Penn Heights Townhomes

Design Review Presentation

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Notes from Bloomfield Development Corporation Property & Planning Committee

discussion with Penn Heights development team

1. There’s the possibility to install elevators in some of the units. How else is universal design incorporated / accessible? Are there steps to the front door? Are there steps in back?
   a. Luigi - Units sit above Penn Ave. in front, so requires a step up. Elevator is an option. Not for accessibility, more for option of purchaser. Later in life for older residents.
2. Tessaro’s on Liberty Ave raised the front sidewalk to grade to allow older patrons accessibility.
   a. Rob - Can do that with a ramp in front.
3. What is the price of the unit? Is it sensitive to the means of locals to purchase?
   a. Larry - Not appropriate to release prices. Will be high prices. Similar to Mews on Butler. Try to not define the market. Young professional or older couple to move back into market, young married couple. Appeals to different people. Offer a little bit of everything.
   b. $600,000 to $700,000 is likely the price per unit
4. What will be the impact of street trees? Adding more? There are 2 current existing buildings - are they occupied currently, by whom?
   a. Larry - 1 is a vacant home. 1 is a small business (doctor’s office) that also owns the adjacent parking lot.
   b. Rob - We will try to keep the 2 existing trees and will provide additional trees according to city standards.
   c. Follow up. Is there any way to incorporate capturing stormwater?
   d. Rob - We haven’t gotten that far yet in the design to consider stormwater. We will certainly consider it. Terraced garage roofs could potentially help with stormwater.
   e. Could rain barrels be installed? Small lots are hard to add sprinklers to.
5. Alleyway. Are you aware of the City’s Neighborway project along Comrie Way.
   a. Rob - We were not aware of the project. The rear garages are Set back from the street, so there should be no impact on the Neighborway.
6. Sprinkler system. Will you be installing sprinklers in the units? What is your timeline for starting construction?
   a. Larry - The units will have interior fire sprinklers.
   b. Timeline - We’re planning to start construction in 2021.
7. What is that parking lot used for now?
   a. It’s used for the adjacent doctors office and their patients.
8. Will you be asking for any Public Funds?
   a. No.
9. Are there any public / community benefits? Plantings along the rear could be an opportunity.
   a. The front is good from the pedestrian experience.
   b. Developers - There is no room in the back for anything without blocking sight lines or removing garages. The garages and driveways are designed for ease of access / turning radius.
   c. There are other developments with rear garages, and they can still provide plantings / greening.
   d. Developers - there might be service lines underground that we would have to deal with, not worth it.
   e. That’s a moot argument. There are service lines all over in Bloomfield and developers are still able to figure out how to add plants and greenspace. Lisa Ceoffe (city forester) is good with coordinating.
   f. The Neighborway could be an amenity for the units. Instead now there are two car garages facing it, any way to treat the back as a second front door to units, instead of turning back onto the alley? Maybe even get rid of one car, plant and add access with extra room. There’s plenty of street parking on Penn Ave.
   g. It appears that low growing plants could be planted between each of the garage driveways.
   h. Larry - This is the first instance of a community asking for less parking.
i. It’s important to consider how to Bloomfield as a neighborhood is an amenity.

10. Timeline. Where will staging be? Any closing of streets / sidewalks?
   a. Developer = No closing of the street or alley is planned. We may have to close the sidewalk. We will coordinate to make sure that information is shared with the neighborhood as plans develop.
   b. Let us know because Alley is going to be a Neighborway, an important route for cyclists. On Penn Ave. the sidewalk does not have a nearby crosswalk, only at Friendship and Cemetery Entrance.

**POST-DEVELOPER DISCUSSION**
- This project will make a lot of money but it doesn’t offer much in terms of value or benefit to the community.
- Accessory Dwelling Units could be great on this site in place of garages as a way of increasing affordability and density. They also create the possibility of multigenerational housing on one site.
  - There’s precedent for ADUs in Bloomfield
- Because of the size of this development it may be necessary to complete a site plan review