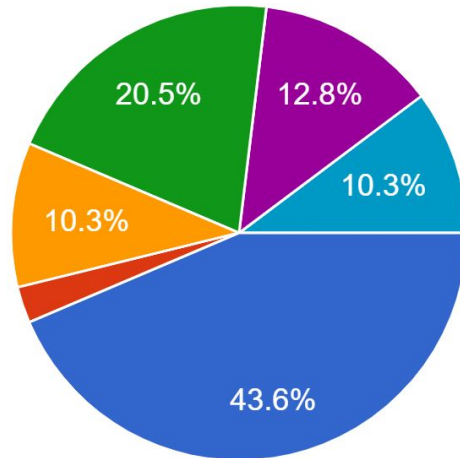


**3440 Forbes**

CBA Feedback summary as of 5/06/2020

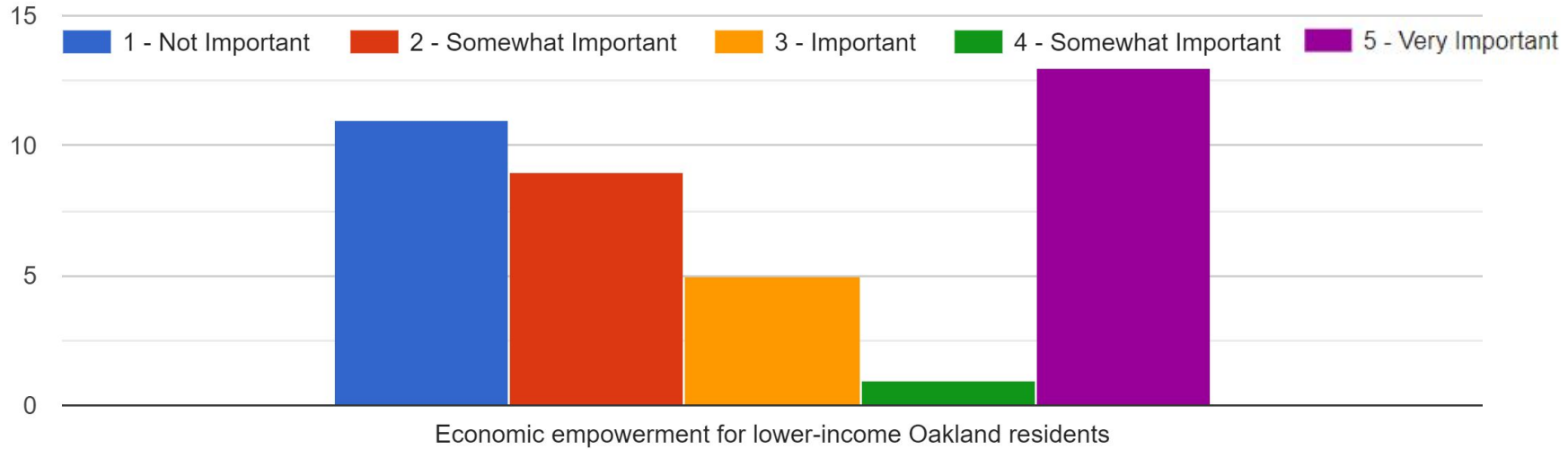
As described in the write up, Wexford adjusted their proposal to 153' instead of 188' (the adjacent hotel is 128') and they are offering more benefits...ould be no resources to support community needs.

