

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: District Hall	Groups Represented (e.g., specific organizations, residents, employees, etc. where this is evident): Residents OPDC OCA Project Staff
Meeting Location: Oakland Career Center, 294 Semple St. Pittsburgh PA 15213	
Date: 5/29/2019	
Meeting Start Time: 6:00 PM	
Applicant: Wexford Science and Technology	Approx. Number of Attendees: 40

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.

Update presentation in response to previous meeting in March, project: new office and high rise
Community Benefits are presented to the community. District Hall as ground floor community space, addressing traffic and parking concerns. Variances request are presented, max lot coverage, setback variance, FAR variance with the public parking condition.

Input and Responses

Questions and Comments from Attendees	Responses from Applicants
Did you explore parking entrance to be share with adjacent hotel?	Yes, we did, and it did not work with our building design.
Variance and hearing at the same time?	Yes, we want to go for all at once.
Will you have noise studies for the top HVAC floor?	Yes, they will be conducted.
Hazardous contents in the proposed labs?	Zoning code forbids the use of hazardous materials
How many lab stories?	9 stories
Any chance to mix office and lab space	Each floor is a mix of lab and office space, multi tenants
When are CBAs timeline? (solidification)	Wexford is ready to materialize these CBAs with the community.
Was the Traffic study performed only in the summer time?	It began when universities were open earlier in the season.
What is the percentage of building lab vs non lab	Mix of lab and office, approx. is half of bldg. of lab space.
Park trucks, loading dock at the front entrance?	Loading will be on Iriquoii. Front is on Forbes, with secondary entrance from Colvard
Deliveries?	Zoning allowed, 3 spaces for 30 foot box trucks.
Height variance already received?	Not yet.

Planner completing report: Felipe Palomo