

## 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> Jasmine Nyree Campus (Change of Use of Two Structures) - 3048 Ashlyn Street and 3033 Landis Street.	<b>Groups Represented (e.g., specific organizations, residents, employees, etc. where this is evident):</b>  Jasmine Nyree Homes, Inc. leadership, staff, and development consultant team (Jasmine Nyree played dual role as RCO and applicant) Office of Council President Theresa Kail-Smith Interested program participant families of Jasmine Nyree Langley School staff member Area residents  DCP Neighborhood Planner
<b>Parcel Number(s):</b> 42-L-207, 42-L-215	
<b>ZDR Application Number:</b> DCP-ZDR-2021-13902, DCP-ZDR-2021-15306	
<b>Meeting Location:</b> Zoom	
<b>Date:</b> 1/31/2022	
<b>Meeting Start Time:</b> 6:30pm	
<b>Applicant:</b> Jasmine Nyree Homes, Inc.	
<b>Boards and/or Commissions Request(s):</b> Zoning Board of Adjustment	

### 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.*

Jasmine Nyree Homes, Inc leadership, staff, and their development consultant team presented on their campus development plans, which includes the Dr. Phillip Birdine Learning Center between 3048 Ashlyn Street and 3033 Landis Street. They explained that the campus development is taking place on the campus of a former church, Holy Innocents Church, which has not been an active church for quite some time. The Jasmine Nyree Homes team is focused on offering a high quality service to the broader community in Sheraden and the surrounding neighborhoods/region and West End. Jasmine Nyree Homes plans to renovate aspects of a former elementary school and high school and make it a learning center for special needs adults who have aged out of care and also for high school youth from around the region (the Dr. Phillip Birdine Learning Center). The organization also eventually plans to redevelop another existing building on the campus into a community center, as well as redevelop a former nuns' convent into housing for special needs adults.

Jasmine Nyree Homes is seeking a variance with the Zoning Board of Adjustment for a change of use to Community Center (General), as well as variances related to access and parking and to screening and landscaping. They stated they plan to keep the site similar to what it was before.

Christy Porter, the Executive Director and founder of Jasmine Nyree Homes, Inc, described how the organization purchased the Holy Innocents Church campus in 2019. She shared the organization's mission and commitment to serve the community and more details about how the day center serving special needs adults will have clients of ages 29 to end of life, with a theme-based curriculum for those individuals. This day center program plans to operate from 8am-3pm.

The organization has not yet set forth a specific timetable to start redevelopment construction on the future community center building, but it is possible they may start that redevelopment work in the next few years.

The former nuns' convent, which will be redeveloped into housing for special needs adults, will have 12 apartments, and will be designated for those without family care support or who need housing.

Marque Stansberry, Director of Supportive Services & Program Development, shared how the organization provides social and human services, and seeks to serve the entire community and the plethora of needs that come to the organization's awareness. The organization is looking at creating a supportive housing environment with wrap-around services. Over the last year, they have engaged in beneficial partnerships, for example, with Giant Eagle, as they know that there are community needs for fresh fruits and vegetables, to help bridge the gap in nutritious food at least once a week as a start. The organization has partnered with Duquesne University's Center for Community-Engaged Teaching and Research, and has partnered with the Department of Health to do vaccinations and health screenings and other services. Jasmine Nyree Homes is looking to bridge the gap in needs and meet those needs with credible services. Programs are outcome-based, and the organization will be listening to community members and continuing community engagement processes.

Jasmine Nyree Homes' development team provided an overview of the campus redevelopment plans, showing aerial images of the campus and other visuals as illustrations. Buildings and locations were labeled. Building A was presented, which is the learning center that will be used generally for an adult special needs program in the morning and an after-school program in the afternoons for children, especially from the community. The building corner marked V1 near the intersection of Ashlyn St. and Thornton St. is a space where Jasmine Nyree plans to install an elevator. The building is not accessible at the moment and this elevator will address accessibility. The building will be used on all its floors. There is a mezzanine level beside the gym and there are upper floors with classroom spaces. This building is well penetrated into the site. This corner, where the elevator will be, is the accessible building entrance. Classrooms in upper two floors (floor 2 and 3) have 6 classrooms. There is also a gymnasium with a two story space and ceiling higher than the lobby. The foot print of the building will stay the same, and it is just the elevator that will involve a change.

The future community center – labeled on a visual as Building B – was built at the turn of the century and was a school building at the time. It has an extension at the back. The proposal is to maintain the existing building and renovate the interior. It needs an elevator as well and that will be internal to the building. They have not yet fleshed out details for that just yet but it will be for community service and will house a cafeteria, probably on the upper floor, which will benefit the campus itself and be open to the after school programs and staff. This redevelopment may happen in the coming few years, and depends a lot on raising adequate funds. Dr. Christy Porter has interest from some possible contributors, though nothing has yet been fleshed out.

A building labeled as Building C was a former convent. It has multiple individual rooms and a kitchen. They haven't reviewed the building in great detail, but that will happen quite some time in the future. In order of sequence, the plan is to first redevelop Building A, then Building B, then Building C, as far as construction is concerned.

Building D will be a living environment for people with special needs who either would not have housing anymore at the present location or possibly it would be a learning environment for them. It has offices and is its own separate site.

