

## 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
<b>Project Name/Address:</b> 0 Boundary St	<b>Groups Represented (e.g., specific organizations, residents, employees, etc. where this is evident):</b> Residents OPDC OCA Project Staff
<b>Meeting Location:</b> Oakland Career Center, 294 Semple St. Pittsburgh PA 15213	
<b>Date:</b> 5/29/2019	
<b>Meeting Start Time:</b> 6:00 PM	
<b>Applicant:</b> Thomas Liang	<b>Approx. Number of Attendees:</b> 40

### 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.*

Townhouse Proposal. Car garages at ground floor, 3 story units, 6 units total. 4 units and 2 units are attached, they explored detached options with 5 units but with high risk and price hike. Zoning variance is the smallest possible, is in R2H districts, 2 units per lot, they are requiring minimum lot size variance (1,800sf per unit). Front Setback variance requires 15' setback, they are requesting 6'-4 or 8'-8. Exterior Side yard, 9.5' setck is being required. The Stories requested is 3.5, but 3 story is permitted.

### Input and Responses

Questions and Comments from Attendees	Responses from Applicants
What kind of demographics are these units oriented to?	Doctors and nurses who work in the neighborhood
House sales in Oakland are around \$600K? What stops these houses from becoming students housing?	Design of houses will be oriented to single families
There no homes at \$600K in Oakland, are you creating this market?	Yes, this is to provide an opportunity for people to work and live in the neighborhood
Why 6 and not 4 houses?	Financial reasons numbers will not work if 4 units. We are providing deed restrictions, sell to owner occupants only.
How does a deed restriction work? And how will it be enforced?	We will provide info to OPDC to verify the deed. By not complying with this, It will prevent title insurance.
Any chance in using our Community land trust to maintain owner occupancy?	It might be too complex of a process for owners
Will the houses be resale to become student housing?	Most likely not, since the sale price will be at 600k
What research has been done with market rate housing to sale for doctors?	These are very high quality houses.

Questions and Comments from Attendees	Responses from Applicants
Our community goal is homeownership. Is not to invite people in at high market rate level. I want affordable homeownership opportunity	Oakland wants to increase homeownership, we are trying to take one blighted lot, with 6 high end units.
I do not want a luxury market	The law does not forbid on people selling a house at any price.
What do you have to demolish in this project?	An existing retaining wall, there is also an old blighted garage. The site is not stable.
There is people currently parking on that lot, it needs to be developed	Yes, this is our best solution.
What is the proposed timeline?	A year or year and a half for finishing construction.
4 or 6 properties? Which one is allowed	6 properties work financially, variance requested based on setbacks to fit 6 units.
I urge you to reconsider the deed restriction on homeownership (lasting and permanent), to avoid student housing, no protection to these houses to turn into rentals. CLT is a successful suggestion as a commitment.	Developers will take a close look at this issue.
How many bedrooms?	3 bedrooms houses.

**Other Notes**

**Planner completing report:** Felipe Palomo