

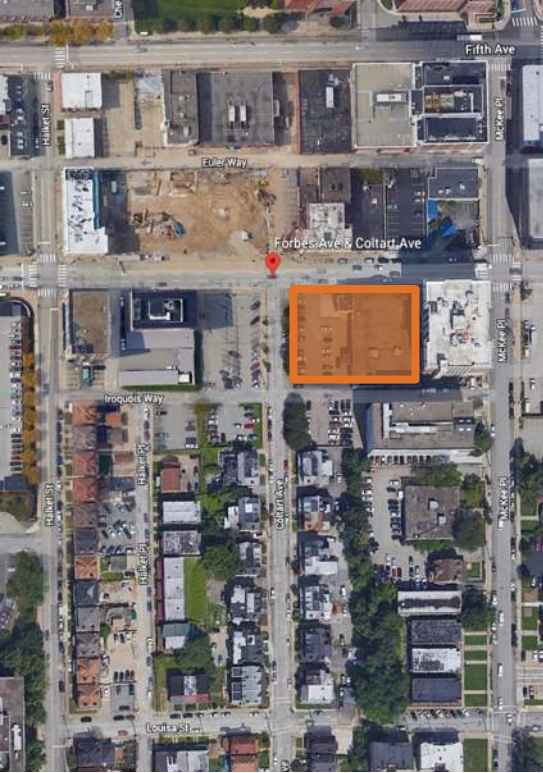
WEXFORD  
SCIENCE+TECHNOLOGY

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# 3440 Forbes Avenue Update

OPDC Community Meeting 2  
May 29, 2019 :: Pittsburgh, PA





Project Location:  
3440 Forbes Avenue

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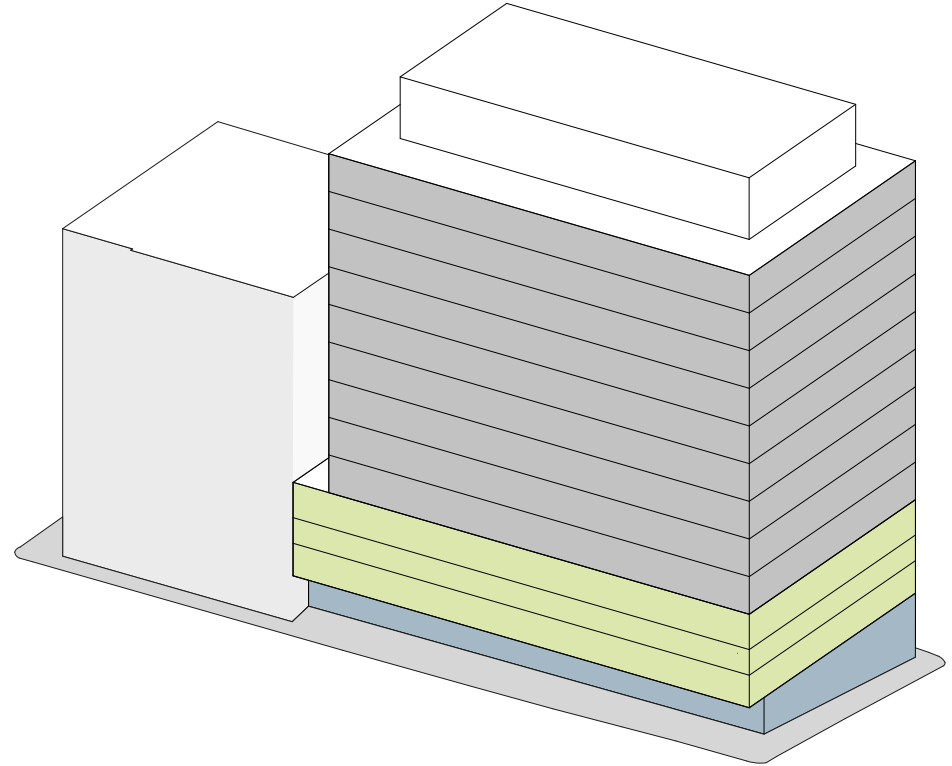
# Project Overview

## PROJECT DESCRIPTION

- Ground Floor Retail
- 9 Stories Lab/Office
- 3 Stories of Parking
- Future home of “District Hall”

