and received feedback from attendees on potential building redevelopments along the Forbes and Fifth corridor.

City staff gathered additional feedback through interactions, flip charts at each board and through surveys. All materials and the survey were available online for two weeks ending July 11, 2019.

Outreach and advertising for the event included distributing flyers, a press release, a website, Oakland Task Force (OTF) and Neighborhood Association (NA) emails, and a social media campaign.

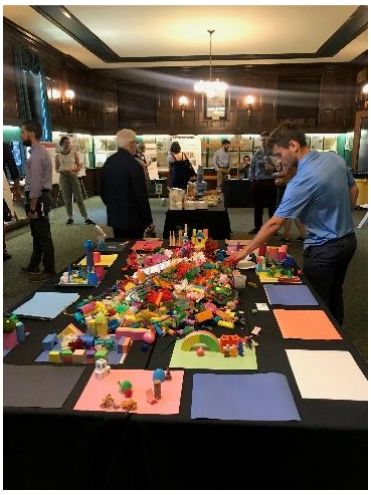
Event Statistics: ~100 Attendees, 44 completed surveys

Venue: Soldiers and Sailors Memorial Hall and Museum, The Hall of Valor



The workshop was an open house format with city planners at each board to engage in discussions.

Developers presenting future projects



Place-It Activity

Survey Results

What do you do in Oakland?

Survey respondents were able to indicate any combination of live, work, study, or play in Oakland. The largest portion of survey respondents **(64%)** indicated that they at least worked in Oakland. **34%** of survey respondents indicated they at least live in Oakland. **34%** of survey respondents indicated they both work and play in Oakland.

Note: Percentages add to more than 100 because it was possible to choose a combination of options (i.e. work + live + play).

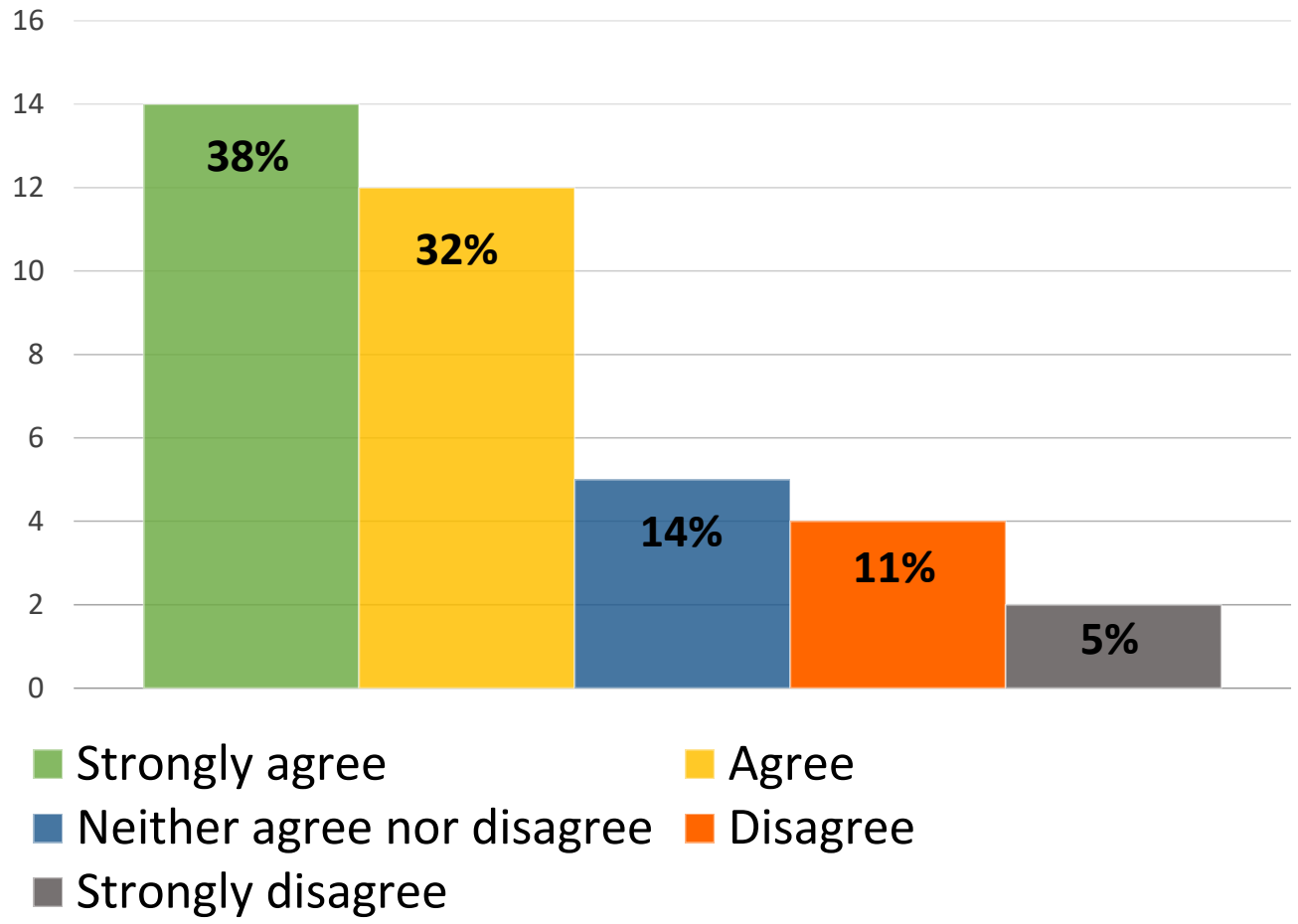
How would you like to be engaged during the planning process?

Action Teams or other focus groups	Public events	Newsletter (email)	Social media
24	28	31	10

*N= 44

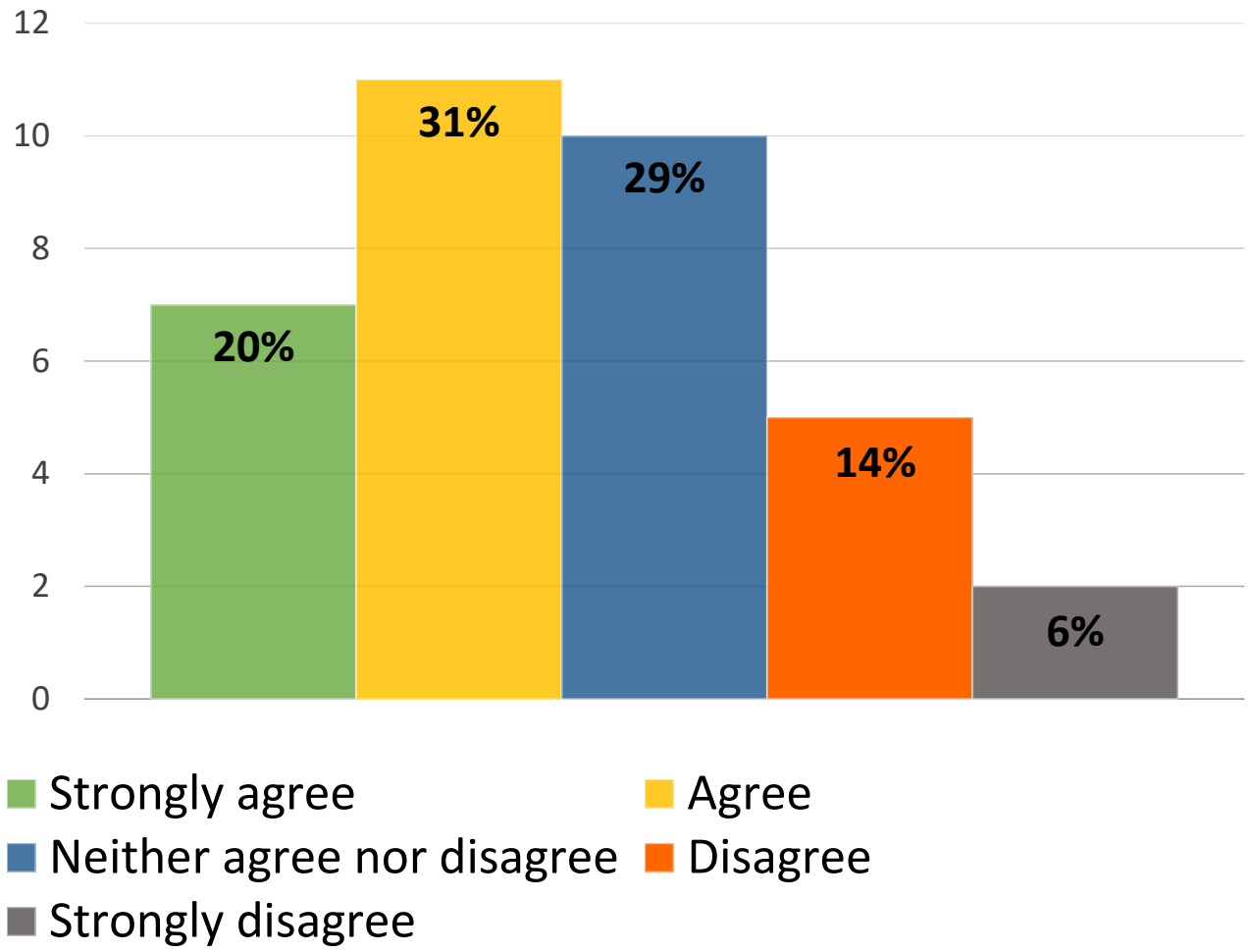
**N is the number of survey respondents*

Prompt 1 I feel new development along Fifth and Forbes Avenues should create more space at the ground level / public realm by being set back from the property line.



