



## FRIENDSHIP COMMUNITY GROUP

### Zoning and Development Committee Summary

**Meeting Date/Time:** January 4, 2022  
6:30 pm

**Location:** <https://pitt.zoom.us/j/99239369530>  
**Meeting ID:** 992 3936 9530

<p><b>Committee Members:</b></p> <p><b>Chair:</b> Tom Youngs, Interim</p> <p><b>Board Member Representatives:</b> Tom Hritz, Joe Mattis, Danielle Novick</p> <p><b>Community Representatives:</b> Barbara Adams, John Axtell, Emily George, Jennifer Haven, Brian Sullivan</p>	<p>Tom Youngs</p> <p>Barbara Adams, John Axtell, Emily George, Jennifer Haven, Brian Sullivan</p> <p>Ex-officio member – Sara DeLucia, FCG President</p>
<b><u>AGENDA ITEM</u></b>	<b><u>SUMMARY</u></b>
<p>Speaker</p> <ul style="list-style-type: none"> <li>• Christina Howell, Bloomfield Development Corporation (BDC)</li> </ul>	<p>Ms Howell noted the four main goals of BDC – 1) Housing, 2) Business District Promotion, 3) Infrastructure and Mobility and 4) Bloomfield Saturday Market</p> <p>1) Housing –</p> <ul style="list-style-type: none"> <li>- worked with City Council for inclusionary zoning in Bloomfield and Polish Hill</li> <li>- 1/25/22, zoning changes for former Shur-Sav site</li> <li>- intervention with City of Bridges for housing conservatorship at 4701 Lorigan Street</li> <li>- 1/6/22, Development Activities Meeting for redevelopment of Italian Sons and Daughters Club for townhouses and condominiums</li> <li>- 1/18/22, Development Activities Meeting for parking lot around Bloomfield Bridge Tavern</li> </ul> <p>2) Business District Promotion –</p> <ul style="list-style-type: none"> <li>- opening of skate shop on Main St</li> <li>- opening of bakery near Trace Brewing</li> <li>- development of Late Night on Liberty, Second Friday in February</li> </ul>

	<p>3) – Infrastructure and Mobility –</p> <ul style="list-style-type: none"> <li>- Delivery robot pilot concluded on 12/23/21, with approximately 100 simulated deliveries and 3 actual deliveries, BDC will continue to lobby the State for more guidance</li> </ul> <p>Ms. Howell also noted that BDC continues to work with City Neighborhood Planner Philip Wu for the neighborhood plan that will include Friendship.</p> <p>Finally, Ms. Howell has not heard of any concerns with AirBnB rentals</p>
<p>Neighborhood Development Updates</p> <ul style="list-style-type: none"> <li>• Penn Plaza - Enright Park</li> <li>• Pittsburgh Glass Center Renovations and Expansion <ul style="list-style-type: none"> <li>○ 1/6/22 meeting scheduled</li> <li>○ 1/13/22 Zoning Board of Adjustment hearing</li> </ul> </li> <li>• Former Gulf Station location, Penn and S. Negley</li> <li>• 200 Stratford <ul style="list-style-type: none"> <li>○ Summary, ZBA variance, 11/18/21</li> </ul> </li> <li>• Mary's Bar - 5128 Penn Ave (former Toro's location)</li> </ul>	<ul style="list-style-type: none"> <li>• It appears that Eva Street road construction is complete. <ul style="list-style-type: none"> <li>○ The park is roughly graded</li> <li>○ No date for next park meeting with the City</li> <li>○ And no timetable for construction</li> <li>○ Some committee members discussed leasing of office space by Duolingo</li> </ul> </li> <li>• There was discussion of the need for a Zoning Board of Adjustment continuance</li> <li>• No additional information at this time</li> <li>• The owner was denied a variance request</li> <li>• Sara will discuss with Rick Swartz of the Bloomfield-Garfield Corporation the need for a Memorandum of Understanding with Mary's Bar.</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 to be primary]</li> <li>○ Need secondary FCG representative</li> </ul> </li> <li>• Residential Permit Parking Thursday <ul style="list-style-type: none"> <li>○ City Council voted on 12/1/21 to postpone vote until 12/8/21</li> <li>○ Update?</li> </ul> </li> <li>• 352 Stratford - <ul style="list-style-type: none"> <li>○ Update from PLI – Tom Y.?</li> </ul> </li> </ul>	<ul style="list-style-type: none"> <li>• No updates</li> <li>• No updates</li> <li>• No response for City Permits, License and Inspections (PLI) Director, Sarah Kinter</li> </ul>

