



Meeting Date/Time: May 9, 2023, 6:30 pm  
 Location: Bloomfield-Garfield Corp Offices  
 113 N. Pacific Ave, Pittsburgh

## Friendship Community Group Zoning and Development Committee Meeting Summary

<p><b>Committee Members:</b>  <b>Chair:</b> Emily George  <b>Board Member Representatives:</b> Chad Burton, Denise Mianzo, Abby Slovonik  <b>Community Representatives:</b> John Axtell, Jennifer Haven, Tom Hritz, Joe Mattis, Brian Sullivan, Tom Youngs</p>	<p><u><b>IN ATTENDANCE</b></u></p> <p><b>Board Member Representatives:</b> Chad Burton, Abby Slovonik  <b>Community Representatives:</b> John Axtell, Jennifer Haven, Tom Hritz, Joe Mattis, Tom Youngs  <b>Residents:</b> Wally Burlack, Lee Haller, Kristin Hughes, Lewis Kwett, Jim Malone, Belle Moldovan, Cassandra Osterman, Ken Stiles, Cole Van Ormer</p>
<p><u><b>AGENDA ITEM</b></u></p>	<p><u><b>SUMMARY</b></u></p>
<p>Presenters: From the City of Pittsburgh, Department of City Planning –</p> <p style="padding-left: 40px;">Ose Akinlotan - Strategic Planning; and        Kevin Kunak - Zoning &amp; Development Review</p>	<p>Ose and Kevin from City Planning presented for approximately an hour. The discussion focused on an upcoming City Request for Proposal to develop a “Comprehensive Plan”. Some specifics were –</p> <ul style="list-style-type: none"> <li>• Design guidelines can be City-wide or neighborhood by neighborhood</li> <li>• Design guidelines are only in historic districts and some special districts now</li> <li>• New zoning code will not be coming out of this planning process</li> <li>• In the newer zoning updates, RIV district for example, updates have stronger design intent but are advisory</li> <li>• Economic, physical and social “buckets” will all be covered in the Comprehensive Plan</li> <li>• Kevin provided an Engage page explanation       <ul style="list-style-type: none"> <li>○ City Planning is considering expanding the Engage page site to include development projects</li> </ul> </li> <li>• Concerns of neighbors:       <ul style="list-style-type: none"> <li>○ Would like to see “buckets” for mobility and neighborhood environment in Comprehensive Plan</li> <li>○ Resident expressed desire for single family zoning and doesn’t like traffic calming</li> </ul> </li> <li>• Requests:       <ul style="list-style-type: none"> <li>○ Post ZBA decisions publicly</li> <li>○ Post Administrator’s Exceptions</li> <li>○ Posted notices to have at least basic footprint, etc., of project</li> <li>○ The new posted notices that people</li> </ul> </li> </ul>

	<ul style="list-style-type: none"> <li>○ can print at home include QR codes</li> <li>○ Post decision, plan changes, i.e., value engineering</li> <li>○ Liaison for small businesses and residential cases at ZBA</li> <li>○ Enforcement arm is weak, so can the zoning department take outstanding, repeated behaviors of “bad actors” into account?</li> <li>○ Consider not holding ZBA hearings if there are outstanding violations on a property.</li> <li>○ Post filings, i.e., traffic studies, etc.</li> </ul>
<p>Presenter: From the City of Bridges High School regarding development at 460 S. Graham St –</p> <p style="text-align: center;">Randy Bartlett, M.Ed., Ph.D., Head of School</p>	<p>Randy from the City of Bridges High School presented for approximately 30 minutes regarding renovations at 460 S. Graham to convert the building into a high school. Some specifics were –</p> <ul style="list-style-type: none"> <li>• 60 students now, but can grow to 75 in accordance with current zoning</li> <li>• Vast majority of current students take public transit</li> <li>• Parking: staff parking in rear of building is sufficient</li> <li>• Hours: 8:30 am -3:30 pm</li> <li>• Three reasons for move from Highland Park to Friendship: <ul style="list-style-type: none"> <li>○ Rent vs purchase (can put in a dark room)</li> <li>○ Physical space 733 North Highland is space limited</li> <li>○ Permanent member of community</li> </ul> </li> <li>• Resident concerns - <ul style="list-style-type: none"> <li>○ Traffic concerns on Vintage Way and South Graham, and whether the school will outgrow and add on a huge addition <ul style="list-style-type: none"> <li>▪ Randy stated that larger doesn't work in a pedagogical way to have too many students</li> <li>▪ Occupancy permit is 128 persons</li> <li>▪ No school buses</li> </ul> </li> <li>○ Signage? <ul style="list-style-type: none"> <li>▪ Will have same signage as Gulliver's Travels or smaller</li> </ul> </li> <li>○ Extracurricular activities? <ul style="list-style-type: none"> <li>▪ Some do exist, but not the full student population</li> <li>▪ Randy would like to have inter-generational learning in the evenings. He believes school spaces are underused</li> </ul> </li> </ul> </li> </ul>

