

Development Activities Meeting Report (Version: 4/18/2019)

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

Logistics	Stakeholders
Project Name/Address: New Granada Building and Offices	Groups Represented (e.g., specific organizations, residents, employees, etc. where this is evident): Hill Community Development Corporation, Henderson and Co, Reed Building Supply, Residents, Property Owner, Department of City Planning,
Meeting Location: Hill CDC Zoom	
Date: 08/12/2021	
Meeting Start Time: 05:30 PM	
Applicant: Hill CDC	Approx. Number of Attendees: 69

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.

This project will include 40 Units and 5,000 Square feet of Commercial space. Currently maintaining over 40% MBE on hard construction and collaborating with local business owners. Meets four goals: Arts and Culture, Historic Preservation. New Granada is a designated National Treasure and an example of New Urbanism. Building will include a Food Hall, Blackbox Theatre, accessibility community space, Flexible event space, Anchor Tenant – University of Pittsburgh Community Engagement Center, café, outdoor rooftop plaza, and reception area. Parking: 280 spaces. There is a broad mix of team member partners. Grand opening projected for Quarter 4 of 2022.

Input and Responses

Questions and Comments from Attendees	Responses from Applicants
Where is parking near the building?	Parking needs onsite, near and off-site. there will be parking onsite and Ebenezer, Central Baptist, Pittsburgh Well Early Childhood Center. Limited parking underneath building and behind the building.
Have you tapped into resources like Pitt to leverage Shuttle services? Lyft and Uber for coupon codes to decrease congestion and issues for us residents	The Greater Hill District Master Plan prioritizes community ownership and are very protective of this focus. Absolutely yes
Historically this building was run sufficiently independent from corporate influence... my concern is that the University of Pittsburgh presence doesn't give the community a chance to have ownership\business ownership opportunities. Will the rental fees be affordable for the community to use? Will this turn into a space that will turn community into window watchers?	We are interested in the. Pitt will occupy some of the space, but accessible and responsive to the community. We will be partnering with other companies and organization for transportation and business needs.

Questions and Comments from Attendees	Responses from Applicants
Will the city place parking meters or will the street parking have free parking?	We have not promoted parking meters
	We will be launching a capital campaign for this 60 million dollar project.
When will housing applications be available for residents in the community?	Pre-applications will be available this fall. Applications will open in the spring.
When is construction completion?	Around October 2022
<p>Can we start now with a neighborhood beautification process? For the surrounding area? Residents and Orgs and Businesses together?</p> <p>Will the CDC increase capacity? You are working very hard and will need to have a bigger team for post development, property Management, maintenance etc.</p>	Can you go to our foundation meetings with us. Growing a business is hard. That is one our priorities.
How long is Pitt a tenant? Please address the affordability of the rental space? Are grants available to support marginalized people? What about people who were raised on the Hill and family roots remain on the Hill? lots of people were priced out of their homes based on gentrification ...	I completely relate to that. We maintain community ownership. They have a 10-year lease with an option to renew. Office space that will be accessible as well as incubator space. The residential units will be affordable.
To a non restaurant owner, how would there be space and what would be the cost or rent	The Hill CDC, Hill House and Blakey building have availability.
What is in place to bring some of those previous resident/people back?	This issue is addressed in the Greater Hill District Master Plan and a continued priority.
What type of ownership can Hill residents have in the New Granada apartments and Theatre?	There are numerous programs and resources available through the Hill CDC and they are available at our website, hillcdc.org
Thank you so much for providing this platform and transparency. Much gratitude. #4EverSpartans	
Thank you for the opportunity to Celebrate the Food, Arts and People of the Hill District and to introduce this Iconic Neighborhood to the entire country	

Questions and Comments from Attendees	Responses from Applicants
The Hill CDC under Marimba's leadership will complete a national treasure with this development! They are doing a great job!	

Other Notes

Received an A- grade from the Hill Development Review Panel. There were additional comments via Facebook that were not visible via zoom. Please see the letter from the Hill Community Development Corporation for additional comments and information.

Planner completing report: Ose Akinlotan, Senior Planner