



THE COMMUNITY TABLE

Friday, March 8, 2013
HDCG Monthly Meeting

Development Update - Trek Development Group

- Dinwiddie & Reed St
 - Trek gave a presentation on their development efforts in the neighborhood, with a focus on the area around Dinwiddie and Reed streets. In 2009, Dinwiddie was in rough condition, with many vacant properties. According to Trek, most developers would find it more cost-efficient to level everything and start anew. Trek tried a different strategy, dubbed the "Dinwiddie Way."
 - 1) critically evaluate every building and parcel
 - 2) save what can be saved through renovation
 - 3) use existing building characteristics to influence design of new buildings.Development process can save buildings, build new, strengthen market for homeowners.
- Dinwiddie and Reed St Corner – Trek believed the corner could be a central focus for part of the neighborhood. A local management office and new housing now stand on that corner.
- Heldman St – New housing units on the way, right next to site of the future grocery store
- Miller School Renovation – Renovation work is currently underway to turn the former school building into apartments. Townhouses are also planned for Reed St. In addition to the grocery store, these developments will increase pedestrian activity along Reed and Dinwiddie. Trek worked to save some elements of the building that would typically be discarded and reused them in the new designs. Historic iron grid work on heating radiators will become railings for the loft apartments. Basketball hoops and backboards will be mounted on the 2nd floor loft apartments in the gym with 16ft ceilings.
- Phase IV – Most developers would level the lots next to one another in order to create a full six lots to build on. Instead, Trek plans to build around and help fix up facades of the existing housing.
- Playground Parklet on corner of Dinwiddie & Reed - When residents first moved onto Dinwiddie, the Consensus Group knocked on doors. Organizers raised awareness of the Dinwiddie Alliance block club and surveyed residents about community needs, issues, and things they would like to see on their street. One of the key issues was, and still is, the child safety on the street. Dinwiddie is notorious for speeding vehicles racing up and down to connect to Centre Ave or Fifth Ave. Community looked into a number of methods and mechanisms to slow traffic down.
- KaBOOM offered an opportunity to build a playground. Trek has asked to postpone until next year. They want to help build the playground at the same time as Phase IV development.
- For-Sale Housing – Trek is studying the block opposite of Miller School for site of new for-sale housing.

Grocery Store Update - Hill House Association

- Grocery store construction is going very well. The crews recently finished foundation walls and have done lots of work on the backside of the site. The First Source Center is taking applications for construction jobs. Shop 'n Save will be opening applications for store jobs around June or July 2013.
- 4 spaces planned – Hill House is working to ensure the economics work while also providing goods and services to address community needs.
 - Retail 1 - Fast casual restaurant, a level of sit-down branded restaurant
 - Retail 2 - Cricket telecommunications store
 - Retail 3 & 4 - Several letters of intent at prospective tenants, food services, coffee, offices, etc

Elected Officials Report

District 6 Councilman Daniel Lavelle – 412-255-2134

- Senior Services – Grass cutting and lawn support available for neighborhood seniors
- Freedom Corner Committee – Seeking interested community members to participate on a committee to support Freedom Corner. Committee will conduct fundraising efforts, identify needs, and plan gatherings to honor those who have passed away.
- Vacant Property Registry – Ready to introduce legislation to hold vacant property owners accountable for maintaining and registering their vacant properties with the city.

The mission of the Hill District Consensus Group is to work together through the differences and with the commonalities, to establish and enforce standards and processes in all aspects of community life: economic, political, spiritual, and social, for the ongoing health and prosperity of the community.