



Meeting Date/Time: July 5, 2023, 6:30 pm
 Location: Earthen Vessels Outreach
 250 S. Pacific Ave, Pittsburgh

Friendship Community Group Zoning and Development Committee Meeting Summary

<p>Committee Members: Chair: Emily George Board Member Representatives: Chad Burton, Denise Mianzo, Abby Slovonik Community Representatives: John Axtell, Jennifer Haven, Tom Hritz, Joe Mattis, Brian Sullivan, Tom Youngs</p>	<p>Attendees: Committee Members: Chair: Emily George Board Member Representatives: Community Representatives: John Axtell, Jennifer Haven, Joe Mattis, Brian Sullivan, Tom Youngs</p>
<p><u>AGENDA ITEM</u></p>	<p><u>SUMMARY</u></p>
<p>Presenter: Keith Portugal Neighborhood Planner with the City of Pittsburgh Department of City Planning</p>	<p>Lived in Pgh 1995-2005, came back for grad school MPA from Pitt, AICP from American Association of Public Planners Lives downtown, Started working for city in 2022 in OMB (community grant funding and environmental reviews) City Comprehensive Plan: 3 RFPs (1 for engagement, 1 for technical assistance [thought leader for just transitions away from extractive economies to generative economies], 1 for history of city policies and their downstream effects) Keith's role is to liaise and listen to communities Individual neighborhood plans currently on the back burner until City comprehensive plan is complete Each of the past of the 2 administrations also had community engagement.. why are we doing it again? Keith was hired to help with the comprehensive plan, will take this feedback back to the department RFP timeline: Consultants under contract by Q1 of 2024 Afterwards, process will take 3 years Keith said he would find a way to work with us in the meantime. Penn Plaza Phase II - we would like to set up a meeting with city planning staff, would like to see more engagement from planning staff, would like housing Children's Home - new IMP coming, Keith has not had contact with staff Baumhaus II - great developer relationship John Odell property - no development yet Baum Centre Overlay District - part of Keith's portfolio Small developments cutting corners, apartments not to code/safe Zoning code revisions - Corey Layman working on RFP</p>
<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 ○ Planning request # DCP-ZCP-2022-12524 	<ul style="list-style-type: none"> • Jennifer sent January meeting notes to John. • AI: Jennifer and John to send letter to DCP re Phase II

<ul style="list-style-type: none"> ○ Thank you letter to DCP (Jennifer/John) • 5425 Baum Blvd – Tender Care <ul style="list-style-type: none"> ○ Letter of welcome (Abby) • 460 S Graham – City of Bridges School <ul style="list-style-type: none"> ○ Planning request # DCP-ZDR-2022-14126 ○ Special exception hearing required • 5128 Penn Ave – Mary’s <ul style="list-style-type: none"> ○ FCG meeting with Laura, MOU with BGC ○ 8/3 magistrate’s hearing (docket # MJ-05231-NT-0000127-2023) • 5138 Penn Ave – New Pabla restaurant, liquor license <ul style="list-style-type: none"> ○ Review with BGC-FCG joint committee • 5300 Penn Ave – McCabe Bros Funeral Home <ul style="list-style-type: none"> ○ Review with BGC-FCG joint committee ○ Thank you letter (Emily) • 5324 Penn Ave – Children’s Home <ul style="list-style-type: none"> ○ 7/11 CCP (docket # CP-02-SA-0000686-2022) ○ PLI working w/ CHP on sound remediation plan ○ former St. Lawrence O’Toole property • 5472 Penn Ave – PGC Expansion <ul style="list-style-type: none"> ○ Workers at the Horoscope Lounge? (Tom) • 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 ○ Next meeting: Aug 3, 11:00 am (virtual) 	<ul style="list-style-type: none"> • AI: Jennifer and John to draft thank you letter to DCP regarding Enright Park project • AI: Abby to call Shadyside TenderCare 412-683-1779 to inquire who is moving into Baum location • Advise Abby to send to corporate Tender Care mailing address <ul style="list-style-type: none"> ○ Post-meeting: Abby determined the Shadyside location is moving to the Baum location • AI: Tom to check in with Lee Haller (when ZBA hearing is scheduled) to confirm no more concerns • AI: Emily to work with Sara on meeting with Laura • AI: Emily to ask Sara if she would like to meet with the liquor lawyer and Laura together • Committee to watch and wait • AI: John and Emily to draft vague and diplomatic letter for signage by FCG, BGC, and Garfield Jubilee • AI: Emily to send update about plan to near neighbors. CC Rick Swartz. <ul style="list-style-type: none"> ○ Post-meeting: CCP hearing rescheduled to 10/3/2023 • Construction workers using Horoscope Lounge building as temporary office. • Would near neighbors like to have a meeting with Heather of the PGC? • AI: Emily to email Angie Martinez (Right of Way manager) regarding sidewalk closure • AI: Emily to request a monthly update from Heather, and invite her and project manager to the September ZDC meeting • No updates
<p>Neighborhood Environment Updates</p> <ul style="list-style-type: none"> • Baum-Center Initiative (BCI) updates (meetings 3rd Tuesday of each month) <ul style="list-style-type: none"> ○ Jennifer and Tom are ZDC representatives ○ Working group to re-envision BCI 	<ul style="list-style-type: none"> • Rob Pfaffman potentially leading walking tour this Saturday <ul style="list-style-type: none"> ○ Post-meeting: walking tour rescheduled (date TBD)

