

Opinion

worried about losing grocery store

worried about noise and construction, impact on traffic; worried about losing grocery store, especially with elderly neighbors who rely on Shursave's convenience

My name is XX and I've been living in Bloomfield for the past ten years, primarily as a renter. This past September, my partner and I bought a house on Pearl Street. We love Bloomfield! I've been very active in the community (as a documentary filmmaker and chatty Kathy to neighbors) and have a pretty good sense of the neighborhood.

I just read about the development plans for the Shursave on Facebook and saw some of the criticism. I can see both sides of the argument and wanted to share some thoughts:

As a new homeowner, the idea of my property value going up (due to fancy apartments arising) has its appeal.

However: one of the strengths about Bloomfield is how many practical amenities we have in walking distance. We have banks, a post office, laundromats, AND a full grocery store. Our full grocery store is an essential feature that makes Bloomfield a desirable place to live for all (across the economic spectrum)

If the new development could incorporate the apartments AND keep/renovate a grocery store on the bottom, I think it would be a hit! (Especially if it was a Trader Joe's or a Giant Eagle...but IGA is fine too). If it was a TJ's or Giant Eagle, folks from Bloomfield AND down the hill in Lawrenceville would flock to it. Right now, a lot of us in Bloomfield and Lawrenceville are bussing over/driving over to East Liberty (Target and TJ's) to get our groceries.

If this development gets rid of our full grocery store and doesn't replace it with a new one, I think it's a seriously missed opportunity to make Bloomfield stronger. AND it will actually make Bloomfield a less desirable place to live. If we no longer have a full grocery store, I think it'll be hard to rent out those new apartments too.

Just some thoughts from one Bloomfield resident/home owner! Thanks for listening.

Can you give me any good reason to put this development in place other than to line your companies pockets with money?

My name is XX and I absolutely love helping making our community a better place for everyone young and old . I would love to help hand out flyers to the schools . I will be asking the schools today if I can. I go to almost all the meetings for woolslair family functions to fundraising . We all would like to have area for the kids to plant flowers vegetables fruits like a community garden. If that can be placed part of the plan as well as keeping a grocery store there. These would both will be great for the community for yung and old. Many that live here walk to get groceries as well as childrens hospital many that stay in the hospital use shursave for food ect. I also have a question about working for the community to help make the community a better place. If you have any questions or need to get a hold of me you can reach me at 4127356041 or by email.

I recently read that a new development is planned which would close Shursave. As I'm sure you're hearing from a lot of residents, my family and I would be very sorry to lose our grocery store. I just wanted to add our voice to the chorus.

I am unable to attend the meeting but wanted to share my thoughts on the proposed redevelopment of 4401 Liberty.

I have lived in Lawrenceville for the past 15 years and currently own a home on Mintwood Street, which is either Lawrenceville or Bloomfield depending on who you ask. The Shur Save store is incredibly convenient for us and we value having a grocery store close to home. It is one of the reasons we bought a house in the neighborhood. Losing this resource would be disappointing to us, but for some of our elderly neighbors, it would be devastating. The Shursave is close enough for them to easily get there for their basic grocery needs, and the prices make it affordable for all of our neighbors.

While I realize that we can't force a particular grocery store to stay in our neighborhood, I feel that we have to do what we can to ensure we still have one in that location.

Furthermore, we absolutely DO NOT NEED more rental properties in the area. Traffic is bad enough. Our main roads cannot be widened and traffic is being forced on to residential side streets. This does not make a pleasant community. Adding 220 rental units is completely unnecessary and will only add to our traffic and parking problems for both Lawrenceville and Bloomfield.

Both neighborhoods have to say enough is enough to these developers who do not care about the quality of life in our communities. I completely oppose the proposal to add rental units to this site and hope our residents are given the agency to stop it.

Thank you for spreading the word and soliciting community response.

My name is XX retired clergy. My residence is X S. Winebiddle Street. I have lived in this community since 1965. I am thoroughly opposed to the proposed development of the Sursave property for living units by Milhaus as described in the coming presentation for January 29.

I just heard about the possible development. Are they going to put a grocery store in the new development?

cool, thanks. from my perspective one of bloomfield's best features is the fact that it has a grocery store close enough to walk to. The other neighborhoods I've lived in, the grocery store has always been an issue. and, it seems to be an issue in other neighborhoods around here. It may not be a great grocery store, and it would be truly awesome to have an upgrade. But, it's an essential feature to have a place where you can buy the essential things like milk, bread and other grocery things cheaply. A lot of other places you have to rely on convenience stores for those things. Or, you have to do a lot of planning and take a lot of time to make complicated bus trips or hope for a jitney. Most people don't go through life like that. You need things at unexpected times. The things you most often need at unexpected times are the essentials, which the grocer provides. It sucks when you're options in times like these don't include a conveniently local grocery store. I think they should be persuaded to include a grocery store with the development. That's what I think at least. Thanks for reading!

I cannot make the Jan 29 meeting

I hope that BDC and Janet Scullion and Deb Gross and Milhaus know that this is a big deal for the community and for the city.

Hundreds of good, young people are going to come to this meeting and ask for a lengthy and healthy community process around this redevelopment.

If a new development hides the parking, includes an affordable grocery and affordable apartments, people like me will be glad to support it.

Pittsburgh resident here who has a conflict and will be unable to attend the meeting on 1/29. I wanted to STRONGLY urge BDC to NOT succumb to developers who are looking to build apartments that are OUTSIDE of the affordability of the people in Pittsburgh. The term "affordable" gets thrown around a lot but I rarely see it being used as to what is affordable to our predominantly low-income neighbors and college students, who need to be close to the city to access the best of the public transportation that is in the city. These populations are getting pushed out of the city, to areas with less frequent and reliable public transportation, away from their jobs, family, friends, etc. As I watched the apartments go up in the East End, Oakland, and Lawrenceville, I watched the rent prices increase to near the EXTREMELY high price of these developers.

Additionally, Shursave is a crucial store for the people in Bloomfield, as it offers lower prices and is within walking distance to the many elderly, who often don't drive and live in the area. Having a low-priced grocery store within walking distance is crucial to these people.

PLEASE do not follow suit of Lawrenceville and the East End by working with these developers. Doing so would be a disservice to the people you SERVE. As someone who works in non-profits, please remember the people you serve are the most important, not corporations.

Please take a Bloomfield resident's plea sincerely - Don't let a real estate developer take away our ONLY grocery store! Shursave is not the best or fanciest grocery store in the world. BUT it has affordable options, is walkable and on bus routes, and is the ONLY grocery store with produce, meat, eggs, dairy, and pantry goods for Lawrenceville, Bloomfield, and Friendship, until you get to the Strip or East Liberty! It even has some organic/celiac options and most importantly, actual vegetables and fruits. What are the neighborhood residents, especially those with limited abilities or no car, going to do for the kinds of foods that promote health, wellness, and budget-friendly nutrition?

Restaurants are not an affordable option to eat every day. Average neighborhood residents in the area couldn't afford to eat out every meal. Small markets cannot provide the volume, variety, and affordability for three neighborhoods to shop at.

Please tell me that Pittsburgh, Bloomfield, and Lawrenceville actually care about their residents enough to preserve a community fixture as simple as a grocery store. If it was a vacant, falling down building in the developer's sight, I would just grumble about "another commercial apartment complex", since I don't believe we need more of those. But actively removing a neighborhood grocery store is another matter entirely. I would like to see this development's staff tell each neighbor, face to face, that they are going to be rejected from having accessible, nutritious food, solely for profitable, corporate advancement.

This is not progress. This is horrible.

Thank you for hearing my concerns.