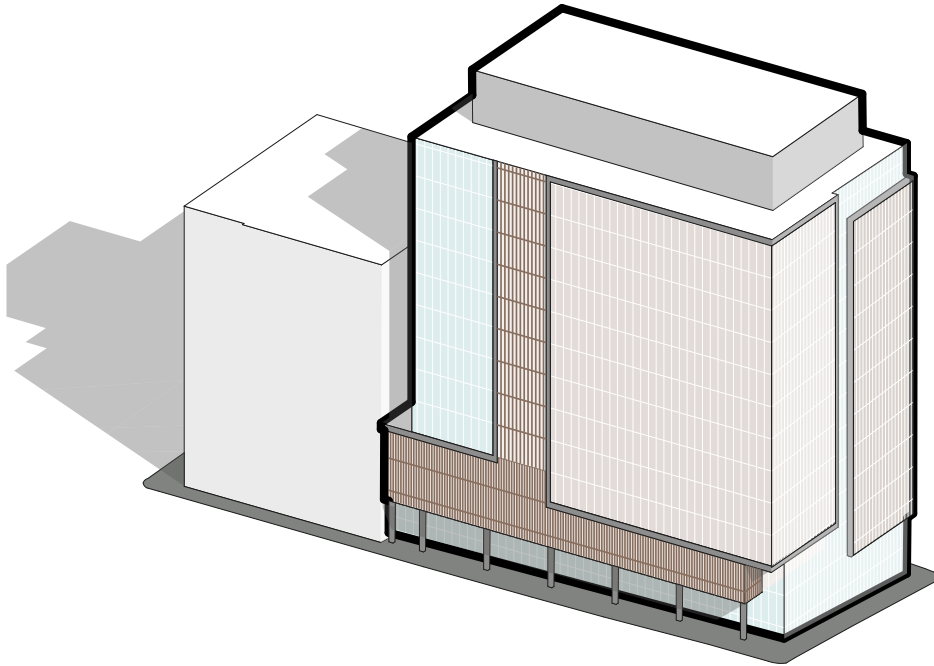
## CURRENT STATUS

- Completed Schematic Design



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## What we've heard from you



### What we did right:

- Ground floor as public space is good
- Explained information well
- Gave complete information
- “The size of the building, the look is better than some of the other new buildings in the neighborhood, the building seems to bring positive new jobs and opportunity to Oakland”

### Need more detail about:

- District Hall
- Community benefits
- Community impact
- Variance requests

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## How Wexford Will Work with Oakland

**Regular meetings with neighborhood stakeholders to inform and solicit feedback on design, timing, construction impacts, events and programming, etc...**

- On-going, regular meetings with Community Groups

**Investment in spaces and places to create a vibrant, active and integrated neighborhood...**

- Contribution to support planning for future farmer's market in the neighborhood
- Contribution to support neighborhood senior housing
- Contribution to support youth education programming

**Support local work force training or STEM education programs..**

- Work with JobLinks program to facilitate connections between unemployed or underemployed residents with job opportunities in the on-going operation of the building

**Establish a local, MBE and WBE design and construction hiring strategy in collaboration with our sub consultants and contractors...**

- Collaborate with our selected Construction Manager and JobLinks on the proposed hiring strategy

**Partner with organizations to offer programming and events that are accessible to the public...**

- Complimentary monthly space in future District Hall for OPDC/OBID/OTMA/etc to use for events and programs
- Access to Venture Café, weekly gathering of community and entrepreneurs



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## District Hall

“Better explanation  
of ground floor  
community space;  
what do they mean  
by District Hall?”



# District Hall

## MAY EVENTS AT BOSTON DISTRICT HALL:

- Local video game developers showing off their games;
- Orchestra performance
- Author's lecture
- Hiring events
- Monthly community mixers for local entrepreneurs
- Home buying seminar
- Business plan seminar
- Salary negotiation workshop
- Discussion the role of apprenticeships



**Quorum:** [sciencecenter.org/discover/quorum](https://sciencecenter.org/discover/quorum)  
**District Hall:** [districthallboston.org](https://districthallboston.org)  
**Innovation Hall:** [innovationhallstl.org](https://innovationhallstl.org)

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## Traffic and Parking Concerns

### **“What impact is this going to have on traffic and congestion”**

Traffic Impact Study is underway. We can share more information after the report is completed. We will be making adjustments based upon the recommendations of the TIS and DOMI.

