

# Oakland Crossings Parcel "A"

Development Activities Meeting: June 23, 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
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# Development Activities to Date

# Community and Organization Engagement to Date

<b>Date</b>	<b>Event</b>
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

<b>Date</b>	<b>Event</b>
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

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# Design Overview

# Site Location



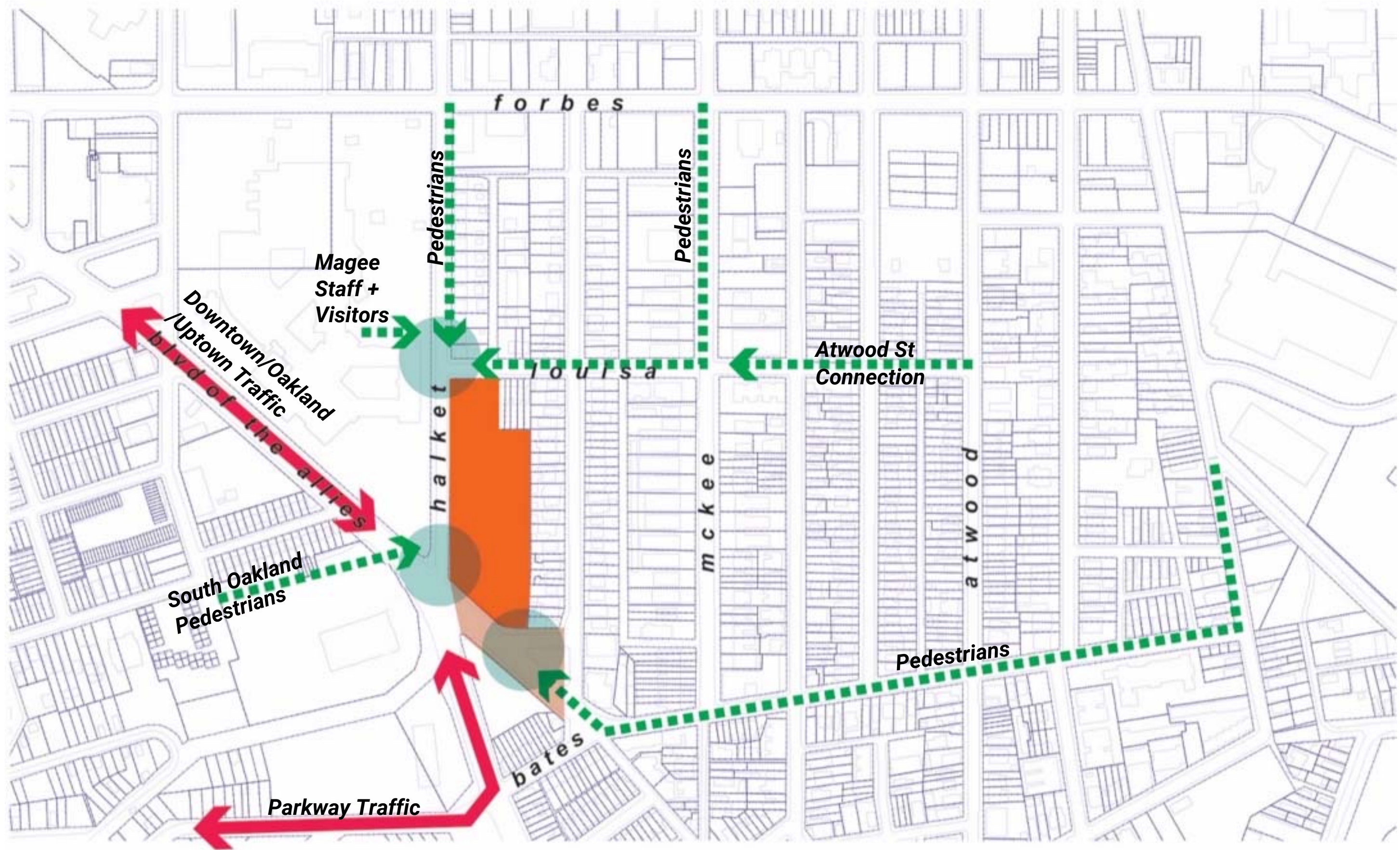
UPMC Magee  
Womens Hospital

Blvd. of the Allies

Isaly's Building

Zulema  
Park

# Neighborhood Connectivity & Key Arrival Points





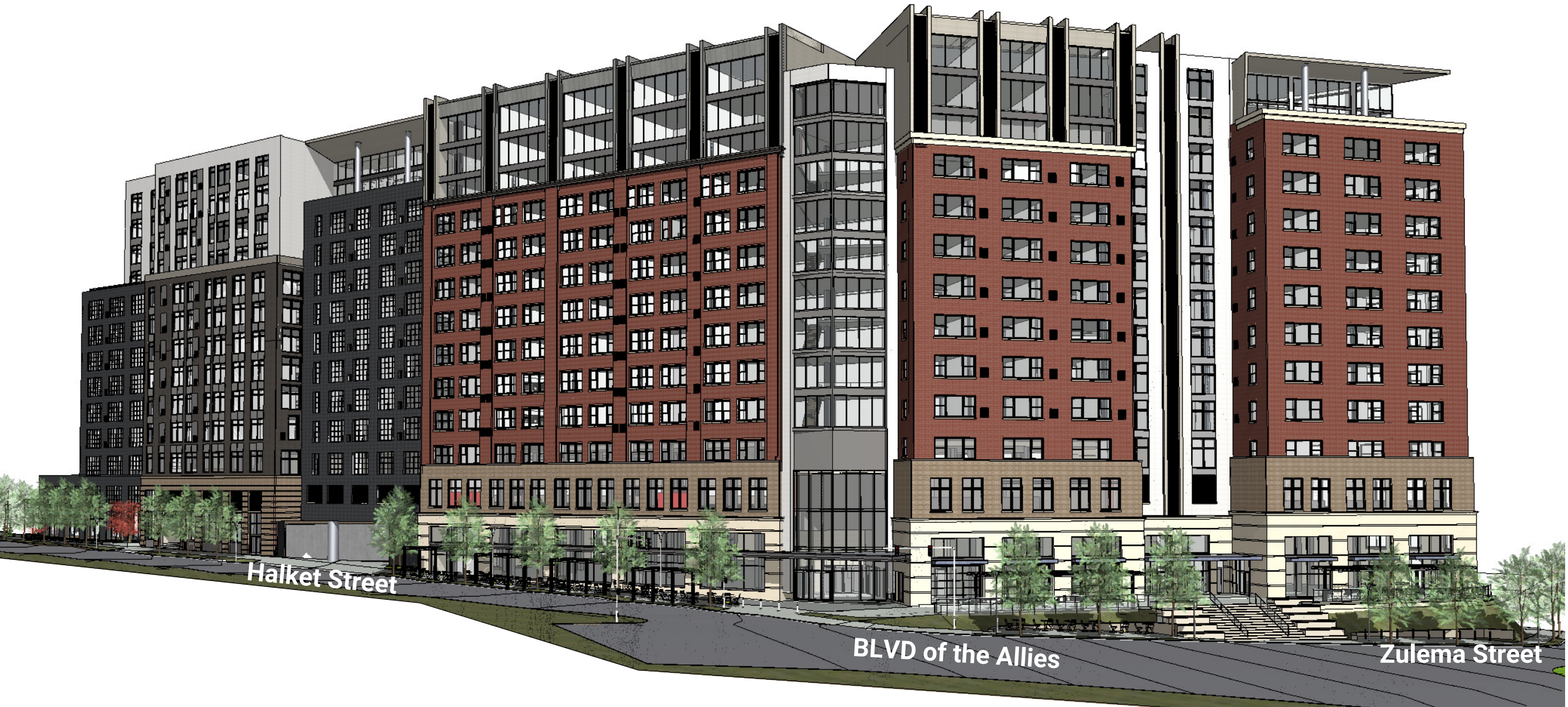
# Overall Concept – View from Halket St. & The Boulevard of the Allies

Apartments: 426 Units

Parking: 438 Spaces

Grocery: 33,000 Sq. Ft.

Retail: 8,000 Sq. Ft.



