

**10<sup>th</sup> Ward Block Watch & Community Meeting on Hop Farm Expansion  
February 12, 2019 @ 6:30 p.m., Goodwill of Southwestern Pennsylvania  
Meeting Notes**

18 people in attendance.

Pittsburgh Police Zone 2 Crime Update:

Officer Davis: I'm going to present the stat report, safety tips, and open up for question and answers. We also have Sergeant Hoysen here today, my direct supervisor. The stat report is a little different this month. One of the main changes is I'm going to start including the whole Lawrenceville neighborhood in the stat report. Through experience and doing so many meetings, we come to realize that crime has no boundaries, everyone should know what's going on in each section of the neighborhood. The second thing is instead of going day to day, it'll go from month to month, and I think it'll be beneficial because I was doing stat reports and info was being missed because it occurred a day or two after printing, or I didn't realize it was missing until after the meeting. Usually I read the summaries, I'm going to be respectful and not going to read every summary since it includes so much. I will include one incident from every single ward to give you a update.

January Stat Report: We had 45 people at the all neighborhood safety meeting. Lawrenceville is a very safe neighborhood. Overall, the property crimes are what's driving the crime in Lawrenceville. Violent crime is very low. Property crimes (theft from auto, burglaries); many of these are crimes of opportunity. A lot of this stuff could be avoided if we were a little more aware. One of my goals for the whole neighborhood is that we try to suppress our property crimes. Getting them down to the single digits will make it one of the safest neighborhoods in Pittsburgh. Violent crimes are still very, very low.

8 Part 1 Crimes in Jan: 1 Burglary, 3 auto theft, 4 vehicle thefts. Re Burglary: We really stress security alarms here. Many security alarm companies provide discounts. Talk to Dave about it. Take the time to read through the report and figure out what's going on in the area. I'm now going to open up for questions.

Put Your Junk in the Trunk flyers are also in the back and start spreading the word. Thefts from auto are a huge problem in this neighborhood and we really want to get this down. Maybe go to local stores and ask if they can put one in the window. Ask people to post them up. Just for awareness.

Silent complaint forms are also in the back. Turn it into LU or any officer. Those forms help solve a lot of significant crimes in the Lawrenceville area. I haven't seen any in over 6 or 7 forms. But I just want to remind you guys of those. Any info you can share. Just write what you say, describe it to best of ability, and turn it in. Our main focus is to make everyone safe.

Questions?

Jesse: 4 vehicle thefts is more than we usually see?

- Hoysen: More of a spike in the winter because people leave their cars open when they heat them up.

Q: I see them every two or three days, on Next Door constantly. It's gotta be ten times what's on this sheet.

- Davis: A lot of people often get embarrassed and don't report because they left their car unlocked, but you should still report.

Hoysen: The majority of violent crimes are domestic violence; these instances aren't people who are a threat to most of the community. It's good that we don't see many violent crimes with unknown actors, especially with the nightlife and enhances commercial district. It's nice that we don't see random acts of violence.

Dave: Every quarter instead of block watch, we'll have Lawrenceville wide public safety meeting. April 16 is the next meeting, at the conference room downstairs in the library. We'd love to hear from you about content, so let us know – e.g. 311 vs 911, disaster prevention or first aid; a lot we can do with that time. Let us know what you want to hear.

We also had a community meeting with the FBI about the uptick in hate crimes in the neighborhood; Neo Nazi flyers, minority owned businesses targeted, etc. It's a disturbing trend, and not just here, and it's across our city and the nation but there's a recap on our website and the presentation is also there. As well as some quick tips. Please report this stuff. If you see a Patriot Front flyer, please let us know. The FBI does take notes of all of this.

### Community Meeting on Hop Farm Expansion

Dave with LU reviews community process and ground rules. The hearing on Thursday is for expansion of the brewery and restaurant general. It is a special exception for zoning code. Also a variance for parking: 10 parking spots required and 0 being provided.

Matt Gouwens, Hop Farm: Emily bought me a home brew kit years ago and I wanted to make better beer. It got bigger than my basement and house. We found a beautiful place in Lawrenceville at 5601 Butler. I wasn't focused on Lawrenceville, but the space and set up was right and it was 7 miles from home. We put our roots down there after I got kicked out of the garage. We are family owned business. Even our kids are involved. They can tell you which one of our beers have wheat in them. We're trying to make it a generational thing. In the beginning in 2013, we signed the lease. We've been an anchor here, and nights closing up and felt good about being a presence in the neighborhood that late at night, kinda holding down the fort. We

want to focus on community and being a partner. We held Hoptobfest a while ago. Fundraising. Kids and veterans are really important to us donation wise. Sustainability is a big value. The roof needs to be replaced, so our plan is to put in a green roof and retain a lot more heat and make the space more energy efficient. Potentially using some brewing water to go up and water that stuff. 85% of our waste is recycled. Food waste goes to our birds at home. Those green initiatives are what we truly believe in. Locally focused. I started this company to create jobs. I want to source it locally. 2 employees who live in the Lawrenceville neighborhood and adjacent. We bring in vendors that are local to the neighborhood as well. Same thing with food. Sourcing as close to our home as we can. The meats to the veggies. Realized we were outgrowing 2 or 3 years ago that we were outgrowing our production and taproom space. We looked to move around, but wanted to stay in Lawrenceville. It would have been very expensive to move. We ended up striking up a deal with Wylie Holdings and Joe sold us the building so we could stay. Expansion plans: going to expand production space, going into additional markets outside PGH, our cans have been sporadic and we want to keep that going. Adding more customer space and avoiding people walking in and walking out.