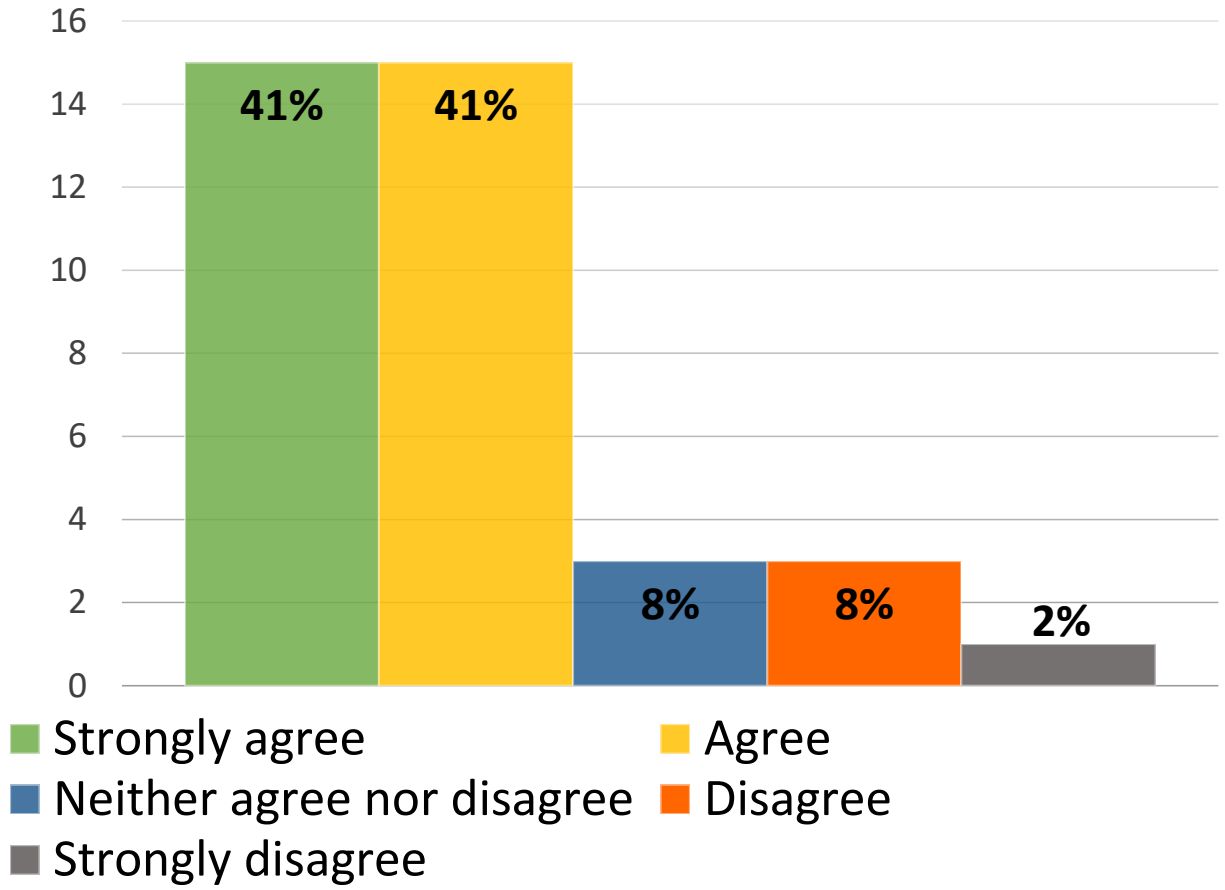
Analysis: Approximately **70%** of survey respondents strongly agreed or agreed that new development should create more space at the ground level by increasing the set back from the property line.

Prompt 2 I think new building designs should maintain the width and design elements of existing buildings.



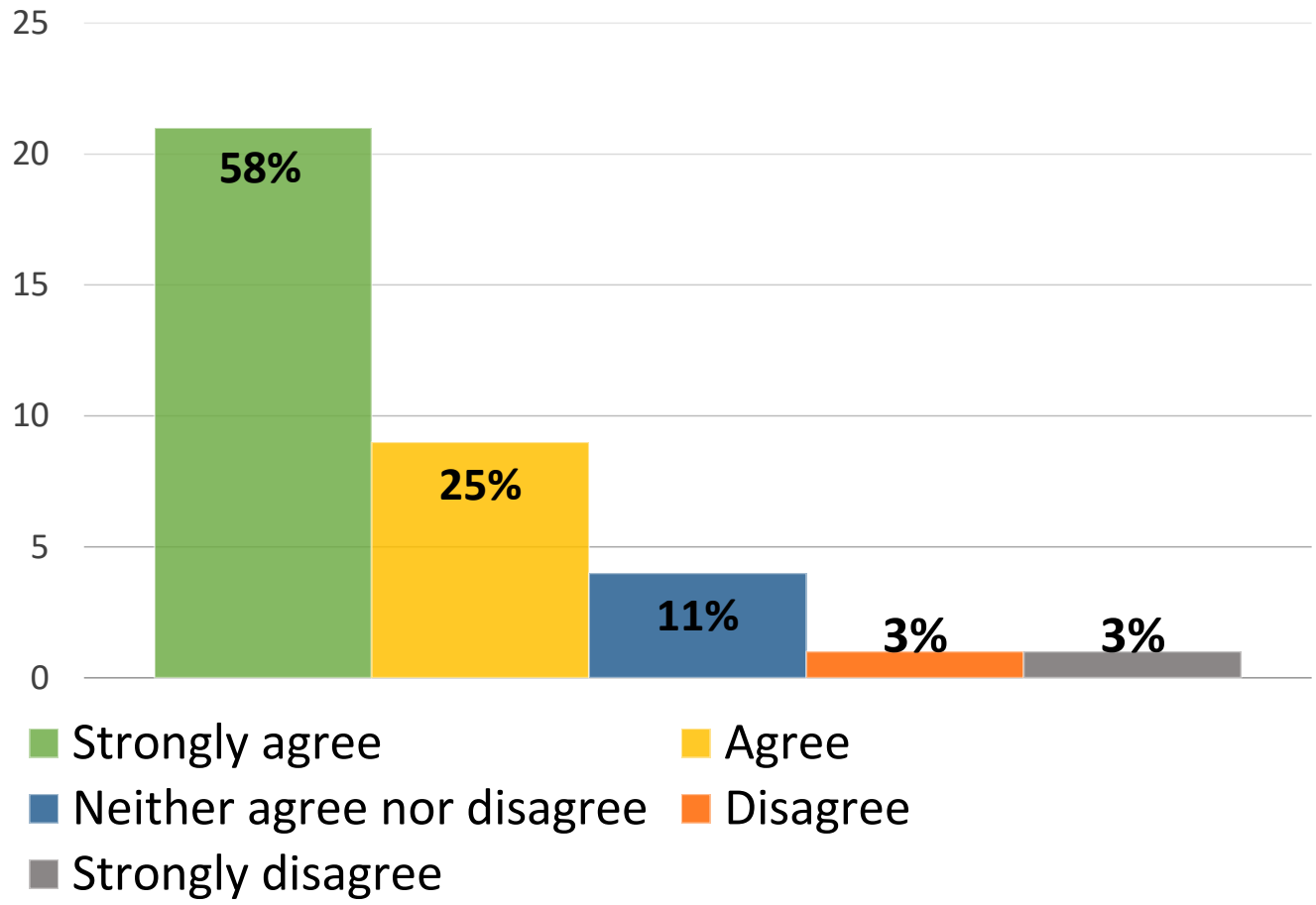
Analysis: A little more than **50%** of survey respondents supported the concept that new building designs should maintain the width and design elements of existing buildings. Roughly, 30% of survey respondents neither agreed nor disagreed.

Prompt 3 If there was publicly accessible open space such as plazas, courtyards, or alleys in the middle of long blocks, I would use that space.



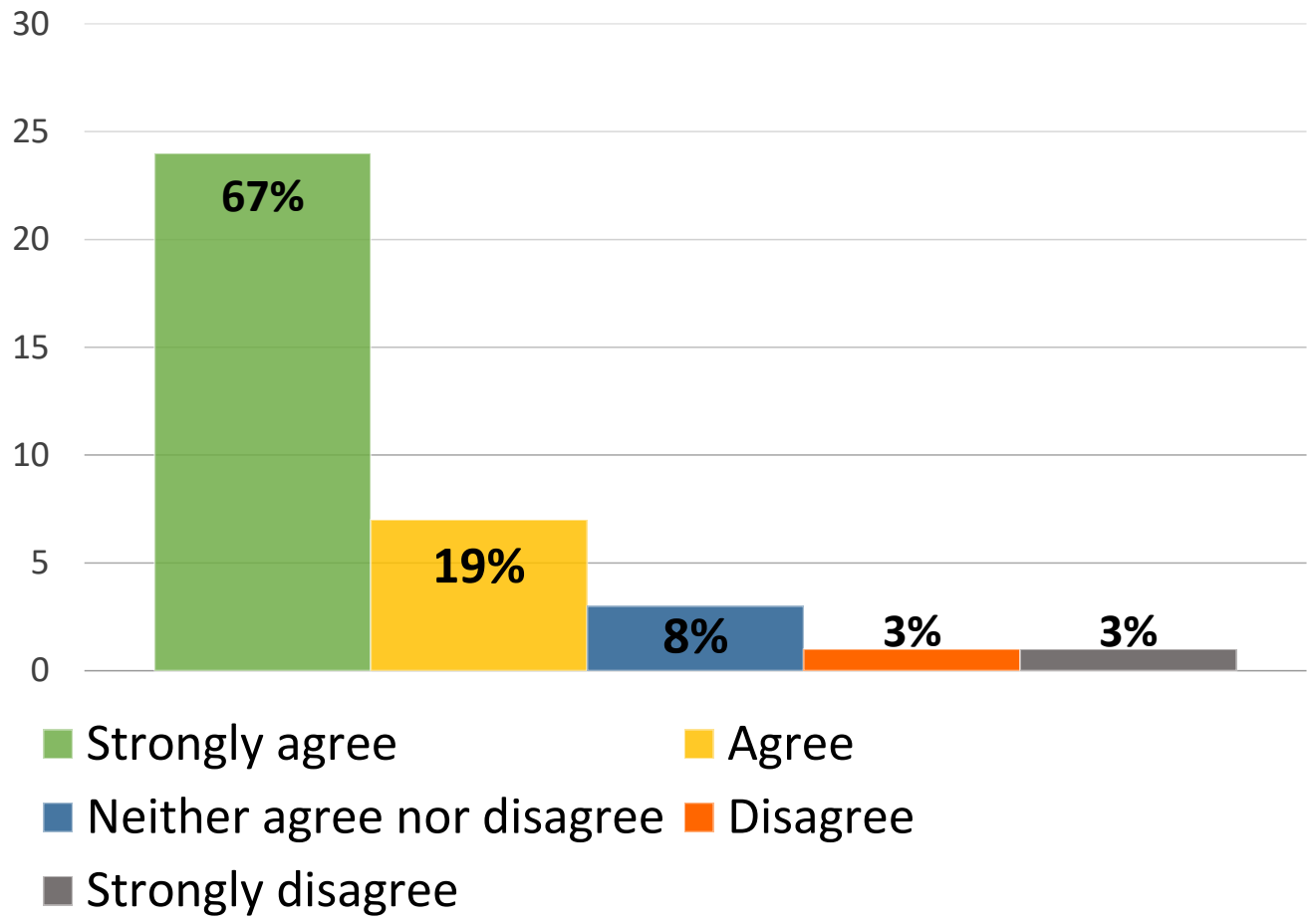
Analysis: Over **82%** of survey respondents strongly agreed or agreed that they would utilize publicly accessible open spaces (such as, plazas, courtyards, or alleys) in the middle of long blocks. Only 10% of respondents stated they would not use publicly accessible open spaces.

Prompt 4 I would use a mid-block passage if a new building created one that got me between Fifth and Forbes Avenues without having to go to the nearest intersection.