Establish pathway for tenants to establish a transportation strategy in collaboration with DOMI, OTMA

### **“What will you do about the condition of Iroquois”**

We believe that Iroquois is not wide enough to be two-way but we are open to raising this with DOMI. Portions of the street affected by the construction of our building will be repaired. We are working with adjoining property owners and the City on safety and maintenance of the street.

### **“Consider more parking underground, allow for some of the parking to be leased to the public if extra parking is made available”**

Cost for underground parking is 45% more than above grade parking.

We are providing more parking than what is required by zoning. City is encouraging less parking in order to increase usage of alternate transportation.



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## Building Design and Materiality

**“Make the building smaller and give it some actual character...”**

**“Materials – glass reflects and Murland building already has a lot; reconsider aluminum on louvers to another material”**

The design process is ongoing and iterative and intended to incorporate community input. The renderings are very conceptual at this point. Next steps will include focus on the public areas and bringing interest and warmth to them. The building envelope is being intensely studied right now and reflectivity is just one of the many aspects that need to be balanced. Daylighting, energy efficiency, cost, ease of construction, durability, and of course, aesthetics, are all being explored.

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## Storm and Sewer System

**“What impact will this project have on our already strained sewers?”**

The stormwater runoff will not be increased by this development.

The building is being designed with separate storm and sewer outlets so that when the dual system becomes available, the building will be ready to comply.

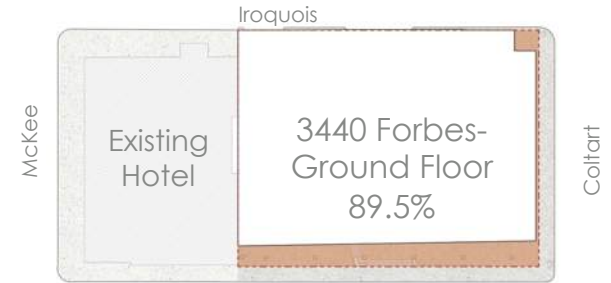
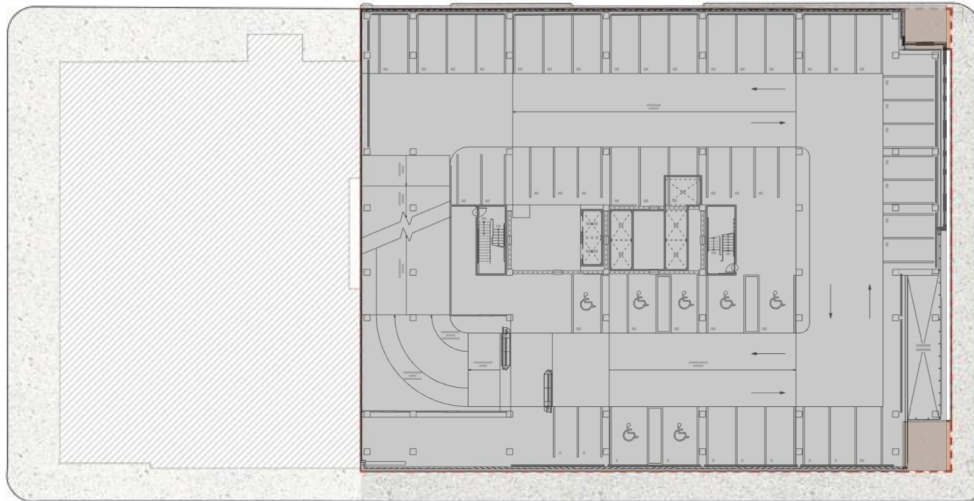
The building will be LEED Silver or better which means that we are committed to limiting the environmental impacts. We be utilizing low flow toilets, urinals, and faucets to help reduce the water usage in the building.

