

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: 3440 Forbes – Wexford Science and Technology	Groups Represented (e.g., specific organizations, residents, employees, etc. where this is evident): OPDC, OBID, OTMA, Department of City Planning, University of Pittsburgh
Meeting Location: City Zoom	
Date: 05.08.23	
Meeting Start Time: 05:45 PM	
Applicant:	Approx. Number of Attendees: approx. 28

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.

Site Demolition of current structure at Forbes and Coltart. The location abuts a hotel, the Hilton Garden Inn. The current parking area will be used during demolition but will return to parking after demolition. The site will be used for a future lab office building, with planning commission approval. The approach was developed to minimized impact. Sidewalks will not be closed during demolition, for weeks on the interior portion of the building and two weeks on Forbes Avenue portion of the building. A schedule was presented to with an Early Fall Completion date.

Input and Response

Questions and Comments from Attendees	Responses from Applicants
Conversations with UPMC about access to facility garage along Iroquois Way during demolition?	I don't know if there has been discussion yet. We know we have to have those discussion and have to make the appropriate arrangements with all the neighbors.
That is also an access point for the public safety building for Pitt. I would also encourage you to speak with them as well. Would it impact parking on Coltart adjacent to where the parking is going to occur?	It should not affect parking on Coltart
Are there any intentions to add lighting on the sidewalk in the area along Forbes?	We could definitely accomplish that.
As it relates to the schedule, Student arrival is august, that is impactful. Its something to think about	Thanks for letting us know
If you were to block off any portion of Forbes august is freshman return, there are implications	Because of the parking lot area, we can do a lot of the demolition on site.

Questions and Comments from Attendees	Responses from Applicants
Where are the voices fighting to protect and preserve Pittsburgh's handsome Pre-War architecture? This seems to be another example of city officials (and players) destroying another example of Pittsburgh's pre-war built culture, history and environment—which will be replaced by an ugly, cheap-looking pre-fab building which could be found along any US Interstate. Pittsburgh developers never replace an old building with a better-looking structure. And these pre-fab buildings never have comparable handcraft or artistry. Why not require adaptive reuse? Why not require the developers to preserve Pittsburgh's architectural history and "build-on" in a sensitive and aesthetically comparable way? They do this in London all the time. This seems to be another example of developers making money by gutting Pittsburgh's pre-war architecture.	We will be back in the future to present to the eventual/future project. The compatibility with the surrounding neighborhood is always a important thing for us. This will not be a cheap re-fab building. This is not a pre-war architecture building.
Will we be able to access this presentation and graphics?	I do not see why not. Sure.
What will be the condition of the site after demolition before construction? Will it be pack fill or gravel?	No fall hazards. It will be a level site, with a concrete/gravel fill and the parking lot open.
The crown at the top of the building says "Murdoch 1928"	The exterior of the building of the building has been completely changed since the building has been constructed.

Other Notes adhere to

Planner completing report: Sharonda Whatley, Assistant Director and Ose Akinlotan, Planning Manager