

Oakland Development Activities Meeting
May 29, 2019
Hosted by OPDC at 294 Semple Street
Project: Pitt Scaife Hall Addition
Presenter: Jamie Ducar, J. Williams, Ilona Beresford

Presenters went over Pitt's proposal to demolish part of Scaife Hall that is currently two stories and construct a collaborative space with team based learning classrooms and a courtyard that would engage the corner of Terrace and Lothrop. The earliest Pitt could go to the Planning Commission would be July 11th, and Pitt currently has a placeholder for that date. This project would not affect parking and would be a component of the renovation of Scaife hall that would make it more sustainable and eco-friendly. This includes things like a grey water system that is separate for storm and sewer water. Work on the site is planned to begin in 2020 with construction being completed in 2023. The barricade around the site is currently in place and will remain there until spring of 2023.

Q: I am disappointed that the university would present this when seems like community is a rubber stamp. Why not wait to IMP is in place? This is unethical for process. I asked OPDC to let City Council know that we need an impact study about how IMP will impact our neighborhood like the Brookings Institute study. A: That is separate process. This project adds no additional students, no parking changes. These are arguments why it can go separately. The timeline for the IMP is longer for the approval process, and that timeline doesn't fit with needed completion date for the school schedule. This addition will be of minimal disruption to the students, Duquesne University is doing something similar.

Q: What does "area of opportunity" mean in the existing IMP?

Q: Does IMP talk about other work on the rest of the building? A: No. That work will be included in the IMP that is currently being produced and approved.

Q: Will this be a part of the IMP? A: yes.

Q: Are there other projects not part of IMP? A: No. The School of Medicine is requesting this for benefit of the student schedule.

Q: This building is glass not limestone. Is that sustainable? A: Yes, there will be a shade system in the building that tracks the sun and some limestone on façade.

Q: How did it come about that this wasn't in the 2010 IMP and now it can't wait one year to be in IMP?

A: We did a planning study/master plan for School of Medicine and found serious issues with water, sewer, HVAC systems. Accreditation review is a concern because we could be cited or put on probation because of condition of facilities. Licensed medical school and accreditation is a concern. Waiting a year could mean that the infrastructure could fail. These constitute big problems that are not easy to fix.

Q: What would happen if you were cited? A: We could be cited for facilities and likely given a timeframe for correcting it, but we know needs to be done.

Q: What about neighborhood concerns and how to show the project improves community? A: This is part of the 2030 District. It uses 70% less energy than typical buildings of this type. The building is set

back from the corner and introducing a series of landscaped terraces, rain gardens going into a cistern, and an outdoor area for a café.