

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: Smithfield Street Redevelopment / 633, 635, 639, & 641 Smithfield Street	Groups Represented (e.g., specific organizations, residents, employees, etc. where this is evident): Development team, RCO, businesses
Parcel Number(s): 2-A-43, 2-A-44, 2-A-46, 2-A-47	
ZDR Application Number: DCP-ZDR-2021-05256	
Meeting Location: Virtual (Zoom)	
Date: 7/8/2021	
Meeting Start Time: 5:05 p.m.	
Applicant: Wildman Chalmers Design	Approx. Number of Attendees: 16
Boards and/or Commissions Request(s): Planning Commission	

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 address locations that the project will cover, past and existing uses for the buildings. Proposed adaptive reuse of residential rentals for up to 72 hours at a time. Need for DAM based on consolidating the parcels to connect the buildings and review by Planning Board (Commission). Noted that project will include demolition of one of the two-story buildings that is in bad condition and is not configured. Not asking for any variances. Project is on high transit street and near others, so expect that most residents will be using transit to get around. Showed the floor plan of the new project across different buildings. Showed the front view of the buildings, what existing building facades will be restored, where the new building will be constructed, and the elevator tower that will be added towards the back of the site away from the street view. Also noted the 9th floor addition and showed view of the project from the alley. Noted the location of ground floor uses, including the residential building lobby (south building) and restaurant space in the two other buildings on the ground floor. Noted that they will be filling in vaults and completing the sidewalks. Want to activate this area of Smithfield Street, fit the Paris to Pittsburgh Strategy of the City and PDP. Trying to preserve the existing brick, add folding bifold door to restaurant. Showed basic floorplans of the rooms, size, etc. Design is based on what operator has done in other cities. Also presented the construction management plan, including that they will need to manage pedestrian traffic (particularly given bus service) as well as vehicle traffic. Also presented the sustainability practices that will be utilized, meeting International Building Code, and ASHRAE 90.1, adding a green roof to treat stormwater and reduce heat island effect. Will be fully accessible building. Noted that community process is the DAM, then Planning Board (Commission) meeting. Hope to start construction in April 2022 assuming everything else follows their plan.

Input and Responses

Questions and Comments from Attendees	Responses from Applicants
RCO: Think this project will benefit downtown and Smithfield greatly, activate an area that needs it. What is the proposed use of the 9th floor addition?	Entertaining space with rooftop deck.
RCO: Happy to see that this project will invest in this building and the Smithfield Street corridor. Was sad to see the building deteriorating.	No response.
RCO: There is an active City project to redevelop three blocks of Smithfield from Forbes to 6th Avenue and long-term planning around the entire Smithfield Corridor. Includes new streetscape amenities. This project seems very complementary to that project.	Thank you. We will ensure we work with the PDP moving forward.

Other Notes

DCP staff confirmed with the project team during the meeting that they will not need any variances or special exceptions for the project and so they will not need to have a hearing before the ZBA, just the Planning Commission.

Planner completing report: Derek Dauphin and Philip Wu