

3.29.22 DRAFT

@PDCollab

CARLOW
UNIVERSITY
CRAFT AVENUE

MAGEE HOSPITAL

SITE

FORBES AVENUE



FACING THE FACTS

FOR THE NEED FOR LGBTQ+ AFFORDABLE HOUSING

information taken from:
sage Advocacy & Services for LGBTQ Elders
We refuse to be invisible

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7M

PREDICTED POPULATION OF LGBT ELDERS IN THE UNITED STATES BY 2030

48%

OF OLDER SAME-SEX COUPLES HAVE EXPERIENCED HOUSING DISCRIMINATION

2x

as likely to be single and live alone³

4x

less likely to have children⁴

MORE likely to face poverty⁵ and homelessness,⁶ and to have poor physical and mental health⁷

34 percent of LGBT older people worry about having to hide their identity in order to access senior housing.³⁵

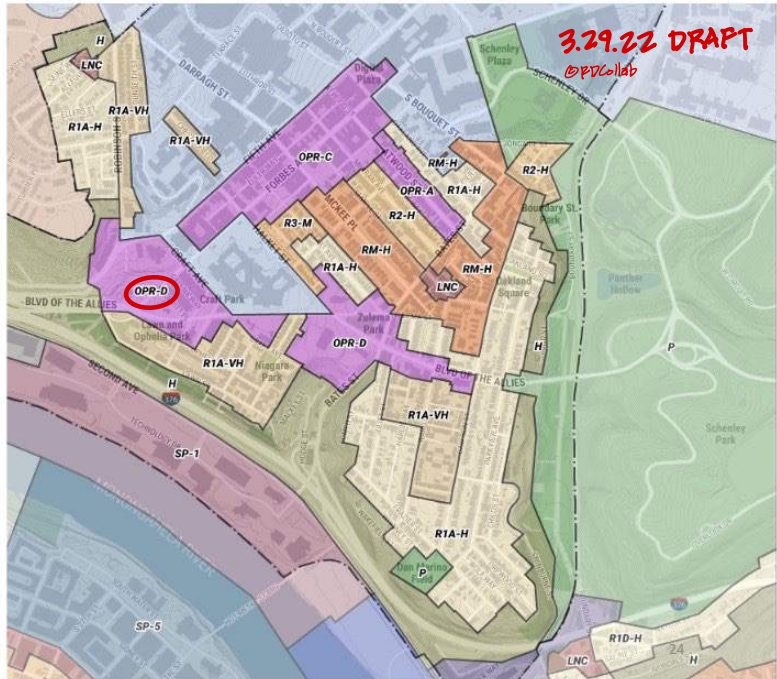
Nearly one-quarter (23%) of transgender individuals report having experienced some form of housing discrimination in the past year.³³

21 states and 5 territories have no explicit laws prohibiting housing discrimination on the basis of sexual orientation and/or gender identity.³⁴

Many LGBT people have reported delaying or avoiding necessary medical care because they fear discrimination or mistreatment by health care staff.^{14, 15}

Nearly 1 in 4 transgender people report having to teach their health care provider about transgender issues in order to receive appropriate care, and 15% report being asked invasive or unnecessary questions unrelated to the health care they are seeking at the time.¹⁶

Existing Zoning



From City of Pittsburgh Zoning Code

CHAPTER 908 – PUBLIC REALM DISTRICTS

908.03.D.4 Oakland Subdistrict D/OPR-D: Boulevard of the Allies

(a) Purpose

To encourage the redevelopment of the Boulevard of the Allies as a grand boulevard and an entrance to Oakland and Schenley Park as well as an attractive connection to Downtown.

To create consistency in scale, size and design of buildings on the Boulevard of the Allies in order to reflect the desire to create an urban boulevard.

To address the need for an alternative and safe pedestrian environment which promotes strong connections between neighborhoods on both sides of the street.

