

## 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> 800 Fort Duquesne Blvd (demolition); 8 <sup>th</sup> Street and Penn Avenue (conceptual plan)	<b>Groups Represented (e.g., specific organizations, residents, employees, etc. where this is evident):</b> <ul style="list-style-type: none"><li>- Pittsburgh Downtown Partnership (PDP)</li><li>- Residents Downtown</li><li>- Applicant Team</li><li>- Local Media</li></ul>
<b>Parcel Number(s):</b> 9-N-198	
<b>ZDR Application Number:</b> DCP-ZDR-2024-07915 (demolition); DCP-PRE-2024-00632 (conceptual plan)	
<b>Meeting Location:</b> via Zoom	
<b>Date:</b> Thursday, November 14, 2024	
<b>Meeting Start Time:</b> 5:00 PM	
<b>Applicant:</b> Larson Design Group	<b>Approx. Number of Attendees:</b> 45
<b>Boards and/or Commissions Request(s):</b> <u>Planning Commission</u> : exterior renovation cost over \$250,000 threshold as per Zoning Code Section 910.01.C.1.(c).	

### 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.*

Proposed demolition of the Goodyear building/site requires Planning Commission review and approval per Zoning Code Section 910.01.C.1.(c). The site is located in the Golden Triangle District C (GT-C) zoning district.
Additionally, the conceptual proposal shared included a new civic space that includes three proposed areas: The Backyard Zone, which includes patios and playground areas, The Lawn & Stage Zone, which includes an open lawn area and a stage for performances, and finally The Flex Zone, which will primarily be a paved surface to be utilized for different programmed events and/or sports courts. Along with these three areas, 8th street will be resurfaced with a minor alignment adjustment to invite pedestrians into the civic spaces. These areas will include landscaping, benches, tables, etc. for all to enjoy the civic space scenery. Depending on what final proposal, there may be an additional DAM required.

### Input and Responses

Questions and Comments from Attendees	Responses from Applicants
<ul style="list-style-type: none"><li>• Comment about liking the proposal bringing outdoor space to Downtown, but asked to discuss stormwater management, walking paths, and opportunities for the students in the area.</li></ul>	<ul style="list-style-type: none"><li>• The space is intended to be free for the general public's enjoyment and can be used by all, including students. There will be stormwater gardens on site as well.</li></ul>
<ul style="list-style-type: none"><li>• How many people can attend an event?</li></ul>	<ul style="list-style-type: none"><li>• It is an 1-acre site and it is anticipated that an event can hold approximately several thousand people at a time.</li></ul>

Questions and Comments from Attendees	Responses from Applicants
<ul style="list-style-type: none"> <li>What is the key challenge or problem that is being solved by this proposal?</li> </ul>	<ul style="list-style-type: none"> <li>The lack of greenspace in Downtown and in particular the Cultural District. Also, the Three Rivers Arts Festival needs a home. It is intended to attract more residents Downtown and provide a stronger connection to the river as well.</li> </ul>
<ul style="list-style-type: none"> <li>What other concepts were tested and what was learned to narrow on this proposal?</li> </ul>	<ul style="list-style-type: none"> <li>The Cultural Trust hired a real estate firm to evaluate the feasibility of development, which may be an option in the future.</li> </ul>
<ul style="list-style-type: none"> <li>Was there any human-centered research done?</li> </ul>	<ul style="list-style-type: none"> <li>Engagement was done with various Downtown stakeholders through a visioning process led by Allegheny Conference on Community Development (ACCD). Surveys were done in-person and on-site on a game night as well as the survey being on the Cultural Trust's website. The survey consisted of questions about what is lacking Downtown and what respondents want to see on the site.</li> </ul>
<ul style="list-style-type: none"> <li>Comment that those living nearby as well as many visitors to the stadiums and Downtown in general struggle to believe that this proposal is the highest and best use of this undeveloped valuable space.</li> </ul>	<ul style="list-style-type: none"> <li>Appreciate the perspective on this.</li> </ul>
<ul style="list-style-type: none"> <li>During the Three Rivers Arts Festival, where will the booths and the food vendors be located?</li> </ul>	<ul style="list-style-type: none"> <li>In the identified "Flex Zone" as well as potentially on the street(s) abutting the site.</li> </ul>
<ul style="list-style-type: none"> <li>Comment that they love the park, green space, and that this proposal is an improvement and positive addition to Downtown.</li> </ul>	<ul style="list-style-type: none"> <li>Thank you for your comment.</li> </ul>

#### Other Notes

N/A

**Planner completing report:** *Alex Peppers, AICP, Planning Manager, Department of City Planning - Strategic Planning Division*