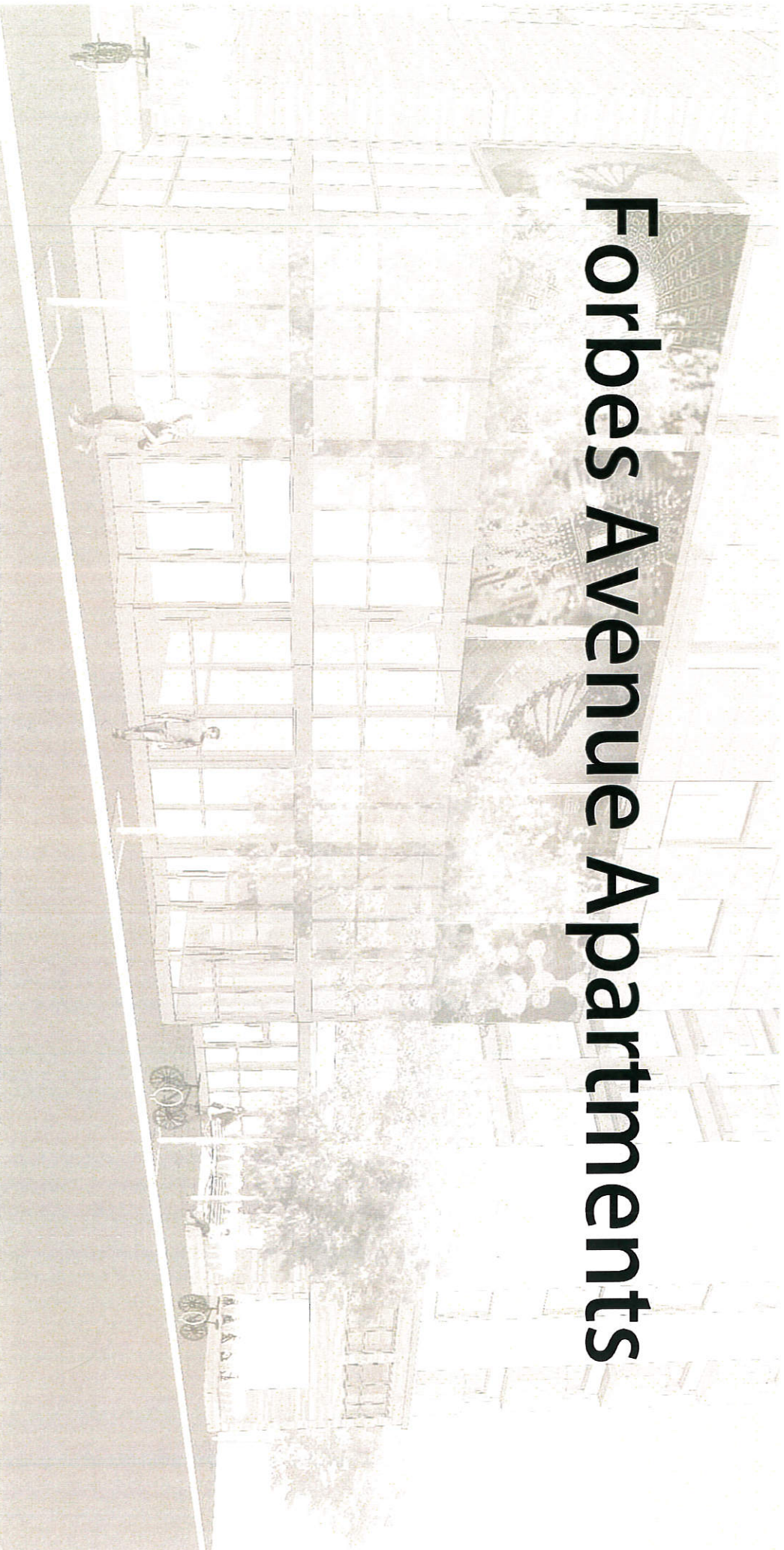


Nov 2015

Forbes Avenue Apartments



DESMOND ARCHITECTS

Planning Commission Hearing

3407 Forbes Avenue
Campus Advantage

Zoning Overview – OPR-C (Oakland Public Realm District C)

Code Provisions	Required	Prior Approved Plan	Amended Plan
Number of units	No code limit	137	102 (35 unit reduction)
Parking (Sections 914.02 and 914.05.E)	72	97 Parking Spaces	72
ADA Parking (Section 914.06)	5	5	5 (no change)
Bicycle Parking (Section 914.05)	34	46	34
Loading Spaces (Section 914.10)	2	1	1* (no change)
Height (Section 915.04.D – LEED)**	102' Max	140' (with variance)	102'
FAIR (Section 915.04.D-LEED)**	7.2:1	7.5:1 (with special exception)	6.1:1
Maximum Lot Coverage (Section 908.03.D.3(c))	90%	90%	90% (no change)
Building Footprint	None	150,230	150,230 (no change)

