

## Development Activities Meeting Report (Version: 12/20/2019)

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> University of Pittsburgh Chiller Plant	<b>Groups Represented (e.g., specific organizations, residents, employees, etc. where this is evident):</b> Hill CDC, applicant, business owners, residents, community leaders, etc.
<b>Parcel Number(s):</b> 27-J-202	
<b>ZDR Application Number:</b> DCP-ZDR-2020-03501	
<b>Meeting Location:</b> Virtual (Zoom)	
<b>Date:</b> 4/29/2021	
<b>Meeting Start Time:</b> 8:00 p.m.	
<b>Applicant:</b> University of Pittsburgh	<b>Approx. Number of Attendees:</b> 41
<b>Boards and/or Commissions Request(s):</b> Zoning Board of Adjustments in June	

### 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.*

Presented site location and that project would create 45,000 sf 3-story chilled water plant and replacement of an athletic field. Showed site diagram. Renderings showed the plant as it would be constructed from aerial perspective and from viewpoints in the surrounding the areas including from Herron and Centre Aves. Presented mitigation strategies during construction and during operation of the plant, specifically noting dust and noise mitigation strategies, how they are operating these facilities on campus today. Discussed hiring goals of 30% MWBE for the project which is higher than projects they've done, and particularly good given the highly specialized nature of this kind of energy infrastructure. Construction teams will be union, which does limit them on the diversity of the pool who works on the project, but working to make strides on this. Presented need for variance from Zoning Board of Adjustments at a June meeting, asked for letter of support. Planned to start construction in October with 18-24 month construction process. Thanked the Hill District and Hill CDC for working with them to make their project a win-win and increase the community benefit of the project. Noted that Mosquitoes is involved with the project.

### Input and Responses

Questions and Comments from Attendees	Responses from Applicants
Will freeway up there be closed off during construction?	No, they won't close any streets, but they will have some sidewalk reconstruction on Robinson Street Extension that will close the sidewalk, but shouldn't close streets.
Will the water plan provide water to the campus? Will it be under PWSA? How does that work?	We get our water from PWSA like everyone does, then we chill it and pump it in a closed loop system to buildings on campus. When that supercold water is blown over fans, it

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<p>Is there opportunity for community members to receive chilled water? With Vita investing in infrastructure, are there opportunities?</p> <p>But you could use solar panels on top and store energy, there is potential later on for off-site uses, correct?</p>	<p>cools our buildings. Being a loop system, it's not a constant draw on PWSA.</p> <p>It's an industrial plant, not designed to serve residences, so not appropriate. University is not a utility that can provide this serve to residents, would need to be regulated if we did so, which is not our desire.</p> <p>We do have some sustainability features built into it, but it's using all the power it generates to operate the plant.</p>
<p>You said it was an \$80 million project, right?</p> <p>How long will it take to be completed?</p> <p>I'm assuming this will help you cut costs in cooling down the university, right?</p> <p>Do you have an estimate of the savings compared to what you've been spending?</p> <p>Can you talk about how many new facilities you'll be creating?</p> <p>Some of those sites will have opportunities for small businesses?</p> <p>Benefits sound good, but would like to hear how we can share the technology information with businesses in the Hill District. Our community could benefit from a long-term collaboration.</p>	<p>Construction costs, correct.</p> <p>18-24 months starting this October.</p> <p>Generally more efficient and less expensive. The primary generator of this investment is for new developments that are proposed in our new Institutional Master Plan.</p> <p>The chilled water plant will be serving new buildings we don't have, but we could compare it to what costs we'd have if we didn't have a centralized plant.</p> <p>There's been years of work to create our Institutional Master Plan, campusplan.pitt.edu is where you can find it as presented to the City and what is going before City Council. It lists all the potential development projects, including this one.</p> <p>We're turning a new page on our commitment to MWBEs with this project and hope it's a repeatable process for future projects.</p> <p>Added information about Operating Engineer Apprenticeship Program with two positions currently open. Applicants are rolling in, have 20 so far. Although these two positions will be working at the Chilled Water Plan, they'll also be learning and working on projects across the university where we're using some cutting edge technology. It's a 4-year on-the-job training program that starts at \$25/hour with benefits. The plant itself doesn't take a large staff to operate it.</p> <p>This could be a good program/project for our Community Engagement Center in the Hill District.</p> <p>If noted the math of how much of the \$80 million budget is going into MWBEs.</p> <p>RCO: We'd love to see more.</p>

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<p>From other plants that have been built, have there been studies about health effects (pros and cons) from operation of the facilities? From radiation?</p>	<p>The treatment of the water is key. Not much more to it than to use electricity to cool down water, but there is evaporation of water and you need to make sure things aren't growing in the water that you don't want to be. We will capture and reduce the plume of mist. Also predicted and modeled how far the plume will go. Models show it will move away from the Hill District, but using technology to reduce the plume, to reduce potential for Legionella in the water. Constantly monitoring the water quality and have 3rd party vendor who tests the water and we've never had a case of Legionella over 30 years of operation.</p> <p>RCO: Noted that environmental health is one of the things the DRP reviews.</p>
<p>Is there a way for the average person to monitor these reports?</p>	<p>Sure. We have ongoing reports. The systems are completely automated like a pool cleaner.</p>
<p>What systems are you using for automation?</p>	<p>Automated Logic for the overall building and the chillers will be purchased from York.</p>

**Other Notes**

RCO note they have posted Pitt's MWBE plan on their website along with the project materials. Went through many meetings and broke down their project in detail for Hill CDC so they could understand it.

**Planner completing report:** Derek Dauphin