

## Development Activities Meeting

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

Logistics	Stakeholders
<b>Project Name/Address:</b> 90 S. 12th Street	<b>Groups Represented (e.g., specific organizations, residents, employees, etc. where this is evident):</b> South Side Community Council (SSCC) Project Development Team City Council District 3 Office Local Review Committee (LRC) Design Review Committee (DRC) Residents
<b>Parcel Number(s):</b> 3-M-393	
<b>ZDR Application Number:</b> DCP-ZDR-2020-05740	
<b>Meeting Location:</b> via Zoom	
<b>Date:</b> October 22, 2020	
<b>Meeting Start Time:</b> 6:00pm	
<b>Applicant:</b> Daniel Gehr	
<b>Boards and/or Commissions Request(s):</b> Zoning Board of Adjustment hearing for the following variances: a. Variance needed due to multi-unit buildings being permitted in R1A-VH district b. Variance needed due to units not meeting 5 ft. front setback requirement c. Variance needed due to units not meeting 5 ft side setback requirement d. Variance needed due to units not meeting 15 ft. rear setback requirement	

### 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.*

Aerial and street view of site, parcel approx. 20' wide by 120' long; shown site plan; 5 small townhouses; 17 feet deep; 1 ½ bedrooms, bedroom and bonus room; each unit includes one parking space; one driveway close to intersection, open to reworking that; reviewed interior drawings, 3 floors with small roof deck; shown elevations and exterior design; still considering materials, early in process; small, affordable but market-rate target; it fills a need in the marketplace; reviewed amenities in the area explained to variances being requested.

### Input and Responses

Questions and Comments from Attendees	Responses from Applicants
Cost per unit?	240Ks to 280Ks

Questions and Comments from Attendees	Responses from Applicants
Is bathroom only on the lower floor?	Only on 1 <sup>st</sup> and 3 <sup>rd</sup> floors.
Since last time we spoke to you, did you make changes to access garage from inside?	Yes.
Is wider now that you took down structure?	Yes, we were able to spread out the space amongst the units.
What is size of the office?	9'x7.5'
Is there an island in the kitchen?	It could be. We're happy to build it out like galley style... with any pre-purchases that want to expand the kitchen. We just wanted to show a wide open room.
Is that a rooftop deck?	Yes.
Are air conditioning units on the roof?	Yes.
What is north of the table and chairs in the kitchen?	A Juliette balcony. A door that pops out, not enough to go outside.
How far between this building and next building?	3 feet from back of this to existing structure.
Is that because it is required or you don't want to use all of the space?	Allows us to provide windows.
What impact to neighbor's view? What does that do as you start to build up?	Need to take a look at it to know for sure. Presumably, same rules apply that windows would not be permitted on the lot line. Or if perpendicular, it wouldn't have any affect.
These look great, would love to see more of these all over the odd lots of south side. Having also lived in Asia, this is quite doable for a couple, or a couple with a baby.	
I'm the neighbor at 88. I acknowledge opposing the prior development request. Difficult to ingress, egress. But not insurmountable. Concern for me as the neighbor. It will block my window. And five decks looking onto my property. And foot traffic along my side of the fence. Livability concerns. Construction traffic. A large tree	May be able to move the deck back slightly from the edges so not peering onto your yard.

Questions and Comments from Attendees	Responses from Applicants
hanging over my property during construction. These could turn into rentals. They have the least skin in the game.	
We should stay in touch if this comes to fruition.	Absolutely, we will have close coordination in terms of construction and all of that. Some of that is required as part of our permitting process.
The 3 feet area between the properties... maybe add a nice gate that only your residents can access.	We would definitely secure it. Intent not to have it open between Cunliffe Way and 12 <sup>th</sup> St.
Are you really going to put trees on the sidewalk? There's not enough room now for two people to pass each other on the sidewalk.	The City requires two trees. They don't have to go there. We'll have to take a look at it. We could probably put something on 12 <sup>th</sup> . The standard City tree pit is 3' by 10'. Maybe we can plant some trees across the street as an offset. I do see it can create some problems for accessibility.
Is it because you are taking away 2 trees so you have to bring 2 trees back?	There are two different requirements. You are supposed to replace or a tree fund to contribute to. But I believe the street trees are a separate but related issue. Perhaps there is some leeway as is with the tree fund to figure out a solution.
Make sure talking with SSCC and Tree Pittsburgh for locations and making sure putting in the right kind of trees.	Ok.
Trash leave in alley way during the week until pickup day?	We could look at providing some access out the back or garage.
I really like the design for this space. No street parking is lost to garage curb cuts and it helps complete the urban block. I hope your pricing holds true.	

**Planner completing report:** Anthony Kobak