



Development Action Team Meeting #2

Derek Dauphin (City Planning), Allison Jones (URA), Nick Fedorek (URA)

Special Guest: Christine Mondor, FAIA, EvolveEA

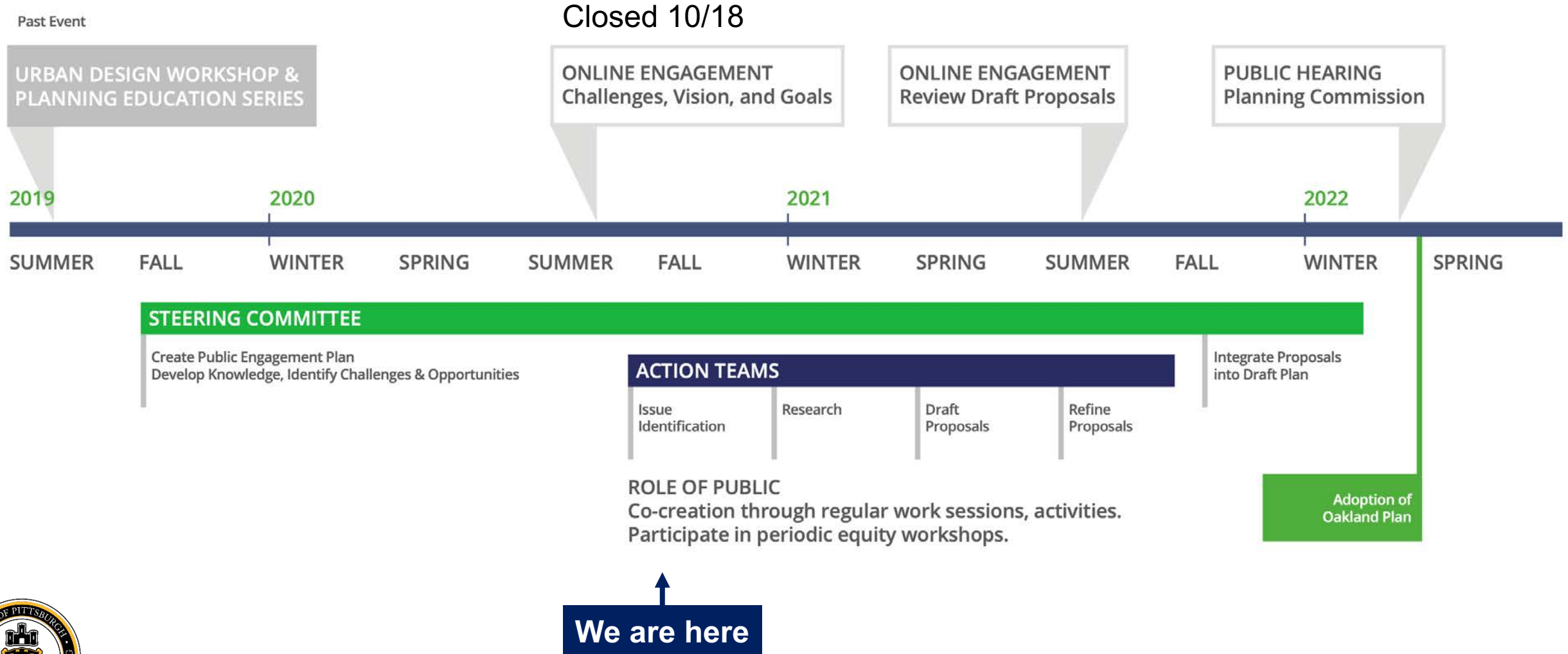
November 5, 2020

Overview

- Goals for tonight
- Breakout Topic 1: Urban and Sustainable Design (60+ min)
 - Presentation from Christine Mondor, EvolveEA
 - Resources for the discussion: Existing Conditions, Oakland 2025, EngagePGH input
 - Breakout groups (40 min)
- Breakout Topic 2: Land Use Policy and Regulation (60 min)
 - Presentation framing the topic with examples from the EcoInnovation District Plan
 - Resources for the discussion: Existing Conditions, Oakland 2025, EngagePGH input
 - Breakout groups (40 min)
- Upcoming meetings



Planning Process



Reminder: This Phase of the Process

- This phase is the iterative process of learning more about the issues and opportunities, conducting research and engage, and then creating strategies to address them.
- Systematically work through the list of topics over a period of months, exploring each using a combination of research, analysis, and public input.
- We will meet every month for two hours, although there may be periods where these meetings are replaced by outreach activities (e.g., focus groups, tours, charrettes).



Neighborhood Plan Guide: <https://pittsburghpa.gov/dcp/neighborhood-planning-guide>

Goals for Tonight

- **What issues do people currently see in Oakland related to these topics?**
What's happening today? Projects, places, organizations, efforts. What's not working or could be going better?
- **What are the opportunities for Oakland's future related to these topics?**
What are the opportunities for the future of Oakland related to this topic? Think about what you've seen elsewhere or dreamed could happen. This can be both specific ideas or bigger visionary ideas.
- **What information do we need that we don't have to develop strategies to adequately address these issues and opportunities?**
Are there organizations or people who already have this? Do we need to develop our own data? Do we need to gather it through public engagement? If the latter, what ideas do you have for getting that information?



A Few Notes

- **We don't have to figure it all out tonight.** We will come back to these topics many times. We'll also keep our notes on our EngagePGH page so you can return back over the next month to provide more thoughts.
- **We're all here to make Oakland a better place.** We need to ask questions and dig into what that means for all of us and then conduct outreach with the rest of the community to see if they agree.
- **Change is constant.** We're not here to stop it, but we can work proactively to shape it to get to outcomes that meet our collective goals.





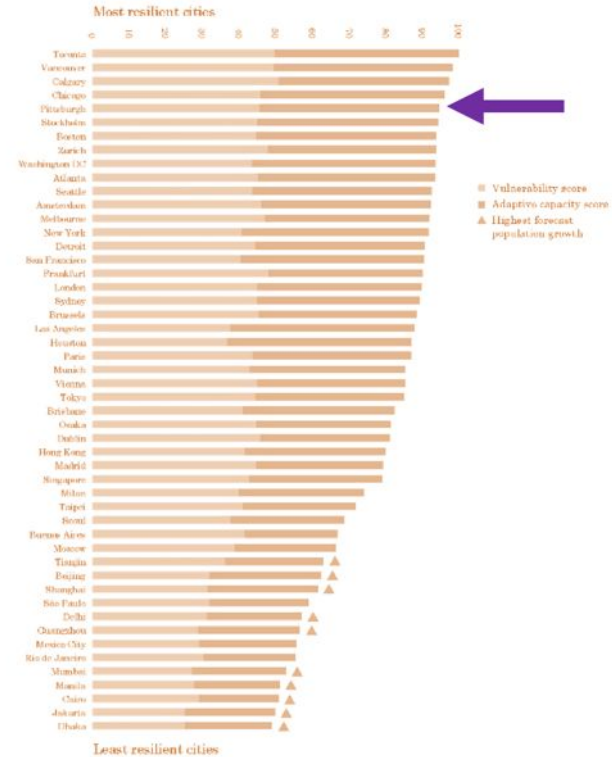
Oakland Masterplan **Sustainability & Resilience**

Christine Mondor, FAIA

Planning Commissioner, Professor, and Private Practitioner

05 November 2020

RESILIENT CITIES A GROSVENOR RESEARCH REPORT



Resilient cities: a Grosvenor research report
Page 15

RESILIENCY

the ability of a city to avoid or bounce back from an adverse event

comes from the interplay of
vulnerability & adaptive capacity



RESILIENT CITIES
A GROSVENOR RESEARCH REPORT

RESILIENCY

GROSVENOR REPORT

the ability of a city to avoid or
bounce back from an adverse event

comes from the interplay of

vulnerability &

climate
environment
resources
infrastructure
community

PLACE

adaptive capacity

governance
institutions
technical capacity
planning systems
funding structures

GOVERNANCE



Phipps Conservatory



Image Source: Phipps Conservatory

Pittsburgh Technology Center, Second Avenue



Image Source: Besmone Architects

Mascaro Center for Sustainable Innovation



Image Source: NBBJ

Pittsburgh Athletic Association



Image Source: Walnut Capital

Schenley Plaza



2520 Wadsworth Street Housing



Image Source: Oakland Planning and Development Corporation



Our Lady of the Parkway



South Oakland Tree Planting



Image Source: Alliance for Community Trees, OPDC, TreePGH, South Oakland



Oakland Masterplan

**How can Oakland
be more resilient?**

GOALS

city-wide performance

Aligning with city goals and
policies such as:

P4 Framework

Climate Action Plan

OnePGH: Resilience Strategy

ForgingPGH



Image Source: Google Earth

GOALS

neighborhood performance

district energy
stormwater systems
mobility systems
ecological systems
economic systems

community identity



Image Source: Google Earth

GOALS

building performance

energy use

water use

air quality

access to green space

comfort/accessibility

affordability

building quality

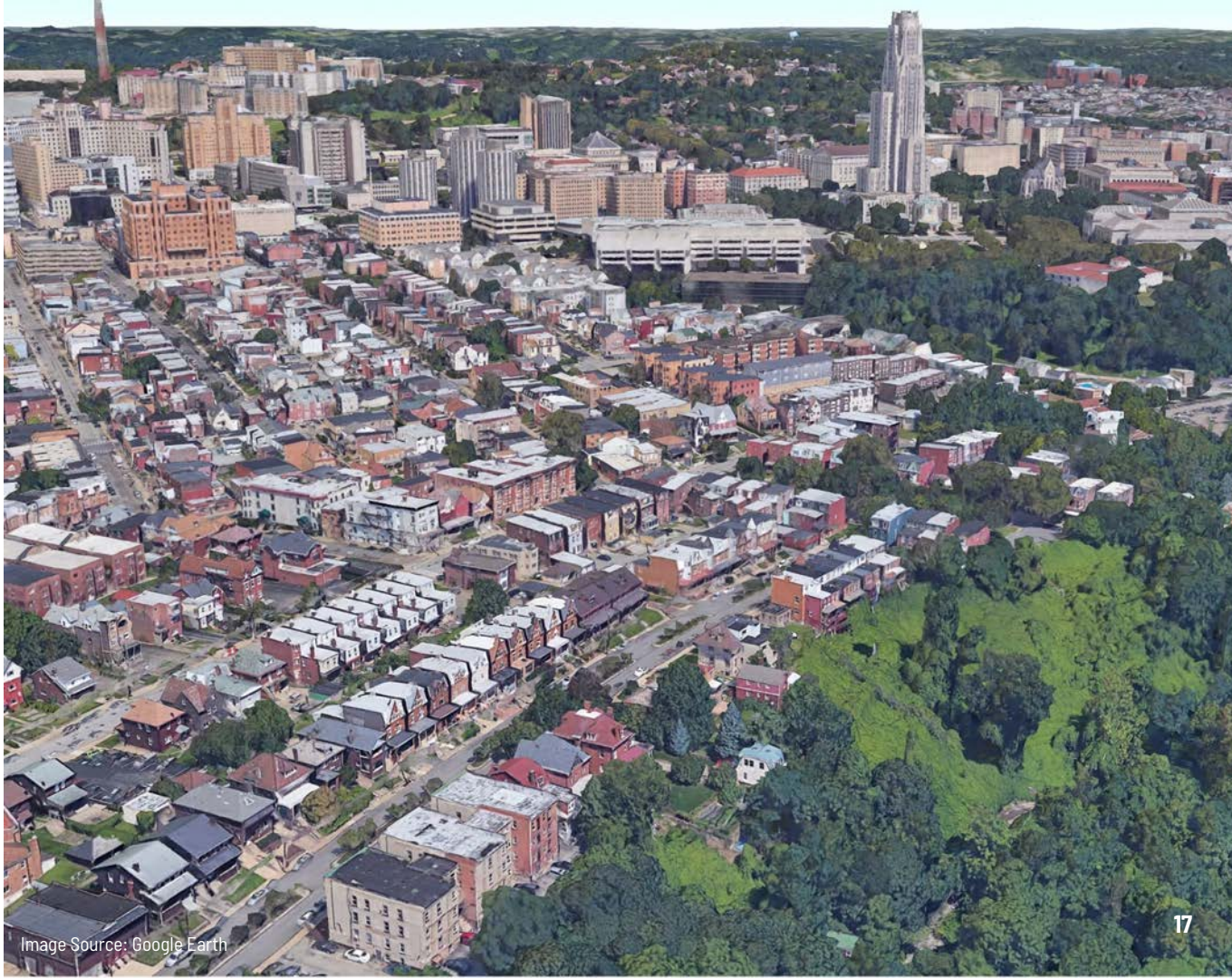
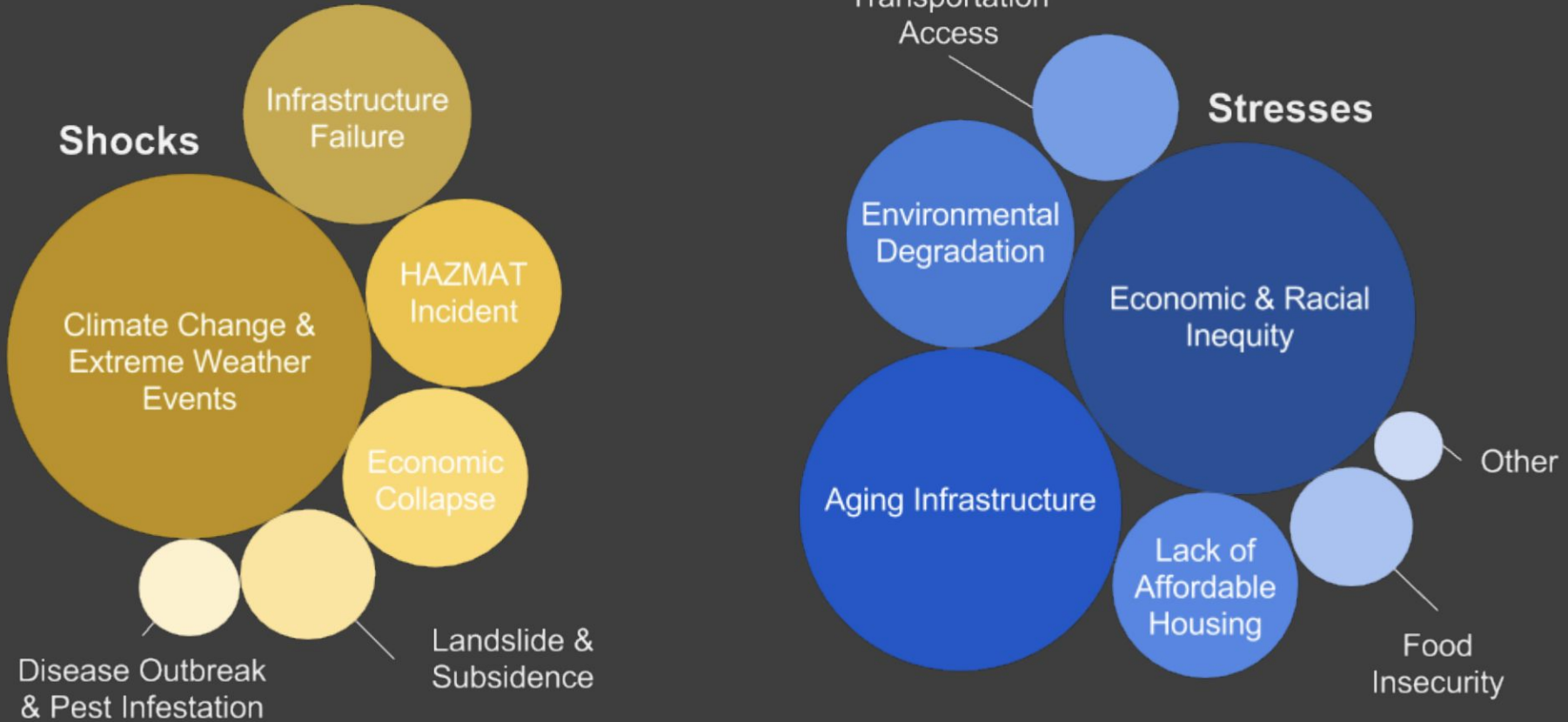


Image Source: Google Earth

OnePGH: Pittsburgh's Resilience Strategy

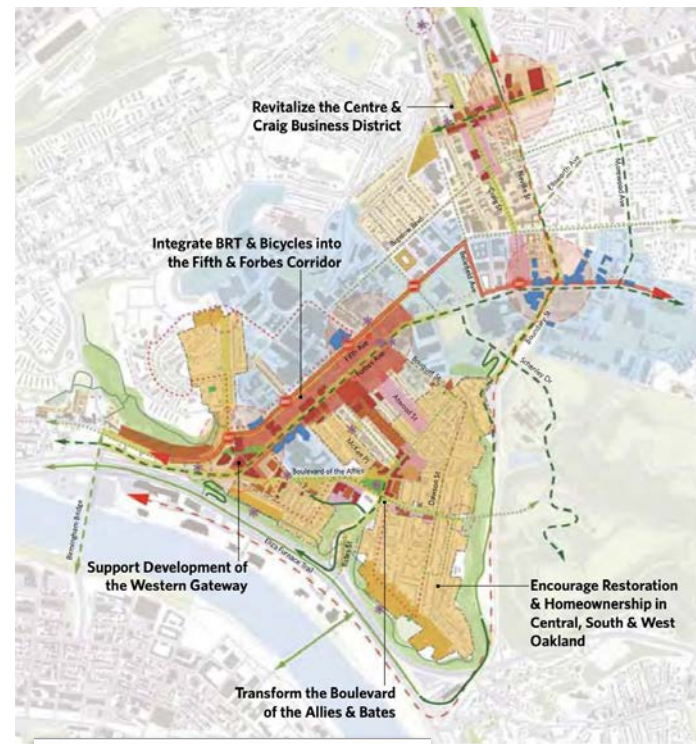


NOTE: Bubble size reflects the number of times stakeholders and community members referenced a specific shock or stress.

