

Development Activities Meeting Report (Version: 4/18/2019)

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

Logistics	Stakeholders
Project Name/Address: Proposed GetGo - Fifth Avenue/ Frankstown Ave/Kelly Street Commons	Groups Represented (e.g., specific organizations, residents, employees, etc. where this is evident): Homewood Community Development Collaborative, Homewood Children's Village, Homewood Residents, Department of City Planning
Meeting Location: Community Empowerment Center, 7120 Kelly Street & Homewood Children's Village ZOOM	
Date: 05/11/23	
Meeting Start Time: 7:00 PM	
Applicant: Triple R Associates LTD	Approx. Number of Attendees: 27

How did the meeting inform the community about the development project?

Community engagement to-date includes meetings with Councilman Reverend Ricky Burgess' office regarding appearance of proposed Get Go and its products. Also had a meeting with the Executive Committee of the Homewood Community Development Collaborative in March. May 11, 2023 DAM is first wider public engagement. Applicant plans to engage public often and when required.

Site is located on the edge of Homewood West. Its borders include Frankstown Avenue to the North, Fifth Avenue to the West, Kelly Street to the South, and parcels abutting railroad tracks and a private home to the East. The proposed plan will demolish an existing food establishment, Hook Fish & Chicken, to make space for six (6) gas pumps. The building will include approximately 6,369 square feet of retail, and the site will include 35 total parking spaces and five (5) entrances/exits. The building materials will include cement and brick, along with metal awnings and light fixtures; the fuel pump canopy will include a "subdued, dark bronze". The site usage will be gasoline sales, and food retail, including produce and food prepared on site. There is proposed green space to the east, which the applicant states could be used for community events and programming. During Q&A, lighting was described as "facing down" in order to minimize light pollution to surrounding residential areas. Proposed operating hours will be from 6 AM to 10 PM, but with the option to potentially become 24/7.

Formal Description: Council Bill 2023-1393.

Ordinance amending the Pittsburgh Code, Title Nine, Zoning, Article I, Section 902.03 Zoning Map, by changing from R1D-L, Residential Single-Unit Detached, Low Density District to UI, Urban Industrial District certain property roughly bounded by Kelly Street, Fifth Avenue, Frankstown Avenue and the Allegheny Valley Railroad Brilliant Line; all in the Allegheny County Block and Lot System, 12th Ward.

(Sent to the Planning Commission for a report and recommendation on 4/14/23)

Input and Responses

Questions and Comments from Attendees	Responses from Applicants
I am concerned you will not have enough space to get in and out.	That is something we have looked at in our site plan. Pedestrian and vehicular interaction/spacing.

Questions and Comments from Attendees	Responses from Applicants
Self-serve Gas is 24 hours?	It will probably not be 24 hours. Plan currently is 6 AM to 10 PM. But if Get Go receive feedback, can adjust.
That is a very heavily traveled area.	GE/Get Go has accounted for that with additional entry points. Subject to DOMI approval. Trying to factor in pedestrian travel as well.
What about the people that live on Kelly Street, and the traffic and noise and lighting?	Lighting for safety, but lighting is down lighting so it should not cause nuisance. Not open 24/7, so should stop by 10 PM.
It will have a beer cave?	We will seek a liquor license.
What is the timeline?	Several steps to go, but tentatively Q2/Q3 2024.
Unique Get Go – will it be open and receptive to local community small businesses and entrepreneurs?	GE/Get Go prefers to hire from the community. Contractors – unsure about hiring practices of the contractors, but will get more information for a future date.
Is there a manager training program?	Yes. And this one, not open 24/7 would employee about 20-25 people. If 24/7, would employee closer to 30. One salaried general manager, two salaried shift managers. Mix of part-time and full-time, e.g. 10 part-time and 10 full-time.
Fresh bakery; we have Dana’s bakery that has been open in Homewood for over 40 years.	Get Go will provide breads and donuts, but will look into community procurement.
Hire enough people to clean and hire enough people to clear out outdated products.	Giant Eagle is working to fix the narrative of unclean stores.
Price points for products in the store – will it be similar to other Get Gos?	“Price Lock guarantee” for Giant Eagles and Get Gos for 8 months. However, vendors have “scan-back pricing”. It counts only for Giant Eagles and not Get Gos; cannot pass on savings. New CEO is working on a tiered pricing structure, based on demographics and competition. So lower prices in Tier 1 compared to prices in Tier 3. Can have more specifics in the next meeting.
Does Get Go take food stamps?	Fairly certain, but will get information. (Resolved, they do.)

Other Notes

Planner completing report: Ose Akinlotan, Neighborhood Planning Manager & Keith Portugal, Planner