

OAKLAND-WIDE COMMUNITY MEETING

MAY 26, 2020

Jobs & Financial
Coaching



Youth



Community
Land Trust



Neighborhood
Quality



Affordable
Housing



OPDC

Oakland Planning
and Development
Corporation

AGENDA

- Updates and announcements on proposed projects, OPDC community programs, and services
 - [3440 Forbes Avenue - Wexford Science + Technology](#)
 - [Duquesne Light substation](#)
 - OPDC updates: Community Services, Financial Opportunity Center, and School to Career
 - City of Pittsburgh street resurfacing
 - June 2 primary
 - 2020 Census
- [346 Joncaire Street](#): Proposal for a subdivision of 346 Joncaire and construction of four duplexes on the site. Presented by Tom Churchick, Paramount Construction.

DESIGN DEVELOPMENT REVIEW UPDATES



3440 Forbes Avenue – Wexford Science + Technology

- Courts extended deadlines due to COVID-19
- OPDC was in the process of determining a course of action on the proposed CBA based on community feedback
- Three Oakland residents submitted a petition to intervene in the case
- A hearing regarding this petition is set for June 9, 2020

Duquesne Light Riazzi Substation



- Riazzi substation is a “step-down” transformer that will operate at less than 100kV, which does not require PUC authority in PA
- DLC did receive permission from PJM (The PA, Jersey, Maryland Power Pool - a regional transmission organization) to build
- State Rep. Frankel’s office contacted DEP on OPDC’s behalf to inquire about environmental studies

OPDC SERVICES UPDATES

COMMUNITY SERVICES

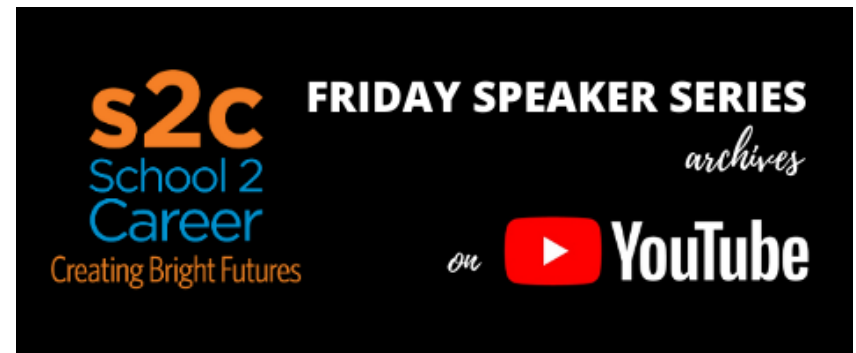
- Wellness check-ins
- Food preparation and delivery in South and West Oakland
- Oakland community survey – www.opdc/survey
- Need assistance? Contact Jarrett Crowell at 412.568.3882 or jcrowell@opdc.org

SCHOOL 2 CAREER

- Accepting applications now for Summer tutoring www.bit.ly/tututoringapp and tutor positions www.bit.ly/s2ctutors2020
- Friday Speaker Series – archived on youtube www.bit.ly/s2cspeakerseriesyoutube
- More information - contact Karla Stallworth at 412.682.1144 x20 or kstallworth@s2c.opdc.org

FINANCIAL OPPORTUNITY CENTER

- Virtual and phone one-on-one assistance
- Unemployment navigation
- Budgeting and financial planning
- Need assistance? Contact Camille Smith at 412.621.3821 x25 or csmith@opdc.org



ROAD CLOSURES, JUNE 2 PRIMARY, CENSUS

STREET PAVING STARTS TODAY

- Cable Pl (from Semple St. to Atwood St.)
- Cable Way (from Semple St. to Cable Pl.)
- Isis Way (from Yarrow Way to Joncaire St.)

JUNE 2 PRIMARY

- Ward 4's only polling place will be Posvar Hall on Pitt's campus

2020 CENSUS

- Deadline to complete the 2020 census is October 31 by phone, mail, or online at www.2020census.gov



Help Make PA Count

THANK YOU!

