

Community Comment - South Beatty RFP Community Meeting

| I live in East Liberty | I work in East Liberty | I regularly visit East Liberty | Other: | Comment: |
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| | | √ | ELPC and shopping | Do not eliminate parking from the East Liberty Presbyterian Church and the Public library. How many handicapped units? How many parking spaces not for residents in the Walnut Capital development? And other presenters? And what about green building development? Not addressed |
| | | √ | | This will drastically affect the library & ELPC as well as the local businesses. IF the village collaborative is a faith based organization why are they allowing development of an important area for the congregations, especially ELPC. |
| | | √ | | To all developers: A family of 5 cannot live in a 2 bedroom apartment. Build bigger apartments with more bedrooms. Where can Penn Plaza families go? |
| | | | Homeless | Tenants Right of First Refusal for Residents |
| √ | √ | √ | | Walnut Capital=bad for the community. The second presentation has alarming holes in their plan -from parking requirements not met to ignoring the community. Only S. Beatty Devlpmt LLC has an adequate proposal. That being said, this process run by the URA did not include the community. It was a farce. The RFP does not represent what the community needs. Home ownership and co-ops are what the community needs! |
| √ | | | | Please allow the displaced residents who can afford to come back to east liberty to live/ return. A mix community is vibrant |
| | | √ | | To the URA: Please change presentation format of community meetings. Developer: 10 min, mandate breakdown of housing & affordability tiers. Q&A: 10 min. We cannot be here for >2 hours. |
| √ | | √ | My Church, ELPC, is in East Liberty | As a long time & very visible resident of East Liberty, a member of ELPC & a frequent visitor at the theologic seminary I feel that no one has reached out to members or the community prior to the public meeting. I had 'heard of' the Village Collaborative which supposedly represent the residents and stakeholder but in January URA told that it was "not quite ready" to " go public". Still you are taking their input (whoever they are) as representative of East Liberty. |
| | √ | √ | | 1. Village Collaborative does not represent the community. Is a product of Ricky Burgess. 2. Affordable housing % should be 75% if the goal is to replace Penn Plaza residents and others who have been displaced from East Liberty in past 15-20 years of upscale development. |
| | | | I live in south Oakland | Walnut Capital rents are high in shadyside I am displaced from Penn Plaza now live in South Oakland. I have a issue with you Walnut Capital putting in the developed property and not asking what we the residents need. Do we really need a balcony or a dog park> No we need rents that will be the same as we paid in Penn Plaza. Karen Edmonds, O'Hardold Hoots |
| √ | | | | More public education is needed. This presentation by developers seemed to be premature. Catalyst Communities presentation appeared to address more issues. |
| √ | | | | More solutions to allow previous Penn Plaza residents to have pathways to ownership of the apt units. More resident stakeholders involved in the decision making. COMMENT CARDS SHOULDN'T BE AN "APPEASEMENT" OF COLLECTIVE VIEWS |
| | | | | Other cities do 100% affordable development. Don't give away our public land like this |
| √ | | | | Isn't there enough open retail space now? The emphasis should be housing, transportaiton, and parking. I would like the development to be walking and biking friendly |
| | √ | √ | | Parking is crucial. 90/360 of churchgoers currently park in these lots |
| | | √ | | As a member of ELPC I am concerned there weill be adequate parking for church meetings during the week and services on Sunday. Sunday parking is currently free |
| | | √ | | All the projects fall short on public parking, why not put housing residents parking under the building? |

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| √ | | | <p>I was unable to attend the September 26 community meeting, but I just reviewed the presentations. Thank you for making them quickly available on your website.</p> <p>I lean strongly towards the Walnut Capital plan because it looks the nicest aesthetically, provides the most units of affordable and regular housing, and also appears to have the most parking. I personally use public transit mostly, but I know the existing surface lot behind the library is well used.</p> <p>The other plans don't have the density this site deserves.</p> <p>Please consider this plan and my input. I am an East Liberty home owner who is tired of having a group of 10 or so housing activists dictate development in our neighborhood.</p> |
| | √ | √ | <p>For those of you that may not know much about Duolingo I will provide a brief summary. Our mission at Duolingo is to develop the best education in the world and make it universally available. With over 300 millions users, we are the most popular language learning application in the world.</p> <p>AND we're based right here in East Liberty. About 80% of our global workforce is based right here. We've grown considerably since we moved into the neighborhood in 2016 -- from about 50 employees to over 200 -- and we plan to keep growing. Our plan next year calls for us to add another 100 employees -- most of whom will be based here.</p> <p>So who are these people moving to the neighborhood? About 25% of our employees are from outside the US -- and we speak over 20 different languages. About half of our Pittsburgh-based workforce lives in the neighborhood and either bikes or walks to work which we encourage. The other half either takes public transportation or drives to work. Parking is of course important for our employees who drive to work.</p> <p>So what do these folks do for the neighborhood? Again most live here -- so they are contributing to the tax base and supporting local businesses. Many also volunteer with local organizations, including East Liberty Development's Circles program. We support the Kelly-Strayhorn Theatre, donate computers to the library, we host student groups throughout the year and partner with local non-profits to leverage our space for events or meetings, and overall try to be a good neighbor.</p> <p>Recently, we have permanently lost parking spots recently due to the Mellon Orchard project. Our biggest concern is that we could potentially lose spots for employee parking in the short term and long term if the RFPs for development on the two surface lots on S. Beatty St are developed simultaneously without adding to the existing parking capacity. We think that it would be much better to build a larger parking lot near the library before closing the surface lot across the street. Consideration for lower parking requirements for the proposed affordable housing should also be considered. My guess is senior housing has less need for parking. Overall, we are very concerned about our ability to continue to expand in this neighborhood due to a lack of parking. As good East Liberty neighbors we are also concerned how parking will impact the library, the churches, the Kelly Strayhorn Theater, the merchants, and others.</p> |

