Planning Commission Hearing
September 14, 2021

3441 Forbes Avenue | Project Development Plan for Deconstruction and Demolition

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• Dusty Elias Kirk | Reed Smith
• Mary Beth McGrew | University of Pittsburgh
EXISTING CONDITIONS – REAR (EULER WAY)
EXISTING CONDITIONS – NORTHEASTERN SIDE
EXISTING CONDITIONS – FRONT FAÇADE (FORBES AVENUE)
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- Brick infill after removal of original parapet and cornice
- Crack
- Crack
SURROUNDING CONTEXT – VIEW FROM FORBES AVE FACING NORTHEAST
SURROUNDING CONTEXT – VIEW FROM INTERSECTION OF FORBES AVE AND COLTART AVE
SURROUNDING CONTEXT – VIEW FROM FORBES AVE FACING SOUTHWEST
DECONSTRUCTION AND DEMOLITION

• The building has been altered since its period of historic significance and is in a substantial state of disrepair. The building is in imminent danger of collapse, and reuse is not feasible.

• The Forbes Avenue façade has historic significance and will be preserved.

• The façade will be dismantled carefully, and each piece’s condition and location shall be catalogued. The façade pieces will be packed and stored in a secure location.

• The remaining building will be demolished. L & I issued demolition permit in 2018.

• The renovated façade will be reinstalled on the property in the same configuration as existed prior to removal in conjunction with construction of a new building (not part of this application).
DECONSTRUCTION AND DEMOLITION
DEMOLITION MANAGEMENT PLAN

DEMOLITION HOURS

Monday – Friday
6:00 AM – 8:00 PM

Saturday – Sunday
7:00 AM – 8:00 PM
Following deconstruction and demolition the basement will be filled with gravel and the site will be graded due to the slope upwards from Forbes Ave towards Euler Way.

Due to safety concerns, the site will be secured with fencing around the perimeter.

The fencing along Forbes Avenue will be set back 5’ from the existing building line to provide more space for pedestrians.

The fencing along Forbes Avenue may include graphics (not part of this application).
EXTEND EXISTING WOODEN FENCE – GRAPHICS EXAMPLE
FUTURE DEVELOPMENT
COMMUNITY INVOLVEMENT

• 2018-2021 – Coordinate with Preservation Pittsburgh and Dr. Anthony Benvin
• 6/21/2021 - Development Activities Meeting with OPDC and OBID
• Future Development will be subject to additional community outreach and City approvals