- Next Oakland-Wide Community Meeting is Tuesday, June 30 at 6pm via Zoom and Facebook Live
- SAVE THE DATE – An Evening of Oakland Storytelling, our annual fundraiser, returns in a virtual format on Friday, August 7. Want to be a featured storyteller? Apply at www.bit.ly/opdcstorytelling2020
- Follow us on social media
 - www.facebook.com/opdc.org
 - www.instagram.com/oaklandplanning
 - www.twitter.com/oaklandplanning
- General inquiries – questions@opdc.org



346 Joncaire Street Proposed Subdivision



Presented By

Tom Churchick

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346 Joncaire Street

PROPERTY: 346 Joncaire Street

Owner: John Crawford LLC

28-H-226 **Property Area** – 10.534 SQFT

PROPOSED FOUR LOT SUBDIVISION

PROPOSED LOT SIZES

- UNIT A - 2,629 SQFT
- UNIT B – 3,310 SQFT
- UNIT C – 2,310 SQFT
- UNIT D – 2,285 SQFT

PROPOSED TO ERECT A DUPLEX ON EACH LOT

PROPOSED BUILDINGS TO BE THREE STORIES

Basement – Two Car Integral Garage, Storage and Refuse Containers

First Floor – Two Bedroom Market Rate Apartment

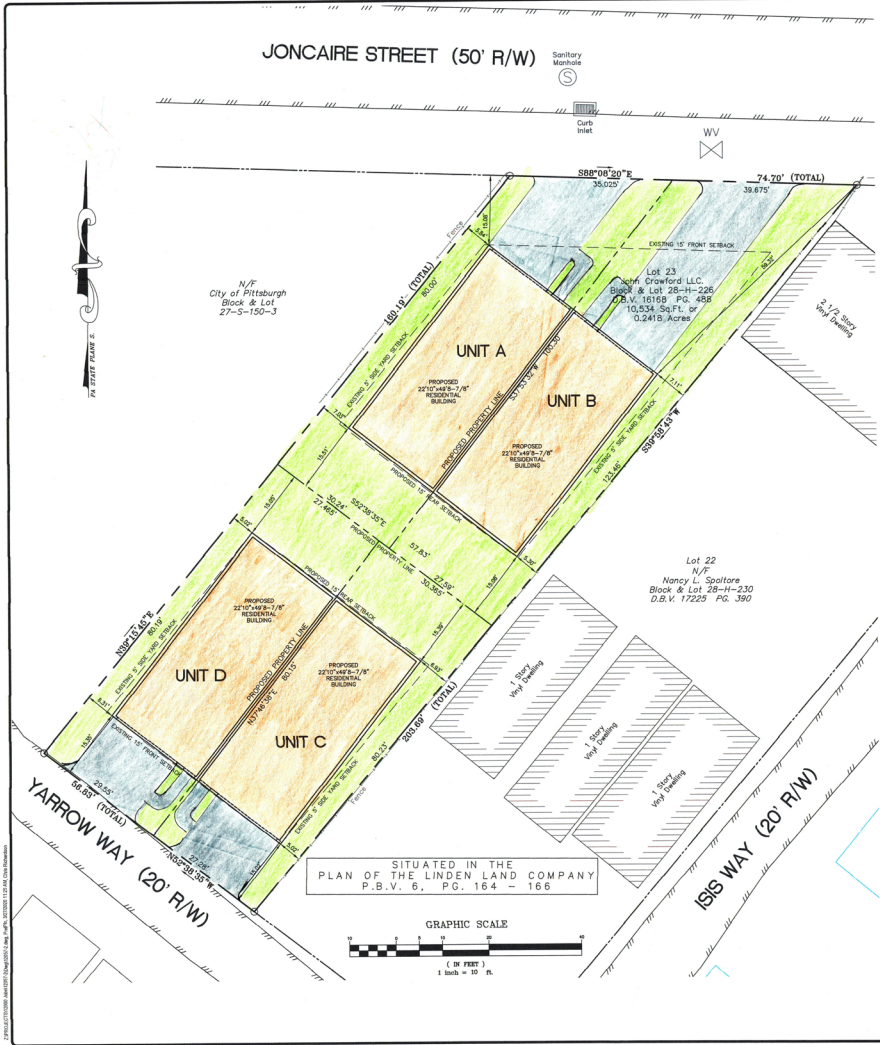
Second Floor – Two Bedroom Market Rate Apartment

Zoning

R2-H High Density Residential District

Minimum Lot Size	1,800 SQFT
Minimum Lot Size Per Unit:	750 SQFT
Minimum Front Setback:	15 Feet
Minimum Back Setback:	15 Feet
Minimum Interior Sideyard Setback:	5 Feet
Minimum Exterior Sideyard Setback:	15 Feet
Maximum Height:	40 Feet (Not to Exceed 3 Stories)

