



REGENT SQUARE CIVIC ASSOCIATION BRADDOCK/HUTCHINSON SITE MEETING w/GIANT EAGLE - MINUTES

Wed., 18 Jan. 2012, 7:00 – 8:00 p.m.

C. C. Mellor Memorial Library, One Pennwood Ave., Pittsburgh, PA 15218

(Note: Revisions to meeting minutes draft are in red)

Attending

Pat Avolio, Giant Eagle Real Estate Development & Construction
Casey Brown, committee member
Nancy Drew, RSCA Board/committee member
Barbara Hicks, committee member
Lee Hicks, committee member
Alina Keebler, RSCA Board/committee member
Ken Kuligowski, RSCA Board/committee member
William McCloskey, committee member
Thomas Montgomery, RSCA Board/committee member
Arch Pelley, RSCA Board/committee member
Denise Polliard, Giant Eagle Retail Store Design
Dina Snider, Giant Eagle architect/Strada Architecture, LLC
Josie Ulrich, RSCA Board/committee member
Jack Wilson, Edgewood Borough Councilman

Purpose of Meeting

Committee members expressed their wishes that as a result of this meeting with representatives from Giant Eagle Corp. (GE), there would be:

- Better understanding of community concerns & wishes
- Improved working relationship between community and GE
- Win-Win situation for all involved

Review of Vision Workshop

Committee members reviewed with GE representatives the results of a workshop organized by the Regent Square Civic Association to which concerned residents were invited to present their concerns and ideas for the redevelopment of the Braddock/Hutchinson site, formerly a Sunoco station (see attached *Summary - Braddock/Hutchinson Design Workshop* (dated Oct. 17, 2010) for details). Committee members discussed the workshop's:

- Purpose
- Concerns for impact to existing residential and business communities
- Community vision for the site
- Desired features and aesthetics for the site's redevelopment

Giant Eagle's Update on Current Plans for Site

GE reps made the following clarifications regarding the site's redevelopment into a GetGo station:

- Zoning - No zoning applications, variances or public hearings required due to:
 - No expansion of **use**
 - No changes to signage locations, sizes or heights
 - No demolition or reconstruction of building **at this time**
 - No changes to entrances or curb cuts
 - *Note:* Building permit and architectural drawings were filed with Edgewood Borough and can be viewed by public upon request
- Services:
 - To be consistent with prior use (four pumps w/8 hoses; sales of gas, candy, cigarettes and soda; air pump)
 - Slight expansion of hours of operation to 6 a.m. to 11 p.m., **seven days a week**

- No public bathrooms; former restrooms were combined to create ADA compliant restrooms for employees
- Plans to sell propane, pending being able to meet requirements to sell it
- Uncertain if floor plan indicates sales of lottery tickets but would like to sell if approved by PA Lottery.
- Construction:
 - Service bays to remain closed at this time
 - Environmental remediation of soils, as per PA DEP requirements) being done by BP (owner prior to Sunoco) who installed the leaking tanks/lines
 - Canopy was torn down for access to contaminated soils; canopy to be rebuilt to match original (otherwise, public borough processes would be required)
 - Slight modifications being made to make customer and employee access ADA accessible
 - Gas pumps & fuel lines to be upgraded to comply with PA DEP & Allegheny County emissions standards
 - New signage to be installed in similar locations and at similar heights as Sunoco's
- Landscaping:
 - Repairs to be made to rear retaining wall
 - Corner planting area to remain
 - Former informal parking spots to be striped with addition of handicap parking space in accordance with ADA requirements.
- Traffic & Parking:
 - No significant traffic increase expected
 - No traffic study required; would have been required if 5 or more pumps were being added or if an additional 100 cars would have been estimated to be generated per hour
 - Reducing street parking along Braddock to create a lane turning into site would likely be required to address existing traffic issues at intersection with Hutchinson
- Public Safety:
 - Video surveillance cameras will be installed
 - GE stated that it has an excellent safety record
 - Customers will not be able to enter building, instead using a pass-through window for purchases
 - No arrangements have been made with Edgewood Police for supervision of site
 - GE Facilities Management Group will be responsible for snow removal from sidewalks and car area
- Staffing
 - Likely 2 workers on staff at any one time, one being a Store Leader (i.e. manager)
 - 1 cash register will be open at all times with a second available for busier times
 - GE District Leader will supervise workers and be responsible for addressing customer complaints.
- Future Plans for Site
 - Has no plans at this time for rebuilding or reconfiguring site; will develop them after station reopens
 - Will want to use service bays somehow
 - May try to expand items sold
 - Will most likely require Edgewood Zoning's public processes
 - Will have to address Edgewood Borough on-site parking requirements
 - Will seek community input prior to finalizing plans

Next Steps and Action Items

- GE to provide District Leader contact info to RSCA
- RSCA to meet with Edgewood Council members to review same workshop documents
- RSCA and GE reps to meet again after station reopens to review impact
- RSCA to send draft of meeting minutes to all attendees for their review and revisions needed
- RSCA to distribute finalized meeting minutes to interested community members and post on website

Adjournment