



PSC Oakland LGBTQ

3129-3133 Forbes Avenue
118-XXX Craft Avenue

REVISIONS		
NO.	DESCRIPTION	DATE

Rothschild
Doyno
COLLABORATIVE
ARCHITECTURE AND URBAN DESIGN
PENN AT 19TH
2847 PENN AVENUE
PITTSBURGH PA 15222
+412.224.6500 F+412.224.6501
WWW.RDCOLLAB.COM

**NOT FOR
CONSTRUCTION**

This drawing, including its electronic form, is an Instrument of Service for use solely with respect to this Project. The Architect is the author and sole owner of said Instrument of Service and retains all common law, statutory and other reserved rights, including copyrights.
© ROTHSCHILD DOYNO COLLABORATIVE

07/02/2021
TITLE COVER SHEET
DRAWING CS

Find address or place



ZONING MAP

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.

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.

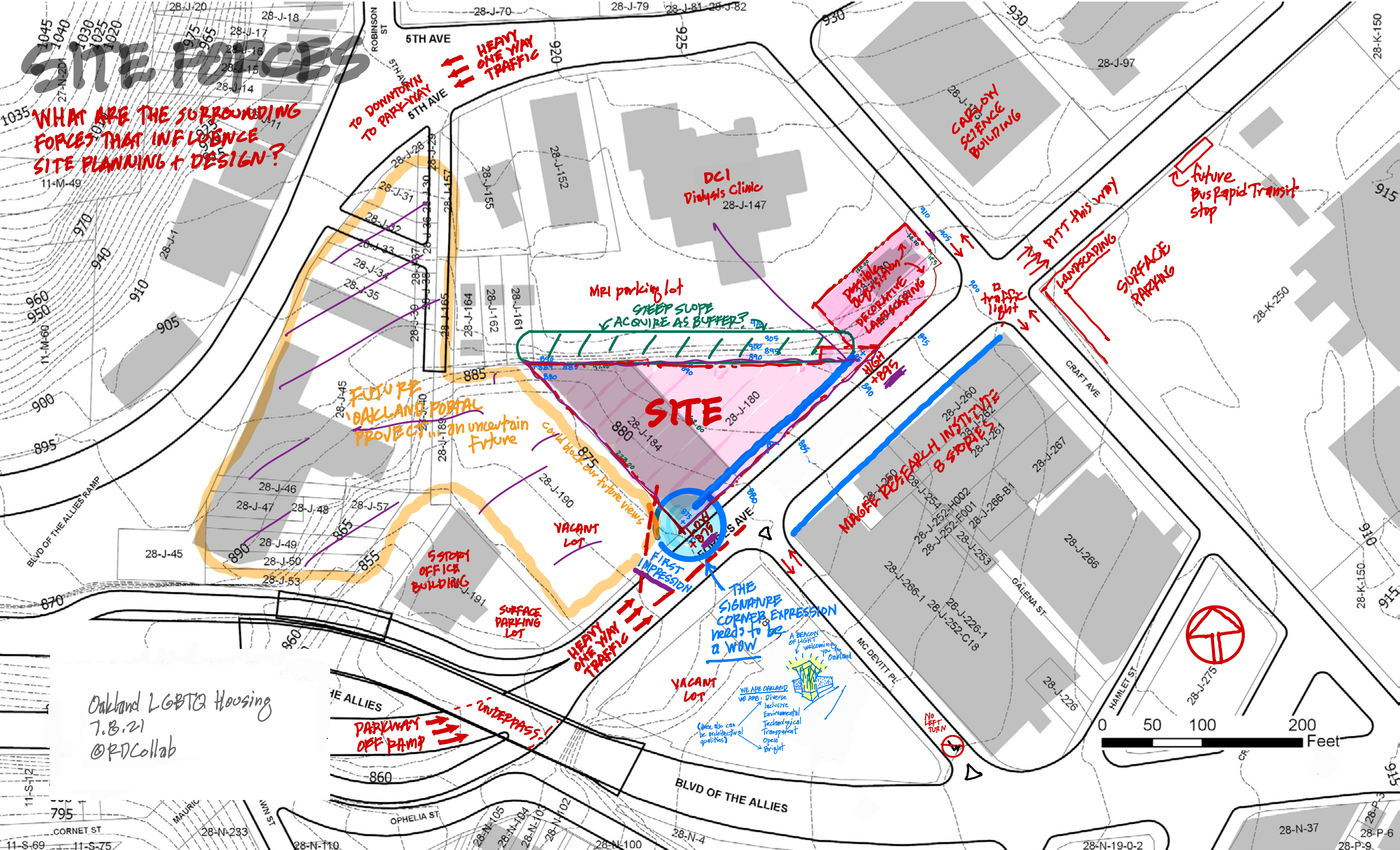


OPR-D
ZONING
DISTRICT

Oakland LGBTQ Housing
7.8.21
@PDCollab

SITE FORCES

WHAT ARE THE SURROUNDING FORCES THAT INFLUENCE SITE PLANNING + DESIGN?



HEAVY ONE WAY TRAFFIC
TO DOWNTOWN
TO PARKWAY
5TH AVE

CAROLYN SCIENCE BUILDING

DCI Dialysis Clinic
28-J-147

future Bus Rapid Transit stop

PITT THIS WAY

LANE CHANGING

SURFACE PARKING

MRI parking lot
STEEP SLOPE
ACQUIRE AS BUFFER?

possible acquisition
DESTRUCTIVE LANDSCAPING

HIGH TRAFFIC

FUTURE OAKLAND PORTAL PROJECT
an uncertain future

SITE

MAGNET RESEARCH INSTITUTE
8 stories

could block our future views
VACANT LOT

FIRST IMPRESSION

THE SIGNATURE CORNER EXPRESSION needs to be a WOW

A BEACON of LIGHT & welcome to Oakland

WE ARE OAKLAND WE ARE DIVERSE Inclusive Environmental Technological Transparent Open & Bright
Cities also can be architectural qualities

VACANT LOT

SURFACE PARKING LOT

5 STORY OFFICE BUILDING

HEAVY ONE WAY TRAFFIC

PARKWAYS OFF RAMP

UNDERPASS!

