

WEXFORD
SCIENCE+TECHNOLOGY

3440 Forbes Update

OPDC Community Meeting 1
March 27, 2019 :: Pittsburgh, PA

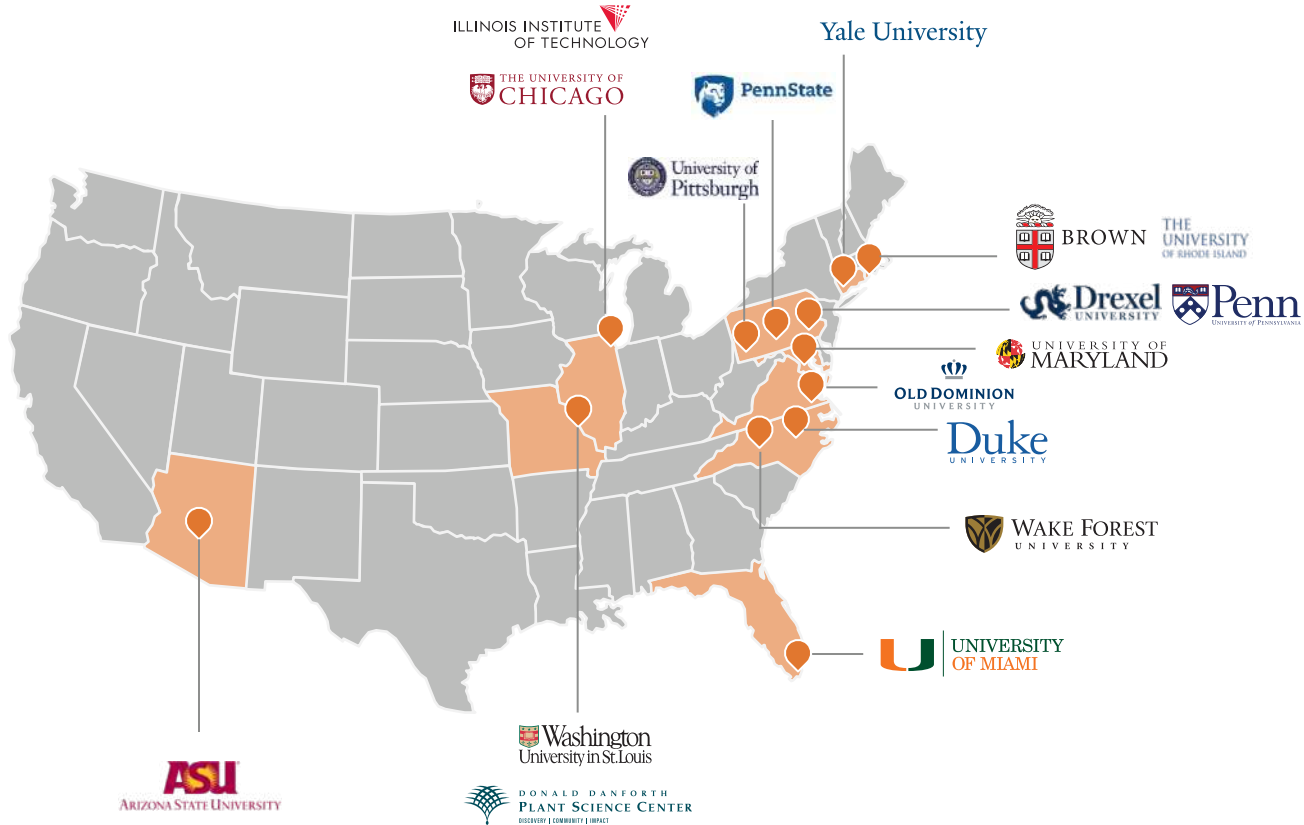


Wexford is a development company **exclusively** focused on partnering with universities, academic medical centers, and research institutions to create vibrant, mixed-use communities built on a foundation of discovery, innovation and entrepreneurial activity.

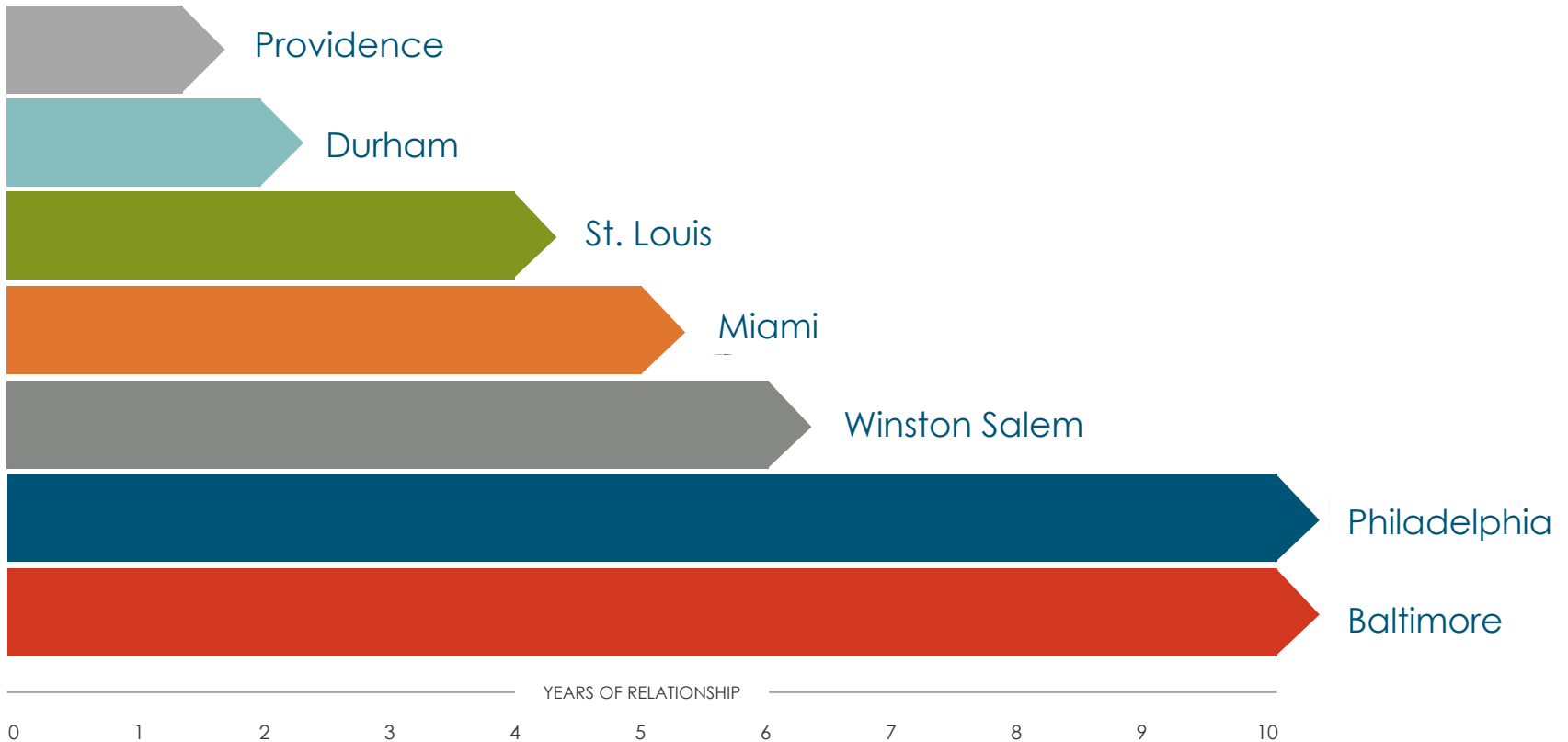
WEXFORD
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Other Wexford Projects



