

	<p>stolen bollards and that all establishments at The Junction have been notified of the theft and that new bollards will be re-installed.</p>
<p>Neighborhood Development Updates</p> <ul style="list-style-type: none"> • Penn Plaza - Enright Park • Pittsburgh Glass Center Renovations and Expansion <ul style="list-style-type: none"> ○ ZBA Hearing on 2/10/22 ○ MOA • First National Bank, Former Gulf Station location, Penn and S. Negley <ul style="list-style-type: none"> ○ The Bulletin article • 200 Stratford <ul style="list-style-type: none"> ○ Lewis Kwett will watch • Mary's Bar - 5128 Penn Ave (former Toro's location) <ul style="list-style-type: none"> ○ PLCB info ○ Waldorf School ○ MOU? ○ Next steps? 	<ul style="list-style-type: none"> • There is an upcoming Zoning Board of Adjustment (ZBA) meeting for the signage required for Whole Foods • - <ul style="list-style-type: none"> ○ Hearing was held and FCG was supportive. ZBA will rule in 45 days regarding special exceptions and variances ○ FCG and the Pittsburgh Glass Center signed a Memorandum of Agreement regarding the expansion and the neighbors' concerns • - <ul style="list-style-type: none"> ○ An article regarding the development will be in the next issue of The Bulletin ○ It appears that the desire for a drive-through will require a variance ○ Bloomfield-Garfield Corporation (BGC) and the Committee believe that the bank should have more of an urban look and look less like a suburban bank • - <ul style="list-style-type: none"> ○ Neighbor Lewis Kwett will notify the Committee of any construction that appears to be occurring after the variance was denied • - <ul style="list-style-type: none"> ○ The PLCB shared with Tom that the application to extend the license showed the extension to the basement of 5128 Penn Ave not to 5130 Penn Ave which the Committee believes is the intent of the owner. ○ Emily stated through email that she had spoken with the principal of the Waldorf School who was not aware of the bar opening and expressed concerns regarding the back entrance on Coral Street ○ The Committee has not decided on how to proceed regarding a possible Memorandum of Understanding ○ The Committee needs to discuss next steps

<ul style="list-style-type: none"> • Baumhaus 2 <ul style="list-style-type: none"> ○ Meetings with neighbors ○ MOU adjustment? • Perk and Brew deck construction <ul style="list-style-type: none"> ○ Summary of 2/11/22 meeting (Tom and John) • Proposed daycare at 5152 Penn Avenue (Emily) <ul style="list-style-type: none"> ○ John to discuss with Rick Swartz? • Property at Roup and Baum - John O'Dell is considering building as he contacted a Friendship resident 	<ul style="list-style-type: none"> • - <ul style="list-style-type: none"> ○ Several neighbors attended the meeting to discuss the concern regarding construction placement several feet into Dapper Way for six to nine months. Tom and John agreed to arrange another meeting over Zoom at 6:30 pm on Thursday, 3/3/22. ○ There wasn't any further discussion regarding adjusting the existing Memorandum of Understanding • - <ul style="list-style-type: none"> ○ Tom and John met with Perk and Brew owner Nick Redondo regarding his plans to build an elevated outdoor deck. Nick has some architectural plans although he has not yet presented to the City for any necessary variances • No updates. Owner is waiting for outcome of ZBA hearing on 2/3/22. • No update
<p>Neighborhood Environment Updates</p> <ul style="list-style-type: none"> • Baum-Center Initiative (BCI) participation <ul style="list-style-type: none"> ○ Jennifer to be primary] ○ Need secondary FCG representative • 352 Stratford - <ul style="list-style-type: none"> ○ PLI waiting for rental registry • Children's Home HVAC noises, 5324 Penn Ave – <ul style="list-style-type: none"> ○ District Magistrate - continuance ○ 2/22/22 BGC meeting with PLI and neighbors • Bloomfield Development Corporation (BDC) neighborhood planning process involving Friendship <ul style="list-style-type: none"> ○ MOU?- FCG President 	<ul style="list-style-type: none"> • No update • No update • - <ul style="list-style-type: none"> ○ The Magistrate provided a 45-day continuance from the original 2/24/22 court date ○ Rick Swartz from BGC facilitated a meeting of near neighbors and Sarah Kinter from the City Department of Permits, Licenses and Inspections. Sarah offered that the City would be willing to coordinate mediation between the City, The Children's Home and the neighbors. The neighbors stated that they would discuss. • - <ul style="list-style-type: none"> ○ Tom offered to contact Sara DeLucia to arrange a time to further discuss a memorandum of understanding.

<ul style="list-style-type: none"> • Bloomfield – Polish Hill Inclusionary Zoning <ul style="list-style-type: none"> ○ City Council approval? • 240 S. Graham parking lot construction <ul style="list-style-type: none"> ○ 2/2/22 second inspection? ○ Parking continuing? • Hertz signage (Tom) • 5G cell phone towers • Concern with parking lot on S Winebiddle St behind car dealership <ul style="list-style-type: none"> ○ Emily to discuss with Bloomfield Development Corporation • Albright Church <ul style="list-style-type: none"> ○ Trek Development passes 	<ul style="list-style-type: none"> • John will share information with Pittsburgh City Council regarding the Committee’s resolution to support inclusionary zoning • - <ul style="list-style-type: none"> ○ Second inspection occurred on 2/8/22 ○ Parking is occurring on pad. Tom to contact Sarah Kinter at PLI for further information • Tom exchanged email messages with James Rice, Hertz, Regional General Manager. James was unaware of any proposed changes to signage but indicated that he would contact the real estate division and share information. • Tom to contact DOMI for further information regarding this issue • - <ul style="list-style-type: none"> ○ Emily provided information from Sam Spearing at BDC that it appears that City inspectors did not find any violations • Nothing further
<p>New</p>	<ul style="list-style-type: none"> • Nothing presented
<p>2022 Goals</p> <ul style="list-style-type: none"> • Speakers <ul style="list-style-type: none"> ○ Building inspectors ○ Members of City Council ○ Member of new City administration such as community liaison and community relations ○ Absentee landlord representative such as JJ Land • Other goals? 	
<p>Not Actively Tracked Projects</p> <ul style="list-style-type: none"> • 5222 Penn Ave renovations • 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 ● 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? ● 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 ● Signage at The Junction ● Committee voted by email in early October 2021 to support zoning amendment codes to - <ul style="list-style-type: none"> ○ Not permit drive thru facilities in most zoning areas of the City(supported) ○ Change restaurant parking requirement (supported) ○ Change certain residential setbacks in regard to on-site parking (not supported) ● Penn Avenue Phase II Streetscape Project ● North Negley Residences – B’nai Israel ● Howard Hanna Shadyside Office, 5501 Baum Boulevard 	
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<ul style="list-style-type: none">• Aldi – Baum Boulevard	
<p>Next Meeting (first Tuesday of the month)</p> <p>April 6, 2022, Location -Pittsburgh Glass Center or Zoom (Even month, Committee members only)</p> <p>May 4, 2022, Location - Pittsburgh Glass Center or Zoom (Odd month, public meeting)</p>	