* Administrative relief will be requested per Section 914.11.B.1

** Following Planning Commission approval the applicant will formally request LEED Bonuses.

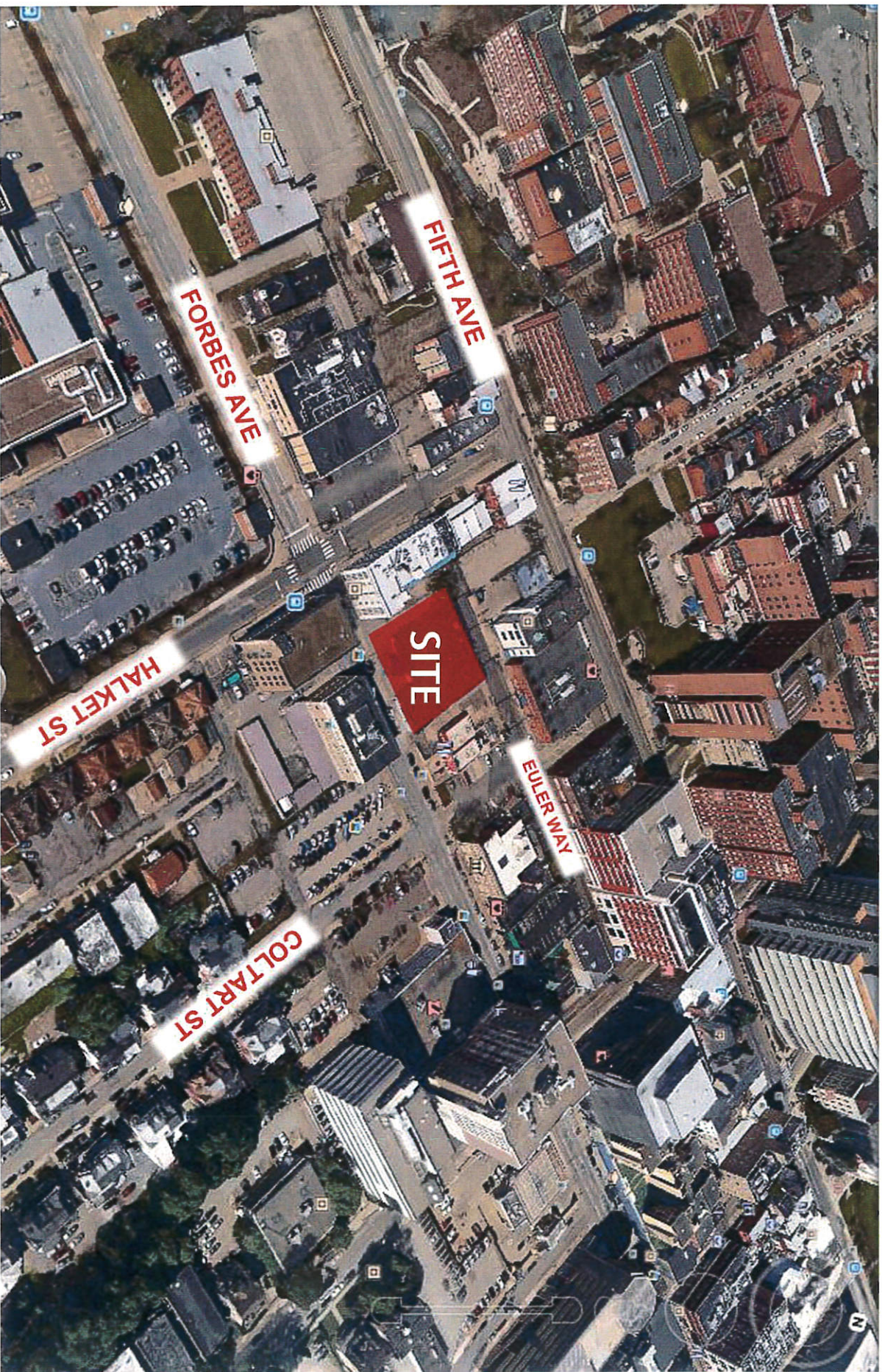
BUILDING AREA FOR FAE 114,390



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Zoning Overview
Forbes Avenue Apartments
November 13, 2015



Site Context – Macro

Forbes Avenue Apartments

November 13, 2015



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Site Context – Nearby Buildings

