

Development Activities Meeting Report (Version: 06/24/2020)

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

Logistics	Stakeholders
Project Name/Address: 4928 and 4930 Broad Street, Pittsburgh, PA 15224	Groups Represented (e.g., specific organizations, residents, employees, etc. where this is evident): Bloomfield Garfield Corporation, Garfield residents, Department of City Planning, City of Bridges Community Land Trust
Parcel Number(s): 50-k-172; 50-k-173	
ZDR Application Number: DCP-ZDR-2023-07082	
Meeting Location: 113 North Pacific Avenue, Pittsburgh, PA 15224	
Date: Wednesday, August 30, 2023	
Meeting Start Time: 5:30 PM	
Applicant: Ankur Dobriyal, Module Housing Inc (City of Bridges CLT will be the developer, Module Housing will be the builder)	Approx. Number of Attendees: 6 (including applicants)
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.

<ul style="list-style-type: none">• There was a flyer distributed by the RCO that included details of the DAM as well as the proposed project.• Applicant presented a PowerPoint explaining the City of Bridges Community Land Trust in general, but also the proposed project goals and specifics, timeline, funding, and the requests for the Zoning Board of Adjustment.• The Land Trust will construct two permanently affordable housing units with the following amenities:<ul style="list-style-type: none">○ 3 bedrooms, 1.5 bath○ 3 stories○ Semi-detached housing○ One off-street parking space per unit• The housing units are expected to be priced at \$195,000 with assistance available for income-eligible buyers• The applicant is requesting the following variances:<ul style="list-style-type: none">○ Attached dwellings in a R1D-H zone○ Dimensional variances for setbacks• Groundbreaking is expected in Fall 2024

Input and Responses

Questions and Comments from Attendees	Responses from Applicants
What is the Community Land Trust?	Answered in the presentation as well as explained more information about their model. More info here: https://cityofbridgesclt.org/

Questions and Comments from Attendees	Responses from Applicants
Why are there no porches on the houses?	Still thinking through the final porch design and keeping it within budget.
General inquiry regarding the interior layout details.	Walked through proposed floor plan renderings in the presentation.

Other Notes

N/A

Planner completing report: Alex Peppers, AICP