



Meeting Date/Time: Jan 3, 2023 6:30 pm
 Location: Pittsburgh Glass Center

Friendship Community Group Zoning and Development Committee Meeting Summary

<p>Committee Members: Chair: Emily George Board Member Representative: Joe Mattis Community Representatives: John Axtell, Jennifer Haven, Tom Hritz, Brian Sullivan, Tom Youngs</p>	<p>Committee Members: Chair: Emily George Board Member Representative: Community Representatives: John Axtell, Jennifer Haven, Brian Sullivan, Tom Youngs, Cassandra Osterman</p>
<u>AGENDA ITEM</u>	<u>SUMMARY</u>
<p>Neighborhood Development Updates</p> <ul style="list-style-type: none"> • Penn Plaza - Enright Park <ul style="list-style-type: none"> ○ https://engage.pittsburghpa.gov/enright ○ DPW needs reminder for timeline? Timeline not on EngagePGH ○ Coordinating with near neighbors for pedestrian-focused design, concerns (John) • 525 S Aiken Ave apartment development <ul style="list-style-type: none"> ○ Committee awaiting ZBA decision • 5128 Penn Ave – Mary’s <ul style="list-style-type: none"> ○ MOU with BGC – meeting with BGC 1/3 • 5138 Penn Ave – New Pabla restaurant, liquor license <ul style="list-style-type: none"> ○ Gathering concerns of near neighbors (John) • 5324 Penn Ave – Children’s Home <ul style="list-style-type: none"> ○ HVAC noise CCP hearing on 1/10 (docket # CP-02-SA-0000686-2022) ○ former St. Lawrence O’Toole property • 5472 Penn Ave – PGC Expansion <ul style="list-style-type: none"> ○ Contractor: AM Higley ○ Final plan approved? • Penn Avenue Phase II Streetscape Project <ul style="list-style-type: none"> ○ engage.pittsburghpa.gov/penn-avenue-phase-2 ○ Construction to start 2025 per EngagePGH 	<ul style="list-style-type: none"> • City applied for zoning and building permits on 12/22 • Architecture design by Pashek+MTR landscape firm • AI: Jennifer to email list of near neighbors to organize a virtual meeting to gather concerns to take to the city • Post-meeting: Neighbor meeting scheduled for 1/10 • AI: Emily to email Daniel Schepke to inquire about date the decision will be released and to email us a copy of the decision. • AI: John to share a new draft of the preamble with Carlee. Carlee to incorporate into a new draft MOU. • AI: John to discuss project with Pabla family this month. • AI: Emily to email James to ask if Deb’s office has heard from the legal team about their preparations. • Per Deb Gross, City will be represented by Solicitor Krysia Kubiak • Post-meeting: Case moving to arbitration 1/23 • AI: Emily to ask Heather for planning documents that were used for pricing from the contract • No updates • AI: Emily to invite Emily Bourne to discuss at public May ZDC meeting
<p>Neighborhood Environment Updates</p> <ul style="list-style-type: none"> • Baum-Center Initiative (BCI) participation <ul style="list-style-type: none"> ○ Jennifer is primary representative 	<ul style="list-style-type: none"> • No December BCI meeting