Forbes Avenue Apartments

November 13, 2015



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Prior Approved Plan



Amended Plan



Site Context – View from West

Forbes Avenue Apartments
November 13, 2015



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Prior Approved Plan



Amended Plan



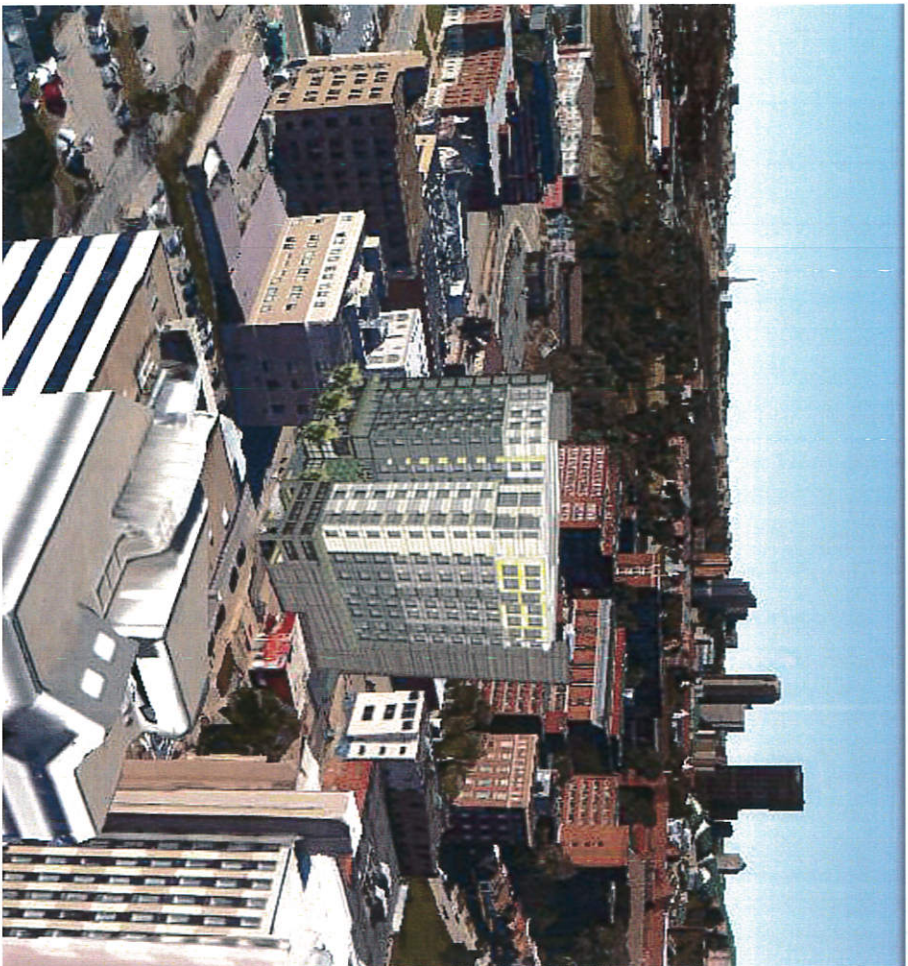
Site Context – View from North

Forbes Avenue Apartments
November 13, 2015



DESMONE ARCHITECTS

Prior Approved Plan



Amended Plan



Site Context – View from South

Forbes Avenue Apartments
November 13, 2015



DESMONE ARCHITECTS

Prior Approved Plan



Amended Plan



Site Context – Street View To East

Forbes Avenue Apartments
November 13, 2015



DESMONE ARCHITECTS

Prior Approved Plan



