

## Development Activities Meeting – Form to Use During DAM (Version: 12/20/2019)

*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> New Granada Apartments, 2000 Block Centre Avenue	<b>Groups Represented (e.g., specific organizations, residents, employees, etc. where this is evident):</b> Councilman Lavelle Hill CDC University of Pittsburgh, Community Engagement Center Residents CHN Partners
<b>Parcel Number(s):</b> 10-N-267, 10-N-268, 10-N-269, 10-N-270, 10-N-273, 10-N-274, 10-N-278, 10-N-279, 10-N-280, 10-N-282, 10-N-283, 10-N-289, 10-N-290	
<b>ZDR Application Number:</b>	
<b>Meeting Location:</b> Venue and address Jeron X. Grayson Center, 1852 Enoch Street	
<b>Date:</b> January 21, 2020	
<b>Meeting Start Time:</b> 6:00 P.M.	
<b>Applicant:</b> Hill Community Development Corporation (CDC) & CHN Partners	<b>Approx. Number of Attendees:</b> ~26
<b>Boards and/or Commissions Request(s):</b> Requests & actions the applicant is requesting from various boards Contextual Variance for building height –Zoning Board of Adjustment Variance for the Retaining Wall- Zoning Board of Adjustment Lot Consolidation - Planning Commission	

### 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 applicants presented an overview of the vision for the 50,000 Sq. Ft of new development space at the 2000 block of Centre avenue as context for the New Granada Apartments. In addition, the project has been through the neighborhoods Development Review Process (DRP) in September of 2018, the standard by which the Hill CDC administrates, through guidance of the Greater Hill District Master Plan. This project is a catalytic project for the Greater Hill District Master Plan. The applicants provided a site plan and visually and verbally stated the location of the newly constructed apartments will be between the Black Beauty and the Hill District Federal Credit Union. The presentation identified that this mixed use development would have retail on the first floor (6,500 sq. ft.), and affordable apartments on the upper levels. The retail space is projected to include an anchor restaurant, small entrepreneurial space and youth training opportunities. There are projected to be 24 one-bedroom apartments and 16 two-bedroom apartments. Each unit will have a parking space on a surface lot at the rear of the building, as well as one space per retail space, four. CHN Partners, who will also manage the property, spoke about the importance of stable housing and the “power of a permanent address,” and how that can positively change lives, stigmas, and economies. Consultants discussed stormwater mitigation efforts, inclusive of bioswales, street trees and a green roof. Finally, project funding was presented for full transparency.

## Input and Responses

Questions and Comments from Attendees	Responses from Applicants
Size of the units?	One bedrooms – 652 694, 708 Sq. Ft Two Bedroom – 901 Sq. Ft
How much does it cost	80% of area median income, 2 bedroom over 1,000; avg 600 10 units will have project based vouchers attached to the apartment
What utilities would future residents be responsible for?	Just electric.
Would the building be LEED	No, Home Energy rating system (HERS)
Is there a list or preference for the vouchers	No, it is a state program.
Art designation or preference for those residents, or seeking residency?	No. They will have equal opportunity to reside in these residences.
Issues with air conditioning in the building	Air and heat will be provided
As it relates to Condo A, retail; is there any effort to pre-lease these units to ensure success of this development?	There are interested parties. We have entrepreneurs here in the hill, with programing. This is affordable commercial, sensitive to the commerce needs of the community; preferencing Hill District businesses and new businesses
Are you looking for mom and pops or larger developments?	Ideally, a couple national, bigger anchor tenants and the rest smaller tenants. We are trying to build an African American corridor/experience and uplift our community/businesses/people.
Has anyone reached out to Grandma Bee's for this development?	Yes.
Would you want to incorporate music; jazz, etc? Since it is Centre of Culture...	Correct, we would like to have a restaurant with music and other businesses that uplift the rich historic Culture associated with the Hill District.
What is the developer fee? Why would the Hill CDC receive it?	In this case, it is split. Balance our sheets, pay staff, etc.

Questions and Comments from Attendees	Responses from Applicants
Is there Gap Funding?	No. This project is funded.
Do you take outside funding?	Yes
IS there a deficit?	Yes, but we would prefer to take
Proper drainage from this site, moving forward?	Yes. That has been taken care of by the consultants and evaluated during
Would there still be the same amount of parking on Wylie avenue, specifically for the churches?	Yes, not effecting on street
How many parking spots for this site?	41 housing, 4 retail. We need a City solution for parking. There will be back entrances, but only services entrances.
Will the church see the vegetation/have a green view?	Yes.
The grading is?	Draining will orient to the center
Trash collection, Family dollar often lets things flow into the right of way, what is your solution? Screening?	Trash is next to parking lot and city will collect from there, not the right of way
Can you clarify the height variance request that you are requesting? ...Shadyside has similar heights, why are we not able to have higher building heights?	Contextual Height Variance based on the height of the New Granada Theatre
Did you say the Restaurant is planned/projected to be 2,000 sq. ft.? Which typically demands 20-30 parking spaces?	It is not currently designated as a restaurant, restaurants under 2,500 sq. ft. does not require parking.
Have you taken into consideration possible displacement of current businesses?	Meetings with David from Hill CDC to ensure that concerns are voiced and to ensure that does not happen.

**Other Notes**

N/A.