

Oakland Crossings Parcel "A"

Development Activities Meeting
July 11, 2022

WALNUT
CAPITAL

Strada



- 1 Team Introductions
- 2 Development Activities to Date
- 3 Design Overview
- 4 Public Benefits
- 5 Q&A

Agenda

- 1 Team Introductions
- 2 DEVELOPMENT ACTIVITIES TO DATE
- 3 Design Overview
- 4 Public Benefits
- 5 Q&A

Development Activities to Date

Community and Organization Engagement to Date

Date	Event
July 14, 2021	Briefed OPDC Executive Director
August 23, 2021	Briefed OPDC Executive Director; shared draft PLDP
August 30, 2021	Briefed OPDC staff and select Board members; requested to co-convene informational meetings prior to Development Activities Meeting (DAM); request denied
September 22, 2021	Walnut Capital launched Oakland Crossings website
September 27, 2021	Walnut Capital briefed Peoples Oakland staff
September 27, 2021	Walnut Capital briefed Mavis Rainey of OTMA
September 30, 2021	Walnut Capital convened three virtual public meetings
October 5, 2021	Walnut Capital convened three virtual public meetings
October 5, 2021	Councilman Kraus convened virtual public hearing at City Council
October 6, 2021	OBID hosted briefing by Walnut Capital for stakeholders
October 7, 2021	Walnut Capital convened in person public meeting - parking lot of Quality Inn
October 11, 2021	Walnut Capital convened public infrastructure meeting and tour at Bakery Square

Community and Organization Engagement to Date

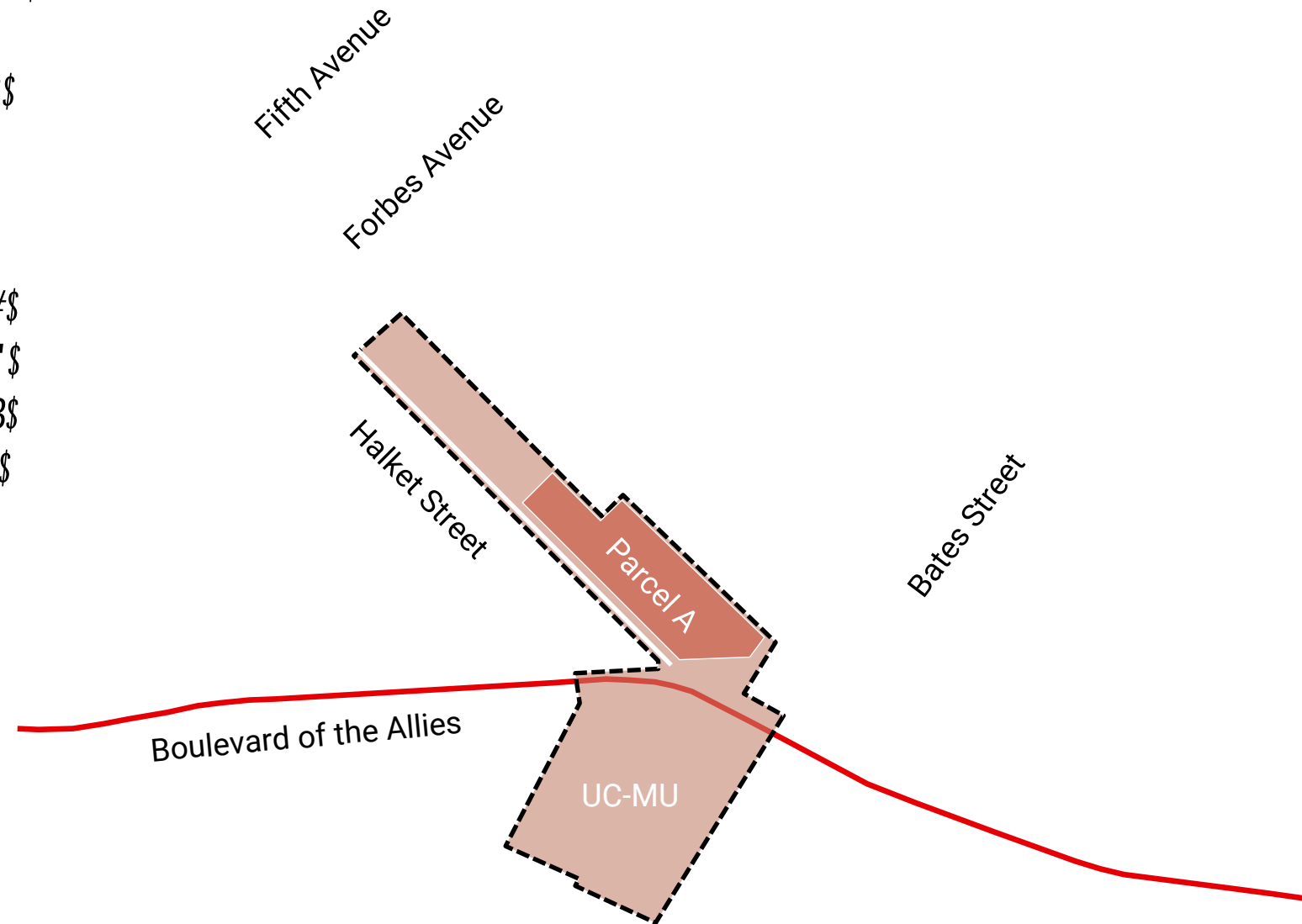
Date	Event
November 15, 2021	Walnut Capital Briefed PHLF on Oakland Crossings
November 29, 2021	Development Activities meeting held
December 6, 2021	OBID hosted informational meeting for stakeholders
January 25, 2022	OPDC hosted meeting with Mayor Gainey
February 2, 2022	Mayor Gainey convened community meeting on proposed OPR-E Subdistrict
February 3, 2022	OBID stakeholders met with City Planning staff
February 14, 2022	Walnut Capital Briefed Pitt Student Government representatives
February 21, 2022	Mayor Gainey's Transition Community Listening Session on Equitable Development
March 8, 2022	UC-MU Presentation at City Planning Commission
March 22, 2022	City Planning Commission Public Hearing; recommended approval with Conditions to City Council
May 25, 2022	Public Hearing on UC-MU legislation at City Council
June 13, 2022	Councilman Krauss convenes virtual public meeting on UC-MU legislation
June 28, 2022	UC-MU legislation approved by City Council

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Design Overview

Oakland Crossings Parcel "A" and the new UC-MU Zoning District

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Oakland Crossings: Urban Placemaking Goals

- Build Connections – linking Fifth & Forbes to the Boulevard with quality urban elements.
- Mixed-use at Scale – expanding scale, density and uses along Halket Street.
- Transform the Experience – with a pedestrian friendly streetscape and public greenspace.
- Quality Urban Living – high density, walkable living close to the jobs.
- Amenities – for residents, workers and visitors.
- Neighborhood-focused Retail – including a **grocery store**.
- Oakland Gateway Opportunity – building a landmark presence at the Boulevard.