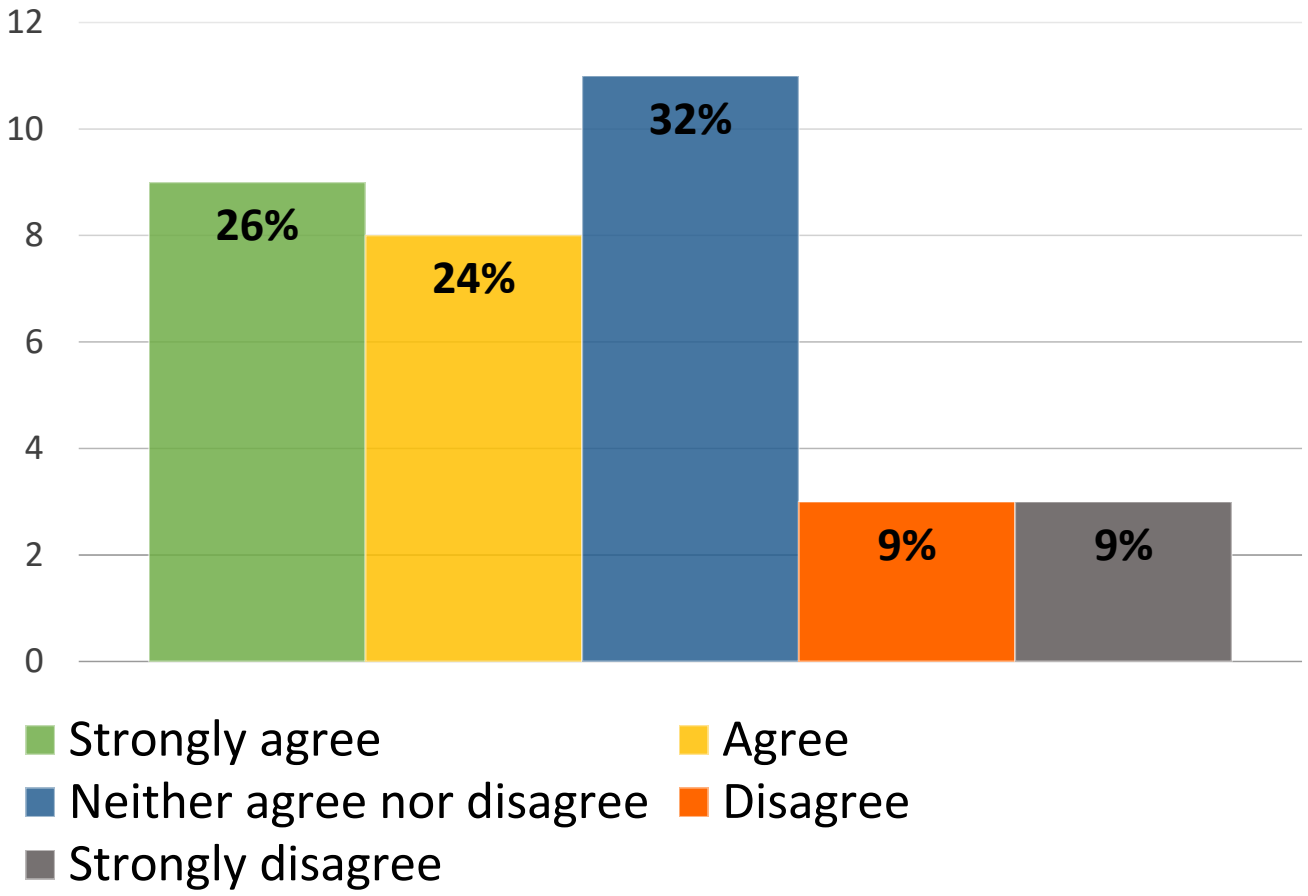
Analysis: The majority of survey respondents **(83%)** strongly agreed or agreed they would utilize a mid-block passage if a new building created one for traversing between Fifth and Forbes Avenues without having to go to the nearest intersection.

Prompt 5 In addition to public realm amenities on Fifth and Forbes Avenues, I think buildings should include entrances, trees, seating, or other public realm improvements on side streets.



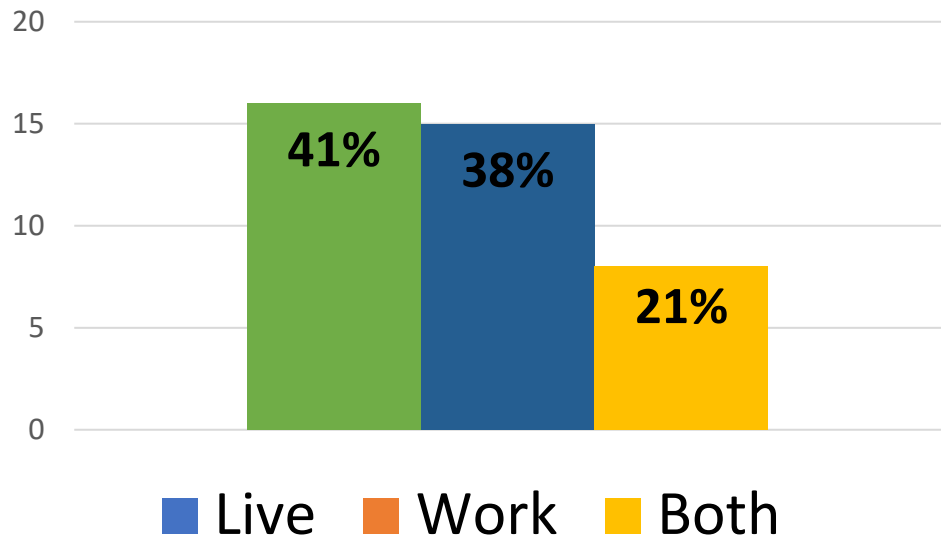
Analysis: Approximately **86%** of survey respondents strongly agreed or agreed that new buildings should include entrances, trees, seating, or other public realm improvements on side streets.

Prompt 6 I feel that ground floor parking on side streets is a problem.



Analysis: Around **50%** of survey respondents felt that ground floor parking on side streets is a problem in the Fifth/Forbes corridor. Over 32% of respondents neither agreed nor disagreed that ground floor parking is a problem.

Prompt 7 New buildings on Fifth and Forbes Avenues should create more places to...



Analysis: More than **40%** of survey respondents felt that new buildings should create more places to live in the Fifth/Forbes corridor.

Prompt 8 What do you like most about Oakland?

Prompt 9 What do you like least about Oakland?

Prompt 9 Event Satisfaction

Approximately **73%** of Survey respondents indicated they were satisfied or very satisfied with the public event. There were **0** unsatisfied or very unsatisfied responses.

Appendix I: Workshop Materials and Comments

In the following pages each board presented at the workshop is followed by comments from attendees recorded on flipcharts. The actual flip charts are also included.

URBAN DESIGN COMMUNITY WORKSHOP

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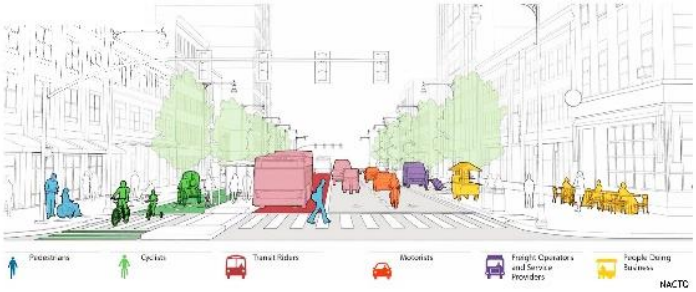
BOARD 1 - PUBLIC REALM

What is the Public Realm?

Public realm is a network of open spaces that consists of parks, parklets, plazas, sidewalks, streets, and alleys. Although open to the public, they can be publicly or privately owned. These places support pedestrians by providing access to natural light and air, activities that link people to each other, a respite from the day to day routine and busy streets, and extensions of interior activities. It should be responsive to neighborhood culture and recreational needs, reflect local design character, and be inviting to all.

The sides of buildings facing streets should contribute to active and inviting sidewalks. Similarly, urban open spaces work best when engaged with and connected to active uses in the buildings which can include shops, cafes, office and research spaces, and building lobbies among others.



Open Space: Purposes & Possibilities

- Open spaces serve people, they improve the appearance of the area while making it safer. They provide choice, access, transit connectivity, participation, creative innovation and beauty to the community with a sense of participation, belonging and ownership. They also promote health and wellness and are places where people enjoy spending time.
- Open space that is designed to meet community needs and located near or within underserved areas, can also improve equitable distribution of amenities. Inviting open spaces serve as a platform to meet or recognize new people and connect with others while incorporating neighborhood culture into the public realm.
- The City of Pittsburgh's Complete Streets Policy supports pedestrian safety, sustainability, accessibility, use of public transit, and the development of beautiful places for people. The policy provides guidance about a range of related design topics including types of street furniture, paving materials, and plantings.

Urban Design Targets

Consider solar orientation, exposure, shading, shadowing, noise, and wind to maximize physical comfort

Program public space to support adjacent interior uses.

Locate public open space to connect to existing or planned open space networks.

Provide open spaces at the ground level and adjacent to the sidewalk.

Use landscape, structures, and buildings to define spaces while, at the same time, provide visual access to encourage their use and enhance safety.

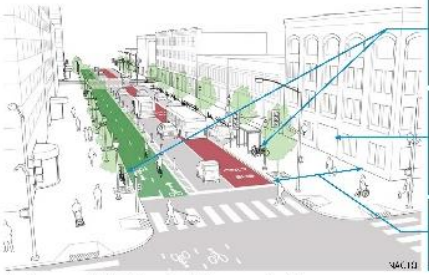
A. Design Public Open Spaces to Connect and Complement the Streetscape

B. Express Neighborhood Character in Open Space Design

Consider neighborhood needs in programming and arranging spaces and amenities that support distinct neighborhood activities and events.

Program public open spaces to encourage social activity, play, and rest.

Integrate art, lighting, paving, seating, planting, building materials, entries, and windows to provide human-scaled elements. Place art to engage people and enhance the open space and architecture. Consider art that interprets a natural or cultural story.



Provide bike racks at access points to open spaces and buildings. Locate bike racks near building entrances and other areas of activity to maximize visibility and convenience.

Organize uses and connections on the ground level to support the types of travel modes available. Locate and orient retail and other commercial entrances towards transit options wherever possible.

Provide broader sidewalks, weather-protected seating, and real-time scheduling for transit users at bus stop locations.

C. Support Multimodal Transportation

Coordinate building elements such as furnishings, lighting, overhangs, storefronts, and signage to create an engaging sidewalk space.

Consider permeable paving wherever possible to reduce water flow during heavy rain.

Provide tree wells and planters to support healthy trees and increased foliage.

D. Sidewalks to Enhance the Pedestrian Experience

Extend or enhance existing tree planting patterns to define public space. Trees provide shade and buffer from wind or exposure.

Select trees species to be compatible with the local microclimate and support habitat.

Use permeable paving and below-grade infrastructure to capture storm-water and improve the health of street trees. Trees and vegetation thrive in larger soil wells or trenches because they develop root systems more naturally and gain better access to replenishing water.

E. Sustainable Practices in Landscape Design

What your Favorite Public Place?

Let us know what your public space to hang out in the City.