Many people stop at ShurSave on their way home from work. The store is vital to the community and I think any redevelopment of that area will be a nightmare for everyone. Plus the people that work there need their jobs.

excited about money being put into the neighborhood and into the development; thinks development will boost business as restaurants and businesses

grocery store extremely important, can't lose it

how much can they saturate this area? Pre-existing enough for grocery store as it is

employees told off the record not to talk about the store closing, employees worries that they'll be fired if they speak out - 1. made pretty clear that employees will lose their jobs if they speak about it. 2. older customers with walkers are in almost every day and can't get anywhere else. 3. even if they replace with another retail outlet, carry a lot of products that they can't find elsewhere. Close to 50 employees will lose their jobs. Out of hundreds of people, not one customer thinks its a good idea. The employees need their jobs and don't want unemployment, they want their jobs. Local restaurant owners supplied from grocery to fill things that they need - Tessaro's and others

don't want market rate rentals, would like to see lower rate that are affordable for seniors; Shur Save carries things she can't get anywhere else, can't lose the grocery store

1. Bloomfield needs a supermarket. Twenty percent of Bloomfield residents are elderly and don't own cars. Shur-Save has been a lifeline to them as well as locals of all ages. The convenience of having a supermarket within walking distance is immeasurable. I, myself, stop there 2 to 3 times a week.

2. Traffic/congestion, The corridor where Shur-Save sits is currently very dangerous for pedestrians. It's nearly impossible to safely cross Liberty Avenue, Ella Street, Howley Street, etc. due to rude uncaring drivers trying to beat the red light or failing to yield. We don't need anymore of them. I don't see how the area can handle more traffic.

3. "Market rate" apartments. We have been through this before. The Morrowfield Apartments at Baum and Liberty promised first consideration for vacancies to Bloomfield residents. That is quite laughable as they rent for \$1,500 to \$4,000 a month. No local could possibly afford that kind of rent. I am a lifelong renter and find it impossible to find a decent affordable apartment. Let's not let happen in Bloomfield what happened in Shadyside, Lawrenceville and East Liberty where life-time residents were forced out of their homes. Renters are people, too. We pay taxes and vote. We are entitled to affordable housing.

Thanks again for listening. I look forward to hearing more about this issue.

Underground parking extremely expensive but ideal; E. Liberty resident; E liberty is 80% rental, adding more and more apartments, these are not affordable apartments. These aren't affordable by the majority of people here, and that pricing encourages people not to stay in our neighborhoods. The number of apartments added in the last two years are huge. I hope they make a grocery store happen, but the sq footage will likely be too expensive for most grocery stores. Not sure of occupancy rates but likely not full and they're building more all over. Watching people be displaced from our neighborhoods is very discouraging by the lack of affordable housing.

- other stores are 3 miles away; too far for older folks to walk
- lived here for 70-some years
- so many apartments
- friends in Bloomfield hadn't heard about the meeting until the Post-Gazette article
- new folks moving in displace older residents who need to be able to walk

My name is XX. I live in Polish Hill, but I am in Bloomfield often for my shopping and dining needs and use the Shur-Save a lot. I can't attend tonight's meeting.

I wanted to voice cautiously optimistic support for the project overall provided that Milhaus makes every possible effort to include a ground-level grocer in its project scope.

My ideal vision for the site would be an underground parking garage, a ground-level grocer (Kuhn's? Shop 'n Save?), and apartments above. Ideally a certain percentage (20%?) could be dedicated to affordably-priced housing for seniors.

I don't have any major concerns about the project, but the permanent loss of a grocer would certainly create hardship for many in Polish Hill, Bloomfield, Lawrenceville, and the Upper Hill District who rely on the Shur-Save.

I noticed the developers didn't talk about Ella St. and Gangwish too much.. Why? I went home and looked out my window and realized the house across from me is 3 stories tall. If you add two more stories I will be looking at a wall right across the street. I'll be lucky if I ever see the sun again. My landlord has been kicking people out of their houses (at least three that I know of and I'm reasonably sure you folks know about Santo) and doubling and tripling the rents. The writing on the wall is there for me: higher rents and no view of anything. And there was no mention of the people that live on Ella the same side as Suzzie McConnell. She was the first speaker and the one who mentioned she just paid her house off. Are they going to build around those people, over them. buy their properties? Also 2, If I heard right they want to keep a grocery store in there 1/3 to 1/2 the size of Shur Save. C'mon, that's nothing more than a convenience store for the people that will be living there. They might get a price break on what they buy there but anyone else is going to be buying a higher markup of the goods.

X and I fully support the Shur Save redevelopment project as conceived by the developers.

These are our reasons:

The site is a gateway to Bloomfield. Currently, it looks old, tired and shabby. It also lacks an urban character. It represents a break in the urban character and density of this part of Pittsburgh.

The new building as planned will repair the urban fabric. It will more than tidy up this Bloomfield gateway. It will show passersby that something new and vibrant is happening in Bloomfield. Please note there are many passersby. The Bloomfield Bridge and 40th Street are a main traffic route between Oakland and North Hills.

Combined with development that is occurring at the other end of Liberty Avenue (near S. Pacific Avenue), the business district will be anchored by two new developments, perhaps stimulating greater interest in what is in between, that would be the business district. Our business district could use some attention. The new grocery store will have a greater chance of success with the 200+ units upstairs and being so near the other 400+ units being built on 39th at Butler Streets, as well as the existing densely developed residential area.

We are very pleased that the parking will be out of sight. We agree with the notion of shared parking for the grocery store and residential units. Big empty parking lots are wasteful and the ruin of the urban fabric. And many people will simply walk to the store as they do now.

Because the corner of Howley and Main is lower in elevation than the adjoining blocks and the bridge, the five story height should not be overbearing. It is possible that the height of the first building on Liberty at Ella will be nearly or close to the same as the new building if measured from Howley at Main.

Bloomfield often seems opposed to any change. We would hope that common sense ways can be found to ensure this project moves forward. Pittsburgh was down on its luck investment-wise for many decades. Finally investors are interested in us. While making sure we are not taken advantage of, let's embrace progress. Otherwise, Bloomfield may become the empty whole in the middle of a donut of progress. We don't want that for Bloomfield or for our younger generation. We want to move Bloomfield forward.

We thank you for your leadership and urge the BDC Board to support the project with reasonable conditions.

X and I fully support the Shur Save redevelopment project as conceived by the developers.

These are our reasons:

The site is a gateway to Bloomfield. Currently, it looks old, tired and shabby. It also lacks an urban character. It represents a break in the urban character and density of this part of Pittsburgh.

The new building as planned will repair the urban fabric. It will more than tidy up this Bloomfield gateway. It will show passersby that something new and vibrant is happening in Bloomfield. Please note there are many passersby. The Bloomfield Bridge and 40th Street are a main traffic route between Oakland and North Hills.

Combined with development that is occurring at the other end of Liberty Avenue (near S. Pacific Avenue), the business district will be anchored by two new developments, perhaps stimulating greater interest in what is in between, that would be the business district. Our business district could use some attention. The new grocery store will have a greater chance of success with the 200+ units upstairs and being so near the other 400+ units being built on 39th at Butler Streets, as well as the existing densely developed residential area.

We are very pleased that the parking will be out of sight. We agree with the notion of shared parking for the grocery store and residential units. Big empty parking lots are wasteful and the ruin of the urban fabric. And many people will simply walk to the store as they do now.

Because the corner of Howley and Main is lower in elevation than the adjoining blocks and the bridge, the five story height should not be overbearing. It is possible that the height of the first building on Liberty at Ella will be nearly or close to the same as the new building if measured from Howley at Main.

Bloomfield often seems opposed to any change. We would hope that common sense ways can be found to ensure this project moves forward. Pittsburgh was down on its luck investment-wise for many decades. Finally investors are interested in us. While making sure we are not taken advantage of, let's embrace progress. Otherwise, Bloomfield may become the empty whole in the middle of a donut of progress. We don't want that for Bloomfield or for our younger generation. We want to move Bloomfield forward.

We thank you for your leadership and urge the BDC Board to support the project with reasonable conditions.

