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**General Membership Meeting Minutes  
Monday, September 14th, 2020  
Zoom Virtual Meeting, 7:00 p.m.**

**In Attendance (28)** Maggie Connor, Erin Tobin, Patrick Sweeney, Lukas Bagshaw, Bobby Wilson (Councilman), Julie Segner, Laura Winter, Joan Kimmel, Maddie Fox (Rep. Wheatley's Office), Jessica Lewis, Vincent Salvino, Lisa Bakowski, Jocelyn Horner, Beth Boroumand, Neil Parham, Richard Thompson, Kent Hensley, Fiona Kelman, Henry Reese, Barbara Talerico, Glenn Olcerst, Arthur James, Justin Cipriani, Eric Acosta, Sherah Rothman, Marirose Radelet, Deirdre Menchaca, Joan Gielas

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**Introduction**

The regular monthly meeting for the membership of the Allegheny City Central Association was held on Monday, September 14, 2020, at 7:00 p.m. via Zoom, the meeting was presided by Maggie Connor and minutes transcribed from recordings by Maggie Connor.

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**Announcements/General Discussion**

Board update - new officers introductions

Maggie Connor is the new President, Patrick Dexter Resigned. Beth Boroumand is Treasurer and acting Secretary. The board will fill all executive positions at their next Board Meeting and report at the October Membership Meeting.

Councilman Wilson's Report

Reported on walk-through at Allegheny Commons and maintenance there, city is planning to address overgrowth by end of September. He also discussed mitigation for geese in the park, DPW will powerwash to deal with goose droppings, they are attempting to address this nuisance.

Increase in homelessness during the pandemic, but AHN and CAREs act money is helping to pay for additional outreach and support (4 positions). Reach out to Councilman's office if you would like to work or participate in this program.

Allegheny Center Ring Road budget has been adjusted and authorized an increase in funding to address street lighting.

Question regarding the median strips on North Avenue - will they be removed or addressed? As improvements are being made to the Park, the Promenade, Garden Theater block,



Federal/North intersection, the Councilman is confident that some improvement could be made moving forward. The City has gone after a SMART grant to address issues like this.

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### July Minutes

Haven't received these from Patrick, hopefully by October meeting.

### Arch Court

West Park Court is owned by community group as is Arch Court. ACCA owns both. Joan Kimmel came to the meeting to get approval from the ACCA to add 3 new board members to Arch Court Board of Directors: Lydia Wade, Catherine Drabkin, Marirose Radelet.

Motion: Laura Winter. Seconded: Neil Parham (15 votes in favor, 0 against)

### Allegheny Commons (Erin Tobin)

North Promenade is moving along and ahead of schedule. The Fountain will be turned off this month per DPW's schedule. Phase 2 (Federal to George Washington Monument) of the Promenade project is on hold until fundraising can resume. There will be a carryover of funds from first segment into second segment. PPC is also continuing to work on pursuing grants, but some of those streams have dried up during COVID. Our reps will keep us apprised.

### Alpine Park (Laura Winter)

Received a grant from Clean Pittsburgh Commission to make improvements, \$2500. Have done site visit with PPC reps, identified what could and couldn't be done. Long term would like to refurbish the brick pathway from Jacksonia, but in the meantime, she has a plan to add beds, plants, redbuds and sassafras and other trees. Hope to plant in early October. But if that timing doesn't work out, planting will happen in the spring. Want to wait until Mistick is done with their work on adjacent properties.

Question re. long term plan, updates or enhancement to the park? Mistick has interest in selling adjacent buildings to the City for park expansion. This is something that the ACCA should continue to discuss and identify a process to push forward if desired. Think about this when giving input on capital budget requests.

### Eric Acosta

Urban Strategies is a national non-profit focused on human capital and human development. They are partnering with Northside Associates to provide community, family and supportive services. Eric is new and is working to build connections. Please reach out to him with questions or info.

Planning a visioning session with residents and want community groups to be involved as well. Eric will reach out to community leaders with details.

Contact info: [eric.acosta@urbanstrategiesinc.org](mailto:eric.acosta@urbanstrategiesinc.org)



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## Arch/Alpine Houses by October Development (Presentation by Justin Cipriani, designer)

Presentation for development of 6 units on 1500 block of Arch Street and on Alpine. They were told by HRC to work with the neighborhood group to revise the design.

Changes they've made so far: reduced number of units from 7 to 6, removed front-loaded garages on Arch Street, developed/expanded front stoop to follow the neighborhood pattern, used mansard or material change to match scale of houses on the street, use of Corten steel to provide warmer color palette than previous option (black).

### Questions/Comments from ACCA membership:

1. Looks great, but concern about getting the proposed design past HRC. Specifically, the metal windows.
2. Comment from neighbor across the street - the design is improved, but still concerned about Corten "rusted" façade. Doesn't feel appropriate for the neighborhood, appreciate the removal of the garages. Concern re. materials chosen and will be interested in seeing changes to this. Overall moving in the right direction, but still concerned.
3. Price range?
  - a. \$500k range.
4. How many units?
  - a. Six total and they would all have the same approach (only the Arch Street elevations were rendered)
5. Where is the parking on Alpine?
  - a. These properties will be front-loaded garages on the ground floor.
6. How is parking accessed for Arch?
  - a. Driveway to be added behind (this is why the units were reduced from 7 to 6)  
They did not have an updated site plan for the project, but did clarify that the unit on the east side of Arch would also have a front-loaded garage.
7. Garage in front of unit at 1514 Arch is a problem, neighbors stressed this at the zoning meeting as well. Front-facing garages set a bad precedent in the neighborhood. Owner should consider upgrading the alleyway on the east side of Arch to allow rear access to that unit as well. Discussion followed about access to this alley and what would be required to achieve this. Owner will look into this and see if that can be revised.
8. No driveways exit to Arch Street other than the firehouse.
9. Having a garage is not guaranteed in the War Streets and not a reason to set precedent for front-loaded garages.
10. It really is a departure from the historic-looking nature of the neighborhood. Is it more economically feasible? What is the motivation for departing so far from the neighborhood aesthetic?
  - a. Owner was inspired by the modern look of new development in other neighborhoods and wanted to build something different.
  - b. Neighbors would like to see some compromise solution that will continue to more sensitively balance historic context, and not just replicate Lawrenceville in the War Streets
11. This project will need to go to HRC. It was previously tabled and they will need to resubmit with revisions, planning to do so for October.
12. Ultimately, they are seeking a Letter of Support. Is it for just these two units or for all 6?
  - a. It would be for all 6.



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13. Six units of all one style seems like too much.
14. Sounds like we need more information...would like to see the full design before we can give support.

Next steps: Next opportunity to get support would be ACCA meeting on the second Monday of October. Owner will plan to take feedback, adjust the designs and show all plans for all 6 units before asking for a vote. They will continue to work with ACCA before asking for a letter of support.

#### Other Business

Maggie is now president of both the ACCA and MWSS. Given this, Glenn Olcerst wondered if it would make sense to revive the conversations from years ago about the two organizations merging. Is this something that should be reconsidered? Maggie and Barbara Talerico to follow up regarding the history of those efforts.

Henry Reese shared that jazz musician Mary Halvorson released an album with a track titled Mexican War Streets inspired by her time living here.

Adjourn: 8:30 pm



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