

Planning Commission Hearing & Action Report



Application Details

Project Type	Conditional Use
Meeting Date	April 21, 2026
Application	BDA-2026-00703
Proposal	Change of use of Medical Clinic to a School, Elementary or Secondary (General)
Property	1835 Forbes Ave.; Parcel 11-J-56
Property Owner	Forbes Center LLC
Zoning District	Uptown Public Realm District B (UPR-B)
RCO and DAM	Uptown Partners; Hill CDC; Hill Consensus Group; Hill Collaborative; March 16, 2026
Council District	6; Councilperson R. Daniel Lavelle

Table of Contents

1. Review Criteria
2. Findings of Fact
3. Recommendation
4. DAM Report
5. Applicant Conditional Use Review Criteria
6. Applicant School Review Criteria
7. Operations Letter
8. Conformance Report

Review Criteria

Conditional Use

922.06E.1

The City Council shall approve Conditional Uses only if (1) the proposed use is determined to comply with all applicable requirements of this Code and with adopted plans and policies of the City and (2) the following general criteria are met:

- a. That the development will not create detrimental visual impacts, such that the size and visual bulk of the proposed development is determined to create an incompatible relationship with the surrounding built environment, public streets and open spaces and land use patterns;
- b. That the development will not create detrimental transportation impacts, such that the proposed development is determined to adversely affect the safety and convenience of residential neighborhoods or of vehicular and pedestrian circulation in the vicinity of the subject tract, including traffic reasonably expected to be generated by the proposed use and other uses in the area given the existing zoning, existing land uses and proposed land uses in the area;
- c. That the development will not create detrimental transportation impacts, such that the proposed development will result in traffic volumes or circulation patterns that exceed the capacity of streets and intersections likely to be used by traffic to and from the proposed development;
- d. That the development will not create detrimental operational impacts, including potential impacts of hours of operation, management of traffic, servicing and loading operations, and any on-site operations associated with the ongoing functions of the use on the site, in consideration of adjacent and surrounding land uses which may have differing sensitivities to such operational impacts;
- e. That the development will not create detrimental health and safety impacts, including but not limited to potential impacts of noise, emissions, or vibrations from the proposed development, or functions within the proposed site which would otherwise affect the health or safety of others as a direct result of the operation of the proposed use;
- f. That the development will not create detrimental impacts on the future and potential development of parcels in the vicinity of the proposed site of the development; and
- g. That the development will not create detrimental impacts on property values.

The UPR-B uses are the same as those found in Chapter 903 for the LNC, Local Neighborhood Commercial District. For the proposed use of School, Elementary or Secondary (General) the following criteria should be considered, in addition to the Conditional Use criteria above.

911.04A.64(b)

School, Elementary or Secondary (General) uses shall be subject the following standards:

- a. The Approving Body shall determine that such use will not create detrimental impacts on surrounding properties, taking into consideration probable traffic generation, parking needs, the size and bulk of the building, and the impacts of uses outside of normal hours of operation;
- b. A traffic study in a form approved by the Zoning Administrator shall be submitted with the application, and shall address parking and traffic impacts of the proposed development;
- c. Parking and access shall be provided in such a way as to protect children from any external impacts of traffic in the vicinity.