Board 1 – Public Realm Comments from Flip Charts

Favorite Public Places /Features

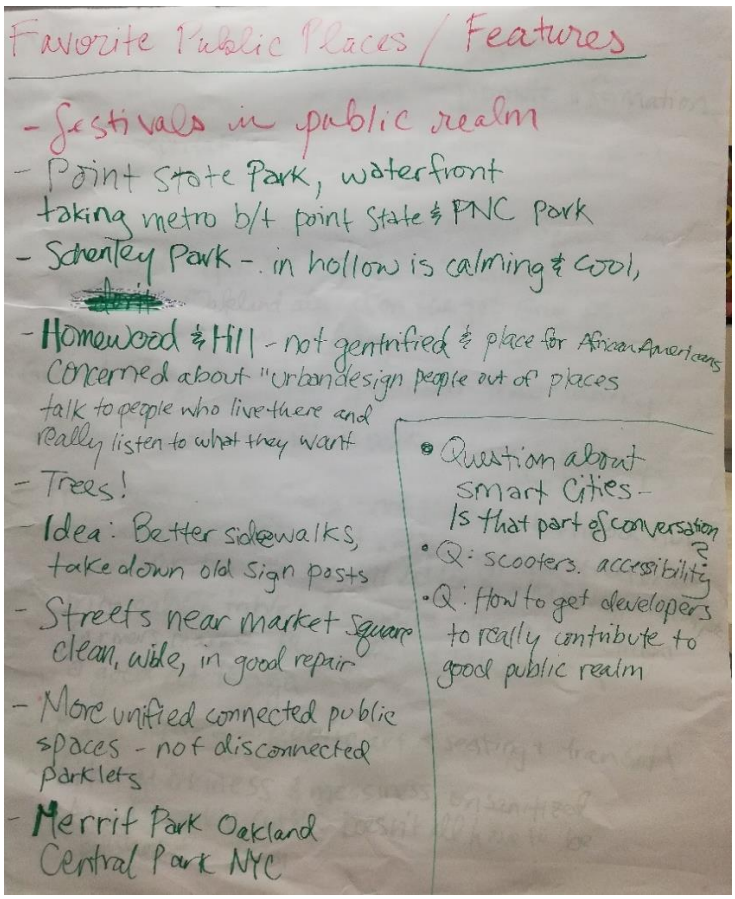
- Festivals in Public Realm
- Point State Park, Waterfront, taking metro between Point State and PNC Park
- Schenley Park – The hollow area is calming and cool
- Schenley Plaza – great communal space
- Homewood and Hill – not gentrified and place for African Americans concerned about "urban design people out of places, talk to people who live there and really listen to what they want
- More trees!
- Streets near market square clean, wide, in good repair
- More unified connected public spaces – not disconnected parklets
- Katz Plaza – public art + seating+ transit!
- Merritt Park Oakland
- Central Park NYC

How to improve Public Space?

- Idea: Better sidewalks, take down old sign posts
- Idea: Provide public services – promote information, also transportation, events, demonstrations, hanging out, meeting people
- Would like something like Market Square in Oakland – open but well defined borders, (people in Oakland always on the go! Give people a reason to sit down and hang out)
- Ground floor activity, engagement, transparency
- Mellon Square – built-in seating, trees, and landscape, fountain Movable tables and chairs – lunch + meeting, farmers market. But unfortunately closed in winter but a good cut through
- Problems with South Craig – not the neighborhood hub that it could be. Not welcoming, old streetscape, vendor turnover – want better walkability, trees, etc.
- Like S Craig St. But find it hard to navigate as blind person
- Transportation should provide for people who aren't as mobile S. Oakland not enough transit
- Like the "green" of S. Oakland but you're still in the city – a good mix of nature + urban
- Like quirkiness and messiness, uniqueness. Avoid cookie cutter. Doesn't all have to be polished and uniform
- Connections to other important places, museums, Cathedral of Learning, libraries
- Like public art – more! Murals, market square, Schenley plaza – everyone can use PGH can have nice things – not just utilitarian greenways, green spaces! Bike lanes (safety), fountains
- Would like to see sustainability, better transit, green spaces, green infrastructure
- Green Spaces, trees, planters, wide sidewalks
- Like Schenley – open relaxing greenspace – could use more trees
- Like trails, separated from traffic, Phipps
- Would like to see farmers market
- Like how Oakland has diversity of different people
- Problems between unruly students and residents
- Massing – allowing sunlight to street even with tall towers –setbacks (Tower 260 – what not to do)
- Setback / Public Realm critical
- Take downtown zoning – Oakland, but more progressive
- Depth of articulation building facades – texture

- Last time we see design is at planning commission so design review process more like CDAP (transparency and follow-up)
- Could take more advantage of community design expertise
- Benchmarking, visual preference survey

Original Flip Chart Images



What Can You Do in Public Space?

IDEA - provide public services - promote information

Also - transportation, events, demonstrations, hanging out, meeting people

Would like something like Market Square in Oakland - open but well-defined borders

People in Oakland always on the go! Give people a reason to sit down and hang out

- Ground floor activity, engagement + transparency

- Mellon Square - built-in seating, trees & landscape, fountain

- Problems w/ S. Craig - not the neighborhood hub that it could be. not welcoming, old streetscape, vendor turnover - want better walkability, trees & etc.

→ moveable tables & chairs - lunch + meetings

farmers market. BUT - closed in Winter :(

a good cut-through

- Katz Plaza - public art + seating + transit!

- Like quirkiness & messiness, unsanitized

Avoid cookie cutter. Doesn't all have to be polished & uniform

- Schenley Plaza - great communal space

Connections to other important places

museums, Cathedral, libraries

- like public art - more! murals, Market Square, Schenley Plaza - everyone can use

PGH can have nice things - not just utilitarian

greenways, green spaces! bike lanes, fountains

safety

- would like to see sustainability, better transit, green spaces, green infrastructure

- Need accessibility - have people w/ accessibility needs in on planning process

- Green spaces, trees, planters, wide sidewalks

- Like Schenley - open relaxing greenspace - could use more trees

- Like trails, separated from traffic, Phipps

- Like S Craig St but find it hard to navigate as blind person
- Would like to see farmer's market
- Like to see more trees
- Like the "green" of S. Oakland but you're still in the City - a good mix of nature + urban
- Like how Oakland has diversity of different people
- problems b/t unruly students & residents
- transportation should provide for people who aren't as mobile. S Oakland not enough transit

- Massing - allowing sunlight to street even w/ tall towers - setbacks

Tower 2600 - what not to do

- Setback / public realm critical
- Take downtown zoning → Oakland, but more progressive
- Depth of articulation ~~bldg~~ bldg facades - texture
- Last time we see design is at planning commission So design review process more like CDAP transparency & follow-up
- Could take more advantage of community design expertise
- benchmarking, visual preference survey

URBAN DESIGN COMMUNITY WORKSHOP

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BOARD 2 - NEIGHBORHOOD CONTEXT

What is Site Design?

Site design determines the massing of buildings and their relationship to topography, open space and the overall city fabric. Each building plays a role in the block, set of blocks, and street environment and should support the larger existing patterns of open space, circulation, uses, access to sunlight, and pedestrian experience. There are three key elements to achieve this: enhancing mid-block open space, defining the street-wall, and shaping buildings based on adjacent street types.

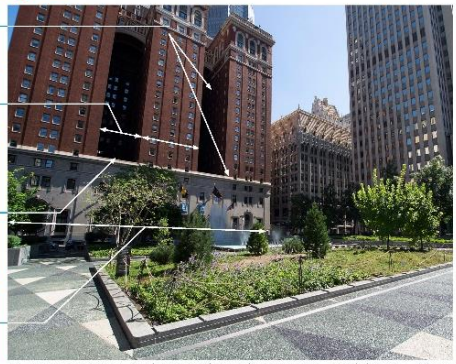
Urban Design Targets

Modulate building massing vertically and/or horizontally to a scale compatible to its context.

Relate building scale and massing to the size and scale of existing buildings.

Consider setbacks and side terracing on side streets to reduce light and air impacts on adjacent buildings, provide more interesting side facades, or transition to smaller-scaled residential neighborhoods.

Mass buildings to minimize shadow impacts on residential areas, lower buildings, parks, and open space.



Screen parking from street view with public art and ground floor uses such as commercial or office to complement the public realm.

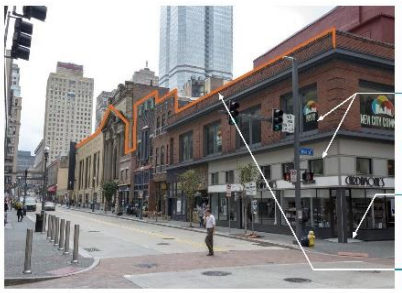
A. Harmonize Relationships between Buildings, Streets & Open Spaces

Help connect and define edges, landmarks, paths or districts.

Extend and enhance the fabric of streets, alleys, sidewalks, paths, stairs, and open spaces to create walkable neighborhoods.

Reduce the scale of blocks where possible by providing mid-block passages or alleys, pedestrian paths, courtyards, and plazas that connect with other streets and public or common open spaces.

B. Recognize & Respond to Urban Patterns



Design all public building frontages to allow active and direct engagement with the street to support pedestrian-oriented activity. Consider the width of the sidewalk in establishing the articulation of the street-wall.

Avoid dark spaces when designing recesses and setbacks to create a safe and inviting environment.

Street-walls may not only define the line of the block, but the edge of a boulevard, district or neighborhood.

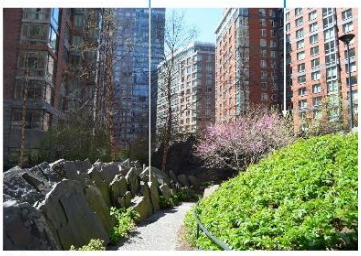
C. Create a Defined and Active Street-Wall

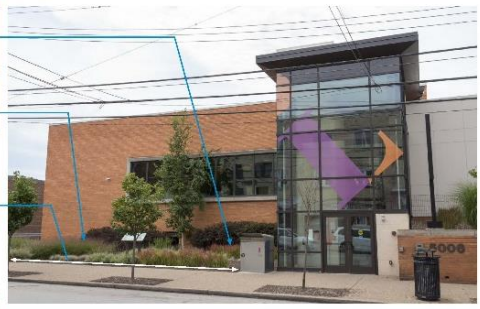
Create space that is active and protective. Use trees, planting, and paving to develop defined human-scaled spaces.

Maximize opportunities for sustainable plantings and permeable surfaces in sidewalks, roofs, courtyards, and rear yards.

Complement building architecture with compatible landscape architecture in concept, form, and materials.

Provide a sequence of spaces that transition between public and private realms.





What is your Favorite Spot?

Let us know your favorite areas around the City

D. Integrate Common Open Space & Landscape with Architecture

Board 2 – Neighborhood Context Comments from Flip Charts

Green spaces

- **Water features, love Mellon Square
- More space (green, park) to sit and each lunch, Oakland's loud, parking lot across UPMC Presby could have seating for lunch, like height incentive for open space, walk from 5th/Craig to Citizens Bank every day –gets splashed by water from potholes all the time (not good)
- Favorite spot: Fountain by library to sit/hang out during day and peaceful + well lit in evening, Schenley plaza and back towards Phipps because spaced out but works with events (Meet, eat, read, music)
- Like NYC park image, trail feel
- Green Spaces, sit outside for lunch breaks
- Trees + places to sit, playgrounds, public restrooms that aren't burdens
- Schenley Plaza is a favorite spot in Oakland. Homewood + Hill + E. Liberty favorites before erased
- Green spaces, water features, nod to history in new places, love fountain in Allegheny Commons, bike trails(help get bikes off roads, creative bike rides, add whimsy in design
- Green infrastructure / tree planters to manage water, parklets, spaces for kids, SPROUT fund art
- Forbes – too much density, need some green space/ common area

Art

- **Love public art (especially local) and artistic elements, it breaks up black/grey,
- Art on parking garage (good example in Miami)
- Public art that occupies space (not Oakland Business Improvement District LED art!)
- Sacrifice density for public art (sit, climb, not statue)
- Lighting as art, sustainability thinking in art, manage light pollution