Site Location



UPMC Magee
Womens Hospital

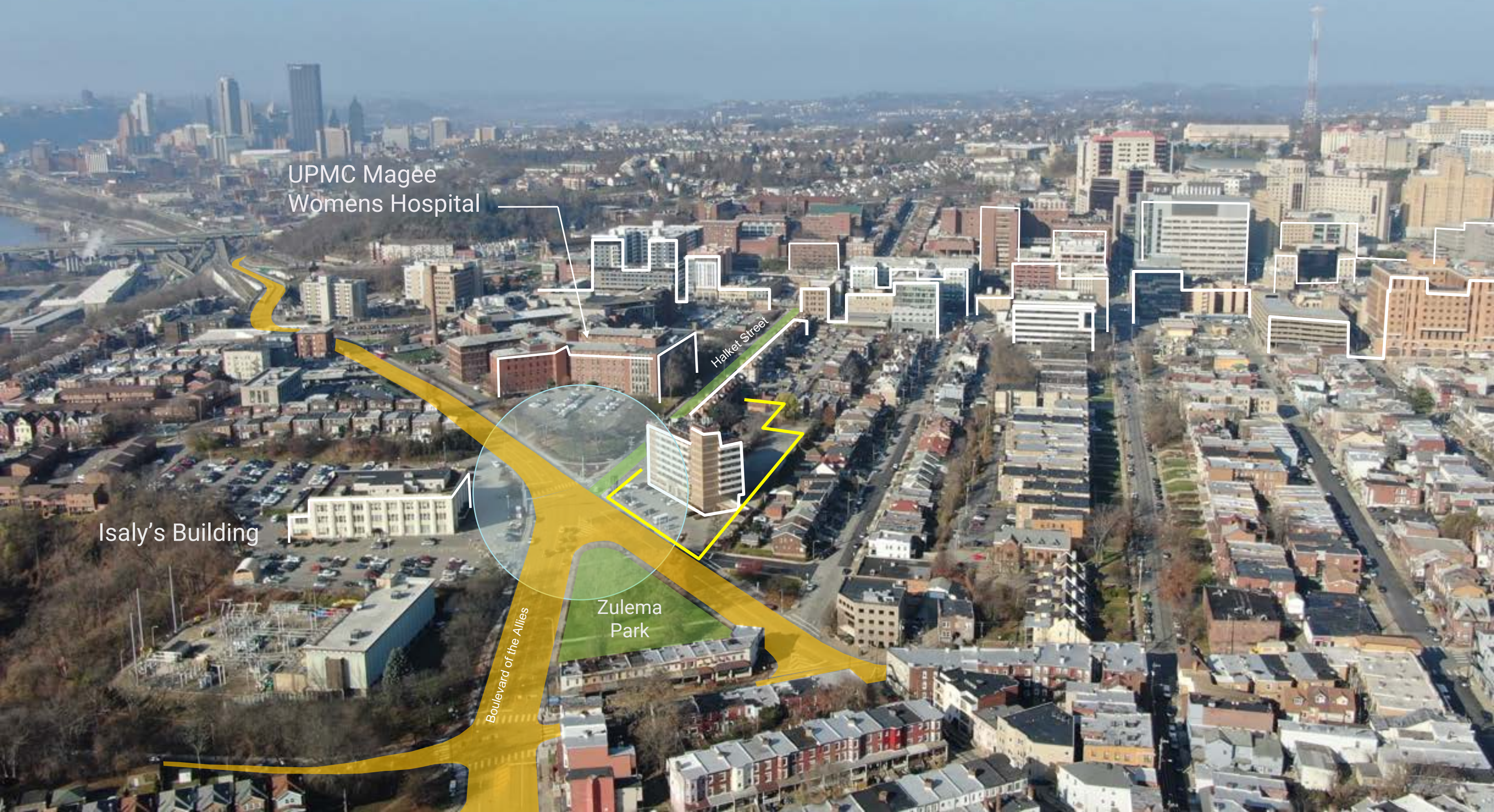
Halket Street

Isaly's Building

Blvd. of the Allies

Zulema
Park

Connecting + Extending to a Landmark Location



UPMC Magee
Womens Hospital

Halket Street

Isaly's Building

Boulevard of the Allies

Zulema
Park

Mixed-use at Scale: Connecting & Extending to a Landmark Location



Birdseye Overview at Louisa Street & Halket Street



Birdseye Overview at Halket Street & Boulevard of the Allies



Birdseye Overview at Zulema Street & Coltart Avenue



Birdseye Overview at Louisa Street & Coltart Avenue



Pedestrian Level Context Perspective – at Halket Street



Pedestrian Level Context Perspective – Blvd. of the Allies and Halket St.



Pedestrian Level Context Perspective – Blvd. of the Allies and Niagara St.



Pedestrian Level Context Perspective – Blvd. of the Allies and Zulema St.



Pedestrian Level Context Perspective – Blvd. of the Allies and Bates St.



Pedestrian Level Context Perspective – Zulema St. & Coltart Ave.



Pedestrian Level Context Perspective – Blvd. of the Allies and Ward St.



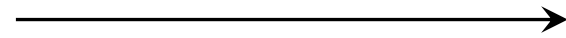
Pedestrian Level Context Perspective – Coltart Ave. & Louisa Street



Building Program | Stack Plan

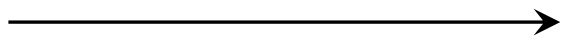
Apartments

10 stories
426 Units
10% Affordable



Parking

2 Stories Elevated
½ Story Below Grade
438 spaces



Retail

Street Level
33,000 SF Grocery
8,000 SF Retail



Halket Street

BLVD of the Allies

½ Story below grade parking

Zulema Street



Site Plan



Coltart Avenue

Green Buffer

Coltart Ave.

