

6th Ward Block Watch
7/31/17
Meeting Minutes

Dave (LU) does introductions.

Zone Two Police (Sergeant Hoyson):

Burglary and drug incidents. Overdoses continue to be a problem. Being addressed from all angles as far as enforcement, care, health department caring for people who suffer from addiction.

10th ward had two thefts from vehicles in unlocked car.

Neighborhood resources officers—just started on Monday. They sent them to the other side of their district. We have a well established community group that handles a lot better than other neighborhoods so they wanted to spread the wealth elsewhere. Antoine couldn't make it tonight but he can spend a lot more time in Lawrenceville now.

Use 311 if there's a problem. Keep using silent complaint forms also.

Q: Do community officers handle vandalism, quality of life, nuisance issues? No, they mostly send those issues to 311.

National Night Out is tomorrow from 5-7 at Stephen Foster. Free cookout and Zone Two will be there. Using the silent complaint forms is anonymous or you can also call Lawrenceville United and they'll send them to Zone Two. They follow up a lot on drug distribution tips etc and arrests have occurred from those.

Presentation from 3705 Butler Street from Jamie Warden:

Cinderlands. We are planning on taking over the space that is now Roasted. We're familiar with the owners there. We have been developing this concept for a while and 4, 5 months ago they came to us and said they wanted to have a change at the current space. We loved the space and wanted to put a restaurant concept and small brewery system. We're not changing all that much. The biggest change is the hood system, which is going up through the roof. Closed on Mondays. Projected times can change but looking at closing at 11 p.m. Tuesday through Thursday. Only until 12 a.m. Friday and Saturday. Exchanging the liquor license for brewery license. Food and house-made beer and PA craft alcohol--whiskey, wineries, etc. These are additional offerings to supplement food menu. House made beer is the focus. Seasonal American gastropub fair. Burgers, fried chicken sandwich, etc. Lunch is \$8-14, dinner is \$12-24. Small bites and appetizers \$4-8. Welcoming and inclusive.

Family friendly atmosphere. Breweries aren't just bars. There are a lot of families. I was at Brew Gentleman recently and it was a lot of families there. A nice community aspect of this restaurant. 50-60 percent food sales and 40% beer, 10% from spirits. I'm not real big on operating a bar. My goal is to focus on food and craft offerings. We're more interested in small batch beer. We're born and raised in Pittsburgh. We like Lawrenceville because of the great community of residents and business owners. There's a mix of new and old. Central location and close proximity to city. We are not changing much about the existing floor plan. It's brand new and we don't want to mess it up. We love the way they executed it. We're not sure if we're keeping the outdoor seats in front. The hood system is going to go where the small FOH kitchen is now. There's a garage we're going to put the brew system in. They currently use it for storage. An insulated roll-up door. Completely off the street. Proper drainage. Sealing the concrete to make sure there's no leaks. We are going to be piping all the odor inside with a condensing stack so the smell won't be a nuisance in the neighborhood. It mitigates most of that smell.

Q & A:

Andy: Are you going to have sports on?

A: Yes, we're going to. We don't wanna run a sports bar but I think I'd be doing it a disservice without it. Not sure about an NFL package but some football.

Carrie: Are you doing any distribution?

A: No distribution, maybe two years down the line but we can't really accommodate that now. Too small. Packaging in terms of growlers but that's it.

Dan: How did you come up with the name?

A: A marketing company. A SWOT analysis. A subtle nod to the city built on steel. I've heard it sounds like an amusement park.

Q: When are you opening?

A: We're ideally opening in November.

Mike: Would you be open to take down the external speakers?

Answer: Yes, absolutely. We didn't even know they were there.

Pete (current owner of Roasted): There's only 1 outdoor speaker.

Cory: Are you applying for any variances? Will kitchen be open during entire time?

A: Kitchen will be open until 11 most nights. For the most part, open during alcohol serving. No other variances. We're keeping what's there. We'll be going to zoning for the condenser unit for the chiller, which will be either in the back of the building or on Mulberry Street like you see with the other restaurants.

Reg: How do you find out about these new developments without email?

Dave: You can always call and come to the meetings but we don't take all cases, only one with alcohol or variances.

Jim: Is there a brewery opening around the corner? Where's everyone going to park?

A: I don't know what their parking is, we'd love to see more parking. We're not expanding capacity.

Q: Wasn't there talk about public parking on the Arsenal Terminal site?

Tom Bost (Milhaus): Yes, we're thinking about putting a parking garage in phase two in 2018.

Dave (LU): I know there were also discussions for valet in Lower Lawrenceville. Pete, can you speak to this?

Pete (Roasted): We were trying to do a valet in Lower Lawrenceville with the lot from St. Augustine's church, but it wasn't really working out. They said their biggest days were the weekend but we aren't going to do valets if it won't be the weekends. The church is still open to it if another valet company wants to do it.

Dave: You mentioned a condensing stack. Do other breweries use the same technology for their odors?

A: We're not sure.

Dave: And you guys are going for a brewpub license?

A: We're going for a brewery license (G).

Closed Door Discussion:

Some concern about success rates. What makes them think they're going to be part of the community? Or successful? Are we reaching saturation point and not adding any new customers but just slicing the crowd thinner?

Question about who will own the building?

Some complaints about Open Streets parking and traffic.

Some curiosity about hood-will this make noise? Odors re: brewery technology?