	<p>spaces</p> <ul style="list-style-type: none"> <li>• No summer programming currently</li> <li>• Will need a Special Exception hearing at ZBA. Working with Christine Brill at Studio for Spatial Practice. No external renovations except possible pine tree removal and signage</li> <li>• After Randy departed, a near-neighbor expressed further concerns about the high school and stated that he would contact Randy directly to tour the building</li> </ul>
<p>Neighborhood Development Updates</p> <ul style="list-style-type: none"> <li>• Penn Plaza - Enright Park <ul style="list-style-type: none"> <li>○ <a href="https://engage.pittsburghpa.gov/enright">https://engage.pittsburghpa.gov/enright</a></li> <li>○ Planning request # DCP-ZCP-2022-12524</li> <li>○ Sallyann Kluz letter to DCP (Jennifer)</li> <li>○ Planning Commission briefing on 5/2</li> <li>○ Public hearing on 5/16</li> </ul> </li> <li>• 5425 Baum Blvd – Tender Care <ul style="list-style-type: none"> <li>○ ZDC to make contact with tenants</li> </ul> </li> <li>• 460 S Graham – City of Bridges School <ul style="list-style-type: none"> <li>○ Planning request # DCP-ZDR-2022-14126</li> <li>○ Special exception hearing required</li> <li>○ DAM required?</li> </ul> </li> <li>• 486 S Graham – Albright Church <ul style="list-style-type: none"> <li>○ Arch Masonry</li> </ul> </li> <li>• 5128 Penn Ave – Mary’s <ul style="list-style-type: none"> <li>○ MOU with BGC? (In Sara’s court)</li> <li>○ FCG meeting with Laura</li> </ul> </li> <li>• 5138 Penn Ave – New Pabla restaurant, liquor license <ul style="list-style-type: none"> <li>○ Pabla/near neighbors meeting summary</li> </ul> </li> <li>• 5324 Penn Ave – Children’s Home <ul style="list-style-type: none"> <li>○ 7/11 CCP (docket # CP-02-SA-0000686-2022)</li> <li>○ PLI onsite meeting in May (expected)</li> <li>○ former St. Lawrence O’Toole property</li> </ul> </li> </ul>	<ul style="list-style-type: none"> <li>• There was consensus among the attendees that the plans for Enright Park as presented to the Planning Commission were acceptable. <ul style="list-style-type: none"> <li>○ The attendees, without a quorum of official ZDC members, informally recommended that the FCG Board pass a resolution to send a letter to the Planning Commission to formally support the Enright Park plan</li> </ul> </li> <li>• No update</li> <li>• Presentation by Randy Bartlett. Summary above.</li> <li>• Arch Masonry purchased, cleaned, and will maintain as much of the building’s core as possible.</li> <li>• No update</li> <li>• April 13, 2023, meeting held with owners of People’s Indian Restaurant at Bloomfield-Garfield Corporation’s offices. <ul style="list-style-type: none"> <li>○ Sit-down restaurant to be opened across the street from current location.</li> <li>○ No estimated date for opening</li> <li>○ Liquor license has been obtained but will not be a bar. Drinks only served at table side.</li> </ul> </li> <li>• No update <ul style="list-style-type: none"> <li>○ City’s mediation is ongoing.</li> </ul> </li> <li>• Broke ground in March. Construction has been</li> </ul>

