

Meeting regarding Capuchin Expansion Project at 36<sup>th</sup>/ Butler

Notes from Meeting

March 21, 2016

St. Augustine's Parish Hall

6:30 – 7:30 pm

Attendees: Representatives from Capuchin Friars, Architects for Projects, Residents , LU, LC

Lauren Byrne, LU and Matt Galluzzo, LC welcomed everyone to the meeting and gave background on the community process and the project. The project is currently being reviewed by the City's Contextual Design Advisory Committee and is scheduled to present to the Zoning Board of Adjustments on 3/31 at 10:20 am to seek side, rear, and front setback variances, as well as a use variance and height variance. See ZBA schedule for details: <http://apps.pittsburghpa.gov/dcp/schedule71/agenda-71-796.pdf>

Father John introduced the background of the projects explaining the need for improved, accessible, and additional residential units for retiring and new friars. As well as a new chapel and parish hall that can be used by the friars, Church, and community for events.

Dave Brenborg and his team provided an overview of the site plan and the new project including renderings from various directions, streetscape elements, materials and more. See the posted presentation.

LU and LC opened it up for Q& A:

Q: When will demolition start?

A: Depends on our moving the provincial offices to 52<sup>nd</sup> Street. Right now we are working to move our provincial offices to our new building at 52<sup>nd</sup> Butler (former Zone). Have hit a snag with zoning, and as soon as we can complete build out there, we will move the offices from here and begin demolition. We are hoping that demolition would begin by late fall early winter.

Q: What will the height of the new friary building be as it sits on Butler?

A: The height will be 46 ft. and the current limit is 40 ft. The height of the transom aligns with that of the adjacent generator shop.

Q: What is the point of the new tower that is shown as part of the new building? It seems as though the new tower is competing with the steeples of the Church.

A: The new tower holds significance with the Capuchins, as they have similar towers as part of other campuses, and it also holds the stair well.

Comment: I want to comment that it seems to be competing with the steeples.

Q: During demolition and construction – how long will these phases last, and when and how long will streets be closed?

A: The City will require a construction management plan which can be shared with the community. They will attempt to stage things on site and on the parking lot but may have to close the street for a

day at a time and will keep residents posted on these closures. They will try to accommodate a safe path and or protected walkway adjacent to construction when safe so that pedestrians can still cross along that side of the street.

Q: Are you considering saving pieces of the building as a memorial for those who graduated from Lawrenceville Catholic, or including a plaque with the history of the site?

A: Yes, we are. We know some people would like bricks from the building, and we may save structures to create a garden of memorable artifacts as part of the garden/ plaza that we show on the 37<sup>th</sup> St. side near the entrance.

Q: When is the Zoning Hearing and what are you seeking?

A: March 31<sup>st</sup>, 10:20 AM at 200 Ross Street. The variances are all listed online although still finalizing the plans based on CDAP feedback so some minor changes but the setback and height requests will remain the same.

Q: Can you get rid of the Healthy Ride bikes? They are a waste and no one uses them. The plan you presented shows a garden at the corner of 37<sup>th</sup>/ Butler. Will there be a bench? It may look weird with those bikes there.

A: The development team asked Matt to take note as he works with the City on healthy ride locations.