



Allegheny City Central Association

P.O. Box 6255
Pittsburgh, PA 15212-0255
Phone: (412) 465-0192
Email: info@acca-pgh.org
Website: www.acca-pgh.org

General Membership Meeting Minutes Monday, July 13th, 2015 City of Asylum outdoor tent, 7:00 p.m.

In Attendance (35)

John Augustine, Frank Battista, Patricia Buck, Randy Burns, Nicholas Cafardi, David Charlton, Laurie Charlton, Zolina Cook, Patrick Dexter, Bill Donovan, Nan Donovan, Stephanie Joy Everett, John Francona, Chris Gates, Joan Gielas, Donna Green, Sharnay Hearn, Regina Humphries, Arthur James, Deena Kelly, Charles Moore, Lindsey Morrow, Stephen Pascal, James Pastorius, Katie Pierson, Henry Reese, Andrew Reichert, Shannon Reichert, Erin Tobin, Annette Trunzo, Sharon Watkins, Thomas Westfall, Matt Williamson, Krista Winslow, Al Zanon

Introduction

The regular monthly meeting for the membership of the Allegheny City Central Association was held on Monday, July 13th, 2-15, at 7:00 p.m. in City of Asylum's outdoor tent, the President being in the chair and the Secretary being present. The minutes of the last regular monthly meeting on 06/08/15, were not posted on the web site beforehand, and were not approved.

Development Committee

Bill Gatti - Trek Development
Rick Faloli - Trek
Matt Quigley - Q development
Mike Quinn - Rothschild Doyno

Trek Development is seeking a Support Letter From ACCA for Variance in front of Zoning Board August 6th, 2015

1. Height
2. Floor Area Ratio

Mike - In the Schematic Design phase - the first of three phases in the design process. Once they have zoning variance they can move on to 2nd phase with goal of finishing process and closing on property March 2016. 12-14 months of construction with opening in April 2017.

Floor Area Ratio
2:1 permitted
4.8:1 Requested
Consistent with similar properties in area

Height
45ft 3 Stories Permitted
97ft 8 Stories Requested

The current buildings on the site are not compliant with current zoning.



ALL TOGETHER. DIFFERENT.

Masonic 70 ft
Garden Theatre Marquee 66 ft
8 W North 70 ft

AGH South Tower is 310 ft.
AGH Hospital is 250 ft.

Jerry Green - How did you arrive at 26 bike parking spots? 26 bike spots are the minimum number for the 84 offsite car parking spots in the garage. Bike parking is inside and secure.

Chris Gates - Where are the 84 off site parking spots?

??? - Did you think about saving the Seminary building. There are no floors in the building and there's no viable way to save it economically. Able to still

??? - What's the rent range for the apartments. \$1.70 a sq foot. \$800 - \$2,000 per month. New construction in Downtown and East End is averaging \$2 sq ft.

??? - What's the potential for doing something in the Garden Theatre before anything else? Inviting a restaurant into an active construction site is tough.

Laurie - How do you get around the historic requirement to use Aluminum windows. URA signed a MOU with the state along with MWS, ACCA, PHRC for the developer to do best intent but may not meet the requirements of the zoning. Historic Tax Credits are not available for 4, 6, 8 W North so there's no need to meet historic requirements.

Donna - Is the off site parking just for tenants? Parking will be for apartment renters and leases will be made available for employees of the commercial spaces.

Chris Gates - What is the setback of the new building from the existing buildings. 12 feet on the exterior 18 feet on the interior.

Chris Gates - Have you discussed this plan with historic groups about façadism? We met with Preservation Pittsburgh to discuss these plans and we'll ask them if they have concerns.

Matt Williamson made a motion to write a letter of support for Trek Development to the Zoning Board for their variances on Height and FAR.

John Francona seconded.

26 Aye
4 Opposed
0 Abstentions

Motion carries

Announcements

Darlene Harris - Will look into resident's concerns about the lack of signs in the permit parking areas

United Way - Alex Loy introduced the United Way's Middle School Mentorship initiative. Looking to raise awareness of the program and solicit volunteers.

Minutes for June Meeting

Approval Tabled since minutes were not posted to website.



ALL TOGETHER. DIFFERENT.

Treasurer's Report

FY 2014-2015 ended May 31, 2015
Balance sheet of \$158,000
Total Liabilities and Equity \$231,000

Request For letter of Support for the Dog Park

Annette Trunzo Beech Avenue

There are two signs bordering the dog area in West Park. Wants to add poop bags to the back of the existing signs. Sprout Fund has agreed to pay for the work but needs approval from community groups. The group has created a list of people who will be responsible for refilling the bags.

Deena Kelly made a motion to write a letter of support to Mack Howison at Sprout Fund
Andrew Wickesberg amended the motion with Deena's support to make the letter contingent on ACI approval
Al Zanon seconded

motion passed unanimously with 2 abstentions.

Pittsburgh Park Conservancy

Erin Tober

PWSA's Lake Elizabeth renovation plan is on hold pending creation of water management plan.
Goal is to get the lake refilled by the end of July.

Laurie ?? made a motion to add ACCA name to the Park's letter of support for repaving the tennis courts in West Park

Tom Westfall seconded.

Motion carried unanimously

Safety Committee

\$5,500 was granted by Councilwoman Harris for camera program.

Requirement to coordinate with Zone 1 on location of cameras.

Signs announcing camera have been placed on Alpine, Saturn, Monterey to discourage activity.

Vehicular break ins - arrest has been made.

National Night Out - need volunteers to help plan and run this event.

Meeting adjourned at 8:55



ALL TOGETHER. DIFFERENT.