Focused on Long-Term Partnerships



Wake Forest Innovation Quarter

Winston-Salem, NC

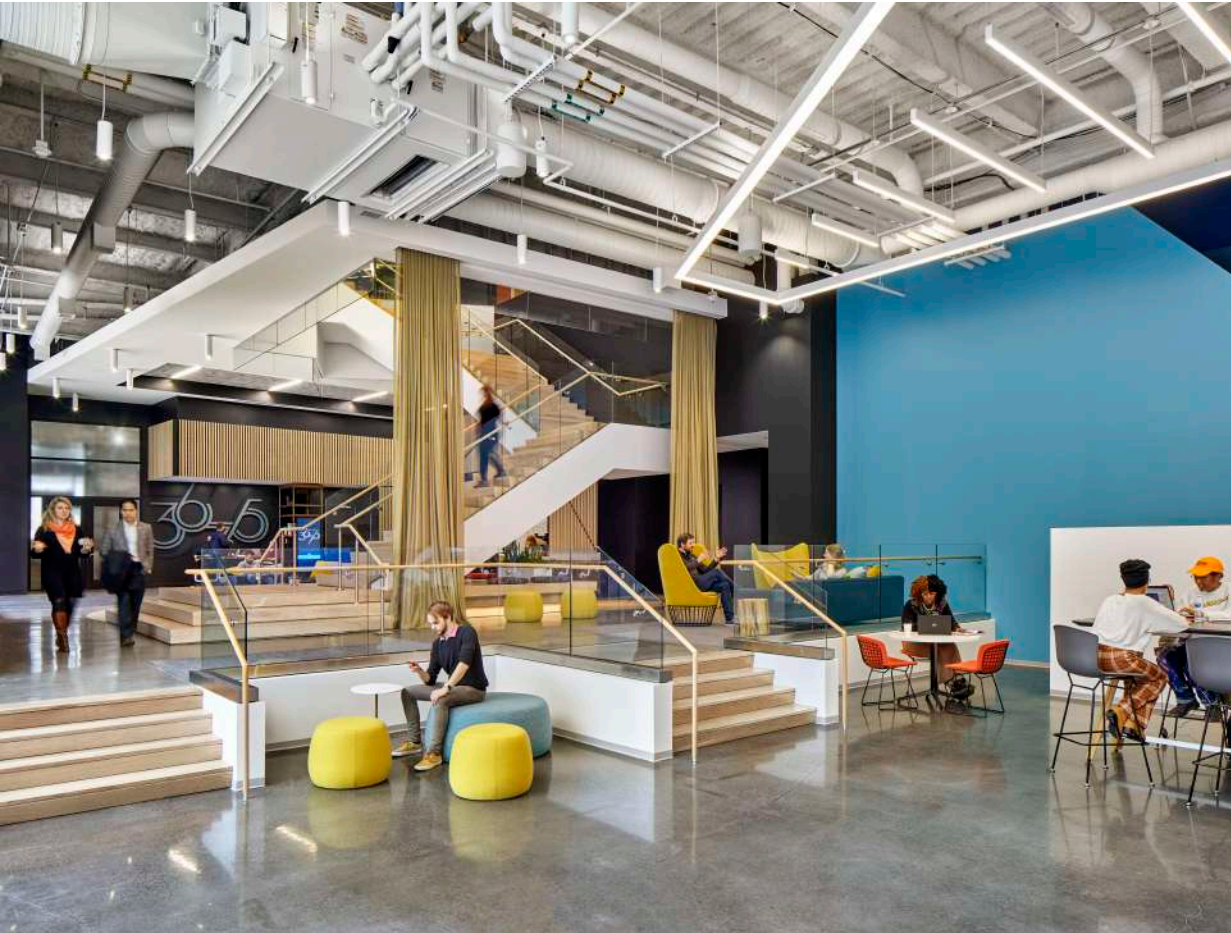


Cortex Innovation Community

St. Louis, MO



uCity Square



How Wexford Works with Other Communities

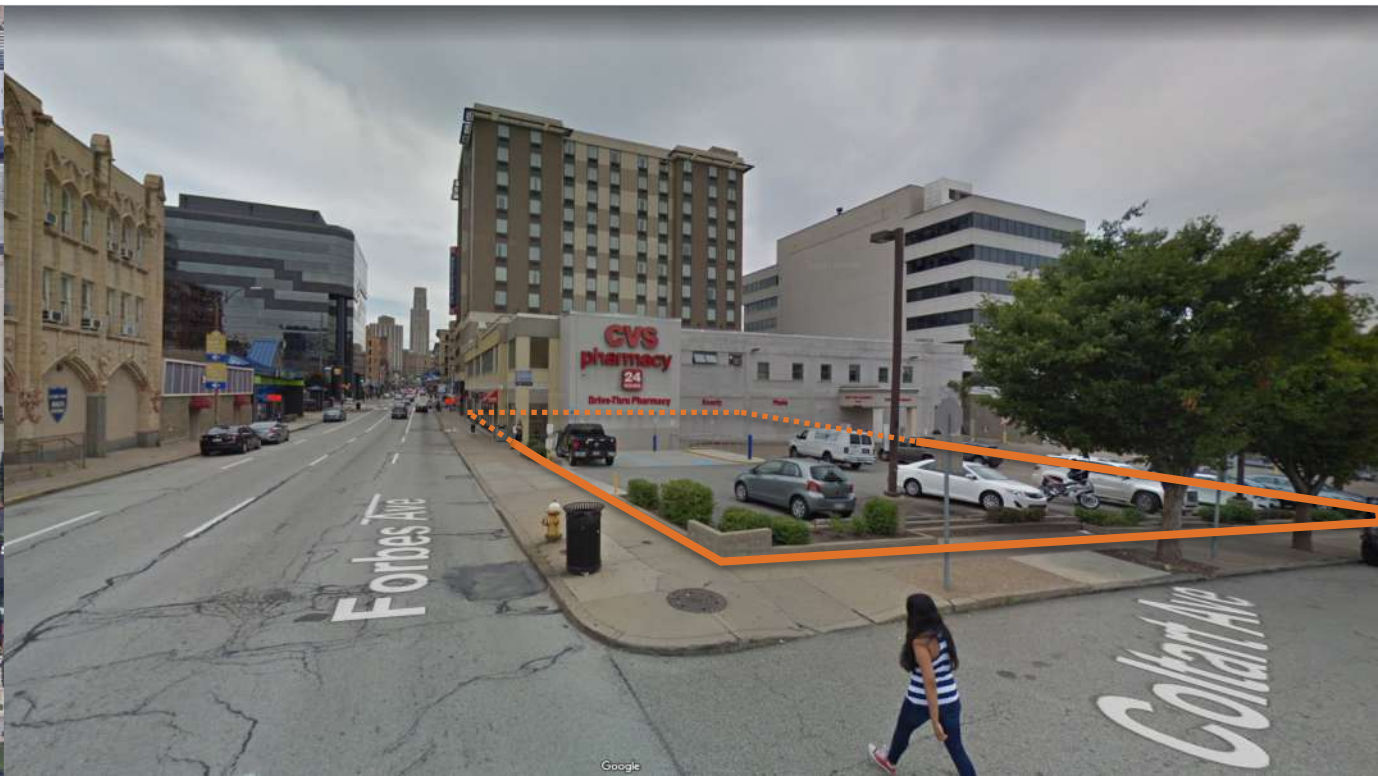
- **Regular meetings with neighborhood stakeholders** to inform and solicit feedback on design, timing, construction impacts, events and programming, etc.
- **Investment in spaces and places** to create a vibrant, active and integrated neighborhood
- **Support local work force training** or STEM education programs
 - West Philly Skills Initiative
 - FirstHand
 - Baltimore City Community College's Life Sciences Institute