Amended Plan



Street View to West

Forbes Avenue Apartments
November 13, 2015

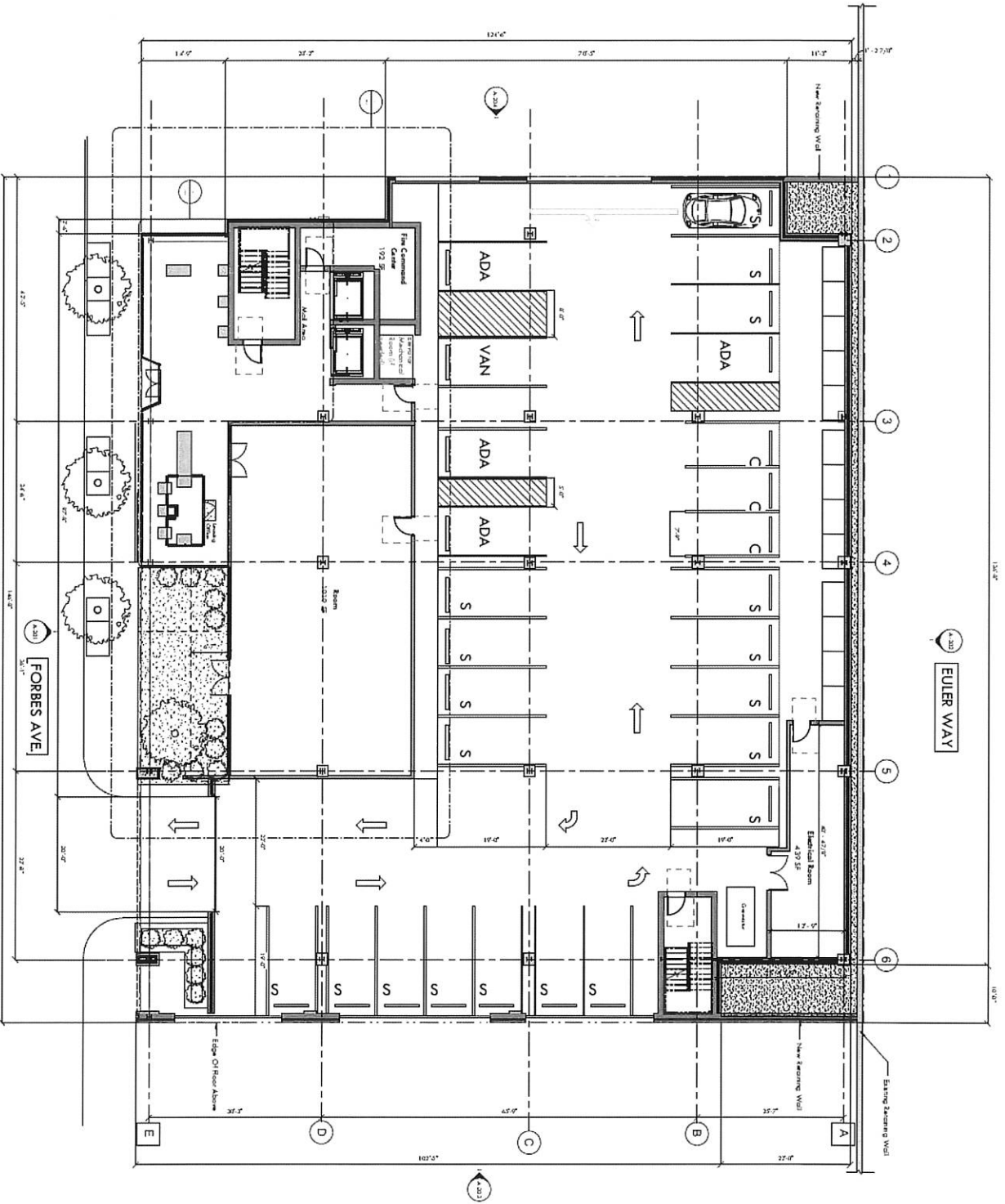


DESMONE ARCHITECTS

1st FLR
PARKING:
 19 STANDARD
 3 COMPACT
 5 ADA
 27 TOTAL

2ND FLR
PARKING:
 12 STANDARD
 33 COMPACT
 45 TOTAL

TOTAL
PARKING:
 36 STANDARD
 36 COMPACT
 72 TOTAL

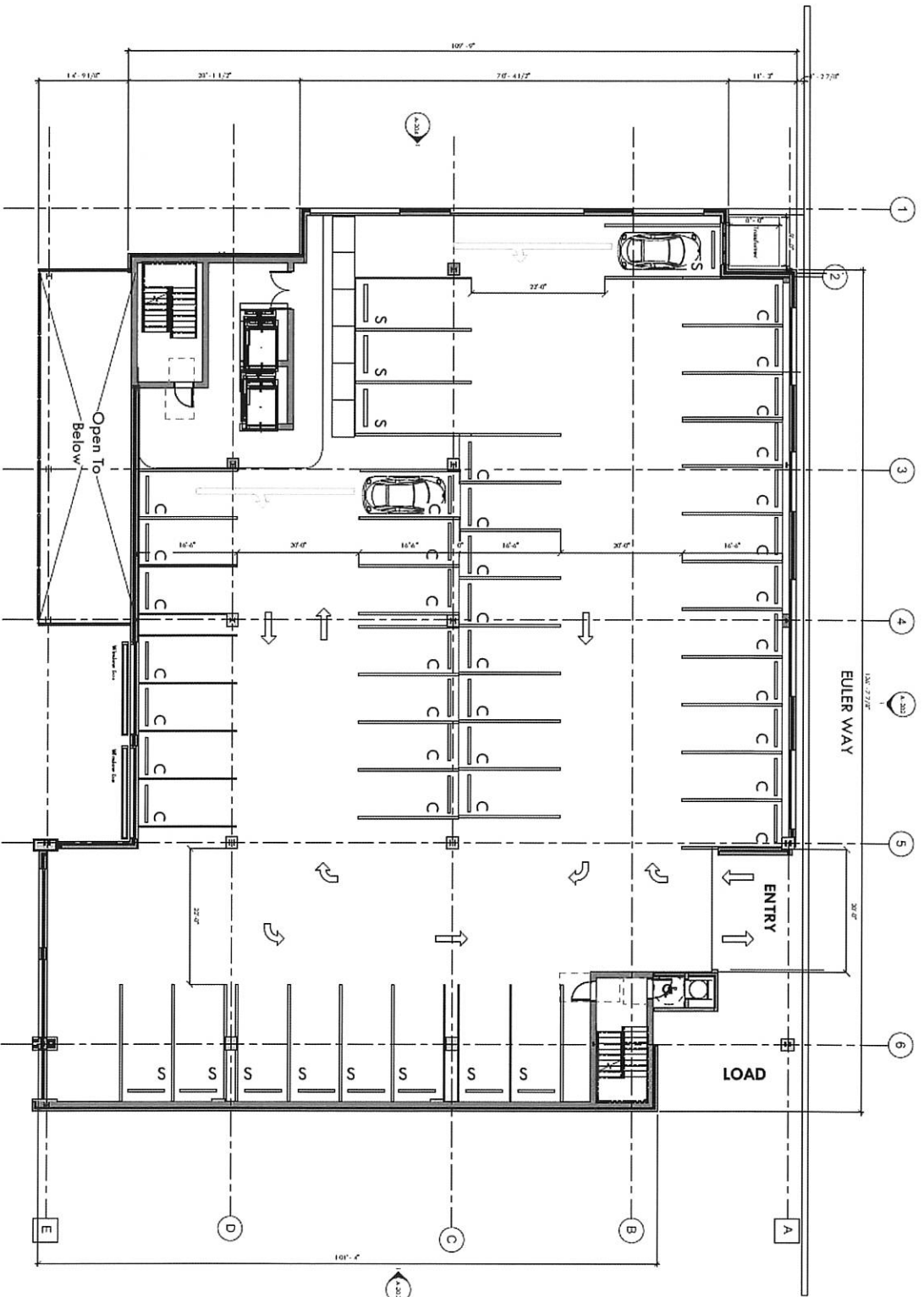


First Floor Plan

Forbes Avenue Apartments
 November 13, 2015



DESMONONE ARCHITECTS



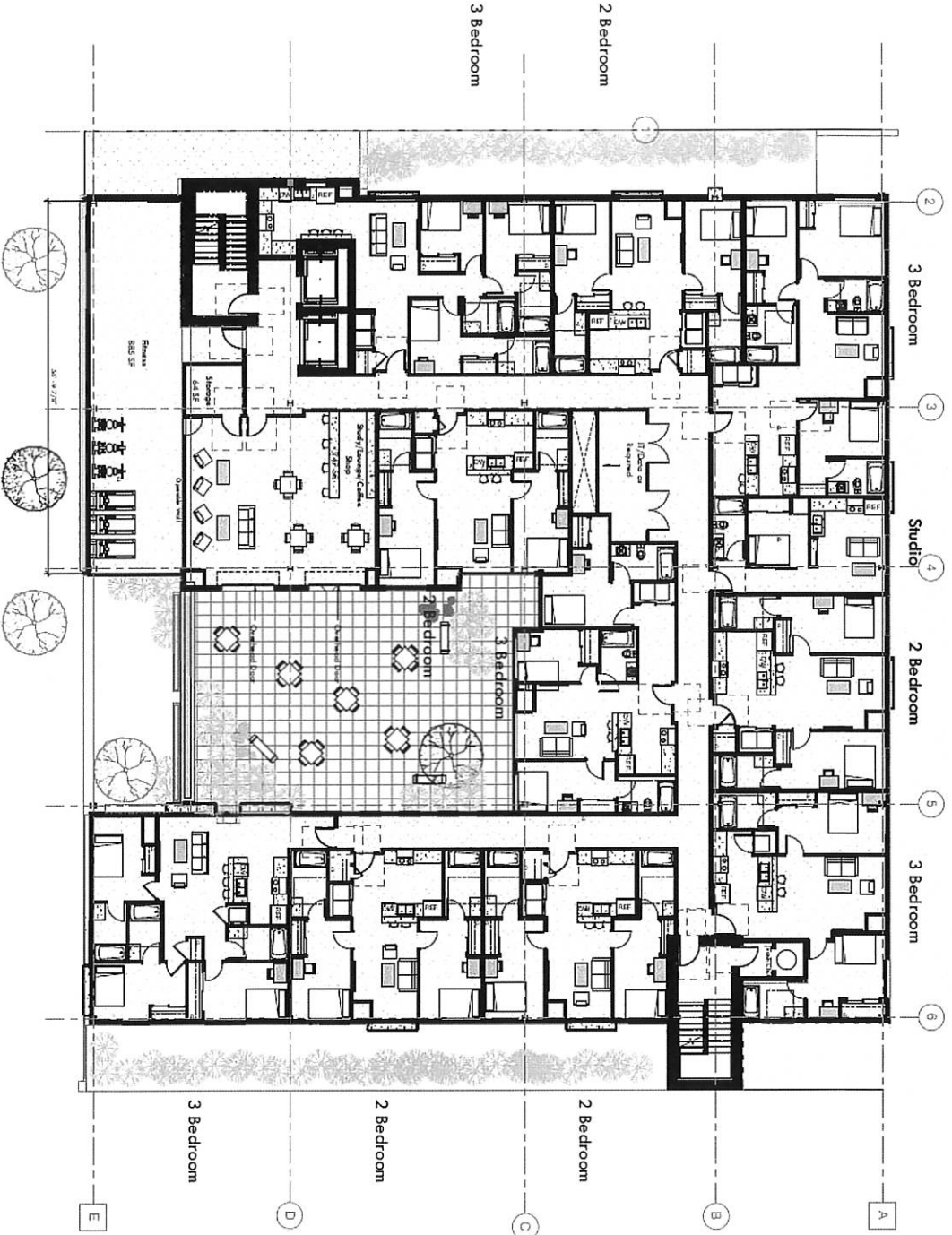
(A-201) Second Floor
 1/8" = 1'-0"



DESMONE ARCHITECTS

Second Floor Plan
 Forbes Avenue Apartments
 November 13, 2015

3rd Floor
 Studio: 1
 2 Bed: 5
 3 Bed: 5
 Total: 11
4th - 10th Floors
 Studio: 7 (1)
 2 Bed: 42 (6)
 3 Bed: 42 (6)
 Total: 91
TOTAL
 102 Units