Some of ways we define sustainability



Excerpt from
Pitt Sustainability Plan



Key Recommendations: Oakland 2025

Housing
Transportation
Business and Development
Open Space and Art
Community Building

KEY TAKEAWAYS

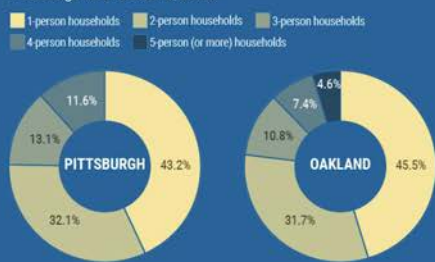
Population Trends

Oakland and National Innovation Neighborhoods, 2000–2019



Households by Household Size

Pittsburgh and Oakland, 2018



Oakland Areas, 2018



Source: U.S. Census 2000 and 2010; American Community Survey 2018 5-Year Estimates

Job Trends

The City, Oakland Proper and the Oakland Area | 2002–2017



Source: LEHD Origin-Destination Employment Statistics

Education and Healthcare Workers in Oakland



Source: LEHD Origin-Destination Employment Statistics

Oakland is 20% of Pittsburgh's overall job base, but 46% of its healthcare and education jobs.

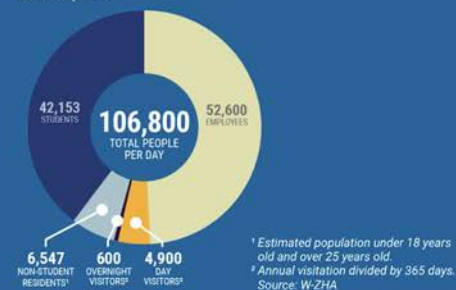
41,495 healthcare/education jobs

66% of all education jobs in Pittsburgh

36% of all healthcare jobs in Pittsburgh

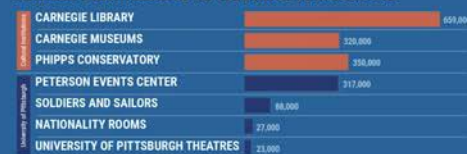
Daily Activity (During School Year)

Oakland, 2017



* Estimated population under 18 years old and over 25 years old.
† Annual visitation divided by 365 days.
‡ Source: W-ZHA

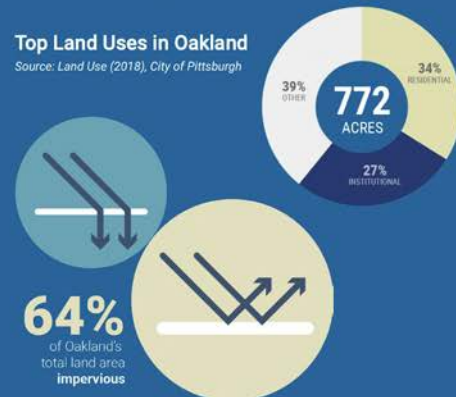
Annual Admissions to Oakland Attractions



Source: Oakland Business Improvement District, Retail Market Study (2015); University of Pittsburgh, Community and Governmental Relations, Visitorship confirmed in 2019 with organization representatives.

Top Land Uses in Oakland

Source: Land Use (2018), City of Pittsburgh

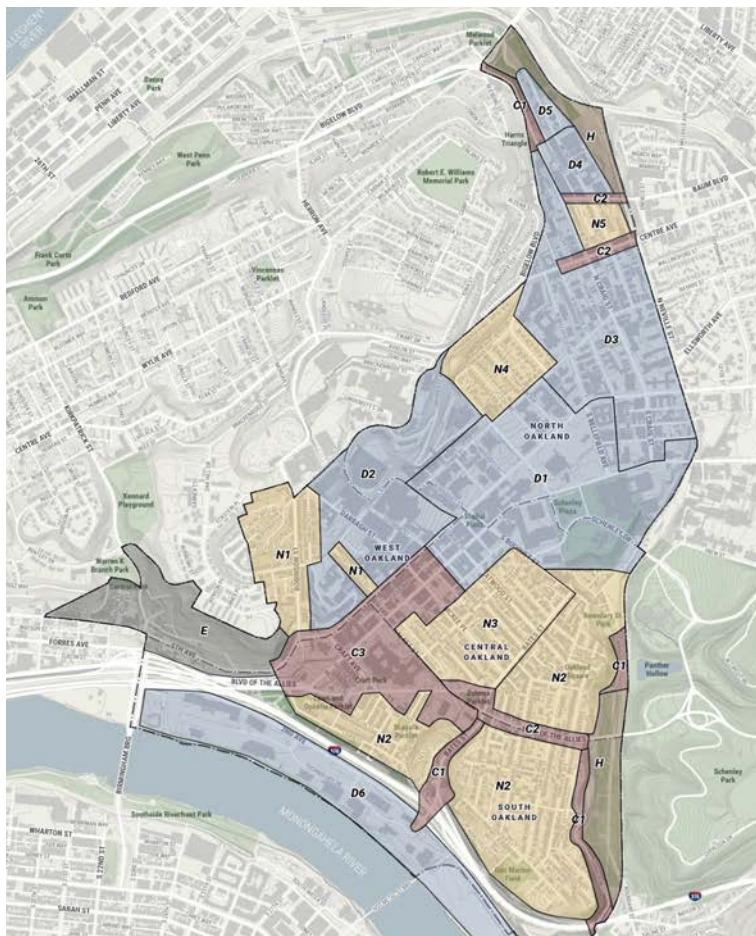


64% of Oakland's total land area impervious

Oakland Plan Existing Conditions Report (2020)

<https://pittsburghpa.gov/dcp/oakland-re-sources>

Excerpt from
The 2020 Oakland Plan



NEIGHBORHOOD CHARACTER AREAS

Predominantly residential areas with small to moderate scale homes, originally built to serve non-student households



CORRIDOR CHARACTER AREAS

Development patterns and urban form heavily influenced by role of street as important transportation corridor. Development frontage predominantly commercial, institutional, or light industrial and highly varied; pedestrian environment challenging; frequent potential or desirability for change



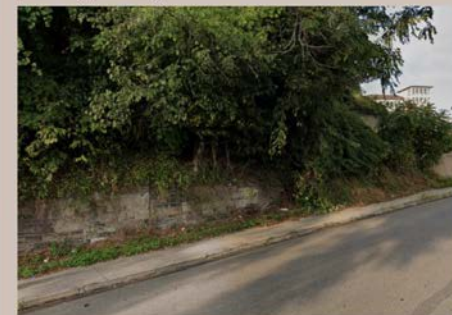
DISTRICT CHARACTER AREAS

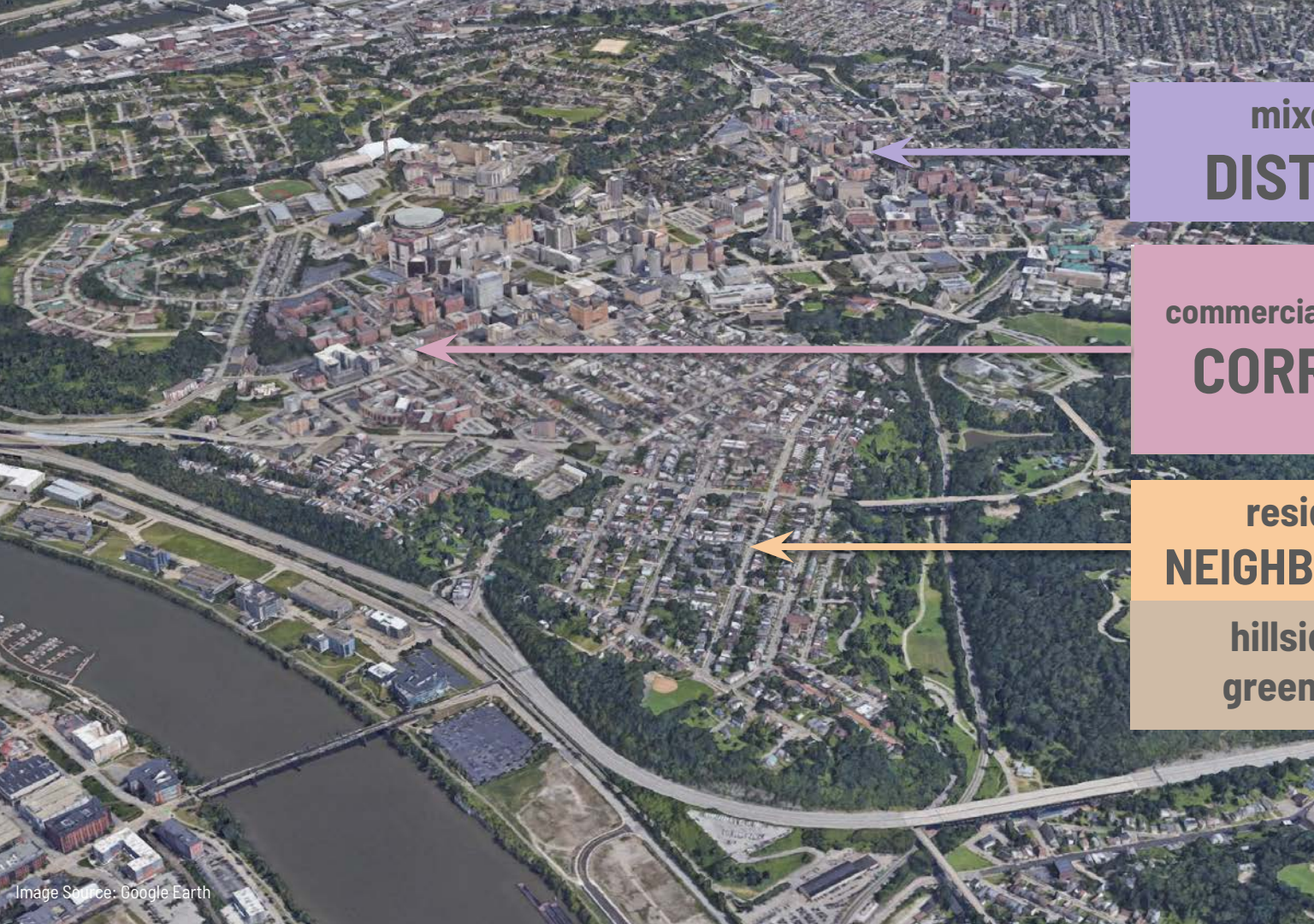
Mix of residential, commercial, institutional and/or light industrial uses. Building type and height diverse in most areas, more consistent in others



HILLSIDE CHARACTER AREAS

Areas of steep topography that traditionally have not been feasible for development. Mostly wooded, with some street corridors passing through.





**mixed-use
DISTRICTS**

**commercial/institutional
CORRIDORS**

**residential
NEIGHBORHOODS**

**hillsides and
green spaces**



**available green space
air quality
pedestrian quality
connectivity
aging buildings**

**challenges &
opportunities**



congestion
available green space
institutional pulses
(unpredicted emergency
response and predicted
student move-in)
aging buildings

**challenges &
opportunities**



landslides
quality of green space
air quality
pedestrian quality
connectivity
affordability

**challenges &
opportunities**

How can we address these challenges?

Here's what we've heard...

From previous documents and
DCP preliminary survey results | 4 Nov 2020

- Green infrastructure pocket parks
- Street tree stormwater networks
- Trails & connectors to Schenley Park
- Basement flooding mitigation
- Net zero energy buildings
- Farmer's markets
- Bus shelters
- Urban forest plantings
- Air quality monitoring and zoning
- District energy planning
- Renewable energy, solar panels, microgrids
- Energy hubs and resilience
- Low energy affordable housing
- Job training opportunities
- Healthy food in stores
- Safer and more visible intersections
- Shared courtyards

Imagining Oakland's resilient future...

**What is happening
today?**

Places
Projects
Organizations
Efforts

**What are our future
opportunities?**

Ideas and inspiration
at all scales!







**What do we need to
pursue these ideas?**

Information
Resources
Partnerships
Changed conditions

Resources



Neighborhood Plan Guide

Example Goals	Example Indicators	SDGs	EcoDistrict Priorities	P4 Goals
Urban Sustainable Design				
Buildings have active ground floors that positively contribute to the public realm.	<ul style="list-style-type: none"> • Percentage of buildings along major streets that have active ground floor uses (e.g., residential, retail, office, lobbies, and bike facilities). • Percentage of building facades at street level that are 60% or more transparent through windows or other openings. • Percentage of buildings that have identifiable primary entrances along primary and secondary frontages. 			
Streets, sidewalks, plazas, and parks are designed to create a pleasant and engaging public realm.	<ul style="list-style-type: none"> • Percentage of sidewalks along major streets that contain street trees, vegetated areas, seating, pedestrian-scaled lighting, or other furnishings. • Percentage of sidewalks along major streets that are at least 10 feet in width with 5 foot clearways. • Percentage of retail operations along major streets that have window displays, outdoor seating, pick-up windows, or other outward facing features. 			



Neighborhood Plan Guide: <https://pittsburghpa.gov/dcp/neighborhood-planning-guide>

Existing Conditions Report

- Part of the package of work that consultants are doing for City Planning to support the economic development and urban design components of the Oakland Plan process.
- The report pulls existing data and analyzes Oakland in a number of ways including demographics, market conditions, urban design, housing, mobility, stormwater management, and open space.
- It also makes comparisons to neighborhoods with similar mixes of residents and institutions including Midtown Atlanta, University City Philadelphia, and Kendall Square in Cambridge, MA.
- Full report: <https://pittsburghpa.gov/dcp/oakland-resources>



Oakland Urban Character Typology Areas

Overview of Typology Categories

Oakland varies considerably in its character, with a wide variety of conditions influenced by street design and traffic levels, the scale, use, ownership and age of buildings, and the character of unbuilt site areas that may contain parks, other landscaping, parking, or woodlands. The following diagram identifies 15 distinct character areas in Oakland (some present in more than one location), and the accompanying tables summarize their major characteristics. In some cases, the areas have important relationships with adjacent areas outside of the Oakland study area, as noted. Portions of West Oakland west of the convergence of Fifth Avenue, Forbes Avenue, and Boulevard of the Allies are not addressed here. Refer to the Uptown/West Oakland EcoInnovation Plan which covers this area in detail.

To inform planning that may seek to promote or prevent changes, the tables include an overview of the potential for change of streets, public places, and development parcels – whether driven by current trends or a known desire for change. Selected Points of Discussion on potential change are highlighted.



NEIGHBORHOOD CHARACTER AREAS

Predominantly residential areas with small to moderate scale homes, originally built to serve non-student households



DISTRICT CHARACTER AREAS

Mix of residential, commercial, institutional and/or light industrial uses. Building type and height diverse in most areas, more consistent in others



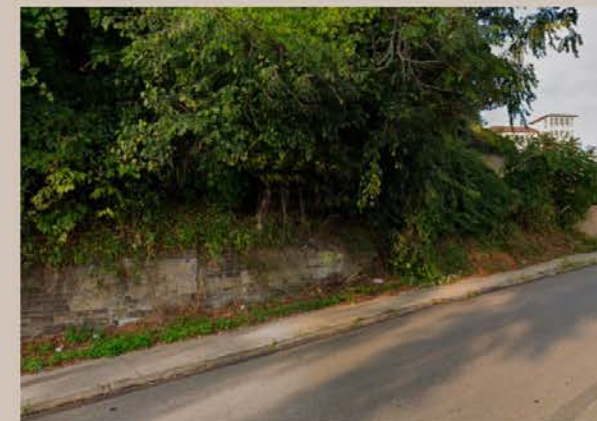
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NEIGHBORHOOD CHARACTER AREAS

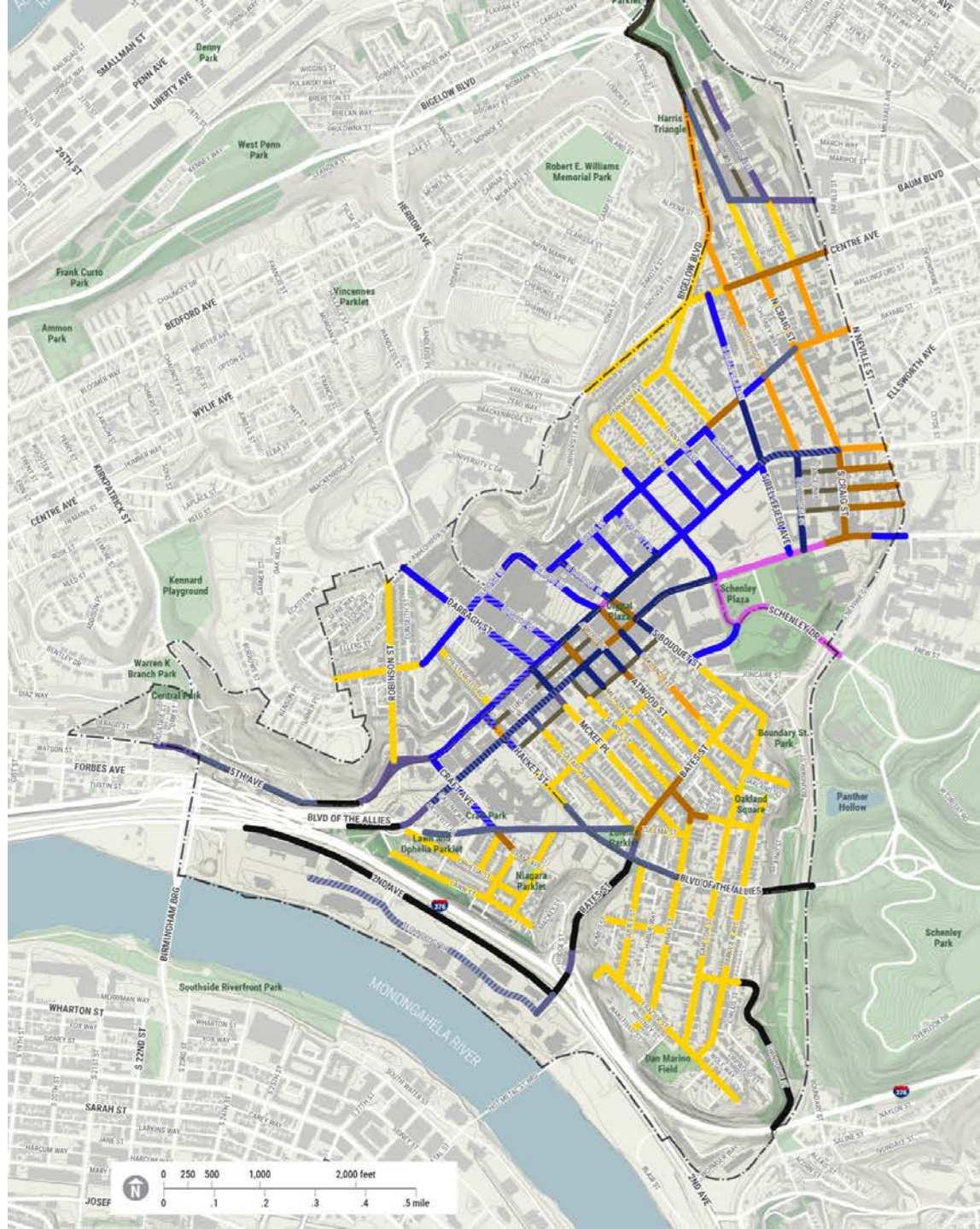
Predominantly residential areas with small to moderate scale homes, originally built to serve non-student households