 - Forsythe Tech.
- Establish a local, MBE and WBE design and **construction hiring strategy** in collaboration with our sub consultants and contractors.
- Partner with organizations like University City District, Venture Café, CIC, the Science Center, Pennsylvania Horticultural Society, among others to **offer programming and events** that are accessible to the public.



Innovation District Master Plan



Project Location: 3440 Forbes Avenue



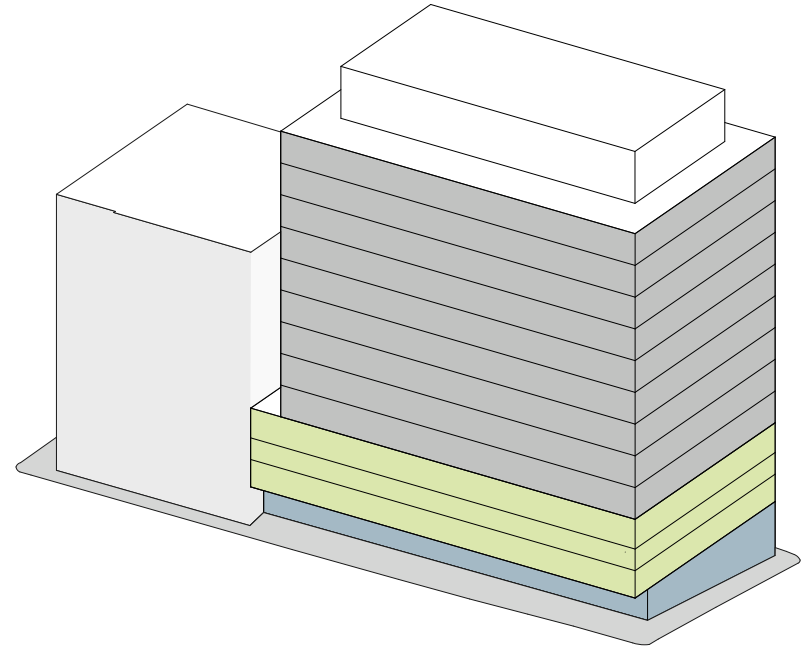
Project Overview

Project Description

- 200,000 – 250,000 RSF
- Ground Floor Retail
- 9 Stories Lab/Office
- 3 Stories of Parking
- **Future home of “District Hall”**