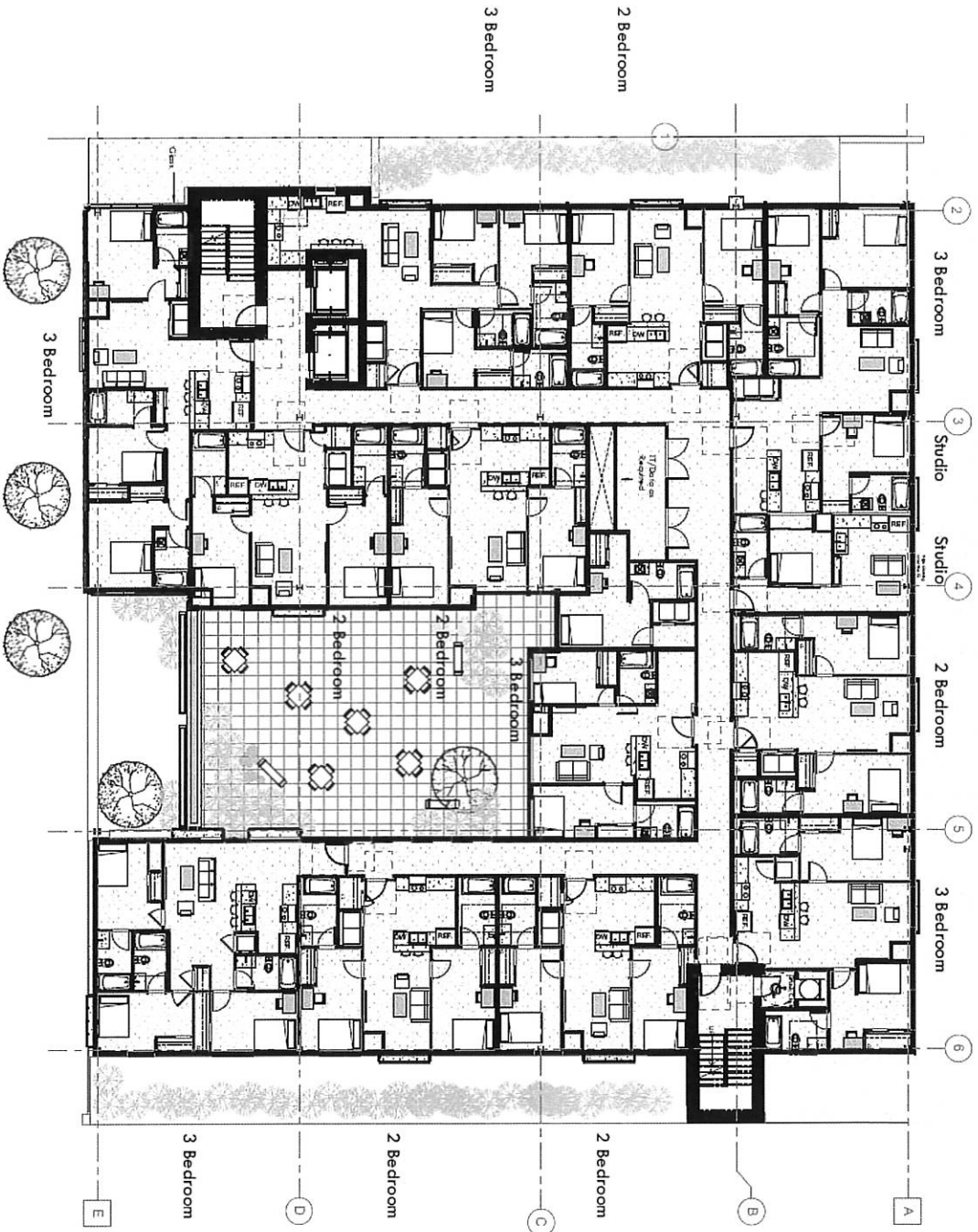
Third Floor Plan

Forbes Avenue Apartments
 November 13, 2015



DESMONE ARCHITECTS

3rd Floor
 Studio: 1
 2 Bed: 5
 3 Bed: 5
 Total: 11
4th - 10th Floors
 Studio: 7 (1)
 2 Bed: 42 (6)
 3 Bed: 42 (6)
 Total: 91
TOTAL
 102 Units