N3 Central Oakland



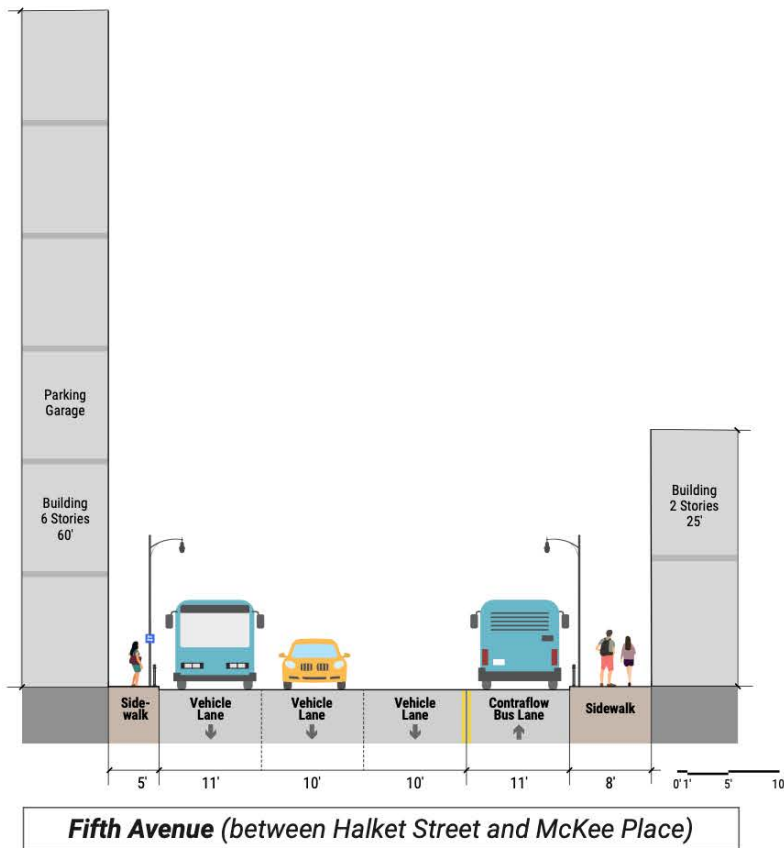
Predominant Characteristics	Potential for Change – Streets and Public Places	Potential for Change – Development Parcels	Street Typology <i>Predominant Present</i>	Zoning Districts <i>Predominant Present</i>	Building Typology	Points of Discussion
Traditional residential neighborhood with variety of single- and small multifamily housing types. Student residents predominate due to Pitt campus proximity. Neighborhood retail prevalent on Atwood Street. See character area C2 for Zulema Park, an amenity for the N3 area.	Desirable changes to poor public realm conditions include: widespread planting of street trees where missing (utilities and scarce space present challenges); traffic mitigation along Bates; improved access to park space in or near the area. New pedestrian connections and walkability improvements parallel to Forbes desirable where missing (such as between Atwood and Bouquet Streets) to reduce barrier of long blocks. See character area C2 for desirable Zulema Park improvements.	Dominant housing occupancy by college students expected to continue and intensify. Redevelopment pressure likely on underutilized sites adjoining Forbes corridor. Redevelopment could be leveraged to improve urban design transitions and address land use priorities (potentially housing options, research space, and/or other uses). Bouquet Gardens student housing to be redeveloped by Pitt with additional student housing. Community concerns include poor maintenance and management of private rental housing, and commuter parking on residential parcels.	Traditional Residential Neighborhood Mixed-Use (Bates) Service Alley (Iroquois, Fresco, Sennett)	R3-M, R1A-H, RM-H, R2-H, LNC	Traditional single- and small multi-family homes, rowhouses, 4-story garden apartments. Most retail is in small mixed-use buildings with housing above; some single-use retail. Firehouse and OPDC community center on Semple Street and McKee Place at Louisa Street.	Could higher-density residential development (for students and/or non-students) on selected sites provide useful benefits for Oakland as a whole?





Street Character

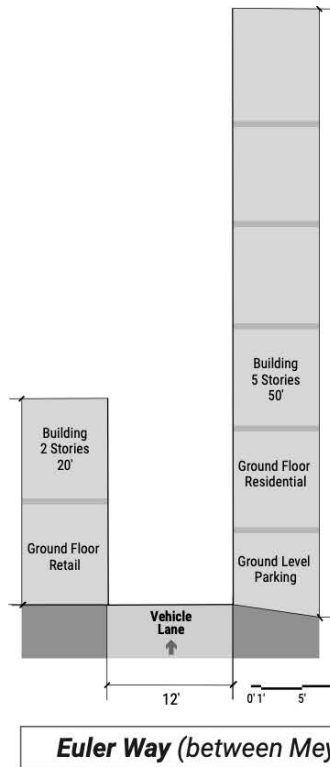
- Traditional Residential
- Mid Rise Multifamily Residential
- Neighborhood Mixed Use
- Urban Core Mixed Use – Pedestrian Amenity
- Urban Core Mixed Use – Pedestrian Challenge
- Service Alley
- Autocentric Mixed Use
- Autocentric Business Campus
- Civic Destination
- Institutional – Pedestrian Amenity
- Institutional – Pedestrian Challenge
- Vehicular Corridor with Development Constraints
- Revitalization / Transitional



Urban Core Mixed Use – Pedestrian Challenge

Forbes Ave. between McDevitt Pl. and Semple St., and Fifth Ave. between S. Bellefield Ave. and S. Craig St.

This typology has a dense array of mid to high rise buildings, ground floor commercial uses, upper floor apartments and offices, and transparent ground floor storefronts and form major transportation and economic spines of the Oakland neighborhood. However, in the pedestrian challenge segments the quality of the pedestrian environment is challenged by narrower sidewalks, pedestrian barriers, higher traffic speeds, and disruptions of the streetscape.



Service Alley

Euler Way, Iroquois Way, Fresco Way and Gold Way. Segments of Sennott St., Filmore St., Winthrop St., and Henry St. between Dithridge and S. Craig Streets

Service alleys are primarily used for off-street loading and parking access and have narrow cartways, minimal to no sidewalks, poor walkability, limited pedestrian egress, and are mostly located to the rear and side of urban core mixed use buildings.



Oakland's higher-density mixed use zoning districts include urban design standards for development.

The public realm districts include a number of urban design standards, administered through the Project Development Plan. While they vary by sub-district in requirement, they include:

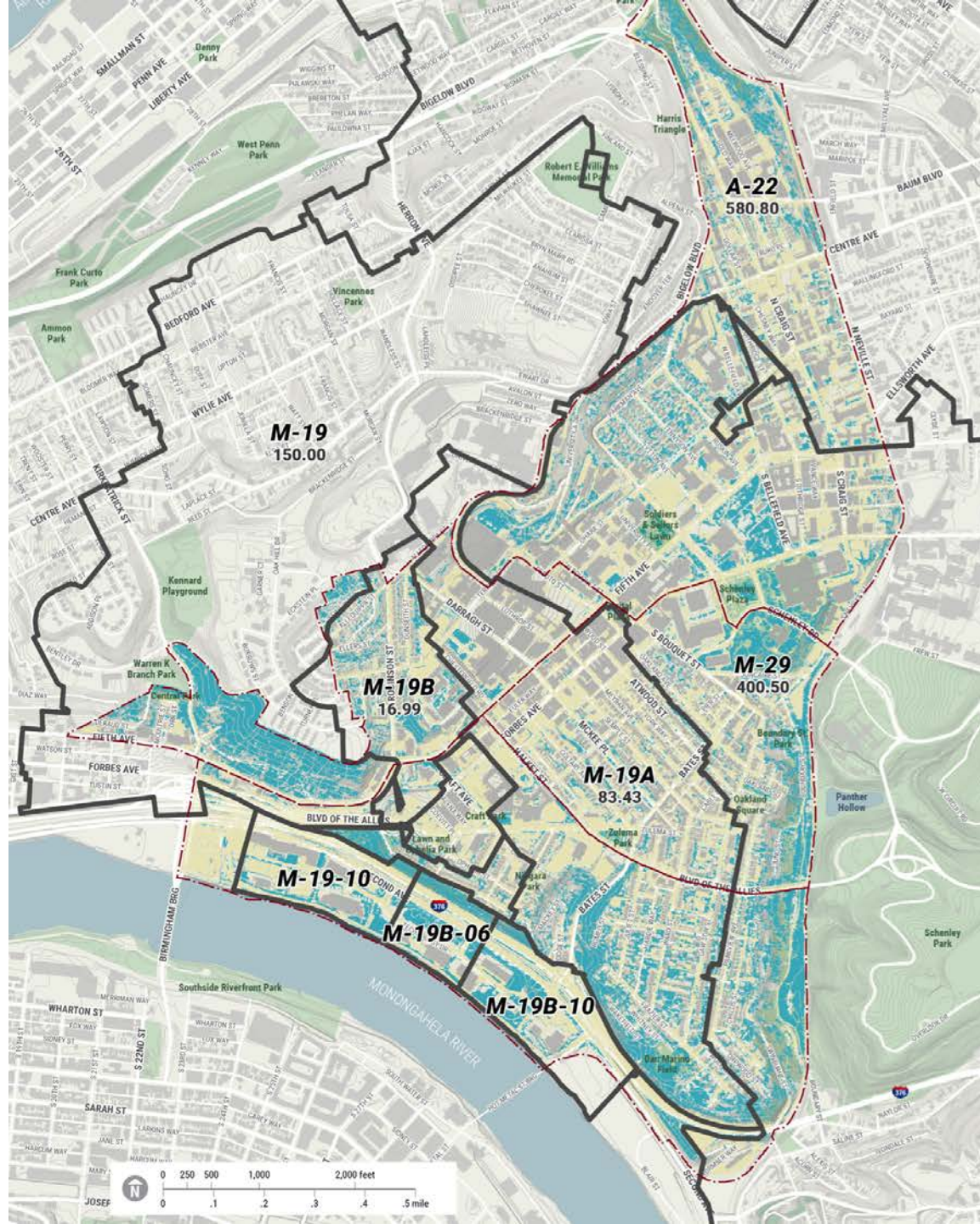
- Accessory surface parking is not allowed without a demonstration of alternatives and why they are not suitable for the site and project. Parking as a principal use of a property is only allowed to be provided in structures in the district; it cannot be provided as a surface lot.
- New construction must build-to the existing setback line of the surrounding buildings and neighborhood context. This line varies by each public realm subdistrict and area within it.
- Transparency is prioritized for ground floor uses. Transparent horizontal facades at pedestrian height are required along sidewalks or other public ways.
- Prominent and highly visible entrances are required on the building facade on the primary street of the public realm area – such as Craig Street, Forbes or Fifth Avenues, Boulevard of the Allies, or others as determined by the location of a property.

The Baum/Centre Overlay area also includes general design standards addressing planning goals. These standards are listed on page 130.



New development in the public realm districts such as these recent projects on Forbes Avenue must be constructed to meet urban design standards to match the setback line of the surrounding context, prioritize transparency on the ground floor, and include highly visible entrances.

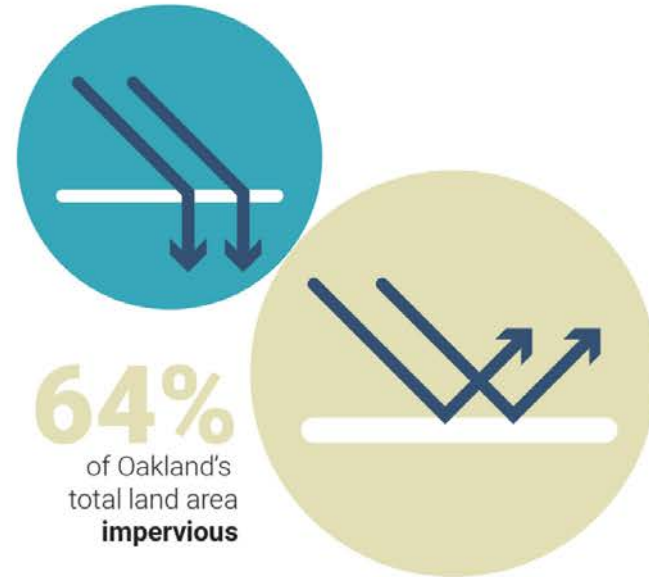


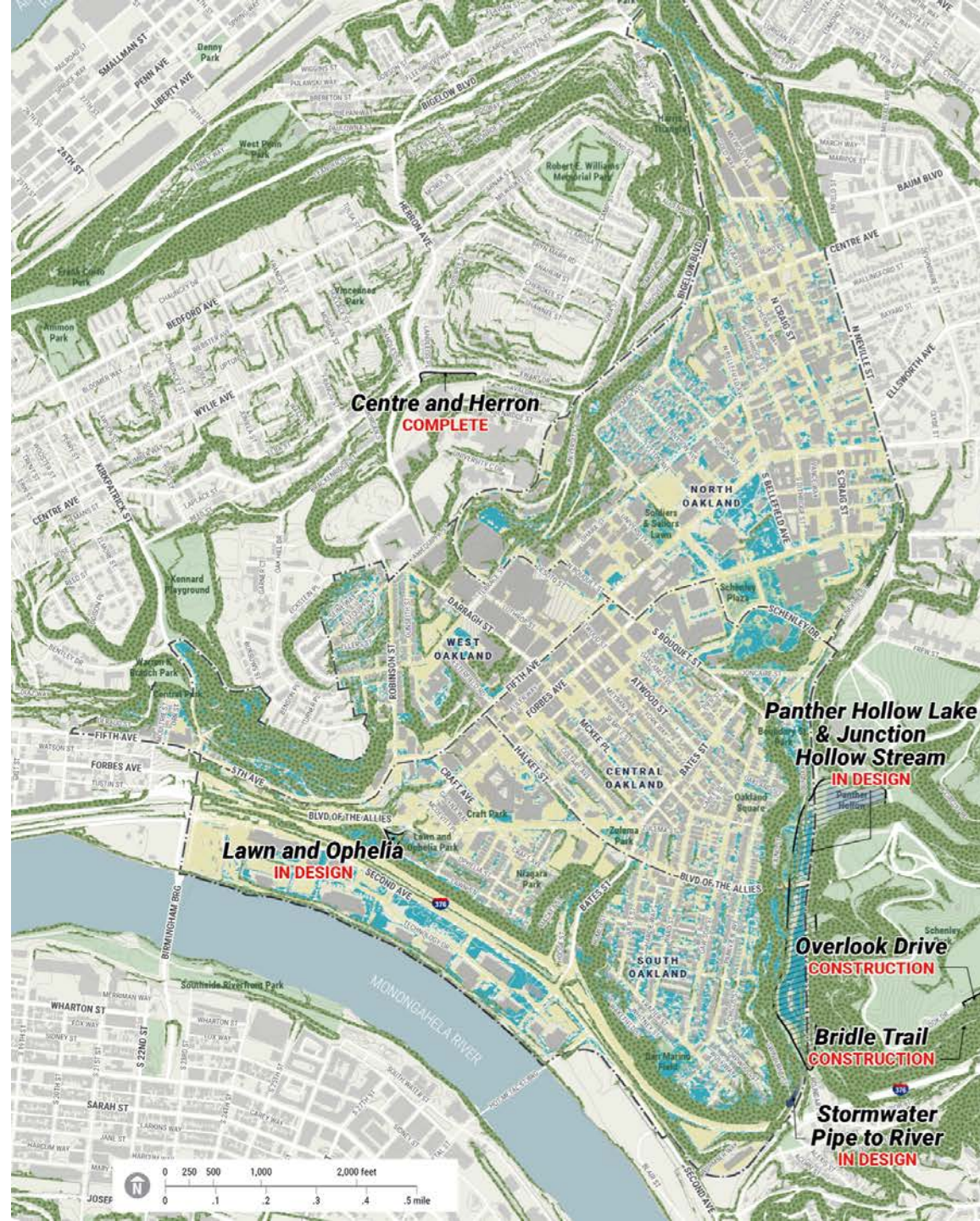


Priority Sewershed

- Neighborhoods' Boundaries
- Sewershed
- Pervious Area
- Impervious Area

Sources: PWSA. Values for directly connected acres and annual wet weather volume can be found in Table 3-3 and Appendix C of the Green First Plan, available on PWSA's website.





Topography and Green Infrastructure Projects

- Steep Slopes (25%+)
- Green Infrastructure Project In Progress
- Pervious Area
- Impervious Area





Tree Canopy

- Trees Owned and Maintained by City (1,500 trees)

CANOPY CHANGE (2010–2015)

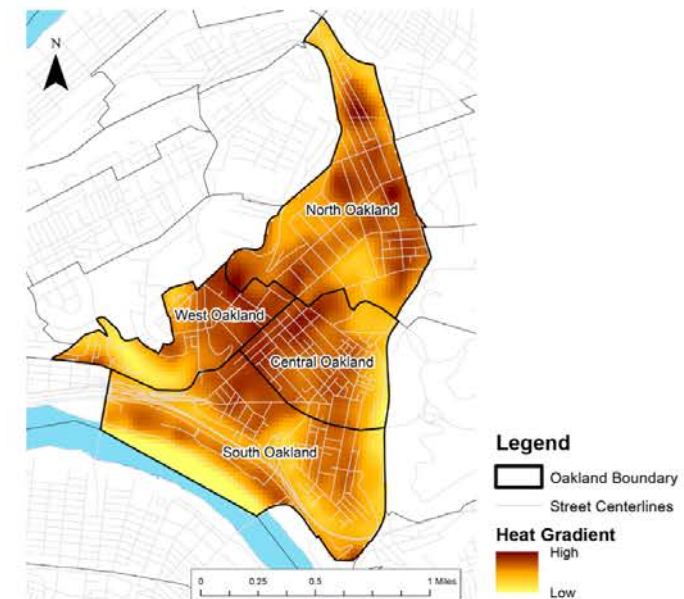
- No Change (180 acres)
- Gain (+2.4 acres)
- Loss (-34 acres)

Total canopy is estimated at 183 acres.