- Exactly how many workers will lose their jobs at ShurSave as a result of this project? What’s the breakdown of their status, full-time vs. part-time?
 - Will Milhaus commit to help re-employ displaced workers? For example, when Milhaus contracts with a grocer to occupy the new site, would Milhaus commit to including in the contract language to the effect, say, that displaced ShurSave workers will have initial interview preference over all other applicants, or some such form of re-employment “assistance” or “relief”?
 - It was mentioned that initial plans included retail (generically) but not a grocery store. Can you give examples of what sort of retail Milhaus imagined, or planned, for this site?
 - What’s the timeline for completion of the project? For the purposes of this question “timeline” refers to the amount of time elapsed from the day ShurSave closes to the day the new grocery store opens for business. How long is that exact span of time projected to last?
 - Currently the ShurSave parking lot includes a number of designated spots for Zipcars. Will these spots be maintained at their current number, reduced in number, expanded in number, or eliminated entirely?
 - What need does this project address, specifically in Bloomfield, or even in the City as a whole? For example, is there a housing shortage in Pittsburgh that this project is designed to address? Some current analysis says we’re already overbuilt. Please see “Local Apartment Rental Rates May Run Out of Room to Grow” by Tim Grant (Pittsburgh Post-Gazette January 23, 2018). In that article Ben Atwood, an analyst for Costar Market Analytics, a commercial real estate research firm, is quoted as saying, “Vacancies for new units are three times higher than for older buildings, which suggests that the Pittsburgh multifamily market is overbuilt.”
 - Is Milhaus using leasing projections based on a successful Pittsburgh Amazon HQ2 bid? In other words, is Milhaus “betting” on such a bid by Pittsburgh being successful?
 - Does Milhaus plan to (for lack of a better term) “Airbnb-ize” unleased units at either Arsenal 201, 4401 Liberty or any future developments? If this is not currently part of Milhaus’s plans, will Milhaus commit to not “Airbnb-ize” unleased units at any of its developments in Pittsburgh? Careful urban site location has the dual benefit of appealing both to those who want to relocate permanently to the city, and those who simply want to visit the city.
 - When the 4401 leasing office opens how would Milhaus respond to the lawful, respectful and peaceable picketing of its office? Has any other Milhaus project in any other state been the subject of picketing, and if so how has Milhaus responded?
 - It’s not an easy task standing in front of a hostile crowd taking difficult questions. I appreciate Mr. Bost’s efforts. If there’s another community meeting, or series of meetings, would either Tadd Miller (CEO of Milhaus) or Andrew Lahr (COO), or perhaps both, be willing to give the presentation in place of Mr. Bost?
- It was mentioned that Milhaus now has a field office in Pittsburgh. Is Milhaus planning more projects in Bloomfield? If so, where? More projects in Pittsburgh in general? If so, where?
- Mr. Bost offered \$100,000 for “affordable housing.” I suppose as a gesture it’s commendable but the amount is laughable at best—and anyone involved in commercial real estate ought to know that. In any case, precisely how would this money “go towards” affordable housing?
- Under the heading “Location in 2nd Tier Markets” Milhaus’s website states the company “...develop[s], construct[s], and own[s] assets in urban locations that are hard to entitle, hard to replace, and earn higher yields due to less competition.” Can you explain what’s meant by “hard to entitle” and does the ShurSave location fit that description? Can you explain what’s meant by “hard to replace” (and does that refer to the location or the asset, the original sentence here is a little unclear), and will the development at 4401 Liberty fit that description? Can you explain how there is “less competition” in this location (I take location to mean Pittsburgh not Bloomfield) when the recent rate at which similar real estate developments are being built has escalated dramatically?
- Under the heading “Financial Diligence” Milhaus’s website states the company “maximize[s]” cash flow by, among other things, “reducing expenses” and “identifying ancillary revenue streams.” How will Milhaus reduce expenses when constructing 4401 Liberty? Will there be any ancillary revenue streams associated with this development other than the proposed grocery store?

I was in attendance last night but didn't sign in because the line was long and I was feeling too lazy.

1. I'm actually super in favor of high density, infill developments at major public transportation hubs. I think this development *could* be something positive *if* the developers give serious consideration to the wants/needs/concerns of the community including....

3. Why have the developers decided to include a pool in their design when there is a public pool within two blocks of the development? When I see this it tells me that this development is not for people who are interested in being a part of our community. It is like they are creating a gated community in the middle of a vibrant urban neighborhood. They could just as easily plop something like this down in the suburbs- which is exactly what they should do if they don't really intend to build something that actually contributes to the unique fabric of the neighborhood.

4. There absolutely needs to be a fair percentage of below market/affordable units included/available in any development that moves forward on this site. Given the neighborhood's history and current demographics, their plan either purposefully ignores existing needs or jumps to the conclusion that current residents wouldn't be interested in living there. Again, they are showing us that they are building something that is not intended for the community.

5. Have any of the traffic studies they've done taken pedestrian safety into account? Have they considered how moving the store and parking entrances would effect pedestrian safety at all? In my mind saying something is pedestrian "friendly" or making *basic* sidewalk improvements does not automatically translate into being safer for pedestrians. Their current design would increase traffic turning off Ella onto Liberty and off Liberty onto Howley- two EXTREMELY dangerous intersections for pedestrians to navigate as things stand now.

6. I would like to see several spots in their garage reserved for ride sharing programs like Zip Car. Considering the existing traffic nightmare at that location, the developers should be designing in extra supports that encourage more residents and neighbors to live car free.

7. What is their plan for ensuring pedestrian safety during the construction process? I often see sidewalks completely unavailable to pedestrians during major construction projects in this city. That intersection is a major link between several neighborhoods and there needs to be a guarantee that pedestrians will be able to safely navigate the intersection.

First off, I thank you BDC for doing such a wonderful job in this community. I also applaud your mediation skills and cool temper at last night's meeting. My name is XX and I am a 34 year old resident of Bloomfield. I am somewhere in the middle in regards to my opinion on whether or not I want to see this project happen. I'm not opposed to change, rather I often embrace it. In this case, however, I'm on the fence as I very, very, (once more for emphasis) very often patron Shur Save IGA.

We, as a community, are nervous about this. We don't want our traffic to get all "screwed up." We don't want to go for 6 months or longer without a grocery store. We don't want a new, higher priced market that we can't afford. It's not ideal to go for a long period without a local market and, to some, it will even be a hardship. Can we make it through? Yes. We will figure it out, however the benefit to us would need to outweigh the cost. In conclusion, I feel as though more people in this neighborhood could be a good thing. I think that existing and new businesses can potentially benefit from this if your company is willing to be a part of the community and help the community. If your company and your eventual property staff have no interest in the community than I believe we will only see the loss of our grocery store and its employees and that's all we will focus on. I would encourage you, when the time comes, to work with your PM and encourage them to collaborate with Bloomfield Dev Corp. The staff could help spread word or participate in the local cleanup days, and other events that benefit the community.

Like pretty much everyone in the neighborhood, I am opposed to the development in its entirety. The only thing that would change that for me is the elimination of residential housing on the site, in which case I would likely still have qualms about the type of retail space to be housed there.

That said, I have some detailed concerns (and some proposed solutions) that we did not have time to discuss but are imperative in considering prior to any zoning meetings or forward motion with this development.

Public Safety

The proposed street scape includes lining Liberty Avenue with trees (awesome!) however, there was no mention of street lighting. That corner is already dark and not the safest for pedestrian traffic. In order to provide a safe street scape with the added trees, we will need to have pedestrian lighting installed as well as the street lighting (which would be blocked or dimmed by trees). Who will be paying for infrastructure additions to ensure public safety? Who will be maintaining these trees?

When asked if Howley would remain one way, the developer said "For now..." without expanding upon potential plans, only citing that the street is wide enough to support a two-way street. I will expand upon this in the Planning section, but that section of Howley is an "express route" for First Responders to allow quick access to the hospitals, as the street is wide enough to allow traffic to quickly pull over. This is much more difficult to do on a two-way street such as Main or Liberty. Making Howley two-way traffic would have a significant impact on ambulances, fire, and police vehicles when navigating the neighborhood.

Both Howley and Ella St are home to two bus stops each on the block between Liberty and Friendship and that bus runs every 12 minutes during morning and evening rush hour. Forcing all incoming and outgoing traffic onto those two streets creates more traffic for pedestrians to navigate and will cause additional bottle-necking when buses are letting passengers on and off, increasing pedestrian risks. Until I read their traffic study along with the date and time the study was conducted, I will consider it "fake news" that this development somehow decreases traffic problems.