# Lot Coverage Review and Variance

**Max Lot Coverage (28,797 SF Site):** 25,917 SF = 90%

**Ground Floor Coverage:** 25,766 SF = 89.5%

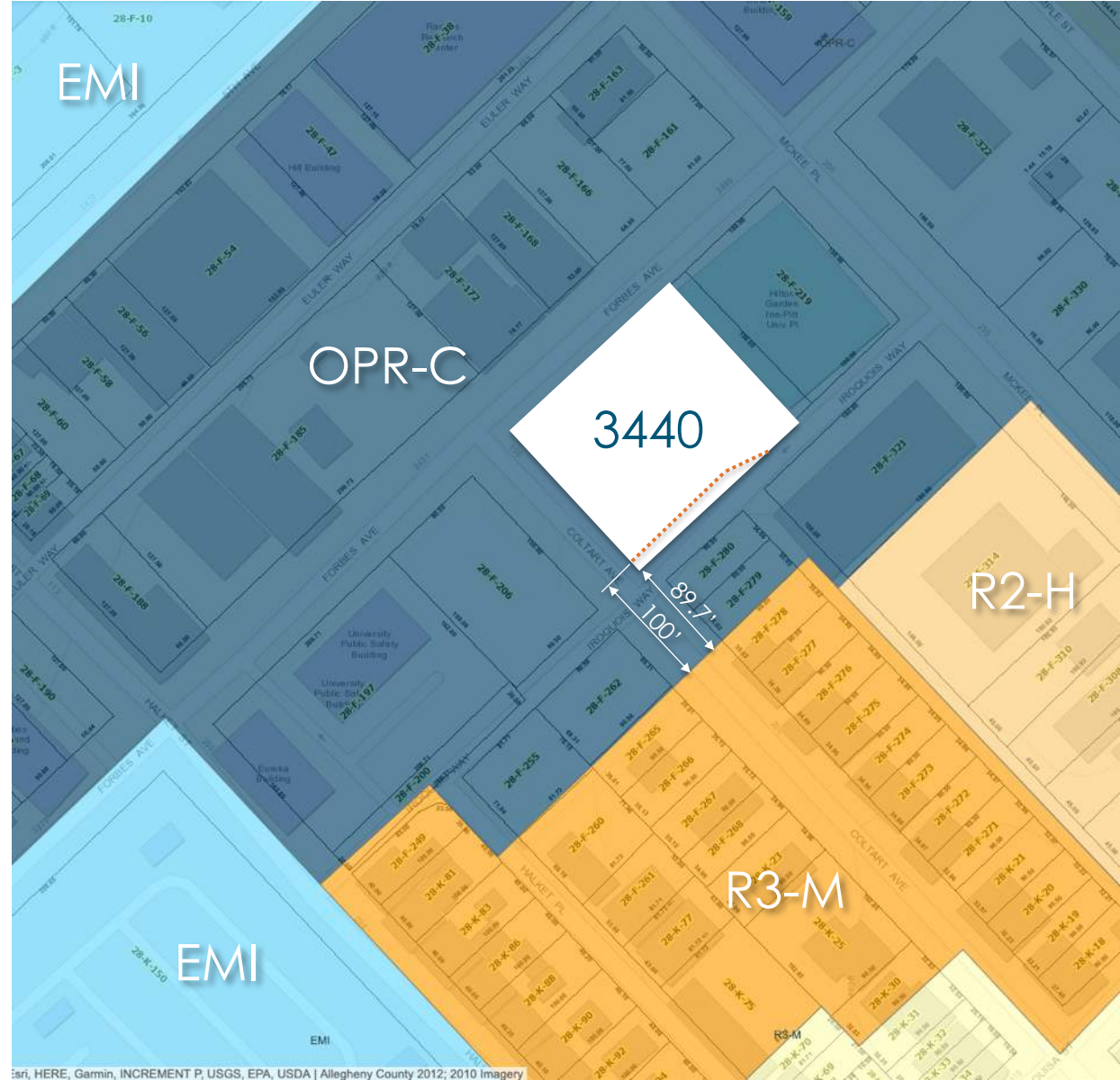
If measured from ground level, no variance required.