Architecture

- **Architecture that honors existing aesthetic and craftmanship- city beautiful movement
- Avoid all glass buildings, they doesn't showcase PGH
- Natural materials (brick, red stone, not yellow brick) - no hardy board, not boxes (dislike some URA sponsored new housing), some like glass walls, modern when inviting so you can see what's going on inside
- Give people here a say in design, don't push people out
- Bellefield – Continuous facades of Heinz chapel, clean medical arts building like Iroquois
- Ground floor transparency and active uses, special exceptions for height haven't worked Boulevard PR hasn't worked
- Ok with varying materials (More interesting/distinct) but similar building character
- No buildings with glare /glass walls
- Museums, grand architecture, love S. Craig St (Restaurants, human scale), density of less loved housing areas (area around Mad Mex) despite parking and garbage issues Oakland has residential and isn't a monolith
- Like garage door buildings so you get air but don't encroach on sidewalk

Feel

- Pedestrian scale – especially on Forbes (missing comfort –trees, active sidewalks, restaurant seating, auto dependent)
- Keep character of housing, places for kids

- Cozy feel, like Lawrenceville, come join our business, European hygge feel
- Neighborly and inviting
- Enjoy walking on Craig St.
- Pedestrian friendly, streetscaping
- Reaching out to people who used to be Oakland residents and following up (Landless Peoples Alliance , involve The Hill)
- Wide sidewalks, variation of street surface, green space and plants
- Lights outlining building facades (Media, PA, Sate street lighting) shut down certain nights for street seating (Forbes – Starbucks to University)
- Like Stanwix downtown, different buildings with similar character
- Neighborhood context – buildings should relate to surroundings –height, architecture
- Like Mellon Sq., Cathedral, historic buildings, PAA
- South Oakland, S. Craig St suffering – overcrowded, balance housing on 5th and Forbes, concentrate offices on 5th and Forbes, walkable, to jobs , BRT to downtown
- Nice well maintained spaces= eyes on the street (not 15+ stories)
- Boston and Cambridge – parking max
- Maybe 5-6 stories max. Include some residential, not a "tunnel", height setbacks, corridors to break up buildings with greenery

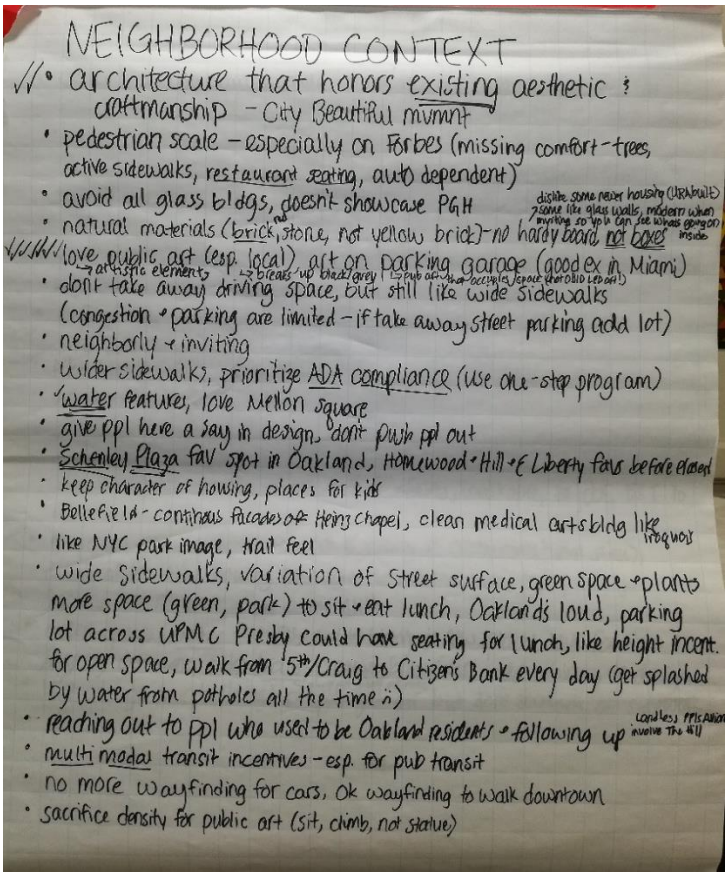
<u>Transit</u>

- Don't take away driving space, but still like wide sidewalks (congestion and parking are limited – if street parking is taken away, lots should be added)
- Wider sidewalks, prioritize ADA compliance (use one-step program)
- Multi-modal transit incentives especially for public transit
- Not more wayfinding for cars, Ok wayfinding to walk downtown
- Things in sidewalks make accessibility difficult – need WIDE sidewalks railings to help separate walk and seat space, uniform planter (window box size) needed to separate, maybe building – pedestrian space-seating /universal design
- You can't solve parking problems with more parking- try shuttle, more transit (bus)
- Have landlords be required to include cost of parking rent (not extra)

<u>Public Realm Questions</u>

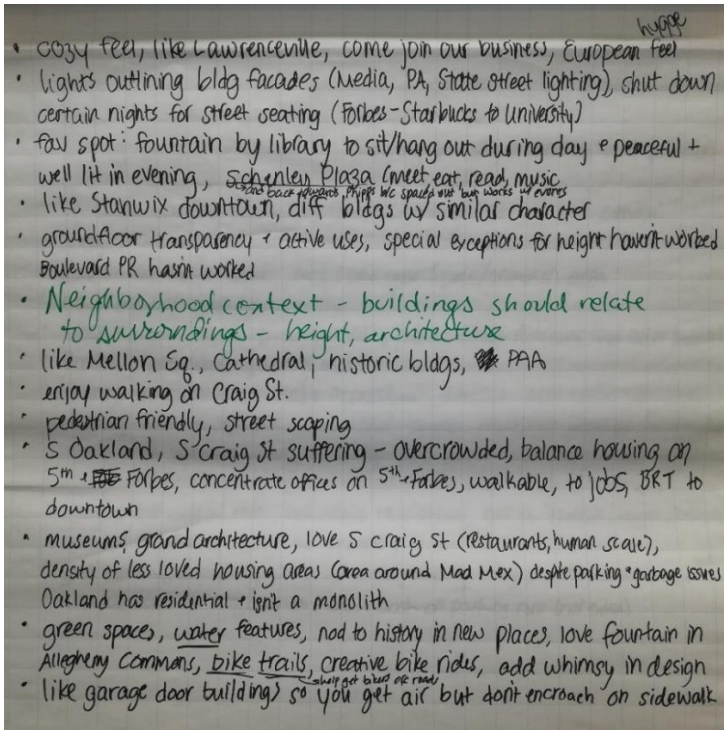
Are questions about smart cities part of the conversation? What about scooters and accessibility?
How to get developers to really contribute to a good public realm?
What is Oaklands green amenity score?

Original Flip Chart Images



NEIGHBORHOOD CONTEXT

- ✓✓ architecture that honors existing aesthetic & craftmanship - City Beautiful mvmnt
- pedestrian scale - especially on Forbes (missing comfort - trees, active sidewalks, restaurant seating, auto dependent)
- avoid all glass bldgs, doesn't showcase PGH
- natural materials (brick, stone, not yellow brick) - no hardy board, not boxes
- ✓✓✓✓✓ love public art (esp. local) art on parking garage (good ex in Miami)
- don't take away driving space, but still like wide sidewalks (congestion & parking are limited - if take away street parking add lot)
- neighborly & inviting
- wider sidewalks, prioritize ADA compliance (use one-stop program)
- ✓ water features, love Mellon square
- give ppl here a say in design, don't push ppl out
- Schenley Plaza fav spot in Oakland, Homewood & Hill & E Liberty favs before element
- keep character of housing, places for kids
- Bellefield - continuous facades of Heinz chapel, clean medical arts bldg like Iroquois
- like NYC park image, trail feel
- wide sidewalks, variation of street surface, green space & plants more space (green, park) to sit & eat lunch, Oakland's loud, parking lot across UPMC Presby could have seating for lunch, like height incent. for open space, walk from 5th/Craig to Citizens Bank every day (get splashed by water from potholes all the time :)
- reaching out to ppl who used to be Oakland residents & following up
- multi modal transit incentives - esp. for pub transit
- no more wayfinding for cars, ok wayfinding to walk downtown
- sacrifice density for public art (sit, climb, not statue)



- cozy feel, like Lawrenceville, come join our business, European feel
- lights outlining bldg facades (Media, PA, State street lighting), shut down certain nights for street seating (Forbes - Starbucks to University)
- fav spot: fountain by library to sit/hang out during day & peaceful + well lit in evening, Schenley Plaza (meet eat, read, music
- like Stanwix downtown, diff bldgs w/ similar character
- groundfloor transparency & active uses, special exceptions for height haven't worked Boulevard PR hasn't worked
- Neighborhood context - buildings should relate to surroundings - height, architecture
- like Mellon Sq., Cathedral, historic bldgs, PAA
- enjoy walking on Craig St.
- pedestrian friendly, street scaping
- S Oakland, S Craig St suffering - overcrowded, balance housing on 5th & Forbes, concentrate offices on 5th & Forbes, walkable, to jobs, BRT to downtown
- museums, grand architecture, love S Craig St (restaurants, human scale), density of less loved housing areas (area around Mad Mex) despite parking & garbage issues Oakland has residential & isn't a monolith
- green spaces, water features, nod to history in new places, love fountain in Allegheny Commons, bike trails, creative bike rides, add whimsy in design
- like garage door buildings so you get air but don't encroach on sidewalk

What is Oakland's green amenity score?

- green infrastructure/tree planters to manage water, parklets
  spaces for kids, SPROUT fund art
- lighting as art, sustainability thinking in art, manage light pollution
- green spaces, sit outside for lunch breaks
- ok with varying materials (more interesting/distinct) but similar bldg character
- Forbes - too much density, need some green space/common area
- no bldgs w/ glare/glass walls
- trees + places to sit, playgrounds; public ~~[illegible]~~ restrooms that aren't burdens
- Boston ? Cambridge - parking max
- things in sidewalks make accessibility difficult - need WIDE sidewalks
  railings help to separate walk + seat space, uniform planter (window box size)
  needed to separate; maybe bldg - pedx space - seating | universal design
- nice, well maintained spaces = eyes on the street (not 15+ stories)
  maybe 5-6 stories max, incl. some residential, not a "tunnel"; height setbacks,
  corridors to break up bldgs w/ greenery
- you can't solve parking probs w/ more parking - try shuttle, more transit bus
- have landlords be required to include cost of parking rent (not extra)

- SPC could be involved in transit convo
- include PPS in convo.
- be sure to talk about transit/parking, include building parking until transit is considered
- sitting by Mary Schenley fountain, library (sitting inside + outside)
- lili/Kyber Cafe - accessible from Oakland. Some great "wormholes" to get around Platt from Oakland
- more street trees, priority shouldn't be on-street parking, overhead wires are problems
- reform RPP (all in Oakland are oversubscribed), look at Rental Registry Leg.
  (to reduce # cars parking on street)
- require LLCs to have local contact/rep., accurate county real estate info
- redesign Semple ~~[illegible]~~ where 1 block of restaurants - garbage, sidewalks
- better + more bike lanes

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BOARD 3 - BUILDING ARCHITECTURE

Architecture

As cities change over time, the challenge is to allow this fabric to evolve so that contemporary expressions of architecture, culture, creativity, materials, and construction methods fold into historic ones. Oakland has many buildings of outstanding architectural character and from many different periods of the neighborhood's development. Great care is needed to ensure that new structures are well designed, respectful to neighboring structures, and express the values, technologies, and design sensibilities of their time.

