



Friendship Court Community Construction Meeting
February 24, 2022
6:00 pm – 7:00 pm
Friendship Court Community Center
Meeting Notes

I. WELCOME & INTRODUCTIONS

- Myrtle Houchens, Friendship Court community liaison
- Mandy Burbage, PHA Real Estate Development Manager
- Andy Miller, PHA Director of Real Estate Development
- Jon Spaulding, Harkins project manager

This is the first monthly community construction meeting. The purpose of the meeting is to let residents know what is happening with construction and provide an opportunity to ask questions and give feedback.

II. CONSTRUCTION UPDATE

Construction began earlier this month. Erosion and sediment control measures were installed to prevent dirt from leaving the site once digging begins. Shortly after we got started, we discovered an unmarked power and cable line, so we are working with the city and utility providers to move these lines so that work can resume. Over the next 3-4 weeks, Harkins will continue to clear the site so that grading can begin. The plan is to move dirt from the north end of the site (near Garrett) to the south end (near Monticello) so that building foundations can go in. If all goes well, this will happen in late April/early May.

III. Q&A

Q: Is a delay like this uncommon?

A: *No, particularly for older sites like Friendship Court, there are often undocumented utility lines that are revealed during construction. The only reason this one is causing a delay is because it was in the path of one of our erosion & sediment control measures.*

Q: When will we get to see what the interiors of the apartments will look like?

A: *We have our architect working on renderings right now and will share them as soon as they are available. We know it's important as people consider what type of home they might want to move in to.*

Q: What are the different color markings we are seeing on the ground?

A: *Red paint means power lines, orange is telecom (internet, phone), blue is water and green is sewer. We have Miss Utility mark these lines prior to*



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construction so that we do not hit them once we start digging.

Q: Will there be disruptions to power or sewer for current residents?

A: Water and sewer should not be affected by the work. There may be a brief (under an hour) power/ internet outage when the new line is connected. We will provide advance notice to residents to let them know when these outages are scheduled.

Q: Will I be able to move into a new unit with a different number of bedrooms than I have now?

A: The way we have it set up is whatever size unit you're in now is the size of the unit that you will move to in the new development. We recognize that some people would prefer a different size unit, and we will work with them to try to accommodate their request. These conversations will occur at the time of unit selection.

Q: When will the fence screening go up?

A: The Advisory Committee has selected some nature images that will screen the construction fence between the existing community and the site. This screen will go up in the coming weeks.

Q: Who do I call if I have concerns after hours?

A: For emergencies, always call 911. For safety concerns that are not urgent, but need attention, contact Andy Miller or Jon Spaulding (contact info in redevelopment packet). For all other issues that are not safety-related, contact Ms. Houchens.

Q: Will there be tours of the construction site?

A: We anticipate offering tours once the site is safe for the general public, hopefully as early as May 2022.

IV. ANNOUNCEMENTS

- Next coffee hours with Ms. Houchens – Tuesday, March 8 & 22, 12-2 pm at the community center



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- Next Community Construction Meeting – Thursday, March 24 6-7 pm at the community center
 - More info at piedmonthousingalliance.org/the-redevelopment/
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