

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: Bioforge (Hazelwood Green)	Groups Represented (e.g., specific organizations, residents, employees, etc. where this is evident): Hazelwood Initiative, Greater Hazelwood Community Collaborative (GHCC), Art Excursion Unlimited, Center of Life, Hazelwood Local, Community Kitchen Pittsburgh, Residents, Almono LP, Councilperson Warwick's Office, Department of City Planning
Meeting Location: Community Kitchen & Zoom	
Date: 07/11/23	
Meeting Start Time: 06:00 PM	
Applicant: Carly Davis & Ryan Wotus	Approx. Number of Attendees: ~65

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.

The University of Pittsburgh has many years of engagement with Hazelwood Community and targeted engagement surrounding the project located on Lot 18 of Hazelwood Green. Project details are as follows:

185,000 Sq Ft

68 ft tall

Two stories plus penthouse

Two pocket parks

LEED Gold Certification

There is also an opportunity for public art on the screen area of the building. An overview of the project schedule was also provided, beginning with site prep in Fall of 2023 and building foundation 1st half 2024. Referencing to anchoring the system in Hazelwood; Bio manufacturing facility producing cell and gene therapies to treat diseases. This project is Expected to generate hundreds of jobs, inclusive of Hazelwoodians, or Hazelwood residents.

Also there will be a PLDP Amendment to change Street D to a shared way, language has been drafted and presented to the Department of City Planning.

There will be a procurement prequalification meetings July 19th 4:30 PM at Hazelwood Carnegie Library

The applicant is currently projecting a September Planning Commission Meeting

Formal Description: Construction of a +/- 180,000 SF Research & Development building for the University of Pittsburgh over 2 stories. The project will involve the construction of a "shared way" for loading vehicle access, truck well, stormwater improvements, and a parking field. As well as, a proposed Minor Amendment to the SP-10 Hazelwood Green Preliminary Land Development Plan (PLDP).

Input and Responses

Questions and Comments from Attendees	Responses from Applicants
Thank you to Pitt for being active in the community.	
How close will Pitt stick to the Community Plan? Will you put it in writing?	We did some groundwork to ensure we were not duplicative of the work that has been done in the community and that we align with the neighborhood plan.
Will the University of Pittsburgh put in writing its commitment to providing jobs to Hazelwood residents?	We do have a commitment with our partner to hire Hazelwood residents. ElevateBio also has a training program that would include Hazelwood residents.
What is your waste disposal plan and landscape plan? Can you elaborate of species	Seventeen (17) percent of land area is supposed to be used for open space. There are fox, deer and etc, down there. There will be native species, all non-invasive species. There are two pocket parks. There will be no toxic waste developed in by the product development.
What is the timeline for jobs?	For Pitt the time is now. Turner Construction and joint model teams are In development now. There will be a procurement prequalification meetings July 19th 4:30 PM at Hazelwood Carnegie Library
Will the Bioforge be paying property taxes?	70 percent of the building will be rented to EevateBio, and that 70 percent will be taxed.
Why are we having development on the edge of hazelwood and not hazelwood proper	Hazelwood green is hazelwood and there is and there
Will there be a regular report out on workforce?	We can provide that to the community. We are open to attending all meetings within the community and providing an update.

Planner completing report: Ose Akinlotan, Planning Manager