Variance issues are parking and the use of space. More than 50% of our customers use alternate transportation. Our parking lot is normally pretty empty. They might walk down from people in the neighborhood, use a bike, have a DD, Uber. It's a changing era where craft drinker is a little bit more estuate and aware. Throw in that Lawrenceville in general has a lot of breweries and people will start at one point and move to the other and often times that's an Uber trip. Additional parking: we're going to work out a deal with Mews. Their construction lot currently has makeshift utilities, but Doug and I having been talking about purchasing or leasing that lot at Butler and 55<sup>th</sup>, 56<sup>th</sup>. The funny part is that the Arsenal folks park as close to the building as possible, so they fill in a lot of parking spaces, but Arsenal is also moving down a few blocks so more spaces will become available.

When we were in the process of buying the building in Feb, it got re-zoned to RIV. I understand that it changed, but we're still operating in the same building, no additional tanks, frequency of brew will increase but size and amount of traffic will be nominal. Floor plans include 24 craft bar seats vs the current 10 seat bar. We want to leave the building looking a lot better on the outside. We have some pretty neat plans for the façade.

Questions:

Will you retain the garage door kinda thing that they have?

Matt: Yes, there will be additional garage door put into that space so it'll feel a lot more open. We will have it open when warmer.

Dave: An additional one?

Matt: Yes, another wall will be raised up and another wall put in.

Jesse: You mentioned green roof. Street trees on sidewalk?

Matt: There are a couple already; one in particular that's kinda knocking out where our signage will be. As far as street trees, two in that front right now. Would

Jesse: Would you be open to planting more trees?

Matt: Yes, definitely open to that.

Jesse: You can maybe talk to city forester about planting for free.

Emily: our hope is to have a lot more green with the space in general, so that would be great.

Jesse: if you're encouraging bikers, can you put bike racks?

Matt: Yes, definitely. We talked to Healthy Ride, they were going to put one right there. Bike racks would be great.

Q: Parking lot potentially used for Hop Farm is currently used for Mews? Where is that location to that parking lot?

A: We don't currently have a parking lot. It would be on Harrison and 56. Probably put 20 cars there.

TBD whether the spots on the same, technically the city owns up to the building so they could force us to park parallel. There is a provision to park on Butler between 55 and 56. I don't know how that's going to change but opportunity for them to put in meters. They could force us to parallel park across the building and the building behind us to do the same.

Dave: Total square footage?

Matt: 30-35% manufacturing; rest is customer or employee space, including kitchen and dishwashing, etc. Total would be 12,000. We're at 4,750 right now. Most of that is the bar; about 1000. 500-600 is kitchen.

Matt: Floor plans TBD. Occupancy count should be around 100-120.

Dave: Entertainment?

Matt: Once a month, there will be space for people to play but not seeing anything new on the ground level except an occasional band. Bluegrass has been happening for four years already occasionally.

Increase in food end?

Matt: With that expansion, a bigger focus on food. We've seen food sales come right up next to beer sales. That food sales should continue along that same path, about 50/50 with drink sales. Almost everyone who comes in now orders food. We've had a passion for this forever. Our passion has always been there.

Dave: Hours?

Matt: Wed through Sun, 11 is close weekdays, Fri and Sat 12. We may end up opening on Tuesday if we get enough business.

Dave: With music and garage doors and higher occupancy, we've run into issues with noise. Close garage doors when needed to keep it quieter?

Matt: We'd probably close the garage door down at 10 for sure, if there's still a band going. Our goal is not to annoy our neighbors.

Table type?

Matt: Longer style like a beer hall table. It's gonna be more community oriented. Hopefully we can have community meetings there in the future.

### **Closed Door Portion (Hop Farm excused):**

Parking is always an issue, but this isn't any worse than anything else we've ever seen.

If he gets that 20 car lot, that would be great. When crossfit is going on, it looks like there's a lot of cars there but everyone drives there and drives away.

Hop Farm never takes up a lot of parking space. Currently, when it's strictly brewery hours, no one is taking up a lot of space.

Alex: It's a different world with Uber. So many alternatives now.

He really just does need more space so this expansion seems like a good move.

Jesse: I'd like to follow up with him to make sure he plants trees. Stormwater management would be a good opportunity there too maybe.

The trees are kinda rough and have blown the sidewalks up on 57<sup>th</sup>. Past there there's been no care with those trees. In front of the current property there are large 20 ft trees.

Dave: The hearing is Thursday, so we need to turn around. We do try to encourage methods to get people to bike, walk, Uber, so we can follow up with Matt about that.