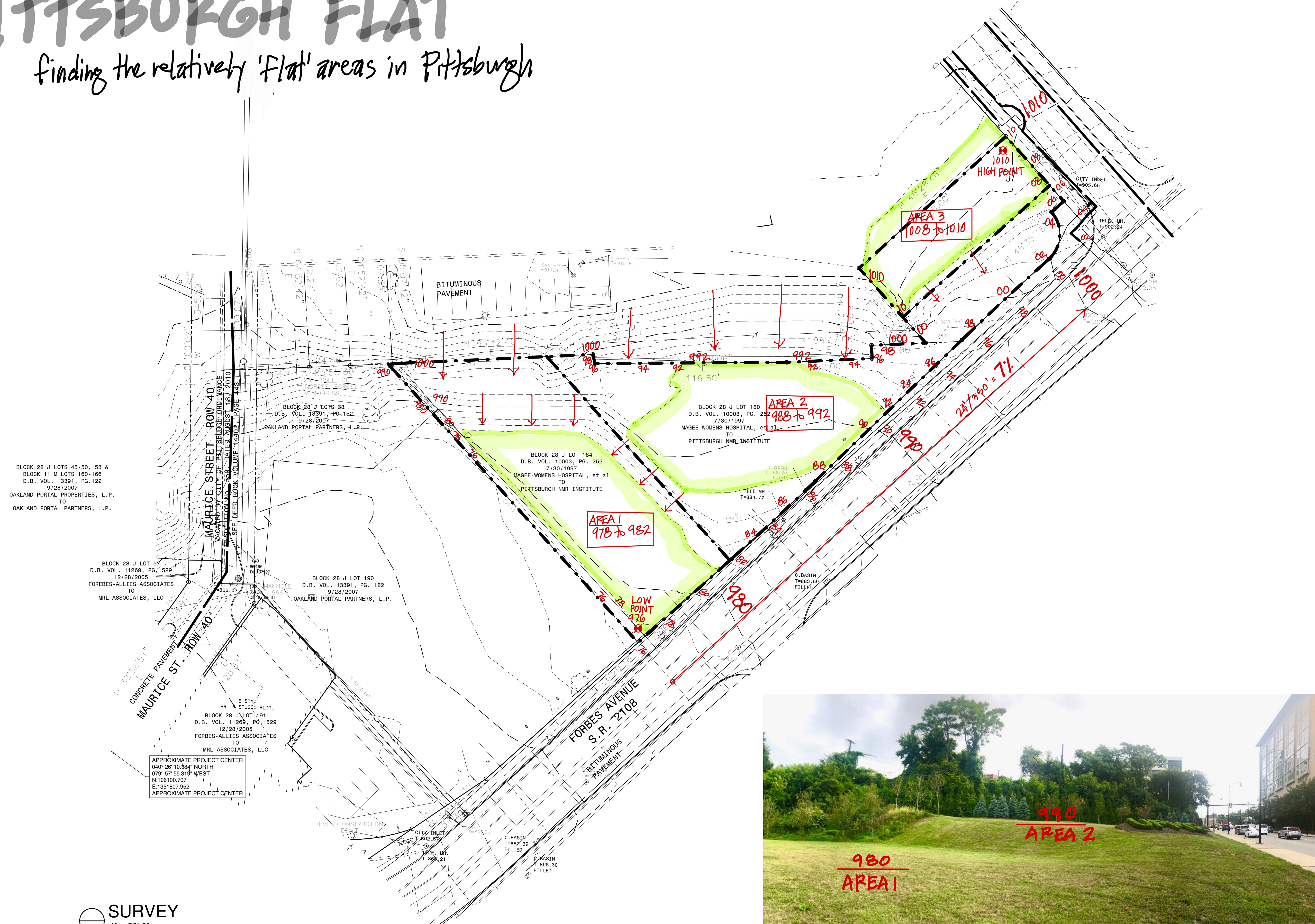
NO LEFT TURN

0 50 100 200 Feet

Oakland LGBTQ+ Housing
7.8.21
@RDCollab

PITTSBURGH FLAT

finding the relatively 'Flat' areas in Pittsburgh



BLOCK 28 J LOTS 45-50, 53 &
BLOCK 11 M LOTS 160-166
D.B. VOL. 13391, PG. 122
9/28/2007
OAKLAND PORTAL PROPERTIES, L.P.
TO
OAKLAND PORTAL PARTNERS, L.P.

BLOCK 28 J LOT 57
D.B. VOL. 11269, PG. 529
12/28/2005
FORBES-ALLIES ASSOCIATES
TO
MRL ASSOCIATES, LLC

BLOCK 28 J LOT 190
D.B. VOL. 13391, PG. 182
9/28/2007
OAKLAND PORTAL PARTNERS, L.P.

5 STY.
BR. & STUCCO BLDG.
BLOCK 28 J LOT 191
D.B. VOL. 11269, PG. 529
12/28/2005
FORBES-ALLIES ASSOCIATES
TO
MRL ASSOCIATES, LLC

APPROXIMATE PROJECT CENTER
040° 26' 10.384" NORTH
079° 57' 55.319" WEST
N=106160.707
E=1351807.952
APPROXIMATE PROJECT CENTER

SURVEY
1" = 30'-0"

SURVEY TRANSMITTED BY
GATEWAY ENGINEERS (P-21-0811) ON 06-21-2021



PSC Oakland LGBTQ
3129-3133 Forbes Avenue
118-XXX Craft Avenue

REVISIONS		
NO.	DESCRIPTION	DATE

Rothschild
Doyno
COLLABORATIVE
ARCHITECTURE AND URBAN DESIGN
PENN AT 25TH
2847 PENN AVENUE
PITTSBURGH PA 15222
T: 412.224.6500 F: 412.224.6501
WWW.RDCCOLLAB.COM

NOT FOR CONSTRUCTION

This drawing, including its electronic form, is an Instrument of Service for use solely with respect to this Project. The Architect is the author and sole owner of said Instrument of Service and retains all common law, statutory and other reserved rights, including copyrights.
© ROTHSCHILD DOYNO COLLABORATIVE

07/02/2021
TITLE SURVEY
DRAWING A00

TRAFFIC FROM THE EAST

Since Forbes is one way, how do you enter our site from the East?

"LEFT AT MOULTRIE"

You must get to this intersection and take the "5TH/FORBES LOOP"

"THE 5TH/FORBES LOOP"

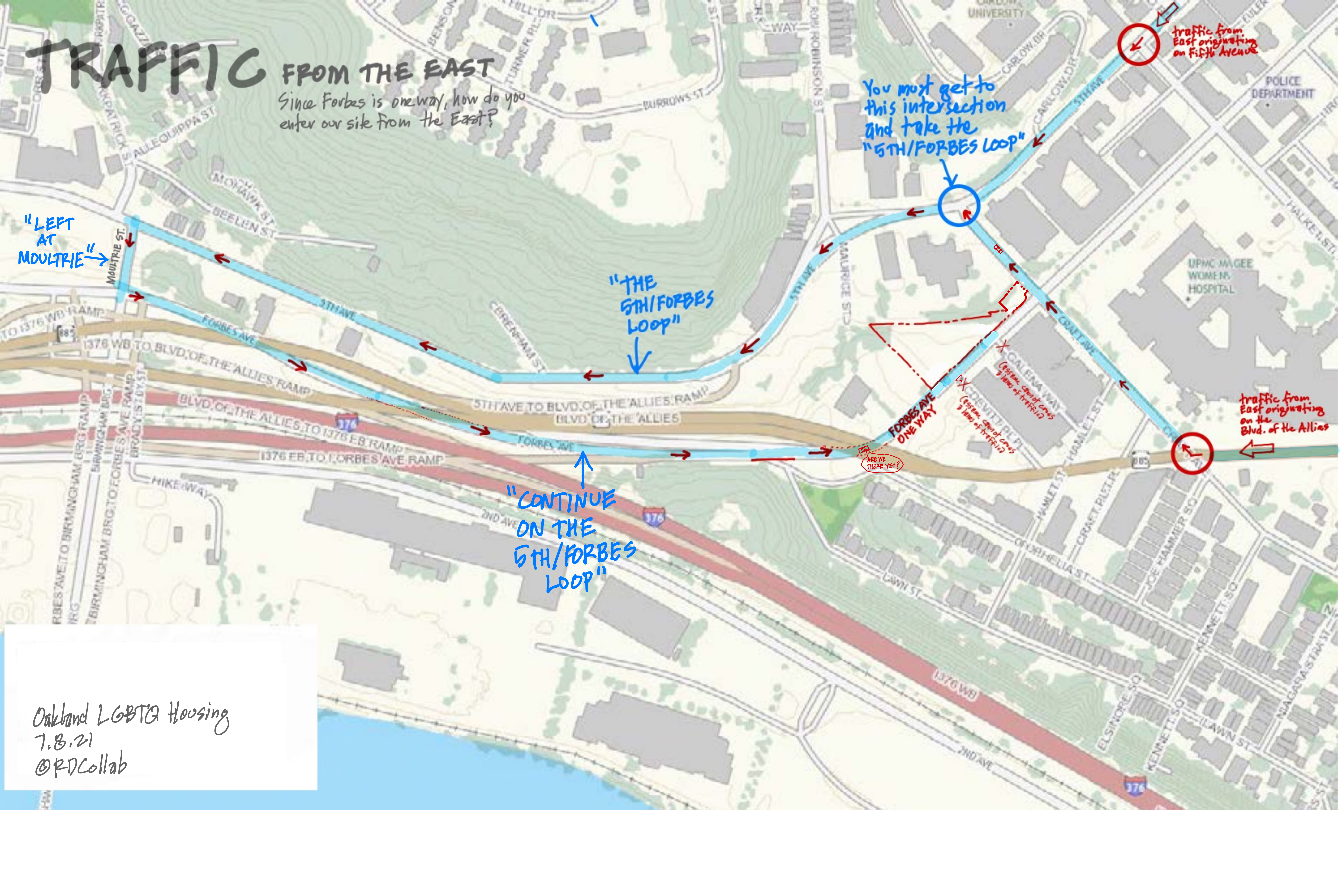
"CONTINUE ON THE 5TH/FORBES LOOP"

traffic from East originating on Fifth Avenue

traffic from East originating on the Blvd. of the Allies

ARE WE THERE YET?