# Residential Compatibility Variance

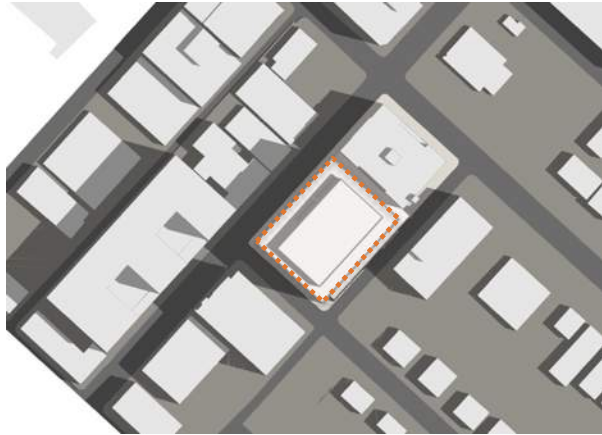
**916.02.B.2**  
**51 to 100 Feet from Residential**

Structures or portions of structures shall not exceed fifty (50) feet or four (4) stories in height when located fifty-one (51) to one hundred (100) feet from property zoned R1D, R1A, R2, R3, or H.

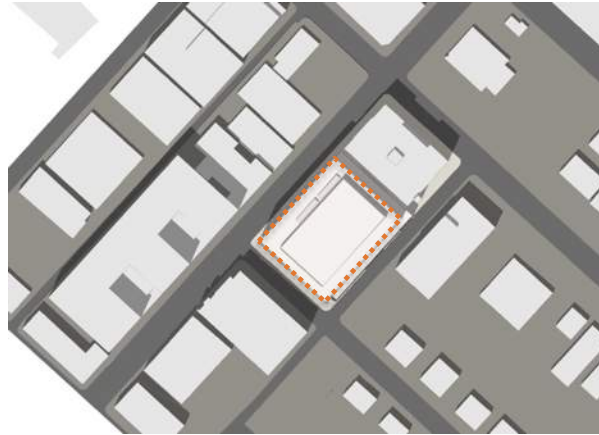


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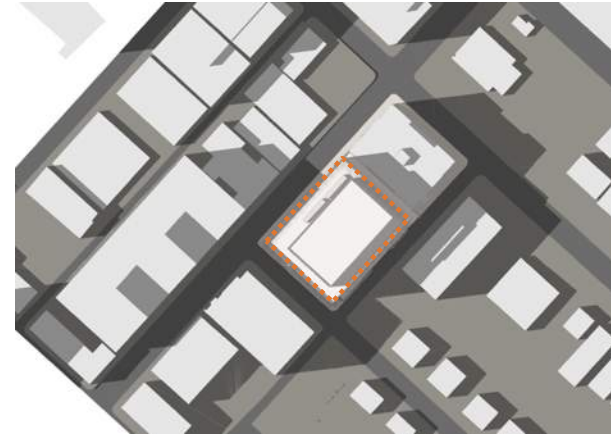
## Residential Compatibility - Shadow Study



