

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: Hazelwood Green Zoning Amendments	Groups Represented (e.g., specific organizations, residents, employees, etc. where this is evident): Hazelwood Initiative, RIDC, Greater Hazelwood Community Collaborative, Representative Wheatley's Office, GH-CARED, Residents, Almono LP, JADA House International, Propel Hazelwood, Community Kitchen, Kristen Hall City Design, Tishman Speyer, EvolveEA, Tree Pittsburgh, Councilman O'Connor's Office, Department of City Planning
Meeting Location: Hazelwood Initiative Zoom	
Date: 10/12/2021	
Meeting Start Time: 06:00 PM	
Applicant: Almono	
	Approx. Number of Attendees: 46

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 proposal to amend the zoning ordinance and Preliminary Land Development Plan Improve the Lytle Street pedestrian experience, reinforce the connection to the commercial district, so remove/reduce commercial on Lytle, Minimum story height, Green shared ways, added flexibility on parking. and expand permitted uses. Formal request :Text amendment to SP-10 zoning code regulations and amendment to PLDP.

Input and Responses

Questions and Comments from Attendees	Responses from Applicants
Why are you guys continuously avoiding the real Hazelwood? Well, the Greater Hazelwood. It was promised that all development would complement the existing Hazelwood community. Why don't you support the Grocery store? It seems that you are taking away our identity. . Why not invest where the community truly needs you like second Avenue?	I appreciate your question. We support a grocery store. Its Vitale to the sustainable to the fabric of the neighborhood. We are at the zoning phases and
Why can't we commit to a grocery store in the retail space you have allocated?	We cannot commit today to one specific use. We are still in the early days of figuring it out.
The original plan was focused on multimodal parking and walkability and this seems to differ from that and is similar to Southside Works and Homestead. Does parking have to be everywhere? Do parking garages have to be everywhere? This is contrary to the what the community said that they wanted.	There is a lack of access to the site This is a strategy to get people to the site.

Questions and Comments from Attendees	Responses from Applicants
Is this a temporary development plan?	Correct, until a certain development is met.
Is there a certain environmental concern with so much development near the river or runoff concern for these lots	All parking lots will be built to the standards that the city requires and there will be phasing out of these lots with future development, BRT, etc.
Where is the proposed site going to take place? Is there a time frame?	It's very early in the process. I can not tell you how many buildings. We are focused on achieving critical mass, focused on the heart of the sight (Mill 19 and the Roundhouse) and create a neighborhood.
You talked about the towers and the shorter ones being closer together; can you talk about that?	There are requirements of eighty-five feet within the PLDP can be at the edge of the street anything over that has to be at least 115 feet between them. Reducing the with can create more density.
Warehousing, can you talk about that?	There are a lot of uses that we think are important on this sight including a potential accessory use, and it may be used as a storage sight.
So, you are not thinking about a mini-Amazon site?	I doubt that would be attractive on this site or work from a logistics perspective.
Which way does the air usually flow. Are we increasing or decreasing fresh air flow by buildings being so close	Setbacks are currently 115 feet and just reducing by 15 feet. So not that significant and it is about the quality of the experience. Less about airflow and more about sunlight. It is more about mass; the buildings would be shorter and quality of presence.
Where are the buildings going to be on the site? Are the buildings going to block the	As the sites get buildout, Riverfront Park; nice urban quality places that are activated.
Do the buildings line the river?	We are not proposing any building changes. There are a number of open spaces proposed in the plan. (A visual of the site was provided)
Are you going to study the amount of noise and the amount of parking impact with external patrons?	There is a forward-thinking, sustainable way about thinking about parking, the materials are likely to get reused. There is an enormous amount of street parking to deal with transients.
Does this proposal have anything to do with a name change. We have heard about recognition of this site as South Oakland, is this true?	No. This has nothing to do with name change. We have understood that we are redeveloping the neighborhood that already exists and connecting across the street based on physical and green space.
Is there a zoning question?	There are multiple changes requests, an amended ordinance for the SP-10, and Preliminary Land Development Plan.

Questions and Comments from Attendees	Responses from Applicants
It sounds like a division, its missing the people. How can we move on in collaboration?	I hope that over the last couple of years I have built a good relationship of good faith. We want to continue that relationship and build those bridges and partnerships.

Other Notes

Planner completing report: Ose Akinlotan, Senior Planner