



BRIGHTON HEIGHTS

HEALTHY ACTIVE LIVING CENTER

3515 McCLURE AVENUE

DEVELOPMENT ACTIVITIES MEETING

JANUARY 16, 2024



CITIPARKS

Development Activities Meetings

- Registered Community Organizations (RCOs) is a program through the Department of City Planning (DCP) to incorporate community input in development activities.
- Applicants requesting to go before the Zoning Board of Adjustment, the Planning Commission, the Historic Review Commission and/or the Public Art & Civic Design Commission, and whose projects meet certain thresholds must coordinate with the RCO & DCP to hold a Development Activities Meeting (DAM) to engage the community.
- A DAM provides community stakeholders an opportunity to learn about proposals that may affect them and to share any concerns they may have before a project goes before the Board or Commission.

Reporting to Boards and Commissions

- The neighborhood planner records the meeting including a brief summary of the project as it is presented, the permissions sought that required a DAM, the questions asked by attendees, and the answers they received.
- This is provided by staff to the relevant board or commission prior to the hearing on the project so that they can understand the nature of the meeting.
- The DAM report is neutral and makes no conclusions. If you have strong feelings about the project, you should still consider attending the board or commission meeting and testifying.

Reports are available online: <https://pittsburghpa.gov/dcp/dev-activities-meeting>

Introduction

With two floors and an outdoor area currently sitting vacant or unused, the renovation of the Brighton Heights Healthy Active Living Center will **expand** senior citizen services and **activate** the local community.

Currently housed in the basement of an existing masonry building, the HAL Center will expand into the upper two levels.. The renovation will bring **accessibility** and **modern amenities** for visitors to **gather, learn, create, and play**.

Designed with Passive House methodologies, the project keeps the historic charm of the building's exterior with a few select interventions; a new **accessible entrance** reorientates the main access to a side courtyard with a **walking path, seating, and new landscaping**. These adjustments guide to a **welcoming community center** that sits sensitively within the residential neighborhood.

Space to **Gather**



social cooking



dining & hosting



table games

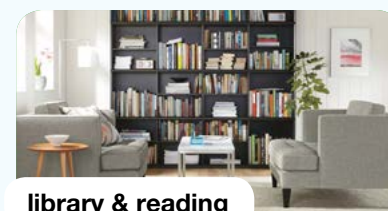
Space to **Learn**



digital communication



teaching & Learning



library & reading

Space to **Create**



digital making



painting



sculpting

Space to **Play**



bocce



walking path



yoga

Community Design Goals

Limited Exterior Alterations

The existing brick facade will remain; all new insulation is placed on the interior of the building.

New doors and windows will utilize historical grille patterns to fit within the building's original aesthetic and neighborhood scale.

A new accessible side entrance connects to the expanded parking lot.

Community Use

A “warm shell” fit-out of the basement and the 2nd floor provides opportunities for other community tenants to use parts of the building in the future, with the ability to build out the space as needed for their own program.

Various access control measures will allow areas of the building to remain open for use even when the HALC is closed.

Increase Safety & Accessibility

Ample exterior lighting is paired with advanced cameras for heightened security around the building.

By activating the building at all times throughout the day, the building and surrounding context is made safer.

A new entrance and elevator makes the building completely accessible.

