

## 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
<b>Project Name/Address:</b> Demolition, site work, and construction of addition to Pittsburgh Golf Club at 5280 Northumberland Street	<b>Groups Represented (e.g., specific organizations, residents, employees, etc. where this is evident):</b>  SHUC Rothschild Doyno Pittsburgh Golf Club members Parks Mansions residents City Planning
<b>Parcel Number(s):</b> 53-G-70	
<b>ZDR Application Number:</b> BDA-2025-10213	
<b>Meeting Location:</b> In-person at 5280 Northumberland St and virtual on Zoom	
<b>Date:</b> 1/6/2026	
<b>Meeting Start Time:</b> 6pm	
<b>Applicant:</b> Bryan Thompson and Ken Doyno, Rothschild Doyno Collaborative	<b>Approx. Number of Attendees:</b> 30
<b>Boards and/or Commissions Request(s):</b> Zoning Board of Adjustments	

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

This project is located mostly around the pool, locker rooms, and parking area. The site abuts the Park Mansions apartments to the west, Carnegie Mellon University to the north, single-family residential to the north and west, and the golf course to the south. The pool, kitchen, and locker rooms are from the 1960s and have reached the end of their operational life. There is great desirability for outdoor dining around the kitchen, which is very small and not air-conditioned.

The new swimming pool will be located a bit further south on the site than the existing pool, and pool seating will be just south of the new pool. The new kids pool will be northeast of the main pool, and will have fencing surrounding it. There will also be a new kitchen area with storage underneath, a new locker-room area, and a new covered outdoor 3-season dining area with retractable glass walls, all located north of the pool and attached to the northwest portion of the existing structure. The squash courts will be extended slightly north to accommodate a new hallway and entrance/exit to the pool area. The parking lot will then be shifted slightly north, and a new retaining wall will be constructed along the northwest portion of the parking lot. There are currently 24 parking spaces with little turnaround space. If this structure were built new, it would require substantially more parking. However, the applicant stated they are seeking the special exception so that this is not required. The finished project will increase total parking spaces to 26, accessible spaces from 3 to 4, as well as more turnaround space for visitors and emergency vehicles.

The existing retaining wall is concrete and wood, but both are reaching the end of their lifespan. The new retaining walls will all stay below 10 feet in height and made of composite masonry material with aluminum edging at the top. The project will include removal of some trees on the site, but a new tree canopy will be planted along the north and west sides of the site. There will also be additional tree planting for better screening at some areas.

The applicant stated that they are in the process of seeking a special exception for the site.

Other components of this project that does not require board or commission approval will include stormwater management and new underground utility work.

The applicant explained the zoning parameters of the site. The certificate of occupancy is for a private club, which is a nonconforming use in the EMI zoning district that the site falls within. For this project, the applicant stated that they will need to present to the Zoning Board how they met the special exception parameters to allow for this project greater lot coverage

### Input and Responses

Questions and Comments from Attendees	Responses from Applicants
<p>Resident of Park Mansions: Are you sure that the lines shown on the map you presented 100% follows the property line between the club and the Park Mansion Apartments?</p> <p>You haven't addressed the lighting issue, are you going to fix the lighting that faces upward toward Park Mansions?</p> <p>Could you add a curtain/wall during construction to block the view and noise of construction the apartments?</p> <p>I disagree, this could be accomplished. I want to make sure that there will be no changes to the Park Mansions Property line.</p>	<p>Yes. We had to have a property surveyor come to help us establish where the property line is.</p> <p>Yes, we are replacing all lighting on this portion of the site with lighting that should not affect nearby properties and will meet the requirements of the city for new construction.</p> <p>For a building the height of the Park Mansions, that would be difficult to accomplish.</p> <p>There will be no changes to the property lines.</p>
<p>Resident of Park Mansions: I agree with the past comment about lighting and noise for those in Park Mansions. How will these zoning changes affect those in Park Mansions.</p>	<p>We believe that the only potential negative impact to adjacent properties would be during the year of construction. However, we believe that all work done on the site will be significantly beneficial to the adjacent properties, including improved stormwater management. There will be no zoning changes as part of this project, we're just seeking a special exception as required by the zoning code.</p>
<p>Shoutout to residents of The Run, because as you mentioned, they are part of the watershed that this stormwater work would benefit. Could you dig into more your stormwater management practices?</p>	<p>Project engineer: The requirements for this watershed are actually more stringent than in some other areas of the city, and it is designed for more than a 100-year storm intensity. We make sure that the post-construction condition is equal or better after the project than it was before, in terms of the rate of stormwater runoff. This will be an improvement for the club, and the properties downstream. The parking lot has intentional curbing and grading to direct stormwater into our collection system. The added vegetation as part of this project will also help with stormwater and steep slope erosion. Additionally,</p>