Findings of Fact

1. An application for BDA-2026-00703 was filed by Wildman Chalmers Design, on behalf of Passport Academy Charter School, for change of use of Medical Clinic to a School, Elementary or Secondary (General).
2. The current building on this parcel was converted to medical office suites in 2007 and now sits mostly vacant.
3. Passport Academy Charter School is a public charter school with an enrollment range of 125-150 students. Ages range from 16 to 21 years old. Most students would arrive to the school by public transportation at the bus stops near the property. Schooling is divided into two in-person sessions per day. No more than 80 students are in the building per session.
4. This application includes interior renovations of the building and does not include any changes to the existing infrastructure of the property.
5. No design review was required, as the application includes limited site and exterior improvements.
6. Existing on the site is a parking lot to the west of the building, which is to remain.
7. The applicant prepared an Operations Letter with DOMI, included with this report.
8. A Development Activities Meeting was held virtually on March 16, 2026 with Uptown Partners; Hill CDC; Hill Consensus Group; and Hill Collaborative, the Registered Community Organizations for this area. The summary report is attached to this Hearing and Action Report.
9. Additionally, the applicant presented at the Uptown Partner's REDD Committee meetings on March 10 and March 26.
10. A Plan Conformance Report, showing conformance with the Uptown Ecoinnovation Plan, was conducted by the neighborhood planner and is included with this report.
11. Memos from the applicant outlining how this application meets the Conditional Use criteria and School Use criteria are included in this report.
12. A public posting was conducted via on-site posters, mailed postcards, and emailed notice, 21 days before Hearing & Action, according to 922.06B of the code.

Recommendation

That the Planning Commission of the City of Pittsburgh **makes a positive recommendation to City Council** on Conditional Use Application **BDA-2026-00703** filed by Wildman Chalmers Design with the following conditions:

1. All DOMI permits will be reviewed and approved prior to issuing the final Record of Zoning Approval; and
2. The final construction plans, including site plans and elevations will be reviewed and approved by the Zoning Administrator prior to issuing the final Record of Zoning Approval.

SUBMITTED BY: _____

Christian Johnson, Senior Planner

Development Activities Meeting Report (Version: 02/20/2026)

This report created by the Neighborhood Planner and included with staff reports to City Boards and/or Commissions.

Logistics	Stakeholders
Project Name/Address: Passport Academy Charter School: 1835 Forbes Avenue, Pittsburgh, PA 15219	Groups Represented (e.g., specific organizations, residents, employees, etc. where this is evident): Wildman Chalmers Design Passport Academy Charter School Hill CDC The Hill District Collaborative The Hill District Consensus Group Uptown Partners of Pittsburgh
Parcel Number(s): 0011J00056000000	
Building & Development Application (BDA) Number: BDA-2026-00703	
Meeting Location: Zoom	
Date: 03/16/2026	
Meeting Start Time: 6:00pm	
Applicant: Wildman Chalmers Design	Approx. Number of Attendees: 30
Boards and/or Commissions Request(s): Zoning Board of Adjustment	

How did the meeting inform the community about the development project?

<p>RCOs: Uptown Partners of Pittsburgh expressed support with some contingencies (accessibility requirements, community engagement/transparency, and parking should be accessible to residents of Mackey Lofts).</p> <p>Applicant: Proposed Change of Use classification from Existing B-Business to E-Educational. There were originally residential rowhouses on the site and later a parking lot, as of 1992. The existing building was constructed in 1996 as offices and a training center and then converted to medical office suites in 2007. It is currently mostly vacant.</p> <p>Interior renovations as required for educational spaces, include classroom/learning support configurations, new interior finishes, and upgraded electrical and mechanical systems. Potential clerestory windows for maximizing daylight, but otherwise minimal exterior work. New monumental sign to replace the existing. No proposed work to the existing parking lot or site/landscape, other than as required by the local jurisdictions. PACS is a public charter school that supports students 16-21 years old to offer flexible model to support students from families in poverty, especially those residing in the Hill District. Most students use public transportation to get to school—therefore it is relevant that the location of this school is surrounded by bus stops.</p>
--

