

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: 200 The Boulevard Site Work & Parking (Roosevelt ECC)	Groups Represented (e.g., specific organizations, residents, employees, etc. where this is evident):
Parcel Number(s): 60-H-28, 60-H-30, 60-H-32	Applicant team DCP Staff
ZDR Application Number: BDA-2025-12114	Carrick Community Council (RCO) Board Members Area residents and stakeholders
Meeting Location: Carnegie Library of Pittsburgh – Carrick Branch, 1811 Brownsville Rd, Pittsburgh, PA 15210	
Date: Feb 2 nd , 2026	
Meeting Start Time: 6:30pm	
Applicant: Pittsburgh Public Schools District Facilities team; Rheas Engineers & Consultants Inc; project landscape architect	Approx. Number of Attendees: 10 (including presenters and staff)
<p>Boards and/or Commissions Request(s): Zoning Board of Adjustment for four different requests.</p> <p>916.04B. Dumpsters and refuse receptacles shall be located a minimum of thirty (30) feet from any property zoned R1D, R1A, R2, R3, RM, or H. Current placement will require a Special Exception at ZBA to waive this standard.</p> <p>916.04A -Playground. No swimming pool, tennis court, ball field, or playground area shall be permitted within fifty (50) feet of property zoned R1D, R1A, R2, R3, RM, or H. Current placement of the playground will require a Special Exception at the Board of Adjustment to waive this requirement.</p> <p>903.03D.2 - SETBACK. This district requires a 15' front setback for the parking lot areas. Placement as shown will require a variance from the Board of Adjustment.</p> <p>912.04K(3) – FENCE HEIGHT. Fences which are positioned closer to the street than the building line of the main structure, or, in the absence of a structure, that the standard setbacks, require an administrator’s exception if they are 5' in height. This has been added as a Board request since the project is going to ZBA.</p>	

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.

Applicant provided visuals orienting viewers to the project location, which is the Roosevelt Early Childhood Center (ECC) on The Boulevard in Carrick neighborhood. Applicant noted that at the start of last school year, the building was reconfigured to be an early childhood center, which is a school for children prior to kindergarten (under 6 years old). Consolidated rooms for Concord and Arlington and Roosevelt into this building to provide concentrated educational program for nursery school childhood education. This project stems from a decision to improve safety for children, aesthetics for neighborhood, and other things shown in the presentation.

Applicant noted that the timeline for improvements will hopefully be this summer. They showed slides with the existing conditions – aerial view of sites, noting parking lot, structured play area, building, unstructured play area across alley, and the former outdoor classroom at lower part of site.

The applicants’ plan is to reconfigure different site elements. Project goals are to provide new age-appropriate play structures, increase student safety by removing parking and traffic adjacent to school, provide greenspace for future natural play space and outdoor space, and do storm water management.

The project would remove parking from its location adjacent to the ECC building and move it over into the former play area across the alley. The building doesn’t need as much parking as it now has, and so can fit parking for the teachers and staff and food service over there in the new proposed location. This means children will no longer need to travel across the alley to get to their play areas. They intend to install the outdoor play structure this year. There is a project in the works with the Western PA Conservancy to have the future green space next to the building become an outdoor play area. The space next to the building will still have a few parking spots, which will be for accessible parking, the principal, and one other staff member. Storm water management will be managed at the bottom of the site. Applicant showed the proposed site plan.

Applicant showed a close-up visualization of the proposed parking area, noting it will be adjacent to a house, and will be across the alley. There are 20 proposed spaces in the lot, and the bottom of the lot will have a stormwater management feature, taking all stormwater from the greenspace and structured area and the new parking lot and it will filter that water before it goes into the City system. The new green space will become a lawn and then become developed with Western PA Conservancy (manager for that development process) and funded by the PNC Foundation after that. As part of that process, there will be an initiative to meet with the early childhood center, teachers, and community and create different features that want to include in the outdoor learning space. That process would happen next summer once in place.

Applicant provided a plan for an updated playground with the proposal, showing images/renderings and described how it would be accessed. Once the fence is in, it will be completely enclosed to help children and teachers and provide a safer environment for everyone. Applicant described interim measures for the play structure and noted that there is a contemporary soft surface there now and it will become a permanent soft surface and have play features.