Fourth Floor Plan

Forbes Avenue Apartments
 November 13, 2015



DESMONE ARCHITECTS

Prior Approved Plan



Amended Plan



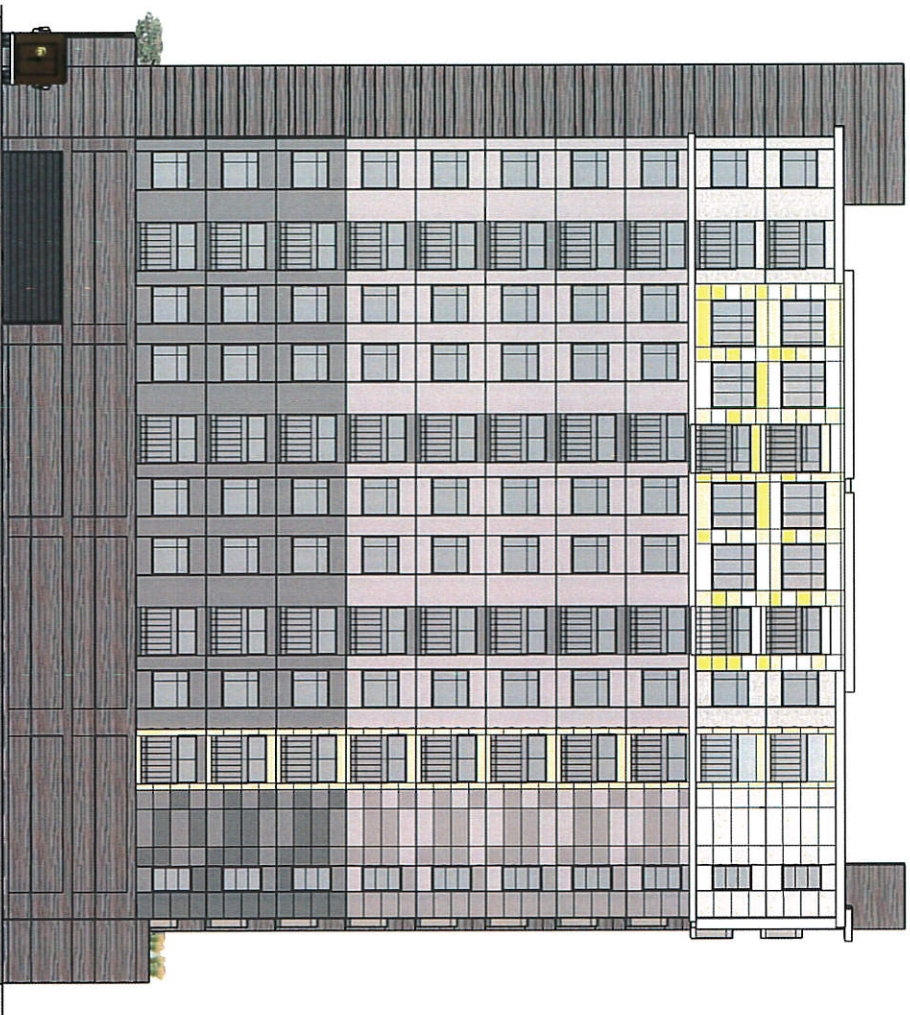
DESMOND ARCHITECTS

FORBES AVENUE APARTMENTS

Forbes Avenue Apartments

November 13, 2015

Prior Approved Plan



Amended Plan



DESMONE ARCHITECTS

Euler Way Elevation

Forbes Avenue Apartments
November 13, 2015

Prior Approved Plan



Amended Plan



West Elevation

Forbes Avenue Apartments
November 13, 2015



DESMONE ARCHITECTS

Prior Approved Plan



Amended Plan



East Elevation

Forbes Avenue Apartments
November 13, 2015



DESMONE ARCHITECTS

Prior Approved Plan



Amended Plan



Proposed Building Height

Forbes Avenue Apartments
November 13, 2015

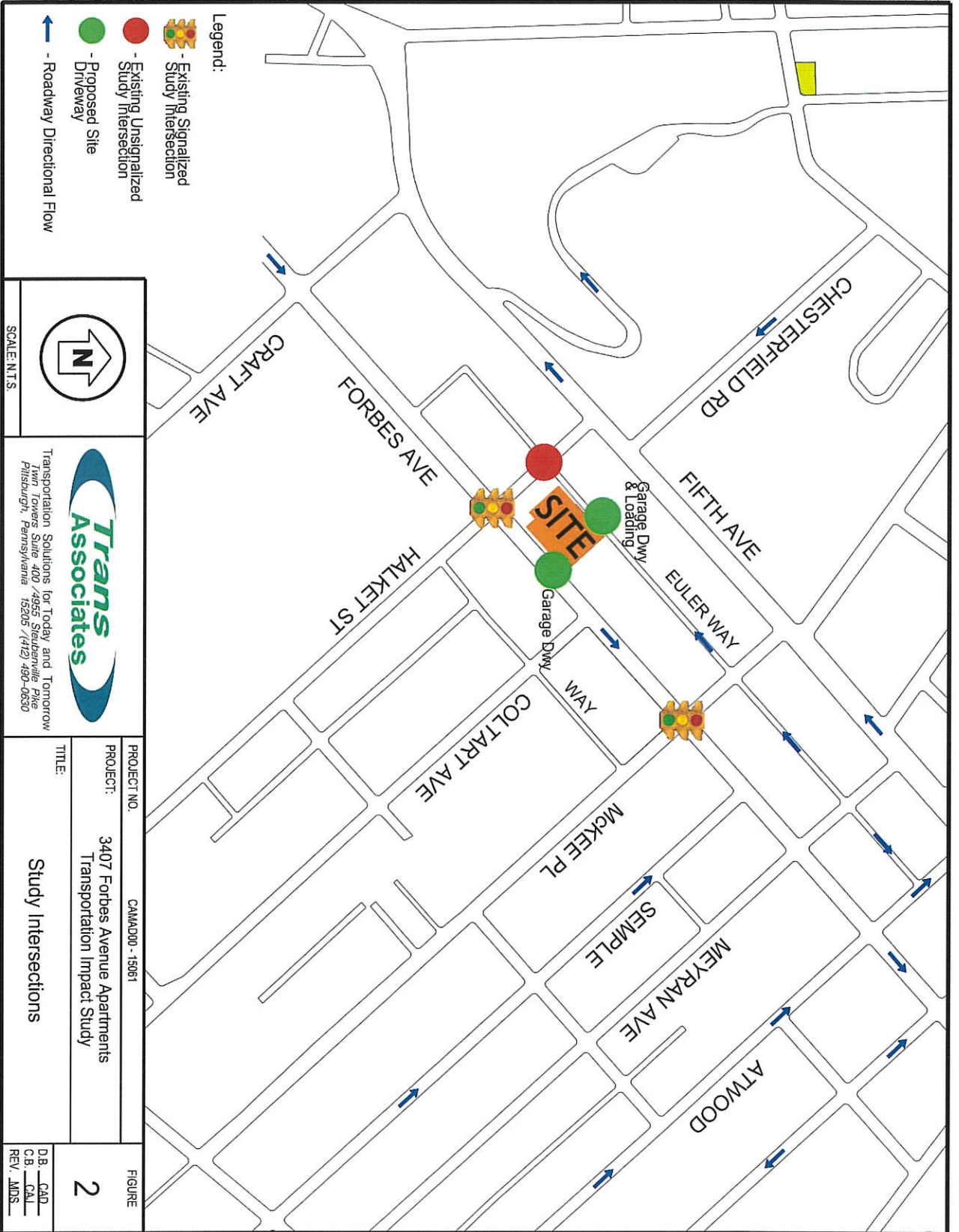






DESMONE ARCHITECTS

**TABLE 1
PARKING REQUIREMENT SUMMARY
3407 Forbes Avenue Apartments Traffic and Parking Study
City of Pittsburgh, Allegheny County, Pennsylvania**


Development Components	Size	Automobile Parking Demand: City of Pittsburgh Zoning Code ⁽¹⁾			Bicycle Parking Demand: City of Pittsburgh Zoning Code ⁽¹⁾			Total Number of Automobile Parking Spaces	Total Number of Bicycle Parking Spaces
		Minimum Requirements without Bicycle Reductions	Required Number of Automobile Spaces	Required Number of Reserved Spaces for Persons with Disabilities ⁽⁴⁾	Required Minimum Bicycle Parking ⁽²⁾	Required Number of Bicycle Spaces	Maximum Reduction of Automobile Parking Spaces Due to Implementation of Bicycle Spaces ⁽³⁾		
Off-Street Automobile Parking Rate	1 space per unit	102	5	1 bicycle space per every 3 dwelling units	34	30% of required number automobile spaces, not including spaces reserved for persons with disabilities	30	72	34
