

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: Dollar General 2417 Brownsville Road, Carrick	Groups Represented (e.g., specific organizations, residents, employees, etc. where this is evident): Carrick Community Council
Meeting Location: HEARCORP 25 Carrick Ave	
Date: 7/15/2019	
Meeting Start Time: 6pm	
Applicant: PennTex Ventures	Approx. Number of Attendees: 32

How did the meeting inform the community about the development project?

Demolish existing vacant building to build a 7,512 sf building with landscaping with 19 free parking spaces (2 handicap). Proposing to close western driveway to limit access to existing driveway on east of site. Some parking along front of property. Deliveries will be done using a trailer which will back into the loading zone to the north of the site where the trash receptacle will be located (screened with wooden fence). Showed a rendering of what site might look like. Said goal is to open in first quarter of 2020.

Requesting the following variances:

- Retaining wall → 10' required, 12' asked → no major concerns voiced
- Grading setback → 5' required, 0' asked → no concerns
- Rear setback → 30' required, 5' asked → no concerns
- Parking → not allowed in front, asking for allowance for parking in front and side → Concern voiced about having parking lots in front of developments as this does not make Carrick walkable or friendly, which is one of the residents' favorite things about Carrick. Some concern that large street-facing parking lots negatively impact walking and transit. Some concern about impact of impervious pavement, desire for pervious pavement or a rain garden.
- Transparency → asking for more limited transparency → Community would like it to not look closed, accommodate decreased windows with lighting and friendliness

Input and Responses

Questions and Comments from Attendees	Responses from Applicants
Questions about cost of food at Dollar General and whether they store will sell fresh fruits and veggies?	Applicant says they have lower prices, but do not sell any fresh fruits or vegetables. Said maybe soon.
Hours, lighting, traffic? Do not want lights on back facing residential.	Lights on from 8am-10pm. Low impact certified by PennDOT. Developer will meet City requirements for lighting, especially on residential street. Guards will funnel light towards street. Lighting plan not yet finished.

Questions and Comments from Attendees	Responses from Applicants
Entrances? Will they stay? Entrance on Clifton?	There will be no entrance on Clifton. The entrance on Brownsville will remain. Additional entrances will be closed.
How many jobs will be full/part time? Benefits? Are new employees store transfers? Is Dollar General required to hire Carrick residents?	70-75% of jobs will be part time. Typically 1-3 full time staff. Pay range for part-time is unknown (below \$10/hour). Managers positions will be \$30-40k per year. There is no requirement to hire Carrick residents, though retailers strive to have employees be as close as possible. Full time employees tend to be full time in the one store.
Security to keep workers safe? Could you add panic buttons? Security guard? Talk to Shop n' Save about their off duty cop.	Fully camera-ed. Trained throughout store and on cash register. Unsure of panic buttons, etc. We will discuss with Dollar General the option for panic buttons. Not sure about security guard—we will ask.
How will you handle trash? We would like a trash can for patron use to avoid street trash. Can dumpster be on other side where there aren't houses?	We can add this. Dumpster will be "cold trash" and so it won't appear/smell the same as restaurant trash.
Will you use Pittsburgh construction companies? Can we get list of existing contractors?	Private, local construction company, not necessarily union. We will start with existing list of contractors. CCC can email us to get list of existing contractors.
Clifton Street has only one way in and out. Will construction block this street? Having an in and out with no traffic lights might be a good idea.	We can't move the building because of site grading. Delivery in off hours (middle of night).
Will the site be level?	Yes. We will make the driveway less steep.
How big is tractor trailer that will be making deliveries? Important so as to ensure you're not blocking Clifton or Brownsville? Reinforced concrete to ensure truck doesn't damage concrete?	I will look into the length of the trucks. PSI (Geotech) will design pavement for the site. They will take into consideration a heavy duty and regular duty pavement for sections of travel that will see heavy use. We will use heavy duty asphalt, not heavy duty concrete. Heavy duty concrete for dumpster area.
What will you do with dead "triangle" to left of building? Concern about overdoses happening in this space.	Will be graded and so will be highly visible.
Landscaping? Green space between curbside and parking lot?	Approximately 10' between curbside and parking lot.
What will it look like?	Brick building with cement that looks like brick/stone on front. Not a plain façade as city requires transparency.
How long is the construction process? How is traffic managed during construction process?	1 week to tear down. 75-90 days for tear down and construction.
Can leftover and expired foods be donated to food pantry?	Corporate contact will be provided to Council to talk about this if the regional Dollar General manager is ok with this.

Other Notes

Community is looking forward to nice landscaping with good lighting. Some concern voiced about having the building set back from Brownsville as this detracts from the walkability & neighborhood character of Brownsville.

Planner completing report: Sophia Robison