Applicant explained the various Zoning Board of Adjustment requests, noting the issue of the play structure’s proximity to residentially zoned property, and noting that in practice, not much is changing from the existing play structure location, but this is a formal requirement. Applicant noted that another request relates to the dumpster’s location, but noted that there is not space behind the building to locate it. They plan to install an enclosure to block the view from neighbors. Applicant also noted the ZBA requested related to the off-street parking being close to the street, saying they don’t have much other option. They noted that everybody parks up against the fence now. The applicant also noted the ZBA request related to fence height – they are proposing a chain link fence 5 feet tall and noted location of it.

Input and Responses

Questions and Comments from Attendees	Responses from Applicants
I have a question about the kids – they are close to the street	We will have fencing to close in and completely fence in and it will be accessible from the exit from the multi-purpose room.

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<p>What if a car goes through the curb and through fence into play area?</p>	<p>We will have a wrought-iron fence and also it will be a bit elevated. As go down to shrubs, curb gets taller slightly, and it becomes closer to 6 inch to a foot tall. And the road slopes down and parking lot is pretty flat.</p> <p>We are also providing street trees on The Boulevard – which can help block a car too. Right now, only one tree, and need to fill in every 20-30 feet on center, so went from one tree to seven trees. Want to continue The Boulevard’s tree-lined look and reestablish that.</p>
<p>How many feet away from the street are you for zoning?</p>	<p>Requirements are specific not to the street but to the uses in the zone – it’s a residential and noise issue. We don’t operate lot late night and usually we only have small children so we do not create a big noise issue. When Western PA Conservancy does its design, can request an additional buffer of planting, on the play structure side. Wrought-iron goes across front. And play fence is an activity fence, so in effect it’s two fences of barrier between the kids and the street.</p> <p>Are there issues with traffic/speeding on street?</p>
<p>There are bad issues all over Carrick with speeding. I’m not sure about that street specifically. Mature trees will help. But it seems like a big safety concern if a car gets through there.</p> <p>I understand – have a lot of problems, even at other building with high rise, there is a ramp leading up to front door, and I think that’s not a safe avenue. But can you install concrete barriers to decorate around them? Just a suggestion. You guys can do your thing.</p> <p>Maybe do a speed study? Just suggestion</p>	<p>There are no turns on that street. There are driveways on both ends of the property but no streets that come into it [going perpendicular] into the fence.</p> <p>We’ve used concrete planters and bollards where needed. If there were a cross street coming into it we’d provide something like that.</p> <p>Maybe incorporate into second phase where do play yard improvement</p>
<p>Is there a fence around the green space currently?</p>	<p>Yes, chain link. Basically, it matches the property line.</p>
<p>So you have to request to ZBA for your fence?</p>	<p>Yes, if we asked for 6-8 feet, likely would be denied, whereas a request for 5 feet tall is likely approvable.</p>
<p>There is a house on the side?</p>	<p>Yes, there is a house on the side by the parking lot and on the other side. Put in landscaping so don’t have to see cars. Have greater room with doing landscaping.</p>

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How many attend the center?	60-80 children. Small school and smallest building. Very well enrolled and attended, and since we opened it, we have filled it.
Do people outside this neighborhood attend? Is the school open to other neighborhood kids, e.g. Brookline?	I think the ECC is open such that if you lived in Brookline and worked here in Carrick you could enroll your child. There is a feeder pattern within a certain radius. District wants to provide this early childhood education for students in the neighborhood and then transition into elementary schools and high schools.
<p>And is stormwater management about run-off? What does that involve? Ground digging? Will the street be closed down? Will the school be impacted? Underground work?</p> <p>That's a factor for sustainability?</p> <p>Anything else you're doing to advance sustainability goals?</p>	<p>For street closures, we are going through DOMI with maintenance and protection of traffic plan. It's a skinny street and it won't take long to open and shut down. You can see on the proposed site plan the drainage pipe and alleys.</p> <p>There will be less asphalt on the proposal than what exists now. The soft surface area will take a lot of asphalt away. It looks big but will be less. Have to have something since subtract out 20% of existing to get more rainwater collected. We model a rainwater pond but shouldn't be leaving pipe. It's practically a rain garden and potentially could help lessen stormwater run-off in community. And lessens stormwater fee.</p> <p>Yes, rain garden will be part of it, and greening space and neighborhood.</p> <p>Removed asphalt and making it a green space, particularly for early childhood, the partnership with Western PA Conservancy and having that type of space will be very valuable for that age group instead of them being inside only. Since consolidated and student population has increased at the building, there was the concern to walk across to the neighboring play space, and so this will be better being adjacent to the building and being secure. Trees and landscaping will also go with it.</p> <p>There will be a planting palette native to PA. Also, the play structure will use a lot of recycled material.</p>
<p>Will the new parking lot become a permeable surface?</p> <p>Replacing one asphalt parking lot with another?</p> <p>Could it be permeable surface that connects to rain garden?</p>	<p>No, it will be asphalt.</p> <p>But much smaller new asphalt. And adding rain garden that doesn't exist now.</p> <p>Issue is permeable paving can get clogged with salt. On paper it looks good and the first year it does great, but there are issues with the maintenance department on</p>