39 responses

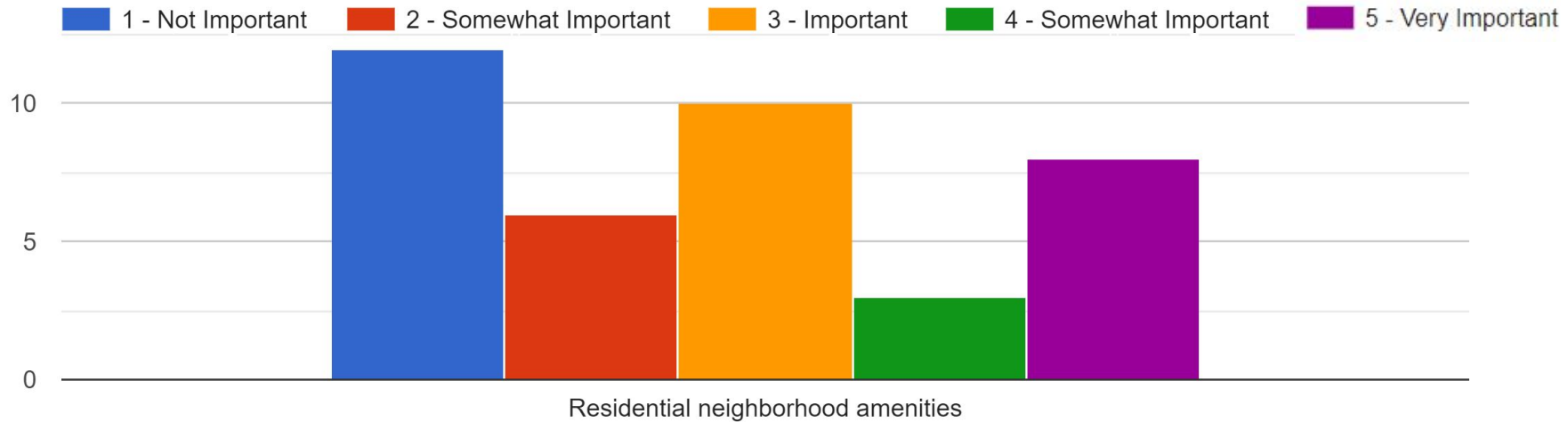


- I am opposed to 153' no matter what a CBA may contain.
- I am opposed to the 153' because I don't think the CBA secures enough commu...
- I still believe 153' is too high, but I can live with it given the risk described.
- I can live with 153' because we would have a CBA to address community ne...
- I think the CBA is a good deal in terms...
- I support their project at 153' no matte...

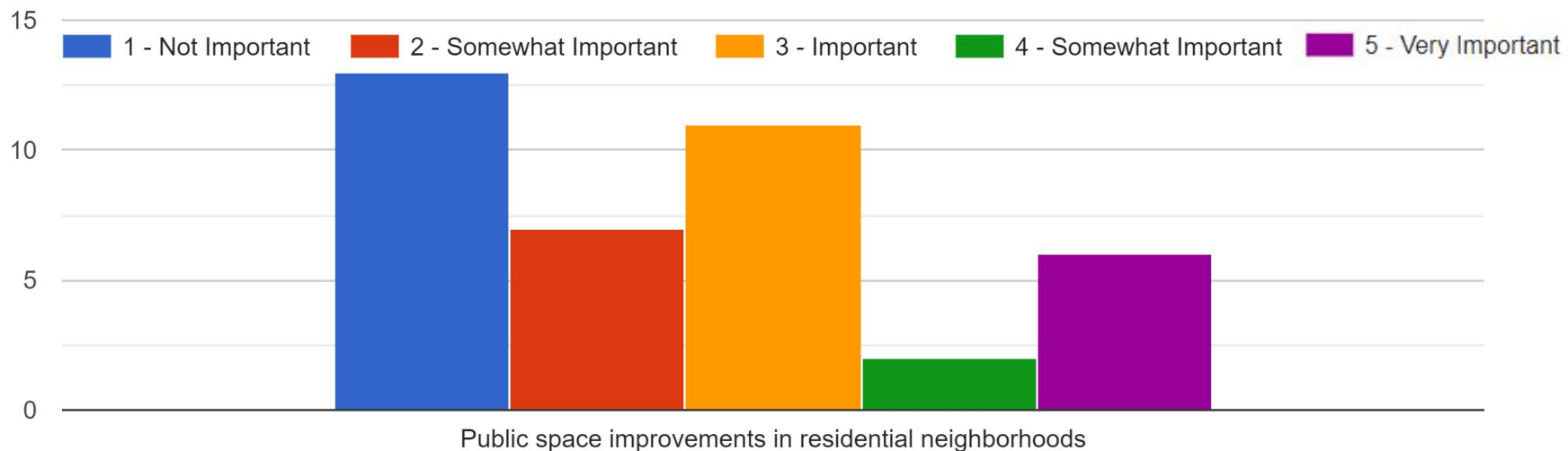
The CBA includes \$400,000 to support community needs. Please rate the following identified needs per importance to you.



