



Meeting Date/Time: Nov 1, 2022 6:30 pm  
 Location: Pittsburgh Glass Center

## Friendship Community Group Zoning and Development Committee Meeting Summary

<p><b>Committee Members:</b>  <b>Chair:</b> Emily George  <b>Vice Chair:</b> Tom Youngs  <b>Board Member Representative:</b> Joe Mattis  <b>Community Representatives:</b> Barbara Adams, John Axtell, Jennifer Haven, Tom Hritz, Brian Sullivan</p>	<p><b>Committee Members:</b>  <b>Chair:</b> Emily George  <b>Vice Chair:</b> Tom Youngs  <b>Board Member Representative:</b>  <b>Community Representatives:</b> Barbara Adams, John Axtell, Jennifer Haven, Tom Hritz, Mike Dolan, Cassandra Osterman, Lewis Kwett</p>
<p><u>AGENDA ITEM</u></p>	<p><u>SUMMARY</u></p>
<p>Presenter: Rick Swartz        Executive Director, Bloomfield-Garfield Corporation</p>	<p>Rick Swartz updated the Committee on various agenda items, including Penn Plaza phase II, The Children’s Home, Enright Park, and Penn Ave phase II.</p>
<p>Neighborhood Development Updates</p> <ul style="list-style-type: none"> <li>• Penn Plaza - Enright Park           <ul style="list-style-type: none"> <li>○ \$400k discrepancy between promised city spending (\$1.7m) and current park budget (\$1.3m) – discuss with Deb Gross (Jennifer)</li> <li>○ DPW needs reminder for timeline?: Construction FA22-SP23, Open FA23</li> </ul> </li> <li>• 5128 Penn Ave – Mary’s           <ul style="list-style-type: none"> <li>○ MOU with BGC</li> </ul> </li> <li>• 302 S Atlantic – Permitting issues           <ul style="list-style-type: none"> <li>○ Update?</li> </ul> </li> <li>• 5138 Penn Ave – New Pabla restaurant, liquor license           <ul style="list-style-type: none"> <li>○ Informal meeting w/ Pabla family (John)</li> </ul> </li> <li>• 5324 Penn Ave – Children’s Home           <ul style="list-style-type: none"> <li>○ HVAC noise CCP hearing on 11/8 (docket # CP-02-SA-0000686-2022)</li> <li>○ former St. Lawrence O’Toole property</li> </ul> </li> <li>• 5472 Penn Ave – PGC Expansion           <ul style="list-style-type: none"> <li>○ Construction to start spring 2023</li> <li>○ Neighbor liaison process</li> </ul> </li> <li>• Penn Avenue Phase II Streetscape Project           <ul style="list-style-type: none"> <li>○ <a href="https://engage.pittsburghpa.gov/penn-avenue-phase-2">engage.pittsburghpa.gov/penn-avenue-phase-2</a></li> </ul> </li> </ul>	<ul style="list-style-type: none"> <li>• Jennifer emailing with Deputy Mayor Jake Pawlik</li> <li>• Pawlik interested in meeting with community members to hear their perspective on the park.</li> <li>• John A emailing with Sally Anne Kluz. Per Kluz, the second part of the park is being used as a staging area by the City for the conversion of Euclid to two-way.</li> <li>• John A coordinating with Enright Park neighbors, requesting rigorous implementation of pedestrian design</li> <li>• <b>AI:</b> Jennifer to copy Andrea Ketzler on emails to J. Pawlik</li> <li>• Emily to be point person to discuss MOU with Penn Ave Coordinator Carlee Kukula</li> <li>• BGC board did not want to add punitive language to BGC</li> <li>• Mary’s opening date unknown</li> <li>• <b>AI:</b> John to potentially coordinate meeting with immediate neighbors of the new restaurant</li> <li>• Rick S of BGC following up with Sarah Kinter of PLI for updates on Children’s Home</li> <li>• Committee to watch outcome of 11/8 hearing</li> <li>• Congratulations to PGC for getting a state grant!</li> <li>• Nov 3 meeting to include substantive progress</li> </ul>