Increase Use of Outdoor Space

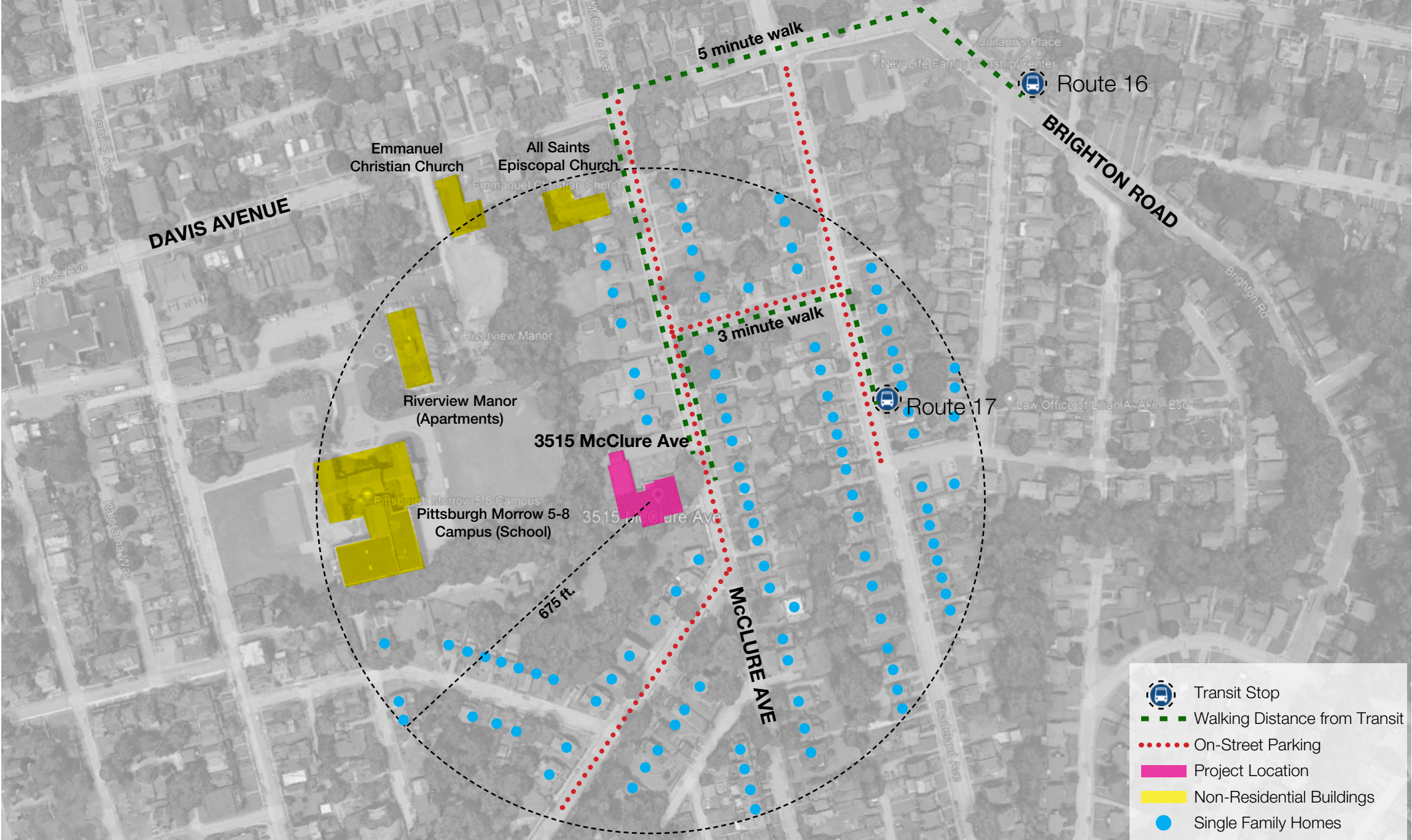
Lawn games and al fresco seating activates the central courtyard.

Along with new landscaping, a small walking loop is created within the courtyard.

New fencing and parking area enhances the curb appeal.