Louisa Street

Driveway

Internal Loading Area

Retail +/- 5,000

Grocery +/- 33,000

Retail +/- 3,000

Driveway

Residential Lobby

Driveway

Zulema Street

Residential Entry Court

Parklet

Halket Street

Blvd. of the Allies

Parking | 2nd Level Plan



Coltart Avenue

Green Buffer

Coltart Ave.

Louisa Street

Driveway

Driveway

Zulema Street

Residential
Entry Court

Driveway

Parklet

Halket Street

Blvd. of the Allies

Parking | 3rd Level Plan



Podium | Courtyard Level Plan



Coltart Avenue

Green Buffer

Coltart Ave.

Louisa Street

Driveway

Driveway

Residential
Entry Court

Driveway

Zulema Street

Parklet

Halket Street

Blvd. of the Allies

Site Plan | Sidewalks



Coltart Avenue

Green Buffer

Louisa Street

Coltart Ave.

Retail Loading

1

Grocery Loading

2

3

Lower-Level Parking Access

Retail

Retail

Internal Loading

Residential Loading 4

Grocery Store

Parking Out

Residential Lobby

Parking In

Zulema Street

Blvd. of the Allies

Parklet

Halket Street

6'

6'

11'

9'

24'

20'


6'

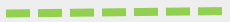
15'

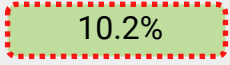
12'

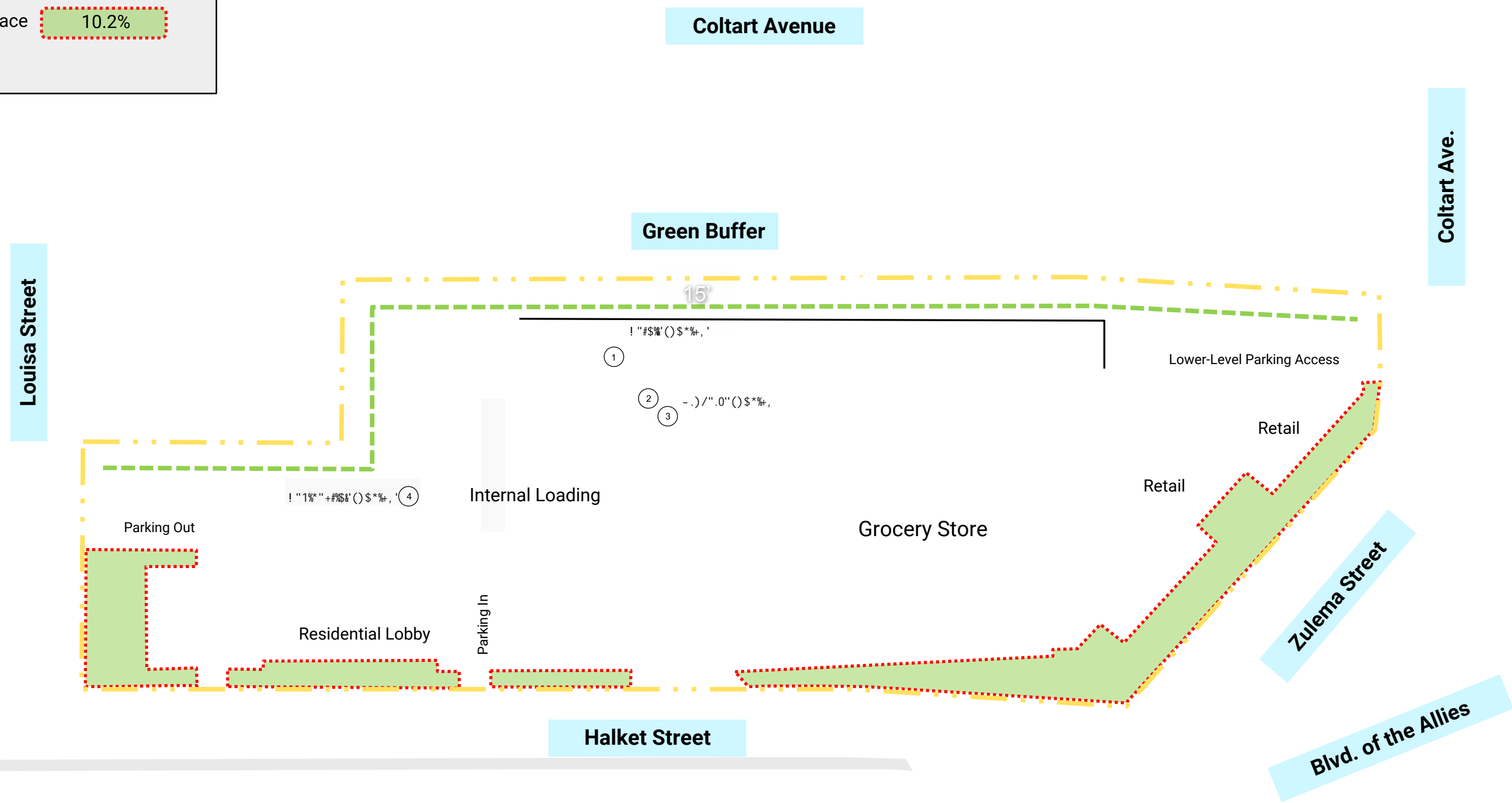
6'