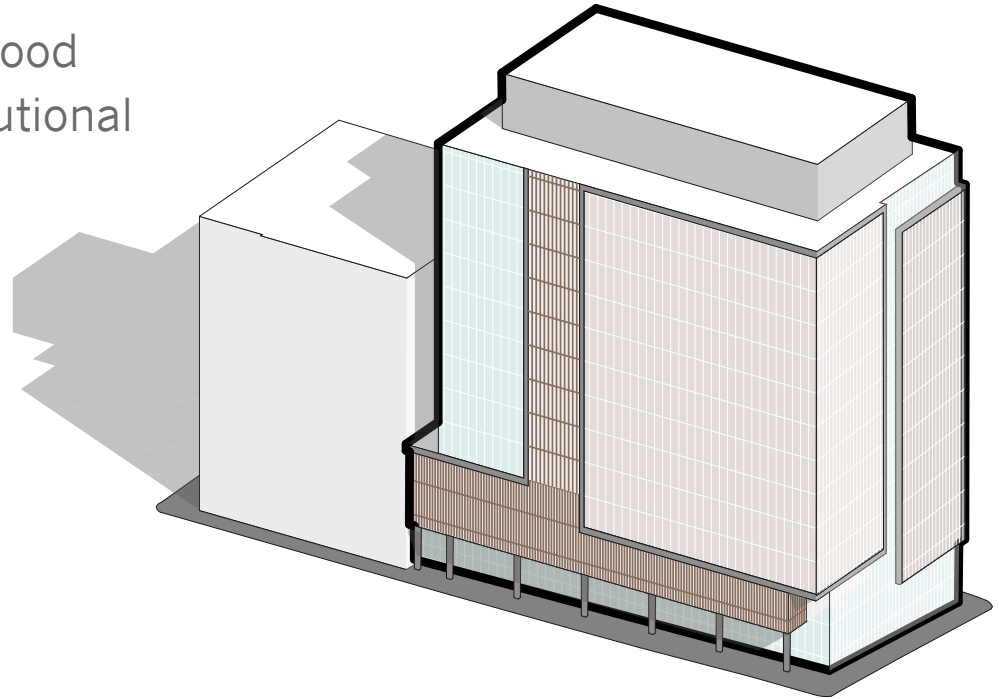
Current Status

- Completed Concept Design
- Negotiating ground lease documents with **Murland Associates**
- Advancing concept to Schematic Design in preparation for meetings with the University, Community and the City



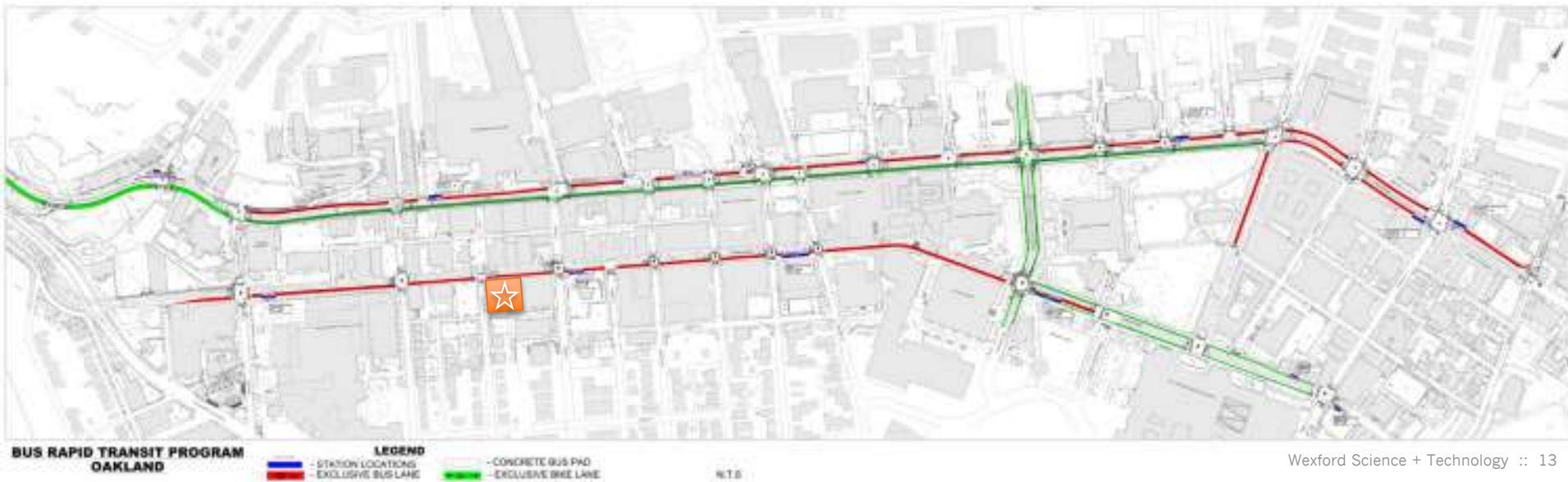
What we've heard

- Modulate the façade and reduce “canyon effect”
- Activate public space
- Integrate with the neighborhood
- Innovation rather than Institutional
- Parking (more? less?)



