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**General Membership Meeting Minutes**  
**Monday, March 14, 2022**  
**Zoom Virtual Meeting, 7:00 pm**

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**In Attendance (51):**

Riley Baracscai, Rick Belloli, Kemuel Benyehudah, James Bero, Beth Boroumand, Kevin Brown, John Canning, Patrick Capperis, Maggie Connor, Jason Coppula, Lauren DeDomenic, Jessica Farrell, Andres Franco, Matthew Galup, Joan Gielas, Dave Glover, Daniel Haas, Tom Hallam, Shendy Hershfield, Arthur James, Mark Jones, Kate Kay, John Keelan, Barbara Kelly, Nora Kelly, Joan Kimmel, Carolyn Klingman, Sara Lewis, Deirdre Menchaca, Don Mike Mendoza, Letha Mills, Faith Mudd, Mark Nussbaum, Sarah Oleksak, Neil Parham, Emily Peduto, Marirose Radelet, Rebekkah Ranallo, Sherah Rothman, Vincent Salvino, Jonathan Steinhauser, Tammy Suchanek, Megan Sutherland, Patrick Sweeney, Richard Thompson, Catherine Wick, James Wick, Matt Williamson, Bobby Wilson, Krista Winslow, Nicole Young

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**Introduction:**

The regular monthly meeting for the membership of the Allegheny City Central Association was held on **Monday, March 14** at **7:00 pm** via Zoom. The meeting was presided by **Maggie Connor**, and minutes transcribed from recordings by **Vincent Salvino**.

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**Announcements:**

Maggie welcomed everyone to the meeting.

A request for members to join the Board of Directors was made. If interested, send email to [elections@accapgh.org](mailto:elections@accapgh.org). ACCA Board of Director's Election will be held on **Monday, May 9**.

Beth made a motion to approve the meeting minutes from November 2021, January 2022, and February 2022. Sherah seconded. Motion passed. All Meeting Minutes can be found on ACCA's website:

<https://www.alleghenycitycentral.org/acca/meeting-minutes/>

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**New Business:****Update to Allegheny General Hospital Institutional Master Plan**

*Presenters: Mark Nussbaum, John Keelan, and Lauren DeDomenic*

- Representatives from Allegheny General Hospital discussed the proposed update to its Institutional Master Plan.
- Two primary issues: Convert semi-private rooms to fully private rooms and move the helipad.
- This process was previously completed in 2017 for the Cancer Center.
- The Institutional Master Plan was explained with a 10 and 25 plan as well.
- Major institutions in the city are required to engage the community with their Master Plan.
- AGH has no desire to stretch beyond its current borders.
- The 10-year development plan has the potential of three developments:
  - New Building on Hemlock
  - Replacement of Building on North and James
  - The Cancer Center was built to have additional floors added
  - The plan includes the relocation of the helipad to the top of the Snyder Building 12 stories above grade. Reducing noise.
  - Nothing will be taller than the Snyder Building.
  - The South Tower will remain the focal built.
- The 25-year plan looks at removing the Snyder Building.
- Joan Kimmel asked about the helipad on Snyder. There needs to be an expansion on that roof before the helipad can be used. Joan asked if it could be brought to the beginning of the plan.
- Maggie asked if the Master Plan with the city includes all plans talked about at the meeting. John explained that the Master Plan is intentionally broad.
- Sandusky and North could be 198 feet, the Hemlock building could be 135 feet, and James and North could be 130 feet.
- Maggie clarified that AGH will need to go through City Planning to build anything on the site.
- Sherah asked about the helipad moving and appreciated the open dialogue.
- Dick asked about the helipad echoing.
- Joan Kimmel asked for sound baffles.
- John Canning asked about the other buildings in the neighborhood that AGH owns. Mark explained the other properties exist, but the goal is to develop other areas spaces.
- Parking and traffic will be studied and mitigated.
- Any questions or concerns: Lauren DeDomenic, [lauren.dedomenic@highmarkhealth.org](mailto:lauren.dedomenic@highmarkhealth.org).