<ul style="list-style-type: none"> <li>• Children’s Home HVAC noises, 5324 Penn Ave – <ul style="list-style-type: none"> <li>○ District Magistrate date?</li> </ul> </li> <li>• Aldi <ul style="list-style-type: none"> <li>○ Scaffolding has been removed</li> </ul> </li> <li>• Bloomfield Development Corporation (BDC) neighborhood planning process involving Friendship <ul style="list-style-type: none"> <li>○ MOU?- FCG President</li> </ul> </li> <li>• Bloomfield – Polish Hill Inclusionary Zoning <ul style="list-style-type: none"> <li>○ Planning Commission meeting rescheduled</li> <li>○ DAM on 12/8/21</li> </ul> </li> </ul>	<ul style="list-style-type: none"> <li>• No update</li> <li>• Nothing additional, to be moved to Not Actively Tracked Projects</li> <li>• No update</li> <li>• Meeting held. City Council vote is still required.</li> </ul>
<p>New</p> <ul style="list-style-type: none"> <li>• 240 S. Graham parking lot construction</li> </ul>	<ul style="list-style-type: none"> <li>• Under review by PLI, Tom to follow-up with PLI</li> <li>• Sara noted that the owner of Friendship Perk and Brew contacted her to discuss adding a deck to the front of the building</li> <li>• There was discussion of Open Hand Ministries’ construction management and “Building Wealth” programs</li> </ul>
<p>2022 Goals</p> <ul style="list-style-type: none"> <li>• Speakers <ul style="list-style-type: none"> <li>○ Building inspectors</li> <li>○ Members of City Council</li> <li>○ Member of new City administration such as community liaison and community relations</li> <li>○ Absentee landlord representative such as JJ Land</li> </ul> </li> <li>• Other goals</li> <li>• Committee Chair?</li> </ul>	<ul style="list-style-type: none"> <li>• Tom and Emily to share duties of Chair. Tom to chair Committee from January 1 to June 30 with Emily as Vice Chair. Roles will reverse in July with Emily as Chair and Tom as Vice Chair from July 1 to December 31.</li> </ul>
<p>Not Actively Tracked Projects</p> <ul style="list-style-type: none"> <li>• 5222 Penn Ave renovations</li> <li>• Montana Building on Penn Avenue – renovations</li> </ul>	

<ul style="list-style-type: none"> <li>• West Penn Hospital Institutional Master Plan</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. <ul style="list-style-type: none"> <li>• New tax abatement programs</li> <li>• Jennifer – month?</li> </ul> </li> </ul> </li> <li>• 5226 Penn Ave</li> <li>• Goodblend</li> <li>• Bloomfield Development Corporation neighborhood planning process involving Friendship <ul style="list-style-type: none"> <li>○ Develop a new strategic plan / community plan</li> <li>○ Incorporate consideration of expansion of RCO boundaries</li> <li>○ Incorporate possible development of “Penn Avenue overlay”</li> <li>○ Include possibility of neighborhood zoning changes?</li> </ul> </li> <li>• Penn and Negley Intersection Issue <ul style="list-style-type: none"> <li>○ DOMI</li> </ul> </li> <li>• 440 S. Aiken</li> <li>• Trash issues at various buildings <ul style="list-style-type: none"> <li>○ 301 S. Fairmount</li> </ul> </li> <li>• Albright Church</li> <li>• Signage at The Junction</li> <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>• Baumhaus 2</li> <li>• Penn Avenue Phase II Streetscape Project</li> <li>• North Negley Residences – B’nai Israel</li> </ul>	
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<ul style="list-style-type: none"><li>• Howard Hanna Shadyside Office, 5501 Baum Boulevard</li></ul>	
<p>Next Meeting (first Tuesday of the month)</p> <p>February 1, 2022, Location -Pittsburgh Glass Center (Even month, Committee members only)</p> <p>March 1, 2022, Location - Pittsburgh Glass Center (Odd month, public meeting)</p>	