

Development Activities Meeting Report

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

Logistics	Stakeholders
Project Name/Address: Ledge House, 4040 Bigelow	Groups Represented (e.g., specific organizations, residents, employees, etc. where this is evident): BACA, Schenley Farms Civic Association, applicants
Meeting Location: Western PA School for Blind Children	
Date: 10/24/2019	
Meeting Start Time: 6:10 p.m.	
Applicant: Stephen Casey	Approx. Number of Attendees: 10

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.

Hornbostel-designed house built for first President of CMU. Approval for 5 unrelated people in 2017. Designated as religious assembly building limited which triggers uniform construction code even though it's a house. Requires an accessible route and restroom. Small addition approved by HRC a year ago. Reducing the scale of this addition now. Seeking amendment to previously approved work through HRC.

Input and Responses

Questions and Comments from Attendees	Responses from Applicants
You going to use the same bond as above the wall?	Suspicious of stack bond so may use running or Flemish.
You putting a railing on the brick wall and made of what material?	Tubing steel and painted.
Work on building is exceptional this far, but how will the staircase be used?	Basement is used for storage and the internal stairwell is very narrow, so this will allow better headroom and more functional. Since it will have limited access, it's about it being visible but isn't beautiful now. Other issue is that there are drainage issues on that side of the house, exacerbated by downspouts not properly set up. That was part of the project and was left for longer than expected.
Drainage issues are big on Parkview. Caution you that the wall may block drainage and the sidewalk is a stream right now on big storms. Drain at bottom is a necessity, how will water be diverted toward the property line?	Needs to be done before permitting. Mentioned there was already a wall there.
Impermeable surface is being added and water needs to be addressed.	Modifying existing paved areas and removing some, also allowing some drainage areas. Will look at creating French drain. On garden side there is a landscape plan being developed that would also allow drainage if properly designed. Big lump of concrete will be removed and this will reduce water flow.

Questions and Comments from Attendees	Responses from Applicants
So this won't exacerbate rainwater issues?	Described drainage situation and regrading that will direct it away from the property line. Don't have details on minute slope.
Doing a grade plan?	Yes, moving dirt within site.
As long as drainage is dealt with and HRC is happy, it should be fine.	
Are you proposing a change to the chain link fence?	Interrupting the existing one to create a gate of similar material.
Please reconsider because the historic designation doesn't allow new chain link, only keep old. Fairfield Lane had to use ornamental iron and neighborhood and HRC will push back on chain link.	Applicant said there are no guidelines for the district, familiar with Sec. of the Interior guidelines, if it comes up at the hearing they will respond.
Norm says HRC has not approved chain link in the past, but ornamental aluminum has been approved.	
There's a slope in Fairfield Lane that drops water into this area and is part of your property. Can this be mitigated to prevent it from coming down?	Will take a look.
Your project will be required to deal with stormwater.	Clearing of hillside created more water flow. What was removed was nasty stuff and they are waiting to vegetate the hillside until this access has been completed. Landscape architect is Kim Okada and they are looking into soil issues in addition to plants. They want to put in irrigation.
There was a wooden gate. Any talk of replacing it?	No. It was out there to stop people from doing drugs there.
Do you have any security cameras? Stretch along Bigelow can attract bad behavior. Keep loitering issue in mind and maybe think of ground level lighting.	

Other Notes

None

Planner completing report: Derek Dauphin