

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: 642 Fort Duquesne Blvd Adaptive Reuse	Groups Represented (e.g., specific organizations, residents, employees, etc. where this is evident): Applicant teams, RCO staff, residents, developers, media, etc.
Parcel Number(s): 8-S-78	
ZDR Application Number: None at time of DAM	
Meeting Location: Virtual (Zoom)	
Date: 1/13/2022	
Meeting Start Time: 5:35 p.m.	
Applicant: Strada Architecture, Douglas Development	Approx. Number of Attendees: 20
Boards and/or Commissions Request(s): Planning Commission (expected in late February)	

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.

Developer introduced their company based in DC, operate throughout east coast, specialize in adaptive reuse of historic buildings. First project in Pittsburgh. Architect spoke of past work looking at this same building, then walked through current proposal. Historic of the building. Building is 16,000 sf floorplate, 137 ft building. Part of Penn-Liberty Historic District (National Register), but not part of a locally recognized district nor a locally registered building. Seeking Historic Tax Credits. Currently proposing 137 apartments, residential lobby, 1-story addition on portion of roof for amenity and a rooftop deck. Maps and aerials used to show the project location, site plan shows surrounding streets and buildings including two adjacent streets and their status in terms of City vs. vacated alleys and how they are currently used by adjacent buildings. Discussed the conditions of the sidewalks, adding 3 street trees, remove an existing curb cut, replace brick paving. Proposing to remove garage doors and replace with doors and windows. Project will also replace all existing windows with new windows that match historic design. Noted historic signage structure that they will retain, clean up as an artifact of the history of the building, will paint it and light it. Will also involve full masonry restoration where staples and straps have been used. Fire escape has been removed and will not be replaced. Bricked up windows in the alley will be returned to windows creating a more transparent façade on the alley. Building elevations shown to illustrate the project. Noted a few additions of windows where the building historically received plate glass from an elevated railway. When that purpose was abandoned, the windows were bricked in and they will open them up for apartments to use. Then showed how the floor plans are envisioned including ground floor, basement floor, typical apartment floor, and rooftop amenity area. On some taller floors, there will be lofted units. They will be replacing all existing stairs and elevators in a central core and with emergency stair at the back of the building, but will be keeping the penthouses to maintain their visual component of the project. Back of building roof is not visible and would have unscreened mechanical equipment. All amenities will be accessible, accessible apartment units as required by code. Project's sustainability narrative is reuse of the existing structure's embodied carbon, windows will improve energy as will interior insulation of the structure. Green roofs reviewed, but structure can't bear the weight. Finished with 3D renderings of the resulting building.

Input and Responses

Questions and Comments from Attendees	Responses from Applicants
DCP Staff: Have you submitted a Zoning application for the project yet?	Have not submitted the ZDR application yet.
What percent of minority contractors will you be using?	No set percentage, but developer encourages minority participation. Project is privately funded, so has no requirements. and will be open sourced for union and non-union workers.
Will the roof top have any sustainability features such as urban farming?	Probably not because the existing roof is only designed to support snow loads. Analysis for a vegetated roof systems (intensive and extensive) showed that it doesn't have the capacity. Even the deck proposed is on new steel coming up off the structure. New steel structures would not be supported by the project budget. Fiberglass planters will be included and could be used by tenants for food.
What is the parking ratio requirement? Will parking be included in the structure.	No. None are required. Studied potentially adding parking on the ground floor but very large concrete columns don't allow movements needed. There is a garage behind the building and they are going to seek and agreement to use spaces in that garage.
RCO Staff: What is the anticipated timing to start construction?	Submitting permits later this spring (May/June) with summer 2022 construction start targeted with 19-21 months of construction resulting in a project completed in Q1 of 2024 (estimated).

Other Notes

None.

Planner completing report: Derek Dauphin and Phil Wu