<ul style="list-style-type: none"> • 424 S Fairmount – Interior work w/o permit <ul style="list-style-type: none"> ○ ZBA approved 7 units, but no updated certificate of occupancy ○ Stop Work Order on 5/12 ○ Email to Corey Layman re zoning issues (John) • 5134 Friendship Ave – Unpermitted excavation <ul style="list-style-type: none"> ○ Stop Work Order, no hearing date yet ○ Zoning request #DCP-ZDR-2023-03999 • 240 S Graham St – Parking lot <ul style="list-style-type: none"> ○ Variance request (DCP-ZDR-2022-01693) ○ South Atlantic Inc CCP hearing on 7/11 (docket # CP-02-SA-0000974-2022) ○ Other parking lots behind houses on S. Graham • 4401 Penn Ave – UPMC Children’s signage <ul style="list-style-type: none"> ○ Planning request # DCP-ZDR-2023-00765 • 5160 Penn Ave – Family Dollar <ul style="list-style-type: none"> ○ Updates from Brian Gallagher? ○ 311 campaign updates • Standing virtual meetings with Councilwoman Gross: 3rd Mondays at 12pm 	<ul style="list-style-type: none"> • AI: John to draft a letter about zoning issues for Emily to send to Keith • AI: Emily will ask Sarah Kinter when she expects the hearing to be scheduled • Emily to move the “Other parking lots” note to Not Actively Tracked Projects <ul style="list-style-type: none"> ○ Post-meeting: CCP hearing rescheduled to 10/3/2023 • Awaiting response from Christina Howell <ul style="list-style-type: none"> ○ Post-meeting: Per response from Sam Spearing, UPMC has placed this project on pause • AI: Emily to ask Sarah Kinter how PLI incorporates the zoning code. Dumpster closed AND enclosure closed? • AI: John to check who is the council person district for Carlisle Arms
<p>New</p> <ul style="list-style-type: none"> • BGC-FCG Joint Review <ul style="list-style-type: none"> ○ meeting summary • 5173 Liberty Ave – Tomayko Foundation gallery 	<p>See above re: McCabe Funeral Home</p> <p>AI: Emily to email DOMI Right-of-Way manager to inquire about pedestrian situation.</p>
<p>2023 Speaker Goals</p> <ul style="list-style-type: none"> ○ New traffic engineer ○ Building inspectors ○ Absentee landlord representative 	<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)
<p>Not Actively Tracked Projects</p> <ul style="list-style-type: none"> • 440 S Aiken • 525 S Aiken Ave – Apartment development • 302 S Atlantic – Permitting issues • 5501 Baum Blvd – Howard Hanna Shadyside • 5502 Baum Blvd – Goodblend • 5546 Baum Blvd – Baumhaus II • 5623 Baum Blvd – John O’Dell development • 5631 Baum Blvd – Aldi • 5634 Baum Blvd – Hertz • 414 S Evaline St – two-unit variance 	<p>Not Actively Tracked Projects, continued</p> <ul style="list-style-type: none"> • 5525 Penn Ave – First National Bank • Penn/Negley Intersection • 327 N Negley Ave – B’nai Israel development • 200 Stratford Ave – unpermitted apartment • 352 Stratford Ave • 425 S Winebiddle St – Residential development • 5G cell phone towers • City legislation <ul style="list-style-type: none"> ○ Polish Hill/Bloomfield IZOD ○ Residential rental registry

<ul style="list-style-type: none"> • 4800 Friendship Ave – West Penn Hospital • 486 S Graham – Albright Church/Arch Masonry • 5207 Liberty Ave – The Junction signage • 300 S Pacific – Perk & Brew (new deck?) • 5152 Penn Ave – Each One Teach One daycare • 5228 Penn Ave – Henry Simmons Art gallery • 5401 Penn Ave – former Penn Aiken Dairy • 5456 Penn Ave – Montana bldg renovations 	<ul style="list-style-type: none"> ○ 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) • FCG DAM SOP development
<p>Next Meetings (first Tuesday of the month)</p> <p>August 8, 2023, Location: TBD</p> <ul style="list-style-type: none"> • Even month, Committee members only <p>September 5, 2023, Location: 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 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>