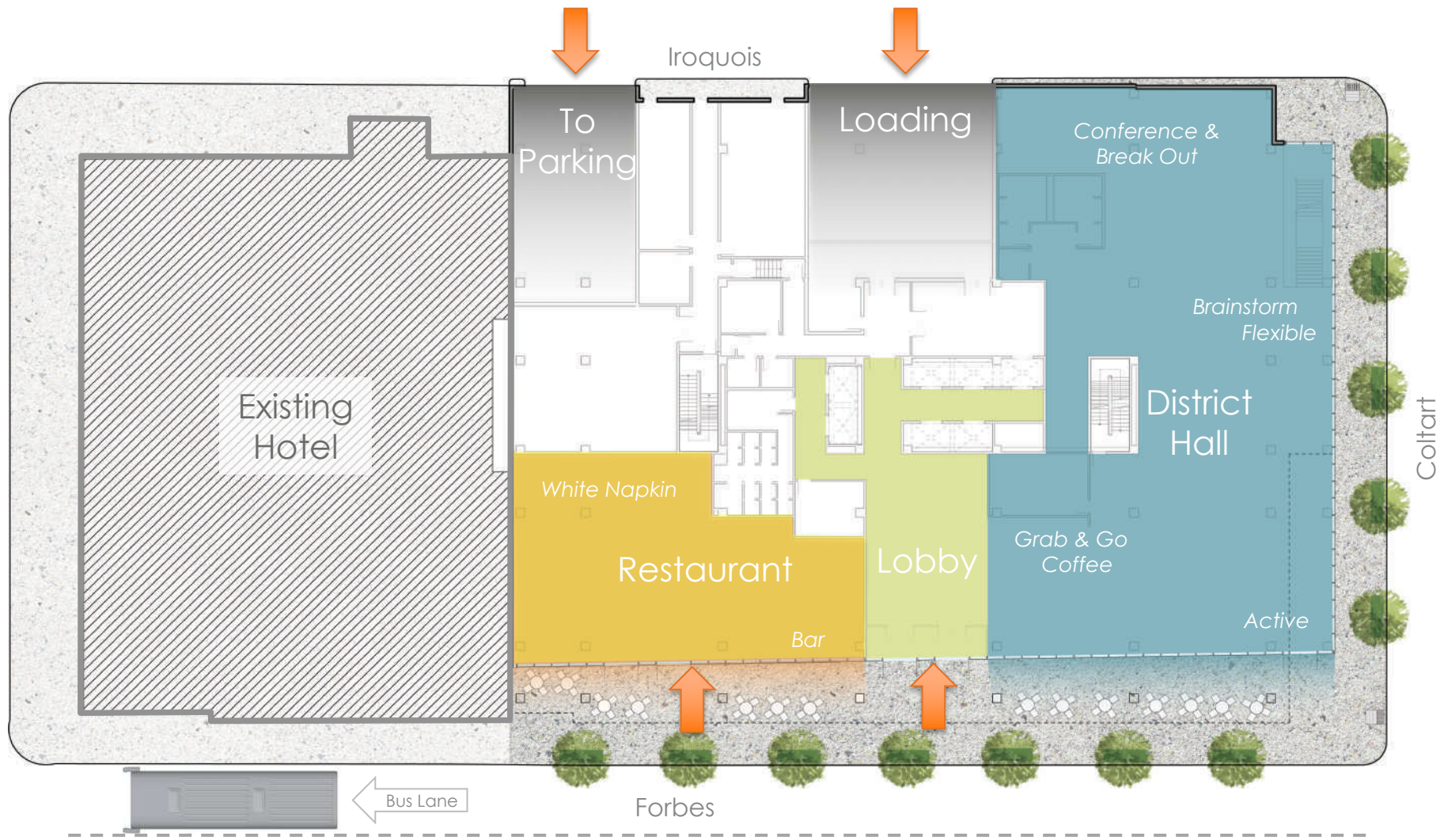
Parking and Transportation

- Required parking: 140 spaces
- Proposed:
 - 165-170 spaces
 - ~.75 spaces per 1,000 RSF
 - Plus 60 bicycle spaces
- Other considerations:
 - Valet
 - Permit parking approach
 - Bicycle amenities
 - Encourage carpool/vanpool



What is District Hall?













