

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: 642 Fort Duquesne Adaptive Reuse	Groups Represented (e.g., specific organizations, residents, employees, etc. where this is evident): PDP
Parcel Number(s): 8-S-78	
ZDR Application Number: DCP-ZDR-2022-07550	
Meeting Location: via Zoom	
Date: August 11, 2022	
Meeting Start Time: 5:00 pm	
Applicant: Strada	Approx. Number of Attendees: 6
Boards and/or Commissions Request(s): Variance and nonconformity to the Zoning Board of Adjustment; Planning 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.

Previously presented this project to community in January 2022 but there have been changes. Plan is convert to 9-story building to residential units. 142 units are proposed within existing building; this is 5 more units than presented. Also proposing single story rooftop addition. The addition presented in January was smaller and was exclusively amenity space. The new proposal has a larger footprint for the addition, and includes 5 additional units. The rooftop with also feature both interior and exterior amenity spaces. The total units proposed is 147 units.

This project has two zoning development review applications: one for the interior shell changes and another for the rooftop additions. The first application has gone through Planning Commission and received approval. We are currently working through building permit piece with PLI. We go to ZBA and Planning Commission for rooftop addition. Building is around 100 years old and was used by PPG for a glass warehouse. Building takes up 100% of the lot area. Rooftop addition is half the floorplate. Provided maps, site plans for various floors and rooftop, images of existing context, elevations, and materials. Exterior brick will be improved during renovation. All windows will be replaced. The old signage structure will stay on the roof; no plans for building identification signage or artwork. Four existing bay doors will become storefront windows and main entry to activate the building at the street. The rooftop addition will not be visible from most viewpoints.

Input and Responses

Questions and Comments from Attendees	Responses from Applicants
For street trees, can you clarify the alternative compliance you are seeking.	Street tree requirement is based on street frontage (Fort Duquesne) and we need 4 street trees. We are providing 3 trees because that's the most we can provide onsite due

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	to Duquesne Light transformer vaults in the sidewalk. We will pay into a fund for the 4 th tree not provided onsite.
Not using the existing sign structure seems like a missed opportunity. Can you share why this is not being used?	It is a great opportunity that is asking for something great. Anything that appears to be high wall signage can be touchy. Previous plans had activated that structure and was a difficult hurdle. Also, the building is historic tax credit project, the National Park Service would have limitations on what can be done with the sign and our read from them is to leave it or match previous signage which goes back to the high wall signage issue.

Planner completing report: Stephanie Joy Everett