

Development Activities Meeting Report (Version: 06/24/2020)

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

Logistics	Stakeholders
Project Name/Address: Mon Incline Renovations	Groups Represented (e.g., specific organizations, residents, employees, etc. where this is evident): MWDCD Residents
Parcel Number(s): N/A	
ZDR Application Number:	
Meeting Location: via Zoom	
Date: Tuesday, July 20, 2021	
Meeting Start Time: 6:30pm	
Applicant: Port Authority of Allegheny County: Mark Shannon, Dave Matlin, and Adam Brandolph	Approx. Number of Attendees: 19
Boards and/or Commissions Request(s): Historic Review 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.

Roof of station and updates to lighting along the incline. Mindful of length of closure and scope of project. Met with MWDCD previously. 3.5 month closure. Start in August 2022 to avoid most holidays. Operating shuttle buses during that time. Signage will be helpful and meaningful to avoid confusion. Updating instrumentation and controls of system. Repairing tracks and supports. Gabian walls, rail updates. Upper house has 2 gigantic wheels (rotate and carry cables) are being replaced. Upgrading electrical in both houses (upper and lower),

Architectural components:
 Lower house – replace shingle roof with standing seam roof of the same color. This is more period appropriate. Restore the cupola – believe its copper and we want to restore and brighten up. Canopy will be replaced. Metal fascia to be restored and repainted. Interior updates and maintenance as well.
 Little exterior work at upper house except replacing front door with a more period appropriate door. Interior updates and maintenance as well.

Lighting – replace fixtures with similar fixture (jelly jar with metal surround). The new lighting system will allow the lighting color to be changeable so we could use pink for breast cancer awareness month.

Input and Responses

Questions and Comments from Attendees	Responses from Applicants
Adam regarding the shuttle route. in the past it was a long roundabout way. i thought why not pick up at the incline, go down Shiloh to Virginia and down woodruff thru the wabash tunnel. leave passengers out curbside and come right back up sycamore. and use a smaller bus if you can make quicker trips.	We would need to secure a couple of spaces due to narrowness. That will be part of the plan. ...listen to audio
Did you look into ventilation within the cars themselves?	This came up recently. We have looked at it during the course of this project. We are looking into this but it may be a smaller unit. Anything larger would have to be on the roof of the car and that would not be historical accurate. We recognize the concern and are trying to strike a balance.
What other processes do you need to follow other than HRC?	After HRC, we would go for building permits.
Level of effort in replacing the sheets.	Quite an endeavor – 6 feet in diameter and at least a ton in weight. Plan is to cut them in place and take them out in pieces. New Shealths are a split rim design and built in pieces and are assembled within the house. Some tree removal. It is quite an engineering feat.
Lifespan of shealths and cables?	These shealths are from the 80's. We hope to get more than 30 years. 2 years out of a cable (two cables – haul cable and safety cable). We do annual testing to see how they're wearing (by third party nondestructive method. They are currently in great shape. Shivs? This is a routine thing. We get the 2 cables on an alternating schedule.
Can you explain why you cannot do work in the cold weather?	The painting of the structure drives the timing and cannot be done in winter. It has to also be done after certain structural work as well.
What is there is a timing setback?	We will bid this out to contractors. This schedule allows for give wiggle room and minor timing setbacks. We also incentivize early completion of projects. Also aggressive enough that time is used efficiently.
Have you met with HRC for advisory session?	No, we were not able to do that. We are trying to make the renovations period appropriate.
When it's time to figure out signage and I think we will want to consult with you at that time. Can we talk again about that.	Yes, we are open to different possibilities. We will work to find the quickest alternative route. We can absolutely have these discussions.
an incline trip is usually 5 minutes and your route is a 20 minute routethanks	

Other Notes

Text

Planner completing report: Stephanie Joy Everett