Discussion

Topic / Issue	Recap
Land Ownership	<ul style="list-style-type: none"> • <i>Comment/concern raised:</i> When was this property purchased? • <i>Who raised it:</i> Member of Uptown Partners • <i>Applicant response:</i> PACS is currently in the process of establishing ownership of this property. • <i>Outcome/follow-up needed:</i> Potential opportunity for engagement at the Uptown Partners Quarterly Community Meeting on March 25th.
Use	<ul style="list-style-type: none"> • <i>Comment/concern raised:</i> What is typical enrollment? • <i>Who raised it:</i> Resident • <i>Applicant response:</i> Traditional enrollment is from 125-160 • <i>Outcome/follow-up needed:</i> N/A
Community Benefits & Amenities	<ul style="list-style-type: none"> • <i>Comment/concern raised:</i> Do you work in conjunction with Angela Mike and the Career and Technical Educational Program? • <i>Who raised it:</i> Resident • <i>Applicant response:</i> There is not an existing strong partnership, as we are separate from Pittsburgh Public Schools. • <i>Outcome/follow-up needed:</i> N/A
Accessibility	<ul style="list-style-type: none"> • <i>Comment/concern raised:</i> How do you advertise this school to others that may benefit from this opportunity? • <i>Who raised it:</i> Resident • <i>Applicant response:</i> 60-70% of students come from Pittsburgh Public Schools, who may be experiencing some difficulty with absence and staying on top of their academic responsibilities. There is not outright advertising—but PACS tries to get in contact with these students. • <i>Outcome/follow-up needed:</i> N/A

Link to Video Recording (if available): https://us02web.zoom.us/rec/share/KSX-797rL5wcgO66UHCuNGsmdp3UzL_fYR02U7rBQIL4v4JIAkI18UT8f8xlv0R.biv0U2rxJfLUX0H?startTime=1773698098000

Passcode: n4l=Mmph

Planner completing report: Austin Herzog

CONDITIONAL USE COMPLIANCE MEMO

ISSUED: March 30, 2026
PROJECT: Passport Academy @ 1835 Forbes
ZONING RECORD: BDA-2026-00703
CLIENT: Passport Academy Charter School
ADDRESS: 1835 Forbes Ave
Pittsburgh, PA 15222
ISSUED BY: Elizabeth Usnick

1. DEVELOPMENT WILL NOT CREATE DETRIMENTAL VISUAL IMPACTS

- The proposed scope of work for this project is a Change of Use Occupancy Classification and interior renovations only. Other than potentially adding a few windows to allow for more interior daylight, there will be no changes to the overall mass or exterior finishes of the existing structure. Additionally, the mature trees and landscaping on site will continue to be maintained as a strong asset to the property and neighborhood as a whole.

2. DEVELOPMENT WILL NOT CREATE DETRIMENTAL TRANSPORTATION IMPACTS

- As the school does not provide transportation, there will be no changes to the existing streets or sidewalks on the property. Students will arrive by public transportation, and staff/visitors will utilize the existing parking lot that previously served the building's business use occupants (medical offices and patients). Access to the parking lot will remain on Watson Street.

3. DEVELOPMENT WILL NOT CREATE DETRIMENTAL TRANSPORTATION VOLUME

- The new occupant of the building will generate equal or less traffic volumes than its previous tenants. Only staff (18) and visitors will arrive by individual vehicles: all students will arrive by public transportation.

4. DEVELOPMENT WILL NOT CREATE DETRIMENTAL OPERATIONAL IMPACTS

- Hours of operation are between 8:30 – 3:30 on week days. All students will arrive by public transportation. Meals are not provided at the school due to the shorter sessions, so there will be no deliveries to the site except for occasional supplies.

5. DEVELOPMENT WILL NOT CREATE DETRIMENTAL HEALTH & SAFETY IMPACTS

- Use of the building as a school will not create any noise, emissions, or vibration impacts. The campus will remain well-lit, and the school employs two full-time security personnel who are on site during hours of operation.

6. DEVELOPMENT WILL NOT CREATE DETRIMENTAL FUTURE DEVELOPMENT IMPACTS

- The proposed development of the building does not include any changes to the existing infrastructure of the property, and therefore does not impact the future development of parcels in the vicinity.

7. DEVELOPMENT WILL NOT CREATE DETRIMENTAL IMPACTS ON PROPERTY VALUES

- The proposed development of the building is for an Educational Use, which is a positive addition to the space. The building will be occupied and maintained by its new owner, who will have a strong interest in maintaining the facility and grounds and ensuring their presence is an asset to the community at large.