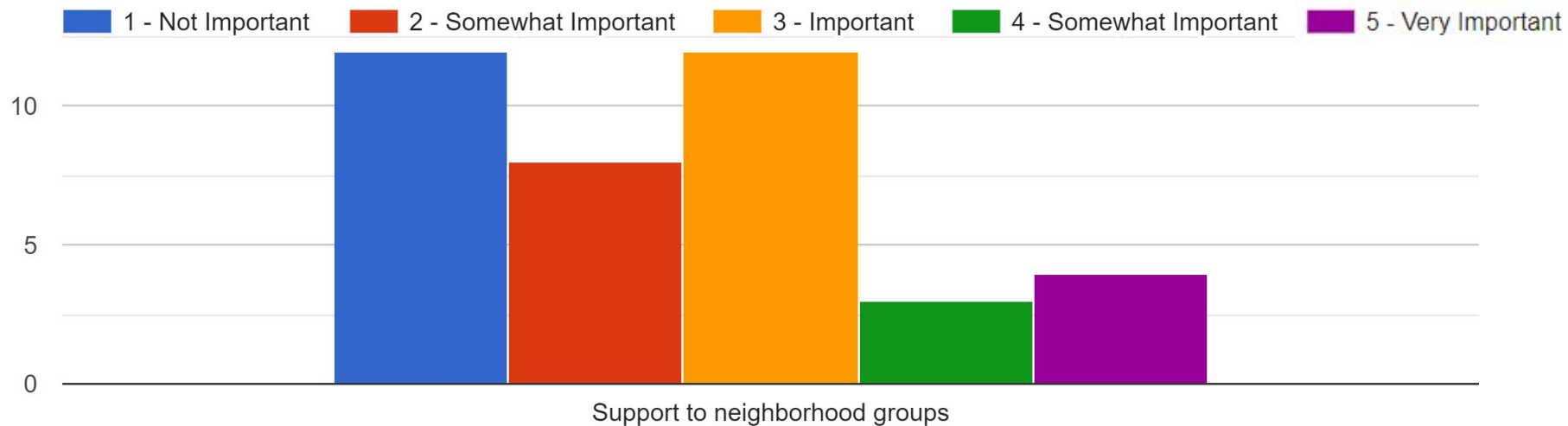
The CBA includes \$400,000 to support community needs. Please rate the following identified needs per importance to you. (cont.)



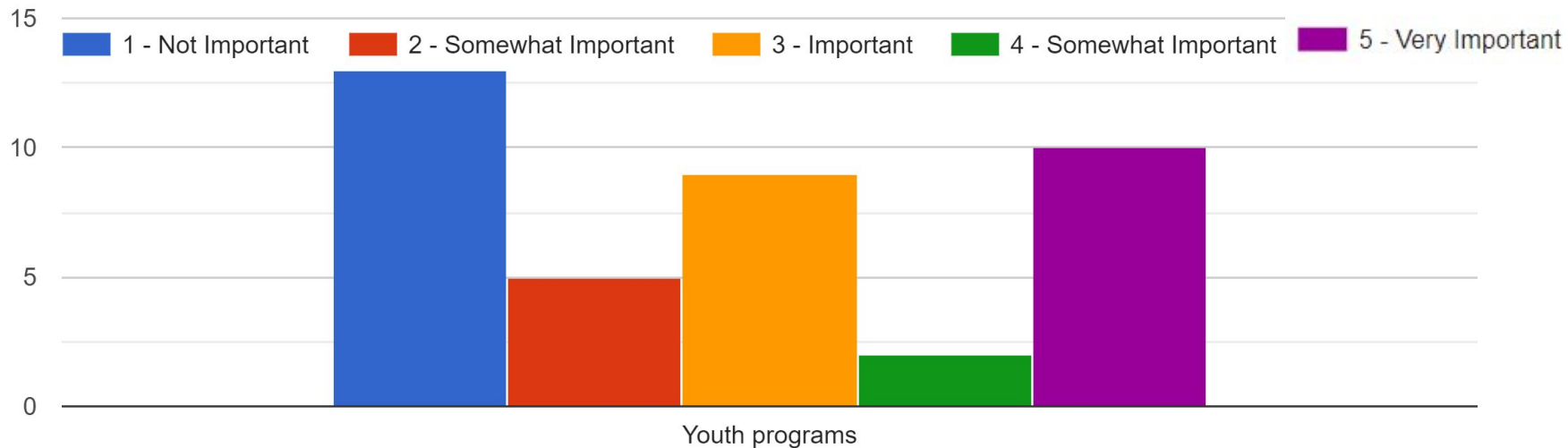
The CBA includes \$400,000 to support community needs. Please rate the following identified needs per importance to you. (cont.)