<ul style="list-style-type: none"> <li>• 5472 Penn Ave – PGC Expansion <ul style="list-style-type: none"> <li>◦ Final plans disbursed to neighbors</li> <li>◦ Broke ground on 3/23</li> </ul> </li>   <li>• Penn Avenue Phase II Streetscape Project <ul style="list-style-type: none"> <li>◦ <a href="https://engage.pittsburghpa.gov/penn-avenue-phase-2">engage.pittsburghpa.gov/penn-avenue-phase-2</a></li> <li>◦ Construction to start 2025 per EngagePGH</li> <li>◦ 5/4 meeting summary?</li> </ul> </li> </ul>	<p>fine so far.</p> <ul style="list-style-type: none"> <li>• May 4, 2023 meeting canceled. No further updates.</li> </ul>
<p>Neighborhood Environment Updates</p> <ul style="list-style-type: none"> <li>• Baum-Center Initiative (BCI) updates (meetings first Tuesday of each month) <ul style="list-style-type: none"> <li>◦ Jennifer and Tom are ZDC representatives</li> <li>◦ Working group to re-envision BCI</li> </ul> </li>   <li>• 424 S Fairmount – Interior work w/o permit <ul style="list-style-type: none"> <li>◦ Hearing on 4/6 (docket # MJ-05231-NT-0000489-2022);</li> <li>◦ Jennifer attended, charges dismissed?</li> <li>◦ ZBA approved 7 units, but no updated certificate of occupancy</li> </ul> </li>   <li>• 5134 Friendship Ave – Unpermitted excavation <ul style="list-style-type: none"> <li>◦ Stop Work Order</li> <li>◦ Zoning request #DCP-ZDR-2023-03999</li> </ul> </li>   <li>• 240 S Graham St – Parking lot <ul style="list-style-type: none"> <li>◦ Variance request (DCP-ZDR-2022-01693)</li> <li>◦ South Atlantic Inc CCP hearing on 7/11 (docket # CP-02-SA-0000974-2022)</li> <li>◦ Other parking lots behind houses on S. Graham</li> </ul> </li>   <li>• 4800 Friendship Ave – West Penn Hospital <ul style="list-style-type: none"> <li>◦ Sound hasn't been heard by neighbors recently.</li> </ul> </li>   <li>• 4401 Penn Ave – UPMC Children's signage <ul style="list-style-type: none"> <li>◦ Planning request # DCP-ZDR-2023-00765</li> <li>◦ Local RCOs to host community</li> </ul> </li> </ul>	<ul style="list-style-type: none"> <li>• Jennifer, Tom and John attended the April 18, 2023, BCI meeting <ul style="list-style-type: none"> <li>◦ Presentation from UPMC regarding a facade at UPMC Shadyside</li> <li>◦ Discussion of lawsuit filed to stop 440 S. Aiken development</li> <li>◦ Plans continue from Echo Realty for apartments and grocery store at previous SureSave site in Bloomfield</li> <li>◦ Working Group - first meeting and walking tour held Saturday, May 6, 2023, with two additional meetings coming this summer.</li> </ul> </li>   <li>• Magistrate hearing was only for the security/fire system <ul style="list-style-type: none"> <li>◦ No further updates</li> </ul> </li>   <li>• Awaiting more inspections</li>   <li>• No updates</li>   <li>• No updates</li>   <li>• Attendees requested that FCG BOD members in attendance discuss with full FCG BOD at next meeting. <ul style="list-style-type: none"> <li>◦ There is a concern that if the UPMC Children's variance request is approved</li> </ul> </li> </ul>