Questions and Comments from Attendees	Responses from Applicants
	this project will replace many invasive species with native species.
<p>Resident of Park Mansions: Did you say that trees will be removed on Park Mansions grounds? Can you say why?</p> <p>Will you be working on the Park Mansions property when working on the retaining wall.</p>	<p>Part of this is so that we can get better soil conditions in the area that we're working on, including the underground utility work to the Park Mansions site. None of the trees we're currently planning to remove are on Park Mansions' grounds, but we're looking forward to working with Park Mansions to determine if replacing trees along their side of the property line would be beneficial.</p> <p>Yes, we will be seeking a temporary construction easement to allow for work on the Park Mansions property to rebuild the retaining wall that directly abuts the property line.</p>
Is the underwater stream attached to the stormwater retention system?	We don't know what we'll find when we begin working on the site and what the water source underground will look like. We'll have a pretty significant system of French drains along the retaining wall/pool structure. If we do encounter an underground stream, generally, we'd install a French drain or underground drainage system to pipe or collect that water.
Won't heavy equipment damage tree root systems on the Park Mansions site through soil compaction?	That's part of the reason we'd be seeking an easement to make sure that the Parks Mansions side of the property line is properly prepared for work on this project. However, no heavy equipment will be used or stored on the Park Mansions property. Great intention and care is being taken to ensure minimal obstruction to the Park Mansions property or trees.
Whatever you're doing here will have a direct impact on the Park Mansions. When you put in the kitchen, what will you do to ensure kitchen equipment noise will not impact Parks Mansions?	The rooftop equipment will be shielded from the southern and western side, so we don't foresee there being any sound impact from those directions.
<p>What about for residents on Gladstone Road?</p> <p>Do you know what the current decibels of this area are?</p>	<p>We can look into that and study it from an acoustics standpoint. We believe the distance from the site will be sufficient to cancel out any noise.</p> <p>We do not, but we can look into that and get back to you. Ambient city sound is typically between 20-30 decibels.</p>
I commend the utility work that you're doing. I also think this is a great project and will have a positive impact. Lowering the pool deck by a few feet seems like it will make the sound issue greater. I think there needs to be an agreement between Pittsburgh Golf Club and Park	Everything done so far has been approved by the club. There still is a final vote needed by the club to proceed with these plans and various other thresholds that must be met for this project to continue to move forward.

Questions and Comments from Attendees	Responses from Applicants
<p>Mansions about what work is to be done before ground gets broken. This project has not yet been voted on or approved by Pittsburgh Golf Club's board, which gives us some time to get an agreement together. Specifically, I'm concerned about noise and think that some sort of noise barrier needs to be constructed along the property line.</p>	
<p>SHUC: Who at Park Mansions would help coordinate these conversations? Is there a tenants' council?</p>	<p>We're a co-op, and there is a board of directors.</p>
<p>SHUC: Are you planning to put any electric chargers in the new parking area?</p>	<p>That is not something we've discussed but we can certainly bring that back to the club's construction committee.</p>
<p>Do you have an access point for maintenance of the underground system?</p>	<p>The access point will be done through code, though these are meant to require little maintenance but the club will have clarity on intervals for maintenance.</p>
<p>As a Gladstone Road resident, is there someone at PGC who we should contact if we have comments or concerns?</p>	<p>We will provide the contact information for the construction managers, who have a lot of experience with very sensitive projects and are very attentive.</p>
<p>The noise we mostly hear at Park Mansions is the kids at the pool and the music/bands in the summer.</p>	<p>I believe the club meets noise requirements established by the city, but we can continue to have this conversation.</p>
<p>To summarize, everyone at Park Mansions is concerned about noise and light pollution and water runoff, particularly during construction.</p>	
<p>You asked about a history of contention between Park Mansions and the Gulf Club, but our only solution is to contact the police or proceed down a legal route, as we don't feel we're heard by the PGC. There is tension there and we've been unhappy for years from the noise and light.</p>	<p>I will be sure to bring these concerns back to the PGC board.</p>
<p>How many gallons or cubic feet of water will the stormwater infrastructure be able to hold?</p> <p>What will the access to the pool area look like?</p> <p>What's the estimated cost?</p> <p>What will the pool be made of?</p>	<p>The capacity is 10,000 cubic feet of volume.</p> <p>There will be a hallway leading to an access ramp, access from the courts, and steps and a ramp to provide access to and from the parking area.</p> <p>I'm not sure I'm in a position to share that in this moment, but we're about 30% through our documents at this point and plan to review final projected costs with the club in mid-January.</p> <p>It will be a panelized stainless-steel pool, which is the same material used in Olympic facilities.</p>

<b>Questions and Comments from Attendees</b>	<b>Responses from Applicants</b>
Will the trees you plant be mature trees and not the little ones?	There is some debate about what caliber tree is best to plant. We're required to plant the same caliber of trees as what is removed by the zoning code.
Is the plan for a year of construction?	The plan is pre-construction for 4 months, and then 9-month construction period.

**Planner completing report:** AJ Herzog