

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
Project Name/Address: Pitt Croatian Fraternal Union Demolition and Salvage / 3441 Forbes Ave	Groups Represented (e.g., specific organizations, residents, employees, etc. where this is evident): RCOs, project team, residents, non-profit staff, students.
Parcel Number(s): 28-F-172	
ZDR Application Number: DCP-ZDR-2021-03476	
Meeting Location: Virtual (Zoom)	
Date: 6/21/2021	
Meeting Start Time: 5:30 p.m.	
Applicant: University of Pittsburgh	Approx. Number of Attendees: 25
Boards and/or Commissions Request(s): Planning Commission for demolition and salvage plan.	

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 the location of the building, zoning, recent history, and surrounding buildings. Building was purchased in 2018 from Allegheny County when it had been a health clinic. A portion of the roof fell onto an adjacent property. Presented the designer and construction of the building. Failing super structure, parapet is partially restored, roof is collapsing and chimneys need to be removed before they collapse. Interior has been damaged by water during the long period the building was vacant. Will salvage the terracotta, use new steel framing. Post-demolition interim use will be fenced until a future redevelopment project can occur. Agreement executed May 5, 2021 has the University committing to cataloging and storing the building façade until the redevelopment can occur. The recovered/rebuilt façade will then be nominated for historic designation. Described how a salvage plan is completed. Note that tonight's meeting is just for demolition and salvage plan review, with a future DAM needed for the redevelopment project. Walked through necessary DAM, Planning Commission, and Historic Review Commission meetings/processes. Showed massing of future redevelopment project and how that will create space for an interior open air park/plaza space. Walked through demolition plan, expected timeline, etc. Future redevelopment project will likely be office with ground floor retail. Reference the Zoning Code height allowed and Special Exception process.

Input and Responses

Questions and Comments from Attendees	Responses from Applicants
To enhance pedestrian safety and movement walking along the fenced in lot particularly at night, could lighting be added?	Not sure what power is available to the site, but there is a streetlight there. Certainly something we can look at.
Are you saying there is a Special Exception for height?	We're not expecting to ask for a Special Exception for height.

Questions and Comments from Attendees	Responses from Applicants
Why aren't you leaving the façade in place and building behind it?	After talking with our building experts, they had concerned about the basement level remaining. In talking with Preservation Pittsburgh, they determined they'd have better success taking the façade down and securing the site and bringing it back. That was the recommendation of the façade experts.
What is the demolition schedule?	Don't have one, but assuming we get to Planning Commission in July, we then have to apply for a demolition permit and would like to do it this summer. Don't have a specific date because we have to wait for our approvals.
Has there been and discussion of restoring the ornamentation that was there prior?	That ornamentation has been gone for a while, and in speaking with Preservation Pittsburgh, we decided it was best to restore what's been there in recent memory and providing history. Decided not to create something that wouldn't be original or genuine.

Other Notes

Both RCOs presented prior to the presentation by the applicant. OBID was pleased to see the University repurposing the historic façade, commitment to ground floor retail and provide an urban courtyard, and add to foot traffic on the business corridor. Would like to see more information and detail on the project related to façade transparency and articulation. OBID supports the project thus far. OPDC noted that they have been following the project for a couple of years and the historic materials can be found on their website.

Planner completing report: Derek Dauphin and Philip Wu