Public Open Space & Green Buffer

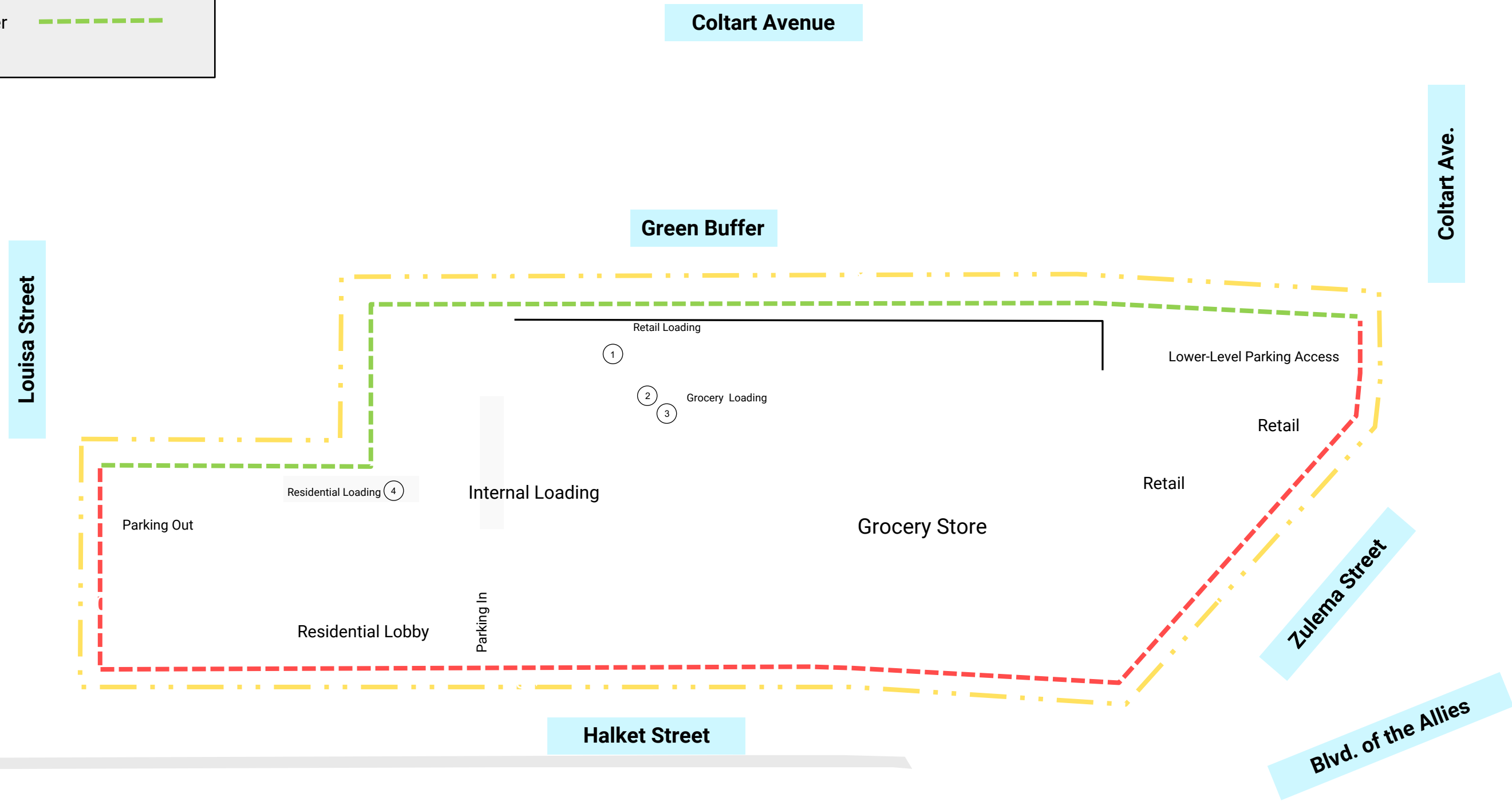
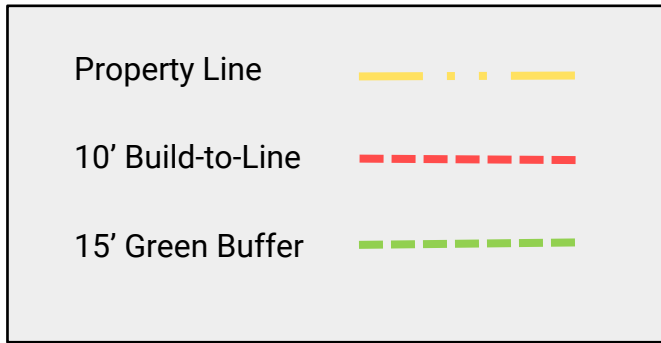
Property Line 

