

Development Activities Meeting Report (Version: 10/16/2019)

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

Logistics	Stakeholders
Project Name/Address: 5226 Penn Ave	Groups Represented (e.g., specific organizations, residents, employees, etc. where this is evident): · Friendship Community Group · Bloomfield Garfield Corporation · Neighboring residents
Meeting Location: PGH Glass Center 5472 Penn Ave, Pittsburgh, PA 15206	
Date: 11/04/2019	
Meeting Start Time: 6:05 PM	
Applicant: Moss Architect + Henry Simonds	Approx. Number of Attendees: 15

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.

Illustrated by an architectural model and slide presentation- the two parcels at the corner of Penn Avenue and South Atlantic Avenue that currently contain two structures (1-story and a 2-story building) that will become a one parcel and operated by Henry Simonds, owner and developer. The project will include:

- A complete renovation that will increase the height of the structure to 47ft.
- Ground floor office
- 2nd floor co-working space with a kitchenette
- Third floor private three-bedroom residence with a rooftop deck.
- An elevator for access to the first, second, and third floors in the back of the building.
- ADA new ramp and renovated stoop in the front.

The applicant envisions the site as a gateway to the Penn Avenue arts corridor due to its location and high visibility at the corner. The building will include reuse of salvaged materials such as weathered steel that will develop a patina over time and preservation of the existing brick facade. The existing window proportions will replicate across the building. The consolidated parcel has a 12-foot wide gravel bath back from the building, past the McCabe building to the R2-M zone. An access easement maintained along that path for the resident at the adjacent apartment building. There is a right-of-way behind the building with access to South Atlantic Avenue for garbage pick-up.

Input and Responses

Questions and Comments from Attendees	Responses from Applicants
The group expressed concerns of existing trees being removed and/or if the developer would add trees to the streetscape	The developer stated that the design would keep all three of the original trees and add 1 during construction. The architect explained that the construction co will protect the existing trees during construction
The group was interested to know what variances are needed to complete this project and if there are any exceptions.	The architect replied that there are two variances required. 1) Height of the building, which is 2ft above

Questions and Comments from Attendees	Responses from Applicants
	the standard 45ft (height of project will be 47ft). 2) Setback. With no exceptions
Residents asked how the height will compare with the Children Hospital and other artistry residence concepts	The property is less than the children Hospital and the height of the property and the developer is not aware of the other proposed concept.
Many questions of clarification about the survey of consolidated parcels and property boundaries.	Clarified which properties and buildings are included and excluded from the project.
Residents said that promises from other developers-no-to-low noise levels with other developments (<i>Children’s Home, West Penn Hospital, ALDI, etc.</i>) and now have to deal with continuous humming, times of loud noises, etc. Residents asked what will this development do to maintain compliant noise levels.	The size and energy needs of this development are much lower than and more similar to that of a single-family home. They will definitely be code-compliant and will work with their mechanical engineer to pick the best equipment. In addition, the building is north facing and can utilize a lot of passive cooling.
The façade is changing quite drastically from the current building and the view from the street will be different.	The applicant is using many translucent and clear materials to create a “lantern” effect so it does not feel like an intense massing.
There are homes directly behind the building—what will you be doing to screen the rooftop deck?	There is a trellis with a screen in the back to create a buffer from the residential zone. Is the rooftop deck going to be rentable?
The rendering is showing a something on the side of the building—is this a billboard space?	The owner thinks the building side on S. Atlantic could be a good candidate for public art, possibly rotating and involving local organizations/youth, but that would require another variance. It will not be a billboard.
What will you be doing with the gravel road that extends to the back of the property?	It will be for staging during construction and then restored as a gravel path with some landscaping.
There is an apartment building on Baum that has a similar- looking exterior material that sprays rusty water when it rains. Will this treatment do the same?	To avoid a similar fate as the West Elm building that has stained the sidewalk from the steel runoff; the building will be capturing the runoff from the steel exterior so there is not any spray or staining.
Will you be closing the sidewalk during construction?	It is possible to close at some point during construction. They filed for an encroachment permit to construct the ramp and such. They are still finalizing a staging plan. Applicant seems to think there is enough

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	room on the sidewalk that a portion would remain open.
Where will the construction crew park?	Owner is exploring being able to utilize the McCabe property and access for additional parking.
What is the timeline for construction? Do you anticipate	Scheduled for Zoning Board of Adjustment in December. Approximately March 2020 construction start with an anticipated timeline of 8-12 months. Site constraints are complex in terms of equipment and staging. Applicant is not planning on construction occurring on weekends or extra hours during the week. Sota Construction is the contractor.

Other Notes

3 major concerns raised throughout the meeting was regarding parking, guest and noise from the building equipment. The development will increase the parking demand; S. Atlantic from Coral Street to Penn currently does not have residential permit parking, with most homes having no on-site parking options. Neighbors expressed that they experience hospital employees taking a lot of street parking. With this concern stated, the developer/owner responded that there is on-street parking on pen nave and that the building is not required to add additional parking. The developer did suggest that temporary guest living at the unit will be supplied with a connect card, bikes and encouraged to use other means of transportation to travel throughout the city.

Multiple residents wanted to know if the site would become an art gallery and host multiple events. Because the site was presented as an artist residence/workshop and co-working space the audience was concern about the hours of operation, maximum occupancy and if the property will be rented out for event. The developer/owner assured the group that the property will not host events and is not a commercial gallery.

Noise- To alleviate the equipment noise, the architect stated that the HAVC equipment for this building with be housed in the basement and the 2 units on the roof will aligned with code for 55d limits and similar to a SFH unit cover and will not be visible. The two 2 small rooftop condenser units are 10 feet away from the edge of the building, and out of the line of sight from the street due to the parapets on top. They will be excavating the partial basement to create a full basement, where most of the mechanical equipment will be located.

Planner completing report: Martina Battistone + Christopher Corbett

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