<p>meeting?</p> <ul style="list-style-type: none"> <li>• 5160 Penn Ave – Family Dollar <ul style="list-style-type: none"> <li>○ Rick Swartz sent letter to property manager Brian Gallagher</li> </ul> </li> <li>• Standing virtual meetings with Councilwoman Gross: 3<sup>rd</sup> Mondays at 12pm</li> <li>• FCG DAM SOP development</li> </ul>	<p>that this may prompt other neighboring hospitals to request large signage as well</p> <ul style="list-style-type: none"> <li>• Some ZDC members met with Brian Gallagher as one of the owners of the building on January 20, 2023. Rick Swartz from BGC subsequently sent a joint letter from BGC and FCG to Brian Gallagher summarizing concerns</li> <li>• No updates</li> <li>• No updates</li> </ul>
<p>List of Requests for City Planning:</p> <ul style="list-style-type: none"> <li>• 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)</li> <li>• Post results of zoning decisions publicly?</li> </ul>	<ul style="list-style-type: none"> <li>• Not addressed during the meeting</li> <li>• This item was discussed and is summarized above.</li> </ul>
<p>New</p> <ul style="list-style-type: none"> <li>• 5300 Penn Ave – McCabe Bros Funeral Home <ul style="list-style-type: none"> <li>○ Review with BGC-FCG joint committee</li> </ul> </li> <li>• East Liberty Pedestrian &amp; Traffic Safety Plan <ul style="list-style-type: none"> <li>○ 5/2 meeting results?</li> </ul> </li> </ul>	<ul style="list-style-type: none"> <li>• Building is not yet for sale <ul style="list-style-type: none"> <li>○ And there are no known further plans</li> <li>○ FCG and BGC will meet jointly to discuss what neighbors would like to see there</li> </ul> </li> <li>• John summarized that he had attended meeting. Most of the information seemed to focus on East Liberty at Centre and Penn.</li> <li>• New – A resident expressed a concern regarding the stop light at S. Negley at Giant Eagle and that it is not in sync with the lights at S. Negley at Centre and S. Negley at Baum. This individual will submit a 311 request to the City.</li> </ul>
<p>2023 Speaker Goals</p> <ul style="list-style-type: none"> <li>○ New traffic engineer</li> <li>○ Building inspectors</li> <li>○ Absentee landlord representative</li> </ul>	
<p>Not Actively Tracked Projects</p> <ul style="list-style-type: none"> <li>• 440 S Aiken</li> <li>• 525 S Aiken Ave – Apartment development</li> <li>• 302 S Atlantic – Permitting issues</li> <li>• 5501 Baum Blvd – Howard Hanna Shadyside</li> <li>• 5502 Baum Blvd – Goodblend</li> <li>• 5546 Baum Blvd – Baumhaus II</li> <li>• 5623 Baum Blvd – John O’Dell development</li> <li>• 5631 Baum Blvd – Aldi</li> </ul>	<p>Not Actively Tracked Projects, continued</p> <ul style="list-style-type: none"> <li>• 327 N Negley Ave – B’nai Israel development</li> <li>• 200 Stratford Ave – unpermitted apartment</li> <li>• 352 Stratford Ave</li> <li>• 425 S Winebiddle St – Residential development</li> <li>• 5G cell phone towers</li> <li>• City legislation <ul style="list-style-type: none"> <li>○ Polish Hill/Bloomfield IZOD</li> <li>○ Residential rental registry</li> </ul> </li> </ul>

<ul style="list-style-type: none"> <li>• 5634 Baum Blvd – Hertz</li> <li>• 414 S Evaline St – two-unit variance</li> <li>• 5173 Liberty Ave – Art gallery</li> <li>• 5207 Liberty Ave – The Junction signage</li> <li>• 300 S Pacific – Perk &amp; Brew (new deck?)</li> <li>• 5152 Penn Ave – Each One Teach One daycare</li> <li>• 5228 Penn Ave – Henry Simmons Art gallery</li> <li>• 5401 Penn Ave – former Penn Aiken Dairy</li> <li>• 5456 Penn Ave – Montana bldg renovations</li> <li>• 5525 Penn Ave – First National Bank</li> <li>• Penn/Negley Intersection</li> </ul>	<ul style="list-style-type: none"> <li>○ Short term rental (Airbnb) regulation</li> <li>• Discussion of “house flippers” in Friendship <ul style="list-style-type: none"> <li>○ John and Jennifer developing a presentation regarding actions homeowners may consider when approached by house flippers</li> </ul> </li> <li>• New tax abatement programs (Jennifer)</li> </ul>
<p>Next Meetings (first Tuesday of the month)</p> <p>June 6, 2023, Location: TBD</p> <ul style="list-style-type: none"> <li>• Even month, Committee members only</li> </ul> <p>July 5 (?), 2023, Location: TBD</p> <ul style="list-style-type: none"> <li>• Odd month, public meeting</li> </ul>	
<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  DCP – Department of City Planning  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 – (Dept of) Permits, Licenses, and Inspections  RCO – Registered Community Organization  ZBA – Zoning Board of Adjustment  ZDC – Zoning and Development Committee</p>