<ul style="list-style-type: none"> <li>○ Construction to start spring 2024</li> <li>○ Next BGC meeting on Nov 3 at 11am with advisory committee</li> </ul>	<ul style="list-style-type: none"> <li>• The City will be securing bids starting next year.</li> <li>• Remove old utility poles, better pedestrian crossings, new lighting</li> <li>• No city funding allocated for S Graham St – Negley Ave</li> </ul>
<p>Neighborhood Environment Updates</p> <ul style="list-style-type: none"> <li>• Baum-Center Initiative (BCI) participation <ul style="list-style-type: none"> <li>○ Jennifer is primary</li> <li>○ Need secondary FCG representative</li> </ul> </li> <li>• 240 S. Graham parking lot construction <ul style="list-style-type: none"> <li>○ Variance request (DCP-ZDR-2022-01693)</li> <li>○ South Atlantic Inc CCP hearing on 11/8 (docket # CP-02-SA-0000974-2022)</li> <li>○ Other parking lots behind houses on S. Graham</li> </ul> </li> <li>• 425 S Winebiddle St – Parking lot <ul style="list-style-type: none"> <li>○ PLI reissued citations 9/2, 10/3</li> </ul> </li> </ul>	<ul style="list-style-type: none"> <li>• Tom to become secondary FCG representative in 2023</li> <li>• Committee to watch outcome of 11/8 hearing</li> <li>• <b>Post-meeting:</b> Administrator Exception sign posted for variance (7 accessory parking stalls) for 21 days</li> <li>• Committee to watch for 3<sup>rd</sup> citation</li> </ul>
<p>New</p> <ul style="list-style-type: none"> <li>• 5349 Penn Ave – Spork Pit</li> <li>• 5160 Penn Ave – Family Dollar</li> <li>• 5152 Penn Ave – Proposed Daycare</li> <li>• 525 S Aiken Ave apartment development</li> <li>• Expanding FCG’s boundaries <ul style="list-style-type: none"> <li>○ Community voted to amend FCG bylaws</li> <li>○ New issues to pay attention to</li> </ul> </li> <li>• Standing virtual meeting with Councilwoman Gross: 3<sup>rd</sup> Mondays at 12pm <ul style="list-style-type: none"> <li>○ Recap/comments?</li> </ul> </li> <li>• FCG DAM SOP development</li> </ul>	<ul style="list-style-type: none"> <li>• Has permanently closed</li> <li>• The Committee requests that Rick S of BGC set up a joint BGC-FCG meeting with the landlord of the building</li> <li>• City issued permit for creating bathrooms</li> <li>• Contractor hired by the tenant did not pull permits</li> <li>• Fire alarm enunciator caught up in supply chain</li> <li>• Bloomfield Development Corporation is taking a favorable position, which the ZDC Committee supports</li> <li>• Emily (Jennifer) moved that the ZDC Committee write a letter in favor of the proposed apartment development at 525 S Aiken, pending FCG board approval.</li> <li>• <b>AI:</b> Emily to work with Executive Committee to update bylaws</li> <li>• No updates</li> </ul>
<p>2022 Goals</p> <ul style="list-style-type: none"> <li>• Speakers <ul style="list-style-type: none"> <li>○ New traffic engineer</li> <li>○ Building inspectors</li> <li>○ Members of City Council</li> <li>○ Member of new City administration such as community liaison/relations</li> <li>○ Absentee landlord representative</li> </ul> </li> </ul>	
<p>Not Actively Tracked Projects</p>	<p>Not Actively Tracked Projects, continued</p>

<ul style="list-style-type: none"> <li>• 440 S. Aiken</li> <li>• 5501 Baum Blvd – Howard Hanna Shadyside</li> <li>• 5502 Baum Blvd – Goodblend</li> <li>• 5546 Baum Blvd – Baumhaus II</li> <li>• 5623 Baum Blvd – John O’Dell development</li> <li>• 5634 Baum Blvd – Hertz</li> <li>• 301 S Fairmount – Trash issues</li> <li>• 486 S Graham – Albright Church</li> <li>• 5207 Liberty Ave – The Junction signage</li> <li>• 300 S Pacific – Perk &amp; Brew deck construction</li> <li>• 5152 Penn Ave – Proposed daycare</li> <li>• 5228 Penn Ave – Henry Simmons Art galleries</li> <li>• 5401 Penn Ave – former Penn Aiken Dairy</li> <li>• 5456 Penn Ave – Montana bldg renovations</li> <li>• 5525 Penn Ave – First National Bank</li> <li>• Penn/Negley Intersection</li> <li>• 327 N Negley Ave – B’nai Israel development</li> <li>• 200 Stratford Ave – unpermitted apartment</li> <li>• 352 Stratford Ave</li>   <li>• 5G cell phone towers</li> </ul>	<ul style="list-style-type: none"> <li>• Committee voted by email in early October 2021 to support zoning amendment codes to <ul style="list-style-type: none"> <li>○ Not permit drive thru facilities in most zoning areas of the City (supported)</li> <li>○ Change restaurant parking requirement (supported)</li> <li>○ Change certain residential setbacks in regard to on-site parking (not supported)</li> </ul> </li>   <li>• City legislation <ul style="list-style-type: none"> <li>○ Polish Hill/Bloomfield IZOD</li> <li>○ Residential rental registry</li> <li>○ Short term rental (Airbnb) regulation</li> </ul> </li>   <li>• Discussion of “house flippers” in Friendship <ul style="list-style-type: none"> <li>○ John and Jennifer developing a presentation regarding actions homeowners may consider when approached by house flippers</li> </ul> </li>   <li>• New tax abatement programs (Jennifer)</li> </ul>
<p>List of Requests for City Planning:</p> <ul style="list-style-type: none"> <li>• 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)</li> <li>• Post results of zoning decisions publicly</li> </ul>	
<p>Next Meetings (first Tuesday of the month)</p> <p>Dec 4, 2022, Location: Pittsburgh Glass Center</p> <ul style="list-style-type: none"> <li>• Even month, Committee members only</li> </ul> <p>Jan 9, 2022, Pittsburgh Glass Center</p> <ul style="list-style-type: none"> <li>• Odd month, public meeting</li> </ul>	
<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  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 – (Department of) Permits, Licenses, and Inspections  RCO – Registered Community Organization  ZBA – Zoning Board of Adjustment  ZDC – Zoning and Development Committee</p>