(b) Permitted Uses

The following uses shall be permitted by-right in the OPR-D Subdistrict:

Single-unit attached residential

Two-unit residential

Three-unit residential

Multi-unit residential *see USE TABLE 911.02*

Housing for the Elderly (limited) *see USE TABLE 911.02 (less than 30 units)*

Animal Care (limited)

Art or Music Studio

Bank or Financial Institution (limited and general)

(c) Site Development Standards

Minimum Front Setback	20 feet
Minimum Rear Setback When not adjacent to way When adjacent to way	20 feet 0 feet
Minimum Sideyard Setback	0 feet
Maximum Height	60 feet (see Section 908.03.D.4.f for Special Excep

see 922.07 for Special Exception

Special Exception

(d) Specific Project Development Plan Standards

Any parking area adjacent to the Boulevard of the Allies must be adequately screened from view with decorative fencing or landscaping.

New construction shall maintain a fifty (50) percent building frontage along the established build-to-line.

Varied building designs that avoid long, flat facades are required, and continuous linear strip developments are prohibited.

Each principal building on a site shall have a clearly defined, highly visible entrance. Main entrances to buildings should be emphasized using larger doors and framing devices such as deep overhangs, recesses, peaked roof forms, an arches. This entrance shall face the Boulevard of the Allies.

(e) Use Exceptions

Use exceptions are the same as those for the Urban Neighborhood Commercial/UNC district as listed in the Use Table in Chapter 911.02.

Housing for Elderly (General) more than 30 units is a Special Exception in UNC District

(f) Special Exception for Height in the OPR-D Subdistrict

Additional height above sixty (60) feet in the Oakland Public Realm Subdistrict D shall be allowed in accordance with the Special Exception procedures of Section 922.07 with the following standards:

The maximum height shall be eighty-five (85) feet;

The additional height will not create detrimental impacts on nearby properties through consideration of the additional traffic impacts caused by the additional height, the impacts on views from such properties, and the impacts of the bulk of the buildings on such properties.

Steering Committee presentations:
<https://pittsburghpa.gov/dcp/oakland-plan-steering-committee>

SLIDE FROM OCTOBER 2021 STEERING COMMITTEE MEETING

Land use proposal: Innovation District

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High Density Employment

Goal: Support life sciences, healthcare, and other sectors that provide jobs available to a greater variety of workers and educational levels and also benefit from locating in Oakland.

Character: New research and development buildings that add publicly accessible open space, active ground floor spaces, varied community services and amenities.