June 21 – 10 AM



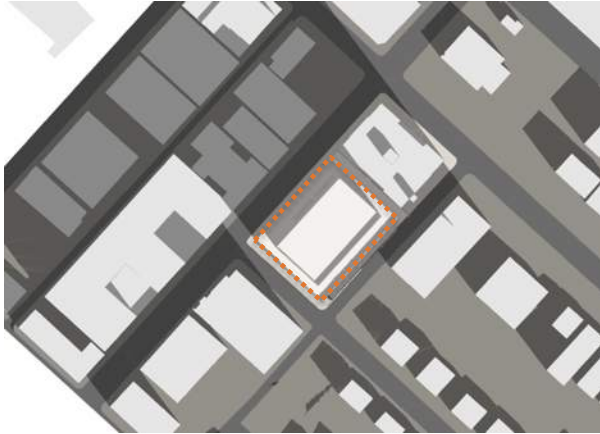
June 21 – Noon



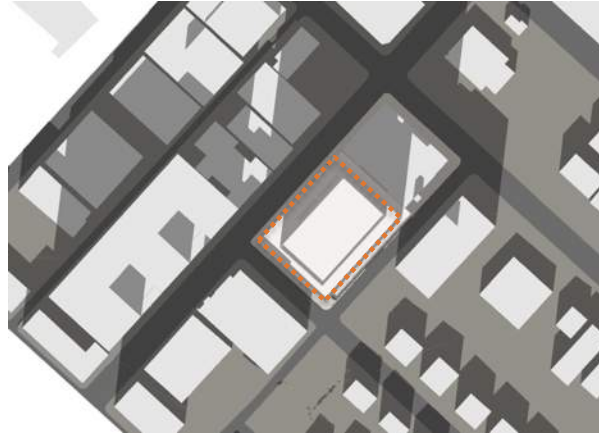
June 21 – 4 PM

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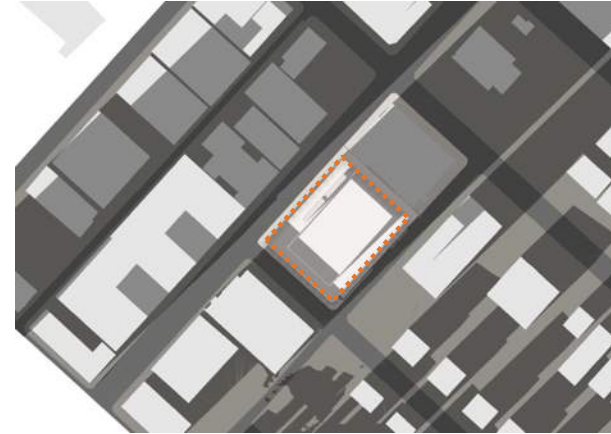
## Residential Compatibility - Shadow Study



