

Development Activities Meeting – Form to use during DAM (Version: 12/20/2019)

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

Logistics	Stakeholders
Project Name/Address: 7449 Frankstown and 907 Braddock Avenue	Groups Represented (e.g., specific organizations, residents, employees, etc. where this is evident): Homewood Community Development Corporation, University of Pittsburgh Community Engagement Center, Residents, Nonprofit Organizations, Business, VEEEM Pittsburgh
Parcel Number(s): 174-L-46	
ZDR Application Number: DCP-ZDR-2020-03081	
Meeting Location: Zoom	
Date: May 26, 2020	
Meeting Start Time: 6 PM	
Applicant: Ryan England, City Studio architect. His client is Omicelo	Approx. Number of Attendees: 20
Boards and/or Commissions Request(s): Requests to connect two buildings, 7449 Frankstown and 907 Braddock Avenue, in the redevelopment process. Requests to reconfigure buildings to share a common hallway and two exits, remove the deteriorated fire escapes, increase number of units to 15, provide two accessible parking spots, fully renovate interior and exterior of building but make no additions or significant changes beyond parking, sidewalks, and windows.	

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

Ex: Community engagement to-date, location and history of the site, demolition needs, building footprint and overall square footage, uses and activities (particularly on the ground floor), transportation needs and parking proposed, building materials, design, and other aesthetic elements of the project, community uses, amenities and programs.

Ryan England shared about the work being developed by City Studio, where two buildings will be improved and combined into one building with three additional units, totaling in 15 units. The addresses of the buildings are 7449 Frankstown and 907 Braddock Avenue. The developers will be asking for three variances from the Zoning Board: lot size per unit, parking setbacks, dumpster locations. The intention is to maintain the current aesthetic and design on the building, not completely change it. They will be adding windows to the building. He is not requesting any public money; this is a private investment intended to improve the building and community.

Input and Responses

Questions and Comments from Attendees	Responses from Applicants
To Ryan: Why are you asking for variance right now and not any public money?	This is a personal investment with the goal of creating more affordable housing and a building that is not an eyesore.

Questions and Comments from Attendees	Responses from Applicants
To Ryan: How many units are in this housing development? In addition, are they all one bedroom?	They will add 3 units to the existing 12 for 15 units. There are a mix of units; there is one efficiency and then mostly two or three bedrooms.
To Ryan: Is this project going to be affordable, low income, market rate? What is the expectation on income?	All currently renovated units are at rents that a voucher can work for. There will not be a project-based voucher. They will be affordable to the community; that was a component of the vision of this project.
To Ryan: How many units are handicapped accessible?	Two units are fully accessible and four other units are Type B accessible. Fully accessible means someone in a wheelchair could realistically live in it. Type B accessible units have an accessible entry, or can be modified to have an accessible entry, and have better clearances than minimum.
To Ryan: Once you have all of the approvals, what do you see as a timeline to getting construction and renovation?	It is a three or four month fit out. It is pretty simple because the primary structures are in good shape, so it's mostly just interior renovations, like moving walls around.
To Ryan: So if you get approval by September you can be finished by Thanksgiving.	Yes.
To Ryan: What is the process for someone who is interested in applying to rent this space? How will that information be made available?	I do not know all the details but I would be glad to coordinate.
To Ryan: Is the housing passive?	It will not be a passive house renovation. We do ENERGY STAR appliances high efficiency, especially the furnace, and we do insulate our buildings. However, those passive house standards are tough to do in the masonry building.

Questions and Comments from Attendees	Responses from Applicants

Other Notes



Planner completing report: SS//Christopher Corbett