

Development Activities Meeting Report (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: Fifth and Dinwiddie East	Groups Represented (e.g., specific organizations, residents, employees, etc. where this is evident): Development team, RCOs, non-profits, elected officials, residents, etc.
Parcel Number(s): 11-E-19, 11-E-20, 11-E-22, 11-E-24 through 11-E-31, 11-E-56 through 11-E-73, 11-E-81, 11-E-82, 11-E-85	
ZDR Application Number: DCP-ZDR-2020-07085 (East Building), no ZDR yet for the West Building	
Meeting Location: Virtual (Zoom)	
Date: 10/15/2020	
Meeting Start Time: 6:05 p.m.	
Applicant: Bridging the Gap with team including GBBN, Auros, and EvolveEA.	Approx. Number of Attendees: 37
Boards and/or Commissions Request(s): Planning Commission approval for both East and West Buildings as separate projects, will need to demolish two rowhouses on the West Site.	

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.

Introduced the project team and its alignment with the EcolInnovation District Plan as well as the Greater Hill District Master Plan. Goal of the development team to bridge gaps in communities and building communities including working with builder's guild of Wester PA on workforce training, commitment to MWBE contracting, community opportunity and training space on Clean Energy, mixed-income housing and affordable commercial space. Described public plaza and park areas. Rebuilding of Dinwiddie Street to make safer connections across the street. ADA accessible walkway between Fifth and Our Way. Designed site to accommodate a future bus stop on Dinwiddie Street. Precedents shown of the plaza showing durable materials creating an outdoor room for the community. Noted that the East Building already received CDAP approval. Both projects are targeting Passive House certification.

East Building is adaptive reuse of existing building. Community spaces inside and outside the buildings. Broke down the square footage of exterior space, retail, commercial space/workforce training and co-working space. Showed renderings of the buildings and noted that there may be slight changes to materials. Noted that the project was designed to create transition between urban core and residential core areas. Anticipating coffee shop in part of the ground floor retail. Showed floor plans. Roof terrace will be fully accessible. Public art intended for wall facing up Dinwiddie.

West Building will have residential and retail spaces, transit plaza and BRT station, public open space. Noted 137 market rate housing units, 34 affordable units, 12,000 sf retail, 12,000 sf public plaza. There will be 84 parking spaces and 57 covered bike parking spaces. Noted that they introduced faceting on both building buildings to allow light to reflect and refract off buildings as the day progresses. Showed sections across site to show elevation change between

Fifth Ave and Colwell Street, how they used the change to hide two floors of parking in the back building. Hoping to have restaurant in corner ground floor space that can also have seating on the plaza, will also have other community uses. Identified units designed for sensory impaired residents. Showed early renderings of the open space, noted they are still selecting materials. Four story sky bridge between buildings across Our Way. More public art along Our Way.

Presented summary of sustainability and health goals for the project including Passive House, RESET Air, LEED, Fitwel, Living Building, and WELL Building. Also noted the UN SDGs and the work the City is doing to translate them into action.

Input and Responses

Questions and Comments from Attendees	Responses from Applicants
There are parking problems in Uptown but you are only providing 84.	We're not required to include any, but we wanted to be responsible. This is transit-oriented development to we want to encourage use of less cars. We have lots of transit and other modes of transportation that we want people to use. The more parking spaces we added also reduced the number of market and affordable housing units we have in the project. This site is located right on the BRT and there will be transit connection to the hill.
Follow up: I'm disabled and need parking. What can we do to get a gated parking lot?	We do anticipate that there will be less cars here, and that reducing congestion from cars is best for the community. Looking at data across the country for transit-rich areas like this and where you are providing affordable units (parking adds costs to the rent of the units), most utilization is far less than 50%. Even in East Liberty it's only 50-60% utilization for very high priced units. We think this is the right number of units.
Why no use of solar as a form of alternative energy?	There is solar in the project and it's part of the pursuit of Passive House and being Zero Energy ready. We are using building science to drive down the consumption of energy so that we have a solar strategy that's much more affordable.
Please share an expected construction schedule.	East building is expected to start late February 2021, and the west building would start in late May 2021.
Hill District is historic neighborhood, why is the architecture so modern? Modern architecture does not always translate to warm and inviting.	We want it to be warm and inviting. The materials and faceting will bring light and warmth to the site. We'll be incorporating wood into both buildings. Want to enhance the richness of the neighborhood which has large scale buildings and very small ones with no single architectural language. Many interesting qualities in the neighborhood, and the faceting was trying to reflect on gabled roofs while also being forward thinking about employing new technology and new materials. It was important for us to celebrate the old and bring in the new. Showed rendering where they highlight the DPW building's historic architecture, while adding new architecture that contrasts with it and celebrates both at the same time.

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Was there any parking for the east site?	All the parking is in the west site. We are looking at alternatives for leasing spaces from owner of another property for that property.
We all own our homes and all have cars and they are important to us.	N/A
When will these changes happen?	If you mean the completion of the design, we have completed schematic and are now starting to drill down into the details of materials.
To clarify, you are taking both buildings to the Planning Commission, will there be more opportunities for the community to comment as you flesh out design details?	Absolutely.
Will you go back to CDAP for the West Building?	Yes, they are processed as separate buildings.
Why aren't you keeping the existing façade.	We are keeping the existing building façade. It's an asset to the project. The new buildings are in parking areas where there aren't currently buildings. Glass that is being replaced is in very bad shape.
Hill CDC clarified that community ownership means a community-non-profit has stake. Still support the project.	N/A
Concerned that in 10 years the Hill won't look like the Hill anymore and will lose character like the Mission District in California. Other person noted their agreement.	We are committed to retaining the character of the Hill District, that's why we incorporated public art, Black participation throughout the project. Developer works, lives, goes to church in the Hill, and shares the sentiment and they are doing their part to make sure that doesn't happen.

Other Notes

Both RCOs spoke about the community engagement process and that they are very supportive of the project.

Planner completing report: Derek Dauphin and Philip Wu