

Preserving African  
American Culture

# 346 Miller Street Apartments



DESIGN BUILD 3

ARCHITECTURE - ENGINEERING - INTERIOR DESIGN





**A PICTURE IS WORTH  
A THOUSAND WORDS**

# Build Upon African American Cultural Legacy

## Local artist involvement - #ArtsinHD

Exterior wall mural:

- Thursday October 28, we co-hosted an informational session to approximately 5 local artists explaining our budget, thoughts and concepts with a Q&A after our presentation for the artists thoughts and input on the project
- We released the exterior wall architectural drawing to all participants for their use in the bidding process
- Concept sketches were requested from each of the artists along with their bids
- Budget was estimated between \$5,000.00 - \$10,000.00 for this portion of work
- Bids are due this Friday November 5<sup>th</sup> in coordination with Jordan Smith
- Once we have selected an artist, we will make their concept available to the community



# EMPOWERMENT

# Economic Empowerment

## MWBE goals

### Plan development:

- Project timeline:
  - If approved, we will present to the Development Activities Meeting on November 18th.
  - After our Development Activities Meeting, we will then go back to Zoning for our final approvals, on or around November 22nd.
  - Once zoning approval is received, we will finalize the PLI (permit process) for construction, on or around December 1st.
  - Moving forward into sub-contracting phase, we will receive a list of local contractors from the HillCDC in all trades of construction for this project and setup a Zoom session for all contractors to explain the scope of work and host a Q&A session after. This will occur on or around January 10th. Recruiting and engaging MWBEs will be the ultimate-goal of the Zoom meeting.
  - This will be a non-union project, sub-contractors are not required to carry a bond, the GC will. Contractors will be given a 3-week time frame for bidding, after bids are received on or around February 1st. Bids will be released immediately after the opening.
  - Payment terms will be 60 days as established by the General Contractor.
  - All bids will be submitted to the project Foreman that the owner will use on this project. Information will be released to the contractors once more information is available.
  - Spreading the word through the HillCDC, the community and local contractor involvement is our end goal in this part of the process.