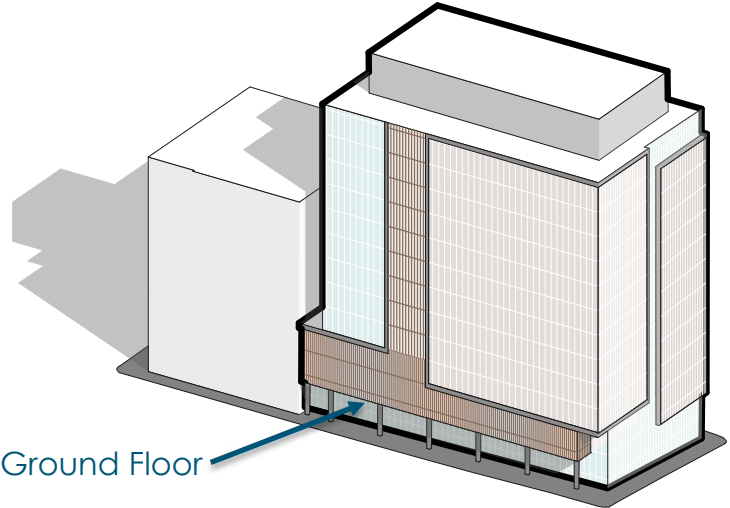
DISTRICT
HALL



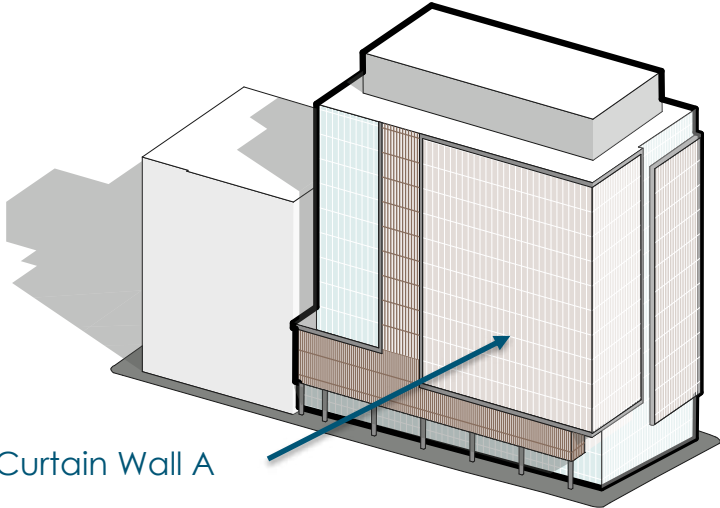
DISTRICT

**DISTRICT
HALL**

Materiality



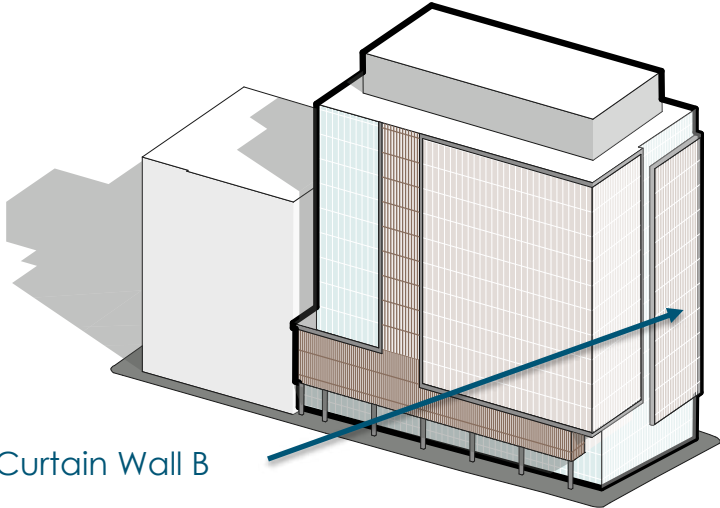
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Curtain Wall A



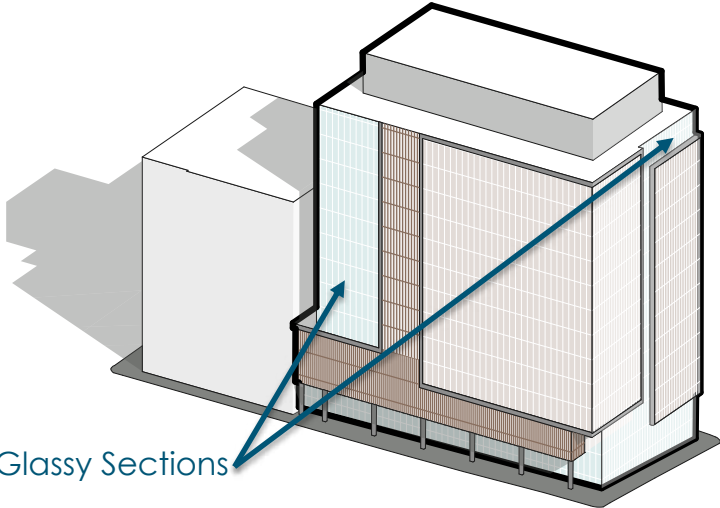
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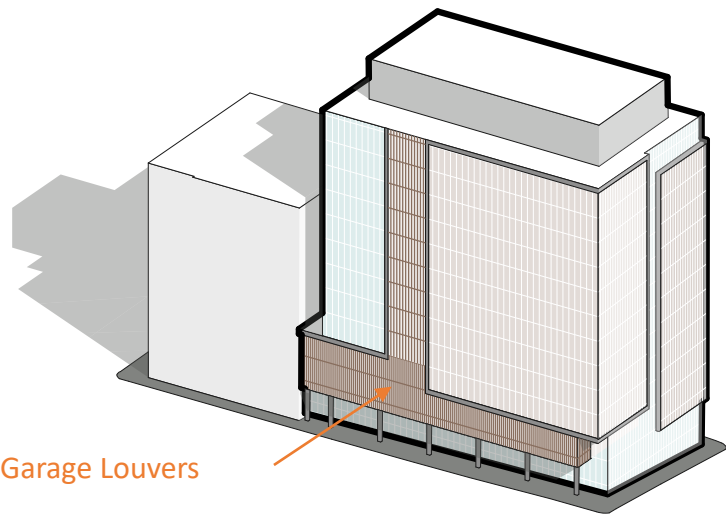
Curtain Wall B



Materiality

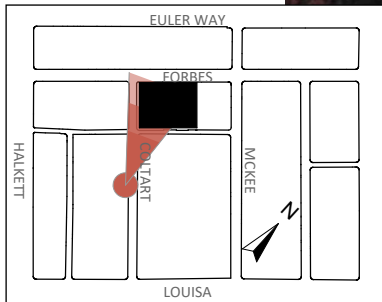


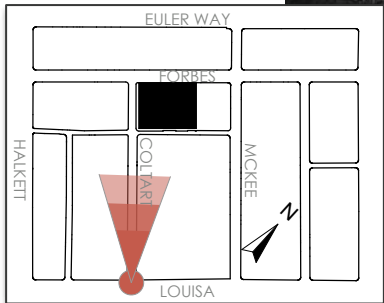
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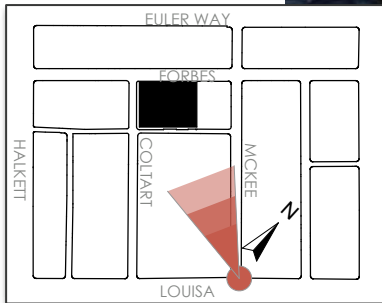


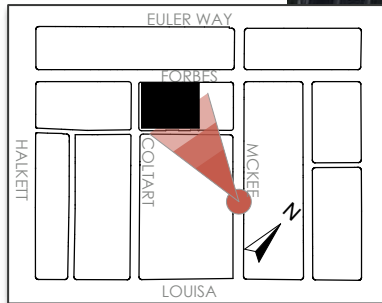
Garage Louvers





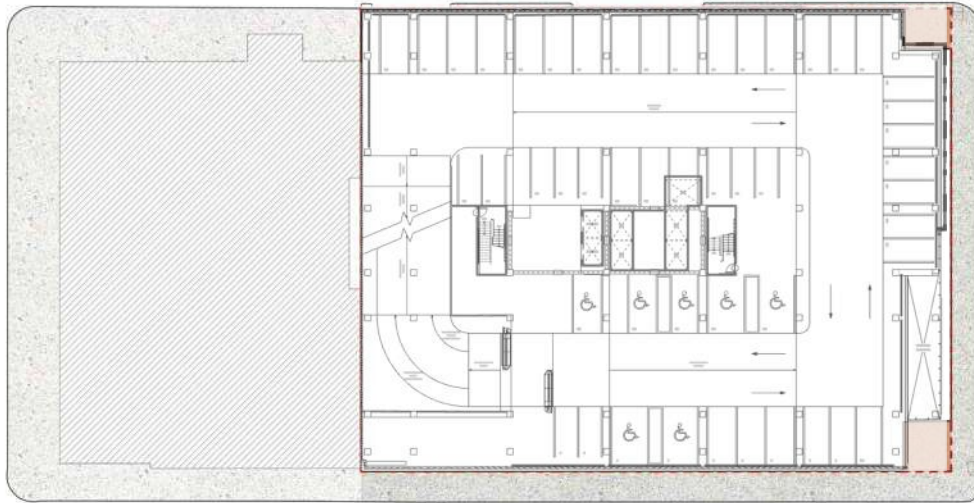






Lot Coverage

(Lot Size 28,797 SF) : 90%



FAR Variance

Lot Area:

