

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: University of Pittsburgh Institutional Master Plan (2019/2020)	Groups Represented (e.g., specific organizations, residents, employees, etc. where this is evident): Hill CDC Neighborhood Allies Pitt Student Environmental Group Schenley Farms Civic Association Residents Students Office of Senator Jay Costa CMU staff University of Pittsburgh staff
Meeting Location: 32 Oak Hill Drive	
Date: 11/18/2019	
Meeting Start Time: 6:10 p.m.	
Applicant: University of Pittsburgh	Approx. Number of Attendees: 40-50

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.

The University of Pittsburgh presented a detailed overview of their entire Institutional Master Plan which includes projects and programs for the next 10 years. Specifically identified changes made based on past public comments, projects near to the location of the meeting, neighborhood enhancement strategy, sustainability efforts, public process to-date, web materials, and what to expect in the legislative process ahead. Approvals sought: IMPs are reviewed by Planning Commission before being approved by City Council. No Planning Commission hearing date yet, but will send out through the RCOs when they have it.

Input and Responses

Questions and Comments from Attendees	Responses from Applicants
Does the playing field site allow entertainment uses?	Yes
If the entertainment uses were removed from the playing field site in the IMP, what would be the process to add them back later? Through the project review itself?	It would require an amendment the IMP first, before the project could be reviewed.
There have been partnerships between universities and CDCs to share the wealth for building structures. Is Pitt open to this?	Yes
From a Pitt student's perspective, how do we advocate for something in the IMP?	There are many processes at Pitt that could be used to prioritize projects. There is also the opportunity to highlight things you want during public testimony in the approval of the IMP both at Planning Commission and at City Council.
Have you thought about how your future entertainment uses in terms of avoiding competition with other plans?	The intent is not to compete with other venues.

Questions and Comments from Attendees	Responses from Applicants
If residents have concerns about the impacts to them, they should present those.	No response recorded.
For the Recreation and Wellness Center, are there plans to include a rock climbing wall?	Yes
Will there be new parking reserved for students?	We will use the tenant type option. No parking will be reserved for students.
How will people access the Lower Hillside project?	We are flipping the road that exists today to create the development site and improve traffic flow. The exit and entry access points to the road will be the same.
Will that lead to more traffic on Centre Ave?	No. The new road will have the same entrance and exit points (shows on map).
Are you adding more escalators?	No. They use too much energy and break down too much.
It appears you're losing parking spaces overall, but adding beds. Is that right?	Parking spaces stay the same, but we are adding beds to try to draw students into University housing and out of the neighborhood homes. We will be doing many programs to get students to campus other than by car and we're also optimizing our parking garage use.
Parking isn't required for campus housing?	No.
Who will live in the Lower Hillside housing?	We expect it to be predominantly sophomore students.
Is there a policy that says freshmen and sophomore students can't bring a car to campus?	City asked us not to add any new parking. The parking plan section covers parking for the whole university.
For the RA lot site next to the Music Building, what uses are proposed?	Housing, office, a variety.
Is the Music Building a historic landmark?	It's a contributing structure to a historic district, the Oakland Civic District.
What does that designation mean?	If public funds are used, then Section 106 requirements apply. Will have to look at the impact.
What is your confidence interval for whether the things you're proposing will happen? You're planning things now, but how do you revise your plans as you move along?	Many of our approaches are best practices. We have metrics that we're establishing in various plans including the IMP and we'll report back on some of these to the City.
Have you looked back at your existing IMP and assessed your success in meeting those goals? Are there gaps between proposed buildings, demolition, student population growth and what happened? Do you have metrics for this?	This IMP provides the goals and variables we're committing to tracking and reporting against. We're trying to commit to regular reporting. We want to be transparent.
Consider metrics.	Great feedback. Thank you.
Do you have an MWBE commitment for construction? Are there minority work force hiring commitments for other job opportunities including construction?	We will cover this when we talk about the Neighborhood Enhancement Strategy section (later in the presentation at the meeting).
Is UMPC factored into your transportation study?	Not sure. Will check. Great question.
Does Pitt's hydroelectric plant service just the campus or parts of the neighborhood as well?	Pitt is committed to using the hydroelectric to offset 25% of its own electricity load.

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There needs to be a discussion about the expansion of Pitt's campus police into adjacent areas. This can have a negative impact depending on how they're trained and what direction they receive.	Community and Government Relations does work with the police on training. We still need to do more and be accountable.
There's not a lot of details about the Community Leisure Learn program. This is important given that they're moving out of West Oakland area. How many hours will this program be available? Student access will likely increase and this may have an impact on resident access.	We will work with Nadine and West Oakland on this. We will be growing the facilities and benefits but we understand the move is concerning.
The names "Victory Heights" and "West Hilltop" are different from what the community calls these places and can have unintended impacts, particularly in predominantly black communities.	Starting to look at this more thoughtfully with our new Associate Vice Chancellor of Planning, Mary Beth McGrew.
What was the process for involvement?	Lots of back and forth.
How can we see that you captured the community comments accurately?	We will send them out.
Can you boost the Community Leisure Learn Program?	Yes, we need to recalibrate.
Parking is a problem despite the best plans.	We are including parking with our projects.
UPMC is an unintended consequence in this plan.	No response recorded.
City has a new policy of no new parking and they won't finance or fund any projects that include parking.	No response recorded.
Pitt traffic doesn't end at your IMP boundary and heavily impacts Robinson Street. Traffic flow into Pitt affects neighborhoods. Economic resources are needed to help neighboring communities.	No response recorded.
Hill CDC wants to discuss the RCO process.	No response recorded.

Other Notes

None

Planner completing report: Derek Dauphin and Stephanie Joy Everett