

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: Special Exception for 3342 Fifth Avenue project	Groups Represented (e.g., specific organizations, residents, employees, etc. where this is evident): Applicants, RCOs, non-profits, residents, businesses.
Parcel Number(s): 28-E-19	
ZDR Application Number: DCP-ZDR-2021-10127	
Meeting Location: Virtual (Zoom)	
Date: 8/9/2021	
Meeting Start Time: 5:40 p.m.	
Applicant: Walnut Capital and the University of Pittsburgh	Approx. Number of Attendees: 32
Boards and/or Commissions Request(s): Special Exception via the Zoning Board to allow Educational Classroom use in the existing building proposal.	

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.

Reviewed the approvals process for the original building including the Community Benefits Agreement. Reviewed the intent of the Oakland Public Realm District which includes institutional use, and then the language relating to the Special Exception criteria and how they feel they meet them with the previous approval. No changes to the building, the matter is just about changing the use.

Input and Responses

Questions and Comments from Attendees	Responses from Applicants
Are there going to be 15 ft ceilings for classrooms?	Whatever was in the original plan will continue to exist.
Will multiple class cycles generate extra traffic?	Academic use should generate less traffic because students would otherwise be on campus.
Will the building look like it did in previously approved plans?	Yes, it will look the same.
Will there be evening classes that will increase parking needs?	The building was already planned to see 24/7 uses, so they already planned for uses. Having students in spaces who would already be on campus should create less impacts.
What studies have been done to show that students don't have classes here?	None are required or have been done. At this point we're just asking for permission for the use.

Questions and Comments from Attendees	Responses from Applicants
Pitt classes are mostly night classes, did anyone look at that?	We're here for the use. Not sure if what you're saying is true or not. Not here about programming that may happen in the future.
Why doesn't Special Exception criteria require them to study parking?	If you look at the Zoning Code, we meet the criteria because no changes to the structure are proposed.
OPDC: Can you discuss process? (Same question and answer for both projects at this DAM.)	Not scheduled yet, but hope to have them within two weeks. We will share them when we have them and they will be posted by the City.

Other Notes

None.

Planner completing report: Derek Dauphin and Phillip Wu