15' Green Buffer 

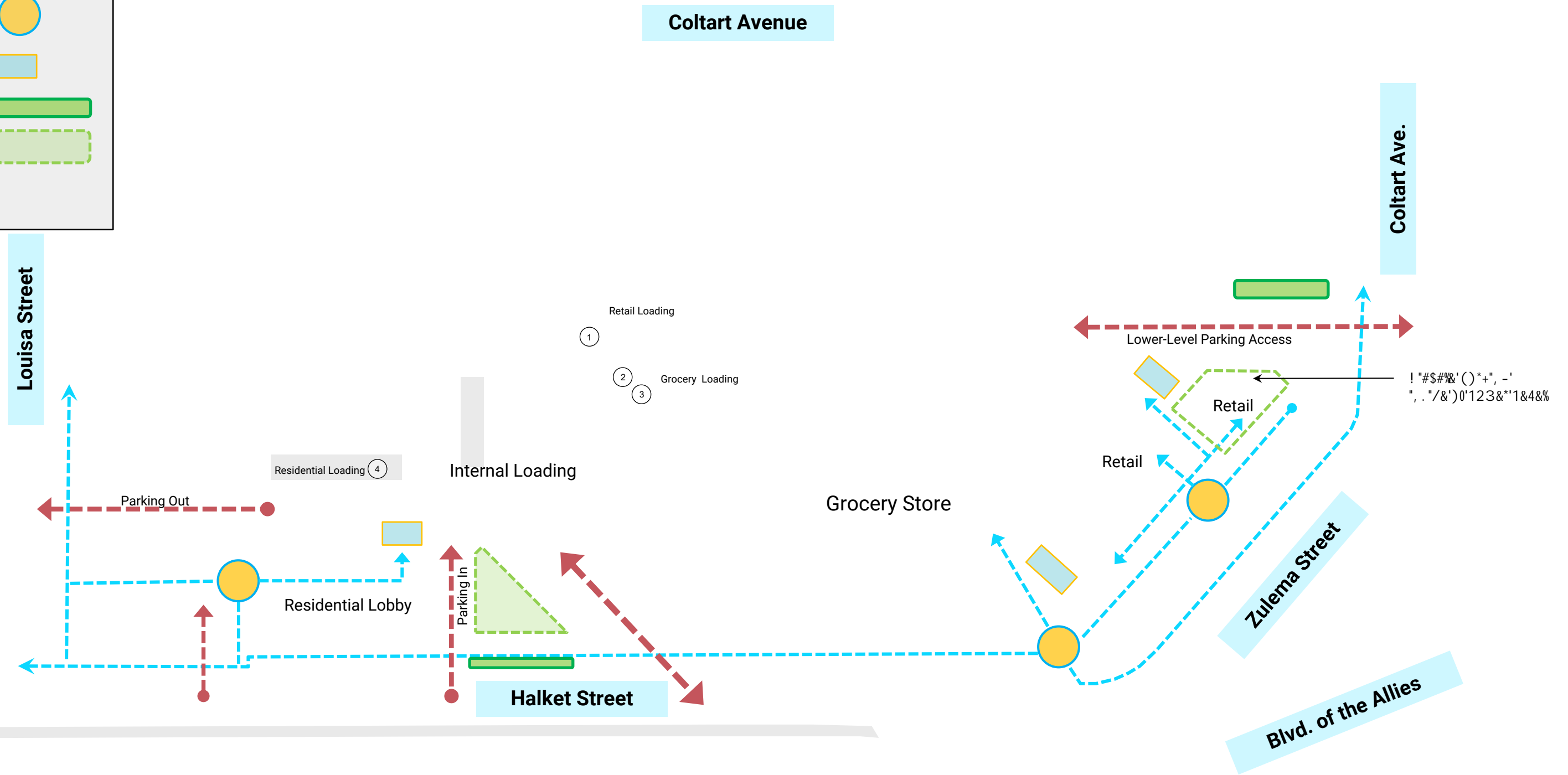
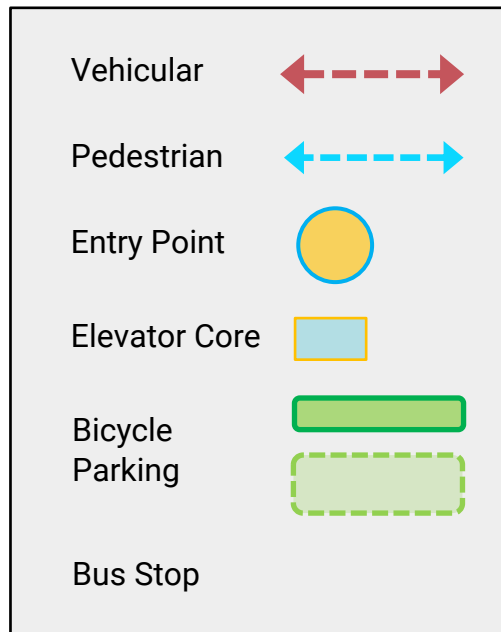
Urban Open Space  10.2%



Setbacks & Build-to-Zones



Site Plan | Circulation | Mobility Diagram



Architecture and the Public Realm Experience

- An engaging and universally accessible public realm offering spaces for gathering, seating and shade with integral green space.
- Accommodating ease of mobility prioritized for safe pedestrian movements.
- Sensitivity to human scale with natural materials, texture and architectonic detail.
- A high quality, limited material and color palette – applied consistently to reinforce the formal composition of the facades.
- Transparent street level facades with programming to support street activation.
- References to familiar Oakland institutional architecture: street-level monumentality and a clear base, middle and top approach.
- “Break-down” the perceived scale of the building by varying the architectural expression and modulating the building massing.
- Create a strong, memorable presence on the Boulevard of the Allies by accentuating the corner and the building roofline.