CONDITIONAL USE COMPLIANCE MEMO, SCHOOL

ISSUED: April 2, 2026
PROJECT: Passport Academy @ 1835 Forbes
ZONING RECORD: BDA-2026-00703
CLIENT: Passport Academy Charter School
ADDRESS: 1835 Forbes Ave
Pittsburgh, PA 15222
ISSUED BY: Elizabeth Usnick

The Passport Academy Charter School (“PACS”) provides the following compliance comments to establish how its conditional use application meets the specific objective criteria for a “School, Elementary or Secondary (General)” in the UPR-B (Uptown Public Realm, Residential Core) District. In accordance with Section 908.04.D.2.b., “[u]ses are the same as those found in Chapter 903 for the LNC, Local Neighborhood Commercial District:

School, Elementary or Secondary (General) uses shall be subject the following standards:

- a. The Approving Body shall determine that such use will not create detrimental impacts on surrounding properties, taking into consideration probable traffic generation, parking needs, the size and bulk of the building, and the impacts of uses outside of normal hours of operation;
 - PACS is a small school with approximately 140 students in total and 18 full-time staff members. Their unique program is designed for flexibility so that not all students need to attend for the entire day. The AM Session is 8:30AM-11:30AM; the PM Session is 12:30PM-3:30PM. Staff hours are from 8:15AM-3:45PM. As the school does not provide transportation, students will arrive by public transportation, so no change to the existing traffic patterns of the site are expected. Staff and visitors will utilize the existing parking lot that previously served the building’s business use occupants (medical offices and patients), with access remaining on Watson Street.
- b. A traffic study in a form approved by the Zoning Administrator shall be submitted with the application, and shall address parking and traffic impacts of the proposed development;
 - An Operations Memo has been provided per the City’s request, outlining the parking and traffic impacts of the proposed Change of Use.
- c. Parking and access shall be provided in such a way as to protect children from any external impacts of traffic in the vicinity.
 - The age of the student population is 16-21 years, rather than elementary students. PACS does not utilize school buses, and most students utilize public transportation or are dropped off. There are city crosswalks at the intersection of Forbes and Gist and Fifth and Gist for accessing the public bus system. For any student utilizing a mini-bus for transport to a training program, pickup and drop-off will occur within the on-site parking lot and not on a public street.



PASSPORT ACADEMY
CHARTER SCHOOL

April 1, 2026

MEMORANDUM

RE: PASSPORT ACADEMY CHARTER SCHOOL OPERATIONS

To Whom it May Concern,

This correspondence is being written regarding operational and transportation procedures for Passport Academy Charter School. PACS is a small school with approximately 140 students in total, ages 16-21, and 18 full-time staff members. Our unique program is designed for flexibility, so students do not attend for the entire day: the AM Session is 8:30AM-11:30AM and the PM Session is 12:30PM-3:30PM. Staff hours are from 8:15AM-3:45PM.

Due to the uniqueness of our school, we do not traditionally have any students that ride regular district-provided yellow buses. During the 2025-2026 school year 100% of students used public transportation. Most of our districts provide our students with PRT bus passes which means that they utilize public transportation to and from our school. In the rare occurrence that a student needs district transportation, they are dropped off by a school minivan. This procedure does not disrupt any traffic at any time during arrival/dismissal times.

Occasionally, students travel in small groups to off-site training centers. For these trips, they are picked up by a mini-bus that will pull into the parking lot from Watson Street for loading. Directional arrows will be added to the lot to indicate circulation paths and the loading area.

We do not provide cafeteria services to our students, so deliveries are limited to occasional supplies.

The proposed site at 1835 Forbes Avenue has 43 existing parking spaces in its lot, which will be utilized by our 18 full time staff members and any visitors to the school. Spaces reserved for Visitors will be indicated. There will be ample parking for the expected number of staff and visitors, so the school does not plan to ask anyone to use local street parking.

If you have any questions, please do not hesitate to reach out to me.

Sincerely,

A handwritten signature in black ink that reads 'Joe Oliphant'. The signature is written in a cursive, slightly slanted style.

