



OPEN BODY & DEVELOPMENT ACTIVITY MEETING

THURSDAY, APRIL 6, 2023

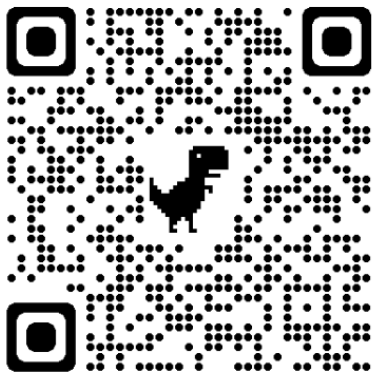
**5:30PM KINGSLEY ASSOCIATION
6:00 PM VIA ZOOM - 844 9510 0839
PASSCODE - 218387**



Please join the Larimer Consensus Group for our Open Body & Development Activity Meeting on **Thursday, April 6, 2023, at 6:00 PM**. Dinner will be served at 5:30 PM.



We will have an update from Zone 5 and a development presentation from **Together We Grow (TWG)** related to a proposed development on Frankstown Avenue and **Pittsburgh Housing Development Corporation (PHDC)** related to their development on Mayflower Street.



This meeting is the community's opportunity to ask questions and share concerns directly with the developers and LCG board of directors.

Using the **QR CODE**, please RSVP for the in-person meeting so that we can order enough food. Feel free to call the office to RSVP as well.

TO RSVP VIA PHONE PLEASE CALL 412.441.1476

Development Activities Meeting Report (Version: 06/24/2020)

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

Logistics	Stakeholders
Project Address: 6465 Hamilton Ave	Groups Represented (e.g., specific organizations, residents, employees, etc. where this is evident): Larimer Consensus Group, residents, applicants/artists.
Parcel Number(s):	
ZDR Application Number:	
Meeting Location: Kingsley Association	
Date: 04/06/2023	
Meeting Start Time: 6:00pm	
Applicant: TWG Indianapolis	Approx. Number of Attendees: approx. 30

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.

TWG is proposing a 220-unit, five story apartment building with a 244 space, multi-level parking garage. The development team is promising 10% affordable units, however the majority of the units will be market rate. The units are a mix of studio, 1BR, and 2BR apartments. The total investment is about \$67M in hard and soft costs. The development team hopes to begin construction at the end of the summer. The site originally had a mix of zoning. TWG did have the site rezoned at the end of last year to Urban Industrial with the help of CM Burgess' office. They will have to seek out a special exception to the height requirements (not a variance) from the ZBA. The development will also have a community room, co-working spaces, and a pool.

Input and Responses

Questions and Comments from Attendees	Responses from Applicants
What are the market-rate rents?	1BR -- \$1500 2BR – \$1700-1800
How many total units?	220
What are the lease periods?	Typically 12-14 month leases

Will credit and background checks be done on the leasees/renters?	Yes
Is there an application fee?	Typically \$50-75?
Does the proposed development fit into the neighborhood context? Why is it five stories? Is this type of development in the neighborhood plan? Why is it at a prominent gateway to the neighborhood?	Per Donna Jackson, the proposed development is not much taller than anything else nearby.
Will the bus stop still remain where it is?	Yes, because it is not part of the development site.
Will members of the community be allowed to use the pool?	No, the pool will be for the resident use only.
Will there be any Section 8 units?	No
When did TWG purchase the property?	No, not yet. But the property is under contractual agreement at this tme.

Other Notes:

The community seemed generally receptive to the project, but had a few questions about affordability, access to amenities, and neighborhood context. Per presenter and LCG, this DAM was hosted during the course of the pandemic but they are bringing the project back to provide the community with an update.

Planner completing report: Sharonda Whatley, Assistant Director