Site Location

Context



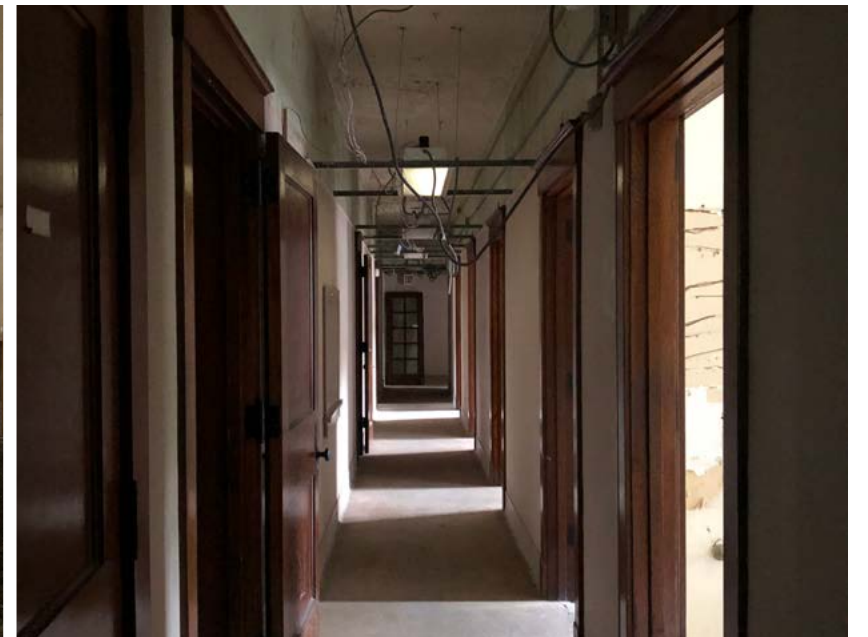
Exterior Conditions

Existing Building



Interior Conditions : Level 01

Existing Building



Interior Conditions : Lower Level and Level 02

Existing Building



Overall Site Plan

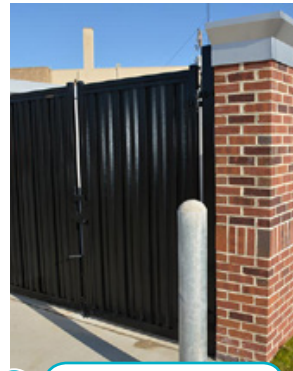