Joe Oliphant
CEO/Principal

Passport Academy Charter School
Phone-412-376-3724



**CITY OF PITTSBURGH
DEPARTMENT OF CITY PLANNING**

Memorandum

TO: Yvette Mongala-Winston, Director of City Planning; and Carolyn Ristau, Zoning Administrator

FROM: Benita Johnson, Neighborhood Planner, Department of City Planning

DATE: 03/30/26

RE: Determination of Neighborhood Plan Compliance for the Project Development Plan (PDP) Application BDA-2026-00703- Renovation, Passport Charter Academy-Renovation and change of use from an existing Medical Clinic to a School (Elementary or Secondary, General).

The subject site is located at 1835 Forbes Avenue, Pittsburgh, PA. The Uptown/West Oakland EcoInnovation District Plan (the Plan) was adopted by the Planning Commission on September 12, 2017. In this memo, Department of City Planning staff have reviewed the Project Development Plan (PDP) [BBDA-2026-00703] to determine whether it conforms and aligns with the adopted plan.

This memo consists of two elements:

1. **Summary:** Staff's determination that the proposal is in conformance with the neighborhood plan and the relevant elements of the neighborhood plan considered.
2. **Detailed Analysis:** Staff's in-depth review of the proposal against the vision statement as well as relevant goals and policies of the adopted neighborhood plan, upon which the determination of the conformance is based.

1. Plan Conformance Summary

Staff determines that the Project Development Plan is in conformance with the adopted neighborhood plan. This assessment is based on the proposal, as submitted, and elements of the Uptown /West Oakland EcoInnovation District Plan, that include the following:

- 1.2 Promote Diversity and Inclusion in the Innovation Community (227)
- 1.3 Build on Uptown/West Oakland’s Character and Identity (228)
- 1.4 Work Together to Tackle Blight and Community Safety (228)
- 1.5 Expand Institutional Partnerships (228)
- 2.3 Revive Commercial Corridors (229)
- 3.1 Increase Transportation Chose to Decrease Congestion (230)
- 3.5 Establish a District Parking Strategy (232)
- 3.6 Invest in Bicycle Infrastructure and Culture (232)
- 4.1 Use Landscaping to Enhance Quality of Life (233)
- 4.2 Update Underground Infrastructure (233)
- 4.5 Pursue District Energy (234)
- 4.6 Become a Model for Innovative Waste Management and Upcycling (234)

2. Detailed analysis

A. Consistency with the Plan’s Vision

Overall, the PDP aligns with the Plan’s vision by fostering a safe, inclusive, and sustainable environment that connects education, workforce development, and community engagement while enhancing the physical and ecological character of the corridor.

B. Consistency with the Plan’s Goals

The proposed PDP is consistent with the following goals of the Plan relevant to the proposal:

Goal 1.2 Promote Diversity and Inclusion in The Innovation Community.
Become a hub of workforce development programs accessible to and targeting a range of skill sets and educational backgrounds

Explanation: The PDP is consistent with Goal 1.2 of the Plan, which supports diversity and inclusion in the innovation community through expanded access to workforce development opportunities. PACS serves a diverse population of under-credited students ages 16–21 and provides academic programming aligned with post-graduation pathways, including exposure to high-demand career fields.

The school’s location within a corridor of educational and medical institutions may provide opportunities for partnerships supporting career awareness, internships, and skills development. PACS draws students from across the district, with approximately 15% residing in the 15213 and 15217 zip codes. Among these local students, all qualify for Free and Reduced-Price Meals, and approximately 20% receive Special Education services. PACS functions as an alternative education option and does not actively recruit students but conducts outreach to ensure awareness of its program among local

residents. Overall, the project supports expanded access to education and workforce pathways for students with a range of educational needs and backgrounds.

Goal 1.3 Build on Uptown/West Oakland's Character and Identity.

Protect existing residential and commercial buildings in Uptown from demolition and establish incentives in zoning for preservation.

