

## Development Activities Meeting Report (Version: 01/24/2024)

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

Logistics	Stakeholders
Project Name/Address: 433 Wood Street	<b>Groups Represented (e.g., specific organizations, residents, employees, etc. where this is evident):</b> <ul style="list-style-type: none"><li>- Pittsburgh Downtown Partnership (PDP)</li><li>- Residents Downtown</li><li>- Applicant Team</li><li>- Local Media</li></ul>
Parcel Number(s): 1-H-237	
ZDR Application Number: BDA-2024-02381	
Meeting Location: via Zoom	
Date: Thursday, November 14, 2024	
Meeting Start Time: 5:00 PM	
Applicant: PNC Bank	<b>Approx. Number of Attendees: 48</b>
Boards and/or Commissions Request(s): <u>Planning Commission</u> : exterior renovation cost over \$250,000 threshold as per Zoning Code Section 910.01.C.1.(c).	

### 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.*

Selective deconstruction of existing building and installation of stabilization framework to maintain integrity of party walls, including a fence and gate. Located in the Golden Triangle District A (GT-A) zoning district. Since the estimated exterior renovation cost is over \$250,000, this proposal requires Planning Commission review and approval per Zoning Code Section 910.01.C.1.(c). The previous application for the larger project was DCP-ZDR-2022-05156.

### Input and Responses

Questions and Comments from Attendees	Responses from Applicants
<ul style="list-style-type: none"><li>• Why does this require a Development Activities Meeting (DAM)?</li></ul>	<ul style="list-style-type: none"><li>• Since the estimated exterior renovation cost is over \$250,000, this proposal requires Planning Commission review and approval per Zoning Code Section 910.01.C.1.(c), thus triggering a DAM.</li></ul>
<ul style="list-style-type: none"><li>• What building is there now?</li></ul>	<ul style="list-style-type: none"><li>• Sometimes referred to as the “skinny building,” this is where a former pizza restaurant was, but is now vacant.</li></ul>
<ul style="list-style-type: none"><li>• Will this basically be a corridor between the two adjacent buildings?</li></ul>	<ul style="list-style-type: none"><li>• It will serve as an outdoor space for the adjacent buildings.</li></ul>
<ul style="list-style-type: none"><li>• Will the area have lighting?</li></ul>	<ul style="list-style-type: none"><li>• Yes, there will be appropriate lighting.</li></ul>

Questions and Comments from Attendees	Responses from Applicants
<ul style="list-style-type: none"> <li>Will it connect to the alley behind the space?</li> </ul>	<ul style="list-style-type: none"> <li>Access to the alley behind will be maintained with a gate.</li> </ul>
<ul style="list-style-type: none"> <li>Will this be open to the public from the sidewalk?</li> </ul>	<ul style="list-style-type: none"> <li>The intent is that it is a private space for those in the adjacent buildings, but there will be a gate that opens from the sidewalk.</li> </ul>
<ul style="list-style-type: none"> <li>Are there more details that can be provided, such as the height of the fence as its visible from the right-of-way?</li> </ul>	<ul style="list-style-type: none"> <li>Additional architectural drawings shown on screen, including that the proposed fence will be 8 feet in height.</li> </ul>
<ul style="list-style-type: none"> <li>Are there any opportunities for some artwork or to add color to the space?</li> </ul>	<ul style="list-style-type: none"> <li>Looking into potential opportunities but are not quite to that point in the process yet.</li> </ul>

#### Other Notes

N/A

**Planner completing report:** *Alex Peppers, AICP, Planning Manager, Department of City Planning - Strategic Planning Division*