

Development Activities Meeting Report (Version: 12/20/2019)

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

Logistics	Stakeholders
Project Name/Address: 1707/1717 Fifth Ave Apts	Groups Represented (e.g., specific organizations, residents, employees, etc. where this is evident): Development team Uptown Partners Hill CDC Uptown residents Hill residents Councilman Lavelle
Parcel Number(s):	
ZDR Application Number:	
Meeting Location: Center for Hearing and Deaf Services, 1945 Fifth Ave	
Date: 3/11/2020	
Meeting Start Time: 6 p.m.	
Applicant: McAllister Equities	Approx. Number of Attendees: 33
Boards and/or Commissions Request(s): 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.

Introduced the developers who are from Uptown, recent projects in Uptown that restored condemned properties and building on vacant lots. Goal for project is contextual development. Site is currently a non-functional parking lot between older buildings. Explained that the project has been designed in response to the adopted community plan (EcolInnovation District Plan) and the Uptown Public Realm (UPR) Zoning by including a green roof to manage stormwater, energy efficient design, including public art, and creating 1,800 sf ground floor retail for local businesses on the Fifth Ave/BRT corridor. Zoning calls for no parking, but are building 10 spaces in addition to bike parking for 55 units. Will be 1- and 2-bedroom units that will vary in size. Also due to UPR zoning, the top 2 floors of the building will be set back from the street to maintain the scale of the historic buildings and they're going to include patios and decks for units here. Will also be meeting the articulation requirement. Exterior will be masonry for lower parts of the building and fiber cement panels above that. Want to engage with the development team working on the adjacent Fifth and Dinwiddie site, particularly about how Our Way should be used since they sit right on it.

Input and Responses

Questions and Comments from Attendees	Responses from Applicants
There's 51 units and parking for 10 cars, so are the rest supposed to take transit?	Yes. According the City's Uptown Public Realm District, no spaces are required and the maximum is 0.9 spaces per unit. This project is somewhere in the middle.
How does the marketing team plan to get tenants?	The developer previously lived Downtown and lots of people live without cars here. You see people walking to work and to bus stops in the morning. Tenants will also get complimentary bike share accounts.

Questions and Comments from Attendees	Responses from Applicants
I live in the building behind the site and have reservations about a 7-story building because it will become my view. I don't understand why you want to have windows on the alley because a lot of things happen in the alley and there are large garbage trucks.	Developer's intent is to improve the condition of the alley, to slow traffic and make it feel safer for pedestrians. You need this type of use to do that. Pulling the building back 5 ft from the alley would make it even more challenging to do the project. They're also going to replace the wall that's holding up the street which wasn't designed for the traffic on the alley and is failing.
How do you stop the trucks?	Make the alley one-way, pedestrianize it, work with the City to do it. Work with the developers at Fifth and Dinwiddie to change it.
Is there any affordability in the project? (Referring to apartments with rents offered below market rate.)	Not in this project, but we have worked to keep tenants in our building rehab projects elsewhere in the neighborhood.
What is the current minority business enterprise participation in the project? What is the plan?	Haven't started bidding out the project yet. Still getting approvals. Have told contractors in that they want MBE participation.
Who is the contractor?	Using Franjo. Have worked with them in the past and they are working to get a local workforce.
Was the property purchased from the City? What triggered the Development Activities Meeting requirement?	This was purchased from a private owner, not the City. All projects in the Uptown Public Realm District have to go to Planning Commission.
Are there any public funds in the project?	No.
There is a large dilapidated building on the west side, anything you can do to develop that?	That building could be great. Buildings like that need to be part of the neighborhood's future. Think the property is tied up right now, but agree that it would be a good building to rehab. The buildings on both sides of the site are privately owned.
You're not thinking about the people who are here who need jobs. You don't care about the heart, you just care about the skin and veins of the community. How do you expect this building to benefit people living here?	Developer is excited to provide a diversity of housing types in Uptown. This project doesn't currently have affordable units in it.
Is this about people who live here or people investing? How can you do something in a neighborhood with people in need?	Developer has been doing projects in the neighborhood for a while. They haven't asked for any handouts.
This is on Fifth Ave and borders the Hill District. Uptown has 40% African-American population. The Greater Hill District Master Plan calls for minority business enterprise participation goals. It's not enough to say interested people should apply. You have to be intentional about MBE and women business enterprise recruitment.	Right now we are trying to develop a project that is feasible. Would like to learn more about how to improve other aspects of it if we can get it to work.

Other Notes

Development Activities Meeting coordinated by Department of City Planning neighborhood planner because there were two Registered Community Organizations for the project site.

Planner completing report: Andrea Lavin-Kossis and Derek Dauphin