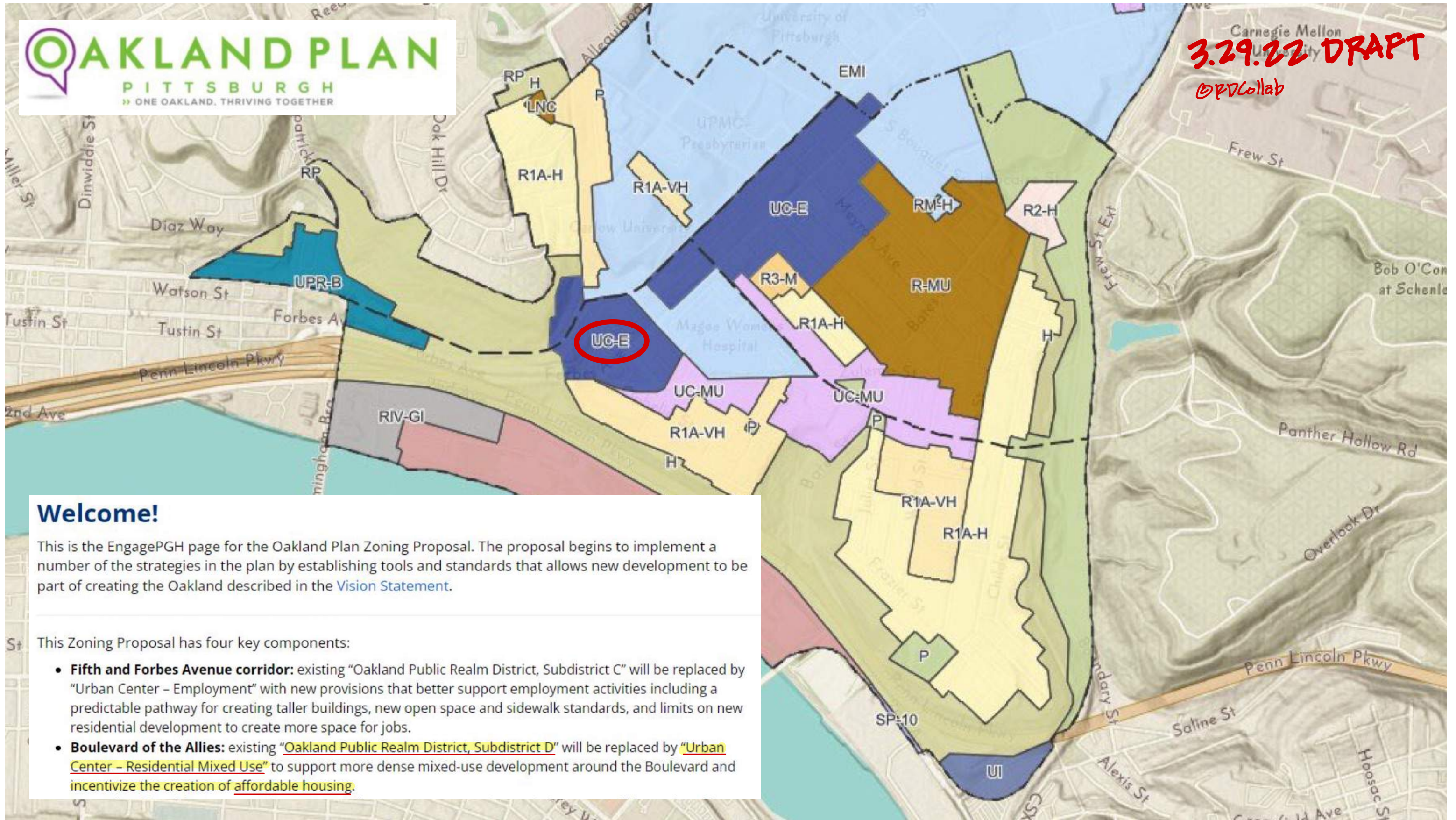
Height: 5 stories without bonus. Workforce development bonus up to 15 stories.

Urban design considerations: Require 20 ft sidewalk on Fifth and Forbes Avenues, publicly accessible and functional open spaces (e.g., playgrounds, community gardens, exercise areas), upper floor setbacks above 5 stories. No skybridges over Fifth and Forbes Avenues.

Mixed uses: Prohibit or **limit residential to affordable housing**. All other uses are allowed. Student housing allowed on campuses.

Programming: Workforce development, cultural programs (arts, museums, etc.), community services.





Welcome!

This is the EngagePGH page for the Oakland Plan Zoning Proposal. The proposal begins to implement a number of the strategies in the plan by establishing tools and standards that allows new development to be part of creating the Oakland described in the [Vision Statement](#).

This Zoning Proposal has four key components:

- **Fifth and Forbes Avenue corridor:** existing "Oakland Public Realm District, Subdistrict C" will be replaced by "Urban Center - Employment" with new provisions that better support employment activities including a predictable pathway for creating taller buildings, new open space and sidewalk standards, and limits on new residential development to create more space for jobs.
- **Boulevard of the Allies:** existing "Oakland Public Realm District, Subdistrict D" will be replaced by "Urban Center - Residential Mixed Use" to support more dense mixed-use development around the Boulevard and incentivize the creation of affordable housing.



The Oakland 2025 Master Plan

A vision for sustainable living and mobility

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Oakland 2025 Plan

August 2012

Innovative Housing Opportunities

As established by the socioeconomic trends identified in this plan, the future health of Oakland is dependent on a more diverse and slightly older population base. The demand by baby boomers for alternative 50+ and retirement options is growing. They often want to stay in the city or move back in as empty nesters and not retire to suburban, gated communities.