The CBA includes \$400,000 to support community needs. Please rate the following identified needs per importance to you. (cont.)



The CBA includes \$400,000 to support community needs. Please rate the following identified needs per importance to you. (cont.)



If there are any additional community needs of high importance to you, please let us know here

- tax relief
- Some attempts, to maintain the quality of the neighborhood must be made .
- I believe community groups should be empowered to advocate for improved city services and code enforcement, using their combined advocacy power to strengthen city service delivery, make it more sustainable in our neighborhoods and hold our city officials accountable for delivery of the services our tax dollars help pay for.
- This project should not happen. They are trying to buy off OPDC
- I hope “public space improvements” can include rectifying the current food desert problem.
- The idea of going against the zoning board decision is completely against my beliefs of how government is structured. There are guidelines, now stick to them or sell the building to someone who can.
- 1) private Oakland Loop Shuttle 2) Community Center for seniors and under 21 venue , using \$400,000
- Making the hiring of local residents high priority while cultivating relationships with the community.
- Focus on the built environment first
- None of these are relevant to Coltart Avenue.



If there are any additional community needs of high importance to you, please let us know here: (cont.)

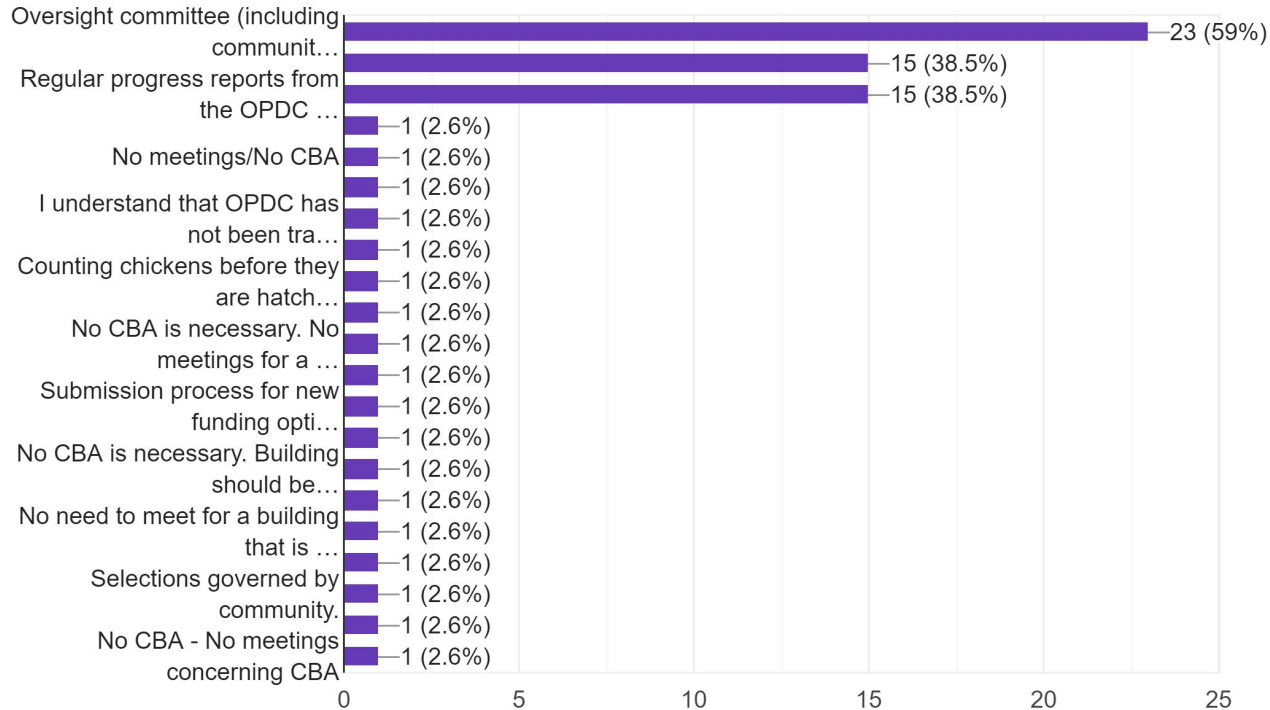
- This building could have been made available to someone interested in build for their needs to code. Therefore I don't have responses to questions concerning any CBA agreement. I was forced to choose "not important" because not applicable was not a choice.
- Better local transportation, urban trees, regular litter patrol, energy efficiency loans to local homeowners and landlords
- I am opposed to this building being built outside of the standards already put in place by zoning. My above answers do not reflect my opinion of what is needed in Oakland.
- This is a blatant case of big business throwing around \$\$ to appease the locals. Like the selling of Manhattan. There will only be detriment to the Oakland community no matter how much money they pour in.
- Your survey system did not allow for an N/A or OTHER in above questions and this section is our disclaimer to attach to response above. Of course such projects listed above are important as are project needs in the business district. OBID does not support obligatory monetary based CBA's attached to development project approvals. CBA's with financial attachments should be voluntary. Also we can not provide priority rankings to a list of projects deemed as "community needs" when we were not privy to the developments of the list of community project needs.

