

## Development Activities Meeting Report (Version: 06/24/2020)

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> 1709 Saw Mill Run Blvd.	<b>Groups Represented (e.g., specific organizations, residents, employees, etc. where this is evident):</b> <ul style="list-style-type: none"> <li>• Carrick Community Council</li> <li>• Residents</li> </ul>
<b>Parcel Number(s):</b> 60-N-115	
<b>ZDR Application Number:</b> DCP-ZDR-2019-08067	
<b>Meeting Location:</b> Virtual via Zoom	
<b>Date:</b> Monday, November 23, 2020	
<b>Meeting Start Time:</b> 7 PM	
<b>Applicant:</b> Mike Gorman, 7 Solutions and John Eby, Coen Markets	<b>Approx. Number of Attendees:</b> 14
<b>Boards and/or Commissions Request(s):</b> none, at the time of meeting	

### 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.*

2018: Coen Markets started purchasing and rebranding all the CoGos convenience store locations to bring them all under Coen Markets ownership and fuel services shifting to Amoco ownership. New branding, remodeling interior and exterior of convenience stores. They've done about 10 of these remodels/rebranding in the region; the closets one to this is in South Park on Brownsville Road.

They've been working with Zoning on their application and approval. In the latest round of comments, the DAM was recommended. They have other things to address such as site plan and building elevation. There was talk that they might have to go to ZBA for parking, but they've made some design changes that will hopefully eliminate that.

Site Plan: new freezer cooler addition, approx. 9x25 feet on northeast side of building. Also adding a 20-foot addition on southwest side. New ADA-parking and ramp, new loading zone, new parking on west side of property, and repaving entire lot. Rebranding also includes new canopy columns to match design elements. The City requires landscaping and screening, approx. 200 square feet of "green area" so they're adding some shrubs along Route 51.

Multi-color overhand will be removed, along with CoGo and Roll Zone signage. The existing fluted block material will be covered-up with white hearty plank board. On bottom, stacked stone wainscoting. Orange banding along with Coen logo on left side, and on the far right, the "brand wall"—stacked stone and some steel banding at wainscot height. Trying to tie the "Pittsburgh" steel theme into the branding. The glass will be replaced if it's single pane to be more energy efficient. Back of building will be the white plank board siding. The side that faces Route 51 will have the Coen logo.

## Input and Responses

Questions and Comments from Attendees	Responses from Applicants
Where are the fuel pumps going to be?	They're staying in the same location, just with new canopy with Amoco branding. No additional pumps or reconfiguration.
Will there be any trees planted?	No, just shrubs are planned at this point. They asked if they could do a payment in lieu for tree planting because it was difficult to fit trees in site plan; that was accepted.
How big will the green area be?	Approx. 10 x 55 feet. There's a planted area there now but it's not very well maintained, so it'll be fixed up and expanded to meet requirements.
Concerned about flooding, due to the amount of blacktop. Community wants to be sure the landscaped area will help with that.	The big thing on the flooding is more about not creating more impervious area. The project will be increasing pervious area. The catch basins should be maintained on site and should help with flooding.
Do you have to raise (raze?) the entire lot?	No
Are the entrances and exits going to stay the same, for both the site and the building?	Yes, for the site. The curb cuts will be in the same place, with some minor adjustments to the parking layout. City required an easement. For the store, everything is being made ADA-compliant and 2015 IBC, so there will be some slight changes.
Do you have to do anything with the fuel tanks?	They're all good. Fuel system won't be affected by this project.
<p>Where are the trucks going to pull in for the loading docks? What street will they come to the site from?</p> <p>Concern: when you're going south on Rte. 51 and you want to make a left on Colerain Street, the only part of the Nobles Lane and Parkfield Street intersection that doesn't have a stop sign is Parkfield Street, and Colerain Street backs up. So if the trucks/trailers are having to back up onto there, it might create some jams. Is there a way for DOMI to study this intersection and redesign the stop signs? If Colerain Street is the one that doesn't have a stop sign, and Parkfield Street and Nobles Lane do, that may help. Especially if traffic to the site is going to be increasing with the expanded food options. Community is concerned about the traffic and safety.</p>	Marti responded and said she'd forward this to DOMI and encouraged residents to 311 the issue to establish the concern.
Will you keep the existing employees? And do you foresee hiring more staff?	Yes, and yes. The employees are already Coen employees since it's the same ownership. The expansion will include the chicken program, so 1-2 new people during peak meal times will be needed to staff the fuel service.

Questions and Comments from Attendees	Responses from Applicants
Is it all take-out, or is there dine-in seating?	No, there isn't any room for seating in or around the building.
The orange is a bad idea--it makes me think of Cleveland! (joking)	(Lots of laughs)
I think it's a good idea! Happy to see take-out food option. Since Long John Silver's left, we haven't had many options around here.	
Want to make sure there are plenty of garbage cans for people's trash. Carrick sometimes sees issues with littering and they want to make sure the applicant puts trash cans so people throw trash away properly to help keep it tidy.	
Are there going to be security cameras?	Yes, both inside and outside.
Are you going to be open 24/7?	That's a good question. The plan is yes, but the marketing department will evaluate it quarterly. Obviously with COVID, things are out of whack, but this is a high-volume store in a high-traffic area so it would most likely be 24/7.
How long will the renovations take?	7 weeks from when we get our permits.
Are the people doing the construction local?	The general contractor is from Monroeville; plumber is Mongiovi and Son; Mours Heating is local, too.