

## Greater Hazelwood Community Meeting Notes 2/14/23

### Grocery Store Updates and Sarah Dixon Innovation Center, Equity One Stop Shop

- Challenges and opportunities In Hazelwood
  - Food desert
  - Minority/community ownership
  - Employee ownership
- Sarah Dixon Innovation Center
  - Store on bottom and wellness clinic, childcare, and financial center upstairs
  - Currently thinking building will have 19 million and 21 million total cost
    - Assessing how much debt the project can handle
    - Seeking other financial programs, grants, and cash opportunities
    - Think it's a sustainable reach
  - Lower level parking, 2 levels, 2,700 sq ft per floor, 95 total parking spaces
  - 18,000 sqft-20,000 sq ft grocery store
  - Interior green wall with plants
  - 20,000 sq ft second floor to support the community (clinic, childcare, financial center)
  - Greenhouse on the third floor, along with community space, and rooftop patio
  - Brick for the body of the building, steel along it, and glass on the upper level and NE corner
  - Questions/comments
    - What will be done in terms of accessibility?
      - From a financial standpoint, not looking at accessibility specifically but will be included in the overall costs, the building will be accessible, and there will be an elevator to reach all floors
    - What kind of ventilation will be provided for the underground portion of the parking?
      - There will be ductwork and fans than will filter exhaust and bring in fresh air
    - Will the front doors open automatically?
      - Yes
    - Will this include a health center to serve the community?
      - Not in this building, but the Equity One Stop Shop will have a free health clinic
      - Clarifying question: will there be somewhere to workout and be active? Not in this building
    - Is there a laundromat in this building or consideration?
      - No, not this building
    - Where will the entrances/exits be for the parking?
      - At the same opening, the same ramp
    - Will there be a loading dock?
      - Yes, adjacent to the parking structure ramp in the same opening, off the street and will not block traffic

- Multi-stakeholder co-op facility
  - Real estate co-op
  - Consumer co-op grocery
  - Employee-owned worker co-op
- Cooperatives
  - What is a cooperative? A member-owned enterprise that operates to achieve collective economic, social, and/or cultural goals whose governing decisions are made democratically by the members
  - A viable alternative to extractive business practices, giving members control over working conditions, decisions, and the business' impact on their lives
  - Principles
    - Open and voluntary membership
    - Member economic participation
    - Democratic member control
    - Autonomy and independence
    - Education, training, and open information
    - Cooperation among cooperatives
    - Concern for community
- Comments/questions:
  - Will there be preference for Hazelwood community members?
    - The co-op members themselves make that decision, it will be inclusionary, and have a preference to residents
  - Can there be adjustments to the architectural plans to make a separate entrance and exit ramp?
    - This can be taken a look at, but there are some limitations with the site and maneuvering vehicles
  - Will there be a sidewalk?
    - Yes
- Equity One Stop Shop Resource Center
  - Johnston Ave.
  - Church, hall, and residence
  - Over 1 million dollars secured in financing
  - Project Overview
    - Place to worship
    - Place to serve social needs
    - Place to foster community
    - Place to live
  - Website link: <https://poorlaw.org/development-projects/equity-one-stop-shop/>
  - Questions/comments:
    - How will it be funded in the future?
      - Part of the revenue stream is from the rent from tenants
    - Will this property still be historic?
      - Yes, but it's not registered, will be talking more with Jaquay Carter

- Poorlaw.org comment section for input

### **Public Art for Tecumseh St and Second - New Parklet**

- White brick currently
- Utilitized right now for a lot of different things
- Industrial Arts Workshop - makes sure youth is involved in creating public art, location by Cribs for Kids
- Arts Excursions Unlimited
  - Encourages cultural experiences outside the neighborhood
  - Completed a mural by the train tracks, along with many other projects
- Space will include a bike rack, and communications element
- Timeline:
  - February 23: Community Art Direction Session 1, 6:00 PM at 4713 Chatsworth ave, dinner included, all ages, no rsvp
  - March 23: Community Art Direction Session 2, 6:00 PM at 4713 Chatsworth Ave, dinner included, all ages, no rsvp
  - June: Hand off to IAW apprentices
  - July: Design reviews by community
  - August: Bagin fabrication
  - September: Begin installation
  - October: Dedication and ribbon cutting
- Contact:
  - Edith Abeyta
    - [edithabeyta@gmail.com](mailto:edithabeyta@gmail.com)
    - Call/text: (412) 295-1795
  - Tim Kaulen
    - [tim.kaulen@iawpgh.org](mailto:tim.kaulen@iawpgh.org)
    - Call/text: (412) 916-7051
- Questions/comments:
  - Is there a fee?
    - It's totally free
  - Should you bring food?
    - Food will be provided, not potluck, but you can bring anything else if you want!
  - What will the art be?
    - It will probably most likely include metal, the art is still to be determined
  - Who will the parklet be open to?
    - It's a public space, vendors (managed) may be a proposed use, but more will come out in the next couple months

### **Gladstone Residences Update**

- Working on an interest list, cannot create a priority list, to make sure Hazelwood residents and those interested are notified about when applications will open
- Under fair housing, it is illegal to give preference
- Expected to finish Dec 2023