Architecture and the Public Realm Experience



Architecture and the Public Realm Experience



Louisa Street Parklet and Residential Entry Court



Louisa Street

Halket Street

Louisa Street Parklet and Residential Entry Court

Enlarged Site Plan

Mechanical Equipment Enclosure

Bollards

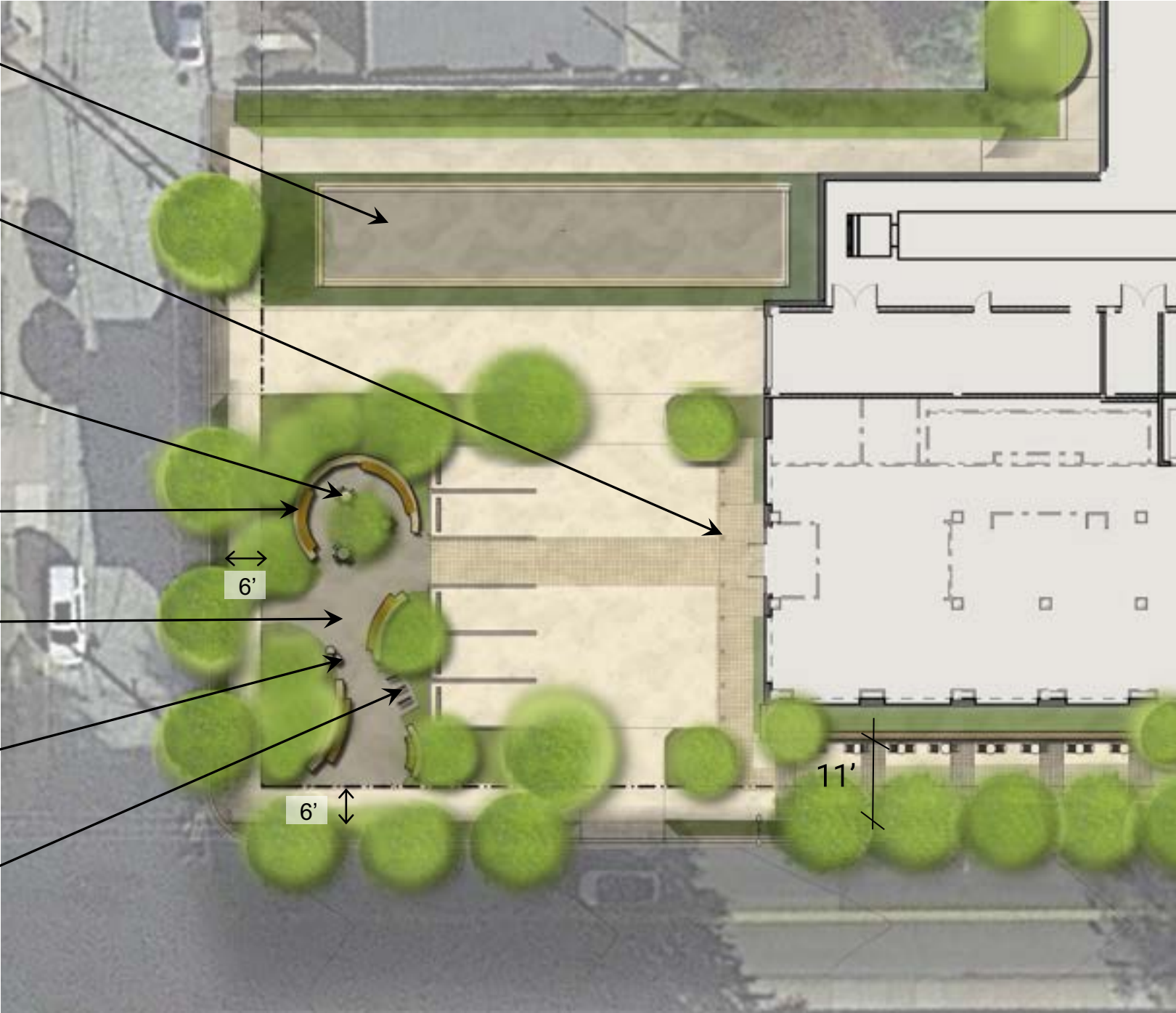
Site Furnishings

Seat Wall with Integral Bench

Stabilized Decomposed Granite

Water Fountain

Bike Racks



Louisa Street Parklet and Residential Entry Court

Street Level Perspective



Louisa Street Parklet and Residential Entry Court

Landscape Concepts



Character Image | Circulation & Lighting



Bollard | Forms & Surfaces



Built-In-Benches | Horizontal Wood



Ground Surface | Stabilized Granite



Tables and Chairs | TBD - Chrome Finish



Fountain | Most-Dependable



Bike Racks



Utility Screen | PalmShief - Industrial Solid

Louisa Street Parklet and Residential Entry Court – Plant Palette



Street Trees - Hornbeam



Raingarden Mix



Dogwood Shrub



Lilirope



Ornamental - Dogwood Tree



Daffodils



Ornamental Onion



English Ivy



Shade Tree - Dura-Heat River Birch

Halket Street Market Place and the Grocery Entrance



Market Plaza with Café Seating & Shade Canopies

Market Entrance

Retail Plaza

Halket Street Market Place and Grocery Entrance

Enlarged Site Plan



Grocery Store

Sidewalk Width Varies
9'-6" to 20'-0"

Grocery Entrance

Pedestrian Crossing

Street Tree Typ.

Site Furnishings

Overhead Canopies

Exposed Aggregate

Halket Street Market Place Perspective



Halket Street Market Place

Streetscape Section



Grocery Store

9.5'-20' Varies

6.5'

3'

Halket Street

Outdoor Market Space + Sidewalk

Café Seating

Landscape
Buffer

Halket Street Market Place and the Grocery Entrance



Zulema Street Retail Plaza & Entry



Zulema Street Retail Plaza & Entry



Grocery Entrance

Retail Plaza

Retail Entry

Social Stair

Zulema Street Retail Plaza & Entry

Enlarged Site Plan



Overhead Canopies

Bike Parking

Street Tree, Typ.

Exposed Aggregate

Grand Staircase

Integral Bench Seating

Site Furnishings

Zulema Street Retail Plaza & Entry



Zulema Street Retail Plaza & Entry



Zulema Street Retail Plaza & Entry

Streetscape Section



6' - 10' varies

17.5'

15.5'

