



Meeting Date/Time: Nov 14, 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 Slovonc Community Representatives: John Axtell, Jennifer Haven, Tom Hritz, Joe Mattis, Brian Sullivan, Tom Youngs</p>	<p>Committee Members: Chair: Emily George Board Member Representatives: Chad Burton, Denise Mianzo Community Representatives: John Axtell, Jennifer Haven, Joe Mattis, Brian Sullivan, Tom Youngs, Vince Manetti, Debbie Manetti, David Weber, Nikki Coffee, Rob Pfaffman, Lewis Kwett, Brian Greundl, Eileen Kraus-Dobratz</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>Pittsburgh Comprehensive Plan 3 RFPs put out by the City in June 2023 https://procurement.opengov.com/portal/pittsburghpa/projects/49701 - engagement - technical services - addressing historical wrongs caused by zoning Press release soon to announce selected consultants for each RFP Will develop new plan over the next 3 years Focus on: transit corridors & just transition away from extractive economy to a new view of Pittsburgh that will be economically inclusive DCP is: hiring within strategic planning (zoning and development review has added staff, there is a new division for integrated planning [specialists in housing, food security, transportation, sustainability/resilience, public art/history]) & looking to partner with community groups, URA, PRT, housing authority Is there a copy of scope of work for consultants? Available at OpenGov (link above) Enforcement: Justifications for budget items will be tied to goals in the comprehensive plan. Planning/engagement meetings starting in Jan-Mar 2024 City is spending around \$5 million on RFPs Unknown if mechanisms are in place to continue plan in case mayor administration changes. DCP is committed to it. Feel free to email Keith with questions: keith.portugal@pittsburghpa.gov</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/Phase II planning letter to DCP (Jennifer/John) ○ Contacting Jake Pawlak re park delays (Jennifer) • 5425 Baum Blvd – Tender Care <ul style="list-style-type: none"> ○ Water/lead childcare permit 	<ul style="list-style-type: none"> • AI: Jennifer/John to collaborate on letter to DCP for Enright Park design thank you/Phase II planning concerns/expectations • AI: Jennifer to email Jake Pawlak to inquire about delays on Enright Park • Deb Gross personally talked to TenderCare • Problem: City of Pittsburgh perpetually violates DEP rules for watersheds/waterways. Sewage/watershed pipes are shared. • For any additional sewage getting added to the system, it has to go before city planning. Sewer module meetings every 2 weeks. City

- 460 S Graham – City of Bridges School
 - ZBA issued decision 10/17 to approve special exception (docket # DCP-ZDR-2023-14126)
- 5173 Liberty Ave – Tomayko Foundation gallery
 - Moved in – should we contact?
- 5128 Penn Ave – Mary’s
 - MOU with BGC & FCG signed!
 - 11/16 magistrate’s hearing (docket # MJ-05231-NT-0000127-2023)
- 5138 Penn Ave – New Pabla restaurant, liquor license
 - Building updates, ADA compliance
- 5300 Penn Ave – McCabe Bros Funeral Home
 - On the market for \$1.2m
 - Doodle poll for neighbor meeting (Jennifer)
- 5324 Penn Ave – Children’s Home
 - 2/6 CCP (docket # CP-02-SA-0000686-2022)
 - PLI working w/ CHP on sound remediation plan
 - former St. Lawrence O’Toole property

- council has to approve continuing to violate DEP rules to allow toilets.
- Pittsburgh has a lead ordinance that childcare facilities should not have lead in buildings/water
 - Deb resolved both issues. Unknown if TenderCare is now open.
 - **AI:** Abby to reach out to TenderCare for current status
 - **AI:** Emily to email Randy to congratulate CBS for getting zoning approval and inquire about status
 - **AI:** Denise to draft letter of welcome and deliver
 - New sticker on door: may be reissued building permit.
 - **Post-meeting:** was Special Exception notice
 - Committee to await ZBA decision regarding special exception on Dec 18 (45 days from ZBA hearing)
 - Signed MOU stipulated recurring meetings:

“The owner of Mary’s, the FCG, and the BGC shall meet one month following the opening of the business in order to assess the impacts of Mary’s operations on both nearby residents and on nearby Penn Avenue businesses and their customers. Until otherwise agreed by the parties, similar meetings will continue to take place every three months during the first year of Mary’s operations and semi-annually thereafter.”
 - **Post-meeting:** magistrate hearing moved to 12/7 9am
 - No updates
 - Committee pausing the neighbor outreach process
 - Committee to reach out to potential buyer (not publicly named)
 - **AI:** John to continue to follow up via email to Acting Director Dave Green
 - Expected summer 2024 completion
 - DOMI and Public Works responsible for meetings
 - Carlee Benhart Kukula of BGC potentially OOO on FMLA
 - **Post-meeting:** Per BGC, potentially a Feb meeting

<ul style="list-style-type: none"> • 5472 Penn Ave – PGC Expansion <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>Neighborhood Environment Updates</p> <ul style="list-style-type: none"> • Baum-Centre 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 ◦ MJ hearing 11/30 (docket #: MJ-05231-NT-0000425-2023) • 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 1/9 (docket # CP-02-SA-0000974-2022) • 5160 Penn Ave – Family Dollar <ul style="list-style-type: none"> ◦ Brian Gallagher call with the Dollar Tree Lease Administrator for W. PA • 5200 Penn Ave – ALDI litter <ul style="list-style-type: none"> ◦ Letter of complaint to CEO • Standing virtual meetings with Councilwoman Gross: 3rd Mondays at 12pm 	<ul style="list-style-type: none"> • Most recent meeting focused on PUH development and Oakland community groups (OPDC) • New similar SHY development coming to land between Baum/Centre • Planning workshop to reframe BCI: gather info Dec 2 @ 10am at BaumHaus • AI: Jennifer to attend the magistrate’s hearing • AI: John to follow up with Corey to inquire who we should follow up with at PLI • No work being done by laborers at the site • Deb Gross wants to see are we able to reach out to the neighbor to inform her of her rights. FCG should reach out as a community organization. • AI: Tom to reach out to neighbor at next door house • AI: Emily to follow up with Dave Green to ask for status and enforcement followup • Deb Gross has asked that Corey Layman deny the parking pad variance • DOMI approval for curb cut – Jennifer has questions • Deb Gross thinks the curb cut was improperly approved if it was approved. • AI: Emily follow up with David Green • AI: Tom to follow up with Brian Gallagher • AI: John/Jennifer to write letter to CEO • Is the nuisance property program still happening? • Does it take into account 311 tickets that generate various types of citations?
<p>New</p>	

<ul style="list-style-type: none"> • Short/long-term rental registry passed by City Council (Tom summary) 	<p>AI: Tom to bring summary to December meeting</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"> • 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 	<p>Not Actively Tracked Projects, continued</p> <ul style="list-style-type: none"> • 5401 Penn Ave – former Penn Aiken Dairy • 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 • 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 (usually first Tuesday of the month)</p> <p>December 5, 2023, Location: Pittsburgh Glass Center</p> <ul style="list-style-type: none"> • Even month, Committee members only <p>January 2 or 9, 2024, Location: TBD</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</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</p>

DCP – Department of City Planning DOMI – Department of Mobility and Infrastructure DPW – Department of Public Works	RCO – Registered Community Organization ZBA – Zoning Board of Adjustment ZDC – Zoning and Development Committee
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