Halket Street

BLVD of the Allies

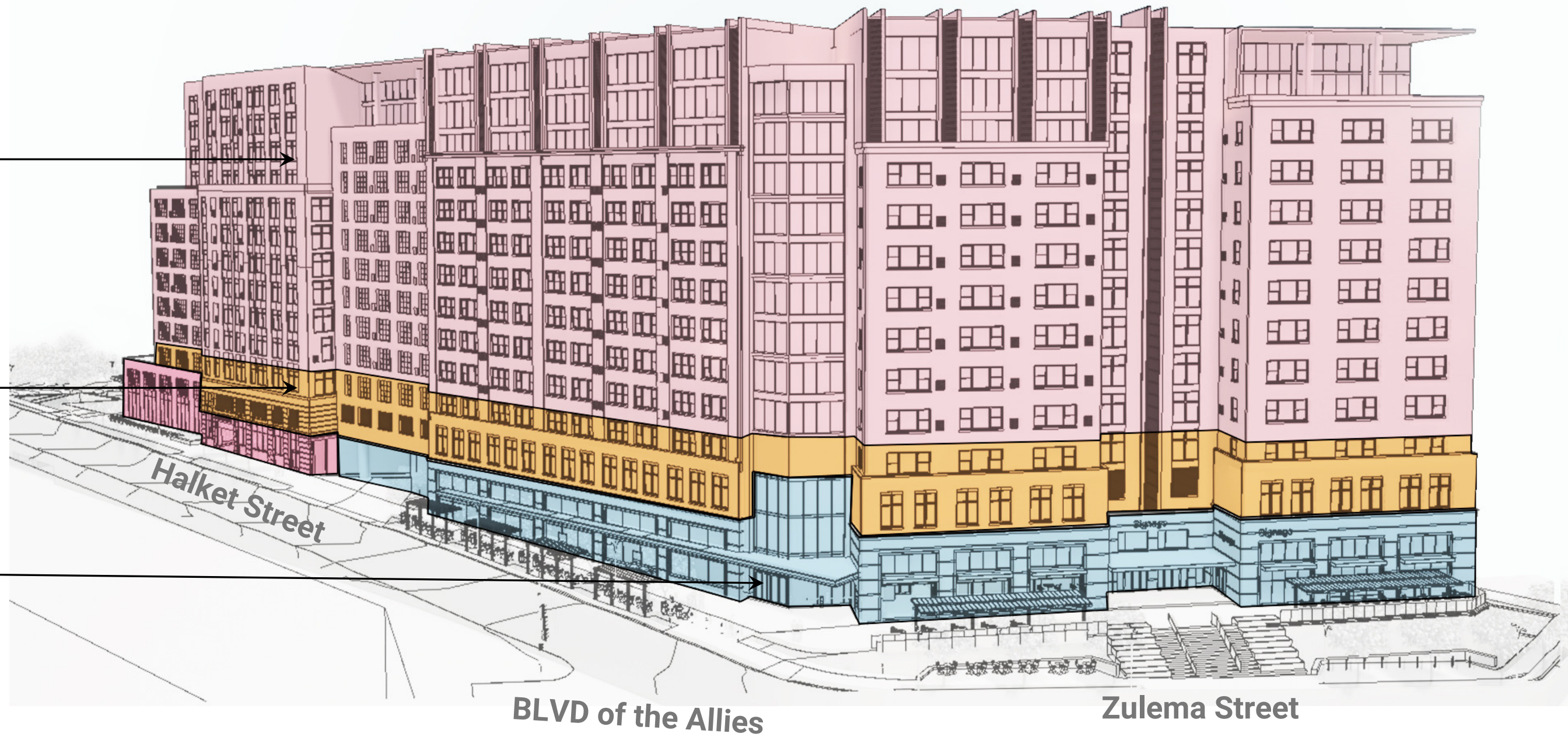
Zulema Street

# Stacking 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



# View Along Halket St. from Magee Hospital



Residential drop  
off and lobby

Halket Street

Louisa Street

# View of Residential Entrance

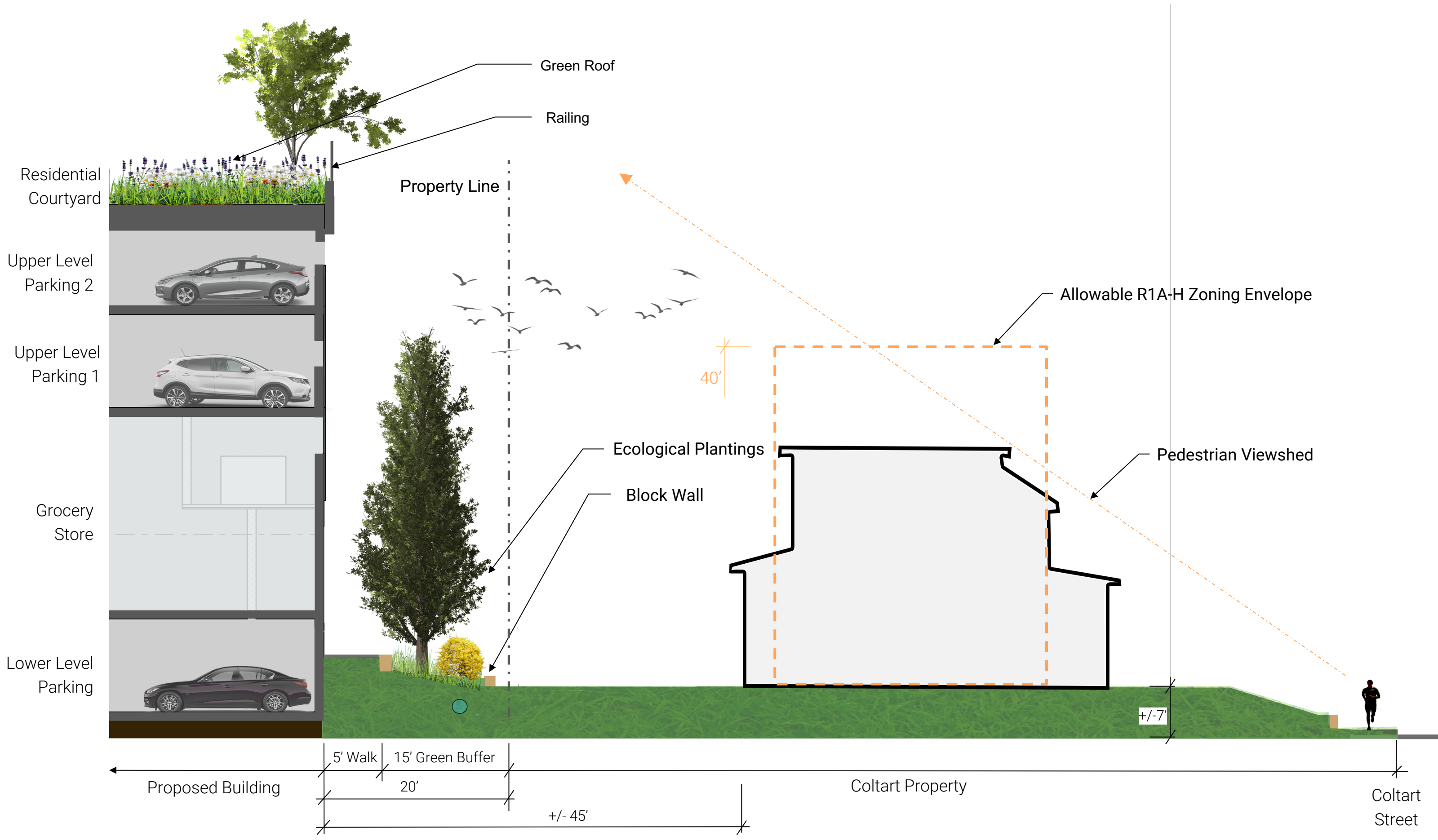


Halket Street

# Overall View from the East



# Green Buffer - Adjacent to Rear Yard of Coltart Street



# Site Plan



Coltart Street

Coltart Street

Louisa Street

Green Buffer

Parking In & Out

Internal Loading Area

Retail +/- 5,000

Grocery +/- 33,000

Retail +/- 3,000

Parking Out

Residential Lobby

Zulema Street

ONE WAY Residential Entrance Plaza

Parking In

Halket Street

Service & Loading Access

Grocery Entrance

Blvd. of the Allies

# Public Realm Experience



Residential Lobby

Halket Market Place

Market Entrance

Retail Entrance & Plaza



# Louisa St. Parklet and Residential Lobby



# Halket Street Market Place



# Zulema Street Retail Plaza.



# View from Boulevard of the Allies Traveling East



# View from Boulevard of the Allies Traveling West



# View West from Zulema St. Traveling West



# View South from Halket St. Traveling South



# View from Coltart & Louisa Streets





# 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'	
<b>§905.07.D.1 High Performing Buildings - New Construction</b>	
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
<b>§905.07.D.4 Affordable Housing</b>	
At least 5-14.9% of units for rent are affordable housing for persons at or below 60% 4.b AMI; or	2
<b>§905.07.D.5 Rainwater</b>	
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
<b>§905.07.D.12 Equitable/Workforce Development</b>	
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
<b>§905.07.D.13 Fresh Food Access</b>	
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

# Strada

Design with **People in Mind**<sup>®</sup>