

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: 32 and 44 Pius Street	Groups Represented (e.g., specific organizations, residents, employees, etc. where this is evident): SSSNA South Side Planning Forum Applicants Residents
Parcel Number(s): 3-S-164 and several	
ZDR Application Number: DCP-ZDR-2021-08896	
Meeting Location: via Zoom	
Date: September 23, 2021	
Meeting Start Time: 6:30pm	Approx. Number of Attendees: 20
Boards and/or Commissions Request(s): multi-unit residential project on Pius Street. They are going to ZBA approval for a use variance for a multi-unit residential project on Pius Street (in the Hillside District); Special exception from one non-conforming use to another; Variance for distance between retaining walls.	

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.

Applicant is focused on retaining, restoring and improving two separate structures at 32 and 44 Pius Street. This includes renovations to the buildings, connecting them, and site changes.

Existing buildings:

- 32 Pius is configured as a rehabilitation house, used lightly recently. It's L-shaped and was 2 buildings.
- 44 Pius is old school building recently used as a theater; in disrepair.

No substantial exterior changes to the buildings except to connect them and make them appear as one. We will clean and restore existing building exteriors. The goal is to maintain as much of existing buildings as possible and add a minimal building to reconnect to maintain fabric of existing buildings. The new connector building will be set back so it recedes into background and the focus is on existing buildings. Materials include glass and metal panels. Stairs and elevator will be located in new connector building. Existing buildings are not on same grade and this new connector building creates accessibility and allows centralized location for loading and trash. Additionally, we will add onto existing flat roofs of 44 Pius but that addition will remain lower than the roof. A consolidation will take place as buildings cannot cross parcel lines.

Construction anticipated to take place Q2/3 2022 and will last 10 months.

Retaining wall along Pius Street will be repaired but still figuring out access from Gregory Street to the parking lot. Angled parking will be provided in front of building along a governor's drive. Building new retaining wall above existing retaining wall along Pius Street. Removing stairs and re-centering from Pius Street up to both buildings. No work to be done in the rear steep slopes. Parking, landscaping, curb cuts will meet code.

Input and Responses

Questions and Comments from Attendees	Responses from Applicants
Live on Pius and park on Gregory. Are you going to use Gregory to access these buildings?	No, not quite. Primary vehicular access will be off of Pius. We want input on this.
Because of the existing retaining wall people use Gregory to access. If you close off access to Gregory, then fewer would use Gregory. Another note: I'm excited about this, appreciate that use the existing architecture.	
Are you selecting proper trees that will not break up sidewalks? What are long term maintenance plans?	We will consult with City Forestry. We are building this to own, manage. We are local and boutique. This is important to us.
We have a mix of students and residents. We have a small battle between the two. What residents are you focused on?	We expect some students and residents. We find students aren't as long-term residents. This will not be a dormitory.
Thanks. I will be your neighbor and I love the neighborhood. Glad to see interest in this property. What are security plans in between acquisition and construction. There are people inside the building exploring it and it's dangerous at this time. Someone could get hurt.	We have an interest in securing the building. We see people sitting on the parapet walls. It is concerning and has contributed to degradation. We will secure it, hopefully on Day 1. We have an incentive to do that and see it as an important step.
Will there be protections in place for airborne pollutants during construction?	Remediation of asbestos is a well-known process to our contractor and that is a longer process. We are not short circuit the process and will follow safety and environmental rules to avoid impact.
Thank you for your interest in the property. It looks beautiful. Two questions: 1. Parking – how many spaces will there be? 2. I always assumed the larger parking area was with the other building (condo). What will they do?	Our current plans have between 55-60 spaces, which meets requirements. Using bike parking incentive. Our goal is meet need within the space we have. 2. Understand they have parking lot behind their building but have used ours because it is easier. I think they can meet their needs. HOA states they will meet need with existing parking lot in rear.
Will you use the governor's drive for construction vehicles?	Yes, we will build the drive first to accommodate getting our staging and materials onsite.
80 units is a large density so I'm concerned that 60 spaces isn't enough parking spaces.	
I think this is very exciting. Concerned about parking spaces with density proposals. City should explore through a study on the impacts the bicycle reduction for parking spaces has had on surrounding streets. I recommend getting as much parking onsite as possible.	We want to be practical so we are considering the parking situation.
Will there be street closures on Pius during construction? This is a one-way.	Other than possible utility work, we plan to keep the street open. Very limited disruptions and we will minimize as much as possible by consolidating the things that would

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	require that. We will communicate with the community about that. Wrong way down the one-way may be necessary in that case.
I'm excited to see these structures renovated but I'm concerned about traffic, particularly on egress ramp. How will you mitigate sound and privacy?	The governors drive walls and landscaping should prevent vehicle headlamps from shining on residents. We will add and enhance to protect.
I think it's unrealistic to build 60 spaces for 80 units. The city needs to do something about this.	We are open to purchasing another property nearby to accommodate additional parking. Please share any info you have.
Beautiful project, but have same concerns about parking. Have you considered reducing the number of units?	The significance of the project requires a larger number of units. We are looking at this and think 80 units is the high end. We are trying to strike the right balance. Have enough units to make it financially feasible and meet the needs of residents (parking).
I'm a neighbor. I actually feel on that property walking my dog and broke my back in two places. Do you have contact info for current owner?	I will talk further with you offline.
I'm president of HOA next door. We are concerned by parking and traffic influx. We wanted to be on record. We're happy to work with your team further.	We want to work with condo association to come up with the best site plan that will work for all of us.
Your connector building cuts off some parking. Maybe a different configuration would accommodate parking. Maybe entry on second level. Existing glass on the slope in front has never looked good. Can that be used for additional parking?	It's pretty narrow area and probably couldn't be used for parking. There will be 3 ADA parking spaces and loading in the middle connector area. We are trying to maximize the space there. We will try to squeeze in a few more spaces.
Will there be onsite security? My car has been hit before. Also concerned about privacy.	We've used cameras at other sites. If the need arose, we could consider a gate at the parking area and partnering with the condos on that. The grade changes should still provide protection from the grade.
The project looks great and is one of the nicest proposals we've seen. Also like the governor's drive. What is the height of the proposed and existing retaining wall?	3-5 feet high, above existing 3-4 feet wall.
Pius street has many speeding vehicles. Any plans on traffic calming, signal changes to deal with added traffic flows?	DOMI has not indicated any of those changes. If you think there are changes to Pius that are necessary, we / you can talk to them about that.
What other projects have you completed in Pittsburgh?	We did one reuse property in Pittsburgh in Braddock. We will share via email – email me (in chat).
Concerned about construction. How much heavy construction is anticipated? Street disruptions?	Site grading and exterior work - 4 months. 32 Pius – less intensive work. 44 Pius will be a heavier lift. Connector building will be buffered.

Questions and Comments from Attendees	Responses from Applicants
At the stop sign by your egress lane, people rarely stop there.	We are aware. We see the same things and something to consider.
Retaining wall: is the lower wall built to hold the full load from the upper grade?	We haven't had the geotech completed; that is still conceptual. We will have it fully engineered.
Tracy q	We looked at back of 32 Pius for parking, but the slope is steep. It would be extremely difficult and expensive. Alos, the hillside is a park-like area that is elegant. We will look at parking on the right of building as a potential

Other Notes

City should complete a study on the impacts that the bicycle reduction for parking space reduction has had on surrounding streets.

Planner completing report: Stephanie Joy Everett