FAR As of Right:

Proposed FAR with Private Garage:

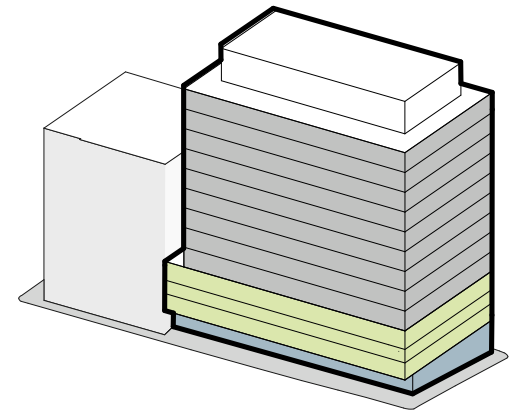
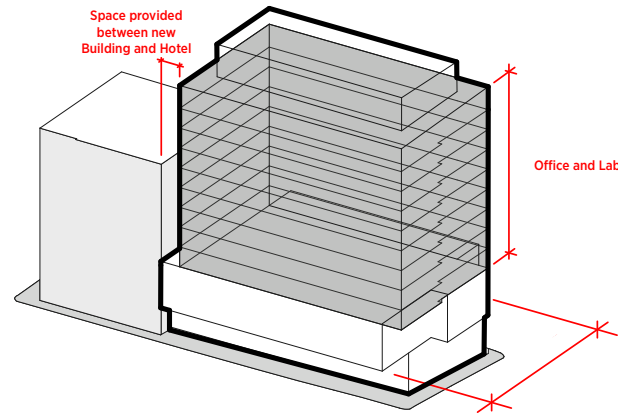
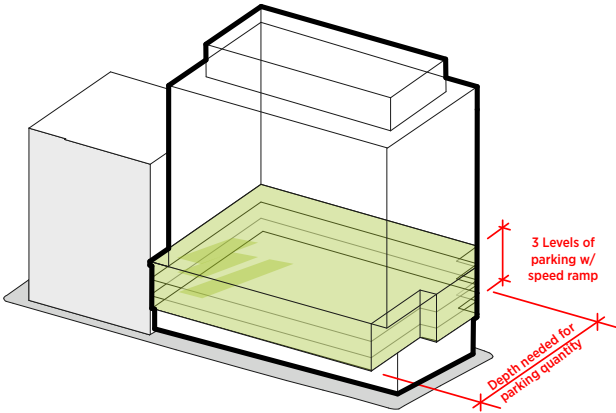
Proposed FAR with Public Parking:

28,797 SF

207,334 SF (7.2)

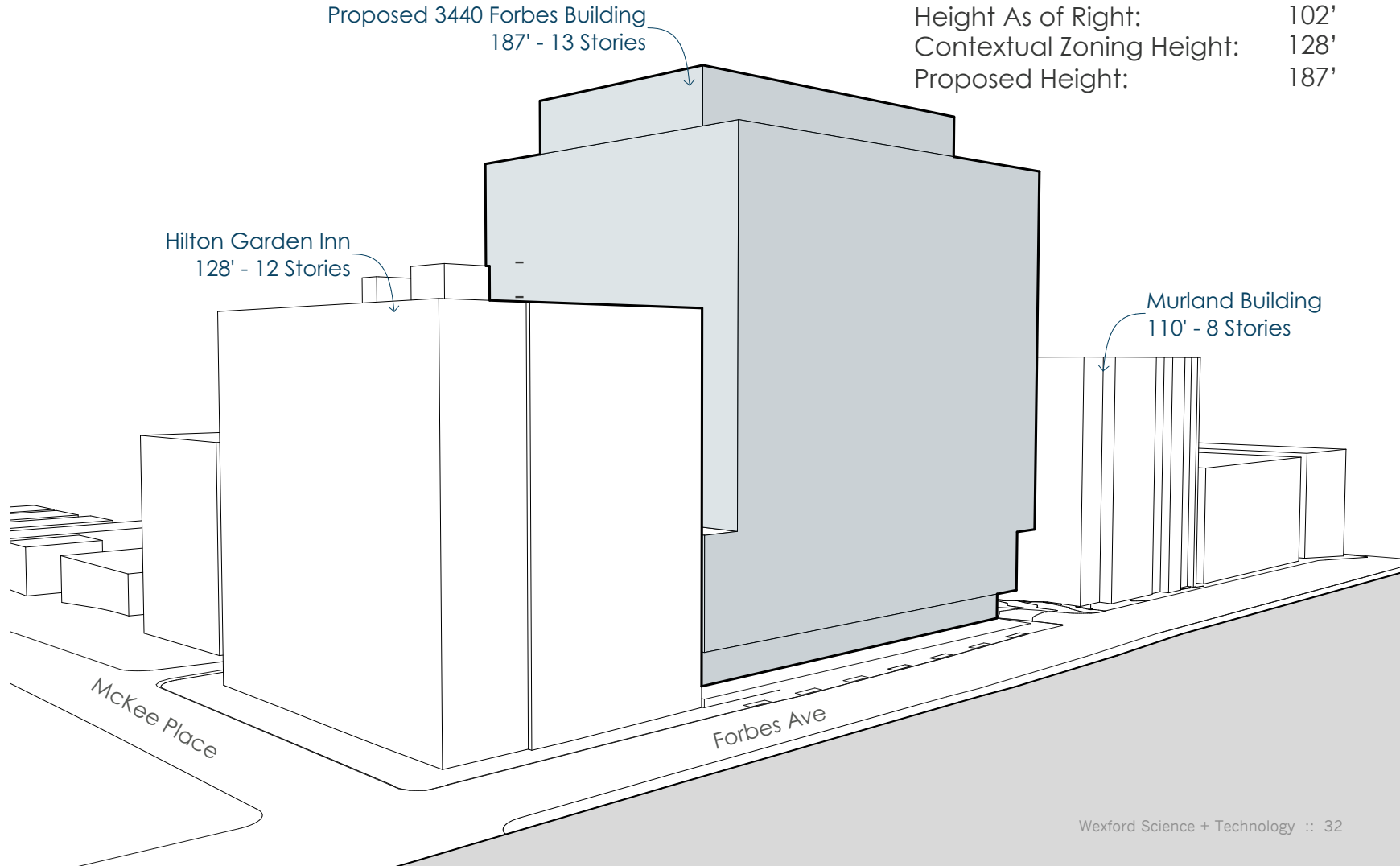
258,015 SF (9.0)