Explanation: The PDP is consistent with Goal 1.3 of the West Oakland/Uptown Eco Innovation Plan, which emphasizes preservation of existing buildings and neighborhood character. The project involves the renovation and adaptive reuse of a former medical clinic, consistent with the Plan's objective to retain existing structures rather than demolish them.

The existing site features, including mature trees and landscaping, will be preserved. The building is currently underutilized; its reuse for an educational purpose supports continued occupancy and maintains the established character of the area. The school is also interested in providing a future location on campus for public art to be displayed.

Goal 1.4 Work Together to Tackle Blight and Community Safety. Install pedestrian scale lighting at priority intersections / establish resident and business-assisted façade light programs.

Explanation: The PDP seeks to address blight and enhance community safety through the renovation and adaptive reuse of the existing building, supporting the Plan's objective to reduce vacancy and improve underutilized properties along the corridor.

The site currently includes existing pathway and site lighting that provides evening illumination. Additional lighting needs will be evaluated during the design process to ensure appropriate lighting levels for students, staff, and pedestrians. The project will include on-site staff presence during operating hours and will comply with applicable Department of Education requirements, including installation of security systems with camera and motion detection monitoring and preparation of an emergency operations plan coordinated with local emergency responders and law enforcement.

Goal 1.5 Expand Institutional Partnerships.

Align EcoInnovation District strategies with the missions of major local institutions and work in partnership toward implementation

Explanation: The PDP is consistent with Goal 1.5 of the Plan, which encourages expanding institutional partnerships and aligning district strategies with local

institutions. Located in a corridor with educational, medical, and research organizations, PACS supports district-wide objectives in education, workforce preparation, and community engagement.

PACS maintains partnerships with multiple organizations to provide students with academic, career readiness, and workforce development opportunities, and continues to explore additional collaborations. Current partnerships include programs with:

- A's Vision Driver's License Program
- Bloomfield Garfield Corporation, College & Career Readiness Program
- Boys & Girls Clubs of Western Pennsylvania
- Carnegie Mellon Robotics Pre-Apprenticeship
- Center for Victims
- CNX Mentorship Academy
- CVS Health Workforce Innovation & Talent Center, Ebenezer Baptist Church
- ELECT Teen Parenting Program
- Industrial Arts Workshop
- New Century Careers
- Schools That Can Pittsburgh
- SLB Radio Productions
- Trade Institute of Pittsburgh
- YouthWorks, Goodwill of Southwestern Pennsylvania

Goal 2.3 Revive Commercial Corridors

Work toward securing additional resources to coordinate existing businesses, clean the streets and help with joint marketing.

Explanation: The PDP is consistent with Goal 2.3 of the Plan, which focuses on revitalizing commercial corridors through coordinated investment, maintenance, and promotion. The project includes the renovation and active reuse of an existing building along the Forbes Avenue corridor, contributing to increased occupancy and regular activity in an area identified for reinvestment. The presence of students, staff, and visitors may support nearby businesses by contributing to pedestrian activity and a more consistent daytime population.

Goal 3.1 Increase Transportation Choice to Decrease Congestion

Ensure public transit effectively serves local users. Mobility is a central focus of the Plan, which identifies the BRT as a catalyst for comprehensive corridor improvements, enhancing transit reliability, safety, and streetscape quality.

Explanation: The proposed PDP is consistent with Goal 3.1 of the Plan, which seeks to increase transportation options and reduce congestion. The school is located along the Forbes Avenue corridor, a key route identified for Bus Rapid Transit (BRT) improvements aimed at enhancing transit reliability, safety, and streetscape quality.

Most students (95–100%) currently access the campus via public transit, and the project does not anticipate student parking demand. Staff and visitors will have access to dedicated parking in the existing lot while being encouraged to use alternative transportation, including bus or bicycle. The project will also provide a bike rack and promote cycling for students and staff. While no exterior modifications are planned, the project supports corridor activation and aligns with the Plan’s objectives to promote transit use and minimize traffic impacts from pick-up and drop-off activity.