Zulema Street

Sidewalk

Social Stairs

Plaza

Retail

Zulema Street Retail Plaza & Entry



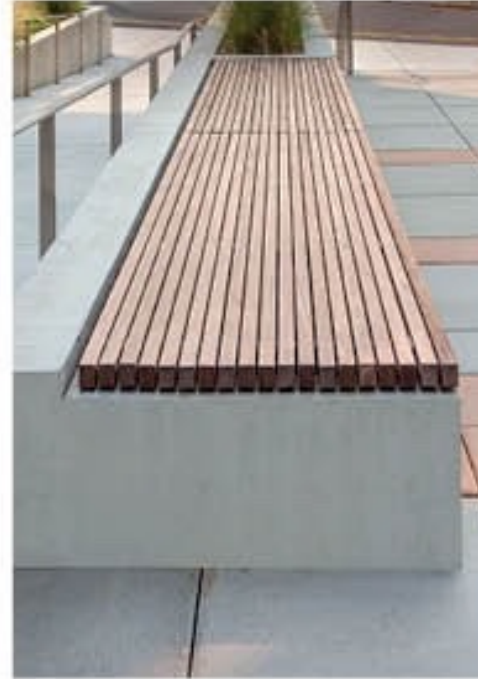
Zulema Street Retail Plaza & Entry



Halket St. Market & Zulema Retail Plaza - Material Palette



Trellis | Stur Designs - VISO



Built-In-Bench | Timberform



Seating Precedent | Integral Plantings



Movable Furnishings | TBD



Concrete | Exposed Aggregates



Seat Wall Cap | Cast-Stone Cap



Brick Seat Wall | To Match Architecture



Bollard | Forms & Surfaces



Bike Racks

Halket St. Market & Zulema Retail Plaza – Plant Palette



Street Trees - London Plane



Evergreen Groundcover



Dense Plantings



Ornamental Grasses



Raingarden Mix



Seasonal Blooms



Hardy Perennials



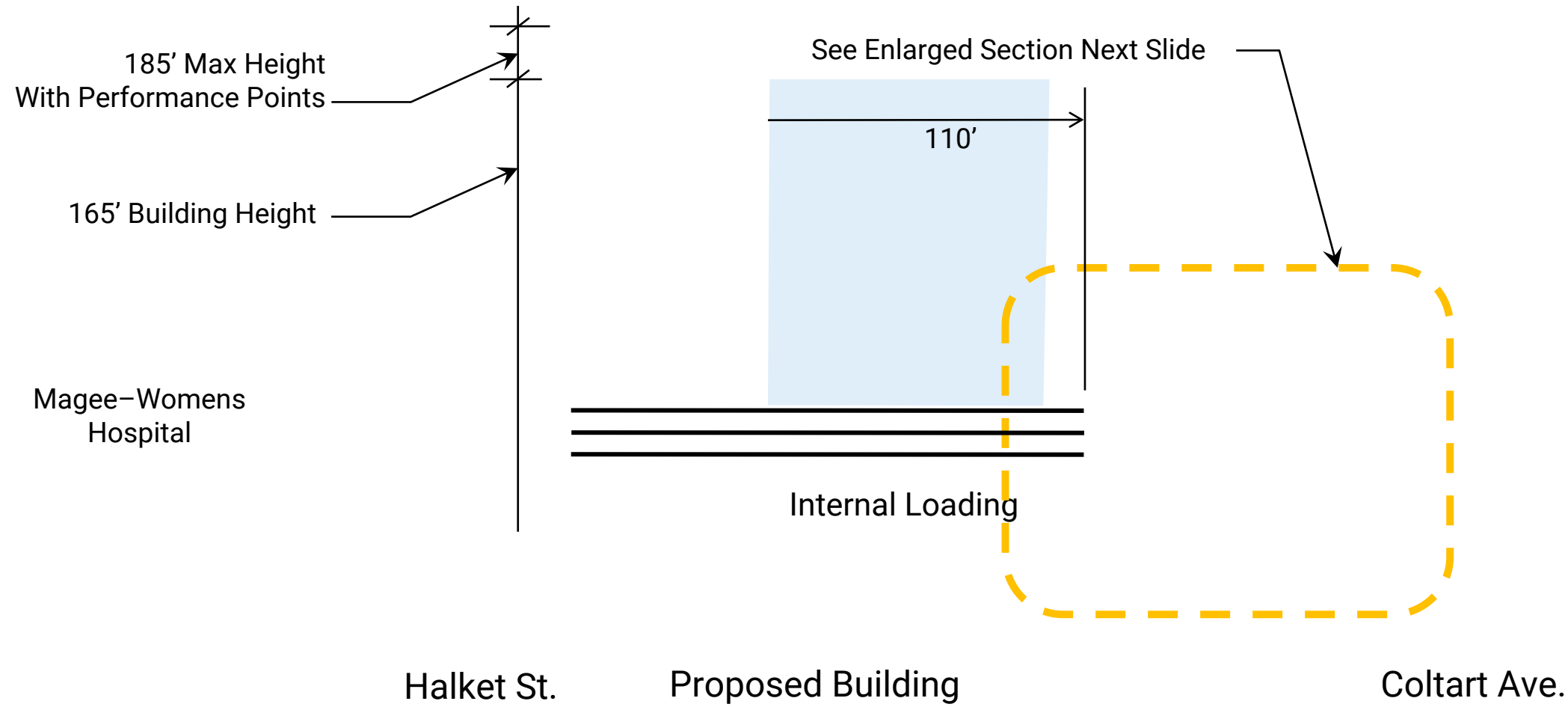
Colorful Slope Stabilization

East Facing Building Design (Coltart Street)

Overview Perspective



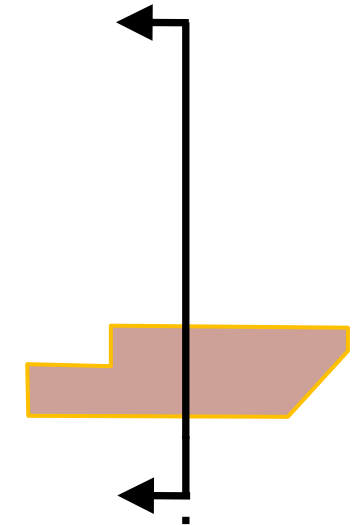
Site Section



McKee Pl.

Coltart Ave.

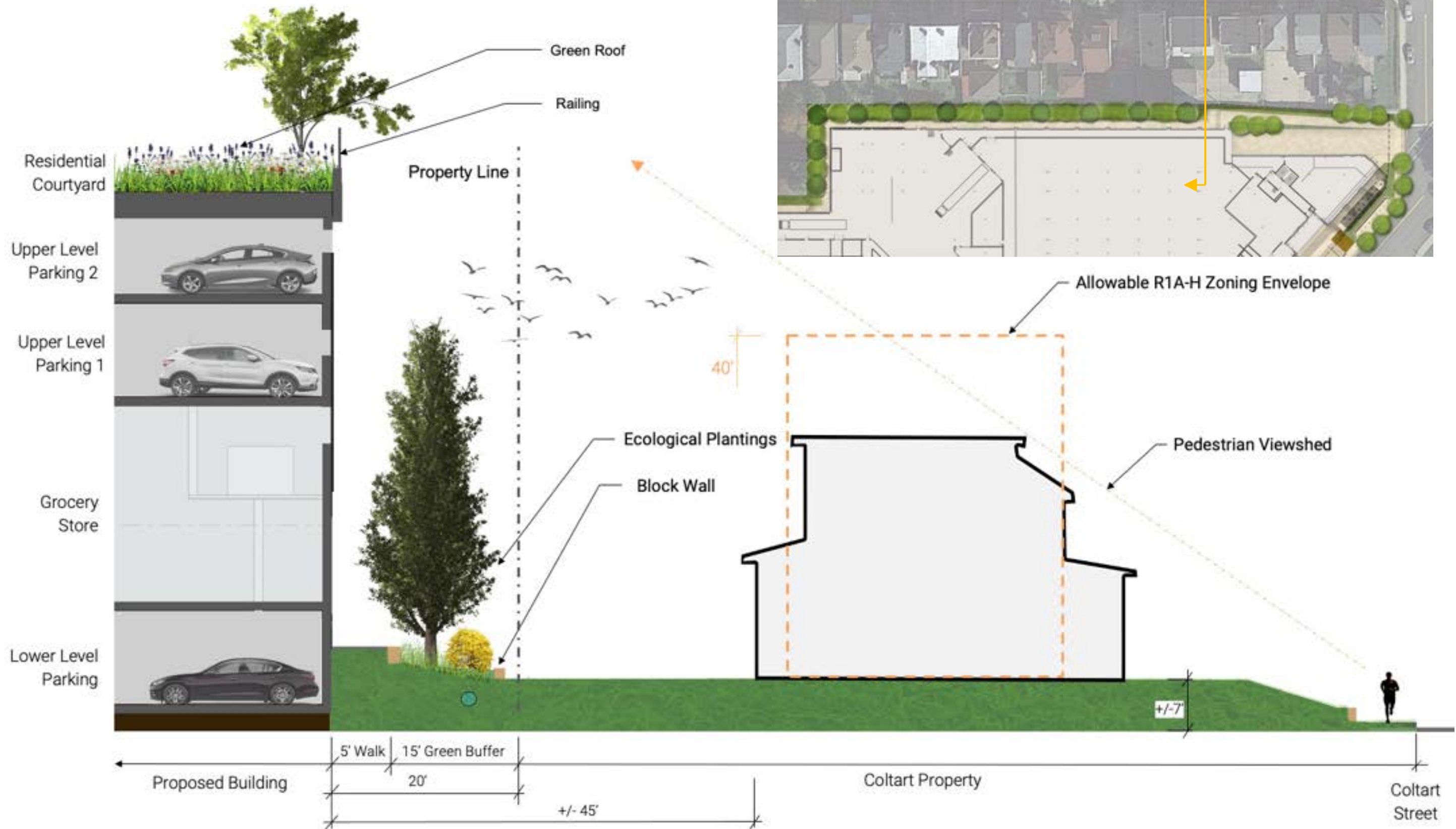
Halket St.