HOUSING

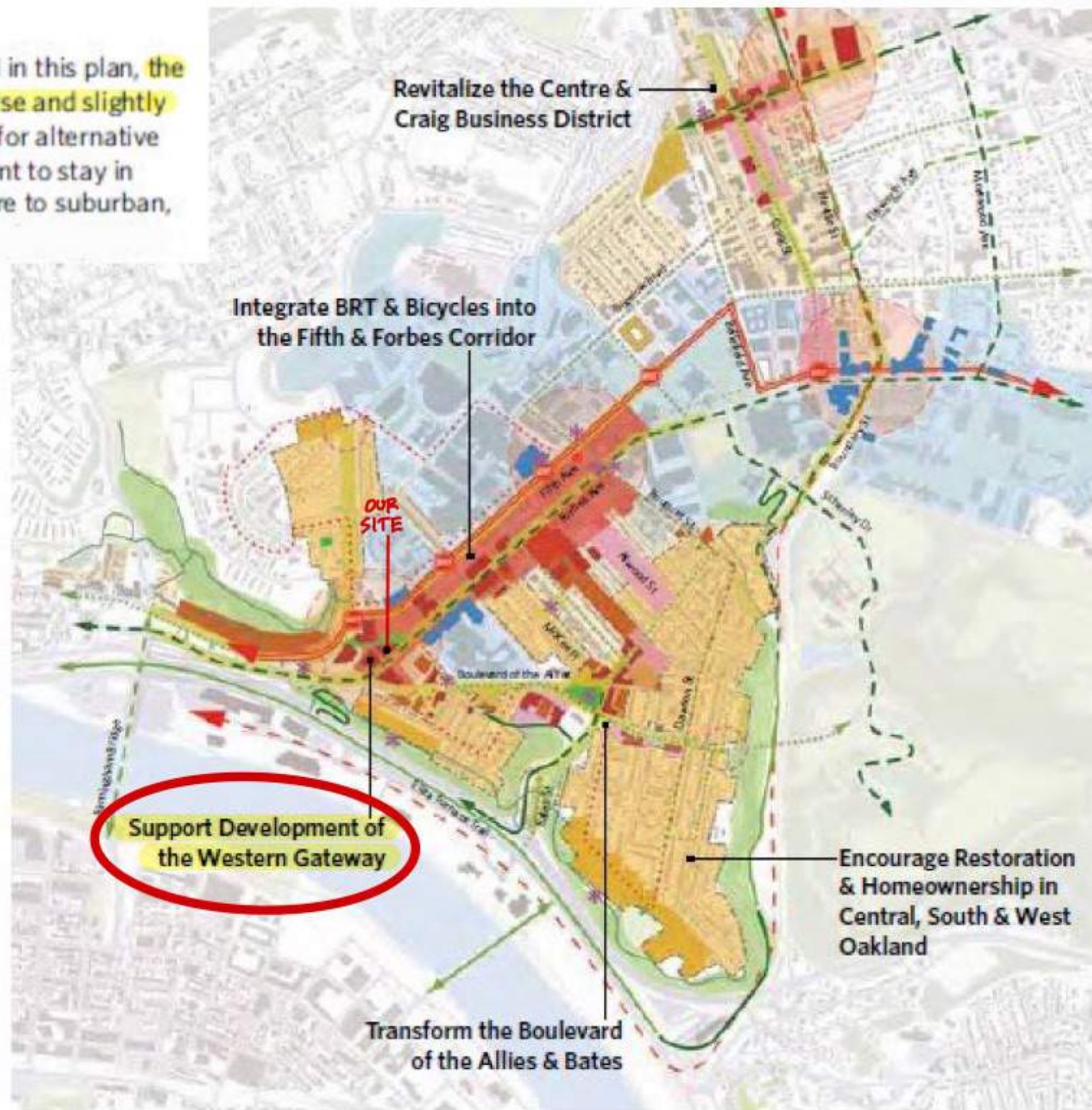
- Existing residential areas
- Homeowner preservation priority
- New market-rate housing development
- Corridors for apartments & student housing development

BUSINESS + DEVELOPMENT

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

OPEN SPACE + ART

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



SITE PLAN

Our place along the Forbes Avenue entrance to Oakland

Scale 1" = 300'-0"
0' 75' 150' 300' 600'



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SITE PLAN

Our place along the Forbes Avenue entrance to Oakland

Scale 1" = 100'-0"
0' 25' 50' 100' 200'

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