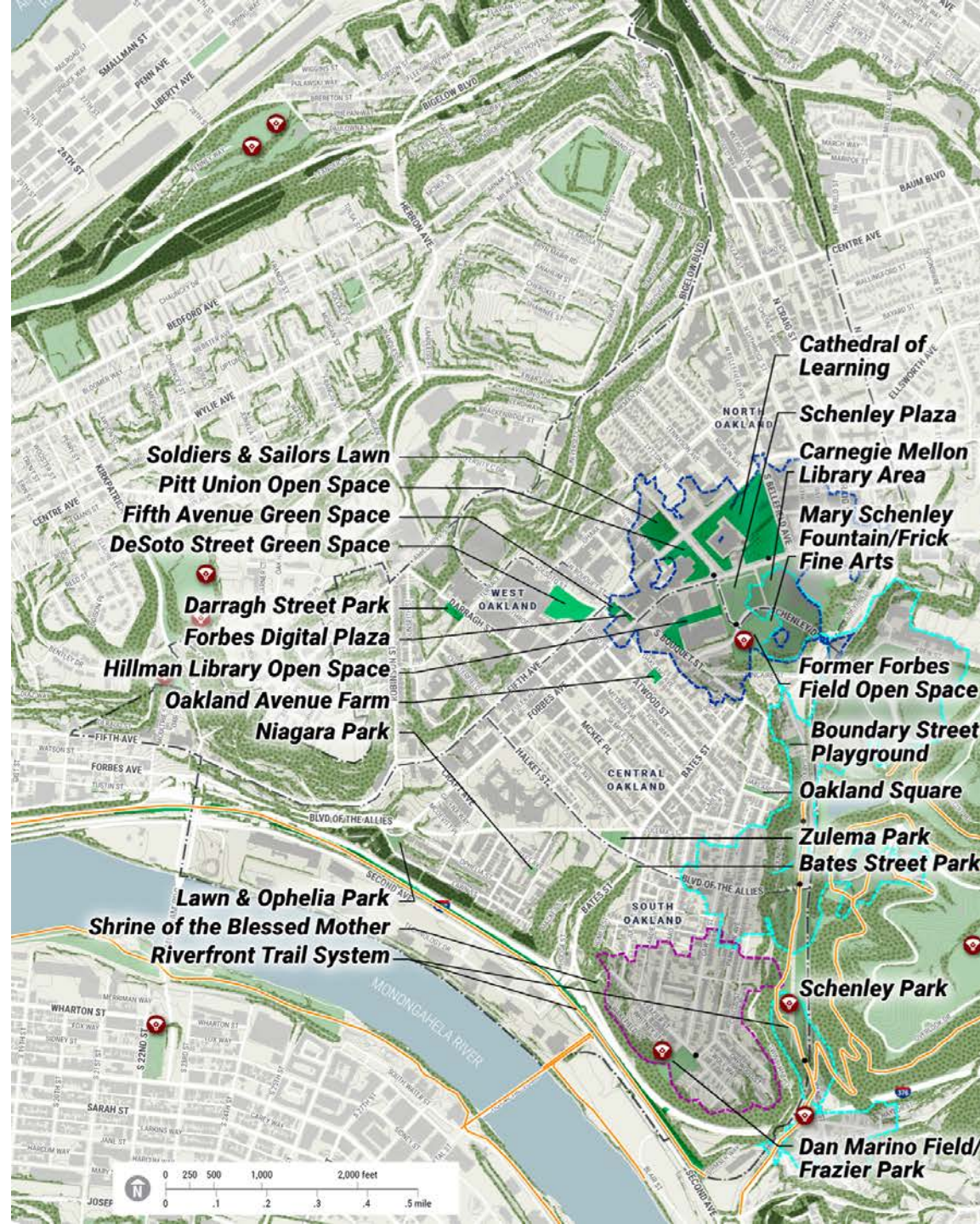
The majority of tree canopy in Oakland—77% of the total—is found on steep slopes at the edges of the neighborhood.

Source: LIDAR Imagery of Tree Canopy (2010–2015) Trees, City of Pittsburgh.

Oakland Temperature Map—September 2015



Source: Tree Pittsburgh



Parks and Open Space

- Steep Slopes (25%+)
- Parks
- Greenways (Preserved Steep Slopes)
- Public Spaces
- Athletic Fields
- Ballfields
- Trails

1/4-MILE WALKING DISTANCE

- Park Access Points
- Frazier Playground
- Schenley Park
- Schenley Plaza

Sources: Trails (2019), Bike PGH; Ballfields (2017), Greenway (2017), Parks (2017), and Public Spaces (2019), City of Pittsburgh; Athletic Fields (2006), Pittsburgh Boundary (2019), Rivers (2015), Streets (2017), Allegheny County.

DAN MARINO FIELD/FRAZIER PARK



The Dan Marino Field/Frazier Park, owned and operated by the City of Pittsburgh, is an active community park located on four acres of land at the intersections of Frazier Street, Dawson Street, and Parkview Avenue in the southeasternmost section of South Oakland. The Dan Marino Field features a well-maintained softball field for youth and adult leagues with lighting for night games. The field is also used for community events and the South Oakland Be A Good Neighbor

Block Party. The Frazier Field House, located in front of the softball field on Frazier Street, includes restrooms and hosts community meetings and youth education programs. The Frazier Playground is located adjacent to the field and features half-court basketball and play equipment and benches that are aging and in fair condition. The Frazier Farms community garden is located adjacent to the field house. The garden is owned and operated by the Oakland Community Development Corporation and provides public gardening and farming opportunities for local South Oakland residents.

Frazier Park and Dan Marino Field is located on the southern edge of the South Oakland neighborhood surrounded by residences. The park is also adjacent to the I-376 highway to the south but is separated by woodlands and steep slopes. The park is easily accessible by pedestrians and bicyclists within the surrounding neighborhood. Bicyclists can also access the park from the low traffic residential streets. There is a HealthyRide bike share station located adjacent to the field house on Frazier Street, but no bike racks are provided in or near the park. There is no transit service directly to the park, the closest bus stop is on Boulevard of the Allies and Dawson Street. Marino Field has no parking lot, all parking is on-street, which can be difficult at times during league games.

Ownership	City of Pittsburgh
Size	181,689 sf
% Green Space	85%
% Hardscape	15%
Activities/ Programming	Active Uses, Green Areas, Baseball Field, Playground, Community Garden
Posted Hours	Activity Hours: M 6-8pm Computer hours; T 4:30-6 pm Youth Open Studio; W 4:30-6 pm Youth Open Studio; Th 5-7 pm Chess club; Sun 5:30-7pm Youth Open Studio; First Tuesday monthly 6-7:30 pm song meeting
Posted Rules	Pet Owners Are Responsible for Cleaning Up After Pets; All dogs must be on a leash
Lighting Style	Auto-Utilitarian

The Open Space PGH Plan recommends a “Redevelop” for Frazier Park. Issues with the park identified in the Plan relate to the dominant use of the park as a fenced off ball field, leaving very little room for a flexible and functional neighborhood park. As such, the Plan recommends redeveloping the park by relocating the ball field (or reduce its formality and footprint), providing better access into the site by eliminating the fencing and providing pedestrian access from Whitney Street.





Oakland 2025

North Oakland business district

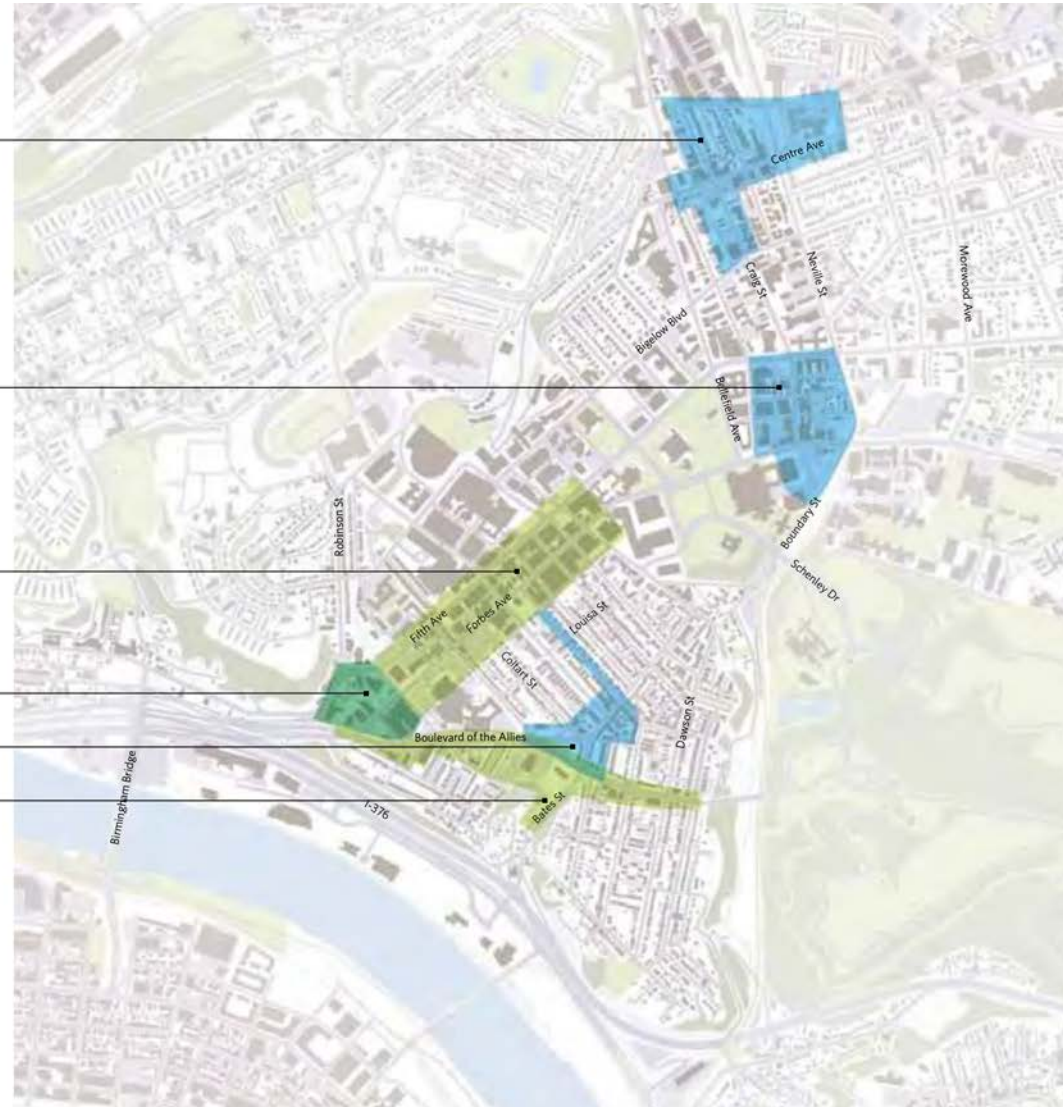
South Craig/Forbes innovation district

Fifth/Forbes multimodal corridor

Western Gateway portal

Bates/Zulema/Semple neighborhood

Boulevard of the Allies and Bates



Oakland 2025



Oakland 2025

Recommendation Summary

1. Pedestrian and Bicycle Trails

- Connect to other neighborhoods, trail networks, parks
- Create trails within Oakland to celebrate local heritage
- Clean up and repair city steps within the neighborhood

2. Streetscapes

- Green major corridors for stormwater management, beautification and air quality improvement
- Green neighborhood streets for traffic calming, beautification and higher property values

3. Hillside

- Clean up hillsides along highly-visible road corridors: remove invasive species, plant suitable hillside trees

4. Parklets

- Provide passive open space near business districts
- Restore existing parks

5. Community Gardens

- Support and maintain existing community gardens
- Create additional community gardens where appropriate

6. Playgrounds

- Renovate existing playgrounds
- Provide playgrounds / facilities suitable for older kids
- Create alternative playgrounds for people of all ages

7. Stormwater Management

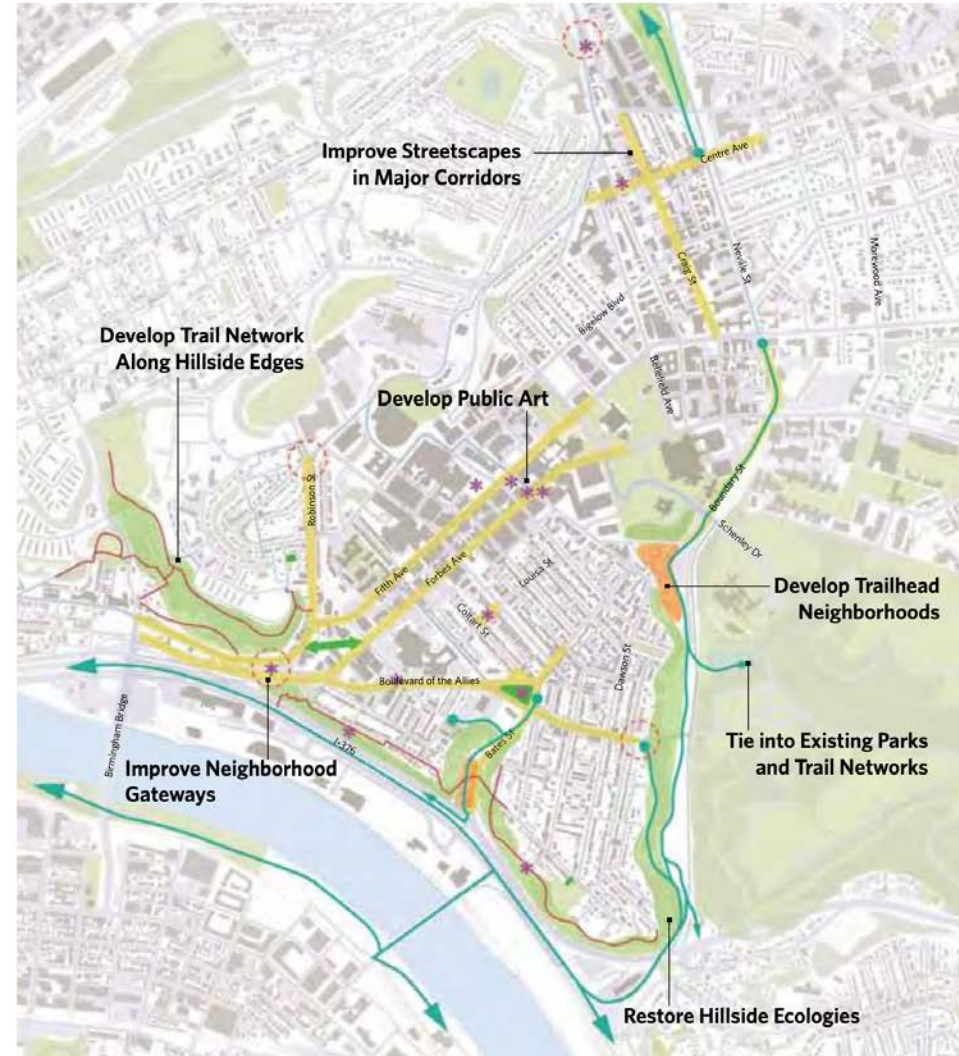
- Use landscape-based solutions to mitigate stormwater issues and control run-off

8. Gateways

- Beautify neighborhood gateways through landscape, neighborhood identity signage and public art

10. Public Art

- Create public art opportunities to express neighborhood identity and celebrate local history—coordinate with Innovation Oakland implementation



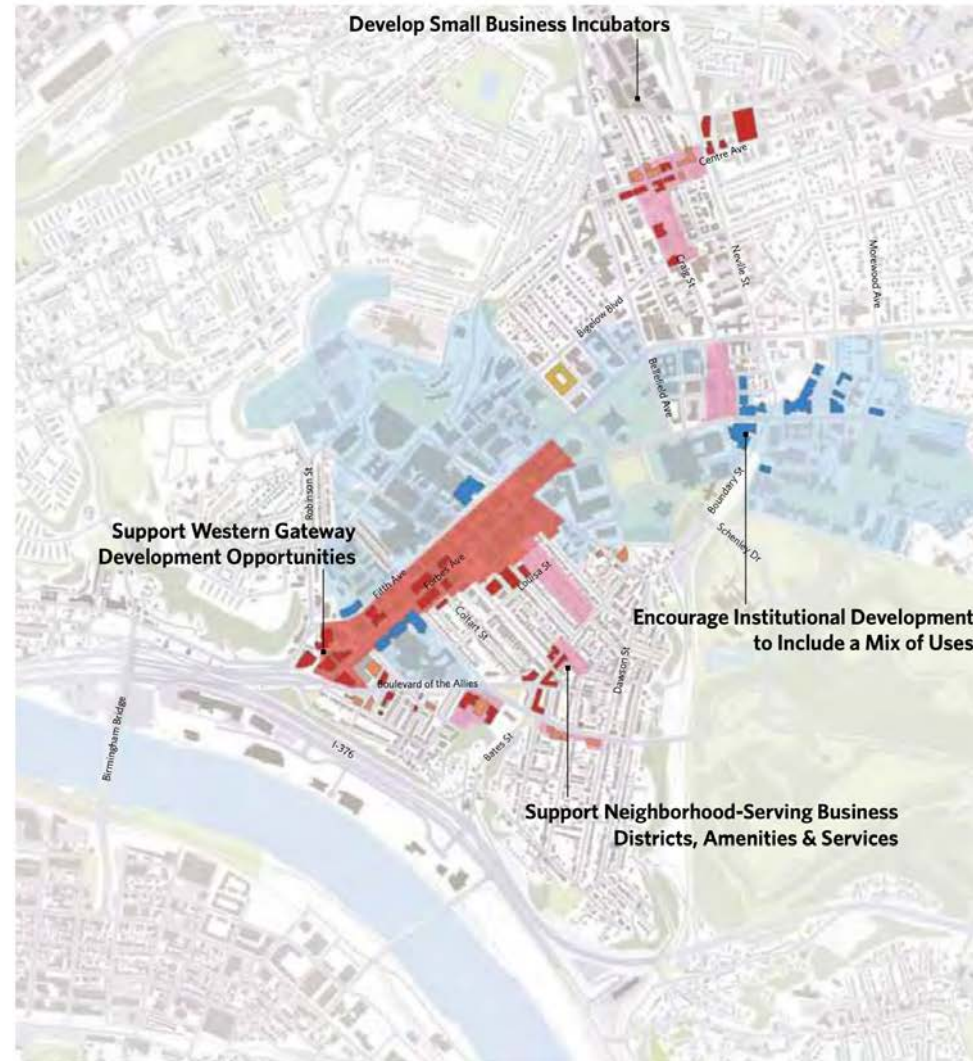
Proposed Open Space Improvements



Oakland 2025

Development Opportunity Areas

- Fifth/Forbes commercial core: Lower Forbes: new commercial and mixed-use residential
- Innovation Oakland infrastructure project (including wayfinding/ digital information systems/ district branding and identity)
- Western Gateway portal (Fifth/Forbes): Based on recommendation from Innovation Oakland specific to the Boulevard Bridge wall
- Bates/Semple neighborhood retail
- Atwood Street restaurant row
- Bouquet/Joncaire district
- Trailhead neighborhood retail/restaurant
- Boulevard neighborhood retail (Isaly's, Gulf, Auto, convenience retail)
- Craig/Centre business district
- BRT-related retail (Robinson/Children's/CMU)
- Busway/Centre mobility hub development



Input from Online Open House

- Between mid-August and mid-October (2 months), public input was sought across a broad range of topics using the City's new engagement portal EngagePGH. We had 2,564 visitors and 805 contributions.
- Input was provided on pages for each Action Team theme (Community, Development, Mobility, and Infrastructure), and through a "What's your vision?" exercise on the main page.



