

Community Meeting AGENDA

Point Breeze North Development Corp.

February 4th, 2019

7:00pm – 8:30pm

1	Call to Order	7:00pm
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2	Reminder: Ground Rules / Standard of Conduct	7:00pm-7:05pm
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3	Extra Space Storage <ul style="list-style-type: none">● Review of proposed development on the corner of Penn Ave and Braddock Ave.● Q&A● City planning emailed us about this project. Company encouraged to meet with community to get our input before city will meet with them. They may have had pre-application meeting so far.● Greg with Bohler Engineering, Peter with Extra Space● Overhead electric lines prevent more trees in landscaping● Gated entrance on Meade. Access closed from 10pm-6am. Not putting gate on Braddock side to keep traffic from backing up.● Keeping existing building brick, filling in with company's green and gray accents● Reinhard - building was part of manhattan project in WWII● Why 1 story section? Many customers like drive up access.● Units outside gates, facing Braddock have 24 hr access● Green doors on Braddock are active loading sites now, only used by employees and not frequently.● Green doors facing Meade are fake. Do not open.● Variances requesting: For side and rear setbacks (up to property line or within 1 ft of property line), for floor area ratio (barely over 3:1 code), and building height of 6 story building (74 foot). May not do renovation if variances aren't approved.● Building over 90% occupied now.● 4.2 vehicles per day average traffic currently in and out of this building.● Gray is metal panel● Door on corner of Penn and Braddock is not operable	7:05pm-7:30pm Peter McDaniel Michael Takacs Greg Hillard
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- Community encouraged them to honor historic nature of building more while balancing their brand
 - Building doesn't have historic designation. CDAP may see if design is contextual to neighborhood. Maybe we can look at our design guidelines used for residential build on Thomas.
 - Ian and Jeff to write a draft response. Property Committee to also discuss
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Lexington Technology Park

7:30pm-8:00pm

- Final MOU draft complete
 - Recap of Lexington Partners Kick-off meeting (Jan 30th)
 - Commercial Development and Residential Development will be running two separate schedules
 - Commercial
 - 4 month schedule
 - First Due Diligence Due – Feb 10th
 - “Expression of Community Input” needed by URA
 - Anticipated closing date – June / July 2019
 - Residential (and overall site)
 - 10 month schedule
 - Will be starting design charettes:
 - **Feb 20th (Wed), 6-8pm** – Residential and overall site Design Charette #1
 - **Mar 20th (Wed), 6-8pm** – Residential and overall site Design Charette #2
 - **April 17 (Wed), 6-8pm** – Final conceptual design and continued Residential Design Charette #3 (if needed)
 - ICON Commercial Design package can be found at:
 - <http://pittsburghpa.gov/lexington-tech-park/index.html>
 - www.pointbreezenorth.com
 - Kelly put design charettes and next community meeting on our website calendar - DONE
 - Jeff to talk to Mike Gable to see if we can use CJ to host charettes - DONE
 - Viv will outline what we mean by our desires for universal design above code minimums in “Zoning” section
 - Opportunity to define things we are concerned about in greater detail in design charettes
 - It is illegal for them to allow neighborhood residents priority over others to live in affordable units on site.
 - Everyone encouraged to bring up desires for spreading out residential units during charettes.
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| 5 | Lexington Technology Park Advisory Committee <ul style="list-style-type: none">● Committee of PBNDC members that can meet with the developer to discuss specifics / details● Work with developer to help guide the process, review design schemes, help to do outreach to the community, etc● Please sign up - Craig● Kelly to send email list asking for more folks - DONE | 8:00pm-8:05pm |
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| 6 | Membership Drive – Starting March 2019! <ul style="list-style-type: none">● \$15 individual, \$30 Board Member, \$50 Business | 8:06pm-8:07pm |
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| 7 | PBNDC Board Elections – 2019 <ul style="list-style-type: none">▪ Open to 9 members▪ Existing 7 members expressed interest to return▪ Nominations for new Board Members due Jan 5th 2019<ul style="list-style-type: none">○ Ginger Brooks Takahashi▪ Still seeking one more Board Member<ul style="list-style-type: none">○ Expression of Interest – Due Feb 28th○ Vote at March 4th Community Meeting▪ 13 ballots received, final tally:<ul style="list-style-type: none">○ 11 - Jeff○ 10 - Blyden○ 12 - Seth○ 12 - Brian○ 9 - Jason○ 12 - Kelly○ 12 - George○ 11 - Ginger | 8:08pm-8:30pm |
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| 8 | Next Community Meeting - March 4th 7pm – 8:30pm | |
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Open Discussion:

Request for transparency between board and community:

- Membership roster
- Financial statements
- Community members approve minutes at each next community meeting before publicly posted