



To: The Community

From: The Hill CDC

Date: July 18, 2017

MEMO

Thank you to those of you who were able to attend the emergency meeting regarding the construction of a new drug and alcohol treatment facility on Grove St. facing Centre Ave. We had over 65 people in attendance, including Hill District residents and stakeholders, representatives from Gaudenzia, representatives from the development consulting firm hired by Gaudenzia, an attorney representing Gaudenzia, and current clients of Gaudenzia.

Many Hill District residents expressed concern with the process by which Gaudenzia sought to develop a new residential drug and alcohol treatment facility, as well as the location of the facility at 420 Grove Street.

Summary points:

- **Proposal** – A New Residential Drug and Alcohol Treatment Facility
 - 3 story residential drug and alcohol treatment facility housing up to 30 individuals being treated for addiction.
 - Gaudenzia, Inc. is seeking a zoning special exception as well as variances for the setback requirements so they can begin construction.
- **Misalignment with Community Plans** – The construction of a new residential drug and alcohol treatment facility in the zone of the Centre Avenue corridor that has been designated as the Centre of Culture does not align with the community's vision outlined in either the Greater Hill District Master Plan or the Centre Avenue Corridor Redevelopment Plan.
 - Greater Hill District Master Plan
 - The treatment facility is not family friendly housing.
 - The treatment facility does not honor the African American cultural legacy.
 - There is limited parking
 - Parking for staff only – 6 spots

- Centre Avenue Corridor Redevelopment Plan – Centre of Culture
 - The community has identified this portion of the Centre Ave corridor as a cultural, entertainment, & hospitality district.
 - A residential alcohol and drug treatment facility does not fit the community's identified uses for this portion of the Centre Ave Corridor.
 - This area of Centre Ave has also been identified as the front door to the Hill District. Hill District residents and stakeholders expressed that it is not their desire for a drug and alcohol treatment facility to be placed at the front door to the Hill District.
 - This area has also been identified as an African American cultural center. The placement of a residential drug and alcohol treatment facility perpetuates the negative and inaccurate stereotype that African American communities are drug and crime ridden.
- **Clientele** – 2% of clients served by Gaudenzia in the Hill are Hill District residents, and 12% are African American (this is the latest data given to the Hill CDC by Gaudenzia).
- **Zoning Requests** – Gaudenzia is seeking (1) a special exception to operate a Community Home in an area that is not zoned for such a use, and (2) variances on how far back the property must be set from the sidewalk and neighboring lots. The city has not yet made a decision on these requests.
 - Special Exception for a Community Home
 - The area where Gaudenzia plans to build the new residential treatment facility is zoned for multi-unit residential use. This type of zoning district does not include community homes, such as residential drug and alcohol treatment centers.
 - Should the city not grant Gaudenzia's request, operation of a residential drug and alcohol treatment facility on that site would be in violation of the City's Zoning Code.
 - Setback Variances
 - Gaudenzia's planned residential drug & alcohol facility is not in compliance with the distance required from the sidewalk and surrounding lots by the City's Zoning Code.
 - Gaudenzia is seeking a variance to allow them to build up to the edges of the lot.
 - This is not in conformity with the homes on that side of the street, and would obstruct their current sight line to Centre Ave.
- **Demolition of House of the Cross Roads building** – If Gaudenzia constructs a new residential treatment facility, they plan to demolish the existing House of the Cross Roads building.
 - This building is a historic structure in the community.
 - The building could potentially be rehabbed and used for commercial and/or residential development.
 - The Greater Hill District Master Plan and the Vacant Property Strategy prioritizes rehabilitation of the Hill District's historic inventory rather than demolition of buildings. This is meant to preserve the character of the Hill District as well as limit the amount of infill development that is needed.
 - Gaudenzia did not state what the future use of their existing building site and

parking lot would be once the property was demolished. Thus, it can't be determined if Gaudenzia would build additional treatment units on their existing site in the future.

Note – Please be advised that Gaudenzia has proposed uses for a property partially owned by the Urban Redevelopment Authority along Centre Ave. This proposal is not under consideration by the Zoning Board of Adjustment at this time.