

Site 3B | Oakland Avenue Redevelopment

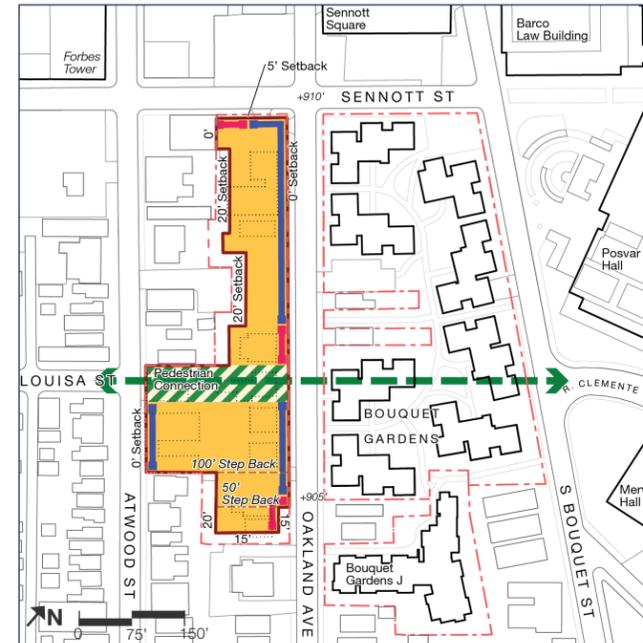
Currently Zoned OPR-A and R1A-H

The University intends to leverage the existing Pitt-owned Oakwood Apartments and the Franklin apartment complex to satisfy additional housing demand for upperclassmen and potentially graduate students. In concert with the redevelopment of Bouquet Gardens defined in site 6D, development on this site will create a vibrant south campus gateway that links off-campus students to the campus core. The housing node will add student beds and will include amenities on the ground floor such as retail, fitness, and meeting spaces. It is envisioned that many of these amenities will also serve the surrounding neighborhoods. This mid-rise residential redevelopment will enhance street presence, facing outward to the community to provide a transition zone to Central Oakland.

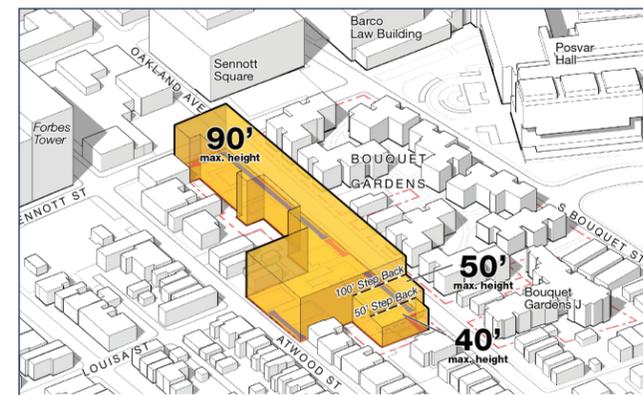


Franklin Apartment Complex - Present Day

SITE LOCATION	Area bounded by Oakland Avenue, Sennott Street and Atwood Street, and adjoining properties zoned OPR-A (Oakland Public Realm) and R1A-H (single-unit attached residential, high density). Site presently occupied by Franklin Complex and Oakwood Apartments.
ALLOWABLE USES	Residential, Retail, Food Sales and Service, Education, Entertainment/Public Assembly, Parking.
MAXIMUM GROSS FLOOR AREA	300,000 GSF (does not include below grade basement or garage).
MAXIMUM PARKING	250 spaces.
SETBACKS	Oakland Avenue, 0-15 ft (complies with Residential Compatibility height and setback standards); Sennott Street, 5 ft (contextual to existing conditions); Portions adjoining OPR-A designation, 0-20'; (complies with Residential Compatibility height and setback standards); Portions adjoining R1A-H designation, 15-20 ft (complies with Residential Compatibility height and setback standards).
MAXIMUM HEIGHT	90 ft, or contextual to height of Sennott Square.
STEP BACKS	Complies with Residential Compatibility height and setback standards for portions abutting R1A-H: 50 ft step back at 40 ft height, 100 ft step back at 50 feet height.



Site Plan



Building Envelope

- Allowable Building Envelope
- Suggested Active Frontage
- Suggested Service/Parking Access
- Provision for Open Space
- Suggested Pedestrian Connection

Open Space: The development should include a mid-block pedestrian open space aligned with Louisa Street and connecting Atwood Street and Oakland Avenue. The space should provide places for people to gather and allow pedestrian circulation through the site.

Circulation and Access: A new pedestrian connection should be created to connect Louisa Street and Roberto Clemente Drive, to enhance east west circulation. Main building entries should address the public street or the new pedestrian circulation. Service should be screened or incorporated into the building to minimize impact on the pedestrian environment. If required, vehicular and/or emergency access may be incorporated in the design of the pedestrian connection.

Height and Massing: The building should be compatible with the existing context. This site abuts residential zones and should comply with the Residential Compatibility Standards of Chapter 916 of the Zoning Code.

Architectural Elements: Changes in material and plane, as well as inset and projecting bays and balconies, should be used to break down long facades. Pedestrian entries should be articulated with material changes, increased transparency, and/or prominent architectural features such as canopies, inset or projecting volumes, or towers.

Ground Floor Use: Active and retail uses should be oriented along the public streets and the pedestrian connection. The ground floors of the building should be highly transparent to create a visual connection between interior and exterior spaces.