Planning and Infrastructure

Let me be frank, the side streets in Bloomfield are garbage. I am particularly concerned about the effects an additional 230+ people in an already densely-populated area are going to have on the condition of our streets. Again the question begs, Who will be accounting for infrastructure repairs? The City already cannot keep up with the need.

The proposed 237 units boast a "whopping" 271 parking spaces which residents of the building would have to lease in order to use. Even if only 50% of potential units have just one car (115) and only 25% of those people don't want to pay for a lot space, that's still an extra 25 cars that are looking for on-street parking. The standard size of one parallel parking space is 20 feet curb length, which means we would need an additional 500 feet of space at minimum to support these additional cars. My suggested solution is that no residents of the proposed building are allowed to receive a RPP. Since the developer is providing enough spaces for each unit to have one vehicle, they do not need and should not be allowed a residential parking permit for the area.

Also, if 80% of the parking spaces in the garage are leased to residents, Milhaus is exempt from adhering to certain safety and licensing requirements for the garage which would otherwise be required of a commercial lot, such as providing security cameras and personnel for the lot, proof of paying the parking tax, etc See City Code 763.01-.04

Will the retail-use and flex-use spaces be paid parking or free parking?

With Walnut Capital looking to privatize an entire block of on-street parking just a few blocks away at Friendship and Pearl, and citizens already pushing for extended RPP, how can we support additional street parking in Bloomfield? We simply cannot.

Enough about parking...back to Howley St being one-way traffic "for now" ...The impact on traffic would be enormous. If Howley became two-way, people heading SW on Howley would have to be forced to turn right on to Main to avoid further gridlock traffic from those who would try to make a left turn to get onto Liberty or the Bloomfield Bridge. Crossing Howley is already treacherous for pedestrians. Let's not exacerbate the issue. This would also eliminate the on-street parking on Howley as it currently exists.

The current parking lot for ShurSave is home to the only ZipCars in the immediate area. The next closes ZipCar location is over a mile away at Friendship and Negley. With street parking already at a premium, where would the two ZipCars go?

Additionally, some spaces in the lot are currently rented out as park-and-ride spots for commuters during the work day. If those people no longer have park-and-ride access, where will they go? Will that just force more cars into Downtown and put a strain on the existing daytime parking issues there? This development would impact more than just Bloomfield. Downtown, Lawrenceville, Garfield, Polish Hill, etc....

Economic Impact

The phenomenon of luxury apartments displacing city-dwellers in favor of wealthier suburbanites moving back to cities is not by any means exclusive to Pittsburgh. However, we have a unique opportunity right now to mitigate and even correct the lack of planning for this while creating an environment of responsible population and economic growth for the immediate and distant future. We can do all of this while still preserving Bloomfield's (and Pittsburgh's) rich history of blue collar workers and without displacing people.

In the presentation last night, there was a lot of discussed about a grocery store. However, in the developer's plans one thing that was not mentioned or overlooked in the planning, or I did not hear the developer make any comments on how will tractor trailers be handled if a grocery store was going to placed in the structure. Will the entrance and exist be for trailer trucks dropping off food, etc. be Howley St, entrance, and Ella St, exist, be the same for all deliveries, visitors, and renters? Something to think about.

Did the developer thought of underground parking at least two level. The lower level for the renters, and the upper level, if a grocery store is secured, for the shoppers?

I am glad that the plan seems to include retail space for a grocery store within the new development. However, to echo the concerns of my fellow neighbors, is there any legal obligation to ensure that the street level retail space remains a grocery store that would be affordable for all of our neighbors. It was unclear to me from the presentation and I had to leave before the Q&A because the room was uncomfortably crowded (Although it pleases me that so many of us care about this cause). How much commitment will Milhaus have to providing a grocery store. It was in the design they presented, but are they legally obligated to ensure that it remains a grocery store? Will there be community input into the grocer selected?

1) Why can the development not be designed so that it falls within the current height variance of 45 ft? I live on Gangwish Street and am strongly against the increased height requested.

2) During construction, where will construction vehicles/equipment be setup? Can we guarantee this will not disturb the neighborhood?

3) What time of day and days will demolition and construction take place?

4) Traffic analysis did not seem to account for traffic other than that going in and out of the parking lot. Were other traffic patterns considered? What about increased traffic which will result on small side streets like Gangwish and Ella? (There is parking on both sides of the street on these streets and increased traffic could create problems for residents that park their cars there.)

Concerns

1) Increased height of building will completely change the surrounding properties including light/ shade access. Again, I am strongly against the increased height variance.

2) For the many Bloomfield residents that rent their properties and have for years, there is a good chance that this development will result in increased rentals prices. I believe this will force people out of their homes.

3) Millhaus is currently developing three properties in Lawrenceville. With such a close proximity to Bloomfield and the vacancy rates reported at these sites, I am concerned with the ability to fill this new large development.

Would the developers consider building a mixed income building instead of automatically starting all rooms at the same rate?

Milhaus seemed to consider little if anything except their bottom line in their plan. Apparently they guaranteed a grocery store to the citizens of Lawrenceville at their 201 Arsenal development. Instead, they got a spin studio. What integrity! Actually, it seemed the only concession they even considered by the end of the whole thing was the fact that maybe they didn't have to spend money to put a pool in their "castle for rich white people" (<—that was a real highlight of the live feed for me!). The fact that they had no idea there was a city pool literally yards away from their development site was pretty asinine, and I think demonstrates how little they care to even research the location from which they hope to profit.

Anyway, I'll try to keep the rest of this as concise as possible. The things that concern me the most are thus:

- 1) The way a development of the scale they propose would affect traffic— particularly the intersection of Main and Howley, which is already scary for pedestrians.
- 2) Parking, which many citizens also brought up— I live directly on Liberty and can hardly ever get a spot within two blocks of my apartment in permit area R, where these new tenants and guests would presumably be parking once the garage (which apparently will have less spots than residents in the building!?) is full.
- 3) The apartments are absurdly expensive for the median income in the area. I pay \$850/month now for a mediocre one bedroom with no oven and ceilings that leak and cave in, and if my landlord decides to up my rent because he thinks his places are now worth more— I will be priced out of Bloomfield.
- 4) The most important issue for me though— as well as for most of my neighbors— is retaining a large, affordable grocery store in the area. The point that XX of Fisk Street brought up about square footage is a particularly relevant one, because large square footage often correlates with more reasonable prices for grocery items.

The gentleman from East Liberty (involved in the Penn Plaza fight) who said that we should just call this what it is— gentrification— was a little forceful, but he was right. This proposed development will disrupt the character of our beloved neighborhood. It will displace people through landlords, many of whom do not live in Bloomfield, price gouging even more than they already do. It will displace people through isolation, as well, because Bloomfield as we know it will start to feel unfamiliar. It will also probably cause many, especially our considerable elderly population, to go hungry when they can't find reasonably priced, healthy food after 6pm. What we're asking for here is the ability to affordably provide ourselves food and shelter— the very basic necessities of life. This is a social justice issue. Please oppose this plan and please keep us informed of the ways in which we may have our voices heard through the zoning process.

I am a resident of Lawrenceville currently, and have lived in the East End for five years.

I feel that the creation of new market rate living units at the current Shursave site is a terrible idea for Bloomfield and the adjoining neighborhoods. Everyone in Pittsburgh who doesn't work for some sort of tech company knows that "market rate" units are not affordable for regular people.

Currently, I split \$975 monthly rent with my partner and that is financially tough even though I make \$40,000/year as a professional. And still, my wages are much higher than most of my friends and the people I meet everyday at work. To imagine everyone's rents raising even higher due to ridiculous and ugly developments, like the one proposed, is depressing.

Bloomfield needs a grocery store in the proposed location. A Kuhn's, or really anything, would be great for elderly residents who can't make it to Aldi's or Shop n Save. It's true that the Shursave was unappealing, but that doesn't mean the solution is to put in ugly, boxy apartments/condos that will make life harder for everyone living in the East End.