Apartments	102 units	102	5	1 bicycle space per every 3 dwelling units	34	30% of required number automobile spaces, not including spaces reserved for persons with disabilities	30	72	34
Retail	2,350 SF above first 2,400 SF	0	0	0 bicycle spaces between 0 to 6,000 SF	0	0	0	0	0
TOTAL, 3407 FORBES AVENUE		102	5	--	34	--	30	72	34

(1) Based on the City of Pittsburgh Urban Zoning Code, Chapter 914: Parking Loading and Access. Parking spaces determined based on results of the parking Demand Study.
 (2) Bicycle parking requirements are detailed in Section 914.05D of the City of Pittsburgh Urban Zoning Code.
 (3) Section 914.05E of the City of Pittsburgh Urban Zoning Code indicates that the reduction in the number of automobile parking spaces shall be reduced by no more than one (1) space for each Bicycle Parking Space (minimum reduction), but by no more than thirty (30) percent of the total required spaces (maximum reduction), not including spaces reserved for persons with disabilities.
 (4) Parking spaces reserved for persons with disabilities shall be counted toward fulfilling overall off-street parking standards. The number of spaces reserved for persons with disabilities is detailed in Section 914.06.A of the City of Pittsburgh Urban Zoning Code. At least one (1) of these spaces must be van accessible.
 (5) Maximum bicycle reduction = [(102 spaces - 5 handicapped spaces) x 0.30] = 30 spaces
 (6) Total number of automobile spaces required with maximum bicycle reductions = (102 total spaces - 30 bicycle spaces) = 72 spaces. It should be noted that of the 72 spaces, 5 spaces must be reserved for persons with disabilities.
 Source: Analysis by Trans Associates.