340,784 SF (11.8)

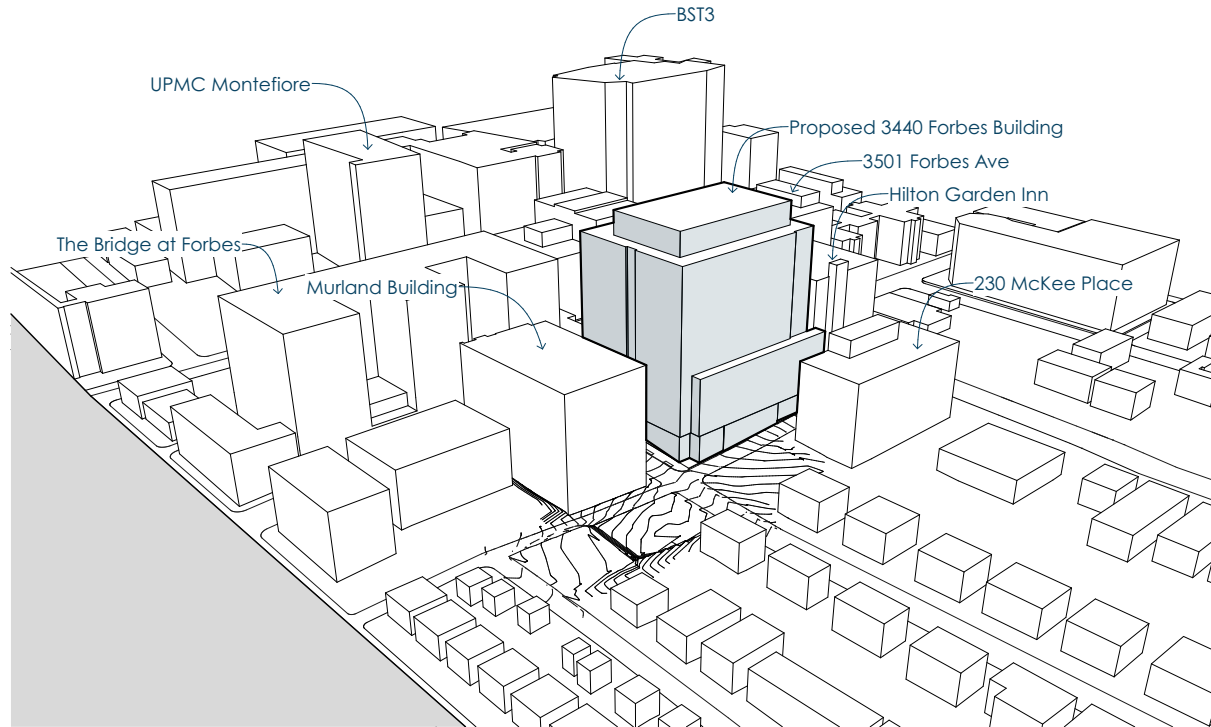
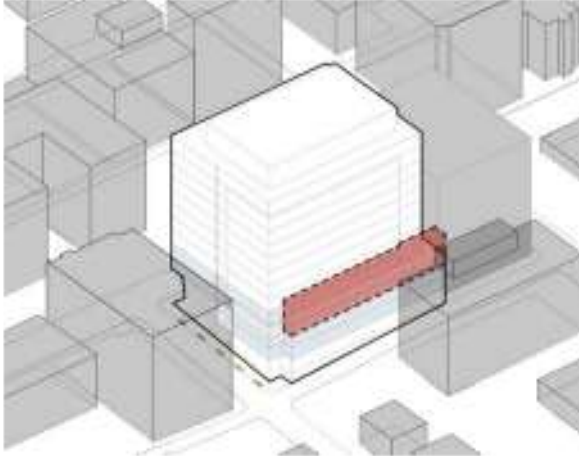


Height Variance

Height As of Right: 102'
Contextual Zoning Height: 128'
Proposed Height: 187'



Residential Setback



Schedule

- Pre-App Meeting with City: Complete (Feb. 1)
- Advance design: On-Going
- Community / City Feedback: On-Going
- ZBA Hearing: TBD
- Community Update Meeting: TBD
- Planning Commission: TBD
- Site Approval Process Complete: August 2019
- Construction Commencement (Site): October 2019
- Building Opening: August 2021

An architectural rendering of a modern, multi-story building. The ground floor features a large glass facade with the words "DISTRICT HALL" in large, white, sans-serif capital letters. The upper floors have a facade of light-colored panels with dark, horizontal slats. The building is surrounded by trees and a pedestrian walkway with a crosswalk. People are walking on the sidewalk, and a few cars are visible on the street. The overall scene is bright and clear.

DISTRICT
HALL

Thank you!

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