Urban Design Targets

Avoid or limit the use of dark and highly reflective materials. Large amounts of glazing may appear dark and reflective, specially on cloudy days, this also helps reducing the bird crashes.

Modulate buildings vertically and horizontally. Sculpt massing to harmonize with the rhythm of adjacent buildings and add a human-scale.

Architectural concept should be clear, compelling, and compatible with a site's context.

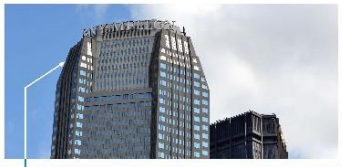
A. Express a Clear Architectural Idea

Use high-quality and durable primary materials such as stone, steel, masonry, and concrete for on all visible facades.

Show human-scaled detailing, components, and features.

Use joints, panel patterns, and cladding attachments to reinforce a finer scale of material and expression.

B. Harmonize Building Design with Neighboring Scale and Materials



Detail and depth on the top story can help terminate the building. Skyline-defining elements help establish neighborhood character.

Develop details and select materials that are consistent with the overall architectural strategy and neighborhood compatibility.

Geometry relationships and use of similar high-quality materials can support compatibility and express different eras while harmonizing the block street-wall.

Building entrances can activate the public realm. Storefront elements bring human-scaled features to the street.

C. Design Active Building Facades

Avoid long frontages without active entries. Widths between entrances should fit a common neighborhood pattern. Avoid or minimize expansive blank and blind walls at the ground floor.

Design roof forms to complement the rooflines of surrounding buildings.

D. Shape the Roof of Buildings

Exceed energy performance requirements for the building envelope by employing supportive passive design strategies and high-performance building components.

Employ passive solar design in façade configurations, treatments, and materials.

Inviting stairs encourages walking rather than taking the elevator. Light shelves help protect interiors from heat gain while bringing daylight into interior space.

E. Sustainable Principles and in Building Design

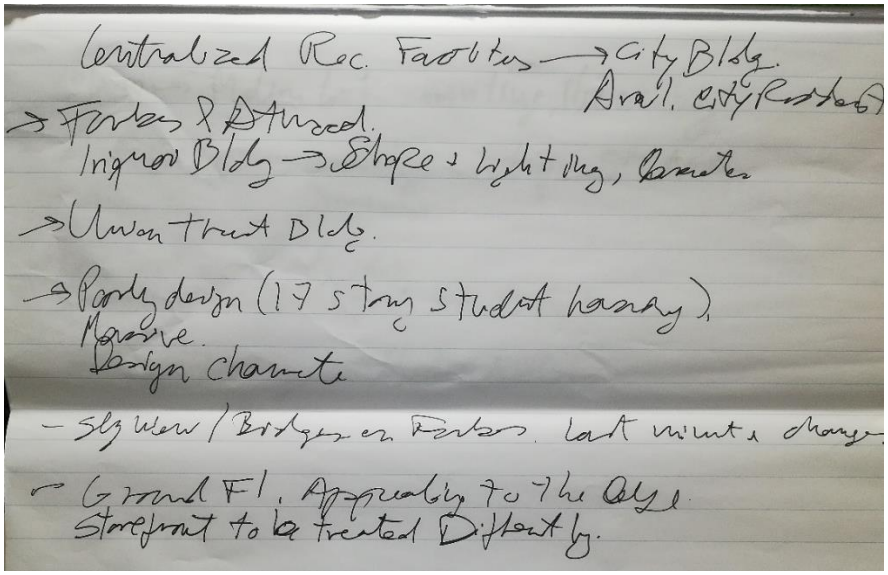
What Other Buildings do You Like?

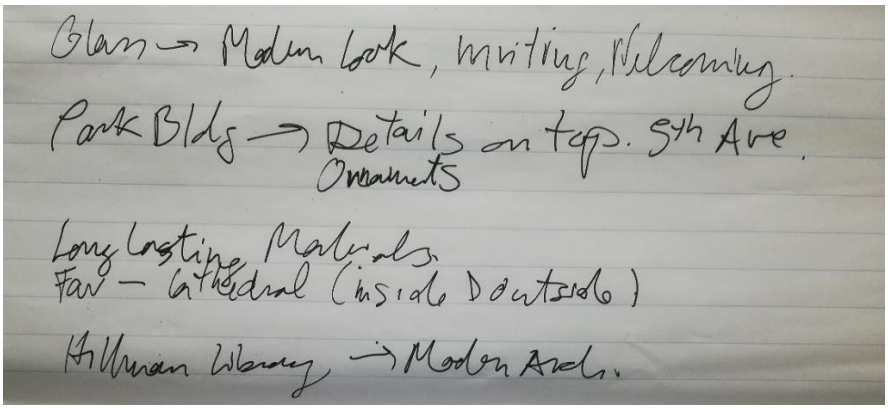
Let us know your favorite structures around the City.

Board 3 – Building Architecture Comments from Flip Charts

- Centralized Recreation Facilities – City buildings, available to city residents
- Forbes and Atwood: Iroquois Building – shape and lighting has lack of character
- Like Union Trust building: has architectural detail, and walkthrough from one block to another
- 17 story student housing is poorly designed, massive, design character
- Skyview/ Bridges on Forbes had last minute changes
- Ground floor appealing to the eye, storefront to be treated differently
- Glass modern look- should be inviting and welcoming
- Like Park Building on 5th Ave: Details on top (ornaments)
- Long lasting Materials
- Favorite: Cathedral of Learning (has long lasting materials inside and out)
- Like Hillman Library : has modern architecture

Original Flip Chart Images





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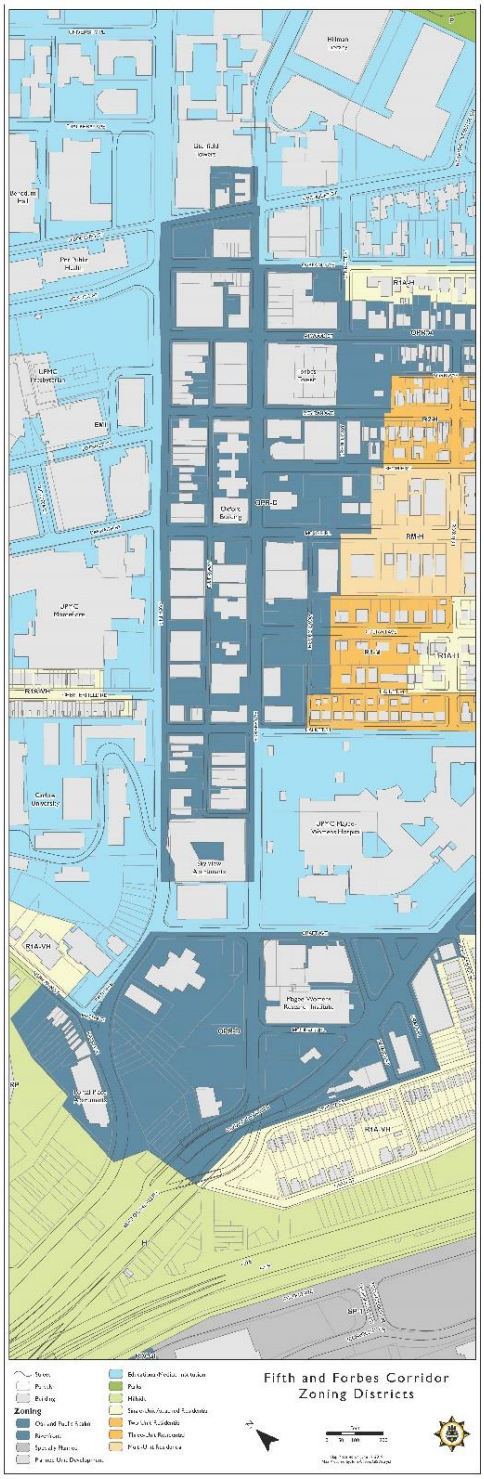
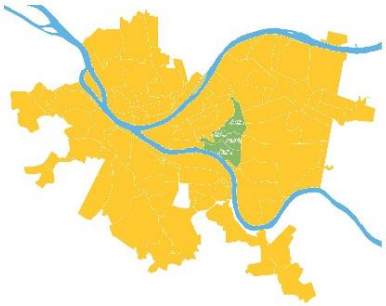
BOARD 4 - IPOD Interim Planning Overlay District



What is an IPOD?

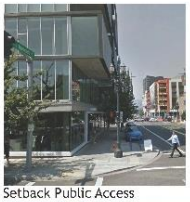
- **The IPOD provides a mechanism for interim zoning controls:**
  - In geographically defined areas of the City where current use, height, area or procedural controls are found to be deficient.
  - When other code provisions do not address such deficiencies.
  - When ongoing planning studies may inform the preparation of permanent controls which would be appropriate for the area.
- **An IPOD can only limit what is allowed today by the zoning code and cannot add new elements. They expire after two years.**
- **IPODs are commonly used to limit an activity during a planning process. The outcome of the planning process may resolve the issues that lead to the IPOD.**



What we have heard

a. Ground floor setbacks on Fifth and Forbes:

- Set buildings back 10 ft from the property line to achieve a wider sidewalk width of 20 ft. This provides more room for elements that enhance the pedestrian experience.
- Ensure public access to the setback area instead of gates or enclosed outdoor seating for patrons of retail only.
- Setback should apply for first 16-20 feet of the building's height to create an inviting pedestrian environment.


Setback Public Access

Setback Private Seating

b. Building Articulation:

- Break up long street walls to create a more organic, smaller scale feel consistent with existing buildings.
- Articulation should be consistent with modern construction techniques (i.e., curtain wall construction).

Building Facade Break

Consistent with Context

c. Mid-block Open Spaces:

- Most important on blocks that are 500 ft or longer between Fifth and Forbes Avenues.
- Open spaces could be designed to provide publicly accessible ways to climb elevation (e.g., escalators, stairs, cascading plazas) to adjacent areas in addition to traditioanl open space benefits as detailed on other boards.

Midblock Open Space

Open Space/Passage

d. Side Street Facades:

- Provide secondary entrances on these streets.
- Design ground floor areas to provide inviting, linear park-like spaces that provide respite.
- Sides and backs of buildings should be designed to bridge the scale change from Forbes to the adjacent smaller scale neighborhood.
- Oakland, Atwood, Meyran, Semple, McKee, Coltart, and Halket are all key connections between Fifth and Forbes and the adjacent residential area.

Engage Side Street

Inviting Park Space on Side

e. Limit Residential Use:

- Concerns about new Fifth and Forbes development focusing on high cost residential development.
- Ideas ranged from prohibiting any new residential to allowing it only on upper floors of buildings that have multiple floors of employment uses.

What would you add?

Let us know your thoughts on these items and if there is anything else that it should be considered.