- Legend:
-  - Existing Signalized Study Intersection
 -  - Existing Unsignalized Study Intersection
 -  - Proposed Site
 -  - Roadway Directional Flow

SCALE N.T.S.

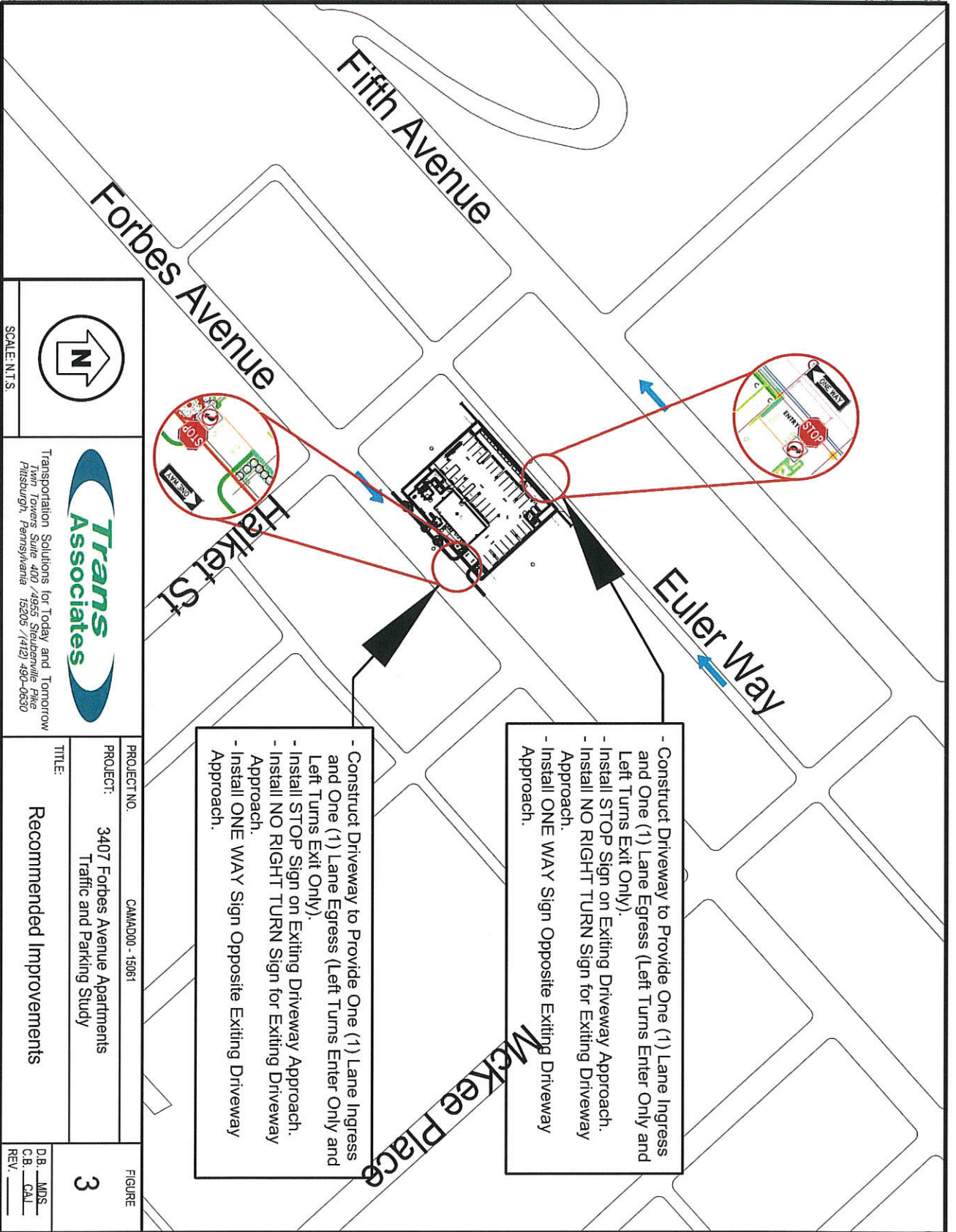



Transportation Solutions for Today and Tomorrow
 Twin Towers Suite 400 /4955 Steubenville Pike
 Pitsburgh, Pennsylvania 15205 / (412) 490-0630

PROJECT NO.	CAMAD00 - 15061
PROJECT:	3407 Forbes Avenue Apartments Transportation Impact Study
TITLE:	Study Intersections



FIGURE	2
D.B. CAD	
C.B. CAL	
REV. MDS	





- Construct Driveway to Provide One (1) Lane Ingress and One (1) Lane Egress (Left Turns Enter Only and Left Turns Exit Only).
 - Install STOP Sign on Exiting Driveway Approach.
 - Install NO RIGHT TURN Sign for Exiting Driveway Approach.
 - Install ONE WAY Sign Opposite Exiting Driveway Approach.

- Construct Driveway to Provide One (1) Lane Ingress and One (1) Lane Egress (Left Turns Enter Only and Left Turns Exit Only).
 - Install STOP Sign on Exiting Driveway Approach.
 - Install NO RIGHT TURN Sign for Exiting Driveway Approach.
 - Install ONE WAY Sign Opposite Exiting Driveway Approach.

 SCALE: N.T.S.		 Transportation Solutions for Today and Tomorrow Twin Towers Suite 400 / 4955 Steubenville Pike Pittsburgh, Pennsylvania 15205 / (412) 490-0630	PROJECT NO.: CAMAD00 - 15061	FIGURE: 3
TITLE: Recommended Improvements			PROJECT: 3407 Forbes Avenue Apartments Traffic and Parking Study	D.B. MDS C.B. CAL REV.