Site Design



1 lawn games



2 outdoor seating



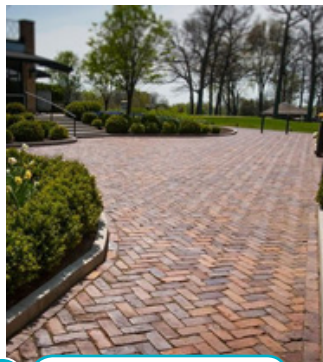
3 trash enclosure



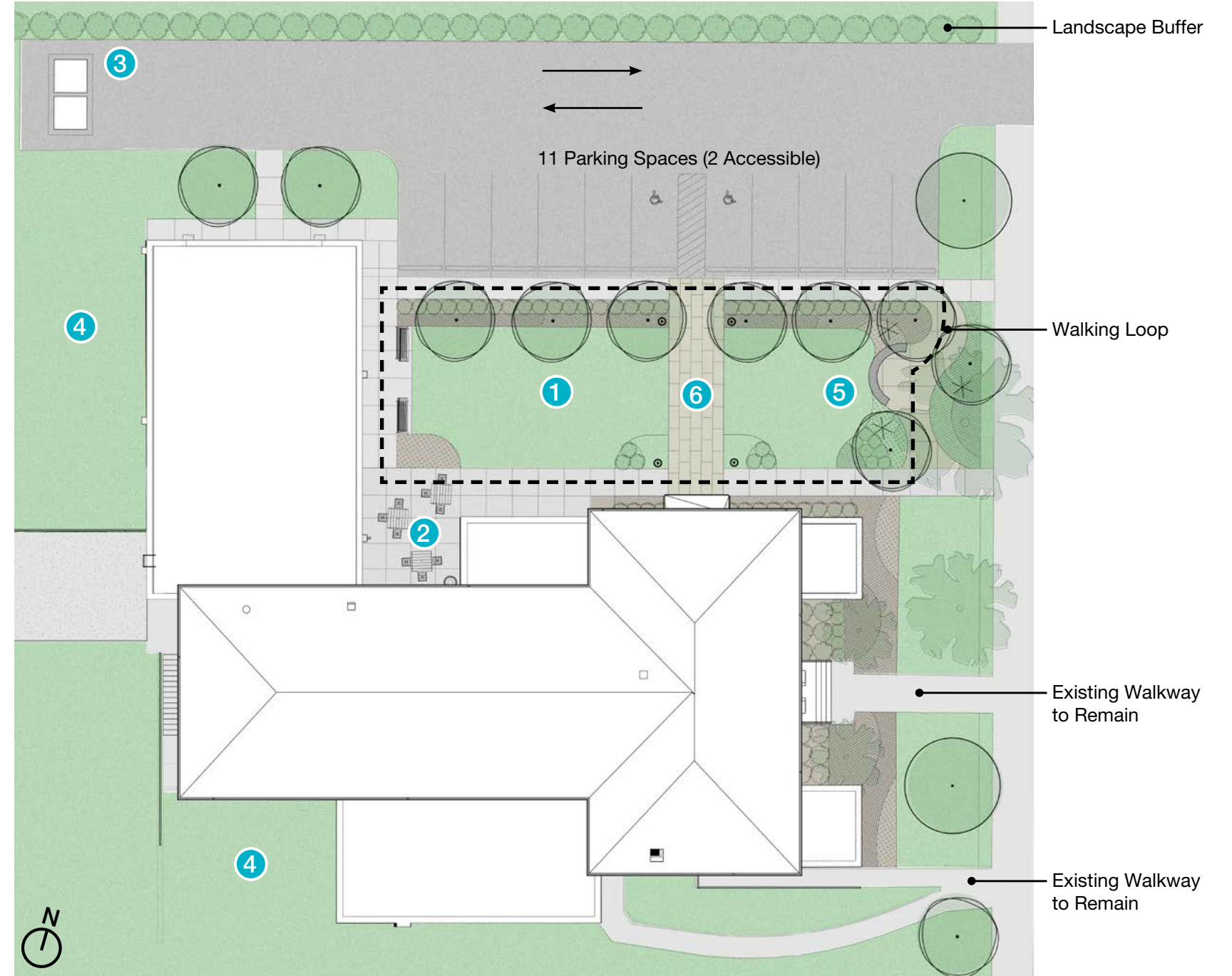
4 outdoor exercise



5 landscape seating

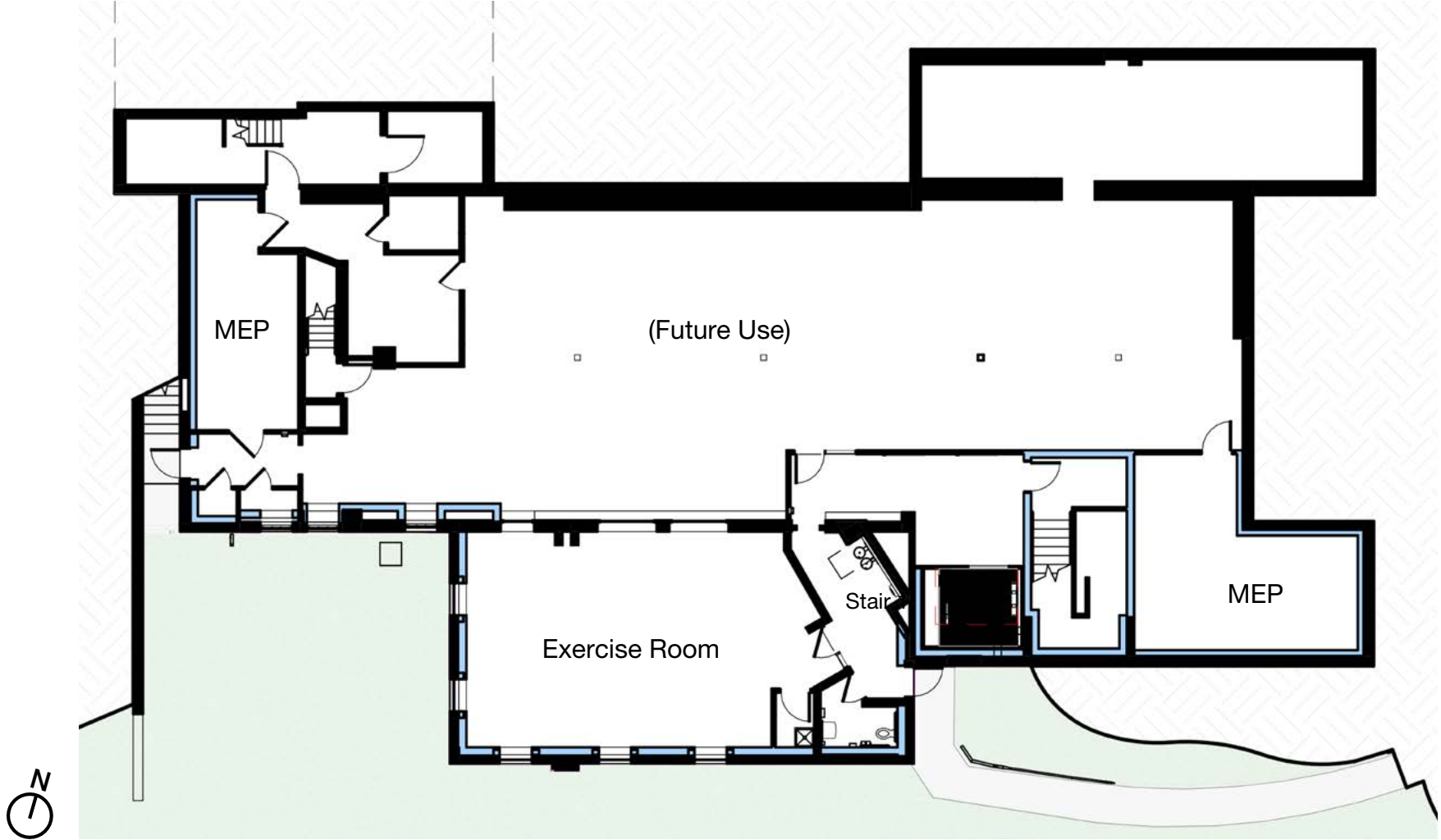


6 paved entry path



Floor Plans