If there are any additional community needs of high importance to you, please let us know here: (cont.)

- My primary interest is to provide broad support for home repairs for seniors and those who are disabled with limited resources. I also know there are more grandparents raising grandchildren who are low income and need support. I think a small amount of time and resources should be provided to see how best we can help with that. I also think we are not reaching the population we really want to help in contracting because of the broadened expansion of who now qualifies for MBE/WBE status. To reduce that problem I'm asking that we as a community select the MBE/WBE contractors we want to target for Wexford to support or help to mentor to build their capacity with a give back to community component in return for the greater good of our community. I also want a small pot of resources dedicated to explore how we can build resident wealth through support of vending that benefit resident operators during targeted times, events, and operations coinciding with Wexford/Pitt/UPMC events/games/programming. These are specific things I'm willing to give time to progress. I think resident energy should be targeted to what we want to work on so everyone isn't doing everything but are always welcome to participate if they like. People will then can focus on their primary interests and only show up as an organized force when we must.
- I don't think contractors should buy buildings that won't be built to code. Someone else could have purchased this building suitable to their needs and built it to code without having to pay off the community for support.

For the \$400,000 to support community needs, OPDC will steward the funds on behalf of the community and with robust, diverse, inclusive com...at you agree would be helpful to the community.

39 responses



Please add any additional comments here:

- It is highly frustrating to have this process rushed to any agreement and this severely limited form of communication. The building is too high by any standard except greed. This form is woefully inadequate for discussion and negotiation of such complex issues. The CBA that is only mentioned with huge lack of details is slightly better than previous iteration which was rejected. TDM mentions targets, but none listed. For this to be the basis of any settlement is premature and irresponsible.
- I am not in favor of the variance or in taking money in exchange for supporting the variance.
- I don't like the big buildings taking away from the views in Oakland. I am a young student and every year another building goes up that makes the sky go away more and more. Please don't let them build another building bigger than they are allowed to already.
- I'm not willing to give up on Oakland as a residential area. The look of tall massive buildings makes residential streets look like back allies.
- I'm not a big fan of a 153 foot tall building. But I believe there is enough of a chance for Wexford to win a judge's decision that I also believe if we have to have this building at this height - with it's increased density of people, parking and transit issues, and generation of wealth for its owners and tenants - the Oakland community, as the host of the building, should participate in the economic benefits even as it endures the adverse consequences so that we create a shared commitment with the developer and tenants to growing our community's prosperity.

