



FRIENDSHIP COMMUNITY GROUP

Zoning and Development Committee Summary

Meeting Date/Time: **October 5, 2021**
6:30 pm

Location: **Zoom**

<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>Tom Youngs</p> <p>Tom Hritz, Joe Mattis</p> <p>Barbara Adams, John Axtell, Emily George, Jennifer Haven (for first 15 minutes), Brian Sullivan</p>
<u>AGENDA ITEM</u>	<u>SUMMARY</u>
<p>Neighborhood Development Updates</p> <ul style="list-style-type: none"> • Penn Plaza - Enright Park • Pittsburgh Glass Center Renovations and Expansion • Howard Hanna Shadyside Office, 5501 Baum Boulevard 	<ul style="list-style-type: none"> • Design and construction team to meet in early November to include landscape design contractor and City of Pittsburgh Public Works official • Committee needs to be assured that near neighbors have been contacted and that there aren't any issues or concerns regarding renovations <ul style="list-style-type: none"> ○ What will the new facility look like from Clarendon Place and S. Fairmount Street? ○ Tom Y. to contact Glass Center and pose questions • Tom Y. to contact Philip Wu, City Planner, about using City zoom account and having Emily and Jennifer moderate • No update. Tom Y. to check with Philip Wu
<p>Neighborhood Environment Updates</p> <ul style="list-style-type: none"> • Baum-Center Initiative (BCI) participation <ul style="list-style-type: none"> ○ Need FCG reps 	<ul style="list-style-type: none"> • FCG and Committee will continue to look for new representatives, Committee will monitor agendas and minutes

<ul style="list-style-type: none"> • 352 Stratford - Building Eye – November 18, 2021 – Court Docket Number 05231-NT-329-21, NT-330-21 • Children’s Home HVAC noises, 5324 Penn Ave – Building Eye – August 31, 2021 - Perform Investigation Violation Found Sound study was conducted, west-side HVAC unit was found to be in violation of 916.06 Zoning code- Noise; in violation September 30, 2021 - Perform Investigation Violation Found No permit has been pulled for rectifying sound level issue; in violation <i>Violation Observation</i> 5324 Penn Ave was found to be in violation of the City of Pittsburgh ordinance 916.06 Noise. Specifically, air handling units located on the west side-roof level of 5234 Penn Ave were found to exceed the decibel limits set by the City ordinance. <i>Corrective Action Required</i> Apply and secure all necessary permits to complete remediation of noise violation. Post remediation requires a professionally licensed sound engineered study to confirm successful compliance. <ul style="list-style-type: none"> ○ St. Lawrence Church and Activities Building • Aldi <ul style="list-style-type: none"> ○ Renovations / scaffolding (Baum Blvd) (permit valid until 10/31/21) ○ New scaffolding and work on S. Fairmount St. side of the building ○ Work on Roup side of the building • Bloomfield Development Corporation (BDC) neighborhood planning process involving Friendship <ul style="list-style-type: none"> ○ MOU? • Bloomfield – Polish Hill Inclusionary Zoning <ul style="list-style-type: none"> ○ FCG position? • Albright Church 	<ul style="list-style-type: none"> • Await court hearing decision • Continue to monitor as moves through City process <ul style="list-style-type: none"> ○ John reported that Bloomfield-Garfield Corporation has stated that the purchase of the St. Lawrence Church and Activities Building has not closed ○ The Committee will continue to monitor any plans as they will affect The Children’s Home’s Institutional Master Plan • Work continues • Tom Y. to check with Sara DeLucia regarding MOU • Committee will need to check with Christina Howell or Sam Spearing at BDC or Philip Wu about status • No update
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<ul style="list-style-type: none"> • Signage at The Junction 	<ul style="list-style-type: none"> • No update
<p>New</p> <ul style="list-style-type: none"> • Residential Permit Parking • Zoning amendments (John and Jennifer) • November speaker? • Presentation to City Council regarding development in Oakland 	<ul style="list-style-type: none"> • Changes appear to coming including hybrid parking zones and change in which agency manages program • Committee voted by email earlier in the month to support zoning amendment codes to <ul style="list-style-type: none"> ○ Not permit drive thru facilities in most zoning areas of the City ○ Change restaurant parking requirement • Committee voted by email to not support zoning amendment codes to <ul style="list-style-type: none"> ○ Change certain residential setbacks in regard to on-site parking • Tom Y to contact PLI for a speaker if not available then contact BDC for a potential speaker • Jennifer presented the Committee’s concerns regarding the current approach by the City and developers in Oakland
<p>2021 Goals Updates</p> <ul style="list-style-type: none"> • Presentations below are tentative – <ul style="list-style-type: none"> ○ 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?) 	
<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 • 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 	

<ul style="list-style-type: none"> • 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? • Penn and Negley Intersection Issue <ul style="list-style-type: none"> ○ DOMI • 440 S. Aiken • Trash issues at various buildings <ul style="list-style-type: none"> ○ 301 S. Fairmount 	
<p>Next Meeting (first Tuesday of the month)</p> <p>November 2, 2021, Location - Pittsburgh Glass Center (Odd month, public meeting)</p> <p>December 7, 2021, Location -Pittsburgh Glass Center (Even month, Committee members only)</p>	