I feel it would be best if a new grocery store WITHOUT accompanying market rate living units was put in the Shursave location. However, it would be wonderful if the lot was kept for affordable or at least mixed-income housing plus a grocery store. Affordable housing is truly what Pittsburgh needs more of, and will ensure that Pittsburgh remains a great place to live, work, and raise a family for people who are not wealthy elites.

I've been reading and hearing about plans to build a new development in place of IGA Shursave. As a community member, I'm so saddened by this prospect. My family goes to the IGA at least weekly and rely on it as our go-to supermarket. I have heard from many residents that they feel the same way.

The Shursave grocery serves low income residents almost exclusively. I like it there. The idea of replacing it with housing that is exclusively for upper income people just seems mean.

We do have a concern when it comes to parking. It is our understanding that ShurSave currently leases out parking spots during the day to people who work in the neighborhood. Our question is, where do these people park once this new development goes in? As you know, street parking is already tight, and we imagine it will be even more difficult once these cars are displaced. We realized that this sector was likely not represented at the meeting since they are not residents of Bloomfield.

We understand that you have a lot of questions to answer, so no reply is needed. We would just appreciate if you would pass our concerns onto the developers.

Also- and I know this is a stretch- but we would really love a public gym somewhere in Bloomfield, whether that be at the development or elsewhere!

Before I list my concerns and questions regarding this development project, I want to thank the BDC for getting the word out and hosting the meeting last evening. I am in favor of redevelopment of the Shur Save site, but it must be much more moderate than that proposed and consideration must be given to the current residents of Bloomfield. I was disappointed with the vagueness of the developers presentation. I found each of their presenters to be unprepared and patronizing, and their comment regarding rethinking the swimming pool was downright sarcastic.

Regarding the GROCERY STORE:

Any store put at this location should not be any less than 20,000 square feet. That is the size of most Aldis and Trader Joe's.

Why did the developer place the store at Howley Street and would they consider placing it at the Ella Street corner?

There must be at least 50 or 60 parking spots designated for the grocery store only.

Regarding the APARTMENTS:

237 apartments at this busy intersection is way too many. For Milhaus to claim it will not impact traffic is ridiculous. Morrow Park has 213 apartments and the Arsenal project plans for 243 apartments. It appears that each of those developments sit on much more acreage than the Shur Save site.

271 total parking spaces is too few for this number of apartments and the grocery store combined. If two parking spaces per unit are required, why would anyone agree to only one per unit?

Is the purchase of this property contingent on Milhaus getting zoning approval for their proposed development?

The height of the proposed project is too high for the location. At least one level should be deleted.

For now, these are my questions and concerns that may not have been asked or adequately addressed at last night's meeting. I just want to add that Milhaus was formed in 2010 and has a goal of 20,000 units in 10 markets by 2020, specifically stated on their website. Does anyone really think they have the community's interest as part of this goal? This is big corporate business worth millions already. I hope that Bloomfield stands fast and does not allow this developer to pillage our neighborhood.

I attended the meeting on 1/29/18 at west Penn school of nursing. I am not in favor of the development at the shursave site.

Congrats for a fine meeting last evening. I was watching via FB and Mary Pat attended the meeting.

I think our Bloomfield Community should have a grocery store. Shadyside has several, East Liberty has several, Garfield has one, Lawrenceville has one. We deserve our own to serve those who do not have cars or are elderly.

There should be a deal to have a grocery store before Shursave closes and "development" begins.

The Developer should be encouraged to design apartments that will be more affordable and fit the character of the neighborhood. Some of the newer architecture today, even though it may look visually interesting, is constructed with shoddy, cheaply made construction material.

I have great concern to the redevelopment of the grocery store in Bloomfield. The proposed project to make it into condos is disheartening to say the least. We are becoming canned sardines in this city with all the new development of giant apartment complexes. I do not wish to have yet another one right around the corner. I think it's a wonderful idea to redevelop- perhaps into a new grocery store, but not more apartments. That's the only main grocery store in the area (Aldi and giant eagle are too far east especially for the elderly folk that live just a few blocks from shursave).

My primary concern for the development is that there will remain a grocery store on the site and that it will be an affordable/everyone grocery to serve the whole neighborhood (ala Giant Eagle/Suresave/Aldi) rather than a high-end/specialty store.

It was unclear to me from the presentation (and, squashing into standing room in the back, I left before any Q&A) how much commitment Milhaus will have to providing a grocery store. It was clearly in the design they presented, but are they legally obligated to ensure the street-level/retail space will be used for grocery? Will there be community input into the grocer selected?

As a lifelong resident of Bloomfield the one thing that always kept me here was the sense of a community, not just a area full of strangers. I've always known my neighbors but over the years that's starting to change and projects like this are exactly why. We don't want or need these fancy new apts that none of us can afford. We don't care about the amenities that we couldn't even use. For him to say the parking is enough is a joke! Besides the number of apts/condos then added with customers and also employees of the store, no way is that enough spots. Then there's the traffic. Anyone in this area trying to cross the Bloomfield bridge during peak hours already can tell you it's a nightmare now let's add 200+ residents, how is that not more traffic in the area? Then there's the grocery store, I know the store will close no matter what, I've been told Mark Davis wants out and I don't blame him. I used to work there many years ago so I know he's been there forever but that doesn't mean this project is the solution. What are the local non driving residents supposed to do while building is going on? What about my almost 90 year old gram who demands independence still so she takes her self to foodland still (it will always be foodland to us locals btw) is she supposed to fight the parking nightmare at giant eagle in shadyside? This is clearly just about making money and they do not care at all what's best for my neighborhood. I've seen what these projects did to lawrenceville and to outsiders it improved the area but to the locals it forced them out. I guess I'll take this as my first clue that after 41 years it might be finally time to go too

I really feel like their needs to be a grocery store at that location not no apartments that are going to be empty and wayyy to over priced. And not taking about no over priced grocery store like a Whole Foods or a trader jacks were your only selection is healthy and or organic food. You'll sit there and fuck around and walk out with a 200\$ dollar receipt. I really feel like it needs to stay a grocery store. I have a father that only uses that grocery store due to his medical condition and can't go to the other one (shop and save) because it's too far to drive. There is a lot of elderly people that live in Bloomfield and lawrencville, even tho I live in the lawrencville area and have been for the past 40 years, I still go up to shursave to do my grocry shopping. I really pray to god that does not turn into a apartment building.

I was unable to come to the meeting tonight due to work, but I wanted to express that whatever is developed there absolutely must include some level of grocery store/food retail that is affordable, takes EBT, etc. Without ShurSave, lots of residents in our neighborhood will be cut off from access to fresh food, especially those who don't have a car.

It's unfair that the main grocery store within distance (and that's affordable) could just be evaporated, leaving the neighborhood a food mirage (yes we have Gina and Donnatelli's, but it's further down Liberty and not always efficient, so it turns that upper hill part of Lower Lawrenceville into not quite a food desert but a mirage). It also is a little nerve-wracking that if the development is geared toward higher income folks, that likely means those who were employed at ShurSave will not find jobs in whatever development occurs.

I am all about Bloomfield growing and changing, but we don't need luxury lofts, and we don't need inaccessible stores. We need affordable, accessible necessities, affordable housing, and an influx of neighbors that will actually care about Bloomfield's community, support the local businesses and touchstones of our neighborhood, and contribute in making its Bloomfield for everyone—not just Google employees.

I love living in Bloomfield, and however this shakes out will certainly have a major impact on the future of the neighborhood. I just hope it's for the best.

Thank you for facilitating the meeting this evening, I'm sorry one of the attendees misunderstood your role in this.

- My main question centers around affordability.

Can anything be done to accommodate affordable units? Tax Credits? Is there any kind of public money available to supplement the cost of providing at least some affordability? What sort of profit margin are they looking at for this project? Market rate units are not what the community needs. If they're interested in meeting the demands of the community, they need to find a way to provide affordability.