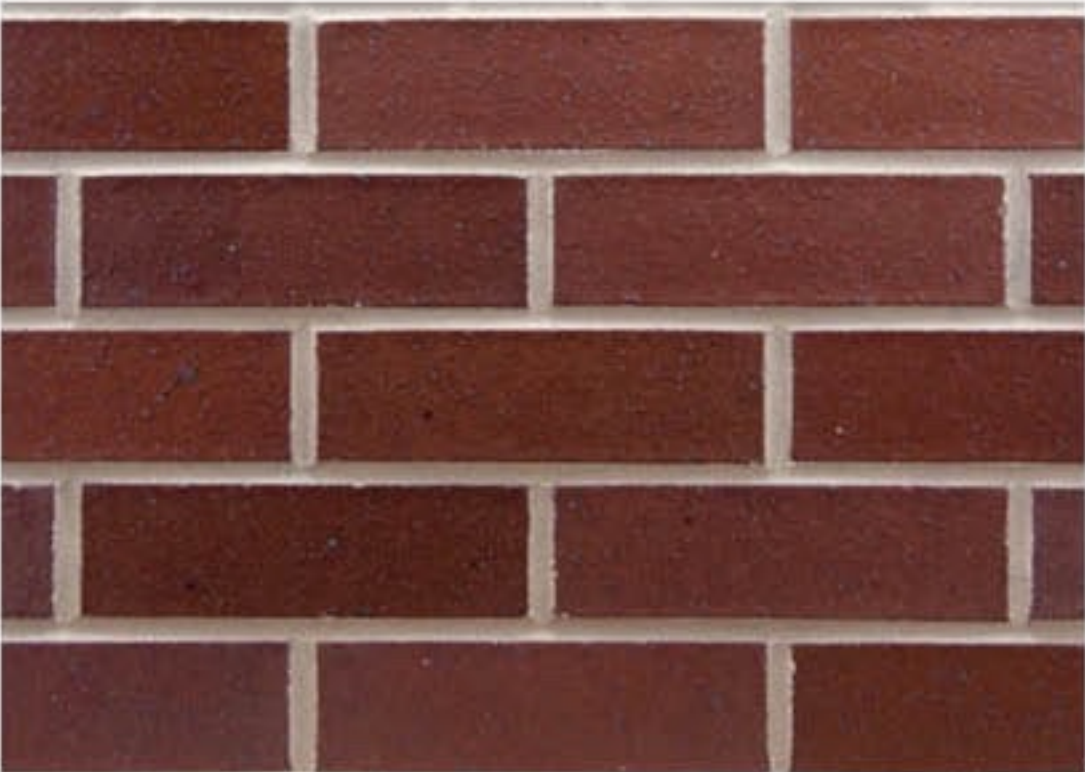
McKee Pl.

East Facing Building Design (Coltart Street)

Site Plan & Section



Material Palette



Brick | Medium Ironspot #46



Cast-stone Concrete



Casement Windows



Precedent | Brick & Cast Stone



Brick | Maganese Ironspot



Precedent | Fiber Cement



Fiber Cement Cladding | Nichiha - Block White



Fiber Cement Cladding | Nichiha - Block Gray



Fiber Cement Cladding | Nichiha - Woograin Vintage Wood

Public Benefits

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Public Benefits Agreement

Walnut Capital Commits to:

- **Provide affordable housing**
 - 10% of units will be affordable and participate in HACP Project Based Housing Choice Voucher Program.
 - 35-year commitment
- **Contribute to Workforce Training**
 - \$250,000 to be contributed to a workforce training partner to provide training to City residents
 - May be utilized for construction training and/or skills training for potential employees
- **Ensure Union Construction**
 - All initial construction to be performed by union shops
- Building designed to **sustainability standards** set forth in the Performance Points section of the Zoning Code for this district
- **Meet M/WBE participation goals with focus on local hiring**
 - All construction contractors and subcontractors
- **Implement smart transportation demand strategies**
 - Transportation Demand Manager to be hired.
- **Utilize and incorporate universal design attributes.**
- **Utilize green infrastructure techniques.**

Preliminary Bonus Points

§904.08.C.5 Performance Point Matrix - Oakland Crossings - Parcel 'A'	
§905.07.D.1 High Performing Buildings - New Construction	
Demonstrate compliance with International Energy Conservation Code Section C407 Total Building Performance criteria or ASHRAE Standard 90.1- 2019 Appendix G 1.a Building Performance Rating Method.	1
§905.07.D.4 Affordable Housing	
At least 5-14.9% of units for rent are affordable housing for persons at or below 60% 4.b AMI; or	2
§905.07.D.5 Rainwater	
At least 50% of the first two (2) inches of runoff from impervious surfaces is captured and managed using Preferred Stormwater Management Technology installations; or At least 15% of the first two (2) inches of runoff from impervious surfaces is captured 5.b and reused on-site.	1
§905.07.D.12 Equitable/Workforce Development	
Commitment to ensuring ten (10) percent of jobs in the building will be hired from Underrepresented Groups for the first ten (10) years the building is in operation and 12.a recertified by the City of Pittsburgh every two (2) years; or	1
§905.07.D.13 Fresh Food Access	
The building is designed and constructed, or a renovation of a building within the 13.a District, includes a Fresh Food Market as a tenant.	2
TOTAL:	7

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Q&A

Thank You!



Strada

Design with **People in Mind**[®]