

**HPCC  
Monthly Community Meeting  
February 21, 2019  
St. Andrew's Church**

**Meeting Called to order at 7:00 pm by Monica Watt**

**Police Zone 5 Update – Officers Baker, Rush & Crawford**

Please 311 for complaints such as potholes and loitering. The calls go to the mayor's office and then to the appropriate agency/department. All 311 calls will be tracked; you will get a tracking number and can go on-line and check on the progress. For emergencies or suspicious activity, use 911.

Be sure your car doors are locked. Thieves will walk down the block, checking car doors.

There was a burglary on the 1500 block of Wellesley during the day. They have video footage of the culprits and are looking for them. There are many burglaries during the day because that's when thieves expect no one to be home. If you have an alarm, be sure to turn it on when you leave home.

Someone asked how to get more traffic enforcement to address speeding. The officers recommended calling 311 and it would be routed to the traffic division. Monica has talked to Councilwoman Gross about speeding and how and where the HPCC could put flashing speed indicators. Councilwoman Gross is helping figure out the process with the city and possibly a subsidy to help the HPCC pay for them.

June 29<sup>th</sup> will the Zone 5 Community Day.

**Melvin from Rep. Gainey's Office**

Rep. Gainey's office is going to start having a regular presence at our meetings. He is here to listen and provide materials for our welcome bags.

**David Atkinson – Candidate for School Board**

David introduced himself. He lives here in Highland Park and announced that he is running for school board.

**David Hance, President, Highland Park Community Development Corp (HPCDC)–  
2019 Update**

David provided a presentation on the HPCDC. It is an all-volunteer organization whose mission is to fight blight, increase inclusion and affordability (re: rental properties), build on our neighborhood's diversity, and continue making Highland Park welcoming and accessible to all. HPCC sets the neighborhood vision, whereas HPCDC implements development goals set by the neighborhood.

David provided some history of the organization. HPCDC was founded to focus on the "Southwest Quadrant" of the neighborhood. At the time, there were many absentee

landlords, a steady decline in property value, and an increase in crime. Initial projects were in that area included some with private partners. After doing several projects, more private developers were willing to invest, which was the goal – to correct the market. HPCDC was also involved in developing the 2004 Community Plan (which is accessible on the HPCC website) and getting part of the neighborhood named a national historic district. HPCC and HPCDC are currently working with Preservation Pittsburgh on getting the park (Highland Park) including on the National Historic Registry.

HPCDC has been more active on Bryant Street in recent years, undertaking a 3-phase project. The private sector can't afford to buy these properties, renovate them, and then use them, so the HP CDC partners with the URA and other organizations to acquire and renovate buildings.

- Bryant Street Phase 1: They purchased and restored the building that houses Park Bruges. The neighborhood's National Historic designation helped them get federal tax credits for that project.
- Bryant Street Phase 2: This is the new building next to Park Bruges. The apartments are rented and the commercial space is half-filled. They had to spend more on finishing the project so they couldn't build out the commercial space. As a result, although they've had interest in the other spaces, they couldn't respond quickly enough for perspective tenants. However, they just got funding to install walls, baths, etc., to the remaining spaces so that they will be able to prepare the sites more quickly. They also want to do some landscaping there. Bryant Street has an active restaurant scene, so this building was intentionally designed not to house a restaurant. They are hoping to attract businesses that will generate traffic there during the day.
- Bryant Street Phase 3: This site is 5800 Bryant Street, across from Park Bruges. Work is currently under way there. The renovation is about 50% complete and should be completed in early summer. The space is envisioned as a ground floor commercial space facing Bryant Street (maybe a small restaurant space - a wood fired pizza restaurant has shown interest), office space on 2<sup>nd</sup> floor facing Bryant (they are looking for tenants), and an apartment in the back. They also own the lot next door and have talked to people about building that out. It has the potential for a building with first floor retail and 2<sup>nd</sup> and 3<sup>rd</sup> floor apartments.

They also own the empty lot across from Smiling Banana Leaf. They need a partner to work with them on that. When they bought that lot, there was a building on it that they had to demolish it. Someone asked if the lot could be public green space with tables, which generated a lot of support from the group. HPCDC has been approached by Grounded to do some green space upgrades there and it may be possible to partner with HPCC to do something.

Some of the sites that HPCDC has redeveloped on Bryant Street and elsewhere have include apartments. For the apartments they've renovated, they maintain ownership and have professional management. The apartments are a mix of low income, affordable, and market rate apartments.

**Other**

People raised concerns about the buses idling on Mellon Terrace while they buses wait. They asked the HPCC to put pressure on Port Authority to have them turn the buses off while they wait, although this has been an issue for 20+ years. Monica agreed to discuss it with the Port Authority Director the next time they meet.

**Next Meeting:** Thursday, March 21, 2019 at St. Andrews at 7:00 PM. The HPCC Board will be engaging community members in an exercise to identify the priorities the community would like the organization to focus on.

**Meeting adjourned at 8:12 PM**