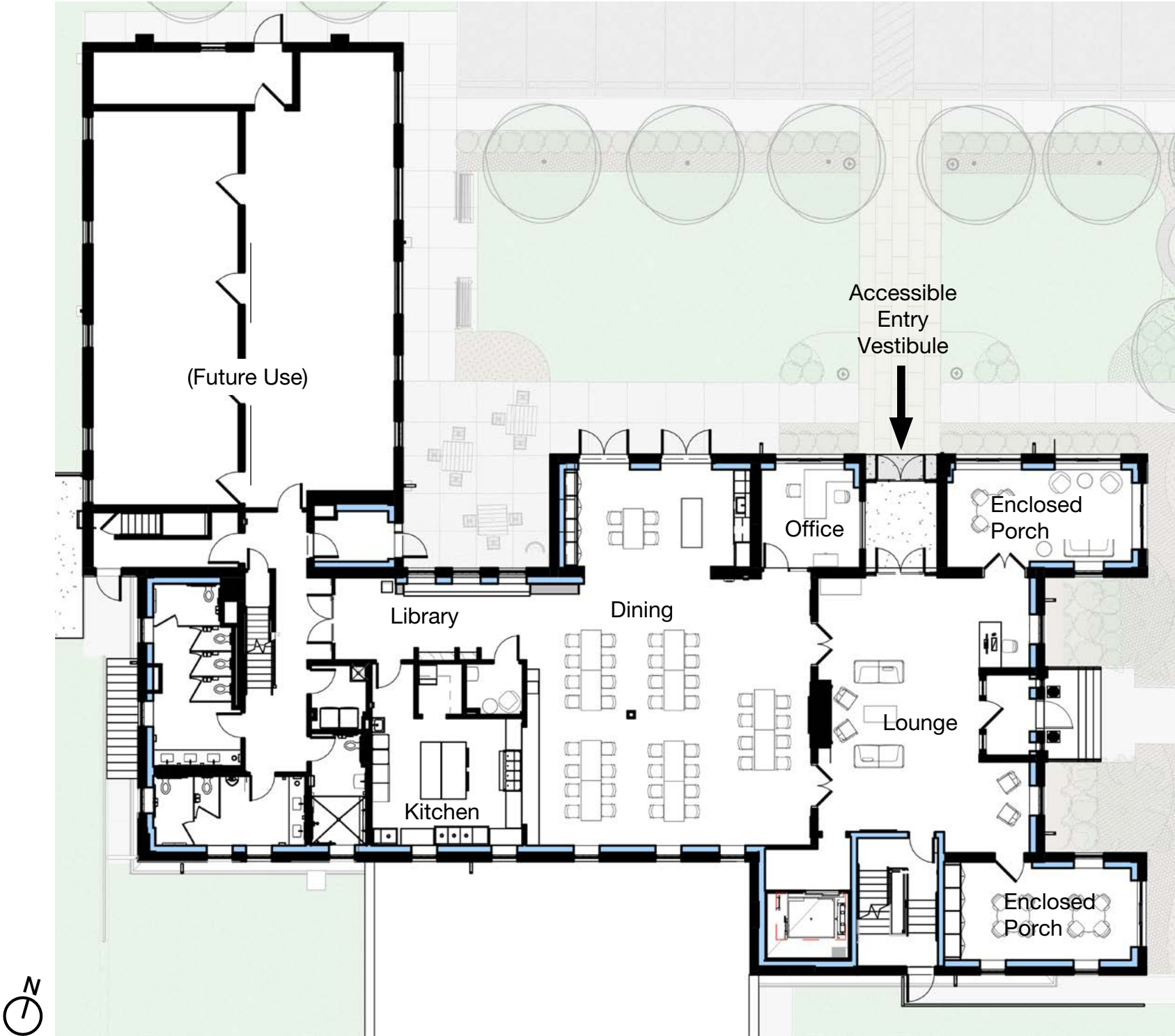
LEVEL 00			
EXERCISE ROOM	771	SF	
TLT. RM.	43	SF	
J.C.	23	SF	
(FUTURE USE)	3,217	SF	
MEP	364	SF	
STORAGE	141	SF	
CIRCULATION			
HALLWAY	117	SF	
ELEVATOR LOBBY	213	SF	
STAIR 1	178	SF	
STAIR 3	188	SF	
STAIR 2	47	SF	
VESTIBULE	58	SF	
MEP	229	SF	
TOTAL	5,589	SF	



