

# Development Activities Meeting Report

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

Logistics	Stakeholders
<b>Project Name/Address:</b> Mellon Park Tennis Center	<b>Groups Represented (e.g., specific organizations, residents, employees, etc. where this is evident):</b>
<b>Parcel Number(s):</b> 125-N-200	Point Breeze Organization
<b>ZDR Application Number:</b> N/a	
<b>Meeting Location:</b> Teams	
<b>Date:</b> April 3 <sup>rd</sup> , 2024	
<b>Meeting Start Time:</b> 6:30 pm	
<b>Applicant:</b> R3A Architecture/City of Pittsburgh	<b>Approx. Number of Attendees:</b> 25
<b>Boards and/or Commissions Request(s):</b> Historic Review 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.*

<p><b>Introduction</b></p> <ul style="list-style-type: none"> <li>- Thousands of people currently use the Mellon Park Tennis Center</li> <li>- R3A Architects is working with the City of Pittsburgh for the second phase of the Mellon Park Tennis Center improvements.</li> <li>- The first phase included the replacement of the previous tennis bubble in late 2022/early 2023.</li> <li>- The second phase will connect a tennis support building on the north side of the existing tennis bubble.</li> </ul> <p><b>Site Context</b></p> <ul style="list-style-type: none"> <li>- The current Tennis Center has a trailer that hosts offices and bathrooms for the tennis dome. An upgrade is needed to keep the building functional and to provide better access to the Tennis Center.</li> <li>- The applicant is proposing a building that is closer to/attached to and provides direct access to the bubble.</li> </ul> <p><b>Mellon Park Action Plan Context</b></p> <ul style="list-style-type: none"> <li>- The applicant is coordinating with the Pittsburgh Parks Conservancy to make sure this project aligns with the Mellon Park Action Plan. For example, they discussed creating space for seating and areas for planting near the Tennis Center.</li> </ul> <p><b>Building Exterior</b></p> <ul style="list-style-type: none"> <li>- The new building will include cement board siding, multiple dome passageways, revolving doorways, large external windows, and horizontal slat sliding that will provide protection from the elements.</li> <li>- The new Tennis Center will be a 2600 sq ft., one-story rectangular building with a sloped roof.</li> <li>- The design of the building is meant to compliment the park.</li> <li>- To give the building texture, there is a Batten pattern around the exterior.</li> </ul>
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**Building Interior**

- The new building will have improved restrooms and changing rooms. There will be new men and women’s bathroom facilities with benches, lockers, and showers. Other amenities include:
  - o A reception for checking-in and access control
  - o Waiting lobby for people to gather for socializing or waiting to use the courts
  - o Movable furniture (tables and chairs) as well as built-in seating
  - o Office and staff rooms
  - o Windows for viewing the courts
  - o Possible vending machines

**Timeline**

- Anticipate a Historic Review Commission public hearing on May 1<sup>st</sup>
- Permit submission is expected in June 2024
- Bidding & Negotiation
- Construction is expected to start July 2024

**Input and Responses**

Questions and Comments from Attendees	Responses from Applicants
Are there any family/non-gendered restrooms?	There are not. Mostly because of the size of the building. We do have a mother’s room/changing room but it does not include a restroom.
What are the two lines by the entrance to court 1?	That’s a cut line to show the entrance. It was cut off to fit this presentation.
What is the size of the building comparative to the size of the existing trailer?	The new building is 2600 sq ft. The existing trailer is half that size at most. The existing trailer is nearly as long as the proposed building but much smaller.
What type of stormwater management is being used I see a lot of greenery?	We will have approximately half of the dome shedding water. Between the walkway and the dome, we will have a trough that will collect water and snow as it sheds off the dome. It will also prevent water from pooling along the walkway. Runoff will be piped under the ground to the existing drainages in the park.
So the proposed building doubles the footprint of the existing trailer, approximately?	Yes, a little bit more than double.
Back to the bathrooms. May we assume that they will be ADA compliant?	Yes. All of the restrooms are accessible. The whole building is accessible.
What provisions will be made for people who need bathroom assistance from family members of a different gender?	That’s a good question. Right now we don’t have a family bathroom. We’re really constrained on space and budget. Mainly space. I don’t know how we could have coordinated a family room for such as a small place. We followed County standards and they only require having men and women restrooms.

Questions and Comments from Attendees	Responses from Applicants
Can you address the timeline to complete project, and what effect it will have on use of the Bubble?	We're working with the contractor on the construction sequence plan. Once we get that we can nail those details down.
Will the entrance at the end of the bubble for Court 1 be closed?	There could be a time where play is affected but our goal is to continue play while construction is happening outside. We also want to make sure people are safe during construction.
Are there any plans to address the noise issue of the current air system?	Yes. We are working with the installation group to address this problem. We have invested in bringing down the sound level. It is difficult in an interior space. It is not ideal but has definitely been improved since the new system was installed.
Could the mother's room be replaced with a family restroom?	As it is right now, it is not large enough for that. Additionally, we cannot take out a mother's room because baby changing stations are required by code.
These improvements are fantastic however surrounding communities should have been invited. I appreciate Regina and Elizabeth keeping my community informed but this is a city facility and a lot of surrounding communities don't realize this.	
Will there be space for a ranger desk?	That is not something we have talked about. There were no plans to but maybe it is possible to incorporate that in the master plan. I don't know if we could accommodate that and the park requirements.
From Erika Strassburger - If a change to city code is needed to allow for a family room/all genders room instead of a mother's room, I would be more than happy to sponsor. I realize restrooms are often governed by plumbing code which is County Health, not city code.	
I like the idea of ranger desk/station in the building.	
Are there any landscaping plans for replacing trees that were removed for installation of the dome?	Not for this specific project. There are plans in the future to plant trees throughout the park during the implementation of the Mellon Park Action Plan.
Where are water fountains?	Water fountains are opposite the restrooms.
On who's site will these updates be shown? Mellon Park sits in a number of neighborhoods and they may not know about this project.	We are required to notify Registered Community Organizations who cover this park. We understand that Mellon Park does not belong to one neighborhood.
I appreciate that people from outside the immediate neighborhood utilize the tennis courts but we should make sure that we are serving the immediate communities as well.	We will take back these comments and make sure we are accommodating for residents throughout the City of Pittsburgh.

**Planner completing report:** Adriana Bowman, Neighborhood Planner