

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: PWSA Lawn and Ophelia SW Project / 21 Lawn Street	Groups Represented (e.g., specific organizations, residents, employees, etc. where this is evident): Oakcliffe Community Organization, residents
Parcel Number(s): 28-N-4	
ZDR Application Number: DCP-ZDR-2021-05009	
Meeting Location: Virtual (Zoom)	
Date: 11/3/2021	
Meeting Start Time: 6:00 p.m.	
Applicant: PWSA	Approx. Number of Attendees: 13
Boards and/or Commissions Request(s): Art 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.

Reviewed the history of the project, what it's trying to achieve overall in terms of managing stormwater, some of the features included. Park is being decommissioned by City of Pittsburgh, allows the park to be reimagined to manage stormwater that is currently flowing over the cliff and causing erosion. Project started in 2017 with initial design at that time. There have been three meeting with the community including twice this year as the project has been scaled back and costs reduced. Showed the Ophelia Street bumpout being removed, but feel that the character of the rest of the project remains. Showed example images of what to expect. Showed plants that would be used, then a rendering that shows what the resulting park would look like with the rain garden replacing a playground area. Going to Art Commission in December 8th, 2020.

Input and Responses

Questions and Comments from Attendees	Responses from Applicants
Will there be plants blooming year round?	There will be spring and summer blooms, some visual interest throughout the year if not flowering in fall and winter.
Who will be maintaining the space? What will maintenance be like?	Maintenance is divided between DPW and PWSA. First year of rain garden is maintained by contractor and replacing anything that dies back, weeding, etc. After that PWSA maintains the stormwater related elements, DPW will be responsible for the periphery vegetation.

Questions and Comments from Attendees	Responses from Applicants
Are these the actual plants that will go in?	Yes. The landscaping plan shows that's going in where.
Can someone get into the site from the point area?	Existing fence that was there will be maintained, so there would not be a way to get in from there, but from both streets. Striped crosswalk created across Lawn Street.
Will there be electricity?	None there now, no plans to add it.
Will this repair the fence across Lawn Street?	No. Recognize that the sidewalk and fence are failing across the street, but would recommend the City abandon that since we've created a better condition on this side of the street.
Will mosquitos be a problem?	No, the water will drain quickly, so water would not stand for the 4 days needed for mosquitos.
What's the box at the point?	ADA ramp.
What's under the raingarden oval?	It would have depression to collect water at surface, soil for plants, then materials that allow the water to drain into the ground. Path material will be decomposed granite like material.
Area above?	Will be replacing bad surface material where the upper playground was and allow to return to low mow fescue native grasses. Future opportunity for City to do a project here, no need for stormwater.
After Art Commission, what's the timeline? Is bid package ready? Keep us updated so we can let people know. Will it be the same contractor for the playground demolition?	Bid out project and get going in the spring. Bid package is ready to go with potential for tweaks based on Art Commission meeting. DPW will demolish the playground.
Any frogs or fish in the rain garden?	No, the ponding shown in the rendering will be very temporary. Rainwater will drain in hours, so now standing water after that to support fish or frogs.
Will this look grassy like the one in Garfield?	That one has more grass. This one will not look like that due to all the perennials we're putting in. Will look more like an English garden.
Can we add benches on the upper lawn area? What if Oakcliffe provided them? Would that be allowed?	None proposed at this time. Not related to stormwater, so may not be possible given funding. Past discussions showed concern about too much seating, leading to compromise for the seating blocks near the rain garden. Whether Oakcliffe added them would be up to DPW.

Other Notes

None.

Planner completing report: Derek Dauphin