LEVEL 00

Floor Plans

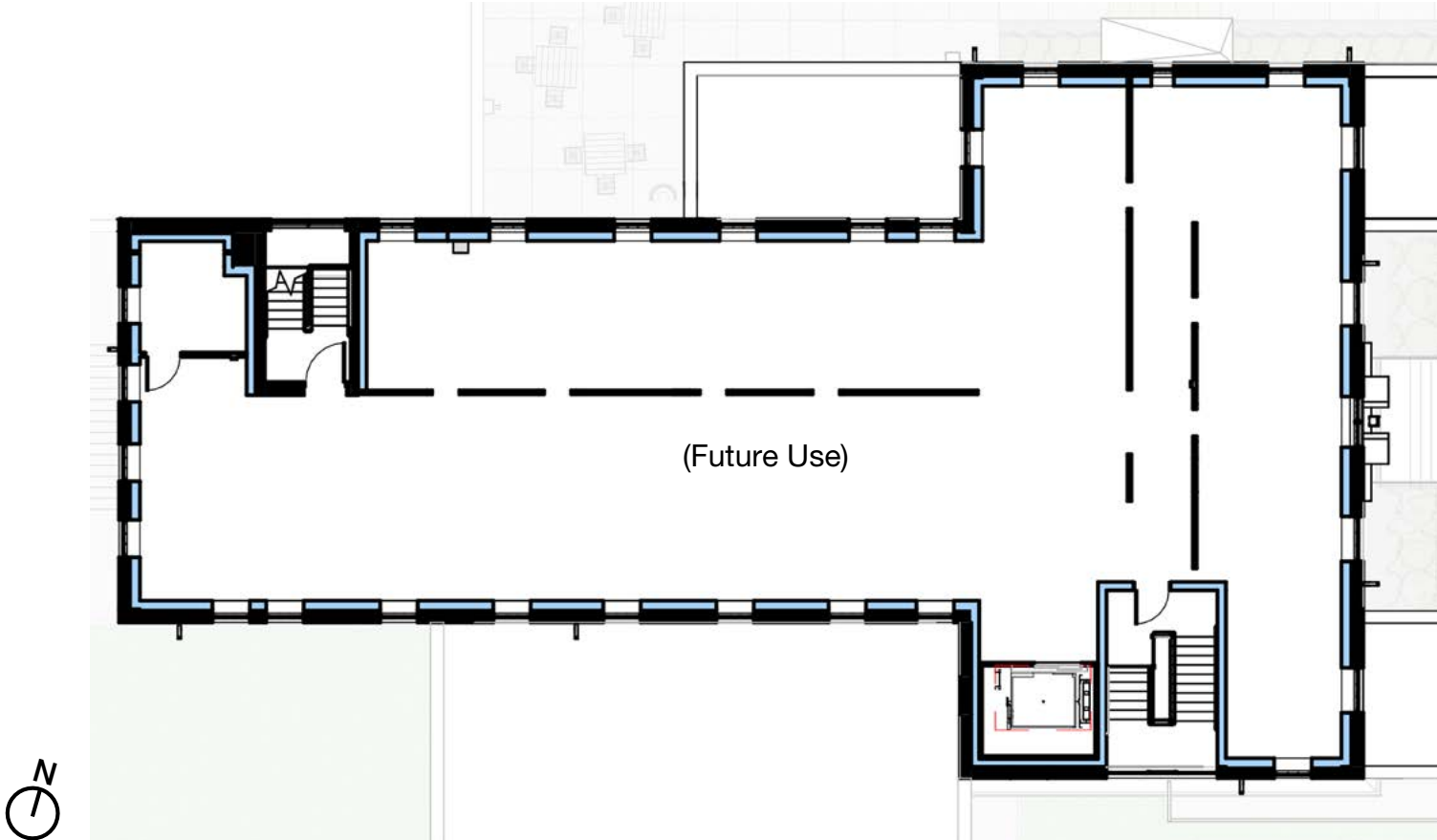
LEVEL 01			
RECEPTION	760	SF	
PORCH 1	263	SF	
PORCH 2	273	SF	
DINING	1,148	SF	
OFFICE	151	SF	
SOCIAL KITCHEN	293	SF	
LIBRARY	225	SF	
KITCHEN	325	SF	
PANTRY	35	SF	
RESTROOMS			
FAMILY	90	SF	
MEN'S	157	SF	
WOMEN'S	217	SF	
LAUNDRY	53	SF	
(FUTURE USE)	2,030	SF	
WELLNESS ROOM	43	SF	
CIRCULATION			
ELEVATORY LOBBY	60	SF	
VESTIBULE	56	SF	
STAIR 2	45	SF	
STAIR 3	32	SF	
VESTIBULE	96	SF	
STAIR 1	156	SF	
HALLWAY	222	SF	
VESTIBULE	54	SF	
VESTIBULE	84	SF	
TOTAL	6,868	SF	



