

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: 322 Fourth Avenue	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): 1-H-334	
Building & Development Application Number: BDA-2026-05707	
Meeting Location: Zoom	
Date: August 13, 2026	
Meeting Start Time: 5:30pm	
Applicant: Sittig Cortese LLC	Approx. Number of Attendees: 5
Boards and/or Commissions Request(s): Zoning Use Variance needed - Residential Warehouse use is not permitted in GT Zoning district	

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

The project at 322 4th Avenue in Downtown Pittsburgh aims to adaptively reuse a historic 14-story building by converting its vacant floors into a residential storage facility. The space being converted has been vacant for an extended period of time due to its small, 4,000-square-foot floor plates and a lack of windows on three sides. The renovation will require minimal demolition, focusing instead on vastly improving the street-level aesthetic. Developers plan to remove decade-old vinyl and heavy signage to expose the original storefront glass and install a new entry vestibule for patrons, though egress constraints prevent the inclusion of ground-floor retail.

Logistically, the facility will take advantage of an adjacent owner-controlled parking lot to create a dedicated, off-street loading and unloading zone that connects through to Third Avenue. The project is designed to serve as a vital amenity for downtown's growing residential and university populations. Because this specific type of storage is not permitted by right, the development team is currently preparing to seek a use variance from the Zoning Board of Adjustments.

Discussion

Topic / Issue	Recap
Ground Floor Retail & Use	• <i>Comment/concern raised:</i> Question was asked if the ground floor will have any storefronts for lease or if it was strictly for the storage facility. • <i>Who raised it:</i> PDP • <i>Applicant response:</i> The architect clarified that the new vestibule is exclusively for storage patrons. An existing egress point on the ground floor prevents the space from being converted into a separate, leasable retail storefront. • <i>Outcome/follow-up needed:</i> The applicant agreed to provide more detailed ground-floor renderings to the Downtown Partnership as the project progresses.

Topic / Issue	Recap
ADA Accessibility	• <i>Comment/concern raised:</i> The question was asked if a new double-door entryway (replacing the old garage door) would include an ADA push button for accessibility. • <i>Who raised it:</i> PDP • <i>Applicant response:</i> The architect mentioned that the project will fully comply with all required accessibility codes • <i>Outcome/follow-up needed:</i> No follow-up needed
Exterior Lighting & Aesthetics	• <i>Comment/concern raised:</i> There was a suggestion to add architectural uplighting above the first floor to illuminate the historic upper floors, noting it would highlight the beautiful architecture. • <i>Who raised it:</i> PDP • <i>Applicant response:</i> The applicant agreed, noting the building's central archway and detailing. They stated that adding light would make the streetscape more interesting, especially during dark winter days. • <i>Outcome/follow-up needed:</i> The design team will look into this and determine if any lighting can be added.

Planner completing report: Chuck Alcorn