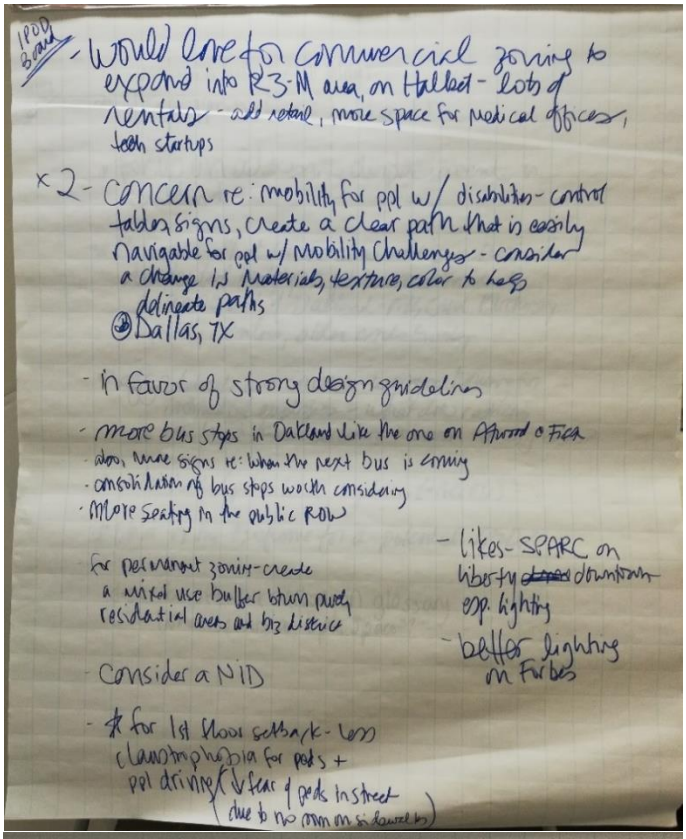
Board 4 – IPOD Comments from Flip Charts

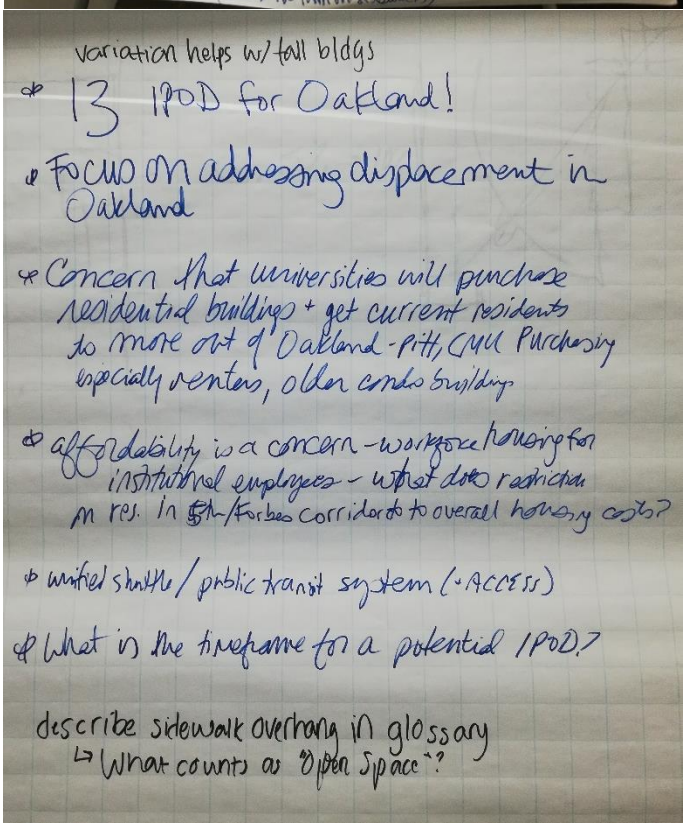
- Would love for commercial zoning to expand into R3-M area on Halket – lots of rentals - add retail, more space for medical offices, tech startups
- **Mobility for people with disabilities (Control tables, signs, create a clear path that is easily navigable for people with mobility challenges – Consider a change in materials, texture, color to help delineate paths) Ex. Dallas, TX
- In favor of strong design guidelines
- More bus stops in Oakland like the one on Atwood and Fifth
- Also more signs re: when the next bus is coming
- The consolidation of bus stops is worth considering
- More seating in the public right of way
- For Permanent zoning: Create a mixed use buffer between purely residential areas and business district
- Likes: Example of space outside of Bae Bae's kitchen /SPARC on Liberty /Downtown especially lighting
- Better lighting on Forbes
- Consider as Neighborhood Improvement District (NID)
- For 1st floor setback – less claustrophobia for pedestrians + people driving/ reduce fear of pedestrians in street due to no room on sidewalks
- Variation helps with tall buildings
- IZ IPOD for Oakland
- Focus on addressing displacement in Oakland
- Concern that universities will purchase residential buildings and get current residents to move out of Oakland- Pitt, CMU purchasing especially renters, older condo buildings
- Affordability is a concern- workforce housing for institutional employees –
- Unified Shuttle /Public transit system (+Access)

IPOD Questions

- What does restriction on residential in 5th/Forbes corridor do to overall housing costs?
- What is the timeframe for a potential IPOD?
- Describe sidewalk overhang in glossary. What counts as "Open Space"?

Original Flip Chart Images





URBAN DESIGN COMMUNITY WORKSHOP

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BOARD 5 - OAKLAND PLAN

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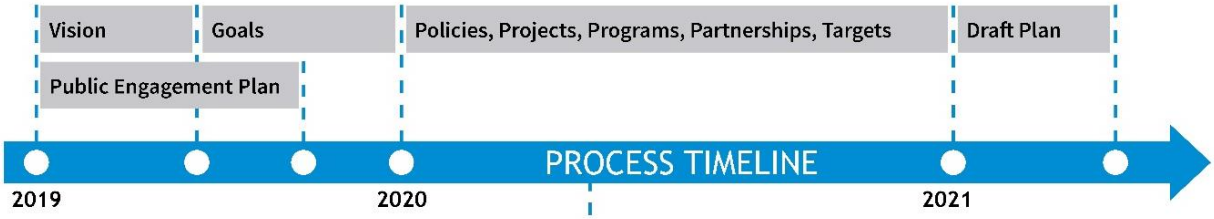
» ONE OAKLAND, THRIVING TOGETHER

What is a Neighborhood Plan?

Neighborhood Plans often cover areas that include multiple adjacent City-designated neighborhoods. The process of creating a Neighborhood Plan will involve all the stakeholders in a specific area working together to create the vision statement, establish goals and policies and identify actions to take as well as who will lead those actions and when they should start. It is important to note that this definition of a Neighborhood Plan differs from many community-led planning efforts that focus on a smaller set of topics or include a limited number of stakeholder groups. The vision, goals, and policies in Neighborhood Plans are adopted by the City Planning Commission and guide public and private investments in an area. Partners share roles in implementing the actions in the plans.

Development of Plan Components



Community
Meeting the needs of residents, employees, students, and stakeholders.

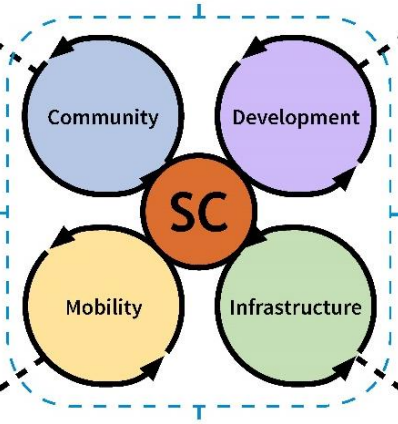
Housing - Community Programs & Livability - Cultural Heritage & Preservation - Public Art - Public Safety - Public Facilities & Services - Public Health - Schools - Nuisance & Enforcement - Community Uses in the ROW

STEERING COMMITTEE
30 Member Organizations that represent a diversee range of stakeholder groups. Develops vision statement, goals, public engagement plan, and reviews Action Team proposals.

Development
Maximizing the benefits of new development for the community.

Land Use Policy & Regulations - Urban Sustainable Design - Equitable Economic Development - Commercial Corridors & Nodes - TOD - Brownfield Reuse - Schools & Related Programs Academic, Medical & Religious Institutions

ACTION TEAMS
Facilitated by public agency staff
Steering Committee Members
Residents and other Stakeholders
Action teams get input on proposals through public events, focus groups.



TAGS
Technical Advisory Groups are experts that focus on a single complex topic, and report to the Action Team.

Mobility
Making it easier, safer, and healthier for people to get around.

Transit & Service Stations - Pedestrian Access, Safety & Circulation - Accesibility - Bicycle Infrastructure - Traffic Safety - Parking - Mobility as a Service - Freight Operations

WHICH ACTION TEAM(s) ARE MOST INTERESTING TO YOU?
derek.dauphin@pittsburghpa.gov
felipe.palomo@pittsburghpa.gov

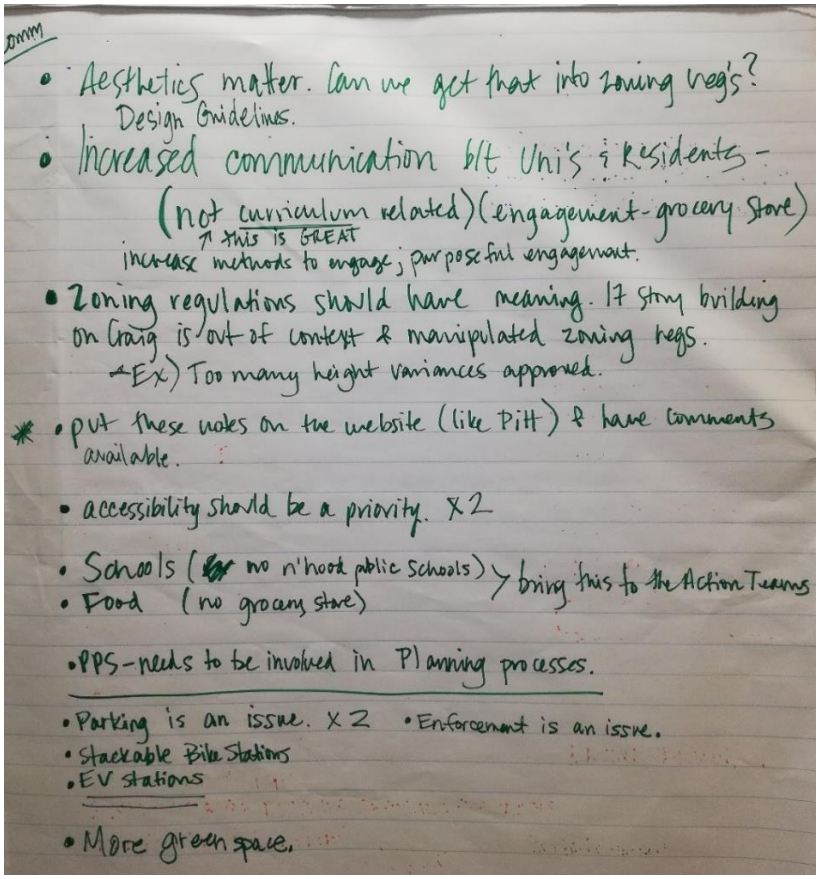
Infrastructure
Nourishing neighborhoods through new energy, stormwater, and open space systems.

Stormwater Management - Open Space - Energy System Planning - Waste Management & Recycling - Tree Canopy - Habitat Restoration - Community/Urban Agriculture - Digital Network - Air - Water Use

Board 5 - Oakland Pan Comments from Flip Charts

- Aesthetics matter. Can we get that into zoning regulations?
- Increased communication between University and Residents (not curriculum related)(engagement- grocery store) , increase methods to engage; purposeful engagement
- Zoning regulations should have meaning 17 story building on Craig St is out of context and manipulated zoning regulations (Ex. Too many height variances approved)
- Put these notes on the website (like Pitt) and have comments available
- **Accessibility should be a priority
- Schools (neighborhood public schools need to be included in Action Team)
- Food (grocery stores need to be included in the Action Team)
- PPS needs to be involved in Planning process
- **Parking is an issue, enforcement is an issue
- Stackable Bike Stations
- EV Stations
- More Green Space

Original Flip Chart Images



Appendix II: Survey

Fifth / Forbes Urban Design Workshop Survey

In a rush? Complete this survey online at: www.pittsburghpa.gov/dcp/workshop.

