



Meeting Date/Time: Sept 5, 2023, 6:30 pm
 Location: Pittsburgh Glass Center
 5472 Penn 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>Committee Members: Chair: Emily George Board Member Representatives: Community Representatives: John Axtell, Jennifer Haven, Joe Mattis, Tom Youngs, Cass Zielinski, Jodie Choder, Dilla Mastrangelo, Jeff Jacob, Jim Koroskenyi, Vince Manetti, Ken Stiles</p>
<p><u>AGENDA ITEM</u></p>	<p><u>SUMMARY</u></p>
<p>Presenters: Heather McElwee Pittsburgh Glass Center Executive Director & Dominick Davido A.M. Higley Sr. Project Manager</p>	<p>Dominick addressed many topics and graciously answered questions from attendees. Noise violations: Dominick apologized. Recently a concrete pour was scheduled for 7am, but setup for that started at 5:30am. They have addressed with their sub-contractors. Sub-contractors get re-oriented if they are off the site for more than a month. Today (9/5) exterior metal framing started work. Goal: have building enclosed by end of October, which will make construction activities quieter. Parking: Parking is reviewed with everyone at site safety orientation. No one should park on the other side of the "apron" curb cut. AM Higley asks subcontractors not to park on S Fairmount st. as a courtesy to the neighborhood, but it is not written into their contracts. Subcontractors are in and out of the project and forget where not to park. 13-16 PGC staff drive everyday and are using the rented offsite parking lot. Picture Brian emailed is a person renting studio space at PGC, not PGC staff. Road/sidewalk closures: One more road closure permit. Sat Oct 21 for crane lift (both lanes of traffic impacted for 8 hours). Periodic road closures in order to hoist materials (1-2 hours). Sidewalk closure: There is a sign at the crosswalk by CommonPlace Coffee. Pedestrian protected walkway? Subcontracted to LLN security- Regis Lattner. Projected deadline: Peoples Gas fabricated a new meter so sidewalk cannot be reopened until the end of October. Once parking garage is complete, they will use that as "lay-down" place instead of parking lane. Dumpster will stay on Penn until end of project. Light pole relocation: PGC follows up weekly with Duquesne Light. Relocation plan approved, should be able to get on the schedule for the company to come move the light pole across the street. FCG can reach out</p>

	<p>to our councilperson to see if city's liason to the utility companies can move anything along. Sidewalk Replacement: end of Oct, beginning of Nov. Need an occupancy permit for everything by end of January 2024. Pouring concrete for garage floor in 3 weeks. Potentially Sept 18? Upcoming: Enclosed by end of Oct, Retaining wall in January. Horoscope Lounge: no plan yet, hoping to stay on budget/schedule with PGC. Late 2023, early 2024 construction, smaller scale project (3 months possibly).</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 ○ Thank you letter to DCP (Jennifer/John) ○ Phase II planning letter to DCP (Jennifer/John) • 5425 Baum Blvd – Tender Care <ul style="list-style-type: none"> ○ Sprinkler permit troubles • 460 S Graham – City of Bridges School <ul style="list-style-type: none"> ○ Planning request # DCP-ZDR-2022-14126 ○ Special exception hearing 9/14 (docket # DCP-ZDR-2023-14126) • 5173 Liberty Ave – Tomayko Foundation gallery <ul style="list-style-type: none"> ○ Moved in? (Denise) • 5128 Penn Ave – Mary’s <ul style="list-style-type: none"> ○ FCG meeting with Laura, MOU with BGC ○ 8/10 magistrate’s hearing (docket # MJ-05231-NT-0000127-2023) – no results posted 9/4 • 5138 Penn Ave – New Pabla restaurant, liquor license <ul style="list-style-type: none"> ○ Building updates • 5300 Penn Ave – McCabe Bros Funeral Home <ul style="list-style-type: none"> ○ On the market for \$1.2m ○ Doodle poll for neighbor meeting (Jennifer) • 5324 Penn Ave – Children’s Home <ul style="list-style-type: none"> ○ 10/3 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 	<p>Site is zoned for Planned Unit Development, which means the DCP and ZBA must approve a master plan for Phase II. John Axtell suggested a pre-meeting with DCP/ZBA to explain neighbor expectations. AI: John and Jennifer to collaborate on letters</p> <p>Find out who is doing design work. Do they have a sprinkler contractor? We would like the contact info of the contractor and the PLI person reviewing the permit. AI: Abby to ask for contractor info.</p> <p>Letter of support submitted to ZBA, which confirmed receipt. Committee to await results of special exception hearing.</p> <p>AI: Dilla knows Mr. John Tomayko and will connect Emily with his information</p> <p>Magisterial case reassigned to Anthony Ceoffe, who is doing both his day job and former Judge Pappas’ job. Post-meeting: hearing scheduled for 9am 10/10 with Judge Linda Zucco</p> <p>Measuring out ADA compliance</p> <p>AI: Jennifer to send out additional Doodle poll</p> <p>AI: John to email Acting PLI Director David Green to inquire about the mediation situation and cc Emily</p> <p>See notes above.</p>