VARIANCES REQUESTED NONE



ZONING = PITTSBURGH R2-H (HIGH DENSITY RESIDENTIAL ZONING DISTRICT)

SITE DEVELOPMENT STANDARDS:
 MINIMUM LOT SIZE: 1,000 SQ. FT.
 MINIMUM LOT SIZE PER UNIT: 750 SQ. FT.
 MINIMUM FRONT SETBACK: 15 FT.
 MINIMUM REAR SETBACK: 15 FT.
 MINIMUM EXTERIOR SIDEWALL SETBACK: 15 FT.
 MINIMUM INTERIOR SIDEWALL SETBACK: 5 FT.
 MAXIMUM HEIGHT: 40 FT. (NOT TO EXCEED 3 STORIES)

AREA TABULATION CHART

EXISTING BLOCK & LOT 28-H-226	= 10,534 SQ. FT. OR 0.2418 ACRES
TOTAL PROPERTY AREA	= 10,534 SQ. FT. OR 0.2418 ACRES
PROPOSED:	
UNIT A	= 2,629 SQ. FT. OR 0.0603 ACRES
UNIT B	= 3,310 SQ. FT. OR 0.0760 ACRES
UNIT C	= 2,310 SQ. FT. OR 0.0525 ACRES
UNIT D	= 2,285 SQ. FT. OR 0.0525 ACRES
TOTAL PROPERTY AREA	= 10,534 SQ. FT. OR 0.2418 ACRES



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 FAX: (717) 434-4349

CITY OF PITTSBURGH DEPARTMENT OF CITY PLANNING

APPROVED: _____
 CITY PLANNING COMMISSION

CHARMAN _____

ATTEST: _____
 SECRETARY

DATE PREPARED: 12/05/20

NO.	REVISION	DATE
1	ISSUED FOR REVIEW ONLY	12/05/20
2	FOR DISCUSSION	12/05/20
3	FOR REVIEW ONLY	12/05/20
4	FOR REVIEW ONLY	12/05/20
5	FOR REVIEW ONLY	12/05/20
6	FOR REVIEW ONLY	12/05/20
7	FOR REVIEW ONLY	12/05/20
8	FOR REVIEW ONLY	12/05/20
9	FOR REVIEW ONLY	12/05/20
10	FOR REVIEW ONLY	12/05/20



PROJECT TITLE: JONCAIRE CRAWFORD PLAN OF LOTS
 being a Subdivision of Lot 23 in the Plan of the LindenLand Company as recorded in PBV 6 Pages 194-196

PREPARED BY: KELLY ENGINEERING AND SURVEYORS
 1211 EAST 10TH STREET, B
 HARRISBURG, PA 17103
 PHONE: (717) 434-4344
 FAX: (717) 434-4349

DATE: 12/05/20

SCALE: 1" = 10'

PROJECT NO: C.131

TRACER: 12057-2



1 North Elevation
 Scale: 1/4" = 1'-0"

2 West Elevation
 Scale: 1/4" = 1'-0"

11/25/2020 11:25:03 AM ...A201 Exterior Elevations.dwg

DATE	DESCRIPTION	BY	CHECKED

Elevations

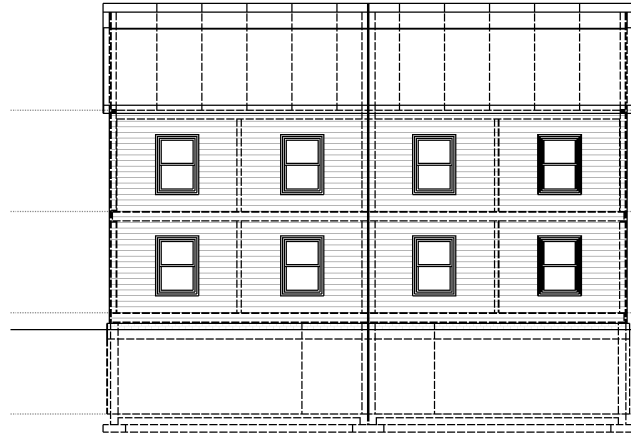


PROJECT NUMBER
 DRAWING NUMBER

A201

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1 South Elevation
Scale: 1/4" = 1'-0"



