

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: Union on Fifth Annex / 1008-1014 Fifth Ave	Groups Represented (e.g., specific organizations, residents, employees, etc. where this is evident): Project team, Uptown Partners, Hill CDC, residents, developer, Duquesne University representative.
Parcel Number(s): 2-G-6	
ZDR Application Number: DCP-ZDR-2021-12271	
Meeting Location: Virtual (Zoom)	
Date: 11/10/2021	
Meeting Start Time: 6:00 p.m.	
Applicant: Integrity Design on behalf MultiVersity	Approx. Number of Attendees: 10
Boards and/or Commissions Request(s): Planning Commission	

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.

Shown rendering of the exterior of the building after rehab. Want to update the façade but keep it largely in the same state. In conversation with local food vendor who are considering putting in sports restaurant and bar. Showed how the two entrances would be created, new canopies, name of building. Addition of four housing units where there has been a large bar and patio area. Market is Duquesne University, Point Park University, etc. Only one of the current residents is not a student. Also adding a fitness center into the basement that will be used by this project and the larger Union on Fifth structure. Also noted that in addition to 4 new units, they will be adding a few bedrooms and bathrooms to existing units and also making a unit ADA accessible. Showed floorplans. Noted that they would use planters to add greenery to the entrance area. Will advocate that the restaurant tenant have outdoor seating. Noted the bike features including racks in the units, bike storage in the basement, bike racks in front of the building.

Input and Responses

Questions and Comments from Attendees	Responses from Applicants
What will happen to existing residents while you're doing work.	Working on a plan for that. No residents on the fourth floor so it won't disturb anyone, but they will eliminate a freight elevator. After they do the top floor, they will be able to move residents within the building to allow them to get into the units to make improvements.
What was the specific MWDBE commitment? Would like to see the MBE and WBE broken out. Reference to Hill CDC / Greater Hill District Master Plan MWBE standards and recent experiences. Want to partner to reach higher goals.	Looking at three different General Contractors (GCs), one is 100% women owned, the others have other certifications. They GCs have committed to 15% MWDBE subcontractors. Will follow up with the RCOs.

Questions and Comments from Attendees	Responses from Applicants
What are the projected rents for the apartments?	Don't know. Will have to get you the answer. Will share it by email with the RCOs.
Are there any partnerships or arrangements with the universities to help recruit students/tenants? Are non-students excluded from renting?	Other building is 100% rented by Duquesne University students. In this building, COVID has resulted in some vacancies, but will push for fully tenanting the building and working with the universities. Have contacted Duquesne University about their plans for nearby buildings (Fifth Ave Commercial Corridor Plan).
Derek Dauphin (DCP) noted that the approvals for this project would be the Planning Commission.	Applicant asked when that could be scheduled. Derek responded that it could be 30 days from this meeting.

Other Notes

Uptown Partners reported that the applicant was open and forthcoming with them, met with them and their REDD committee, and discussed the project at length, feel the project is consistent with the EcoInnovation District Plan and provided a letter of support. Specifically, MWBE inclusion on the project team, providing student housing, energy efficiency, interest in collaborating on public art. Hill CDC reported that the applicant reached out by email, but staff haven't arranged a meeting with the project team yet, but intend to do so. Project is also too small to go through the Development Review Panel, but will create a webpage for the project on their site for community to be able to learn about the project.

Planner completing report: Derek Dauphin and Phil Wu