



Allegheny City Central Association

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General Membership Meeting Minutes Monday, June 8th, 2015 New Hope Church 1400 Buena Vista Ave, 7:00 p.m.

In Attendance (32)

Colleen Bender, John Bornyas, Patricia Buck, John Canning, Justine Cunningham, Dan Deis, Kathy Deis, Phil Flaherty, Joan Gielas, Cody Harding, Sharnay Hearn, Tim Johnson, Deena Kelly, Susan Larkin, Charles Moore, Gregory Mucha, Neil Parham, Andrew Reichert, Shannon Reichert, Craig Reinhard, Bob Sechler, Sheila Sechler, Brooke Smith, Kyle Smith, Gregory Spicer, Neill Stouffer, Erin Tobin, Matt Williamson, Krista Winslow, Steven Winslow, Craig Worl, Al Zanon

Introduction

The regular monthly meeting for the membership of the Allegheny City Central Association was held on Monday, June 8th, 2015, at 7:00 p.m. in the auditorium of Allegheny Traditional Academy, Vice President Deena Kelly chaired. Secretary Patrick Dexter recorded the minutes. The minutes of the last regular monthly meeting on 05/11/15, being posted on the web site beforehand, were approved.

Announcements

Representative from Mayor Peduto's office

1. PWSA matching grants for storm water abatement \$50,000 for individuals. \$5,000 for groups
2. Capital Budget hearing on June 22nd. Please come and have your voice be heard.
3. Swimming pools - children 15 and under can register at local Rec Center for free access to pools this summer.

Interns from Gtech Strategies - Mapping cultural assets in the entire Northside this summer through the Buhl Foundation 1Northside. Can range from public parks, landmarks, statues, green space, etc. Contact information - 1nsaim@gmail.com

Greg Mucha - Salon XO on Buena Vista and Armandale. No variance to operate. Tom Hardy will follow up with city.

Treasurer's Report

The Treasurer's Report was tabled



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Safety Committee Report

Zone 1 Commander Bickerstaff - No arrests or citations at Taylor Swift concert. Theft / Theft from auto largest crime in City of Pittsburgh. Recommends locking car doors and rolling up windows. Zone 1 has pictures of some of the culprits from recent thefts in the area. Tuesday and Wednesdays from 4pm-8pm are the days that thefts are reported the most often.

Manpower beefed up in car patrols and plainclothes. Foot patrols and park and walk in North Side neighborhoods throughout the summer. Commander recommends calling 911 when seeing anyone trying car handles, asks for clothes, height, race to be provided which enables probable cause. Police made an arrest last week of a known suspect in car break ins.

Question about drug activity and loitering. Commander talked about 99 Crew a group within police that concentrates on drugs and guns. If city lights are out on your street call 311 and contact your councilperson to facilitate that. Commander will contact Councilman Lavelle's office about a specific light on W. Jefferson. Contact Commander Bickerstaff at 412-323-7201 with any questions/concerns

Development Committee

Trek Development and Q Development

Bill Gatti - President Trek Development. Rick Faloli (Q Development). John Janocky (Trek) Ken Doyno (Rothschild+Doyno Architect for Trek).

Bill - Market rate residential development. No low income component, no section 8 component. Working with URA on possible 80-120% median income affordable apartments. August 6th Zoning board hearing

Ken - made a powerpoint presentation on the development. History of working on the North Side. R+D worked on the Federal Hill urban design in 1998. Worked with NSCL in 2008 on an urban design for Eloise street. Honored to be back in the North Side. Incorporated notes from previous ACCA meetings in plans. R+D has looked into the history of the block and presented photos from 1927 and plat maps of the area.

Brace Yourself - in order to save the facades of the buildings need to brace them from behind saving 30 feet of the building from North Ave. Integrate a new structure inside, on top of, and behind the existing buildings. Used the height and scale of Masonic Building and Bradbury to design the new structures behind 2,4,6 W North. 30 feet of the original buildings will be preserved but 12 feet of the facade will be outside, 18 feet will be inside of the new building.