Tell Us About You

Name: _____

Email: _____

What do you do in Oakland? Select all that apply: ☐ Live ☐ Work ☐ Study ☐ Play ☐ Other: _____

How did you hear about this event? _____

How Would You Like to be Engaged in the Oakland Plan Process?
This set of questions is about the forthcoming Oakland Plan process starting in October of 2019. Learn more at: http://pittsburghpa.gov/dcp/oakland.

1. The planning process will use an Action Team approach in which community members and stakeholders will work together with public agency staff to co-create the projects and programs in the plan. Action Teams will meet in the evenings once a month for a year. From what you've learned about the Oakland Plan process, which Action Teams would you like to know more about or potentially join? Select as many as you like.

   ☐ Community
   ☐ Development
   ☐ Mobility
   ☐ Infrastructure
   ☐ None

2. How would you like to be engaged during the planning process? Select as many as you like.

   ☐ Email newsletter
   ☐ Social media
   ☐ Public events
   ☐ Action Teams or other focus group
   ☐ Other (please specify): _____

Tell Us About New Development on Fifth and Forbes Avenues
This longer set of questions focuses on your feelings about new buildings on Fifth and Forbes Avenues in Oakland.

3. I feel new development along Fifth and Forbes Avenues should create more space at the ground level / public realm by being set back from the property line.

   ☐ Strongly agree ☐ Agree ☐ Neither agree nor disagree ☐ Disagree ☐ Strongly disagree

4. I think new building designs should maintain the width and design elements of existing buildings.

   ☐ Strongly agree ☐ Agree ☐ Neither agree nor disagree ☐ Disagree ☐ Strongly disagree

5. If there was publicly accessible open space such as plazas, courtyards, or alleys in the middle of long blocks, I would use that space.

   ☐ Strongly agree ☐ Agree ☐ Neither agree nor disagree ☐ Disagree ☐ Strongly disagree

PITTSBURGH CITY PLANNING

6. I would use a mid-block passage if a new building created one that got me between Fifth and Forbes Avenues without having to go to the nearest intersection.

   ☐ Strongly agree ☐ Agree ☐ Neither agree nor disagree ☐ Disagree ☐ Strongly disagree

7. In addition to public realm amenities on Fifth and Forbes Avenues, I think buildings should include entrances, trees, seating, or other public realm improvements on side streets (e.g., Oakland, Atwood, Meyran, Semple, McKee, Coltart, and Halket).

   ☐ Strongly agree ☐ Agree ☐ Neither agree nor disagree ☐ Disagree ☐ Strongly disagree

8. I feel that ground floor parking on side streets is a problem.

   ☐ Strongly agree ☐ Agree ☐ Neither agree nor disagree ☐ Disagree ☐ Strongly disagree

9. New buildings on Fifth and Forbes Avenues should create more places to...

   ☐ Live (e.g., apartments, condos, student housing)
   ☐ Work (e.g., offices, research labs, industrial spaces)

10. What do you like most about the Fifth/Forbes Corridor today?

11. What do you like least?

A Few Final Questions About the Workshop
What did you think about this workshop? Let us know.

12. How would you rate your satisfaction with this public event?

    ☐ Very satisfied ☐ Satisfied ☐ Neither satisfied nor dissatisfied ☐ Dissatisfied ☐ Strongly dissatisfied

13. What was your favorite aspect of this event and why?

14. What was your least favorite aspect of this event and why?

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Appendix III: Open Ended Survey Responses

What do you like the most about the Fifth/Forbes Corridor today?

"This section of Oakland is like Pittsburgh's second "downtown"-- it is busy, it is crowded, and it is urban. Too much "fluff" will make it harder to navigate by car (and foot). Fundamentals like fixing the roads (actual paving) and repainting crosswalks would be more appreciated than other stuff."

"It is a gateway to Oakland and I love seeing the Cathedral of Learning ahead coming from downtown/south side. I never tire of that view. I also like the range of businesses there - many that cater to students, but not exclusively. There also is some historic architecture in the corridor (former Croatian Fraternal Union that the ACHD recently occupied, plus a former Turkish bath house, Iroquois Building and Parkvale Bank on Meyran and Forbes, Medical Arts on 5th, and some nice row houses). It is a lively place with pedestrians, students, chain stores, fast food, and ethnic restaurants. I think it's more of a gem than people may realize. I also like the quality and range of architecture as you continue down Forbes (or 5th) toward the Cathedral of Learning, including seeing the Hillman Library, S&S, PAA, and Schenley Plaza, etc. The walkability / bus accessible aspect of the area is a real draw too."

"I like that a lot of new construction tall buildings are going up. Every time I'm in the area it feels more and more like a dense, mixed-use city neighborhood. The more development, the better."

"It goes through Oakland"

"The mix of live, work, and play all in one neighborhood. I also feel that Oakland is becoming a destination not only students want to live in due to the proximity of work and play. I would like to see the continued development of residential mixed with work and play."

"Nothing and that's a good thing!"

"Food options somewhat close to my workplace."

"Density. The feeling of a second city and a hub for our universities."

"Small store fronts, food options, coordinated traffic lights.
The green; the historic architecture"

"Food/restaurants"

"Open Space, remove cars"

"The types of buildings and businesses on Fifth and Forbes. Schools, hospitals, libraries, apartment, etc. The variety. So many different people use Fifth and Forbes."

"The few green spaces."

“Crowds and activities”

“Linear urban core”

“It has good restaurants”

“Flower beds, a few pretty buildings, and the grungy undergrads that make the neighborhood hum”

“Research and arts hub”

“There's a series of handsome sand-lined brick buildings (with white trim) that are the best of design taste and craftsmanship. (About three 3610 block of Forbes). I'd love all new buildings to emulate there.”

“There is a lot of activity, which means people are engaged.”

“When existing character is incorporated in new design.”

“The increasing number of places to eat especially on Forbes.”

“A dense urban "downtown" that many cities would wish to have the center of the future of Pittsburgh.”

“Varied architecture.”

“I like the selection of restaurants.”

“Well they are quickly disappearing, but I like what historic architecture remains.”

“Great food options. OBID does great work re: clean and safe, Independent businesses, landmark buildings.”

“Buildings are not too high.”

“The rapidly disappearing storefronts - but it must be all viable.”

What do you like the least about the Fifth/ Forbes Corridor today?

“Jaywalkers!”

“I am concerned about some of the new development happening there (quality of building materials, massing, scale, built only to maximize profit and not to contribute to the community or view-scape in any way). There seems to be so much happening fast that it's hard to keep up on the pace of the change and new building. So a better process and the IPOD sounds like a good start. I do wonder if some of the rush to build new does not take into account market forces or population needs. Also given perceptions regarding parking and students, I wonder if people avoid Oakland rather than see it as a

place where people do live, play, shop, work. I think efforts by OPDC and City Planning could help to improve Oakland's image and ability to attract more permanent residents."

"From a pedestrian perspective, the area is not the best. Sidewalks are too narrow, but rather than increased building setbacks, I would prefer a "road diet" - eliminating one lane from Fifth and Forbes. Ideally both roads would be converted back into two-way streets through all of Oakland as well. One-way streets promote speeding, which makes for a more dangerous environment for pedestrians."

"Fast scary traffic."

"Some of the buildings closer to Pitt's campus are in need of renovation and updating. This is especially true on some of the streets between Forbes and fifth."

"That people still move here."

"Narrow sidewalks and congestion when walking, especially on Forbes. And construction causing delays."

"The design of some of the newly constructed buildings."

"Long blocks; nothing ties it together (its more of a pass-through); lack of bus lane on Forbes, lack of bike lanes."

"The University of Pittsburgh has decimated our Business District for its own self-interest and has devalued the quality of life for the residential community. University administrators, city planning staff, and the Mayor should admit their decision that have negatively impacted Oakland."

"Hardy board and glass boxes."

"Smells, lack of trees/green, parking, not prioritizing public transit."

"Cars, parking - remove all"

"Traffic lanes are a bit much in certain places."

"Unattractive mix of buildings."

"The new large building in Western Oakland, unattractive."

"Auto dominant; Compromised pedestrian experience."

"If I did not maintain a parking lease, I would never come here outside of work

"Long stretches of dead zone - the side of a building, no doors/storefronts, nothing to activate the street

"Traffic, congestion, lack of pedestrian friendly spaces."

"The cold steel and glass buildings which have no apparent craft of handwork."

“Empty, underused buildings at street level.”

“Character is often left out of design.”

“The crowded sidewalks at bus stops. Fewer steps and more steps, like the new ones at Atwood and Fifth.”

“Lack of "dedicated" transit. Both as dedicated lanes but also with spokes from outlying areas.

“Plain, drab glass cubes.”

“The lack of green spaces to just relax in. Lack of water amenity.”

“Huge glaring building with no human scale or consideration.”

“Urban highway feel of Fifth and Forbes.”

“Skyline”

“Lack of open sky.”

Appendix IV: Outreach Flyer

Fifth/Forbes Urban Design Workshop

The Pittsburgh Department of City Planning is hosting a workshop on Thursday, June 27th, that will focus on the design of buildings and the public realm on Fifth and Forbes Avenues.

What can you expect from this event?

Urban Design

Learn about the fundamentals of how buildings and the public realm are designed, and what can be done to make Fifth and Forbes Avenues better for pedestrians.

New Regulations

Learn more about a regulatory tool (Interim Planning Overlay District) the City is considering to improve the design of buildings on the Fifth/ Forbes Corridor.

Current Projects

Developers of current projects on the Fifth/Forbes Corridor have been invited to present their building designs and seek input from attendees during the event.

Oakland Plan

This year, the City of Pittsburgh is starting a planning process with the community to create a 10-year plan for Oakland. Get a preview of this process and how you can be involved.

WHAT	OPEN HOUSE FORMAT WORKSHOP WHERE YOU CAN SPEAK WITH PLANNERS AND DEVELOPERS
WHEN	THURSDAY, JUNE 27TH. TWO IDENTICAL SESSIONS: 10 A.M. TO 1 P.M. AND 5-8 P.M.
WHERE	SOLDIERS AND SAILORS MEMORIAL HALL AND MUSEUM (4141 FIFTH AVE). THIS IS A FULLY ACCESSIBLE VENUE.
WHO	CITY OF PITTSBURGH DEPARTMENT OF CITY PLANNING - CONTACT FELIPE.PALOMO@PITTSBURGHPA.GOV
WHAT ELSE?	SNACKS AND REFRESHMENTS PROVIDED. INTERPRETERS CAN BE PROVIDED IF REQUESTED AT LEAST ONE WEEK PRIOR TO THE EVENT. A RAMP AND ACCESSIBLE ENTRANCE IS LOCATED ON THE UNIVERSITY PLACE SIDE OF THE BUILDING.

CITY OF PITTSBURGH CITY PLANNING