- My other question concerns parking.

237 market rate units could conceivably need 474 parking spaces (not unlikely as a household that can afford "market rate" might have two breadwinners, often necessitating two cars)... if the spaces are leased, residents may hunt for street parking, further complicating an already stressed situation. Can (should?) the developer commit to not allowing their residents to secure any street parking permits? I believe such a commitment has been successfully achieved from developers in Lawrenceville.

Again, thanks for what you're doing in service of the community. It's very much appreciated. I'll see you at the next meeting.

I think it's very disingenuous of the developer to say they didn't have an option for affordable housing. Is there a list of funding we can send them? They didn't seem to do much homework.

I think it's at best nonsensical and at worst outright manipulative to call \$1,000 450ft² units "market rate" when similar places throughout the city are unoccupied. That's clearly not a rate set by market demand, but an arbitrary figure set by greed and indifference. It's also not reflective of the local market in Bloomfield, where I pay a fraction of the cost of one of those units... which would be about the size of my smallest room, in a 6-room home. What "market" are they including in their calculations exactly? And by what reasoning did they apply it here? I'd love to see what they're basing that on.

We're in an affordable housing crisis. The proposed rates are astronomical. If they were intended to reflect the "market," they'd look very, very different. I doubt there's even 1 comparably priced unit in Bloomfield. I don't think they get to call that "market rate." It's profiteer rate, at the cost of everyone else's increased cost of living once these purposefully inflated prices enter the area.

The architect made vague references to echoing the community in the design, but I don't see that. It looks like they photoshopped new colors onto the same copy-paste design of every other Milhaus space or "luxury" apartment building. Our community is Little Italy, with a historic character. Their "contemporary" look is not only thoughtless and out of touch, it's lazy. They acknowledged that the space is at the gateway to our community, but didn't bother to create something that reflects the community and what makes it unique. Our character is a key component to attracting and retaining people and businesses to keep Bloomfield strong in the long-term, and it's detrimental to all of us to steamroll that character in such a visible location.

If the parking is going to be an added-on cost for renters, I think it's reasonable to assume not everyone will pay for it, and that it will affect parking in the neighborhood more broadly. I feel like the answers Milhaus gave were pointedly ignoring that.

If they remove the small side road into the entrance on Liberty, does that intrude on the inlet/sign? Will sign still be there?

What about traffic at the surrounding intersection? And at the already-dangerous crosswalk, where they propose to force more traffic through to reach an entrance?

If they do lock in a grocery store... how long is that guaranteed? What does "affordable" grocery store mean to Milhaus? Is their perception remotely close to the reality of people here? And once they placate us, what's keeping them from raising rent to force that grocer out?

It's really telling that someone had to point out there was no need for a pool when there is one 2 blocks away. They know nothing about this community they're thoughtlessly eroding.

Quite frankly, it was insulting to hear the developers say they "understand." Clearly that's not true. The way they pitched sidewalk space (which already exists) as some sort of added benefit without meaningfully addressing the negative impact of what they're proposing is irresponsible and condescending. Since they've ignored the many, many things they could have done to make this a more community-friendly project, and because of their reluctance to engage at all on the topic of affordable housing, I don't know how we could trust them to move forward in a way that's actually considerate of the people here-- who will all be deeply impacted by their decisions not just now, but as they evolve their plans and as the neighborhood changes in the wake of their overpricing. Their priorities are pretty clear. We're not one.

This is my home. I do want it to grow. But this isn't growth, it's gouging.

One question I forgot to ask was how they intend to reduce storm water runoff. The site is already poor for runoff as it is, and I would hope environmental goodwill would they're show working to improve the community in one way. But I feel they need to do more.

A couple other follow up thoughts/requests/question I have from my notes based on my almost exactly 8 years of living in Bloomfield:

-They did not have to look at the impact outside of the development. So no note about the impact on the Bloomfield Bridge, which I think it should required that the city conducts a follow up study on the effects on surrounding, non-site traffic.

-Only filled 36% of apartments in 1 of 3 buildings. Only 1 building is done, I believe. There should be a market study as it appears the market is slowing down, for now and maybe only for a little bit, based on what I monitor on Trulia. Yes, since I bought my home I continue to watch. (So I can neb in other houses and laugh at the prices of some.)

-Saying that there is a 12-15 month in between grocery stores. This is low balling, according to the architect neighbor-friend that I was sitting next to. It would probably be longer than that.

-Huge concern on already dense parking since those spots will be an extra charge. Many people living there at such high prices with multiple cars will opt to fight for \$20/year street parking. Meaning many residents will not be able to even park in their zone. It's already hard enough to park near your own home as it is.

what will happen if there is no zoning variance and what will happen to the property? I know you are aware but us standard in the back we can't hear or see nor did we get the handouts. May I respectfully request another meeting ? It would allow us to all see the project. Or make sure those handouts are on your website. Why do they need a zoning variance? Why does it need to be 5 stories? Why not 3 stories? How will this firm improve the water and sewer infrastructure? Why do they get a LERTA?

My question - which was asked but not answered publically was the following.

Will this development continue without the requested height variance or any other zoning variance?

And why does the developer need a height variance? Have shade studies been done and have the residents of those streets been engaged?

Why have amenities "inside" the site, when there is a pool, bocce court, fields and green space all within 2-5 blocks of the apartment? Why not make the courtyard - or better yet, develop green space for the entire community to use?

It would be helpful for me to understand how the BDC takes a position on this type of development? And when will that be known? Many times the ZBA looks to the community group/community development corporation.

I don't agree with the plans by the developer because there will not be enough parking. 1 to 1 for the residents isn't enough. These people can't get residential parking permits. Adjacent residential streets can't handle the construction vehicles and hardship of construction. Where will the construction workers park? Has been a viable grocery store since at least the 60s. 1,000 is not affordable for most people in Bloomfield

I am a resident of the Bloomfield-Friendship neighborhood for the past 25 years and I am a regular shopper at the Bloomfield IGA ShurSave grocery store.

I attended the meeting on January 29, 2018 regarding the proposed development of 4401 Liberty Avenue site.

I was excited to see that this entrance would be getting a make over - it is the front door of our community and a new property there would make it more inviting.

I would like to see a grocery store be placed back in this location for the community. I think this new property would connect the downtown and Lawrenceville communities with Shadyside / Friendship / East Liberty where so much development is currently going on.

I also believe that it would stimulate growth in the Bloomfield Neighborhood and bring other businesses in to fill some of the vacant store fronts on Liberty Avenue and give the existing businesses a boost with new residents moving in.

I think the Bloomfield Community should ask to see a Shadow Report from Milhaus, since the proposed building would be taller than what is currently there and may make the surrounding streets darker.

I do not know if this is possible, but could it be suggested that X percentage of the employment of the new building - be East End residents - 15225, 15202, 15206 residents? This could be office staff, grocery store workers, maintenance, housekeeping, security, etc. This may help the community grow and see that benefits of having this mixed use space.

hanks so much for hosting tonight. It was wonderful to see how many people in the community come out, although I certainly wasn't surprised. I had a question/subject that wasn't addressed during the meeting but I think the community needs Milhouse to answer and make public.

As BDC is obviously aware, that intersection is extremely important to this neighborhood - and dangerous. It's still dangerous besides having a bike lane and a couple of dedicated turning lanes. There's also 6 bus routes and numerous bus stops (Howley and Gangwish, Liberty and main, Liberty and the bloomfield bridge, Liberty outside of the beer distributor, Ella and Liberty x 3). Not all of these are on the exact site of the development but are still close enough that the development certainly impacts them.

The developer gave lip service to the focus on "multi-modal mobility" because city planning demanded it of them, but besides mentioning the wide sidewalks on the Liberty Avenue front, there was no discussion of bike lanes, public transportation and any changes to that intersection. This development is a great opportunity to improve that intersection but as far as the public has been informed there is nothing changing. Are they planning on multiple lanes on Main heading to Lawrenceville so the traffic going onto Howley doesn't back up the traffic on the bridge more? Will they be adding a stop sign at Gangwish (on both Howley and Ella)? Have they spoken to the Port Authority about the impact on the bus routes? They've spoken to City Planning - what are they actually doing about the bike lanes that exist there and the traffic island? I, and I would like to think many people in the neighborhood would support changes to that intersection that made is safer for people on all types of transportation. The only thing about safety they mentioned was getting rid of the liberty avenue car exit/entrance. That's not what causes the problems there.