LEVEL 01

Floor Plans

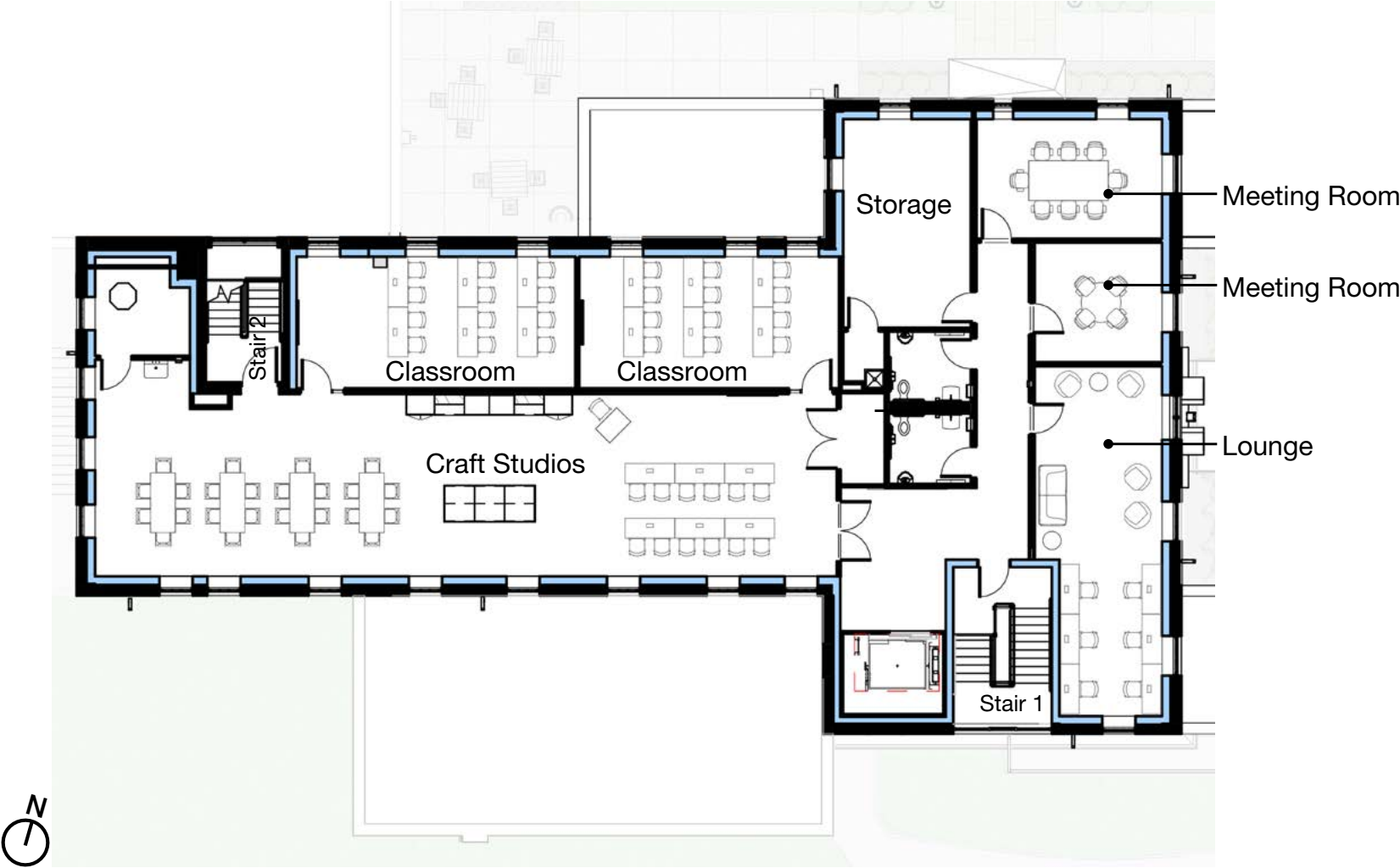
LEVEL 02 - BASE BID		
(FUTURE USE)	3,781	SF
CRAFT CLOSET	88	SF
CIRCULATION		
STAIR 1	157	SF
STAIR 2	103	SF
TOTAL	4,129	SF



