

Development Activities Meeting Report

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

Logistics	Stakeholders
Project Name/Address: 7119 Hamilton Ave.	Groups Represented (e.g., specific organizations, residents, employees, etc. where this is evident): Homewood Community Development Collaborative
Parcel Number(s): 174-J-36 & 174-J-107	
ZDR Application Number: BDA-2024-02433	
Meeting Location: 7120 Kelly St., Zoom	
Date: August 8th, 2024	
Meeting Start Time: 6 pm	
Applicant: Center that CARES	Approx. Number of Attendees: 7
Boards and/or Commissions Request(s): Zoning Board of Adjustment	

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.

Center that CARES has been active in the City of Pittsburgh for the last 25 years. In 2020, they purchased a vacant convent on Hamilton Avenue and converted it into the Hamilton House. The building is located between Hamilton Avenue and Formosa Way. The Hamilton House provides short-term housing for unhoused youth and supportive services to create opportunities for self-sufficiency. Youth eventually transition out of the house after two years. The developer would like to rehabilitate the convent from 32 single rooms with shared restrooms into 13 supportive housing studio apartments. The location on Hamilton Avenue will provide access to Homewood Park/Field and the Carnegie Library of Homewood.

The site's sidewalk will be replaced and landscaped. The parking lot will also be improved and the accessible parking will be relined. A majority of the renovation will occur internally. The first floor will be redeveloped to make space for an accessible unit and laundry facilities. The front of the building currently houses offices and they will be updated but the use will remain the same. The second and third floor will be renovated into six studio residential units each. Each unit will have a kitchen and private bathroom. Murphy beds will be installed to provide flexibility for the spaces. The center of each space is an open atrium-type area. There is also storage space. Artwork will be provided both in the rooms and throughout building spaces.

The applicant will be going to the Zoning Board of Adjustment for a parking variance. Another variance may be needed for the dumpster location.

This project will also require a change of use from community home to multi-family residential. This use is allowed under the current zoning of the parcel, RM-M (Multi-Unit Residential, Moderate Density) and may not require a variance.

Input and Responses

Questions and Comments from Attendees	Responses from Applicants
How old will the tenants be? Will they be young women or young men or both?	Our program helps youth between the ages of 18-24. There are no gender restrictions as each unit is a private space.
I just want to understand the reason for having a DAM. I heard that one was for the parking variance, what was the other one?	The one variance we are seeking is for the parking requirement. One parking space is required per unit but because of the previous use of the site, the parking was not built according to that 1:1 ratio. We will be adding a few parking spaces but we are requesting a variance to have fewer parking spaces than required.
Will there be staff living on site?	Staff will not be living on site but we will provide robust wraparound services. We have a lot of services in our rapid rehousing program. We also want to provide private space for the young adults.
I can see that you are up against the African-American Music Institute, how will you alert them of your construction?	There will not be a significant amount of external work done to the building. A majority will be done internally. Work will be done around the parking area. There should be minimal disruption to neighbors. Once we get started on the work, we will reach out to adjacent property owners.
If someone wanted to know more about this project, where would they go online?	From the Homewood Community Development Collaborative: We will post about this project and the documents they provide. The City also posts this to their Development Activities Meeting website.

Planner completing report: Adriana Bowman, Neighborhood Planner