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	that. After a few years of salting it won't perform like that anymore. We did explore that option.
Will the house nearby be fine with it? The private residence isn't using that structure play area	It's about 25 ft from edge of property to future parking space and then buffer, and decent amount of space. People had been playing up to property line before, and now it will just be cars during the daytime and with a buffer.
So it's a 2-year plan, with phase 1 initial construction and 2 nd phase being green space ?	Correct. 1 st year getting this done, and then 2 nd year doing green space.
Can you make it a pickleball court at night when not parking? Maybe it could be for community recreation, or something multi-purpose, or a way to imagine how to use the parking lines in light of that	Could ask City planning about use approval.
Sounds like an exciting project	
Yes, it does	
Is this a fully funded project?	It's in our capital plan, yes. All this will happen. And we already talked to Western PA Conservancy and they've already talked to the PNC foundation and it's in the works. They're doing fundraising. And I believe they secured funding – it's two-year funding, and so a two-year timeline.
Looks nicer from the street	It will really improve the look to have it as a green space instead of so much asphalt. Sometimes Western PA Conservancy will put in an amphitheater area. Sometimes there is a tricycle path within it, sometimes mounds for kids. Sometimes shade structures have been done before. It's a cool process – they involve students from the school to get an idea of what theme they want it to be, like insects or birds. And have students participate in that and will be nice garden space and outdoor learning space. If do a shade structure, would go back through zoning and will come back next year.
Any shade structure I'd support as resident.	And likely trees there as well.

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<p>In green space will you incorporate a garden for kids?</p> <p>I think that garden is good for kids.</p> <p>Chicken coop?</p>	<p>That will be part of Western PA Conservancy (WPC) planning. Now we're focused on rubber surfacing for play structure. Some elements will be musical instruments, art corner, free play where can draw, and then a few pieces for kids who are more quiet or have autism and want separation from the space or a less sensory heavy area. WPC typically has a garden built into the plan, as one of their signature elements.</p> <p>I don't think so, if yes, would keep inside.</p>
<p>How old is building? What is the future of it?</p>	<p>It was built in the mid or late 1960s. We want to keep it as an early childhood center, and so are making investments in it to make it even more attractive and better environment for children.</p> <p>Relatively quiet street.</p> <p>It's not a through street. You're on it if you live there.</p>
<p>We want to get you more students.</p>	
<p>Will there be access to the playground when the school closed, for other neighborhood kids to use it?</p>	<p>If it's like our other playgrounds, there will be. It will have signage showing it is for a certain age group, e.g. not for teenagers or 11-12 year-olds, but good for younger kids. And all play structures, courts, and fields will be available for public use after hours.</p>
<p>Any way to make the parking lot a basketball or multi-purpose use in after-hours?</p> <p>It wouldn't have lights on it, so would not use at night. Just a thought if in planning process.</p>	<p>We could but that would invite additional use next to that residential neighbor. And the age group at the building is not ready for basketball courts yet. But we did do that at Chartiers where the community wanted to maintain basketball courts from when it was an elementary school, but had a lot more space and had youth groups using the school.</p> <p>Maybe a portable hoop and see how goes? Some staff do work until night, but could move to other side, e.g. principal.</p> <p>Flagpole will be moved from playground area over to front entrance to school so can run freely here and not run into flagpole.</p>
<p>Sounds good.</p>	
<p>This project looks appropriate for the neighborhood and hopefully safer. And it will be good for young parents.</p>	<p>More families in the neighborhood.</p>

Questions and Comments from Attendees	Responses from Applicants
I like the idea of green space and a garden for kids to grow.	
What is your ZBA date?	March 5 th and we are currently bidding.

Other Notes

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Planner completing report: TS