

Development Activities Meeting Report (Version: 02/20/2026)

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

Logistics	Stakeholders
Project Name/Address: Group Vending Site – Greenwood Plan – Corner of 3 rd Ave and Smithfield	Groups Represented (e.g., specific organizations, residents, employees, etc. where this is evident): - Pittsburgh Downtown Partnership (PDP) - RCO - Downtown residents - Applicant team
Parcel Number(s): NA	
Building & Development Application Number: NA	
Meeting Location: Zoom	
Date: March 12, 2026	
Meeting Start Time: 5:30pm	
Applicant: Department of City Planning/Greenwood Plan	Approx. Number of Attendees: 15
Boards and/or Commissions Request(s): Public Art & Civic Design Committee: Vending locations in the public realm	

How did the meeting inform the community about the development project?

The Greenwood Plan, a local small business advocacy organization, submitted an application for a Group Vending site in Downtown Pittsburgh. The vending locations would be at the intersection of Smithfield Street and 3rd Avenue. The grouping would allow up to four mobile food trucks, with two on Smithfield Street and two on 3rd Avenue. The food trucks will be invited to operate for lunchtime service, running approximately from 11:00 a.m. to 3:00 p.m. This schedule takes into consideration existing rush-hour parking restrictions on Smithfield Street (7:00 a.m. to 9:00 a.m. and 4:00 p.m. to 6:00 p.m.) and prevents any disruption to peak commuter traffic flow. The permit holder will also be responsible for managing vendor compliance and compensating the city for any lost parking meter revenue during operating hours. Camille Bailey, Executive Director of the Greenwood Plan, presented the reasons for this group site, primarily as an initiative to support small businesses, serve local workers, and bring positive street-level activation to the 200 block of Smithfield Street.
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Discussion

Topic / Issue	Recap
Longevity of vending policy changes	• <i>Comment/concern raised:</i> Are the new city-wide vending policy changes temporary for the upcoming NFL Draft, or will they remain on the books long-term? • <i>Who raised it:</i> Downtown resident • <i>Applicant response:</i> The changes are permanent and focused on long-term policy improvements, not just the draft. • <i>Outcome/follow-up needed:</i> No follow-up needed.

Topic / Issue	Recap
Group site permitting and daily operations	• <i>Comment/concern raised:</i> A question was asked about the group site permit policy. Specifically, do vendors apply individually, what happens if the original organizer leaves, and if all four spots need to be filled every day to operate? • <i>Who raised it:</i> Resident • <i>Applicant response:</i> The Greenwood Plan will hold the master permits for the four spots and coordinate a rotating list of licensed vendors. If the Greenwood Plan ever steps away, the location remains an eligible group site on file with the city. The spots do not need to be filled every day; the permit holder just pays for the parking time used. Unused spots revert to regular parking. • <i>Outcome/follow-up needed:</i> The applicant will need to coordinate with the Parking Authority to ensure "No Parking" signs are placed on the days the trucks are scheduled to operate.
Impact on existing local businesses	• <i>Comment/concern raised:</i> How will the food trucks impact the new lunch businesses? • <i>Who raised it:</i> Resident • <i>Applicant response:</i> The applicant is in open communication with surrounding businesses. The closes restaurants are actually in the Greenwood Plan's building and outreach to those owners have been done. The food truck schedule will be shared in advance. They will also aim to schedule food trucks that offer completely different cuisines. • <i>Outcome/follow-up needed:</i> Ongoing communication and schedule coordination between the Greenwood Plan and surrounding businesses should be done.
Traffic and delivery impacts on 3 rd Avenue	• <i>Comment/concern raised:</i> Will the food trucks impact traffic or block deliveries for the 3rd Avenue Post Office during the 11:00 a.m. to 3:00 p.m. window • <i>Who raised it:</i> Business representative • <i>Applicant response:</i> The proposed spots are the last two spaces closest to Smithfield Street. There is a bank driveway and about four to six regular parking spaces separating the food trucks from the post office delivery zone. Because the trucks are taking up existing parking spaces, there will be no difference in traffic impact compared to a typical day with parked cars. • <i>Outcome/follow-up needed:</i> No negative impact is anticipated.
Duration of site approval and permits	• <i>Comment/concern raised:</i> Once approved, how long does the site approval last? • <i>Who raised it:</i> Resident • <i>Applicant response:</i> The location's approval as an eligible vending site does not expire, barring any future safety issue or major street construction. Actual vendor permits to operate there are issues on an annual basis and must be renewed yearly. • <i>Outcome/follow-up needed:</i> The applicant will need to renew their operating permits annually.

Planner completing report: Chuck Alcorn