Oakland LGBTQ Housing
7.8.21
© RDCollab



SITE CONTEXT

IMA
CLINICAL
RESEARCH

PROPOSED
54 UNIT
6 STORY
LGBTQ HOUSING

DIALYSIS
CLINIC
INC.

LINEAR PARK
AND
LOCAL ARTWORK

FIFTH AVE.

AJ PALUMBO SCIENCE
AND
TECHNOLOGY CENTER,
CARLOW UNIVERSITY

SKYVUE
APARTMENTS

FORBES AVE.

BLVD OF THE ALLIES

Mc DEVITT PL

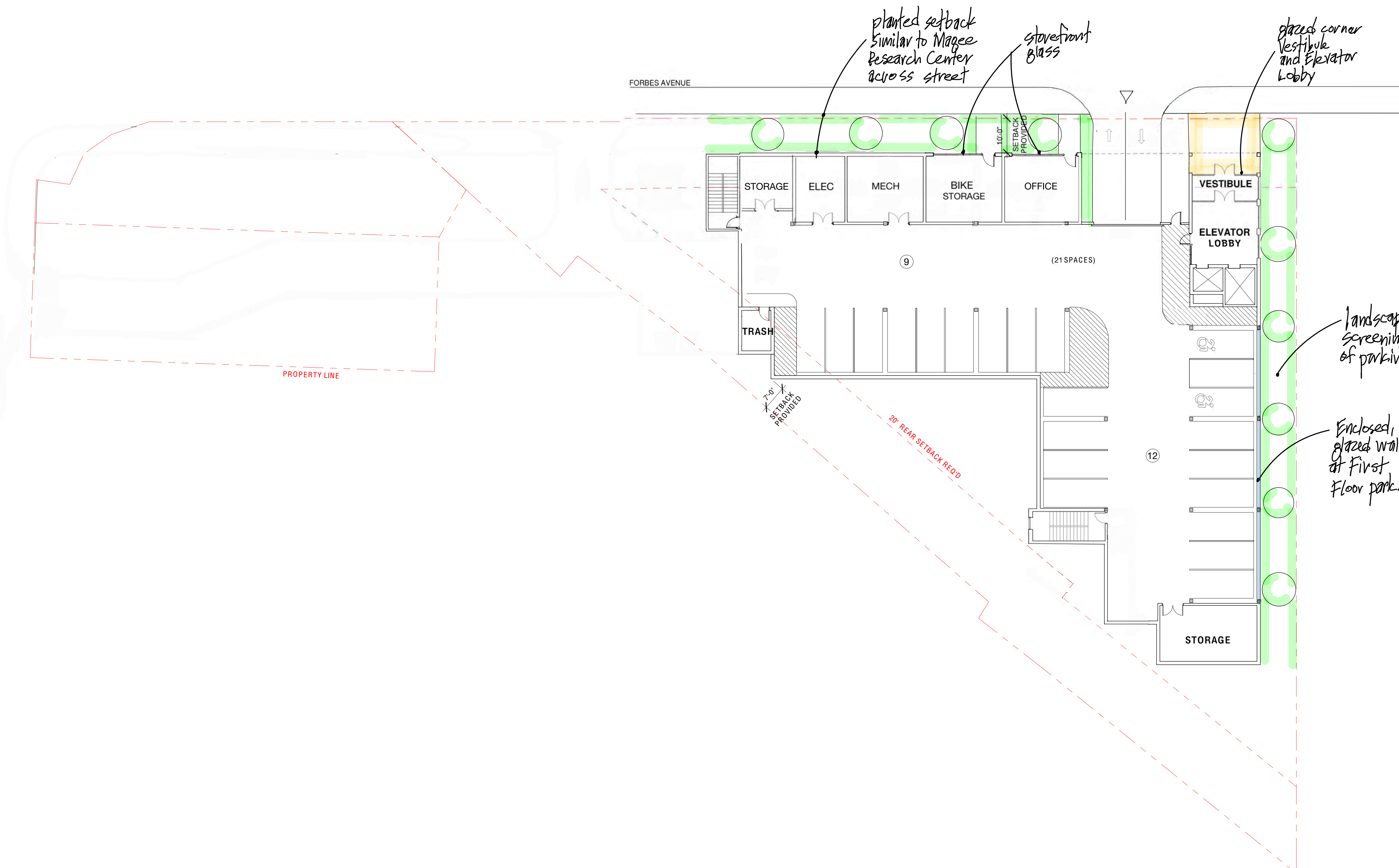
MAGEE WOMENS
RESEARCH
INSTITUTE

GRAFT AVE.

HAMPTON INN
PITTSBURGH UNIVERSITY

UPMC
MAGEE
WOMENS
HOSPITAL

UPMC
MAGEE
WOMENS
HOSPITAL



REVISIONS		
NO.	DESCRIPTION	DATE

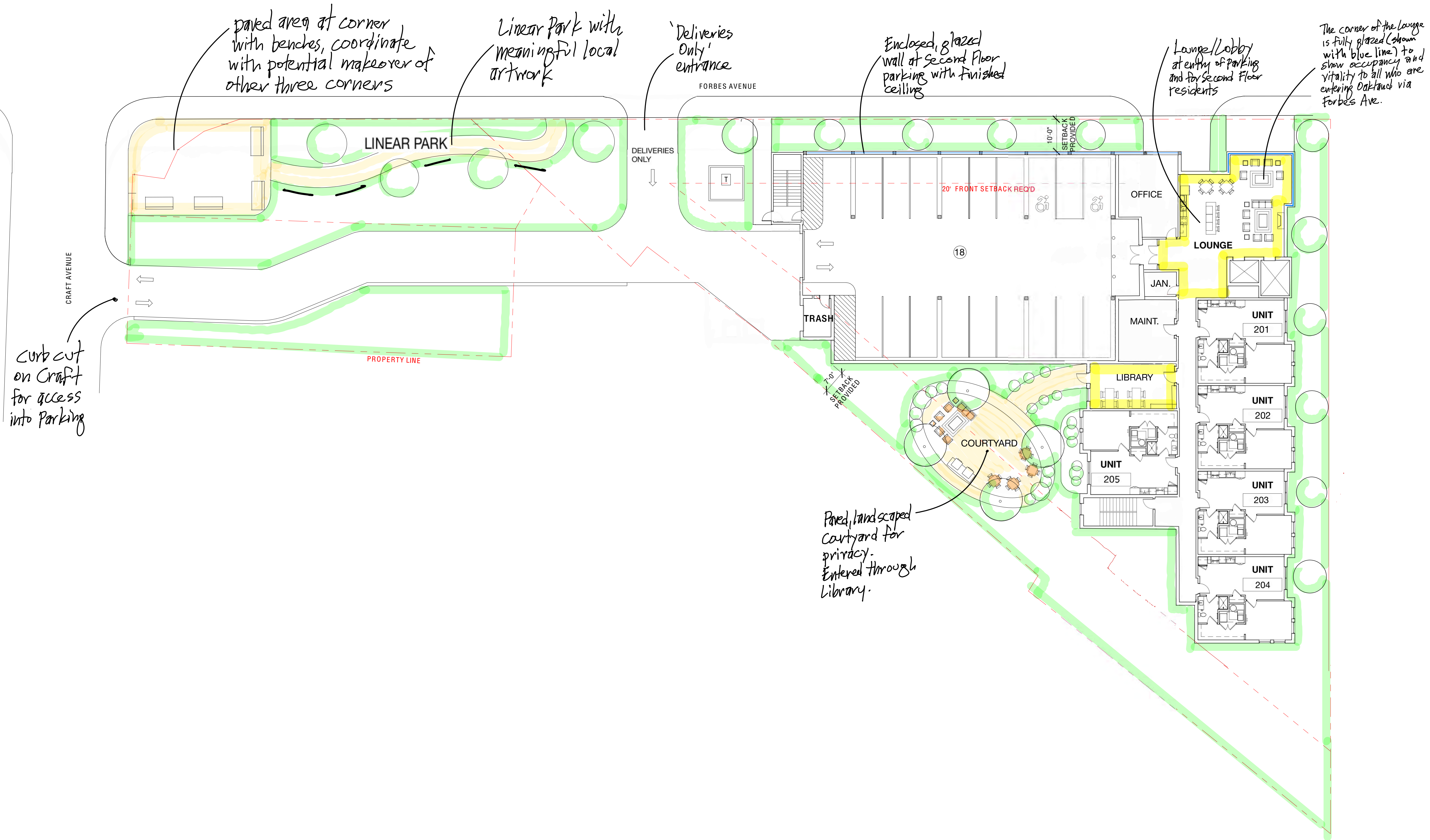
Rothschild Doyno
COLLABORATIVE
ARCHITECTURE AND URBAN DESIGN
PENN AT 15TH
2847 PENN AVENUE
PITTSBURGH PA 15222
T 412.224.6500 F 412.224.6501
WWW.RDCOLLAB.COM