Online Open House: <https://engage.pittsburghpa.gov/oakland/development>

Top priorities for new development

1. Affordable housing
2. Provide jobs the community needs
3. Parks and plazas
4. Green infrastructure to handle rainwater
5. Services like childcare and laundromats
6. Bus and bike facilities
7. Restaurants and shops
8. Create energy using solar and wind



Online Open House: <https://engage.pittsburghpa.gov/oakland/development>

Top elements of urban sustainable design

1. Plazas that treat stormwater
2. Streets with shade trees
3. Parks that treat rainwater or grow food
4. Buildings designed to maximize sunlight (tie)
5. Buildings with solar panels and green walls (tie)

Other ideas:

Composting pilot program in collaboration with universities, parking.



Online Open House: <https://engage.pittsburghpa.gov/oakland/development>

Breakout for Topic 1

Imagining Oakland's resilient future...

**What is happening
today?**

Places
Projects
Organizations
Efforts

**What are our future
opportunities?**

Ideas and inspiration
at all scales!

**What do we need to
pursue these ideas?**

Information
Resources
Partnerships
Changed conditions



Topic 2: Land Use Policy and Regulation

- Land use policies and regulations are important tools in achieving our goals from the other topics we'll cover in this Action Team.
- **Policies:** set a preferred direction for a topic. They are specific enough that someone can determine whether a proposed project or program would advance them (or not).
- **Regulations:** requirements, typically in the City's Zoning Code, that new development must follow in order to be permitted. There are limits to what can be required based on federal, state and local legal frameworks as well as architectural and financial considerations.



How are they used?

- City Planning's Zoning and Development Review staff and the City's Planning Commission enforce Zoning Code regulations.
- Land use policy acts as a set of guide posts for what the community would like to see and sometimes what it would not like to see happen.
- Neighborhood planners review projects in areas where there is an adopted plan and make recommendations to the Planning Commission based on how consistent development projects are with adopted policy for the area.



EcoInnovation District Plan (2017)

The vision in the plan called for an Uptown that:

- Repairs the environment and provides its residents with healthy activities and connections to nature;
- Allows everyone to benefit in the greening and growth of the district;
- Serves as a model for sustainable development and renewable energy systems; and
- Moves boldly forward while celebrating its history and unique urban character.

How can new policy and regulations help to make this happen?



Example policies from the plan

2.1 DIVERSIFY HOUSING OPTIONS

While the residential population in Uptown is extremely diverse, the housing stock available is much less so. The overwhelming majority of the 1,000 residents in the core of the neighborhood live in single family rowhomes. While this housing stock works well for families, it is not ideal for single renters, students, or seniors. The Greater Hill District Housing Study recognizes that there is demand for these other housing types that is currently not being met. While Duquesne University offers a consistent stream of student renters year-over-year, there are few suitable locations for them to live within Uptown. That is also true of a single person who works Downtown or Oakland and would love to live in Uptown due to its proximity and easy access.

To simply build out the neighborhood with the existing rowhouse typology would be a missed opportunity for

Uptown is in a unique position near many research institutions and start-up and technology-oriented businesses. Pittsburgh is experiencing a boom in this kind of activity earning national attention for research, robotics and small information technology businesses. In fact, the interest has been so strong that these traditional kinds of information technology businesses and research activities are happening in many locations including Oakland, Downtown, the Strip District, Almona and the North Shore. Uptown, too, is home to Avenu (formerly StartUptown and Revv Oakland) that supports small, start-up companies. In the context of all this activity around the City, what is Uptown's role in the innovation economy? With improved bus service on Fifth and Forbes, many of these other employment destinations are less than a 10-minute ride to Uptown. As noted earlier the redevelopment needs of Uptown present a unique opportunity to create a real life test platform to test and help bring to market products from the city's Clean Tech sector. Moreover, the proximity of Uptown to the city's major research institutions can help support some of their innovation space needs. However there is a substantial amount of innovation space development taking place in Pittsburgh. To help answer the question, we must examine Uptown's commercial market potential and real estate in relation to the rest of the city

The Pittsburgh office market consists of 7 sub-market geographies. Four of these geographies - Oakland, Greater Downtown, Parkway East, Central Business District - are indicators for Uptown's potential. Uptown is not considered as a separate market but is included in the Greater Downtown submarket. At the time of this analysis, Oakland was the most in demand commercial market in the City with a 2.0% vacancy rate and less than 110,000 sq. ft. of available space with essentially no Class A space available. Greater

2.2 CREATE SPACE FOR INNOVATION

2.4 IMPLEMENT POLICIES TO PROMOTE SUSTAINABLE & AFFORDABLE DEVELOPMENT

This process has revealed many issues to address in the community. Stormwater management, district energy, affordable housing and work space and, the preservation of existing structures are all important elements of this EcoInnovation district. To effectively manage stormwater or create new affordable housing cannot be done with public dollars alone. Creating a park that retains stormwater will be a huge benefit to the community but so will a development that instead of sending stormwater into the sewer, integrates a green roof that also captures stormwater. The opportunity is to design the rules of development to encourage private investment to participate in offering real solutions to the community's challenges.

Pittsburgh's 2030 District Challenge is one model that is successfully working with private partners to reduce energy and water use as well as carbon emissions. Currently focused on Downtown and Oakland, the City and local partners should seek to include all of Uptown into the 2030 District to help align the goals of the EcoInnovation District and this important program.

In addition, the current zoning rules neither serve the needs of developers nor the community. Variances are required to create developments that make sense for developers and the priorities outlined in this plan including the need to manage stormwater and improve air quality are not formally included in the codes. In some cases, the results of the current zoning requirements actively work against the desires of the community who have expressed a desire for walkable, active streets. For instance, parking requirements often force developers to allocate almost the entire 1st floor toward parking instead of active commercial uses that the residents are craving. This relatively inactive space on the street only furthers the perception that the streets are not active and unsafe.

Zoning should work for the community by encouraging development that the community and developers are seeking. The recommendations below set the framework for a new Uptown Public Realm District in line with the community discussions regarding density, parking and affordability.

ZONING

- AFF
- STO
- DIST
- CRE
- PRE



Implementation through new regulations

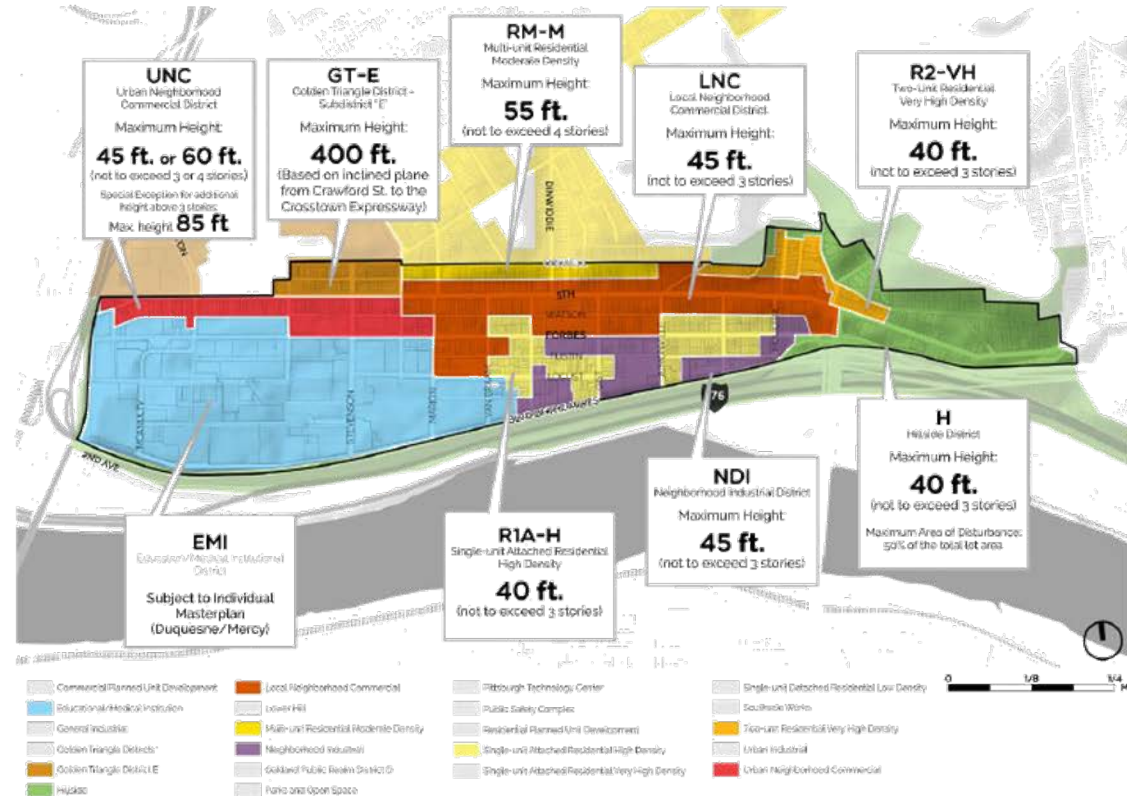
REWRITE ZONING FOR THE EID BASED ON PERFORMANCE

The existing zoning code in Uptown consists of 9 distinct districts all with a variety of different uses and maximum floor heights. Particularly challenging is the LNC classification which covers much of Fifth Avenue in the district and caps heights at 45 ft. With small parcel sizes, zoning requirements that don't fit the neighborhood including requirements for more parking than is needed, development is almost impossible without a variance.

The updated zoning should establish some base minimum requirements and new rules. These include minimum heights of two stories and zero front setbacks to match the existing character of the area. Other base requirements should include: Active ground floor uses; no surface parking lots; no ground floor parking garage entrances from Fifth or Forbes and; no demolitions of existing structures by right. The allowable uses should also be changed to align with goals discussed in this plan including a mix of small-scale commercial and residential uses allowed by right.

An important proposal for the new zoning is a bonus system that will set a base height, but allow more building height and mass through bonuses if certain affordability and sustainability goals are met. These goals are inspired by the p4 metrics developed by the City as standards for projects seeking public assistance. p4 includes metrics across 12 different topic areas. For simplicity, the proposed new zoning focuses on those issues that are most relevant to Uptown including

FIGURE 33: EXISTING ZONING



Uptown Public Realm District

- **Improve environmental performance of buildings** by requiring all projects to create stormwater management plans including homes, require buildings over 10,000 sf to go through green building reviews, limit speculative demolition.
- **Improve the street environment** by requiring articulation and stepping back buildings, making sure sidewalks are at least 10 ft wide (5 ft clearway), prohibiting surface parking, requiring active ground floor uses.
- **Strategy for parking** that eliminated minimum parking requirements, put a cap on new parking, required it to be convertible to other uses, and required it to provide community benefits.



Green building reviews

556 BUILDINGS
COMMITTED

86.3M
SQUARE FEET COMMITTED

Defining Standards for High Performance Building

The Pittsburgh 2030 District drives market transformation by uniting 164 leading organizations, creating unprecedented collaboration between sectors such as healthcare, hospitality, higher education, and technology. Defined by Pittsburgh's economic centers, the District boundary includes Downtown, Oakland, the Northside, and Uptown, with an expansion into the Strip District in 2019. Increasing GBA's influence in Western Pennsylvania, the District Affiliate program adds another 212 properties (representing over 9.4 million square feet) from across the region, building a broad coalition for change. GBA formalized Erie as an Established 2030 District in 2019. Erie now joins Pittsburgh and 21 other Established Districts around the world with 61 committed buildings, representing over 4.1 million square feet.

The Road to 2030

As a founding member of the 2030 Districts Network and the largest District to date, Pittsburgh is setting international standards for best practices in sustainable building. Founded in 2012, Pittsburgh represents 17.3% of all committed square feet in North America, including Philadelphia, Seattle, and Toronto. The District's robust network of 556 properties (representing more than 86.3 million square feet) has saved \$154 million and avoided over 1.5 million metric tons of CO₂e to date.

As we enter the final ten years on the road to 2030, we are reminded of the importance of building the Pittsburgh 2030 District to meet the ever-changing needs of the future. This could not be done without the dedication and collaboration of our Property Partners and District Affiliates. Solving today's problems with tomorrow's solutions is the goal of every one of our partners and has been the reason why the Pittsburgh 2030 District is successful.

COMMITTED
COMMITTED UNBUILT
NOT YET COMMITTED

2019

23.1%
ENERGY REDUCTION

19.8%
WATER REDUCTION

26%
CO₂ EMISSIONS REDUCED
FROM TRANSPORTATION
(2018 DATA)

122
BUILDINGS' INDIVIDUAL
IAQ DATA

\$43M
DOLLARS SAVED

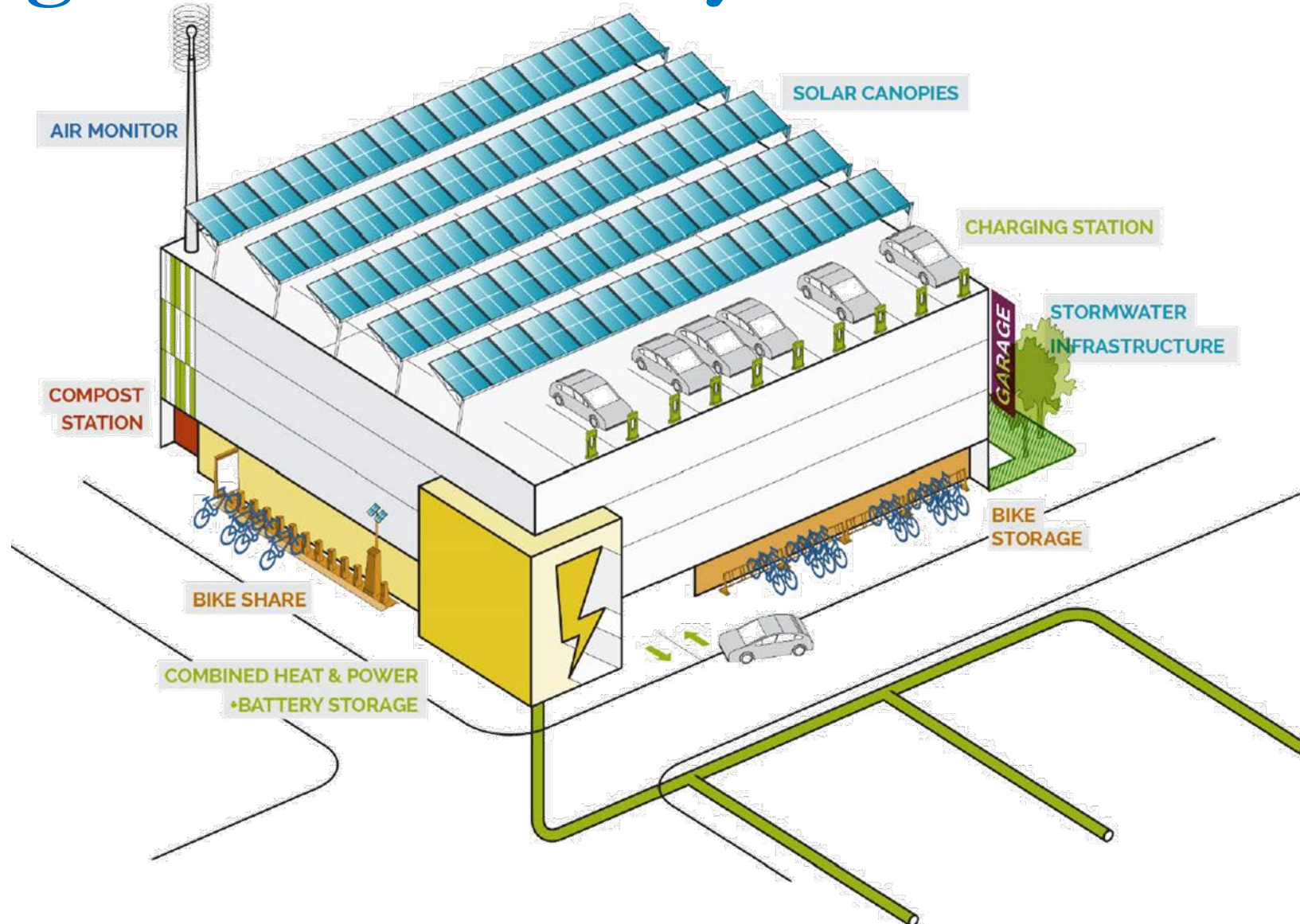
The 2030 District was expanded to include Uptown to implement the plan and the Green Building Alliance provides free green building reviews.

Larger projects are required to join the 2030 District.

Articulation and setbacks



Parking with community amenities



Performance Points System

- A flexible system that developers can incorporate into projects in a predictable way. The more projects built using the system, the more community goals are realized.
- For each goal, there are three levels of points with more points awarded for things that have a bigger impact.
- In Uptown, each point can be used to gain 15 ft of building height up to height limits set specifically for the two subdistricts.









Incentives in Uptown

- Energy efficient buildings.
- On-site renewable energy generation or connecting to district energy systems.
- Providing affordable housing. (Double points!)
- Treating stormwater on site with green infrastructure.
- Design that reuses buildings or otherwise preserves district character.

The subsequent Riverfront Zoning Project added additional bonuses to the menu that could be used in Oakland.