It sounds like you are putting together a packet of additional questions for them to answer and be a part of the minutes, so I would love if they could address this.

Additionally, I'm very skeptical of their traffic study and how they determined that there will be negligible increased traffic. There needs to be a clear and layman explanation of how adding 273 apartments (aka increased people driving into that location every day, retail aside) will not increase traffic at all. Additionally in terms of parking, that lot services lots of people who work in the neighborhood and park there during the day. Where will they park? With the parking not being included, there will be tenants who do not get a parking spot and park on the streets around the neighborhood - will residents be allowed to get parking permits for JJ?

In all lots of issues regarding the infrastructure around the site that were not addressed - either they haven't considered them or were purposely not putting forth that information. Either way it's concerning.

I attended most of this evening's meeting. I left about 8:00 shortly after an impolite and uninformed woman personally attacked you. I commend you for not taking the words personally, for composing yourself and answering in a professional manner.

I did not stick around for the session to develop a community consensus. However, I'd like to provide my vote that Milhaus has done an admiral job of planning and I like the proposal. I love that an out of town developer has chosen Bloomfield to invest in. 200 more residents to shop on Liberty Ave is a great thing. The removal of the Shur-Sav eyesore is overdue. The complex will be a great front door and a Fone welcome to Bloomfield.

Finally, I don't believe that it's a private developer's job to provide low income housing. People pay what they can afford and live in housing that they can afford. Let the free market sort it out.

My wife and I bought our home here on Milgate Street in August of 2016. We love it. We used to live in a nice sized apartment on South Evaline Street in Friendship--2.5 bedroom, 1 bath for 1000/month. It wasn't in the best condition, but it was a nice first home when we got married. We had a baby in October of 2016, right after we moved in here on Milgate. He's almost 16 months now. All this to say, we love our home and our neighborhood. I am a freelance graphic designer and my wife is a yoga instructor. Our home has a second unit on the third floor that we rent out. With all this, we're able to cobble together a living. We love that we have a walkable community with green spaces nearby and restaurants to choose from. We love that there are endless bus options and driving (depending on the time of day) is relatively painless. We like that the community is filled with people of all different ages and backgrounds. And I'm a Zito, so it does my Italian heart good to be living in Little Italy.

All this to say, we like it here, but this development has us worried. I have a number of questions/concerns I want to express. Some of this came up tonight at the meeting, so you don't need to answer questions you've already heard. But if anything sticks out as uniquely needing to be addressed, I'd appreciate it.

1. Is Shursave closing no matter what? Is the owner actively looking to sell/offload the business? What types of places are being considered to go in instead? (I've worked in grocery in a number of capacities over the years, in large corporate settings and in small privately owned settings. I know that the cost of running a grocery store is incredibly high, the profits incredibly low, and the buying power of large corporate grocers makes it next to impossible for small time grocers to compete. So, if this is the case, I understand. I think people might be a little misinformed in thinking that Shursave is thriving enough to stay open. A handful of people in line during the busiest hours is not enough to cover the overhead of food waste and competition.)

2. Besides grocery, what other kind of retail are they looking to bring in? There are a lot of empty spaces on Liberty already. I'm concerned they'll stay that way.

3. The intersection at Howley and Main is INCREDIBLY dangerous. I feel terrified taking my son across there in the stroller, but if I need to go shopping on Liberty anywhere, there's really no easy way across without walking multiple blocks out of my way. Is there a plan to mediate this with this development? Or is it just going to get even worse?

4. Right as you enter Bloomfield, there's a big, beautiful sign proclaiming "LITTLE ITALY" that I think is really cool. I'll be honest, the Italian identity and culture of the neighborhood even now leaves something to be desired. My big concern is that this development will in no way contribute to the aesthetic and culture of Little Italy--if not detract from it altogether. From what I've seen from this developer's other projects, it's usually more like a pile of shipping containers with windows. Can they be compelled/required to mimic the brick and mortar style of the rest of Liberty? Can we get more Italian grocers or restaurants? They are going to be the gateway into Bloomfield after all.

Overall, I also want to echo what was said by so many people at this meeting tonight. We don't need overpriced apartments. "Market Rate" should be the market that's here, not the market they want to replace people with. There's nowhere near enough parking for the number of residents of the new development and the current residents plus customers.

Finally, I want to point out something that I think is very important for the record to reflect. Tonight a woman asked the developer to commit that if there's no grocery store locked in, they won't build. He committed to making it public whether or not there will be a grocery store before they build. That's not the same thing. Right now it feels just as likely that they're just going to do whatever they want, let us deal with the aftermath, and shrug it off on a technicality.

Allowing this project to go through is the equivalent of selling Bloomfield's soul. Sounds dramatic, yes. But even with "conditions" it will destroy the flavor, ethnic heart, and neighborhood that makes up Bloomfield. It's not being built for us, but to bring in a richer demographic. There's a special place in hell for developers. Shame on you for selling out this community!

I am concerned with the potential sale of Shursave and rezoning of the location to a residential lot. Bloomfield does not need more condos when parking spaces are already limited for current residents. The current condos being built throughout the city are not even being filled to capacity. What we need is more affordable housing.

Furthermore, removing the local grocery store will only create a food desert and will result in decreased nutritious options and increased food prices.

Please let me know what I can do to ensure this lot does not get rezoned and the current company vying for development is unable to move forward.

Bloomfield is one of the last mildly affordable neighborhoods in the city of Pittsburgh with direct access to public transportation and is not a food desert. Please do not allow Milhaus to continue with their plans to build 220 market rate apartments. It is truly shameful to tear down an affordable grocery store to build apartments that a majority of Bloomfield residents cannot afford. Not only is this a discredit to hardworking Bloomfield residents, the neighborhood does not have the infrastructure to sustain this development. Liberty Avenue and the Bloomfield Bridge already experience congestion without an additional 220 units. Most people who can afford market rate apartments own and use their cars. Where will their vehicles go?

Instead of forcing us out, invest in us. Opt for a community focused development- whether it's below-market rate units or a year-round location for the Bloomfield market. Can you imagine if Pittsburgh had a market akin to the Lancaster or Philly public markets?

If Shursave is an important part of the community, particularly for underprivileged folks (we don't know), we would love for it to stay. If you need people to show up to fight for it, we may be able to show up.

Other than that, I'm not opposed to a large apartment complex as long as the majority of units are affordable. Penn Plaza was demolished not too long ago and displacement is horrifying. Making sure folks can stay or move back into the city, where there is transportation, is important. Again, if you need people to show up for this, we may be able to do that.

I've been a resident of the 15224 area code for over 10 years now. Bloomfield needs a supermarket, not high end apartment complexes. It needs a place for young folks who can't afford a car, elderly who have mobility issues, families who are short on time and anybody else to have access to a variety of affordable food. While Bloomfield does have a handful of other food outlets, they are too specialized to serve the neighborhood. This city has had a massive explosion of residential developers coming in a very short time and these spots that are already built are not even occupied. Architecturally they are an eyesore. Practically they are a short term solution and a money grab. There enough beautiful buildings that have been neglected due to economic shortcomings that could use revitalization with this new "economic boom". Make Pittsburgh nice for those of us who are already here, many who have been their entire lives. We don't need more housing for folks who are only moving here for a job that don't plan to invest in the community. We need solutions that give, not just take.