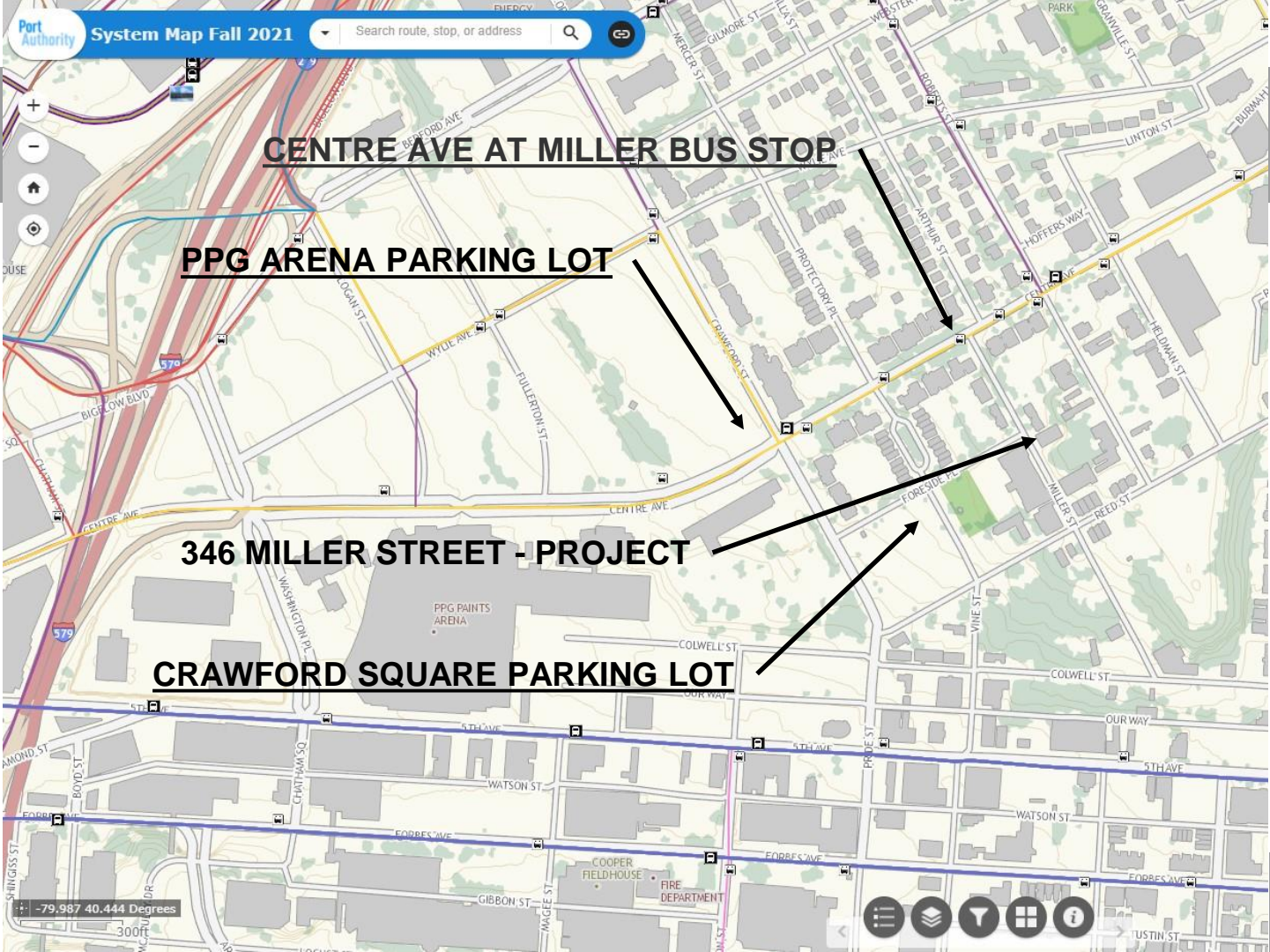
# MOBILITY

# Mobility Transportation and Parking

## Alternatives

Site limitations:

- Being that the building is existing and there is no remaining space to add on-site parking, here are some alternative options.
- We have provided 10 lockable bicycle parking stalls in the basement of our proposed project.
- Busing availability
  - Bus: CENTRE AVE AT MILLER ST
  - Stop ID: 8624
  - 395' from the projects entry to the route, see attached map
- Parking leases are available at Crawford Square parking lot that is only 365' from our proposed projects entry, see attached map
- We are still working with PPG Arena in trying to receive 6 parking spaces in their Jim Shorkey RAM Melody Tent Lot. This is the closest access parking to our project. We are still awaiting approval for this added option.
- We have received a variance approval for the required parking (see attached) but we are doing our best to accommodate all tenants.



**CENTRE AVE AT MILLER BUS STOP**

**PPG ARENA PARKING LOT**

**346 MILLER STREET - PROJECT**

**CRAWFORD SQUARE PARKING LOT**



**From:** [Layman, Corey](#)  
**To:** [Prendergast, Kyla](#); [Kevin Cordek](#)  
**Subject:** Re: DCP-ZDR-2021-05681; 346 MILLER ST  
**Date:** Thursday, July 22, 2021 11:21:01 AM

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Hi Kevin,

Judging by the photos, I can see at least 16 pews, and at a conservative estimate 5 seats per pew. That would equate to a grandfathering/credit of approximately 16 parking spaces. If the proposed use requires 16 spaces or less, then no additional parking should need to be provided.

One thing of note, however, is that this is in the Residential Multi-Unit Residential, Moderate Density Zoning District, which has a minimum lot size per unit standard of 1,800 sq. ft. At 4,000 sq. ft. this lot would only permit 2 dwelling units by-right. So, anything greater than that would require a variance. Since this is an existing building, you will likely have a reasonable case for reuse to make before the Zoning Board, and conversion of churches to residential dwellings is something that there is a reasonable amount of precedent for this kind of variance request.

Kyla will go ahead and get a writeup and a hearing request to Lana so that we can get you on the schedule as quickly as possible.

Let me know if you have any questions.

Thanks,

**Corey Layman, AICP**  
**Zoning Administrator**  
Department of City Planning  
Division of Zoning & Development Review  
200 Ross Street, Suite 309  
Pittsburgh, PA 15219  
412-255-2241 (email is the quickest way to reach me during the pandemic)  
Pronouns: He/Him

The Zoning counter at 200 Ross Street is currently closed. Applications can be submitted and documents uploaded onto [OneStopPGH](#). Please email [Zoning@pittsburghpa.gov](mailto:Zoning@pittsburghpa.gov) with any questions.

Zoning and Development Review Boards and Commissions are now meeting virtually. Visit the [Commission page](#) for more information. Upcoming hearings and notices are posted [here](#).

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**From:** Kevin Cordek <[designbuild3@yahoo.com](mailto:designbuild3@yahoo.com)>  
**Sent:** Thursday, July 22, 2021 8:03 AM  
**To:** Prendergast, Kyla <[kyla.prendergast@pittsburghpa.gov](mailto:kyla.prendergast@pittsburghpa.gov)>  
**Cc:** Layman, Corey <[corey.layman@pittsburghpa.gov](mailto:corey.layman@pittsburghpa.gov)>  
**Subject:** Re: DCP-ZDR-2021-05681; 346 MILLER ST

# THANK YOU FOR YOUR TIME AND ATTENTION



Do you have any questions?

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DESIGN BUILD 3

ARCHITECTURE - ENGINEERING - INTERIOR DESIGN