## Garden Theater Block Update

*Presenter: Rick Belloli, Q Development*

- Development of the Garden Theater Block is mostly going as planned.
- The theater itself is moving forward, nibbles from potential tenants have been made, but nothing to announce. There is more interest now that construction has started.
- Main Reason for attending the meeting concerns the Morton House - the two houses on Federal:
  - The building is in poor condition.
  - They anticipate demolition of the building very rapidly.
  - Over the past 60 days, evidence of structural failure has become apparent.
  - The building has somewhat shifted since the removal of the cinder block addition in the back.
  - Rick showed pictures and explained how the building is failing.
  - Rick explained an engineering report highlighting all the issues.
- Danny Hass asked if the facade/bricks could be incorporated in the new design. Rick explained the bricks are part of the problem, but the slate may be able to be used.
- There is a Federal Guideline on the site.
- The new building will be the same size and scale as the Morton Building, but not a replica.
- Beth asked about the timeline of new designs. It should take about 90 days.
- Letha asked about how the demo will occur and if people in the Bradberry will need to vacate. That is not the expectation.
- Vincent asked if the letter of support already provided will cover a new design or if a new letter will be needed to be approved. Rick will come back to the group with a new design to discuss.
- Check the Garden Block Pittsburgh website for the latest information:  
<https://www.gardenblockpgh.com/>

## 1500 Arch Street Renovation

*Presenter: Kate Kay*

- Working on 1500 Arch Street. The plan is that the building will become '**Palette: Gallery.**'
- Built in 1872 and across from Randyland. It was a drugstore, and the upper floors were rented to fireman.
- The current variance for the building is for Bookstore/Event Space.
- Kate is looking to add Brewing to the variance for use as 'Gallery, Taproom, Event Space.'
- There will be a small private room in the back that can hold 20 people.
- Dave Hallam and Tom Glover from [Abjuration Brewing](#) talked about their company.
- The building will be painted, and the mural will be covered.
- A new mural may replace the old one in time.
- The Zoning Hearing is scheduled for April 7<sup>th</sup>.
- Hoping to open by midsummer, but pop-ups may occur before hand.
- Kevin Brown asked about the upper floors.
- Riley from the Mattress Factory expressed excitement.
- Dick asked about the taproom area maximum occupancy. The occupancy is 36 seated.



- The art will be located everywhere in the space.
- Joan Gielas asked if the sidewalk is big enough for outside seating. Kate explained that will be in Phase 2.
- Maggie asked for the anticipated hours being locked in the hearing. Dave and Tom explained that they have more restrained hours than the state allows.
- The upper floors will remain residential, but no plans have been identified yet.
- The variance is to allow for the taproom/use variance.
- Vince made a motion to have the ACCA write a letter of support for adding the taproom to the variance. Joan Gielas seconded.
  - Dick stated he was concerned about the time going until 10PM. Kate explained this is much more of a daytime place and maybe happy hour, but not late.
  - Motion passed.

#### **Faith Mudd From Bobby Wilson's Office**

- No new announcements for this meeting.
- Faith Mudd's Contact Information: [faith.mudd@pittsburghpa.gov](mailto:faith.mudd@pittsburghpa.gov)

#### **Jessica Farrell from the Mayor's Office**

- Jessica Farrell is the *Neighborhood Services Coordinator* from the Mayor's Office.
- She wanted to introduce herself and say hello.
- Jessica's Contact Information: [jessica.farrell@pittsburghpa.gov](mailto:jessica.farrell@pittsburghpa.gov)

#### **Councilman Bobby Wilson**

- Councilman Wilson talked about the legislation that he introduced about reducing the speed through the City Parks to 15 miles per hour. His legislation passed.
- Reminder that Street Cleaning will resume in April.
- Beth asked when will the ring road go two-way. Councilman Wilson will check and get back to us.

#### **Alpine Lots - [Alpine Lots](#)**

- Beth summarized the work session that was held
- A follow up meeting will occur in late March or early April

#### **Pittsburgh Parks Conservancy**

*Presenter: Erin Tobin*

- Pittsburgh Parks Conservancy was awarded a grant for the North Promenade. They are still fundraising.
- The *Man, Beast, Bird Monument* will be moving to its planned location.
- Programming is gearing up for Earth Month in April.
- Lake Elizabeth cleanup will be April 5th, 6th, and 9th. Allegheny Cleanways has helped make the event bagless. The event will be expanding outside of the lake with clean-up around the park, and possibly surrounding neighborhoods.



**Andrés Franco from City of Asylum**

- **Anour Rahmani** is the newest writer that is part of City of Asylum's Exiled Writer and Artist Residency Program: <https://cityofasylum.org/artist/anouar-rahmani/>
- To find a listing of all City of Asylum events: <https://cityofasylum.org/events/>

**Riley Baracscai from Mattress Factory**

- Riley introduced **Kemuel Benyehudah**, the *Community Management Coordinator* of the Mattress Factory.
- Contact Information: [kemuelb@mattress.org](mailto:kemuelb@mattress.org)

**Adjournment**

- Vince and Beth motioned to adjourn. Meeting adjourned.

