

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: 2400 E. Carson Street and 95 S. 24th	Groups Represented (e.g., specific organizations, residents, employees, etc. where this is evident): South Side Community Council (SSCC) Project Development Team Design Review Committee (DRC) Local Review Committee (LRC) South Side Chamber of Commerce Residents
Parcel Number(s): 12-L-263-0-2 and 12-L-264	
ZDR Application Number: DCP-ZDR-2021-03552 and DCP-ZDR-2021-04295	
Meeting Location: via Zoom	
Date: 5-27-2021	
Meeting Start Time: 6:00pm	
Applicant: WAG4LP, PW Campbell, Studio 109 Designs	Approx. Number of Attendees: 28
Boards and/or Commissions Request(s): Historic Review Commission approval for exterior work. Zoning Board of Adjustment for variance for accessory uses on residential property for parking lot, variance for use from one nonconforming use to another, a special exception for offsite parking in residential district, and relief from residential compatibility standards.	

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.

Proposed use is a community daycare center and therapy center for children 5 and under. Use former Goodwill building (1,9000 sf building) and the vacant lot behind it. The vacant lot will be used for 13 parking spaces and a 4,000 sf playground. Office space and classroom on first floor. New HVAC and plumbing systems. Mezzanine level will have some additional offices and therapy rooms. Third floor will have some additional offices. Applicant presented context photos and was an industrial brick building. Not a historic building, but within the district. Proposing new windows aligned with its historical context; adding windows; adding new awnings. The art, an elephant, was done by Barron Batch and will be removed. Art will be incorporated by Barron Batch within the building. Tall chimney in back will be removed – structural analysis has determined that the chimney is unstable. Rear of building will be cleaned up with a few windows and door. Existing brick will be repointed and repaired. We propose to paint brick as we will be adding many openings. Playground and parking on separate parcel. Replacing sidewalks on Carson and 24th Street. We would include street trees and landscaping on playground.

Input and Responses

Questions and Comments from Attendees	Responses from Applicants
Any fencing on vacant lot?	There will be landscaping surrounding parking area. 8' privacy fencing around playground.

Questions and Comments from Attendees	Responses from Applicants
Will there be street trees around the entire vacant lot, along all streets?	Yes.
The landscaping needs to be well maintained in a residential area. Want to see the landscape plan. That is a big ask.	Yes, we are trying to meet all requirements. We will share as plans are developed.
Will you need more than 13 spaces?	In zoning review right now. Will have to accommodate codes.
Concerned about 8' fence. Need to soften edge with green infrastructure.	Purpose of fence is safety of children.
Appreciate the window treatment. Recommend recreating the entrance at the original location on Carson. As to pain on brick, the guidelines do not allow. Previous painted facades can be repainted but we want to look at the color. The rear has never been painted.	Carson and 24 th Street facades were already painted.
What will happen to artwork on building? Public art is a wonderful thing and should be preserved. Maybe someone else would want it.	The door with the elephant was created by Barron Batch. We've contacted him and he is not concerned with the piece. We've thought about repurposing the artwork in the playground. He may replicate it in a different location. The LRC never approved original mural.
Please consider leaving some of the chimney, like the pyramid portion while removing the 20' top. Please talk to your engineer.	It's unstable and could affect the rear façade itself. Engineer is uncomfortable with leaving any of it, but we will ask again.
Are there any medical procedures occurring? There's are room for gross motor skills and therapy rooms.	No, not a medical facility.
Seems like a medical use which requires administrator exception and 42 parking spots. This will also impact traffic patterns. Recommend a traffic study.	Pick up and drop off 2 times per day. Not all staff are there at same time.
What is estimated daily attendance and employees?	Anticipated students are around 50 and 45 offices.
What is staffing ratio?	Varies upon age. 4 students / 1 staff.
Parking is going to be challenging. Where are they going to park and cue? Carey Way may lower impact.	We can think about Carey Way – that is a good idea. Carey Way is narrow and residential. Will consider.
All youth have a disability? Physical or development?	Emotional, development delay disability only. But facility will be ADA compliant.

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This is a more intense use and has more impacts than previous uses. We need to work more on this development. Happy to talk further.	
Who owns the old parking lot for Goodwill.	Not a part of project but could become part of project
Do you have enough parking for your staff? What is your plan?	That is correct. Offsite parking is the plan. We don't have that yet. May use UPMC parking facility (this is affiliated with UPMC). UPMC is the proposed tenant. Wayne is developer.
Why put playground behind parking?	Get children as close to facility as possible. It will be secure in that portion of vacant lot.
Does this facility exist somewhere else?	Existing program in requirement of new facility. Expansion of existing program. Relocating from the Hill House. Another facility exists in Cranberry? Affiliated with UPMC
Keep in mind this is a permit parking area.	
Concerned that UPMC has abandoned other property in South Side and now proposed another nonconforming use on another property. They could reinvest in their other property.	
Is the tower building vacant as well? The Rose Taylor building.	UPMC would need to answer.
How are you going to protect facilities during weekends?	Parking lot will be card access controlled. Playground has fencing.
Next steps?	Meet with Local Review Committee and community again before going to public hearings. UPMC is separate.

Other Notes

Many concerns about intensity and impact of proposed use. Follow-up community meeting on June 17, 2021.

Planner completing report: Stephanie Joy Everett