

Development Activities Meeting Report (Version: 4/18/2019)

This report created by the Neighborhood Planner and included with staff reports to City Boards and/or Commissions.

Logistics	Stakeholders
Project Name/Address: Pittsburgh Technology Center Parking Garage	Groups Represented (e.g., specific organizations, residents, employees, etc. where this is evident): OPDC, UPitt, CMU, residents from various parts of Oakland
Meeting Location: Zoom, Facebook Live, Phone https://www.opdc.org/events/2020/7/28/oakland-wide-community-meeting	
Date: 7/28/2020	
Meeting Start Time: 6pm	
Applicant: URA/Hitachi (presented by Indovina Associates Architects)	Approx. Number of Attendees: More than 20 (digital meeting so not able to see total attendance) <ul style="list-style-type: none"> • 2-3 via phone • 9 via Facebook • Unknown via Zoom

How did the meeting inform the community about the development project?

Ex: Community engagement to-date, location and history of the site, demolition needs, building footprint and overall square footage, uses and activities (particularly on the ground floor), transportation needs and parking proposed, building materials, design, and other aesthetic elements of the project, community uses, amenities and programs.

<p>Background: Indovina Associates Architects is working with the URA to design a new structured 7-story parking garage (Parking Garage No. 3) at the Pittsburgh Technology Center on Second Avenue. DOMI is reviewing a recently completed traffic study.</p> <p>Demand analysis conducted to identify need for additional 600 parking spaces to meet current and future demands, meaning there will be no future parking garages needed. Shared existing site photos and zoning information. Proposing to build 90 feet high parking garage, extending maximum height from 60 to 90 feet (amending PLDP). Shared renderings, elevations, materials.</p>

Input and Responses

Questions and Comments from Attendees	Responses from Applicants
What is the SP? Why is it relevant?	Stands for Specially Planned zoning district. Can be approved by Planning Commission if the proposal aligns.
What is the total number of parking spaces at PTC without this garage added?	Approximately 2,100 spaces. We have completed a traffic study and demand analysis which show 600 cars is an adequate additional number of spaces.
What will this look like from Oakcliffe?	Largest mechanical item on roof is solar array. These will face away from Oakcliffe so glare will go back towards the river. Solar array has a height of 85', without solar array the garage is between 70 and 75'.

Questions and Comments from Attendees	Responses from Applicants
How does this conform to SPC's TDM study? What other TDM measures are being taken on the site to reduce traffic and associated emissions from single-occupancy vehicle trips?	The traffic study is currently being reviewed by DOMI. We are applying for a ParkSmart silver certification (similar to LEED).
Are you designing the parking garage so it can be converted to non-vehicular use in the future?	Requires lots of retrofitting to do this. The building foundations could be reused.
Can you talk about how the parking garage will contribute to a quality pedestrian environment along Second Avenue?	We don't see many pedestrians in this area. We are adding a walkway from the garage to the bus stop to add sidewalks and pathways.
Will there be other architectural features on the building that aren't shown?	No. Deigned to be simple and clean.
How will additional square footage of commercial space respond to this new parking garage?	Cannot speak to other projects in the work for the area, but 600 spaces are needed to make potential future developments work.
Are people currently parking off-site because there's not enough capacity?	Unknown.
Who will own and operate this?	URA will own and employ an operator to run it or sell it. No RFP currently for who would manage.
How many surface spaces is this replacing?	Lot this is going on currently has 88 spaces.
Timing for approval process?	Plan to bid to contractors in December, plan confirmed in February, construction in March. Planning Commission in November or December 2020.

Other Notes

Ongoing request from OPDC for further information about the traffic study. Multiple questions about traffic study unable to be answered because presenter was unfamiliar.

Applicant will share traffic study after receiving comments from DOMI.

Planner completing report: Sophia Robison