Dec. 21 – 10 AM



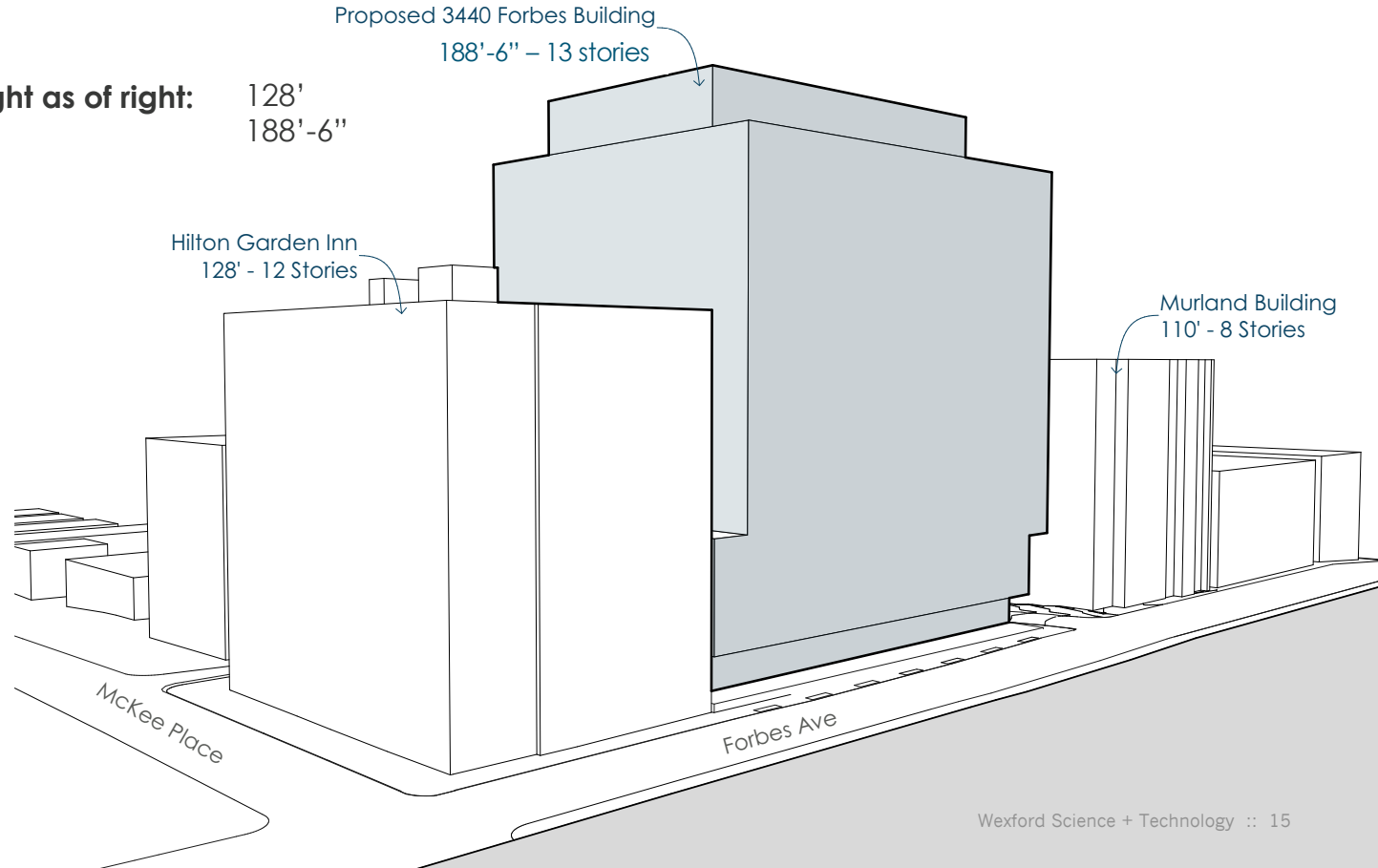
Dec. 21 – 1 PM



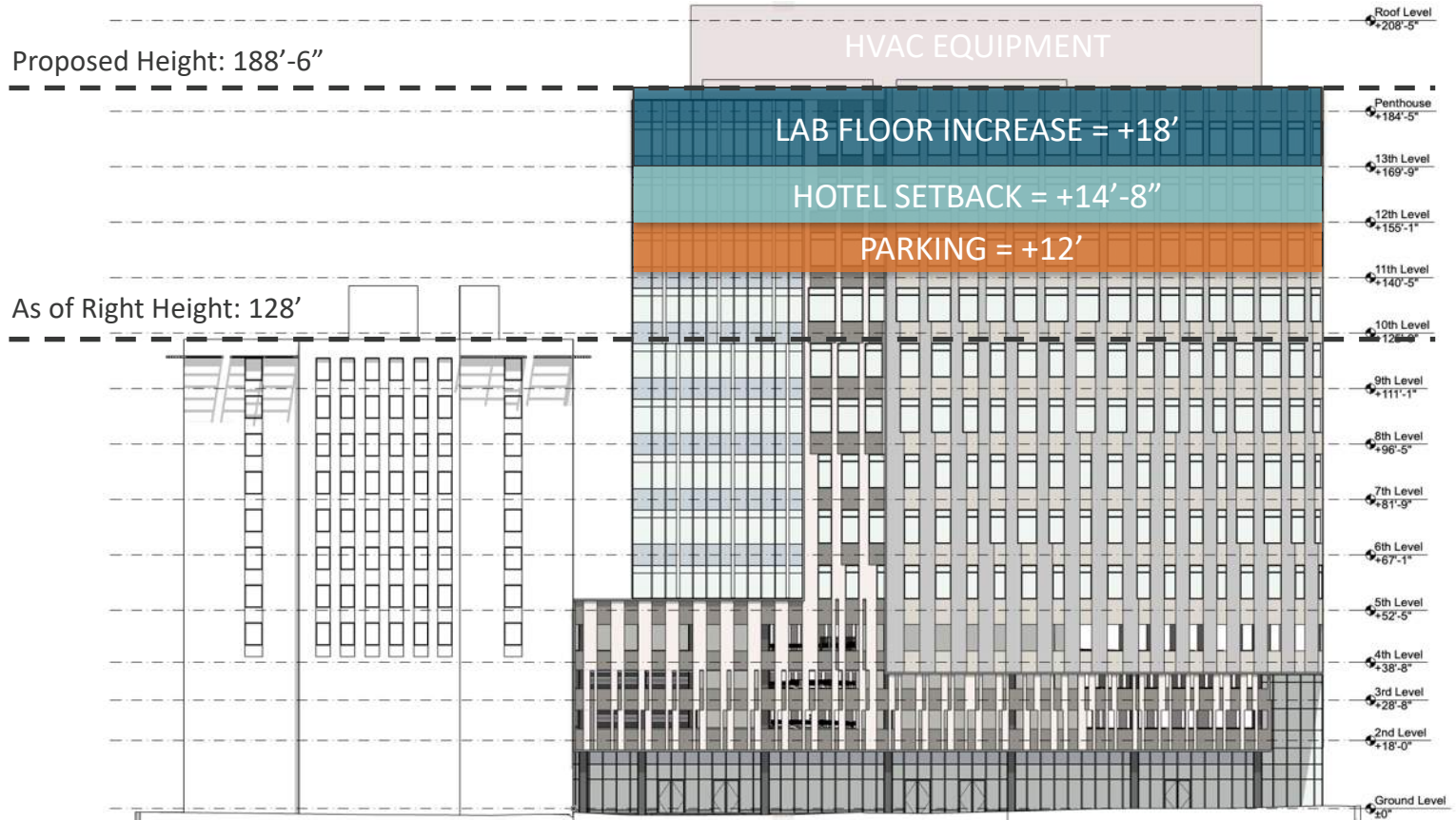
Dec. 21 – 4 PM

# Height Variance

**Contextual Zoning Height as of right:** 128'  
**Proposed Height:** 188'-6"



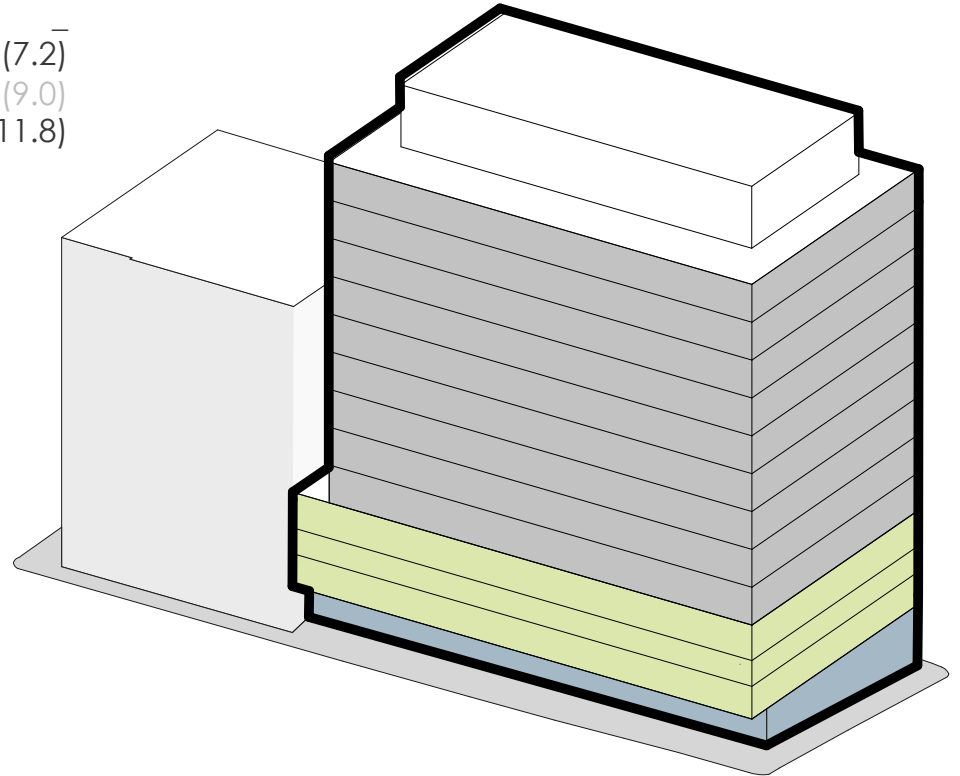
# Height Variance





# Floor to Area Ratio (FAR) Special Exception

<b>Lot Area:</b>	28,797 SF	—
<b>FAR As of Right:</b>	207,334 SF	(7.2)
<b>Proposed FAR with Private Garage:</b>	258,015 SF	(9.0)
<b>Proposed FAR with Public Parking:</b>	340,784 SF	(11.8)



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## Schedule

Pre-App Meeting with City:	Complete (Feb. 1)
OPDC Meeting #1	Complete (March 27)
Schematic Design	Complete (May 11)
OPDC Meeting #2	Today (May 29)
Community / City Feedback:	On-Going
ZBA Hearing:	TBD – July 2019
Community Update Meeting:	On-Going
CDAP Review:	August 2019
Planning Commission:	Fall 2019
Site Approval Process Complete:	Fall 2019
Construction Commencement (Site):	November 2019
Building Opening:	August 2021

An architectural rendering of a modern, multi-story building with a glass and metal facade. The words "DISTRICT HALL" are prominently displayed in large, white, sans-serif capital letters on the glass facade. The building has a prominent overhang on the upper floors. In the foreground, there is a street scene with a crosswalk, several people walking, and two cars. The entire scene is overlaid with a semi-transparent dark grey filter.

DISTRICT  
HALL

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Thank you.

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