<ul style="list-style-type: none"> ○ Updates? • 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 	<p>No updates from BGC</p>
<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 • 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) ○ Letter covering zoning issues for Keith (John) • 5134 Friendship Ave – Unpermitted excavation <ul style="list-style-type: none"> ○ Stop Work Order ○ Planning request #DCP-ZDR-2023-03999 approved for retaining wall and patio, no parking • 240 S Graham St – Parking lot <ul style="list-style-type: none"> ○ Variance request (DCP-ZDR-2022-01693) ○ South Atlantic Inc CCP hearing on 10/3 (docket # CP-02-SA-0000974-2022) • 5160 Penn Ave – Family Dollar <ul style="list-style-type: none"> ○ 311 campaign/Brian Gallagher updates? ○ Closed for staffing/training reset? • Standing virtual meetings with Councilwoman Gross: 3rd Mondays at 12pm 	<p>No August meeting.</p> <p>AI: John to email Corey Layman and cc Keith.</p> <p>Committee to continue to observe. AI: Emily to send email to PLI. Has a city engineer approved the current excavated backyard? Is the house destabilized?</p> <p>AI: Emily to send email to PLI. Committee has submitted 311s with pictures of cars parked there and they were closed.</p> <p>Reopened at variable hours.</p> <p>No August meeting</p>
<p>New</p> <ul style="list-style-type: none"> • PLI: David Green named Acting Director • Magistrate’s Court: Mik Pappas resigned <ul style="list-style-type: none"> ○ Cases rescheduled/reassigned? (Jennifer) • Rite-Aid Bankruptcy • Joe M cleaning Neighborway roundabout signs • ALDI litter 	<p>John Axtell knows him from prior work experience.</p> <p>Cases reassigned to Anthony Ceoffe and Linda Zucco.</p> <p>Committee to follow news of pending bankruptcy The benches outside the store were removed, maintaining the store has been very difficult for staff</p> <p>AI: Emily to inform the board of Joe’s good works</p> <p>Jennifer created list of maintenance complaints and could not find a local manager to discuss. She called the 1-800 number and read the letter AI: Jennifer will call the ALDI complaint #. John will</p>

	attempt to find higher management. If no humans are available to receive feedback, they will send the letter to the CEO.
<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"> • 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 • 4800 Friendship Ave – West Penn Hospital • 486 S Graham – Albright Church/Arch Masonry • Other parking lots behind houses on S. Graham • 5207 Liberty Ave – The Junction signage • 300 S Pacific – Perk & Brew (new deck?) • 4401 Penn Ave – UPMC Children’s signage • 5152 Penn Ave – Each One Teach One daycare • 5228 Penn Ave – Henry Simmons Art gallery • 5401 Penn Ave – former Penn Aiken Dairy 	<p>Not Actively Tracked Projects, continued</p> <ul style="list-style-type: none"> • 5456 Penn Ave – Montana bldg renovations • 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 ○ 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>October 3, 2023, Location: Pittsburgh Glass Center</p> <ul style="list-style-type: none"> • Even month, Committee members only <p>November 14, 2023, Location: 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 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>