Goal 4.1 Use Landscaping to Enhance Quality of Life

Explanation: The PDP aligns with Goal 4.1 of the Plan, which promotes the use of landscaping to enhance quality of life. The property includes existing trees and landscaping that contribute to a campus-like setting, which is a defining feature of the site. PACS intends to maintain these existing landscape elements as part of ongoing property management.

While the project does not currently propose new landscaping improvements, the continued maintenance of existing vegetation supports the visual quality and character of the site. To the extent that additional landscaping enhancements are incorporated in the future, the project could further advance the Plan’s objectives related to environmental quality and neighborhood aesthetics.

C. Consistency with the Plan’s Policies

The proposal PDP is consistent with the following plan Policies relevant to the proposal:

- Policy 3.5 Establish a District Parking Strategy
 - Reduce surface parking acreage within EcoInnovation District by partnering with institutions and major employers to develop Transportation Demand Management (TDM) programs.

Explanation: The PDP will utilize the existing on-site parking lot to accommodate staff and visitor needs, avoiding the need for new parking construction. PACS supports the Plan’s objective of promoting multimodal transportation by

encouraging students, staff, and visitors to use public transit, walk, or bike when feasible. Most students already access the campus via public transportation, and the project will provide bicycle parking to support alternative modes of travel. While the project does not establish district-wide parking management, its approach to using existing parking resources efficiently and encouraging transit aligns with the Plan's goals of reducing congestion and supporting sustainable transportation within the district.

- Policy 3.6 Invest in Bicycle Infrastructure and Culture
 - Expand bikeshare in Uptown / West Oakland by 3 stations to make it a useful program for commuters and residents with 1/4-mile station area coverage. Implement e-assist bikeshare.

Explanation: The PDP will provide on-site bicycle parking and encourage students and staff to use bicycles for travel to and from the campus. Although no additional off-site bicycle infrastructure is proposed, the project supports the Plan's objectives by promoting cycling as an alternative to single-occupancy vehicle trips and fostering a culture of active transportation within the district. The school's location along the Forbes Avenue corridor, with connections to surrounding neighborhoods, further supports safe and convenient bicycle access for students, staff, and visitors.

- Policy 4.2. Update Underground Infrastructure
 - Update sewer/water laterals where possible and install green stormwater infrastructure.

Explanation: The PDP will include coordination of any necessary upgrades to underground utilities, including water and sewer connections, consistent with district-wide infrastructure objectives. The existing building systems are being evaluated as part of the due diligence process, and upgrades will be implemented as needed to ensure system functionality and compliance with applicable standards.

The evaluation will address stormwater capacity for the site and parking lot, the potential upsizing of the water service to support a fully sprinklered building, and the review of the sanitary system to accommodate four additional toilet fixtures. A full report on the assessment and proposed improvements will be provided upon completion.

- Policy 4.5. Pursue District Energy
 - Reduction in carbon emissions, building energy use and cost.

Explanation: Because the project involves a change in use classification, the building will be required to meet current code minimums for energy efficiency that would not otherwise apply if the building were to remain in its previous

Business use. The existing building systems are currently being evaluated through an initial engineering baseline report; upon completion, the project team will be positioned to assess the building's Energy Use Intensity (EUI) and consider the feasibility of connecting to a potential Uptown district energy system. These steps are intended to support broader district objectives related to energy performance and emissions reduction.

- Policy 4.6 Become A Model of Innovative Waste Management
 - Reduction of waste stream volume, recycling mandates compliance rate.

Explanation: Because the project involves a change in use classification, the building will be required to meet current energy code standards, ensuring higher energy performance than would be required for its previous Business use.

An initial engineering assessment is underway to evaluate the building's systems, determine Energy Use Intensity (EUI), and assess the feasibility of connecting to a potential Uptown district energy system. Planned measures, including LED interior lighting with occupancy and daylight sensors and a supplemental Energy Star-rated HVAC unit, will improve energy efficiency, indoor air quality, and support the Plan's objectives for emissions reduction and sustainable building operation.