Neighborhood Plan Guide

<u>Example Goals</u>	<u>Example Indicators</u>	<u>SDGs</u>	<u>EcoDistrict Priorities</u>	<u>P4 Goals</u>
Land use regulations allow for desired building types, uses, and scales.	<ul style="list-style-type: none"> • Adoption of new base zoning districts and other regulatory tools. • Number of new structures built consistent with regulations. • Percentage of development projects that seek variances and whether they are supported or opposed by community organizations. • Presence of successful Neighborhood Conservation District(s). 			
Design guidelines and other policy tools are deployed to implement the plan vision.	<ul style="list-style-type: none"> • Development of City and/or community design guidelines. • Programs at community organizations (BIDs, CDCs, etc.) that provide consistent and cohesive design guidance to development teams. 			

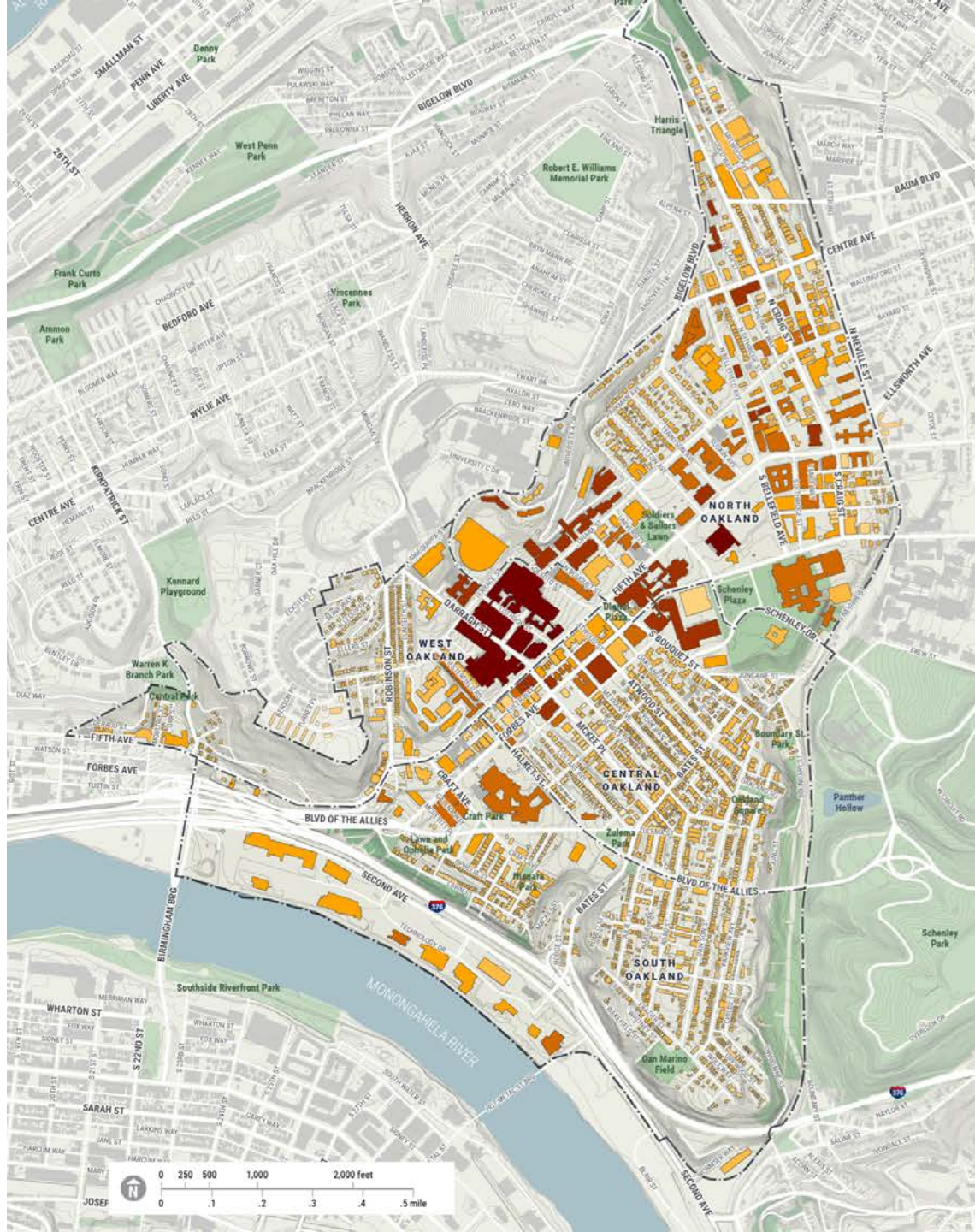


Neighborhood Plan Guide: <https://pittsburghpa.gov/dcp/neighborhood-planning-guide>

Existing Conditions Report

- Part of the package of work that consultants are doing for City Planning to support the economic development and urban design components of the Oakland Plan process.
- The report pulls existing data and analyzes Oakland in a number of ways including demographics, market conditions, urban design, housing, mobility, stormwater management, and open space.
- It also makes comparisons to neighborhoods with similar mixes of residents and institutions including Midtown Atlanta, University City Philadelphia, and Kendall Square in Cambridge, MA.
- Full report: <https://pittsburghpa.gov/dcp/oakland-resources>

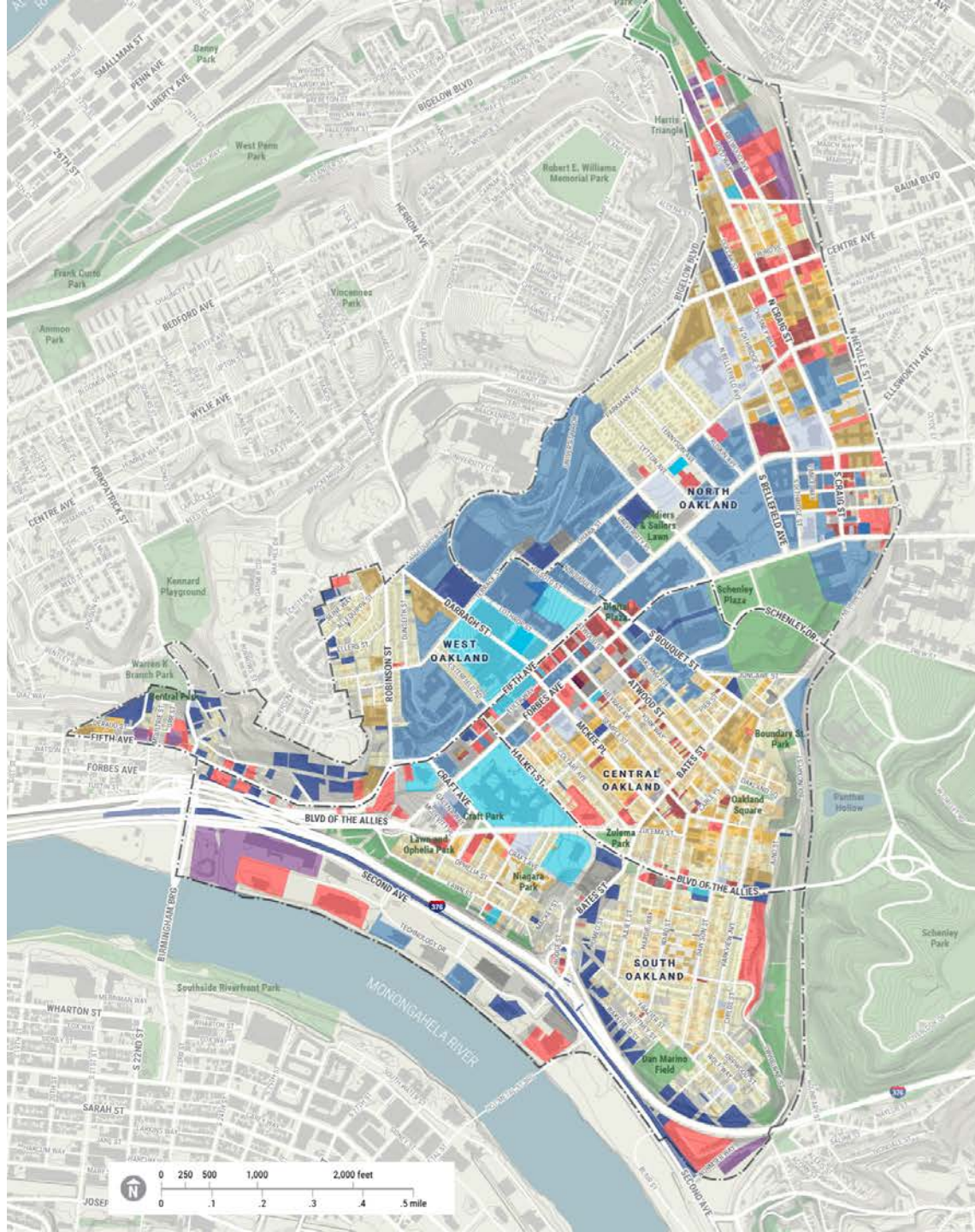




Building Height



Sources: hotels.com, Hotel Interview

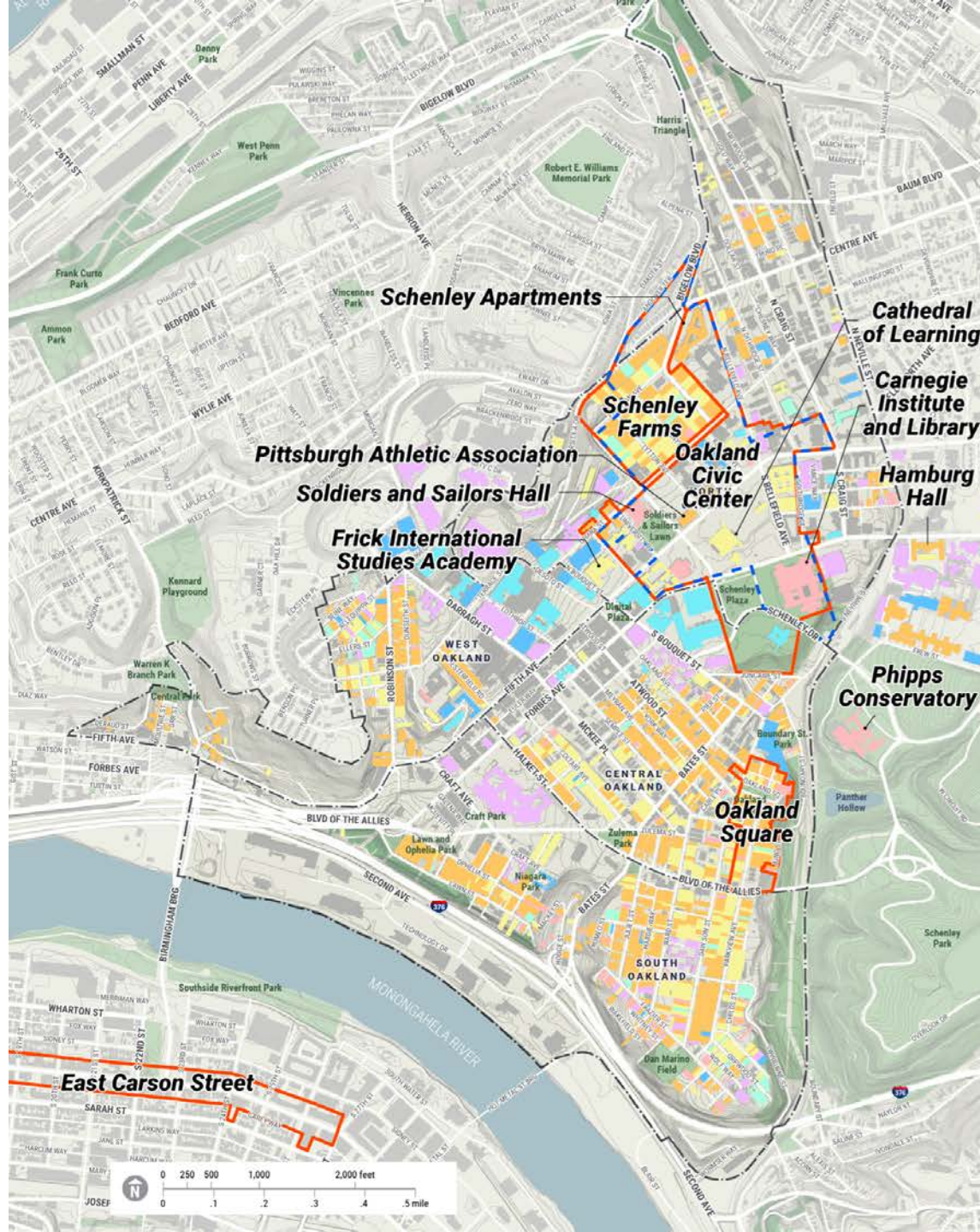


- Single Family
- Multi-family (2-4)
- Multi-family (5-19)
- Multi-family (20+)
- Commercial
- Mixed Use Commercial
- Public Park
- Government
- Education
- Medical
- Other Institution
- Industrial
- Utility / Parking
- Vacant

A donut chart illustrating the distribution of 772 acres. The chart is divided into three segments: a light green segment representing 34% (Residential), a blue segment representing 27% (Institutional), and a light gray segment representing 39% (Other). The total acreage, 772, is displayed in the center of the chart.

Category	Percentage
Residential	34%
Institutional	27%
Other	39%

772
ACRES



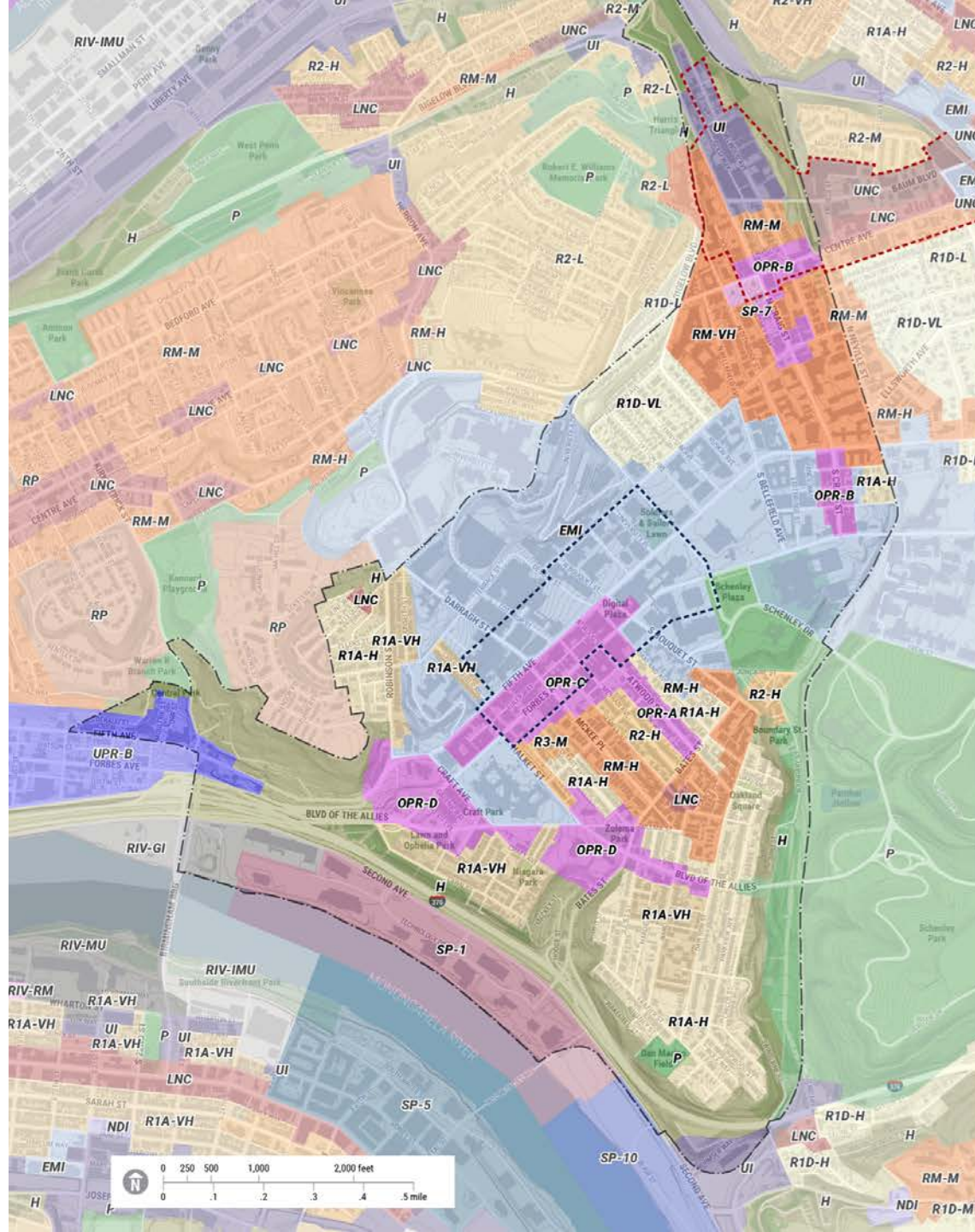
Historic Districts and Sites and Building Age Throughout Oakland

- Pittsburgh Historic Districts
- National Historic District

YEAR BUILT

- Before 1900
- 1900–1919
- 1920–1939
- 1940–1959
- 1960–1979
- 1980–Present
- No Data

Sources: Historic Districts (2017), Historic Sites (2018), City of Pittsburgh; Parcels (2019), Allegheny County.



Zoning Districts

- Parking Reduction Zoning
- Baum/Centre Overlay

PRESENT IN OAKLAND

- R1D-VL Single-Unit Detached Residential Very Low Density
- R1A-H Single-Unit Attached Residential High Density
- R1A-VH Single-Unit Attached Residential Very High Density
- R2-H Two-Unit Residential High Density
- R3-M Three-Unit Residential Moderate Density
- RM-M Multi-Unit Residential Moderate Density
- RM-H Multi-Unit Residential High Density
- RM-VH Multi-Unit Residential Very High Density
- EMI Educational / Medical Institution
- OPR-A Oakland Public Realm District A—Atwood Street
- OPR-B Oakland Public Realm District B—Craig Street
- OPR-C Oakland Public Realm District C—Fifth & Forbes District
- OPR-D Oakland Public Realm District D—Boulevard of the Allies
- LNC Local Neighborhood Commercial
- UI Urban Industrial
- SP-1 Pittsburgh Technology Center
- SP-7 Oakland Area Planned Development District
- P Parks and Open Space
- H Hillside

PRESENT IN SURROUNDING AREAS

- R1D-L Single-Unit Detached Residential Low Density
- R2-L Two-Unit Residential Low Density
- R2-M Two-Unit Residential Moderate Density
- R2-VH Two-Unit Residential Very High Density
- RP Residential Planned Unit Development
- UPR-B Uptown Public Realm District
- UNC Urban Neighborhood Commercial
- NDI Neighborhood Industrial
- RIV-GI Riverfront General Industrial
- RIV-IMU Riverfront Industrial Mixed Use
- RIV-MU Riverfront Mixed Use
- SP-10 Almona
- SP-5 Southside Works

Sources: Zoning (2018), City of Pittsburgh; Pittsburgh Boundary (2019), Rivers (2015), Streets (2017), Allegheny County.