NOT FOR CONSTRUCTION

This drawing, including its electronic form, is an Instrument of Service for use solely with respect to this Project. The Architect is the author and sole owner of said Instrument of Service and retains all common law, statutory and other reserved rights, including copyrights.
© ROTHSCHILD DOYNO COLLABORATIVE

07/02/2021
TITLE SECOND FLOOR PLAN
DRAWING A01

1 FIRST FLOOR
A01 1/16" = 1'-0"



REVISIONS		
NO.	DESCRIPTION	DATE

Rothschild Doyno
COLLABORATIVE

ARCHITECTURE AND URBAN DESIGN

9ENN AT 19TH
2847 PENN AVENUE
PITTSBURGH PA 15222
+412.224.6500 +412.224.6501
WWW.RDCOLLAB.COM

NOT FOR CONSTRUCTION

This drawing, including its electronic form, is an Instrument of Service for use solely with respect to this Project. The Architect is the author and sole owner of said Instrument of Service and retains all common law, statutory and other reserved rights, including copyrights.

© ROTHSCHILD DOYNO COLLABORATIVE

07/02/2021
TITLE SECOND FLOOR PLAN
DRAWING A02

1 SECOND FLOOR
A02 1/16" = 1'-0"

PSC Oakland LGBTQ

3129-3133 Forbes Avenue
118-XXX Craft Avenue

UNIT SCHEDULE

UNIT TYPE	COUNT
1 BR	50
2 BR	5
SECOND FLOOR	
1 BR	12
2 BR	1
THIRD FLOOR	
1 BR	12
2 BR	1
FOURTH FLOOR	
1 BR	12
2 BR	1
FIFTH FLOOR	
1 BR	12
2 BR	1
SIXTH FLOOR	
1 BR	11
2 BR	1
TOTAL UNITS	55
1 BR	52
2 BR	3

PARKING COUNT
55 UNITS
(17) 30% REDUCTION
38 PROVIDED
39 PROVIDED

REVISIONS		
NO.	DESCRIPTION	DATE

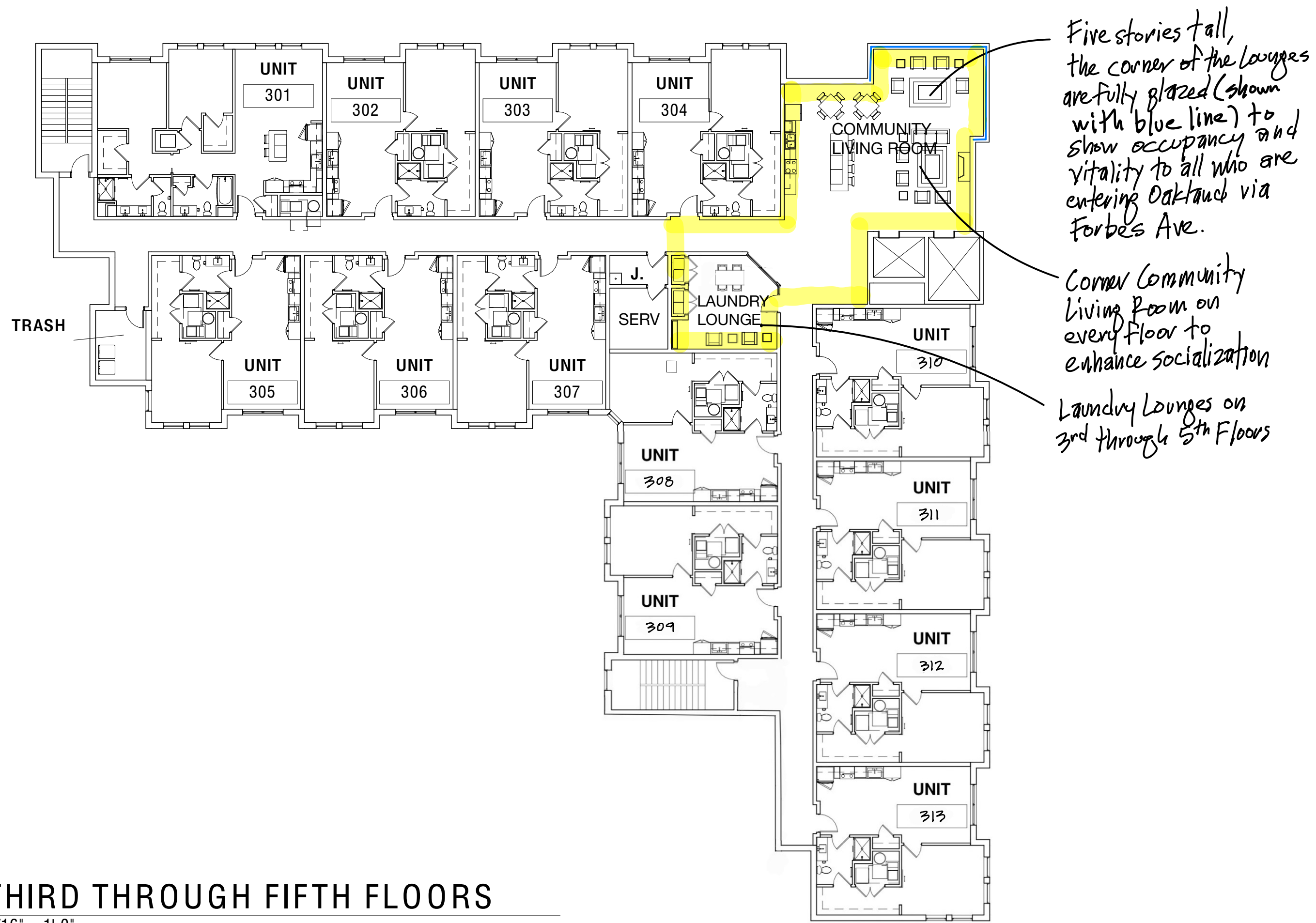
Rothschild Doyno
COLLABORATIVE
ARCHITECTURE AND URBAN DESIGN
PENN AT 19TH
2847 PENN AVENUE
PITTSBURGH PA 15222
+412.224.6500 +412.224.6501
WWW.RDCLLAB.COM

