

Development Activities Meeting Report (Version: 4/18/2019)

This report created by the Neighborhood Planner and included with staff reports to City Boards and/or Commissions.

Logistics	Stakeholders
Project Name/Address: 400 S Braddock Avenue - Shadyside Academy	Groups Represented (e.g., specific organizations, residents, employees, etc. where this is evident): Point Breeze Organization (PBO), Residents, Shadyside Academy Board Members, Department of City Planning
Meeting Location: City Zoom	
Date: 06/22/2022	
Meeting Start Time: 06:00 PM	
Applicant: Tim Kaulen	Approx. Number of Attendees: 28

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.

Official description: One story addition to existing Pre-K school building.

Meeting Comments: Our plans include a new addition to 400 s Braddock Avenue, the pre-k building. A driveway will also be created around the new addition. There is 110 and 128 feet from the nearest residences. We are also proposing nine new/additional parking spaces with screening. The new additional will provide a new side entrance with four additional classrooms. The Development being over 2,400 Square feet has triggered this Development Activities Meeting. We are not anticipating any sizable growth. COVID has taken a toll on our facilities, specifically our common areas. We have been utilizing alternate spaces for learning in order to follow social distancing protocols. This will mitigate that and allow the academy and students to have some normalcy in physical space. **Community**

Engagement: The development team engaged Point Breeze Organization, the Registered Community Organization for the Neighborhood and the homeowners adjacent to the school.

Input and Response

Questions and Comments from Attendees	Responses from Applicants
Will you be able to speak about the timeline?	We would like to start in the next month or so.
And when do you anticipate completion?	Max, six-month construction.
Will the trees fill in or will there be large gaps between the trees like in the drawings?	The intent was for the trees to fill in, we have to leave enough room for it to grow
What will become of the chain link fence currently on the Richland lane property line?	That will remain

Questions and Comments from Attendees	Responses from Applicants
Will students enter by car or bus through the back of the building (the side that faces the connecting residence)?	The traffic flow would come off the main line and drop off would happen on the one-way drive/loop and enter back into the two-way drive
How much construction traffic would occupy ben hurst street	None
Is there a driveway between the new building and the plantings. Is that right? Is that the driveway that will be used to exit the property after student drop-off	Driveway just to exit after dropping off
After the construction process will there be any impact on ben hurst	No
Will cars idle while using the new drive at pickup? If so, how long do you expect cars to remain stationary and idle?	There should not be any idling
Currently the rear entrance is pedestrian only. Are you saying that will become an automobile drop off?	No
Since the building is so close to the 325 Richland Lane home, what types of classrooms will these be will they be music or gym?	Full pre-k, music and gym will be in the main building.
Will there be construction traffic on Richland? Any new traffic post-construction on Richland?	There will be none
Will parents of older children use the new drive, or will they only use the current drive? K and pre-K new drive only?	none
Will parents of older children use the new drive or will they only use the current drive? K and pre k new drive only?	Only younger or k-5 will utilize the drive.
How long is construction reasonably estimated to take	120 days
Can you clarify the timeline again? Earlier you said 6 months; now it is 4 months?	I misspoke earlier, It is 120 days.
How can we be assured that new traffic will not be exacerbated	There should be none
There are Shadyside patrons, parents, families that cut through Richland Lane and it is a private road.	We will ask our families not to utilize this private

Questions and Comments from Attendees	Responses from Applicants
We would like to be assured that the driveway direction will not be changed.	It was designed to allow children to exit on the right and the side of the school; we do not intend to change the direction.
What percentage of SSA junior School families live in the 15208 zip code? What percentage of families	We do not have that information.
Any unusual potential air or water pollution risks anticipated?	There is no anticipated risks associated and we will adhere to stormwater standards.

Other Notes adhere to

Planner completing report: Ose Akinlotan, Senior Planner