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| √ | | | <p>Feel free to respond to John L Tague,Jr 5836 Penn Avenue Apt 405 Pittsburgh, PA 15206 jtaguejr@aol.com 412-952-5402 Bridging the Gap Westside Parking Garage How many ADA Parking Spaces? Clearance for vans? How many accessible units? How many accessible units are affordable? Do the residential buildings have Automatic Doors? How many elevators?? 85 Affordable units The % doesn't seem to add up between the categories? Out reach to disability community? Catalyst Communities LLC Parking How many ADA Parking Spaces? Clearance for vans? How many accessible units? How many accessible units are affordable? Do the residential buildings have Automatic Doors? Walnut Capital, MidPoint, Corcoran Parking How many ADA Parking Spaces? Clearance for vans? Units How many accessible units? How many accessible units are affordable? Do the residential buildings have Automatic Doors?</p> |
| √ | | | <p>I live on n Beatty St and work on centre at highland. The proposal with the garage with no active uses along Beatty St should be disqualified for not being pedestrian oriented. The bridging the Gap proposal is somewhat awkwardly oriented along mignonette. I don't like it. The Walnut proposal seems to be most reasonable but the residential building needs to be rotated 180 degrees. There should not be a "pedestrian arcade" along public street frontage. Maybe this could work along the pedestrian alley in the back, but if built as currently proposed it would make the Eva street streetscape feel too private and off limits. A public street should feel welcoming to all.</p> |

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| √ | | | <p>The big "Why?"- purpose, inspiration, what this location really means in context - is missing. It becomes just another apartment block near 3 amazing existing spaces. All developers should "drop your panels" and build in traditional red brick with variegation and variation of facades.</p> <ol style="list-style-type: none"> 1. Bridging the Gap comes closest, shows imagination, people, and gathering places. 2. Catalyst Connections is getting scale right, but puts a parking garage at the heart of the site as Phase 1. Their proposed public space is going to be little more than Pittsburgh's breeziest breezeway. People will walk straight through, collars up. 3. Walnut's Bakery-Upon-Library steroids strategy is to maximize built space, squeeze everything out, with Grand Central Parking Garage at the heart of the site. <p>Re-imagination suggests:</p> <ol style="list-style-type: none"> 1. As retail's future is uncertain, reduce a bit, and spread parking under buildings down a half-level. Spend on excavation (to pay for that, let URA finance the parking and reap the proceeds). 2. Build a proper edifice befitting neighbors Duolingo and the Library. 3. One block of Eva Street does nothing except gunk the site with slow-turning traffic from the main streets. Close it for pedestrians and bikes. |
| √ | | | <p>I write to express my support for the Bridging the Gap proposal for the important Beatty and Mignonette Streets development project in East Liberty. I work in the neighborhood and use both the East Liberty Carnegie Library of Pittsburgh and the public spaces of the Ace Hotel, along with other small businesses in the neighborhood. Both the library and the hotel offer programs that bring diverse groups of people together, elevating discourse and awareness of the richness that diverse experiences bring to creative thought and production. Smart and thoughtful development of the surface parking lots that truly considers an integration of the existing community assets, especially the library and the hotel would enhance the neighborhood. The sensitive proposal of the Bridging the Gap team leaves relief along Tamello Way, which promotes the continued exposure of and access to both the Library and the Hotel from between Whitfield and Euclid. The development of Mignonette as an attractive public space that could be shaped for events and programs catalyzed around the Library, Ace Hotel, Duolingo and new residences is rich in potential. The dense parking proposed along Euclid is appropriate, as Euclid is a much wider and well utilized street than South Beatty.</p> <p>The other two development ideas, in their creation of a tall parking garage that fills the parcel adjacent to Tamello Way propose an obstacle to these two important community and regional assets. This obstruction, which hides the library and the hotel from the westward approach sends the message that these assets are not important. The fulfillment of these proposals undermines an understanding that equitable living and learning is an important foundation of community building.</p> <p>The planning of our city is one of the most tangible means by which people recognize and realize the values that we as a community uphold and elevate. I hope that you will support the proposal that provides the best opportunity for enhancing and providing greater access to some of the most vital resources that our city offers... in full disclosure, my firm is the architect of the Carnegie Library of Pittsburgh, East Liberty as well as a number of other Carnegie Library of Pittsburgh facilities. We are also currently working with Bridging the Gap on another project.</p> |
| | | √ | <p>I am concerned about the parking garage in Walnut Capital and Catalyst Communities blocking access to the library. I favor the way in which Bridging the Gap attempted to create a linkage between the library and the planned development. The other two projects do not take advantage of this important community asset in their design.</p> |