



FRIENDSHIP COMMUNITY GROUP

Housing and Business Borders Committee Summary

Meeting Date/Time: **Tuesday, August 3, 2021
6:30 pm**

Location: **Pittsburgh Glass Center**

<p>Committee Members:</p> <p>Chair: Tom Youngs, Interim</p> <p>Board Member Representatives: Tom Hritz, Joe Mattis, Danielle Novick</p> <p>Community Representatives: Barbara Adams, John Axtell, Emily George, Jennifer Haven, Brian Sullivan</p>	<p style="text-align: center;"><u>In attendance</u></p> <p>Tom Youngs</p> <p>Tom Hritz</p> <p>Barbara Adams, John Axtell</p>
<u>AGENDA ITEM</u>	<u>SUMMARY</u>
<p>Bloomfield – Polish Hill Inclusionary Zoning</p> <p>Discussion with – Philip Wu, Neighborhood Planner</p>	<p>Phil explained that he had recently met with Christina Howell from the Bloomfield Development Corp and John Rhoades from the Polish Hill Civic Association about the potential for an Inclusionary Zoning Overlay for Bloomfield and Polish Hill. City Councilwoman Deb Gross had submitted legislation to create the Overlay.</p> <p>Any new developments with 20 or more units will be required to reserve 10% as affordable housing. The units will need to be for households earning 50% of area median income and 80% of area median income. The requirements will be imposed through deed restrictions and there will be a hardship provision for developers who can then make those required units available within a quarter mile of the development.</p> <p>There are many steps in the process through City Council and the City Planning Commission over the next six months.</p>
<p>Pittsburgh Glass Center Renovations and Expansion</p> <p>Presentation by – Heather McElwee, PGC Ryan Indovina, Indovina Associates Architects</p>	<p>Heather and Ryan presented to the Committee regarding a proposed expansion of the Pittsburgh Glass Center, 5472 Penn Avenue, as well as renovations to the old Horoscope Lounge, 5431 Penn Avenue.</p>

	<p>The Glass Center hopes to start construction in the summer of 2022 and has chosen Massaro as the general contractor.</p> <p>The only variance to be requested will be for less than required parking. No variances will be necessary for the Horoscope property.</p> <p>Next steps are for the Committee to discuss further with near neighbors and to then convene a Development Activities Meeting.</p>
<p>2021 Goals Update</p> <ul style="list-style-type: none"> • Result of final round of voting for Committee name 	<p>The Committee voted through an on-line voting application on the three names that resulted after the ranked choice voting. The results were –</p> <p>Housing and Business Borders Committee – 2 votes Property and Planning Committee – 3 votes Zoning and Development Committee – 4 votes</p> <p>Tom will make a motion to the FCG Board of Directors to change the committee’s name to the Zoning and Development Committee.</p>
<p>Neighborhood Development Updates</p> <ul style="list-style-type: none"> • Penn Plaza - Enright Park • Penn and Negley Intersection Issue (Brian) • 352 Stratford - <ul style="list-style-type: none"> ○ Awaiting a response from Sarah Kinter • 440 So. Aiken <ul style="list-style-type: none"> ○ ZBA approved ○ John will contact a near neighbor to offer FCG’s assistance • Howard Hanna Shadyside Office, 5501 Baum Boulevard 	<ul style="list-style-type: none"> • Park development is proceeding, completion is estimated to be 2023. Information can be found at engage.pittsburghpa.gov/Enright. • Brian was unable to attend. Brian contacted Nick Ross at the City’s Department of Mobility and Infrastructure (DOMI) and Nick suggested that we let DOMI bundle Penn/Negley intersection improvements into DOMI’s existing list of outstanding items to address with local developers, the Gumbergs. Brian is also waiting to hear from Rick Swartz from Bloomfield-Garfield Corporation to obtain his input. • No response. Tom will contact Sarah Kinter again. • John spoke with near neighbor, Mr. Leone, no work has commenced yet. <ul style="list-style-type: none"> ○ Committee suggested that Mr. Leone be invited to an upcoming meeting • The developer will be presenting to the City Zoning Board of Adjustment on September 9 through a Zoom meeting <ul style="list-style-type: none"> ○ It does not appear that the requested curb cut will be approved by DOMI ○ The development must still be presented to the Contextual Design Advisory Panel

<p>Neighborhood Environment Updates</p> <ul style="list-style-type: none"> • Baum-Center Initiative (BCI) participation <ul style="list-style-type: none"> ○ Regular update ○ Need FCG reps • Trash issues at various buildings <ul style="list-style-type: none"> ○ 301 S. Fairmount • Children’s Home HVAC noises • Aldi on Baum Boulevard <ul style="list-style-type: none"> ○ Renovations / scaffolding (permit valid until 10/31/21) ○ New scaffolding and work on S. Fairmount St. side of the building • Albright Church • Signage at The Junction 	<ul style="list-style-type: none"> • There were no FCG members at the most recent BCI meeting. <ul style="list-style-type: none"> ○ An FCG member is still needed for BCI • No progress has been made with the City <ul style="list-style-type: none"> ○ This property is for sale • Mike Dolan continues to work with Sarah Kinter at PLI to obtain a new set of noise readings • Latest information from the building owner is that scaffolding will be removed by October 2021 • No recent community meeting. There does not seem to be consensus with the developer and the community. The Committee will check with Bloomfield Development Corporation for the latest information. • No action
<p>New</p> <ul style="list-style-type: none"> • Resident request to decrease the length of a loading zone on his block on S. Fairmount (across from the loading dock at Baum Blvd. Aldi) or move the whole thing down about 20 feet (Tom H.) 	<ul style="list-style-type: none"> • Tom H. explained the situation with a Friendship resident. Phil suggested that Tom H. contact Nick Ross at DOMI.
<p>2021 Goals Updates</p> <ul style="list-style-type: none"> • Presentations below are tentative – <ul style="list-style-type: none"> ○ Bruce Chan – Bloomfield Livable Streets (September) ○ Representative from Bloomfield Development Corporation ○ Inspector from the City Department of Permits, Licenses and Inspections (specifically focused on violations) ○ Private developer ○ Graffiti (FCG Quarterly Community Meeting?) • Mission Statement <ul style="list-style-type: none"> ○ “The XXXX Committee of the Friendship Community Group engages developers, landlords and 	

<p>public officials who affect the urban planning process to ensure equitable quality of life for all residents in Friendship, our home.”</p>	
<p>Long Term Goals</p>	
<p>Not Actively Tracked Projects</p> <ul style="list-style-type: none"> • 5222 Penn Ave renovations • North Negley Residences – B’nai Israel • Montana Building on Penn Avenue – renovations • West Penn Hospital Institutional Master Plan • Residential Permit Parking • 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 <ul style="list-style-type: none"> ○ Jennifer – month? • 5226 Penn Ave • Penn Avenue Phase II • Goodblend • Bloomfield Development Corporation neighborhood planning process involving Friendship <ul style="list-style-type: none"> ○ Develop a new strategic plan / community plan ○ Incorporate consideration of expansion of RCO boundaries ○ Incorporate possible development of “Penn Avenue overlay” ○ Include possibility of neighborhood zoning changes? 	
<p>Next Meeting (first Tuesday of the month)</p> <p>September 7, 2021, Location -? (Odd month, public meeting)</p> <p>October 5, 2021, Location -? (Even month, Committee members only)</p>	