Existing zoning includes large areas of residential and educational/medical institutional. Only 100 acres are zoned for the highest-density, mixed-use development of the public realm districts.

Together, the 197 acres zoned for small-scale residential uses are essentially equal to the area of Educational/Medical Institutional (EMI) zoning within the boundaries of Oakland. Approximately 180 acres of the land in Oakland is zoned for single-family residential uses of varying lot sizes in three districts, R1D-VL, R1A-H, and R1A-VH. An additional 17 acres are zoned for two- and three-family uses in the R2-H or R3-m district.

A further 111 acres are zoned for multi-family housing development of increasing density through the RM-M, RM-H, and RM-VH districts in Central and North Oakland. This multi-family district does not have the same requirements for building form as the neighboring public realm districts and Baum-Centre Overlay. The Local Neighborhood Commercial, or LNC, districts in Central and West Oakland, and just outside the boundaries of North Oakland, provide for a rich diversity of small-scale neighborhood-serving commercial uses, such as retail, dining, and other services.

There are four different Oakland Public Realm Districts. This zoning district allows for higher-density mixed-use development in areas of strategic importance. They are envisioned to capture the majority of significant development in Oakland. These areas are located on key corridors on Atwood Street, Boulevard of the Allies, Fifth and Forbes Avenue, and Craig Street. Together, they total 100 acres. The public realm districts are located in places where it is important that private development have a supportive relationship with the adjoining public realm of sidewalks, streets, and green spaces. The district includes site development standards for residential compatibility, environmental performance, and contextual building heights and setbacks. Notably, the Craig Street District does not include the entire Craig Street corridor and has two non-continugous areas.

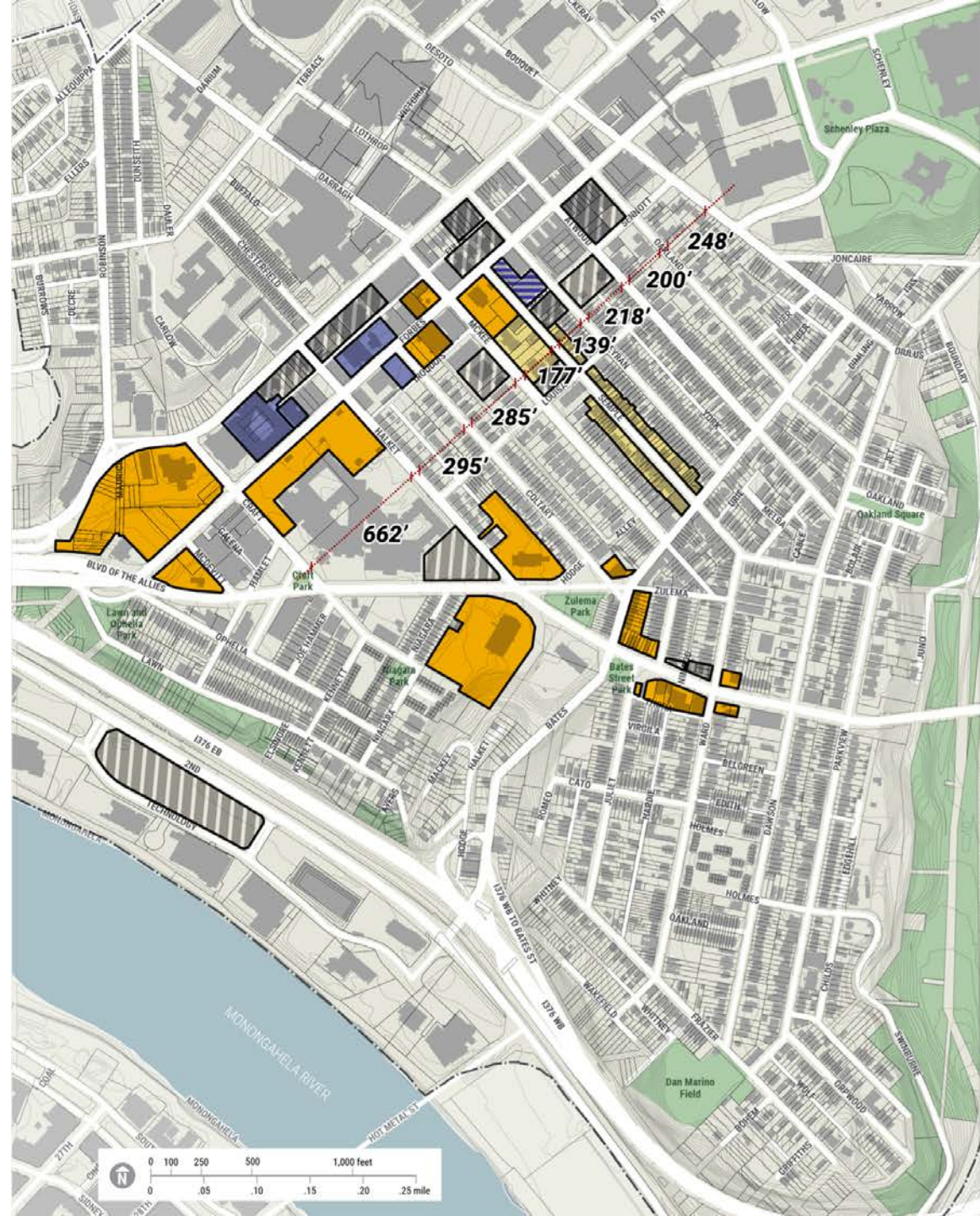
There are two special districts that set out additional regulatory standards for larger development areas. Educational/Medical Institutional, or EMI, are areas where development is regulated by Institutional Master Plans (IMPs). In Oakland there are IMPs for the UPMC Hospitals, University of Pittsburgh, Carnegie Mellon University, and Carlow University. The Special Permit area for the Pittsburgh Technology Center is a specially planned district, befitting its riverfront location and legacy as a redevelopment site. There is also a special permit area at the corner of Craig Street and Centre Street.

The Urban Industrial, or UI, district in North Oakland is a flexible district allowing a mix of uses including manufacturing, office, and residential uses.

There are two districts in Oakland that do not allow for development to protect open space and parks. The Hillside, or H, district is a special district for areas that are not suitable for intensive development because of the presence of environmental or scenic resources and because of the difficulty of providing essential public facilities and services. In Oakland, this district is present on the steep slopes surrounding the neighborhood. The Parks, or P, district supports a system of passive and active recreational uses in dedicated park areas. In Oakland this district covers the Schenley Park system and Frazier Park.

There are also two overlays in Oakland: the parking reduction overlay and Baum-Centre Overlay. The Baum-Centre Overlay provides criteria that development is evaluated against, including addressing compatibility with residential uses, continuing commercial retail corridors, prioritizing safe pedestrian circulation and attractive parking, preserving historic structures, and supporting open space and architectural quality among other goals. The parking reduction overlay provides a 50% reduction in the parking required for non-residential uses in the corridor bound by Halkett Street, O'Hara Street, Bigelow Boulevard, and Sennott Street/Iroquois Way.





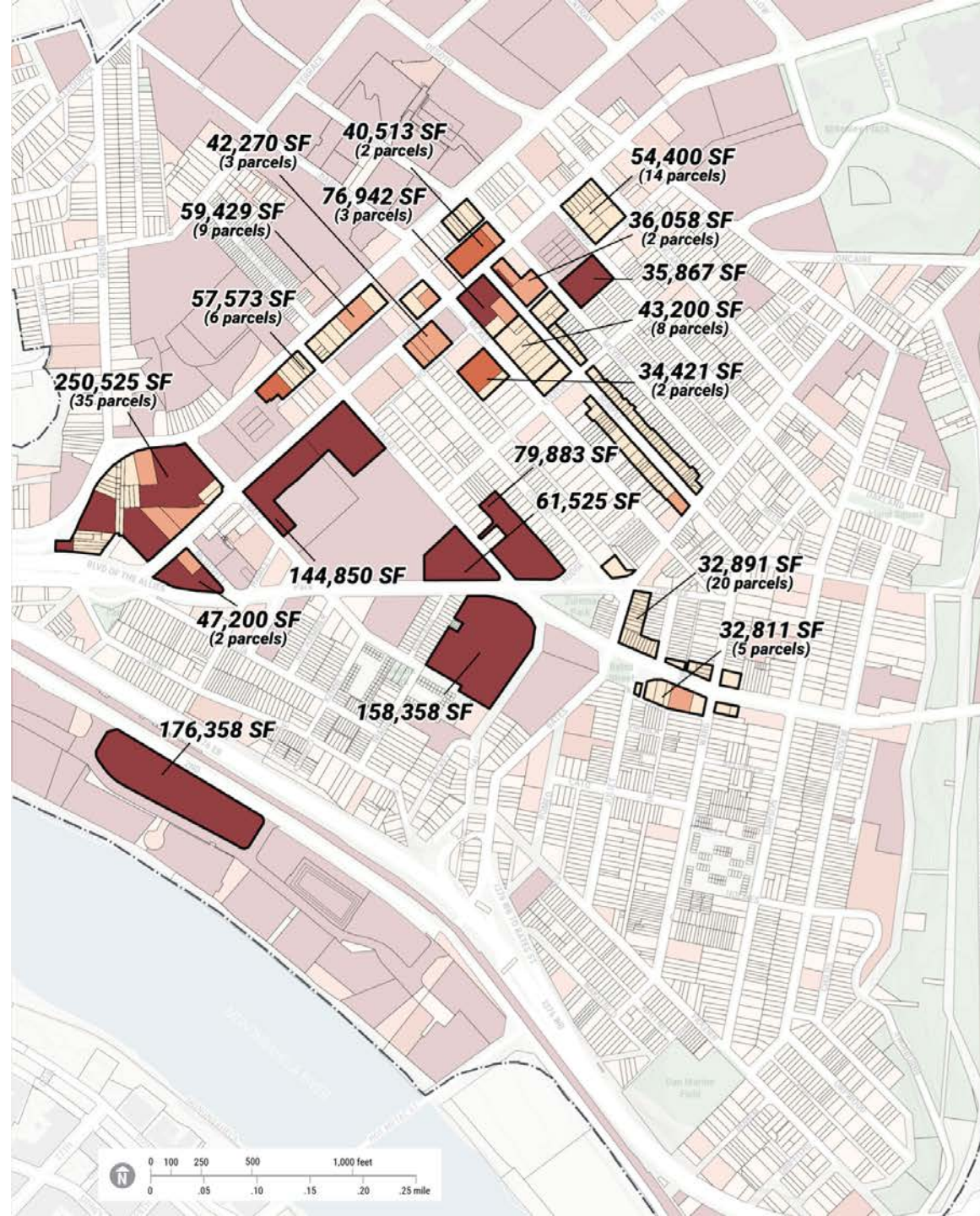
Parcels with Potential for Change

-  Oakland 2025 Plan: Recommended Student Housing Redevelopment
-  Oakland 2025 Plan: Recommended Mix-Use Redevelopment
-  Other apparent underutilized sites (FAR 2 or less)
-  Recently Redeveloped
-  Known Owner Interest in Redevelopment

Sources: Zoning (2018), City of Pittsburgh; Pittsburgh Boundary (2019), Property Assessment Parcel Data (2019), Rivers (2015), Streets (2017), Allegheny County; The Oakland 2025 Master Plan (2012), Pfaffmann + Associates, Studio for Spatial Practice.

The Oakland 2025 Plan envisioned catalytic redevelopment on some of Oakland's major corridors, including Forbes Avenue and Boulevard of the Allies.

There has been significant redevelopment on the Forbes Avenue corridor since the completion of the Oakland 2025 Plan, including ongoing owner interest in redevelopment. Some of these parcels with potential for change are shown on the opposite page.



Parcel size greatly affects what type and scale of building can feasibly be built upon it. As shown in this diagram, there are many possibilities for aggregation of smaller parcels to create larger ones. On parcels under 10,000 SF, elevators are usually not cost-effective; thus buildings tend to be walk-up residential or single-story commercial or institutional. Multifamily residential with elevator access is generally feasible on parcels over 10,000 SF. Research and office buildings generally require parcels at least 20,000 SF in area, with 25,000 to 30,000 SF or more sometimes preferred. Ramped parking structures commonly require at least 25,000 SF area.

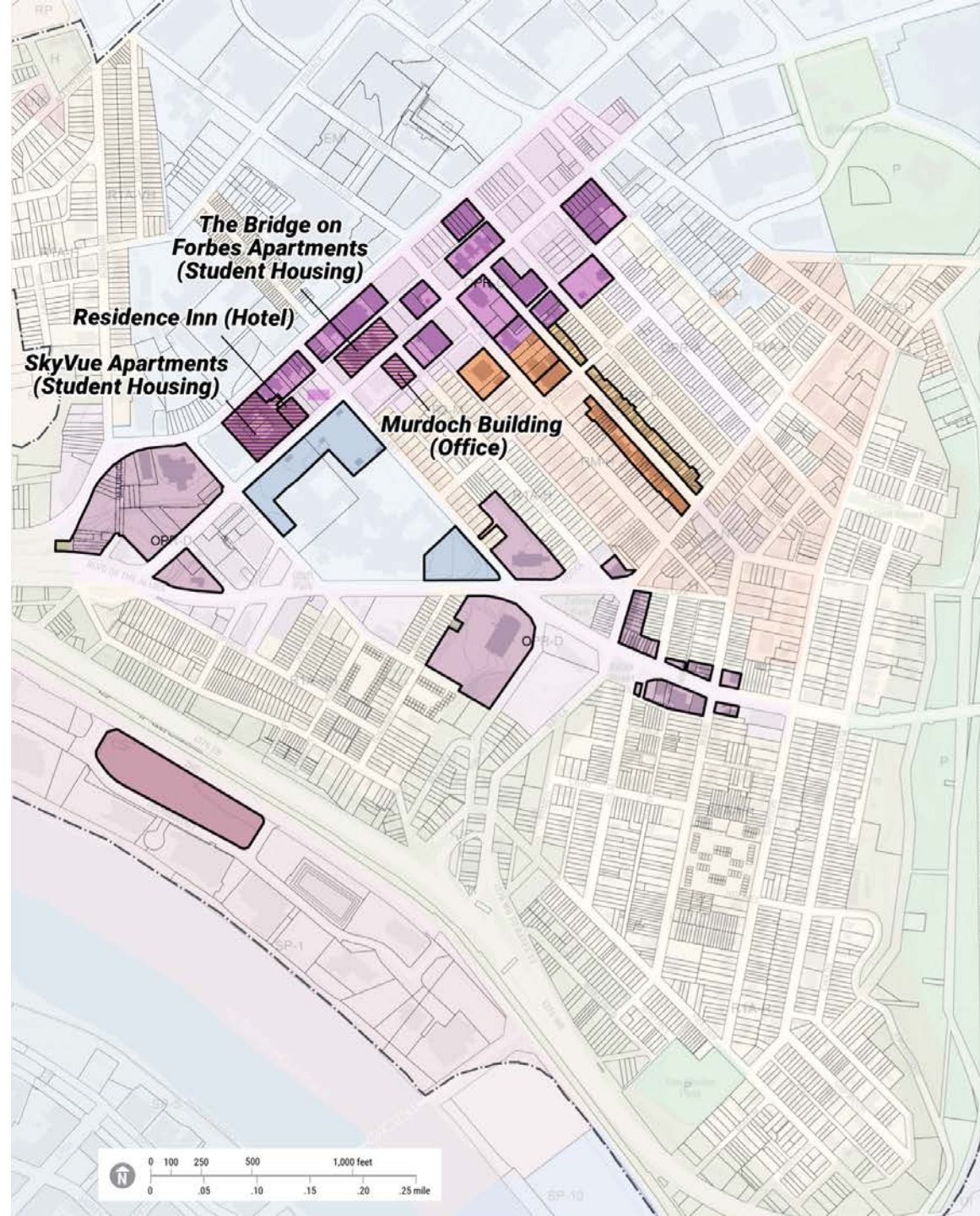
Parcels with Potential for Change: Site Area

Parcels with Potential for Change

SITE AREA

- < 10,000 SF
- 10,000 SF - 19,999 SF
- 20,000 SF - 29,999 SF
- > 30,000 SF

Sources: Zoning (2018), City of Pittsburgh; Pittsburgh Boundary (2019), Property Assessment Parcel Data (2019), Rivers (2015), Streets (2017), Allegheny County; The Oakland 2025 Master Plan (2012), Pfaffmann + Associates, Studio for Spatial Practice.



Many parcels with potential for change are within one of the Oakland Public Realm zoning districts, which allow for larger-scale development. Four parcels in the Oakland Public Realm District on Forbes Avenue have recently been redeveloped, two as student housing development, one as office, and one as hotel.

Parcels with Potential for Change: Zoning

Parcels with Potential for Change

ZONING

- R1A-H Single-Unit Attached Residential High Density
- R1A-VH Single-Unit Attached Residential very High Density
- R2-L Two-Unit Residential Low Density
- R2-H Two-Unit Residential High Density
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- SP-10 Almona
- SP-5 Southside Works
- P Parks and Open Space
- H Hillside






Sources: Zoning (2018), City of Pittsburgh; Pittsburgh Boundary (2019), Rivers (2015), Streets (2017), Allegheny County, The Oakland 2025 Master Plan (2012), Pfaffmann + Associates, Studio for Spatial Practice.

