

Development Activities Meeting Report

This report is to be created by the Neighborhood Planner and shared with the appropriate Board or Commission after each Development Activities Meeting.

Logistics	Stakeholders
Event: 214 South Craig Street Mixed-Used Development	Name of Group(s)/Organization(s) Represented: BACA, Preservation Pittsburgh, University of Pittsburgh, OPDC, City Council, City of Pittsburgh Police, University of Pittsburgh Police
Location: 201 Dithridge Street	
Date: 9/10/19	
Time: 7pm	
Name of Applicant: Mike Wu	Number of Participants: 22

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

Applicant presented development project using up to date construction and conceptual drawings, and describing the programming of the site. Proposal is to remove two existing single family homes and replace them with one building of 27,500 square feet, 7 floors, 16 units, 5 parking spaces, a rooftop garden, and 1-2 restaurants facing Craig Street. Applicant answered questions from the community stakeholders.

Variances requested: parking reduction (11 reduced), lot coverage (allowed 90%, over by 1.8% / 92 square feet), might ask for height variance but might use bonus for density (if not, extra 5,359 square feet, height over 9 square feet).

What were the primary concerns of the stakeholders?

1. Height
2. Target residents
3. Parking. Concern about cars parked all semester on streets just for students to drive to/from home. Additionally, concern about where young professionals would park. Residents going back and forth about if the reduction is appropriate, with some saying everyone will own a car, and others saying many won't and those that do can park in nearby lots plus that they can park on Winthrop or other nearby streets.
4. ADA Accessibility
5. Affordability, price and occupancy.
7. Sidewalks

What, if any, responses did the applicant have to the community's concerns?

1. The height will be taller than those on Craig Street but will be staggered so 70ft in back and 60ft in front so it won't look as imposing.
2. Target residents are families, young professionals, students. 30% of units are three-bedrooms.
3. There will be five parking spaces total. The parking will be only for residents, not restaurant patrons. The market shows that many of our residents will not own cars. This is the justification for asking for a 11 space reduction from the parking requirement through a variance (already reduced parking requirement because of 5-7 bike parking spaces). One of the spaces might also be a zip-car space. If the variance is unsuccessful, owner will reduce the number of units and install a puzzle parking structure. NOTES: University of Pittsburgh responded that they educate students about the lack of need for a car, and on bicycle safety. Owner recognized that Winthrop is also a one-way street and so there may be need to ensure residents drive the right way when they leave the building.

4. The entire building will be ADA accessible. But there will not be any units specially designed for those with disabilities like lowered countertops. If a resident requested, we would install appliances for enhanced accessibility.
5. 3-bedroom units will be \$3,200-3,300 and 1-bedrooms will be \$1,300-\$1,400. None of the units will be affordable because the building is not large enough to make feasible. Additionally, building does not meet threshold to qualify for density bonus points by providing affordable units. All units will be fully furnished, have internet, in-unit laundry, and have one bathroom. Each unit will host no more than three unrelated individuals, but may have more if they are related.
6. The sidewalks are sufficiently wide. Craig Street is 8 feet. Winthrop is 5-6 feet. Owner is also adding trees to Winthrop.
7. Building will take 13-15 months.

Does the proposed development project conform to adopted Neighborhood and City-wide Plans?

No adopted Neighborhood or City-wide plans.

Are there any outstanding issues that need to be resolved? Please use the space below for any additional insights.

Outstanding community concern about parking.

Move to support all variances except for the parking variance.

Bacapres.15213@gmail.com – would like link to Oakland Neighborhood Plan website