

## **Oakland Development Activities Meeting**

**November 7, 2019, 6:30 p.m.**

**Hosted by OPDC at 294 Semple Street**

**Project: Duquesne Light Substation, Boundary and Joncaire Streets**

**Presenter: various, from Duquesne Light and Perfido Weiskopf Wagstaff + Goettel**

---

Architects presented four options for architecture treatment of the building. The four options are as follows: designing with context, designing with art, designing with motion, designing with light. The building is made of two-hour fire rated pre cast concrete walls.

**Q:** Will you build a sidewalk? Sidewalk is needed for safety.

**A:** No, not on our side. There is a slope. Challenge to get it on the side. City will have a bike lane across from there.

**Q:** It is an access area to the park. Lot of people use the road. Many close calls between pedestrians and cars. Need to have bike/ped separate from vehicles.

**Q:** Road on Neville has been badly done. Unsafe. Hope that Duquesne Light does not repeat the mistakes of CMU and other development.

**A:** Will take that back. As we continue to plan the project it will be part of the consideration.

**Q:** Will you level out the site? What about storm water runoff?

**Q:** Is this site under the bridge? What about arcing?

**A:** Engineers have looked at this. Two-hour fire rated building.

**Q:** Electromagnetic fields and radiation fields? Baselines? To compare in the future? Health concerns.

**A:** Engineering design looks at these factors. All contained on our property so no spill over. No light spill over either. Disagree on EMF. Substation not transmission.

**Q:** What will the real distance be between the building and the road? Grading?

**A:** Renderings are not exactly accurate in terms of grading. The site plan is accurate.

**Q:** What is a substation?

**A:** Convert transmission voltage to distribution voltage. To support growth in the area.

**Q:** Do you dig up streets?

**A:** Yes, Boundary and Joncaire, but not at the beginning of the project.

**Q by Council President Bruce Kraus:** What is the project? Please provide an overview of the need, why this location, construction schedule, zoning, permits, hearings etc.

**A:** Reason is to make network work better. 24 distribution circuits out of here to feed development. Here because the growth in the area. We want to improve the network.

**Q:** Will there be a generator inside?

**A:** No, not according to the distribution engineer. Oakland is dense. Need different sources of power. Two sources in Oakland for resiliency and reliability. Multiple sources will be good. One big wire to lots of other wires. Five to seven distribution circuits (power homes) and sub transmission circuits for bigger users.

**Q:** Is it a problem with existing load or do you anticipate more development?

**A:** Institutions are planning major new development. Planning for future so don't have problems later.

**Q:** How do you connect?

**A:** there is a transmission line nearby.

**Q:** Timeline?

**A:** Start construction by end of this year.

**Q:** If cobblestone is disturbed, it will need to be restored.

**A:** Baseline plan is to go up Joncaire but looking for alternatives.

**Q:** Need to see accurate drawings, width of road etc.

**Q:** I bike every day through there. Can you leave room for bikes to get through during construction?

**A:** One lane open, flaggers, to maintain access.

**Q:** Can you share construction management plan?

**A:** DOMI stated yes, they will require one to be completed. Duquesne Light will provide for community to view.

**Q:** Why were you in the sewer lines?

**A:** Water not used for the project, but needed to see if subsurface was in good shape to build on.

**Q:** What is anticipated noise level?

**A:** Negligible. Similar to the one on Bates Street.

**Q:** What about city zoning/permitting?

**A:** Under full jurisdiction of PUC in terms of permitting. DL decides on design.

**Q:** How is it ventilated?

**A:** Small building with small HVAC units. Small on the front of the building. Small compressors. Electricity will be at 60 hertz.

**Q:** Will it hum?

**A:** Not going to be noticeable. There are induction machines. Steady state device with windings on one side. No moving parts.

**Q:** Size?

**A:** Building will be 45 feet tall. 8,000 square feet. 125 x 40.

**Q:** All paved?

**A:** Some gravel to allow water to percolate.

**Q:** Timeline for design?

**A:** 30 days from now. Process is that building can be constructed before it needs to be connected. Digging the street middle or latter part of next year.

**Q:** What will vehicle access be there? Frequency?

**A:** A truck or two once or twice a week after construction. Routine maintenance. No one stays there, but someone will come back and check on things.

**Q:** Choice being presented is a façade. You said 12 foot fence. That is what I'm concerned about then, because that is a big presence. That will be what will be most noticeable. Also need to install trees.

**A:** A third party arborist did a survey. An agreement with city to replace all that was taken out. Will share type of fence. It is not cyclone fence.

**Q:** Can there be landscaping by the fence.

**A:** Will get back to you.

**Q:** How much lighting at night?

**A:** Depending on the option, security lighting.

**Q:** You got property for \$5 million. How much money is allocated for project?

**A:** Typically don't disclose total project cost. Commit to building something community is comfortable with.

**Q:** Why do you need a fence? Substation on Blvd doesn't have one.

**A:** Things have changed. It is as though the façade is the fence on the Boulevard of the Allies substation. The fence connects to the façade so the facility really is fenced.

**Q:** Distance from façade to the street?

**A:** Can get that

**Q:** Grass around it?

**A:** Undefined

**Q:** Consider storm water management. Can you do a raingarden to manage storm water on site? Big issue for this area.

**A:** Can't do green roof because of the electrical system underneath it. Too much of a risk. Will look at tree species that will help retain water.

OPDC will work with Duquesne Light and Council President Kraus to determine a date for a follow up meeting.