The Museum is a church property that is not currently part of Jasmine Nyree's work on its campus redevelopment and likely will not be. For purposes of this meeting, the development team primarily focused on Building A and Building B.

They shared visuals illustrating the parking. V3 is a view towards the loading dock of Building A, where one can see a garage door and driveway, where the trash receptacle/receiving location will be. Right behind there is a stage for the gym. The parking lot is connected via Sorg Way and also out the entrance on Landis St, which has one single curb cut.

The curb cut is near Building B, and cars can park between Building B and the Museum. The team described the parking areas and showed visuals of the site plan with the parking spaces. The parking areas are not changing in size, though they will be restriped to meet present building code requirements.

For the Learning Center (Building A), they showed what will be a packaged unit to handle air heating and cooling for the gym space. The boiler will be eliminated and the building will have very carefully designed heating and cooling systems. The packaged unit will operate with cooling as well as heating, if gym is used for meetings or a play etc.

They identified other elements on the visual, such as the administrative offices that used to be the old residence for the priest.

Cindy Jampole, a transportation engineer charged with the parking needs for the project, gave a brief presentation. Her team performed an analysis of on-site (off-street) parking, which is 30 spaces now, but will be restriped to bring the parking in those areas into conformance into zoning code, and will at that future point include 24 spaces, three of which will be ADA parking stalls designated for people with disabilities. To find out what parking was needed for the site, she worked with Jasmine Nyree Homes to evaluate the expected level of programming at opening day and the maximum level of programming for Buildings A and B, looking at the special needs adult program in the day, the after school program, and the possible community center uses. She shared figures related to the anticipated parking demand based on those uses for each of those situations. The adult day program does not anticipate clients to come to the campus in a car; instead, clients would either walk, come by public transit, or be dropped off by someone else. However there are staff members for the programs who may arrive by car. In the afternoons, when the after-school program is active, children will by and large walk to the program and then be walked home or be picked up, but most all participants are likely to be walkers. The Community center functions are to be community-based programs where most/many attendees will walk to the center and there may be a small number of people driving in vehicles there. Her team calculated how many spaces were needed and then also did observational counts of parking in the areas surrounding the campus to see how many on-street public curbside parking spaces were used throughout the day and afternoon and Saturday and how many on-street spaces were available in those periods, to also review alongside the likely parking occupancy level of the off-street campus parking. She confirmed that there is more than enough parking for all of those periods, even at max projected utilization of buildings. In brief, the parking on site and on street will cumulatively meet the needs of the site when considering the maximum usage of Buildings A and B.

### Input and Responses

Questions and Comments from Attendees	Responses from Applicants
<p>People in the community know that Christy and Marque have held numerous community meetings and have been very transparent and have the support of the Councilwoman and the community.</p>	<p>Thank you and please thank the Councilwoman.</p>
<p>I missed the part of the presentation about the elevator. My daughter cannot do steps, as she has depth perception problems. Are you still planning on opening in the beginning of March or sometime in March?</p>	<p>We have to go through the zoning hearing in March before we can get approval for the use, and then we can go through the building permit process with PLI, and then we can start construction.</p>

Questions and Comments from Attendees	Responses from Applicants
If you open in March, then someone like my daughter couldn't attend until elevator is fixed.	We will not open in March. We plan to open some months after that.
Sorry, I misunderstood.	It takes some time to get through the zoning hearing and get approvals. It will probably be late spring/early summer when we open.
I am excited and cannot wait. I appreciate all that everyone has been doing. It's a blessing for special need adults – to keep them busy. Since covid, a lot cannot get out and it has been very hard.	Thank you for being part of the meeting, and our anticipation and goal is to open the building as quickly and safely as we could, but we do have to abide by licensing and zoning and making sure that hopefully and prayerfully the elevator will be installed. Hope that your daughter, like my daughter, will be able to attend programming soon and will have a nice and structured program.
I understand. I want to make sure everyone is safe and I understand it takes time.	This has the support of the City and they're working with us and Christy and Marque and the whole team to make sure it gets done and it will be a blessing for the whole community.
I am a community school site manager at Pittsburgh Langley, we have been supportive from the beginning and will continue to be a partner for Jasmine Nyree Homes.	[Dr. Christy Porter:] Thank you so much to everyone on the call, to the Jasmine Nyree team, Marque, Kim, Joel Farkus, everyone. If you have any questions, our doors are always open. We are at the office from 8am-5pm, Monday-Friday, and can be reached at 412-520-8401. If any questions arise, please don't hesitate to give a call. We are doing everything in our power to follow the city ordinances and requirements.
[At the meeting's conclusion, the neighborhood planner and Jasmine Nyree staff shared information on how the community could provide public comment to the Zoning Board of Adjustment.]	

**Other Notes**

The meeting provided opportunities for the community to hear and comment on proposed developments on the Jasmine Nyree Homes, Inc. campus, and it was transparently communicated that in the meeting Jasmine Nyree Homes served as the RCO and as the development applicant. Community members showed strong support for the Jasmine Nyree Homes development proposal, showed gratitude and excitement for the organization's services, and showed an interest in the development activity being allowed to proceed expeditiously.

**Planner completing report:** Thomas Scharff