

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: 9 th and Penn Garage	Groups Represented (e.g., specific organizations, residents, employees, etc. where this is evident): Residents, Project team, PCT, PDCDC, CAPA
Parcel Number(s):	
ZDR Application Number: DCP-ZDR-2020-00021	
Meeting Location: Pittsburgh Downtown Partnership	
Date: 1/22/2020	
Meeting Start Time: 5:30 PM	
Applicant: Pittsburgh Parking Authority (PPA)	Approx. Number of Attendees: 20
Boards and/or Commissions Request(s): Planning Commission in late February/March	

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.

Parking garage with PCT ground floor use. Site location. Worked with PCT on full block design. Demolished previous 586 space garage, new one is slightly larger. 692 spaces providing urban open space as per code and rooftop open space as well. Noted other buildings and uses around site. Presented sustainability targets. Context of buildings and recent PPA projects. PCT rendering of 8th and Penn plaza, then plan from PCT masterplan. Portion of the PCT plaza that the garage will construct. Wall panel detail. Full 9th Ave façade rendering. Nighttime view with lighting. Rendering of the view from 8th and Penn with and without buildings. Rooftop open space and types of plants and uses. Changes to property lines. Floorplans of garage levels. Lyft/Uber drop off area, bike parking. Construction management plan and impacts; crane area, no significant road closures on Penn, no long term lane closures but partial lane closures as needed. No Penn sidewalk closures other than the site of sidewalk restoration where old garage was. 9th will close sidewalk for full project. Utility interventions and construction information.

Input and Responses

Questions and Comments from Attendees	Responses from Applicants
Construction timeline?	12 months, starting this summer.
Will 10 th street pit be repaired first?	Hope so.
City Needs to address congestion here.	
Is 8 th street going to be a real street?	PCT: it's a city-owned street, working with City on the design and making it more pedestrian friendly. Garage won't change it.
Overflow parking would use 8 th street?	Yes, for example after a big event.

Questions and Comments from Attendees	Responses from Applicants
How long to get the full site developed?	PCT: 8-12 years, but lot of factors go into that.
Is 8 th Street alley one-way?	That's the intent. One way out straight to 8 th . This eliminates the need to have Penn access.
Why not force traffic to right to keep pedestrian space safe?	PPA will use 8 th access very infrequently.
No more parking on 9 th ?	We won't affect that.
Will historic buildings remain?	PCT will cover this in their presentation.
Size of the park?	30,000 sf.
City of PGH park? How will it be maintained?	PPA controlled and managed, but open to public dawn to dusk. Activities like movie nights. 24/7 security.
Why no ground floor retail on 9 th street to activate this street? Missed opportunity.	2 bays reduced this, pulling back from Penn reduces space, rest of 9 th could have it. PCT master plan didn't prioritize this. Not required by zoning. Also ramping system restricts height, but designed to allow conversion at later stage. Hard to make retail work there, not putting lines in that restaurants would need.
What is happening on the frontage on 9 th ?	Includes bikeshare that would help to activate as mobility hub.
Question from presenter to audience: Is retail more important than pulling Uber and Lyft off the street? Today the rideshares do back up streets. This helps with that.	Answer from audience: Will people go into garage to get Uber or Lyft? Have to walk there from Benedum 2 blocks, will people do it? Does it conflict with even more cars?
How much space would there be for possible retail? PDCDC thinks retail would be great use there. Invites too many cars into area.	This is a waiting area for Uber/Lyfts not necessarily where they pick up. PPA doesn't feel comfortable managing retail. How much of a destination retail space could you use? Comment from Audience: Already vacant retail on Liberty.
PDP says vacant retail vs parking is not a big difference.	
Talk about pedestrian access across 9 th ?	Think most people are headed SW not across 9 th . Some could cross bridge to North Shore parking, but hear that many use 6 th street and still not 9 th street. Don't think pedestrians will cross bays. If you're a parent going to CAPA, you'd use other elevator to ground then internal walkways to 9 th and cross at intersections.

Other Notes

N/A

Planner completing report: Derek Dauphin