

Agenda for 9th Ward Block Watch

1/17/2017

1. 9th Ward Block Watch

2. Public Safety Update

- Officer Davis introduced Sergeant Lance Hoyson, who will be coordinating efforts between Community Resource Office, plain clothes, and other forces working in the area.
- CR officer will no longer read stat report introductions, in the interest of time
- Please check the Zone 2 Facebook page for updates and information on community outreach.
- Question: Are incidents of criminal mischief included in the crime report? Answer: No, only Type 1 crimes. Should report through hotline. Meeting with the Graffiti Task Force to be held on Monday 1/30 at 7 PM at the 6th Ward Block Watch meeting.
- Question about cameras. Answer: Now over 90% of cameras owned by the city are up and running, but the use is only for specific crimes and no one is sitting and monitoring them all day for graffiti incidents.

3. Community meeting on development: Proposed redevelopment of the Bayard School at 4839 Hatfield Street (Q Development)

- Bayard School was built in 1874 and as of 1986 is on the National Register of Historic Places. Building has had many uses, but is extremely dilapidated. Partners are SOTA Construction (of Locomotive Lofts). Company history: 3 years in business, specialize in rescuing historic properties. Rehabbed mansion in Allegheny West, working on Garden Theatre block.
- Building specifics: 11 apartments, ranging from studio to 2 bedroom, with moderate prices of \$900-\$1,550 per unit. All of the historic façade and structure will be preserved, including windows and entrances, though brick will be painted red given patched nature of the walls. Locker style interior bike parking in the corridor, allowing for a 30% reduction in parking requirements (as per city regulation).
- Construction timeline: early development (mostly demolition) in March/April. Full construction beginning July 2017.
- Zoning variances: Bike parking reduction (9 spaces on-site, which is 1 more than is necessary from the bike parking reduction). Loading zone variance – requesting to remove plans for a loading zone to provide for another parking space. Trash set-back – property has no room to the side for the required 5-foot setback. Waiver for parking lot screening – two abutting houses have complete privacy fencing. Use variance – requesting multi-unit residential; the way it's currently zoned, a developer could knock down the property and construct 8 single family homes

Q&A

- Q: Is adding more studio and 1 BR apartments going to enable families to move to Lawrenceville? What is Lawrenceville doing to be inclusive?
 - Matt Galluzzo: LC is currently moving forward with the Community Land Trust, which is creating permanently affordable homeownership opportunities in Upper Lawrenceville. Also working to create a rental development at Doughboy Square that would be affordable.
 - Councilwoman Gross: I can say that your community leaders are very vocal about this issue. I'm for inclusionary zoning but will need other votes on council to accomplish this.
 - Q Development: We know that affordable housing is something the community wants, but it just wasn't possible with this project because of the cost of the restoration.
- Q: Do you believe that there is enough parking?
 - Q Development: Yes, we are providing 1 more parking spot than we actually are required to by zoning, so we're not even asking for a variance for that.
- Nan Dowiak: I'm in support of the project. Totally in favor.
- Michael Linn: I'm in support of the project too. In regards to the conversation around affordable housing, I believe developers shouldn't have restrictions on their actions if it's their hard-earned money.
- Laura: I live on Blackberry Way and that's already a tight alleyway for parking. There are already cars that park in those spaces behind the Bayard School, so losing that, plus adding more people is going to make parking more of a challenge.
 - Q Development: We did look into leasing more parking spaces off-site, but weren't able to make anything work.
- Q: What can be done about the dying trees?
 - Q Development: Have been meeting with the city forester around trees on the site.
- Q: How are you going to deal with the nuisance of construction? What is being done with asbestos and lead paint containment?
 - Q Development: The building is actually so old that it pre-dates asbestos, but we will be working with contractors who are certified to deal with lead paint.
- Q: Are any reclaimed materials being used? Will the building be green/sustainable?
 - Q Development: Going to be trying to be as green/sustainable as possible, but this is not going to be a LEED certified building or anything like that.
- Q: Is it necessary to have affordable housing? Will it drive property values down?
 - Dave Breingan (LU): There's no evidence that it will drive property values down. We're talking about maintaining Lawrenceville as a neighborhood that is still inclusive of working families. Lawrenceville's history has been that of a working class neighborhood and we think working class people ought to still be able to live in Lawrenceville, and not just rich people.
- Q: Why aren't we focusing on families with development?
- Q: Is there enough demand for all of these apartments coming on-line?
 - Q Development: All of our market studies indicate that yes, there are.

4. **Councilwoman Deb Gross:** Discussion on transportation, parking, and mobility in Lawrenceville
 - a) Introduced concept of night time economy-thinking about all of the moving parts like transportation, public safety, road infrastructure, that become impacted
 - b) She is learning from the experiences in the Southside
 - c) What are the different parking strategies that can be used?
 - i) Changing enforcement hours
 - ii) Changing meter rates/locations
 - iii) Creating structured parking lots
 - iv) Improving public transit
 - d) Need to survey how many accessible curbs are there for parking?
 - e) Some apartments have valet parking with parking spaces off site (Strip District)
 - f) Need to do some 'fact finding'
 - i) What is the source of the problem?
 - ii) Where are the sources of the pressure?
 - g) Think about long term/short term solutions
 - i) See handout
 - h) Further questions to consider?
 - i) How do we discourage park and ride?
 - ii) How do we encourage ride share?
 - iii) How do we make biking more safe?
 - iv) Can we jointly valet?
 - i) Introduced concept of Transit Revitalization Improvement District (TRID)
 - i) Long term strategy, involves tax credits at the state level
 - ii) Similar to East Liberty, allow for certain funding streams and credits to become available, and created transit oriented development (TOD)
 - j) Councilwoman is looking for input, and wants Lawrenceville voices to be loud and heard
 - k) Need to leverage momentum from PennDot disasters (Liberty bridge, light pole) to hold agencies accountable
 - i) Working on a contract with Penndot that they would have to adhere to
 - l) Introducing Allison Harnden, Nighttime Economy manager for the City of Pittsburgh
 - i) On solutions being piloted in the Southside
 - (1) Created a mobility enhancement district
 - (a) Additional money from extended meter hours go into a fund for use by the Southside-they have allocated funds for public safety
 - (2) Other funds being used to test a new parking shuttle fro downtown
 - (3) Will install 'ride share' standing, trying to get fewer people to stop in the middle of the street
 - (4) Have removed parking spaces in bottlenecks and add ride share stations
 - (a) Will pressure ride share operators to adhere to these rules through city permissions
- 2) Q1: What's happening with the parking lot and circulator project at the Arsenal Terminal site?
 - a) A: spots are \$25,000 to build, difficult to attain finances to create
- 3) Q2: Can we utilize empty UPMC lots on the weekend (or overflow lot), and subsidize rates for employees?
 - a) We can definitely look into that.

5. Announcements / Upcoming Events

- Snow Angels needed – 44th Street above Butler St especially!

- 1/23, 6 PM – Community meeting on the Foundry’s Bay 4 community space & programming @ Stephen Foster Community Center
- 1/24, 6 PM – Community meeting on Craft Development (5500 block of Butler Street to Harrison)
- 1/26, 6 PM - Zone 2 Public Safety Meeting
- 1/28 – Night at the Races fundraiser for Lawrenceville Independence Day Celebration
- **2/21, 6:30 PM – Next 9th Ward Block Watch meeting**