

## Development Activities Meeting

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

Logistics	Stakeholders
<b>Project Name/Address:</b> South Side Works Town Center Renovation, 445 S. 27 <sup>th</sup> St.	<b>Groups Represented (e.g., specific organizations, residents, employees, etc. where this is evident):</b> South Side Community Council (SSCC) Project Development Team City Council District 3 Office Local Review Committee (LRC) Design Review Committee (DRC) Residents
<b>Parcel Number(s):</b> 29-J-70	
<b>ZDR Application Number:</b> DCP-ZDR-2020-09718	
<b>Meeting Location:</b> via Zoom	
<b>Date:</b> October 22, 2020	
<b>Meeting Start Time:</b> 6:00pm	
<b>Applicant:</b> Vaughan Leer	
<b>Boards and/or Commissions Request(s):</b> City Planning Commission approval of Final Land Development Plan.  Art Commission approval for public art opportunities.	

### 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.*

Shown map of overall project site in SS Works and how project fits in; showed sample pictures from other locations to show features; displayed site plan; 365-day use; food options; stage for outdoor performances; showed aerial and pedestrian views; trellises with seating and tables; possible artwork.

### Input and Responses

Questions and Comments from Attendees	Responses from Applicants
Rendering – how true to scale?	Pretty much at scale.
Art Commission connection?	The kiosks have an opportunity for some local art. We have identified where those can happen.
Is the water feature completely removed from the original DAM?	Yes, I think the goal is to remove the water feature entirely.

Questions and Comments from Attendees	Responses from Applicants
You talked about bring back a farmer’s market in the original DAM. That would be a wonderful addition to bring it back. The south siders really missed that.	Yes, the idea is that Cinema Dr. could be temporarily closed down for a farmer’s market. We think that too.
Why eliminate the water feature?	Get more use and program with the large green instead of the water feature.
There will be a playground as part of the site that will be attractive for kids.	
It looks like the kiosks that funnel people into the open green space might close off the open town square that is there today. Any chance of putting one of those food amenities on the opposite side. I think of people queuing in line and the congestion at the corner. Just something to think about. You don’t have to comment.	We feel like this is spacious enough. The queuing stations move away from that corner.
Has there been more thought on a public restroom in the area?	Yes, we are thinking to propose some of the public restrooms would be in adjacent buildings. Looking at existing tenant space.
Are you going to take this development plan to potential store owners--past and future?	We share the plans with all of our current tenants. Everyone we have been talking to has been local to Pittsburgh.
Look at businesses that shut down and could maybe come back.	Retail has taken a hit. We have gone and will reach out to anyone we can to fill the spaces. We don’t want dark spaces.
Bring back Macy’s? Just throwing that out there.	We are trying to create the right ecosystem. Macy’s is a large, soft goods retailer. It needs to be a good mix. Great opportunity for boutiques and soft good apparel to be here. Macy’s might be too big of a (unintelligible).
Thoughts about bringing back movie theater – small one or two screen somewhere?	COVID, time and technology has proven it is not the highest and best use. There is opportunity for summer programs with outdoor movies.
Who managing the outdoor space?	Multiple parties – property management maintaining and cleaning or engaging third parties, it is our consultant promoting the events. Its many parties – me as ownership and third parties working with us.
The kiosks make it a more inward space. Cheesecake factory is positioned back of house and you see the back of performers on the stage. Not sure if that is good or bad. The stage is great when it is active. You have to be careful when the stage is empty. Good luck, we’ve got to do something down there.	
Noted Art Commission public feedback opportunity added to presentation. RCO gave that information verbally.	

**Planner completing report:** Anthony Kobak