LEVEL 02 - BASE BID

Floor Plans

LEVEL 02 - ADD ALTERNATE		
CRAFT STUDIO	1389	SF
CRAFT CLOSET	80	SF
STORAGE	40	SF
CLASSROOM 1	345	SF
CLASSROOM 2	370	SF
MEETING 1	154	SF
MEETING 2	224	SF
LOUNGE	410	SF
STORAGE	268	SF
RESTROOMS		
ADA TOILET 1	58	SF
ADA TOILET 2	58	SF
J.C.	22	SF
CRAFT CLOSET	88	SF
CIRCULATION		
HALLWAY	342	SF
STAIR 1	157	SF
STAIR 2	103	SF
TOTAL	4,108	SF



LEVEL 02 - ADD ALTERNATE

Renderings

Exterior



Renderings

Exterior



Renderings

Reception



Renderings

Dining



Renderings

Dining

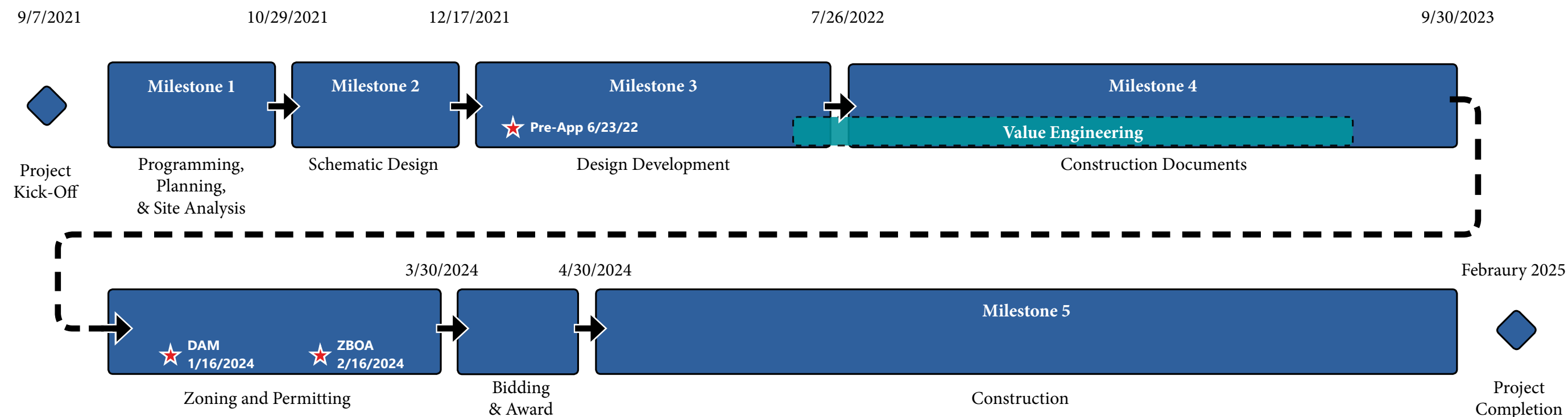


Renderings

Social Kitchen



Project Timeline



Zoning Requirements

Use

Variances Required:

Nonconforming Use: RD-1M Zoning does not allow for community centers larger than 5,000 SF.

Current HALC Area: 4,445 SF
Proposed HALC Area: 10,820 SF

Nonconforming uses may continue to be in operation as long as it remains otherwise lawful. Exterior or interior improvements shall be permitted as long as it does not increase the floor area or lot coverage by more than 15%.

Property Setbacks: Commercial properties located in RD-1M districts must meet *Residential Compatibility requirements* when adjacent to homes.

- 15' Sideyard Setback (increased from typical 5')
- 15' Setback Parking & Loading Free Zone
- 30' Dumpster-Free Zone

Off-Street Parking Requirements:

Spaces Required: 22
Spaces Provided: 11

Accessible Spaces Required: 2
Accessible Spaces Provided: 2
Bike Spaces Required: 1

The Zoning Board of Adjustment may modify the off-street standards should it determine the site is of a size, shape, or dimension that it cannot reasonably accommodate the required off-street parking and that additional parking would be undesirable.