7,500 sq foot of retail along Federal in the Core 4 units. Apartments start on 3rd floor and go up to floor 8. Roof top equipment (HVAC etc) will be hidden from view of houses up Federal hill.

Metropolis apartments facing W North

Characteristics and quality of materials are being developed from a design standpoint now.

Bill - Garden Theater itself is not owned or controlled by Trek. Thrilled that URA voted entered into Sales Agreement with City of Asylum. Timeline August 6th meeting for variance. End of November through approval process. December 1st full construction documents and financing. March 2016 closing on the property. 1 year of construction with opening March of 2017. Possibility on doing some site clearing work before March 2016.



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Randy Zotter - Will you move forward with this timeline without Garden Theater? Bill - without the control they will need cooperation from Zukin but that shouldn't distract from their ability. John - they expect that they will close on Garden.

Todd Kilgore - asked for drawings and renderings from the rear. Ken - willing to do this, may need access to Todd's rear deck for pictures.

Todd Kilgore - Asked about Tim Schooley quote in PBT about affordable housing. Bill said he was misquoted and that he is looking at ways to build apartments for less than \$2,000 a month but no discussions on income restricted apartments. Doing this through offering apartments of different sizes.

Jeff Brizek - What is your range for apartments. Bill - \$800 studio to \$1,800 per month.

Jeff Brizek - Amenities for residents on W North Ave was presented last month. Ken - building amenities will be on North, with retail on Federal. Entrance to buildings will be on Federal for accessibility.

Leslie Vincen- Asked about the facade of the new buildings. Bill - looking forward to seeing it too. Currently in development that will be presented at a future meeting.

James - Is it cost prohibitive to bring 4, 6, 8 to ground level to allow for retail entrances on W North. Ken - Entrance on Federal allows the entire first floor to be accessible.

unknown person - Parking. Bill - In negotiations with ALCO to lease parking from the garage behind the buildings. ALCO feels they have enough available parking to accommodate all parking. Trek is doing a traffic study and will need parking to get approval from zoning

Randy - Is development contingent on getting a lease from the garage? Bill - Need some level of commitment from ALCO to move forward. Garage received TIF for construction and they believe there is a claim to up to 150 spots.

Unknown person - Possible to remove the grey paint from 4 west north? Ken - Yes it is possible but 4 W North is cast stone and they're exploring the possibilities.

Sheila Schecler - If you don't have the Garden Theater where do you put trucks. Bill - without the Garden staging becomes difficult. But even without owning they're in discussion with

John ?? - Why are you spending all of this money? Bill - Trek does the projects that are harder and more important. Q Development shares this ethos and has the money and are in it for the long haul.

Allegheny Commons Initiative - Pittsburgh Parks Conservancy

Erin Tobin recognized John Augustine as the new chair for the steering committee and thanked John Francona for his 8 years of service.

Lake Elizabeth - PWSA, DPW, and PPC met on Friday. Implement water aerators and bubblers to conserve water. new plan is to spray the bottom of the lake with gunnite as a 10 year bandaid before full redevelopment. Lake should be filled by August. PWSA will release a full statement that will be included in weekend update.

Bike share. PPC looking to move the station south on Federal to accommodate Master Plan

Received a grant for storm water management. Grant must be used to produce a plan in 2015.



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Erin will be working on a letter writing campaign to garner support for more \$\$ in Capital Budget for West Park/Commons.

Dollar Tree

Three concerns from previous ACCA meeting

- Curb cut on Cameo Way
- Delivery route
- Hours of delivery

Results from Glenn Olcerst letter and meeting. Delivery truck will come up Brighton Road rather than through Buena Vista. Hours of delivery will be Friday from 6am to 9am. Curb cut from a zoning perspective there is nothing to prohibit them from using Cameo since it is a public right of way. ACCA is turning to DPW to look at other possibilities to stop this.

Allegheny General Hospital

ACCA presented a letter to Zoning Hearing opposing the signage. Zoning asked the For and Against sides to prepare legal documents within 30 days. Asked City Planning to facilitate a meeting between AGH and community groups.

Meeting Adjourned at 8:45PM



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