## Please add any additional comments here: (cont.)

- Let the court decide and then appeal with the judge lets it go through.
- This is ridiculous. No building in Oakland should be this high! Stick to the zoning board ruling!
- As I look out at One on Centre, I cringe at height variances but I'd do appreciate all of the thought and effort that you have put into this project. I feel that you have done a great job negotiating the CBA. I totally support your position.
- Allowing this building makes a sham of zoning laws and opens other buildings on Forbes and McKee to go higher. I expected OPDC to be willing to take the case to Commonwealth Court if necessary. Regarding the CBA, OPDC does not have the sole right to negotiate it. It serves their programs and not the greater Oakland community as a badly needed Community Center would have. It could have programs for senior citizens and serve as an under 21 venue. A private shuttle service is needed for our older residents and those in South Oakland. The non-published Transportation Demand Management strategy, with encouraging/incentivizing and target setting, guarantees nothing. A Pitt study shows 45% of faculty and staff still commute in single occupancy vehicles, with a hope of a 3.4% drop over 10 years, with a TDM already in place with free bus passes, shuttle rides, and reduced parking rates for car pools. Using Pitt's data since it is based on university people and not hopes and dreams, with the modest number of 500 people in the Wexford building, 45% is 225, but there are only 155 parking spaces. This puts parking pressure on the already parking challenged neighborhoods.
- Money talks, and once again OPDC was swayed to change its position by it.
- Would have supported 180 ft height.

## Please add any additional comments here: (cont.)

- This is highly productive use of land on a main corridor. The height should make us proud. This is another monument to research & Pittsburgh Innovation.
- How can a company waltz in and snub their nose at the zoning board? Doesn't the city have any control of their own space? None of these perks will help the people on Coltart. The parking concerns strategy is ridiculous. Encouraging people is not a strategy. Young people walk & bike. They don't need encouraged. Old people need cars and already share rides as possible. The problem is not being able to park when they come home. Adding floors to the building will make the parking even more horrible. Adding floors means more traffic. That is the opposite of alleviating traffic. Coltart does not have a need for amenities. We don't have space for trees. Anyone who wants trees, has trees. The main concerns are parking, which has become even more of a nightmare without the stickers, and traffic. Adding 30 feet onto the building code is not a compromise. 10 feet would be a compromise. OPDC will do what they want, regardless of the public's opinion, which is obviously low by your own charts.
- I am opposed to 153 ft toll buildings in Oakland which is against the city code.
- Build this building to code as the zoning board has ruled.

Please add any additional comments here: (cont.)

- The CBA Should not be reliant on the zoning decision. The zoning board said no and I agree with them and many of my neighbors who have not decided to fill out this survey. My entire family is against granting any variances. Stick to the zoning board ruling!
- Besides the \$400,000 option you could ask for \$60,000 a year for ten years - that way you would have a regular funding source.
- Read above statement
- This survey is leading. There isn't even a mention that code dictates 85' in the question.
- Stop playing Wexford's game. They have money, but not the best interests of Oakland in mind. Let the judge decide. I thought that Wanda made a good argument at the last Kraus meeting about why Wexford had little to stand on. Even if there is not strong law, let the law stand and see what the judge says. There is always an appeal that can be made. Don't let big business take over any more of our community. Please.
- Please DO NOT BUILD another skyscraper in Oakland. The hotel will be next and then the Marathon Gas. There is no end if you keep giving in. If you want to do these programs, find another way to raise money.

Please add any additional comments here: (cont.)

- The Oakland Plan stakeholder committee is the most appropriate group given its diverse representation of all Oakland stakeholders and this group should weigh in on projects deemed important for the "community" and provide oversight while managed by the City.
- The CBA outweighs the height of 153' because this agreement will assist Oakland residents for years to come. The downside of losing the case overall, with no CBA, would be much worse than accepting the height with a CBA.
- Exceptions to the zoning rules on this massive scale are not for sale...whether it is for a homeowner or a billion dollar corporation. Period.