Millhaus Development - Arsenal 201

This weekend they will be releasing their first units. They said sorry for construction and traffic and noise. We appreciate your patience and everyone is happy with the end product. We're hoping to bring retail. We still have some spaces available. First units this weekend, next ones in Sept, Oct. Some of you might have noticed we closed the sidewalk for safety reasons. We're getting it down as quickly as possible through September. Next units in spring of next year and that's the end of phase 1, phase two shortly after. Arsenal Phase 1 will have 243 units. Studios, 1 2 3 bedrooms. \$1030-3150. Attached garages. 3 separate packages with tours.

Washer/dryer. Model is open now, 7 days a week. Bring friends through and be a part of the community. The residents that move into Arsenal should become a resident of Lawrenceville. Milhaus is a company that's big into that. We look forward to seeing everybody. A 24 hour fitness center, pool, club room, game room. High ceilings. Salt water pool. Open house on August 26.

Questions:

Mary: Sidewalk improvements. Are you going to take the trees down and make the sidewalk smaller?

A: On Butler, the trees are going to be taken down and replace them with new ones.

White lines on 39th and Butler: we need the crosswalk lines back. When is that going to happen?

A: We'll get that taken care of.

Q: That intersection is so dangerous right now. School is about to start. No crossing guard. The sidewalk is closed. I can't believe that it will be closed until the end of September.

A: We have to show full occupancy before we have the stoplight there. We can talk to the school and try to get a crossing guard. We don't know the exact times. We got permission through the city. It's really a safety thing.

Dave: Other cities have laws in place to prevent sidewalk closures. Pittsburgh does not.

Carrie: Moving the trees and replanting and parking on that side of butler: the sidewalk will be pushed back?

A: Yes, it will be pushed back. We set the building back further to allow that while still keeping the sidewalk the same width.

Q: The city might provide a crosswalk, but you guys should fork out the money to pay for a crossing guard. Once school starts, that's one place to start. A two year old got hit by a car on 40th and Butler and you don't want that to happen at 39th.

A: We can talk about that, yes.

Q: What retail spaces will occur? How many?

A; 19,000 sq ft. There's been a ton of interest. Nothing is actually finalized yet.

Q: Can you give a hint to what those kind of businesses are?

A: Maybe a pet store. A juice bar. Boutique clothing stores. 1 or 2 restaurants. They can't tell you the two that are signing.

Q: Chain businesses? The community only really has Wendy's and Subway and we've been successful at keeping it local.

A: We have gotten interest from national chains, but you wouldn't know them to hear their names. We're trying to work with the same type of mix that you're used to.

Q: Temporary parking signs for prospective tenants?

A: The signs are still there, but we'll remove them. For Phase 2, we're exploring a public parking garage but that's very expensive and takes a lot to do.

Q: We're having a problem near 38th and Foster. A tractor trailer knocked down two fences because it couldn't make a left hand turn because your driver was parked on the corner. The city painted the yellow line but painted it on the wrong side of the street.

A: We should not be causing that problem. We have advised our general contractors to park on our side and not to take up resident spots. Every square inch they are parked on. We're hoping the street will get better and twice a day they're cleaning. We can do it more often if we need to. The dust blows over Foster Street. Soon there won't be as much dust. This fall it will die down.

Q: Has the road condition improved?

Resident: Dusty, but to be expected. You could distribute car wash coupons. Our cars get dirty every other day. I appreciate the community aspect and the workers are great.

Q: What do you mean about becoming part of community?

A: We want to be part. Even our retail site, we've been through a lot of community meetings. Get some feedback. Being here tonight is part of it. I wasn't aware of the crosswalk, but now I am. It helps me out to be here.

Q: The park is part of phase 2?

A: Yes, getting started in 2018.

Q: Is there any interest in opening the amenities to the public?

A: The pool is hard, but we are creating Arsenal Alley. It will go through the site to the park so people can use that and get to the river without having to use a vehicular road.

Q: What kind of retail? Groceries?

A: It's tough finding the right user and it would be tough to get a grocer but hopefully in Phase 2 we can do that. It's not solidified yet.

Cory: Are there any plans for affordable units in Phase 2?

A: We're investigating that. It's part of our agreement with the community. There's traditional LIHTC. We see it as an opportunity for something hybrid, maybe not a LIHTC deal. We're also exploring payment in lieu, for instance, for affordable

housing for home ownership, perhaps. We're still figuring out the right fit for the project.

Q: How many units have you rented?

A: 10.

Q: When will the first residents move in?

A: This Friday.

Q: Do you charge for parking?

A: Yes, some have garages. One lot. \$95 for indoor and \$50 for outdoor.

Q: Are there overnight security guards? Just while it's unfinished?

A: yes, just for construction. It'll be an operational decision once the building opens. Security is something we'll entertain with more residents. The building is very secure. You'll be able to use your cell phone to get into the unit.

Q: Are the cannonballs still there?

A: No, they were picked up by the Department of Defense, who owns them.

Dave Remarks:

Pittsburgh Step Plan is out. The city is doing a review of those. Which ones need to be closed, fixed, etc.. Good opportunity for us to have feedback. We're trying to make a push for 56th and 57th street. There's a mapping survey tool they use that will be open until August 31. We really need to know who uses which steps.

Andrea (City Planning) encourages people to fill out the survey and let people know which staircases they use.

National Night out tomorrow.

36th & Smallman: They went for continuance on Thursday and their hearing is rescheduled for sept 28 at 9 a.m. They want to work with residents. We'll be having upcoming community meetings for that.

Lawrenceville Corp doughboy continued until august 24. Housing for all event is August 12th 12-4 PM.