2 East Elevation
Scale: 1/4" = 1'-0"



Intelligent
Design
Group
IDG
Architecture

DATE	REVISION	BY	CHK

Elevations

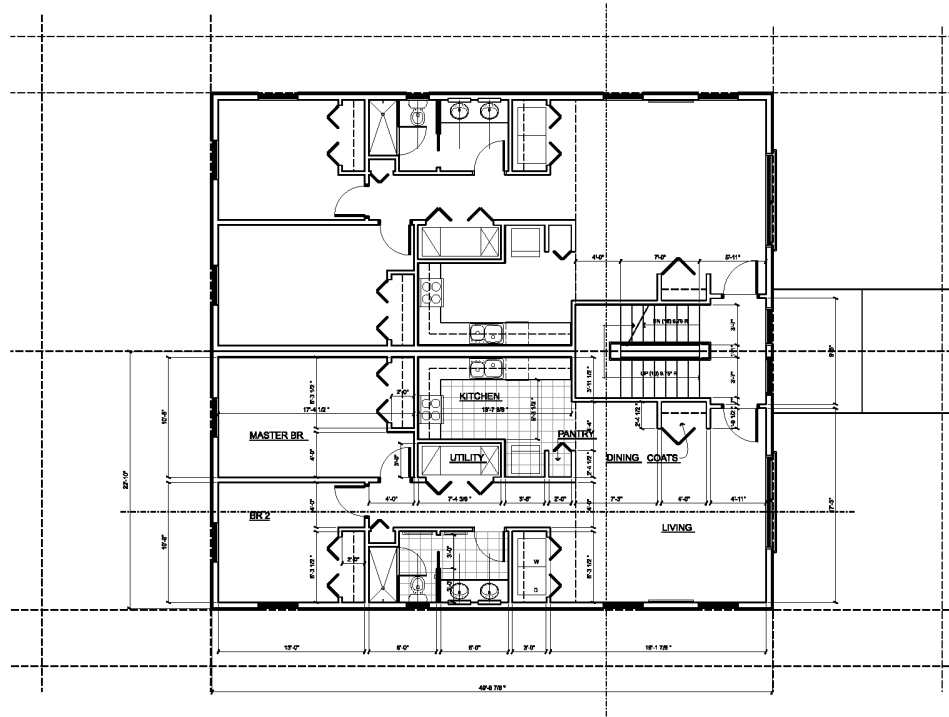


PROJECT NUMBER

DRAWING NUMBER

A202

3/14/2020 11:25:02 AM ...A101 FIRST FLOOR PLAN.dgn



1 FIRST FLOOR
 A101 Scale: 1/4" = 1'-0"



Intelligent
Design
Group
Architecture

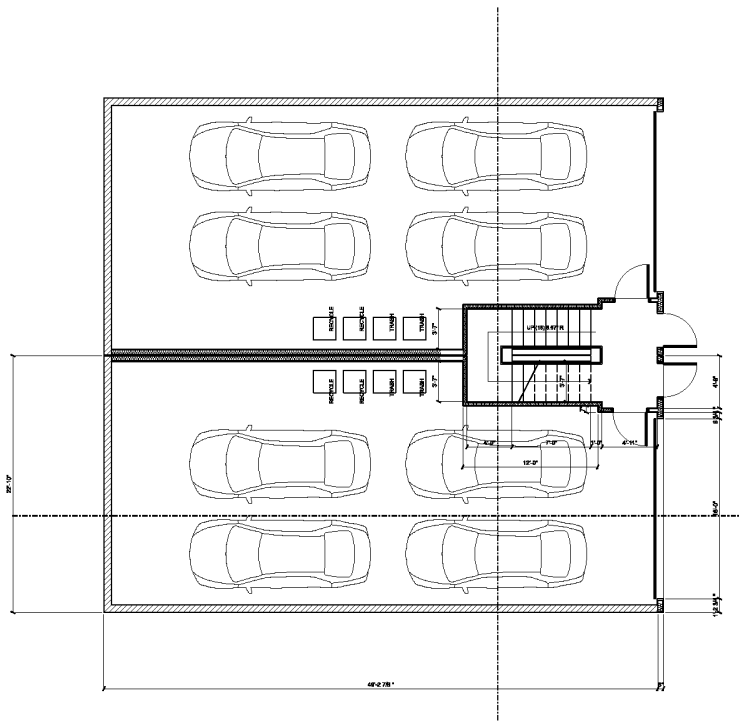
DATE	DESCRIPTION

First Floor Plan



PROJECT NUMBER
 DRAWING NUMBER

A101



1
A100

BASEMENT
Scale: 1/4" = 1'-0"



PROJECT NUMBER
DRAWING NUMBER

A100

Basement Plan



Questions?

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