

Development Activities Meeting Report

This report created by the Neighborhood Planner and included with staff reports to City Boards and/or Commissions.

Logistics	Stakeholders
Project Name/Address: Bakery Square Development	Groups Represented (e.g., specific organizations, residents, employees, etc. where this is evident): <ul style="list-style-type: none"> Larimer Consensus Group Larimer residents
Meeting Location: Kingsley Association 6435 Frankstown Ave.	
Date: September 5, 2019	
Meeting Start Time: 6:00 PM	
Applicant: Walnut Capital/Gregg Perelman	Approx. Number of Attendees: 50+

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.

The applicant presented the courtyard refresh project for Bakery Square, which will include a small stage, public seating and tables, an indoor public plaza, and expansion of green space. One row of surface parking (14 spaces) will be removed and the bus stop will be upgraded to include a bench, shading, and trash can. Project is looking to improve the pedestrian experience with larger sidewalks, raising the road (traffic calming), distinguishing the crosswalks and maintaining bike parking. The conservatory/breezeway building will have garage doors for circulation and a second story terrace. They went to CDAP, are looking to go to Planning Commission in October and hopefully open in Fall 2020.

Input and Responses

Questions and Comments from Attendees	Responses from Applicants
What type of funding is this project utilizing?	Private funding, and 100% union labor.
Have there been any attempts to recruit MBE, or specifically, black-owned businesses? Redevelopment tends to displace and/or not welcome the residents of the neighborhood. Will the restaurants be affordable? Will there be businesses that feel approachable for African-American residents? Asking for consideration to be given to recruit black-owned businesses, or at least businesses that will appeal to black residents.	Applicant says it is difficult with this project because it's a \$10 million investment structure that has to recoup its costs. They are looking for specific businesses/restaurants. With the new businesses and restaurants, they could hire local employees.
Will this development/developer be moving further into Larimer?	Walnut Capital owns a building on Hamilton that they bought from Chatham University. They have a plan for a high-line-type development over the busway with a transit center of sorts, but they need federal funding for infrastructure investment and cooperating owners.
Wanting to highlight the issue of inclusion and working to include African-American business owners. There should be some sort of business mentorship program for MBEs.	They're looking for 3-4 restaurants. They already have Starbucks, will have an ice cream type as well.

Questions and Comments from Attendees	Responses from Applicants
<p>Most of the patrons, owners, and employees in the Bakery Square development are white. Minorities and those with lower incomes are priced out of even participating in these redevelopment projects. What are you doing for the local residents? What effort are you making to talk to them and include them in the projects? Talk to them, not over them.</p>	
<p>What's the square footage of the project?</p>	<p>6,000 in building development (9,000 square feet total in building space), with additional public and open space.</p>
<p>Serious concern about inclusion for all marginalized populations—race, income, ability, gender, etc. This is a huge, impactful development and there should be accommodations/benefits for residents. Be creative! Think outside the box about how to truly engage and attract local talent and patrons. These developments raise the property value/rent for residents without raising income opportunities—residents should be able to participate.</p>	<p>Google lends its offices for public meetings and they've done free laptop programs. There's been donations to the Pittsburgh Promise project and union apprenticeships.</p>

Other Notes

The majority of comments centered on the issue of inclusion and asking the developer to try and find ways to either recruit black-owned businesses or make the development more approachable for residents.

Planner completing report: Martina Battistone, interim neighborhood planner