Consider including more red brick into the facade to echo current important buildings in the neighborhood

Parking needs to be 2 per unit. because all apt residents will be eligible for on-street parking permits, and this will spill over onto the already tight parking for the homeowners on Ella & Howley & Gangwish

1. Can you add more units instead of pool? If you can, will they be affordable since financing was presumably set at 237 units? 2. What is to stop residents from not paying for a parking space and instead parking in grocery spaces? 3. Are you receiving or planning to apply for state funding or any county or city tax abatements? 4. Are you willing to commit to hiring local companies for demo, excavation, and construction? do you have a minority-owned business hiring policy? Do you have a woman-owned business hiring policy? 5. Are you willing to commit to work with local employment agencies to train and hire local micro-local employees to staff grocery? to staff rental office? amenities? 6. Will you make your construction management plan public? Will you attend a construction management plan meeting? will you do the same for you MPTP?

| |
|---|
| How does this development differ from the ones that have chased hundreds of people of color out of their neighborhoods? How does it feel to deprive a neighborhood of elderly folks their only affordable and accessible food source? How do you sleep at night knowing that you are a literal supervillain? |
| Why develop the middle of the neighborhood? Go to the hollow. |
| How is \$1,000 for a 450sqft unit "market rate"? Does that reflect the local rates - at all? Have you looked at other avenues for affordable housings? Sounds like you did not. |
| Facilitate bus transit w/shelters outside the building |
| Bloomfeild parish newsletter has had announcements from the Bloomfield Citizens Council |
| Why can't this development function within the current height variance of 45 ft? During construction, where will construction vehicles go? Residents park? What times of day will demolition and construction take place? |
| What neighborhoods do each of the developer live in and how long have they lived there? What are the personal incentives of each developer aside from salary? What is your economic relationship with city officials and how many of them are currently on Milhaus' official payroll? Please provide the names of those city officials. |
| What will happen to the VFW mural? How much government funding of our tax dollars will be used? Perhaps provide a regular shuttle a few times daily to grocery stores |
| What will happen to zip car spaces? How much of this plan is a gamble regarding Amazon moving here? What if it does not? Apt. applications notoriously screen out diverse applicants, often subvertly. how will Milhaus prevent this? Any studies on how this will impact/gentrify the area? Would love this to be a requirement What are your criteria for apartment applicants? "Luxury Apartmetns" drive transient/temp populations (see Florida) How can we encourage long term residents invested in community? |
| How will this project benefit existing long-term and low-wealth residents of Bloomfield? WWhat is the developer's record on using MWDBE firms in the construction and maintenance of their projects? Will they commit to hiring MWDBE firms for the construction of this project? Will the developer commit to following the highest "green" design standards? Will they commit to minimizing the environmental impact of the construction & maintenance of this building? Will they voluntarily follow the city's and foundation's P\$ development metrics? |
| You are asking for height variances that should allow for a denser development with more units that is ultimately more profitable for you. What does your pro forma look like with and without those variances? How will this project benefit existing long-term and low-wealth residents of Bloomfield? And would you be willing to add affordable units in order to receive those variances? I agree 100% with comments about affordability and grocery store, as well as concerns about vacancy rates at Arsenal201 project and lack of a market for high priced units. |
| Eliminating the grocery store will create a food desert for the 1,200 residents of Polish Hill |
| Milhaus is requesting to be a part of the Bloomfeild community. In particular, it is proposing to remove a grocery store and replace it with market rate rental units. As a member of that community, I believe it has a responsibility to do a thorough analysis of the effect of its proposed development project. In particular I would like to see the following: 1. An analysis of the current demographic and economic profile of the residents of Bloomfeild. this should include the price and travel time involved in a typical basket of goods (grocery, rent, restuarants, entertainment, etc). This part of the analysis should answer the question "who lives here now?" 2. an analysis of the demographic and economic profile of the likely new tenants. how do they differ from current residetns? 3. A serious projection of how the new residetns will affect the array of services offered within the Bloomfeild community. What is likely to happen to rental prices? Grocery prices and availability? Restaurant price? Price of a typical basket of goods? Accessibility of a typical basket of goods? In short, how will the current resident be affected by the changing demographic and economic profile of the community? Without a rigorous analysis fo the above questions, it is hard to accept in good faith that Milhaus seeks to become a reliable community partner. |
| If you do not get variances requestd will you still be moving forward with the development? |
| Can we develop a group to help the elderly get groceries like Bloomfield Buddies or Basket Buddies? I am a student nurse, would love to help! |
| Concerned about ShurSave employees that are losing their jobs. Besides inconveniencences for shoppers in community |

For affordable housing you don't just have LIHTC's. There's gap financing through the housing authority and other options through the state. So why aren't you willing to pursue those?

Pittsburgh recently adopted a climate action plan. What features will this development incorporate to support and align with this urgent initiative? P.S. look at Lucky's grocery stores - reasonable priced organic - labor intensive displays = more jobs

Maybe you could offer an access type van for the elderly Bloomfield residents who have to walk to the grocery store during the construction

How does a five story housing project for rich people deserve the integrity of our community? Specifics, please.

Ask in a very forward manner: do they understand and implement any green practices? I would expect as a resident, knowing that they are eliminating parking lot; they need to have a net-positive stormwater retention effect; not just have rain hit roof and go straight into runoff. They can't add to sewer shed. Also even if not LEED certification should be required to meet LEED at least and include low energy appliances.

Was there an environmental impact study done? The infrastructure is already dated, overburdened by existing development. How do you plan to mitigate environmental impact of this development and do you plan on implementing infrastructure improvements in the neighborhood?

- shame it was so crowded, hard to hear in the back, but hell of a crowd
- shame they picked on Christina, just trying to inform the neighborhood, you kids are doing good work for Bloomfield
- like idea of cutting pool, other amenities
- been here a while; need a grocery store for older folks who can't get around
- kids get mad about cost, but that's going rate today, feel bad for younger generation, student loans; tough to be young today things never go down, only go up
- used to be easier on one income—prices so much higher
- but people make more money, often multi-income families, people working multiple jobs
- didn't think developer was as good, thought Walnut Capital guy at Pearl/Friendship seemed more in touch with the community
- for it, want something to go in there, but need grocery store old folks can get to and afford

Can Milhaus require its tenants to not apply for on-street residential parking permits? That's what they did at Arsenal 201, at we should get the same commitment here. Otherwise the development will put further stress on the area.

- since they haven't sold the building yet, maybe they can enlarge it; would be good to just enlarge it because they have a lot of good stuff that others don't have; maybe they could give the building an upgrade because it isn't very clean--kinda run down
- don't have room for courtyards and 4-way traffic; don't want to mess with the buses or traffic--don't want higher taxes, want lower taxes, and way to do that is not having too much
- don't need all those apartments either, folks who have to pay for college can't afford it; don't need expensive apartments; we're not poor but middle class, trying to turn neighborhood into something that isn't; can't afford stuff like that like Shadyside and Squirrel Hill. Not one of those high-pollutant neighborhoods like Shadyside

- don't think we need another high-rise in Bloomfield; have enough high-rise buildings in Lawrenceville, Penn Ave in Garfield, hotels in Bloomfield, don't need any more
- neighborhood not a business district

I really hope you guys don't allow them to put an apartment building there; there are too many in this area. They're ruining my neighborhood (Shadyside) with these apartments buildings, and now they're building a 720 unit one on Centre and S. Craig, almost finished with it, hear all student housing.
-we really need to take care of our neighborhoods, hopefully with your work we'll be able to get another grocery store in there
-Bloomfield is such a great, great neighborhood. I run to that Shursave all the time and love walking up and down your avenue, so please, please don't let them put apartments in there.

-call it "Trump Tower Comes to Bloomfield." 99.9% of those at the meeting were against this horrible situation, and if it happens, it will be a big problem.
-only will fly with a grocery store, but scared they're in bed with the mayor

There is already a lot of traffic on Ella; we get school and regular buses, vans, trailers, everything. They make the windows shake and are bad for the foundation, and everybody parks here--even out-of staters. I don't want an entrance on Gangwish adding to all that.
-All for getting a store, but more out-of-towners will lead to more drug traffic. BCC only worried about making money for their businesses and not about residents.
-How much can we take? It's not right.

What Milhaus should do is offer a shuttle to a grocery while they're doing construction or something like that, would probably do a lot to appease the vast majority of people who are mostly upset about the food desert.