NOT FOR CONSTRUCTION

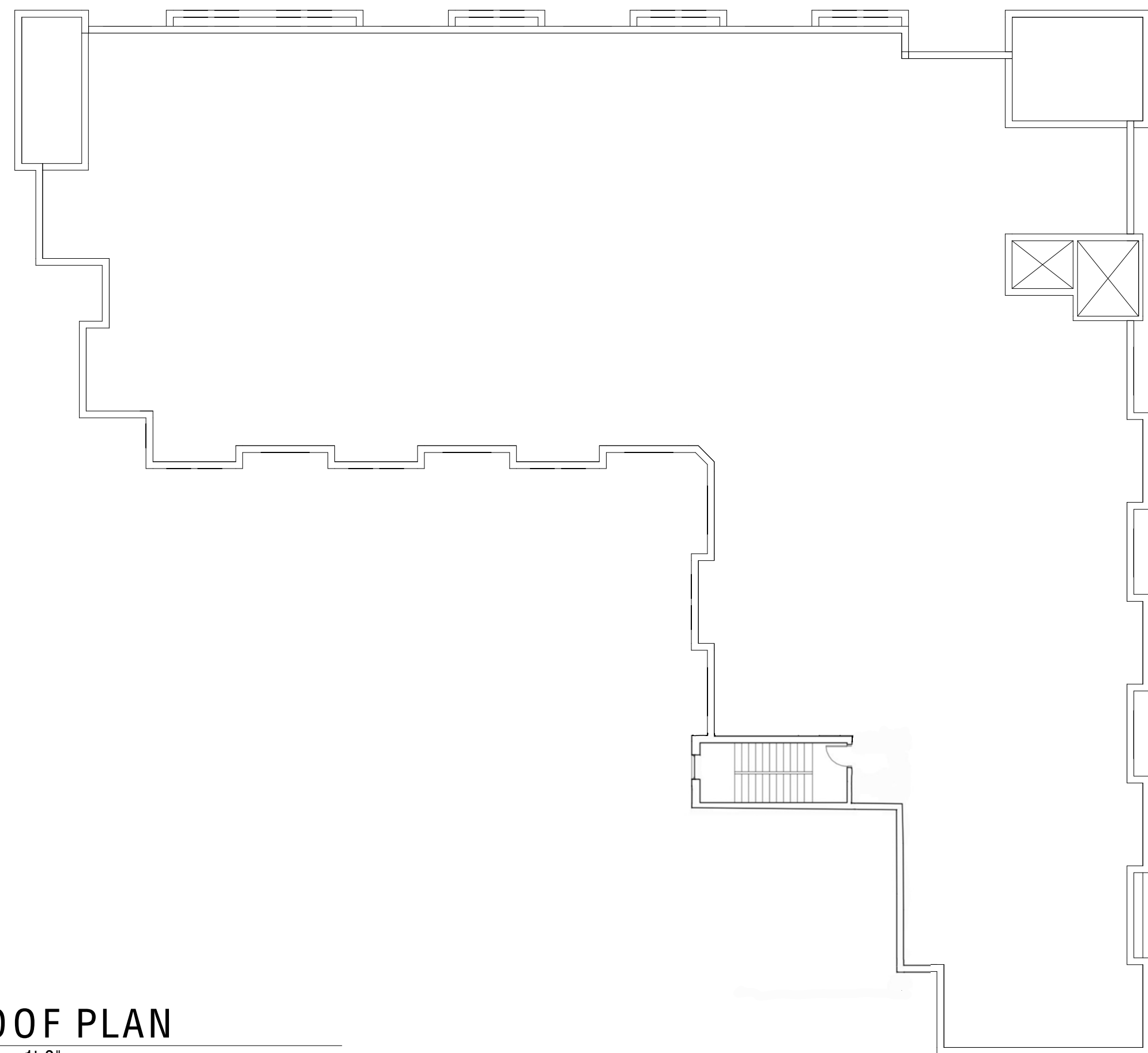
This drawing, including its electronic form, is an Instrument of Service for use solely with respect to this Project. The Architect is the author and sole owner of said Instrument of Service and retains all common law, statutory and other reserved rights, including copyrights.
© ROTHSCHILD DOYNO COLLABORATIVE

