

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: 2028 Fifth Avenue	Groups Represented (e.g., specific organizations, residents, employees, etc. where this is evident): Uptown Partners, Hill CDC and City Planning
Meeting Location: Zoom Virtual Meeting DCP	
Date: 08/22/2022	
Meeting Start Time: 6:00 PM	
Applicant: Geoffrey Di Beneditt	Approx. Number of Attendees: 9

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.

Uptown Partners conveyed that the project met the standards of the ECO-Innovation plan; this project went through the REDD project in February. Hill CDC does not support the project because the development has not submitted this project to the Development review panel, so they have not been properly engaged. Formal description: Interior alteration and conversion of existing masonry and framed building to 7-unit apartment building. An addition to the third floor in place of the existing rear roof and walls will be rebuilt (no change in area). A fire escape and egress stair will be added to the rear. Exterior windows will be replaced in kind except for the windows on the rear facade, which will change the size of the exist. openings. Additional: Fiber cement board siding will be used, which is better quality than wood and cement siding. Although no insulation is required, it will be included per building code. There will be heating and cooling with 1 unit from one high efficiency unit above 90 percent efficiency mark. Low flow shower heads and Low-flow toilets will also be installed. Store front and rear will be restored to its original condition. The front doors will be glazed to bring in as much light as possible.

Input and Responses

Questions and Comments from Attendees	Responses from Applicants
One of the principles of the Greater Hill District Master Plan is to Build Upon the African American Cultural Legacy	We are paying homage to the past by maintaining the integrity of the structure itself.
	There is nothing beyond the respect beyond the project, if you have any suggestions
You can hire a local Hill District Artist	Due to the location, the exterior is not amenable. However, the interior is an option for a piece.
Other option could be to do some research on the history of the building. You are amenable.	We are unable to find any historic resources. Can you provide that?

Questions and Comments from Attendees	Responses from Applicants
Is this a self-imposed affordable	It is.
Would the owner be amenable to amenable to a memorandum of understanding for this affordability?	The owner is out of the country, and we can present that to them.
60 and 80 percent tend to be workforce housing in the Hill District, we would like to	
What is your MBE percentage?	I cannot provide an exact number at this time. I am unable to provide that at this moment.
We try and make the Greater Hill 35 MBE and 15 WBE threshold, can you get back to me on that?	Understood. I will provide you with that information when the owner is able to provide it.
A MOU was discussed with Uptown partners for 100 percent affordability but due to costs that was decreased, and conversations were had with the Uptown Arts Committee.	

Other Notes

Planner completing report: Ose Akinlotan, Planning Manager