Oakland 2025

Oakland Neighborhoods

MOBILITY

-  Transit: Fifth/Forbes BRT line
-  Transit: BRT stations
-  Transit: consolidated shuttle loops (3)
-  Transit: Downtown circulator loop
-  Transit: mobility hubs

-  Bicycles: proposed on-street markings or dedicated lanes
-  Bicycles: proposed off-street trail
-  Bicycles: existing on-street markings or dedicated lanes
-  Bicycles: existing off-street trail
-  Bicycles: existing on-street route

HOUSING

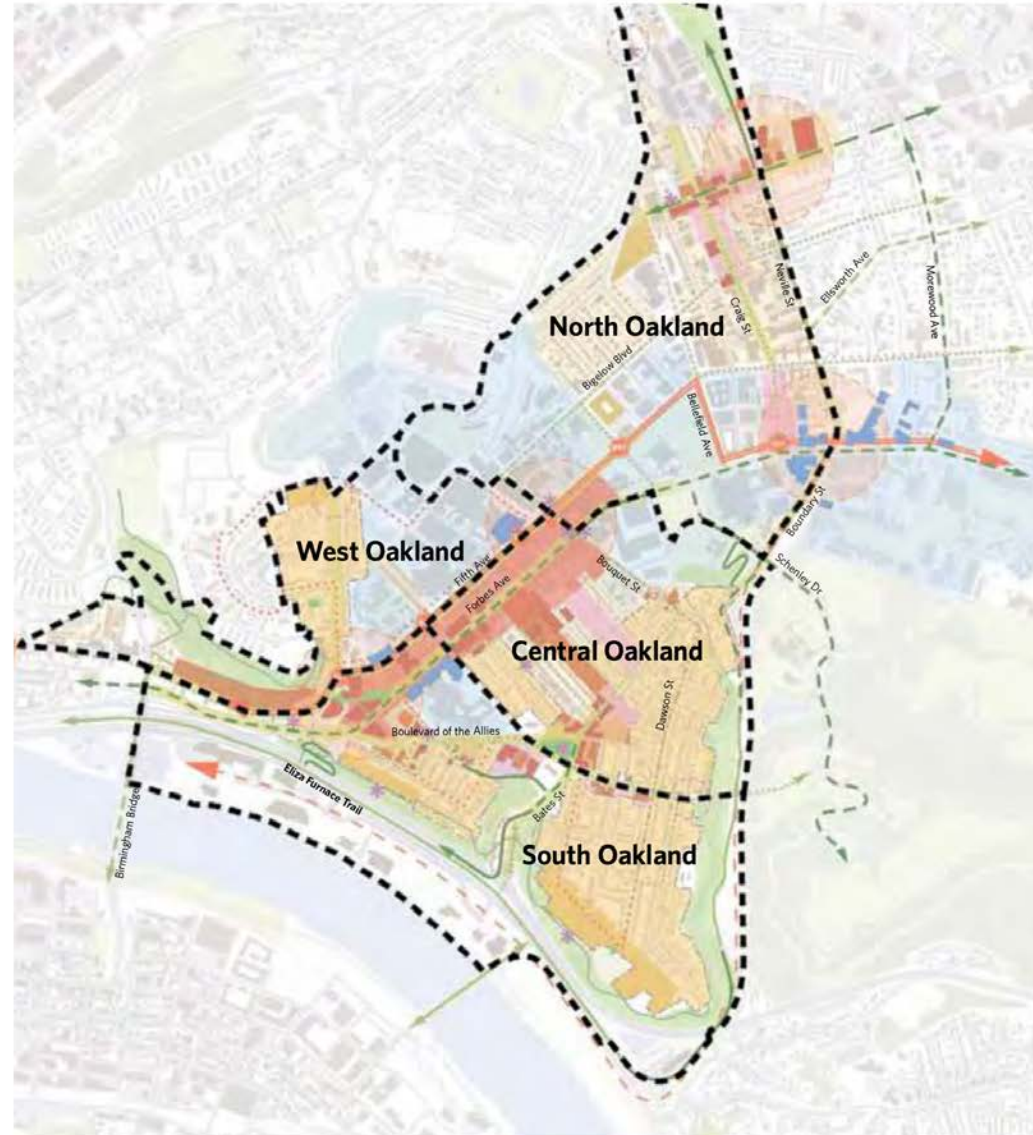
-  Existing residential areas
-  Homeowner preservation priority
-  New market-rate housing development
-  Corridors for apartments & student housing development

BUSINESS + DEVELOPMENT

-  Oakland Business Improvement District
-  Neighborhood business district
-  Existing institutions
-  Proposed mixed-use development
-  Proposed building renovation
-  Proposed institutional development

OPEN SPACE + ART

-  Renovated and expanded parks
-  Hillside restoration
-  Streetscape improvements
-  Trailhead neighborhoods
-  Public art
-  Gateway beautification
-  Walking trails








Oakland 2025

Oakland Neighborhoods

MOBILITY

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HOUSING

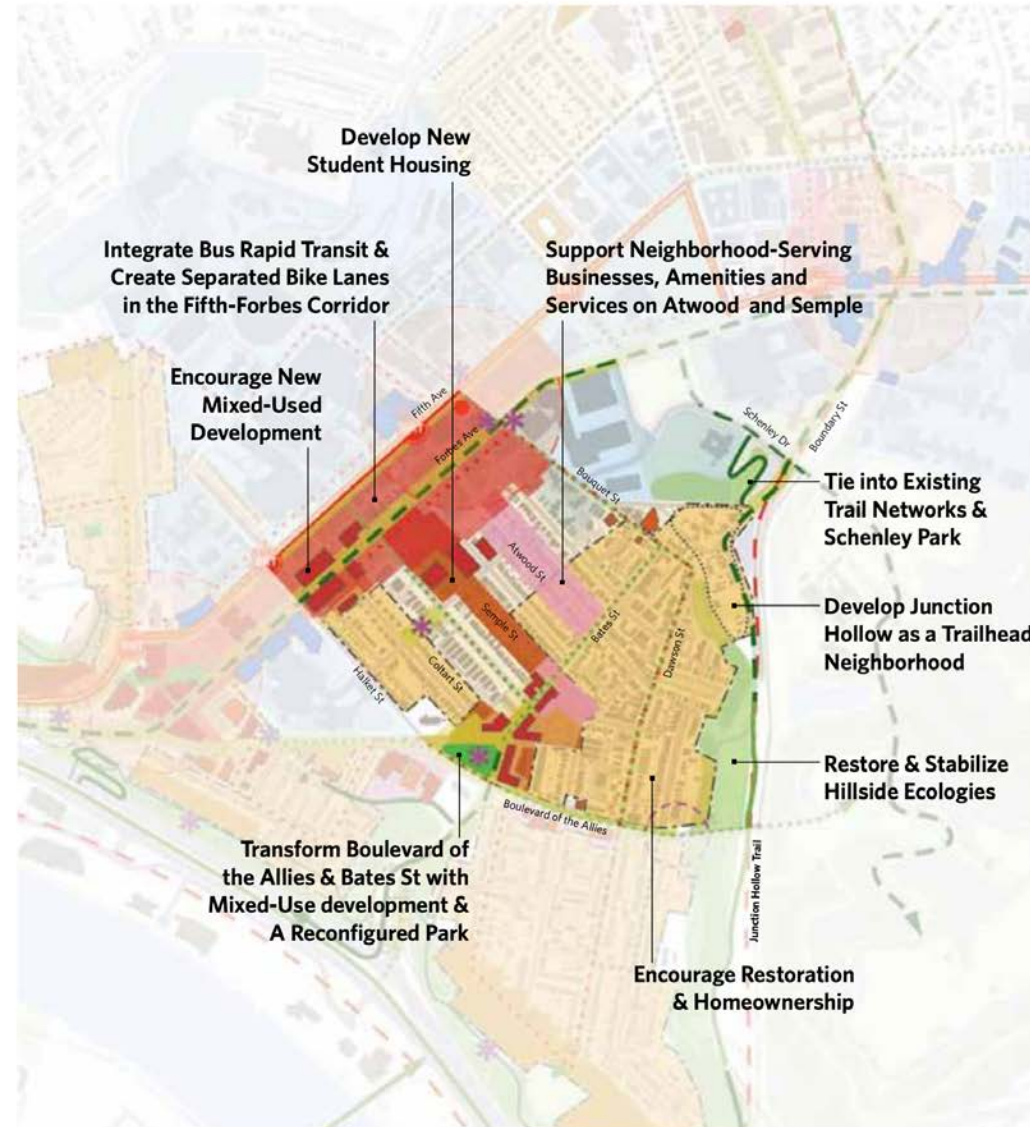
-  Existing residential areas
-  Homeowner preservation priority
-  New market-rate housing development
-  Corridors for apartments & student housing development

BUSINESS + DEVELOPMENT

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-  Neighborhood business district
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-  Proposed mixed-use development
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OPEN SPACE + ART

-  Renovated and expanded parks
-  Hillside restoration
-  Streetscape improvements
-  Trailhead neighborhoods
-  Public art
-  Gateway beautification
-  Walking trails



Oakland 2025

Section 3: Plan Themes and Program Initiatives

3.1 Introduction and Themes

To structure the plan and organize the community process, the Oakland 2025 planning team first developed a series of themes for the plan, and goals for each plan theme. The themes included the following:

- Housing
- Transportation
- Business and Development (including retail)
- Open Space and Art
- Community Building

Because housing and transportation were at the core of Oakland 2025 they were given special attention in terms of market, technical and policy analysis.

Goals for each theme are described below:

Housing Goal

Provide innovative, sustainable housing choices for diverse new residents who are attracted to Oakland's vitality and amenities, many of whom choose to live where they work. Do this through rehab, conservation and innovative new housing choices and financing incentives.

Transportation Goal

Establish a transportation network that will be highly multimodal (serving pedestrians, cyclists, and transit users equally as well as automobiles) with strong neighborhood connections that are well designed, safe, and accessible. Automobile traffic and parking demand will be lowered if more people live where they work.

Business & Development Goal

Foster local, unique, diverse mixed-use businesses and development in targeted core areas that grow from Oakland's innovation economy and support the neighborhood health.

Open Space & Art Goal

Integrate green infrastructure (trails, parks, trees, stormwater catchment) and public art into all economic development initiatives, large and small.

Community Building Goal

Reinforce neighborhood identity and increase social capital through community consensus, social networks, stewardship, gathering places, increased connectivity, and communication/access to information.



Input from Online Open House

- Between mid-August and mid-October (2 months), public input was sought across a broad range of topics using the City's new engagement portal EngagePGH. We had 2,564 visitors and 805 contributions.
- Input was provided on pages for each Action Team theme (Community, Development, Mobility, and Infrastructure), and through a "What's your vision?" exercise on the main page.



Online Open House: <https://engage.pittsburghpa.gov/oakland/development>

Top priorities for new development









1. Affordable housing
2. Provide jobs the community needs
3. Parks and plazas
4. Green infrastructure to handle rainwater
5. Services like childcare and laundromats
6. Bus and bike facilities
7. Restaurants and shops
8. Create energy using solar and wind

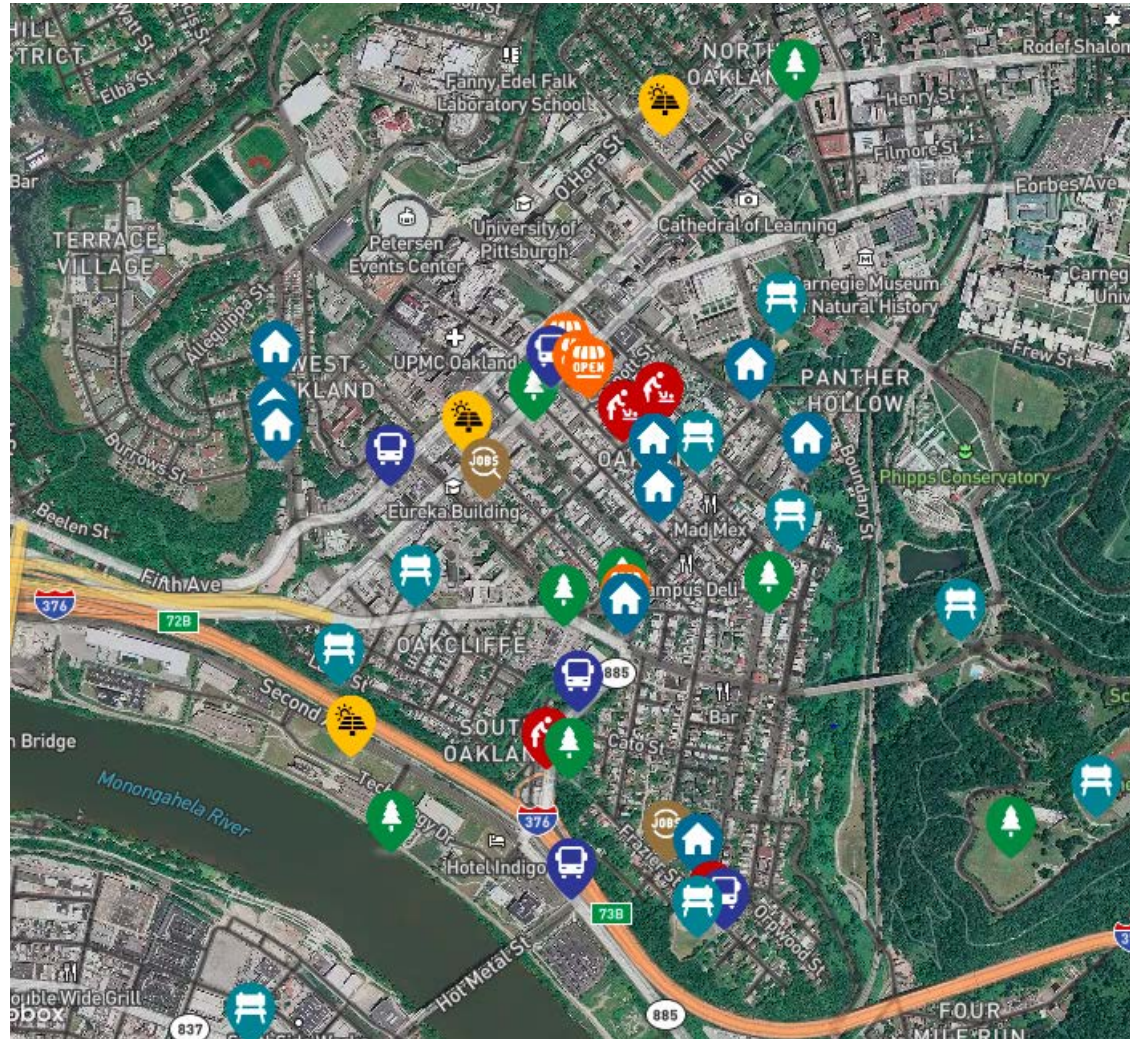


Online Open House: <https://engage.pittsburghpa.gov/oakland/development>

Where should these things go?

CATEGORIES

-  Affordable housing
-  Bus/bike facilities
-  Energy generation
-  Green infrastructure
-  Parks and plazas
-  Jobs
-  Restaurants/shops
-  Services



Trends:

More affordable housing in Central and West Oakland.

Integrate energy generation into major developments.

Green infrastructure along major corridors.

More bus and bike facilities throughout the neighborhood.

Improve and add new smaller green spaces throughout residential areas.



Examples of well done projects



Parkview Manor (South Oakland)

Why?

Transformed an existing structure into much-needed senior housing.

Themes: Adaptive reuse, senior housing



Murdoch Building (Central Oakland)

Why?

New ground-floor CVS is improvement over the old location, upper-level office/lab space is appropriate combination of height and density, while removing a low-use surface parking lot.

Themes: Active ground floor, employment use, density/height, surface parking



Examples of well done projects



Nordenberg Hall (South Oakland) (multiple comments)

Why?

Mixed-use student housing development that has a high-quality appearance, materials, with ground floor retail. Consistent with historic character of area, great sidewalk area.

Themes: Mixed-use, student housing, quality materials, ground floor activation, historic context, public realm.



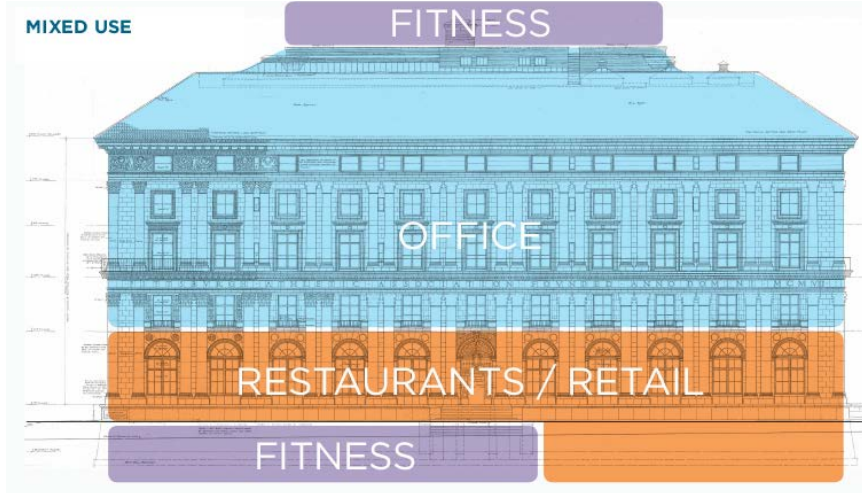
2520 Wadsworth Street (West Oakland)

Why?

Transformed underutilized land / hillside to much-needed affordably priced housing, with larger unit sizes.

Themes: Underutilized land, affordable housing, family supportive units.

Examples of well done projects



PAA (North Oakland)

Why?

Well done project along Fifth and Forbes that attracts further research, jobs, and investment for the community and the institutions.

Themes: Historic preservation, employment use, attracting investment to community.



Fifth and Halket (South Oakland)

Why?

Well designed employment project. Off campus student housing provides very little benefit to the community and cheapens the aesthetics.

Themes: Employment use, improved aesthetics.



Examples of well done projects



Penn Mathilda Living (Bloomfield)

Why?

Mixed-use, affordable housing. Flexible ground level commercial space. Mix of residential unit sizes above.

Themes: Mixed-use, affordable housing, ground floor activity, mixture of unit sizes including family supportive.



Wyndham Grand Hotel (Downtown)

Why?

Architectural integrity mixed with modern functionality. The renovation of the former Hilton builds form, function and innovation into this iconic downtown location.

Themes: Building reuse, architectural integrity, functionality.



Examples of well done projects



Beacon and Wightman (Squirrel Hill)

Why?

Removed from the street level by a long concrete staircase. Charming courtyard at the center of the development (see photo). Arched duplexes with view of common space. Courtyards are underutilized in Oakland. This development provides private and community oriented space for residents.

Themes: Courtyards, community spaces, middle housing (duplexes).

Breakout for Topic 2



Upcoming Meetings

- Typically we will meet on or near to the first Wednesday of the month.
- **Meeting #3 (December):** Wednesday, 12/2, 5-7 p.m. – Issues and opportunities for "Equitable Economic Development" and "Housing".
- **Meeting #4 (January):** Wednesday, 1/6, 5-7 p.m. – Issues and opportunities for “Transit-Oriented Corridors and Nodes” and Equity Workshop #1



Where can you find us?



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**Online at pittsburghpa.gov/dcp/oakland
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