07/02/2021
TITLE
FLOOR PLANS AND ROOF PLAN

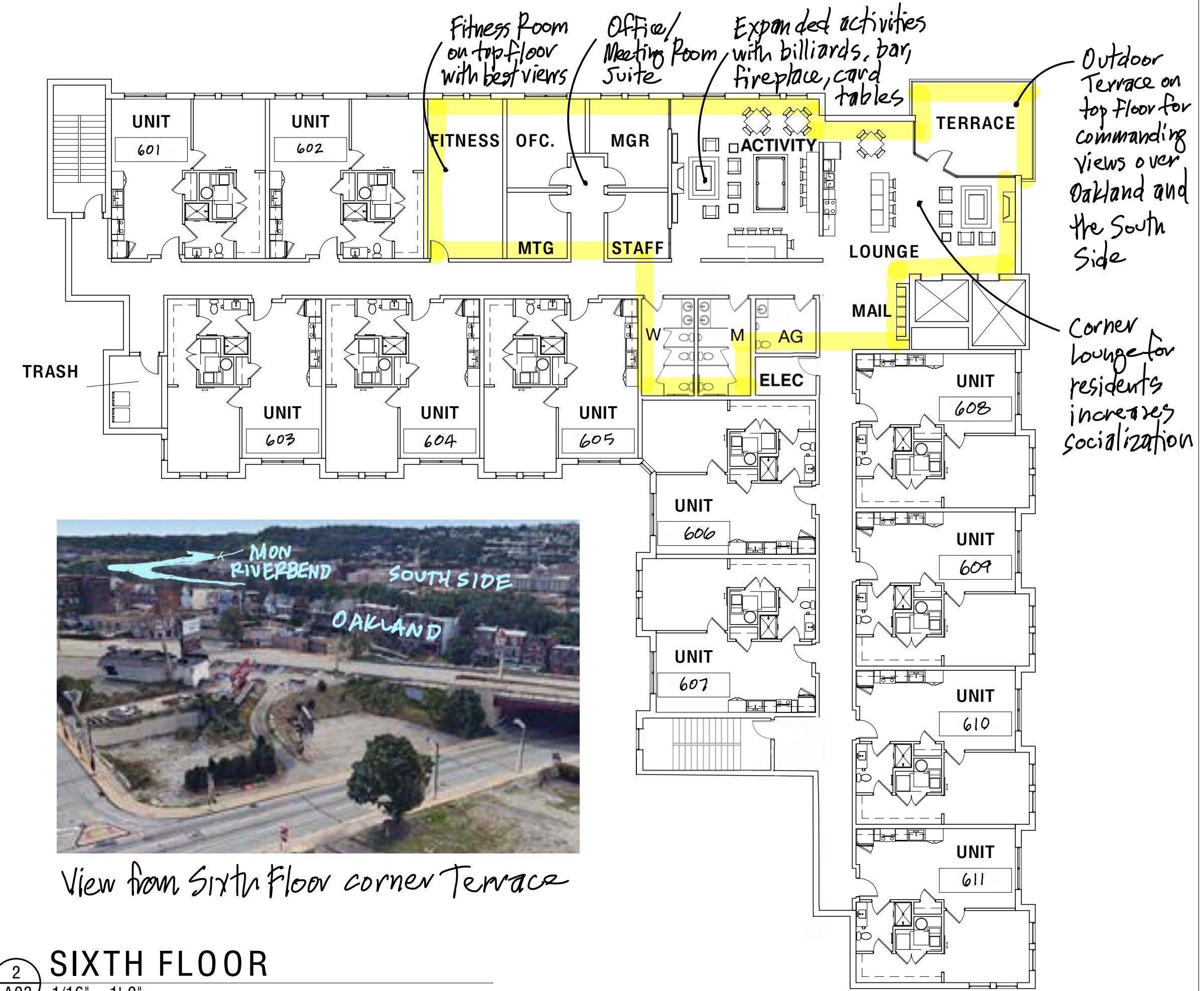
DRAWING
A03



1 THIRD THROUGH FIFTH FLOORS
A03 1/16" = 1'-0"



3 ROOF PLAN
A03 1/16" = 1'-0"



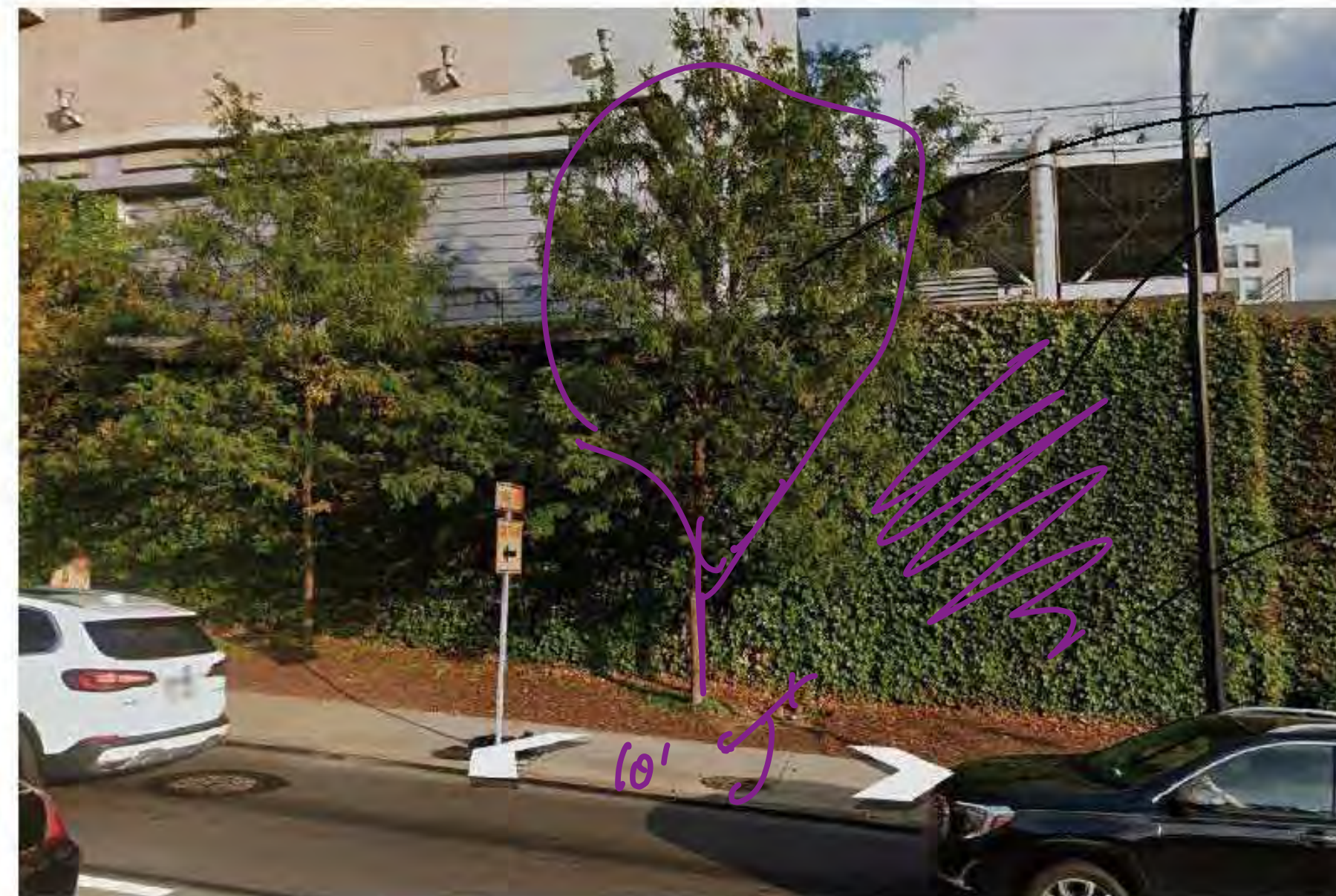
View from Sixth Floor corner Terrace

2 SIXTH FLOOR
A03 1/16" = 1'-0"

SITE CONTEXT

MAGEE LOCATED ACROSS FORBES

CONTEXT

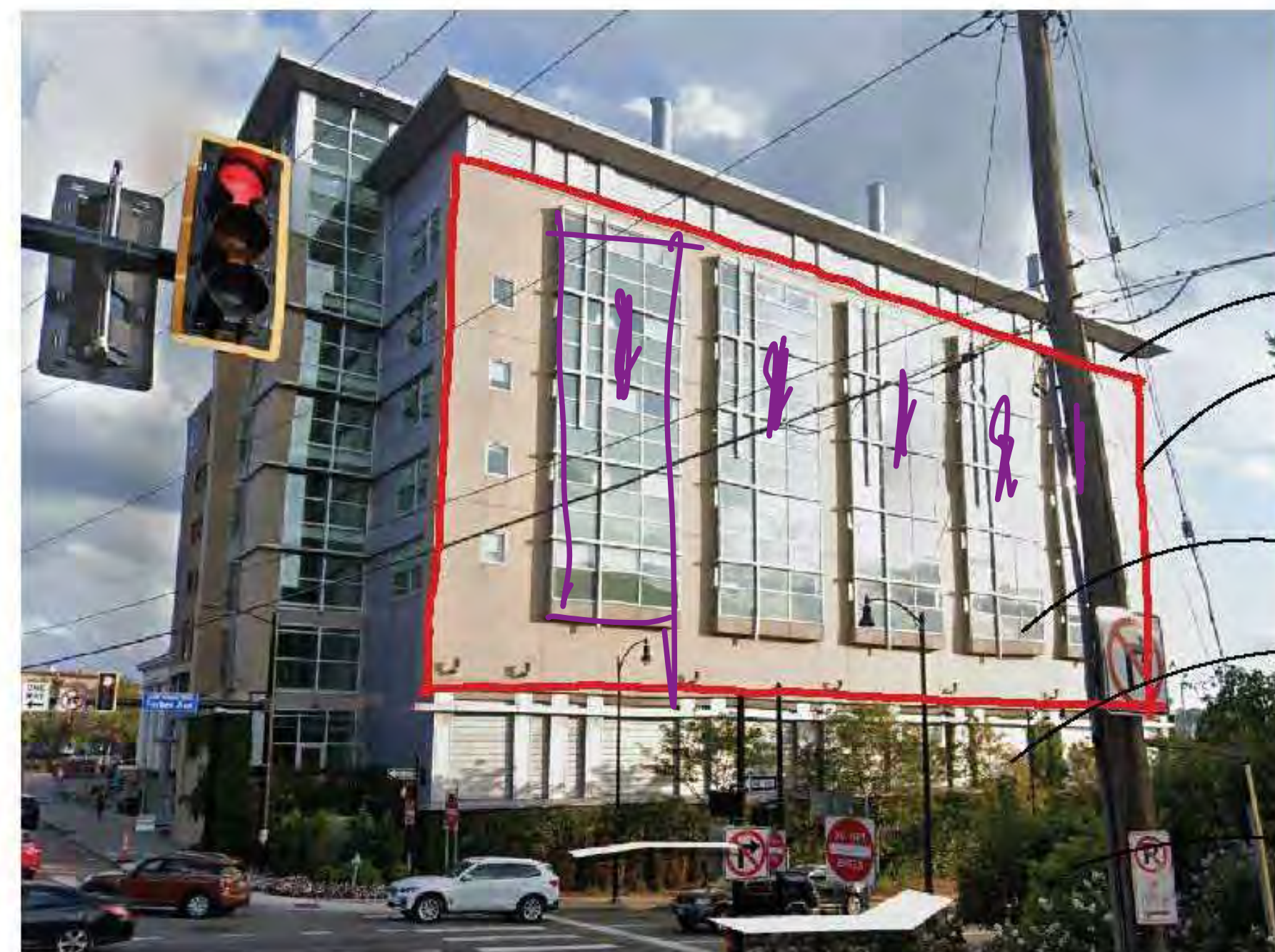


building is set back from property line with trees

solid wall with ivy is a natural influence to the busy vehicular traffic, a natural base to the building



'green' wall is an organic influence on an otherwise man-made environment. transition to nature.