<ul style="list-style-type: none"> ○ Tom is secondary representative • 240 S. Graham – Parking lot <ul style="list-style-type: none"> ○ Variance request (DCP-ZDR-2022-01693) ○ South Atlantic Inc CCP hearing on 1/10 (docket # CP-02-SA-0000974-2022) ○ Other parking lots behind houses on S. Graham • 425 S Winebiddle St – Parking lot <ul style="list-style-type: none"> ○ Hearing on 1/12 (docket # MJ-05231-NT-0000476-2022) • 5160 Penn Ave – Family Dollar <ul style="list-style-type: none"> ○ BGC (Rick S) to set up a joint meeting with owner 	<ul style="list-style-type: none"> • AI: Jennifer to attend Court of Common Pleas hearings on 1/10 • AI: Jennifer to find out whether the Committee can attend a magistrate’s hearing virtually. • AI: Tom to email Rick S to ask about a joint meeting
<p>New</p> <ul style="list-style-type: none"> • Penn Ave & N Pacific Ave paving. • Joint Project review <ul style="list-style-type: none"> ○ BGC Meeting update • FCG boundary expansion process complete • 5546 Baum Blvd – Baumhaus II • 5173 Liberty – Former doctor’s office <ul style="list-style-type: none"> ○ Conversion to art gallery per AgencyCounter • 414 S Evaline – requested variance • Standing virtual meeting with Councilwoman Gross: 3rd Mondays at 12pm <ul style="list-style-type: none"> ○ Recap/comments? • FCG DAM SOP development 	<ul style="list-style-type: none"> • Committee to submit 311 tickets to document. • AI: Tom to ask Rick S when the next Joint Project Review meeting will be. • Will remove from the agenda. • AI: John to call Mike Gornick and get update on Baumhaus phase II status. • Permits received, construction ongoing. • Neighbors are not in favor • AI: Tom to inform applicants that they may consider discussing the variance request with their neighbors • The Committee discussed the upcoming CHP hearing, Enright park, and the city budget passing • AI: Emily to email James Murray to reschedule Jan meeting on MLK Day.
<p>2022 Goals</p> <ul style="list-style-type: none"> • Speakers <ul style="list-style-type: none"> ○ New traffic engineer ○ Building inspectors ○ Members of City Council ○ Member of new City administration such as community liaison/relations ○ Absentee landlord representative 	
<p>Not Actively Tracked Projects</p> <ul style="list-style-type: none"> • 440 S. Aiken • 302 S Atlantic – Permitting issues • 5501 Baum Blvd – Howard Hanna Shadyside • 5502 Baum Blvd – Goodblend • 5546 Baum Blvd – Baumhaus II 	<p>Not Actively Tracked Projects, continued</p> <ul style="list-style-type: none"> • 327 N Negley Ave – B’nai Israel development • 200 Stratford Ave – unpermitted apartment • 352 Stratford Ave • 5G cell phone towers

<ul style="list-style-type: none"> • 5623 Baum Blvd – John O’Dell development • 5634 Baum Blvd – Hertz • 301 S Fairmount – Trash issues • 486 S Graham – Albright Church • 5207 Liberty Ave – The Junction signage • 300 S Pacific – Perk & Brew (new deck?) • 5152 Penn Ave – Daycare • 5228 Penn Ave – Henry Simmons Art gallery • 5401 Penn Ave – former Penn Aiken Dairy • 5456 Penn Ave – Montana bldg renovations • 5525 Penn Ave – First National Bank • Penn/Negley Intersection 	<ul style="list-style-type: none"> • City legislation <ul style="list-style-type: none"> ○ Polish Hill/Bloomfield IZOD ○ Residential rental registry ○ Short term rental (Airbnb) regulation • Discussion of “house flippers” in Friendship <ul style="list-style-type: none"> ○ John and Jennifer developing a presentation regarding actions homeowners may consider when approached by house flippers • New tax abatement programs (Jennifer)
<p>List of Requests for City Planning:</p> <ul style="list-style-type: none"> • Do other cities have this process where signage is reviewed only after initial plans are approved? Results in buildings being designed to force signage to be in the public right-of-way (ex: Whole Foods, Hyatt) • Post results of zoning decisions publicly 	
<p>Next Meetings (first Tuesday of the month)</p> <p>Feb 7, 2022, Location: Pittsburgh Glass Center</p> <ul style="list-style-type: none"> • Even month, Committee members only <p>Mar 7, 2022, Pittsburgh Glass Center</p> <ul style="list-style-type: none"> • Odd month, public meeting 	
<p>Abbreviations</p> <p>AI – Action Item BCI – Baum-Center Initiative BDC – Bloomfield Development Corporation BGC – Bloomfield-Garfield Corporation BOD – Board of Directors DAM – Development Activities Meeting DOMI – Department of Mobility and Infrastructure DPW – Department of Public Works</p>	<p>Abbreviations, continued</p> <p>ELDI – East Liberty Development, Inc. FCG – Friendship Community Group IZOD – Inclusionary Zoning Overlay District MOU – Memorandum of Understanding PLCB – Pennsylvania Liquor Control Board PLI – (Department of) Permits, Licenses, and Inspections RCO – Registered Community Organization ZBA – Zoning Board of Adjustment ZDC – Zoning and Development Committee</p>