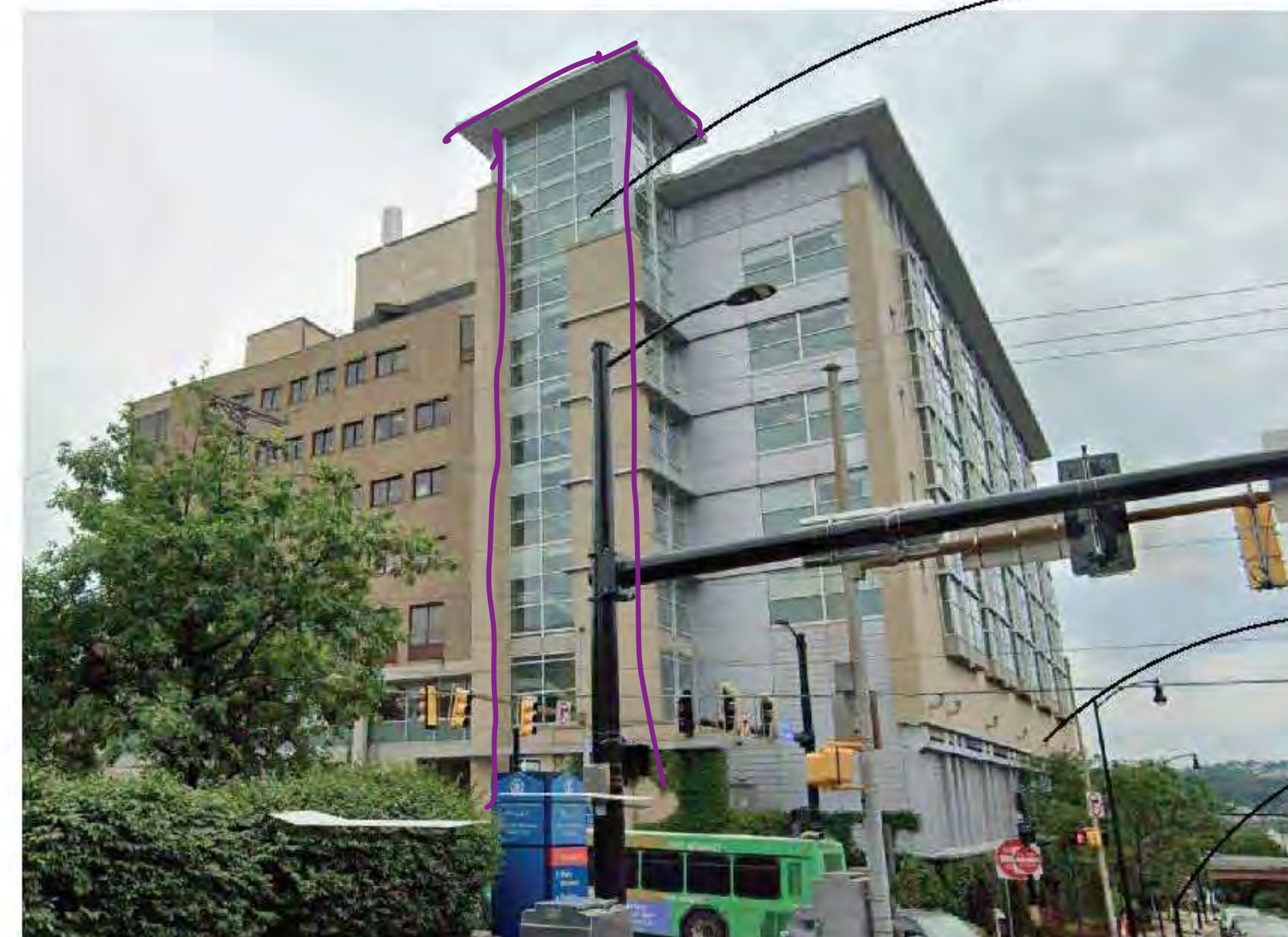
A LAYERED LOOK: unique facade on top floor

brick masonry 'body' lifted above Second Floor

window 'pop-outs' add rhythm

Second Floor 'spacing' between body and ground floor

nature-inspired ground floor



Tower expression:

- no occupancy (it is a stair)
- hermetically-sealed (no connection to environment)
- very 'corporate' (lack of humanity)
- lifeless

building highlight uplighting

street trees located adjacent to Forbes

REVISIONS		
NO.	DESCRIPTION	DATE

Rothschild Collaborative Doyno

ARCHITECTURE AND URBAN DESIGN
PENN AT 15TH
2847 PENN AVENUE
PITTSBURGH PA 15222
+412.224.6500 | +412.224.6501
WWW.RDCOLLAB.COM

NOT FOR CONSTRUCTION

This drawing, including its electronic form, is an Instrument of Service for use solely with respect to this Project. The Architect is the author and sole owner of said Instrument of Service and retains all common law, statutory and other reserved rights, including copyrights.
© ROTHSCHILD DOYNO COLLABORATIVE

07/02/2021

TITLE
CONTEXT

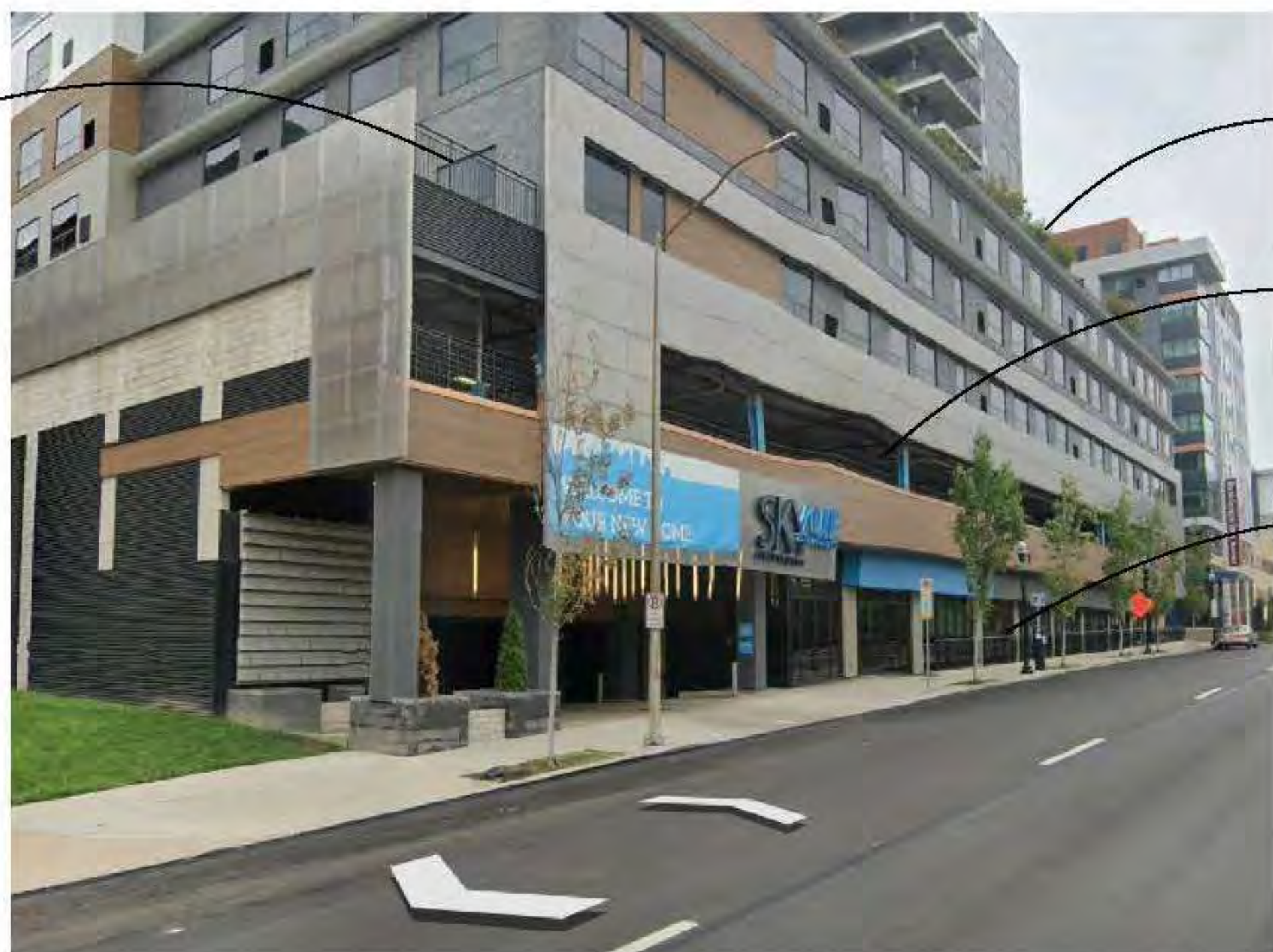
DRAWING
A07

SITE CONTEXT

SKY VUE NEXT BLOCK UP ON FORBES

Third Floor balcony connects with environment

CONTEXT



roof terrace with vegetation shows occupancy

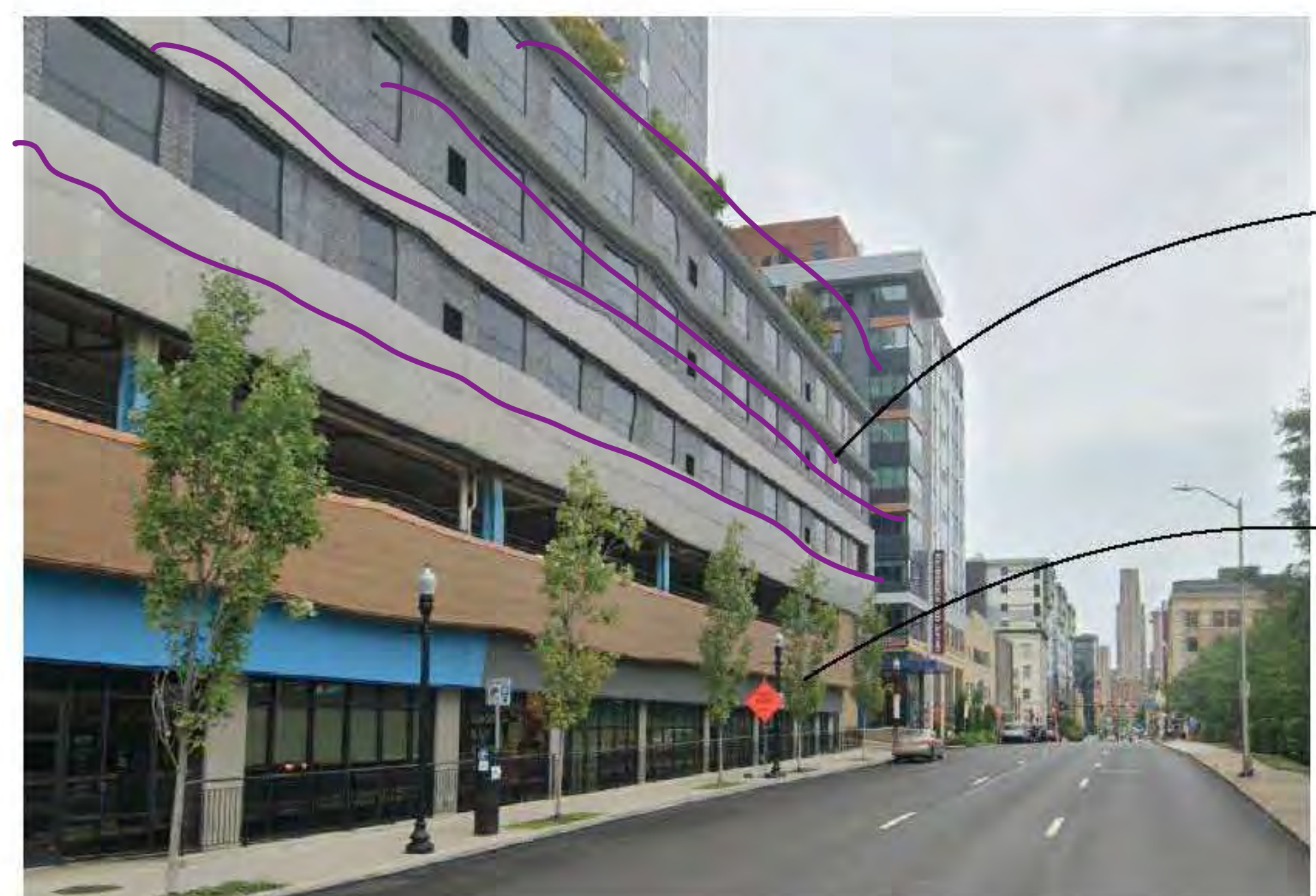
exposed second floor parking level

ground floor retail



exposed ceiling on underside of parking is unsightly
dominant signage

vehicular and pedestrian entrance are side-by-side



very linear horizontal expression

street trees all along Forbes



wood material adds warmth and natural touch to facade

REVISIONS		
NO.	DESCRIPTION	DATE

Rothschild Doyno
COLLABORATIVE
ARCHITECTURE AND URBAN DESIGN
PENN AT 15TH
2847 PENN AVENUE
PITTSBURGH PA 15222
+412.224.6500 F+412.224.6501
WWW.RDCOLLAB.COM

NOT FOR CONSTRUCTION

This drawing, including its electronic form, is an Instrument of Service for use solely with respect to this Project. The Architect is the author and sole owner of said Instrument of Service and retains all common law, statutory and other reserved rights, including copyrights.
© ROTHSCHILD DOYNO COLLABORATIVE

07/02/2021

TITLE
CONTEXT

DRAWING
A08

SITE CONTEXT

CATHEDRAL THE ASPIRATIONAL SYMBOL OF OAKLAND

CONTEXT



VIEW FROM OUR SITE
As you exit the Parkway and round the bend to Forbes, the Cathedral comes into full view as a prominent landmark



VIEW FROM NEXT BLOCK
The Cathedral is situated directly on center with Forbes



IN THE HEART OF CAMPUS
As Forbes veers right to the Museum the Cathedral's Gothic details are expressed



The Cathedral of Learning

- Monumental
- Sense of Permanence
- Identity
- Prominence
- Destination
- Gothic
- Longevity
- Cascading
- Vertical
- Powerful
- Beacon

REVISIONS

NO.	DESCRIPTION	DATE

Rothschild
DOYNO
COLLABORATIVE
ARCHITECTURE AND URBAN DESIGN
PENN AT 15TH
2847 PENN AVENUE
PITTSBURGH PA 15222
+412.224.6500 +412.224.6501
WWW.RDCOLLAB.COM

NOT FOR CONSTRUCTION

This drawing, including its electronic form, is an Instrument of Service for use solely with respect to this Project. The Architect is the author and sole owner of said Instrument of Service and retains all common law, statutory and other reserved rights, including copyrights.
© ROTHSCHILD DOYNO COLLABORATIVE

07/02/2021

TITLE
CONTEXT

DRAWING
A09

MASSING DIAGRAM SITE CONTEXT

PSC Oakland LGBTQ
3129-3133 Forbes Avenue
118-XXX Craft Avenue

CORNER EXPRESSION

The top floor is an outdoor Terrace with commanding views over Oakland and South Side

The corners of the Lounges are fully glazed to show occupancy and vitality to all who are entering Oakland via Forbes Ave.

Fully glazed entry vestibule



FIRST

1 FORBES AVENUE ELEVATION
A05 1/8" = 1'-0"



Magee across street



Magee across street



Sky View Apts. next block



The Cathedral of Learning

2 ELEVATION INFLUENCES
A05

REVISIONS		
NO.	DESCRIPTION	DATE

Rothschild
COLLABORATIVE
Doyno
ARCHITECTURE AND URBAN DESIGN
1000 AT BAY
1007 PEARL AVENUE
PITTSBURGH PA 15222
412.324.8000 • 412.324.8001
WWW.RDCCOLLAB.COM

NOT FOR CONSTRUCTION

This drawing, including its electronic form, is an instrument of service for use solely with respect to the Project. The Architect is the author and sole owner of said instrument of service and retains all common law, statutory and other reserved rights, including copyright.
© ROTHSCHILD DOYNO COLLABORATIVE

07/02/2021
TITLE
ELEVATIONS
DRAWING
A05