**Notes for 6th Ward Block Watch Meeting – 8/22/2016**

Thanks to Pints on Penn for hosting!

Public Safety Report – Zone 2 Community Relations Officer Antoine Davis

* 2 burglaries (see attachment for full report)
* Encourages residents to use silent complaint form
	+ Especially good if you don’t want to be seen talking to police or don’t want to be involved
	+ Many examples of these leading to arrests
	+ Can fill these out at Lawrenceville United
* Difference between 311 and 911
	+ Call 911 for anything that requires immediate attention – even noise violations
	+ Can take 311 much longer to route it to police or to get someone to attend to it
	+ Looking to bring manager of 311 out to upcoming Block Watch
* CCR # is issued for everything police respond to (not just police reports)
	+ Hard for police or LU to follow up on anything without the CCR #, so make sure you record it.
* Murder on Donson Street in 10th Ward
	+ Actually in Zone 5’s area – contact Michael Gay, Community Relations Officer for Zone 5.
	+ Tied to other crimes – investigation is ongoing, so can’t speak about where things are at

Roasted – Pete Landis

* Feels like he is a part of Lawrenceville community now
* Part of Market Square Association, which works with Zone 2 police often
	+ Work together to improve community, reduce crime
* Current status of Roasted
	+ Back deck was an area of concern for nearby residents when building owned by Eclipse
		- Used to create a lot of noise complaints
		- No permit for it, not in compliance with zoning
	+ During previous meeting with impacted residents, Pete had promised not to retain it in response to these community concerns
		- Created enclosed porch instead, where folks can do dinner/drinks
		- Doubled size, but no noise complaints – seems to be working out for everyone
* Opened already
	+ Not open for lunch yet but hoping to get there soon
	+ Current hours:
		- Monday-Thursday: 5-11 PM
		- Friday-Saturday: 5 PM-2 AM
		- Ideally going to start doing lunch and eventually do Sundays as well
* Renovations of space
	+ Front façade: pulled off glass block from Bill’s Tavern and restored façade
		- Didn’t have to do this because not designated as historic, but preserved it to historic standards anyway
		- Wanted to keep historic look, make it look like it’s been there for years
		- Residents who remember Bill’s Tavern have told him that Bill would be proud!
		- Front windows can open during warmer months
			* Seats 8 people between inside and outside and creates communal table feel.
* Menu
	+ Back to basics: not modern deep-frying equipment, just good drinks and oven-roasted food
	+ Cocktail program: easy highball drinks (different sizes offered), historical cocktails from 1800s-1960s
	+ Food: everything is oven roasted, seasoned & slow-roasted, served “au jus”
	+ Tweaking menu as they go, but available now online at [www.roastedpgh.com](http://www.roastedpgh.com)
* Collaboration with other 6th Ward businesses
	+ Working to get all business owners together to create dialogue, contribute back to community
	+ Working to resolve parking impact on the residential neighborhood: collaborative valet parking to a lease with parking lots
		- Thinking they will incentivize customers to use it with discounts
	+ Vice President of the West Pennsylvania Restaurant and Lodging Association, so have lots of good connections with state and governmental agencies to help get some of these things done.
* Hiring: growing and looking to hire

211-219 39th Street – Senko Construction & Moss Architects

Chris Senko

* Purchased 211-219 38th Street with intent to create 5 new townhomes there
* ZBA Hearing: September 22nd
* History of owners, Senko Construction
	+ # of projects completed locally in Northside, Oakland, Lawrenceville
		- Doughboy Square townhomes
		- Shops @ Doughboy
	+ Begin in 1996, started development in 2004
		- Used to working in high density urban neighborhoods
* Plans to mitigate impact on residents
	+ Connecting with developers at 216 38th Street to coordinate street openings/closures, sidewalk closures, using same contractor most likely in order to minimize headache on neighbors
	+ Keeping dumpsters off road if possible, keep on site is the goal
		- Ideally place port-a-johns on site as well
* Timing: with ZBA approval, would break ground on 3/1/2017 with 8 months construction (to be completed end of October 2017)
	+ Most inconveniences to neighbors would be at the front end of the timeline (e.g. road work)

Andrew Moss

* Lives next door to site
* White house on site to be torn down
* Five 20’ lots
	+ Plan to keep new houses on top of hill, set back from street
	+ Keep site wall low, terracing of site for yards
	+ Trying to maintain stone wall
	+ 2-car garages at back of each house
	+ Front = staircase, front year
	+ Keeping slope of 38th Street, homes to step up with grade as go up the hill
	+ 3 bedrooms, 2 bath
* Variances needed
	+ Relatively minor compared to other projects in the neighborhood
	+ Side setbacks: zoning requires 5’, asking for 0’
		- Setbacks are internal to the site
	+ Rear setback as well
	+ No height variances needed
	+ Balconies on front: classified as separate variance but also setbacks
* Design
	+ Masonry ground floor, steel panel for upper floors, top floors to be cement or siding panel
	+ New street trees and sidewalks

Q&A

* Rege Ricketts (255 38th St): When to start?
	+ Chris Senko: March 1, 2017. 8 months maximum so expect to be done at the latest by late Octobrer
* Jenna DiMenno (229 38th St): This will create extra traffic on Obregon Street, which is a blind turn. Any plans to create a mirror there?
	+ Andrew Moss: Definitely open to it.
	+ Matt Galluzzo: City does it in blind spots, can coordinate with them.
* Pete Landis (Roasted): Setbacks are newer – why required in the rear?
	+ Andrew Moss: How it’s written in the code, but doesn’t really reflect how homes have been built in Lawrenceville historically.
* Cory Ricci (LU Board member): Price range?
	+ Senko: Market-rate. Haven’t set the price yet but expecting around $570,000.
* Erika Gidley (233 38th Street): If don’t get the zoning approval for the rear setback, what is Plan B?
	+ Andrew Moss: Parking pads in the back.
	+ Matt Galluzzo: Not providing parking would require an additional variance.
* Jim Petruzzi (3918 Liberty Ave): Obregon is a very dangerous road.
	+ Senko: No plans for Obregon, but talks with city to topcoat Foster Street.

216 38th Street – Moss Architects and E Properties

* Andrew Moss
	+ ZBA Hearing = 9/8
	+ Coordinating between the developers to mitigate negative impact on neighbors
	+ Proposing to build property line to property line and to front property line
	+ Next to property currently under construction on 38th St
	+ Garage to be accessed off alleyway, set back 5’ because alley so narrow
	+ Variances
		- Almost identical to project across the street
		- No height variance
		- Setback variances, variance for rooftop deck
	+ Design
		- Masonry base, cement board panel and siding up center
		- Small canopy covering front entrances
		- Same height as property under construction nextdoor
* Emeka – E Properties
	+ Offcie on 47th (?) and Butler
	+ Currently doing McCleary School Condos project
	+ Very active in Lawrenceville
	+ Working with project across the street to address concerns about port-a-johns, construction, road openings
		- Looking to use same contractors
	+ Size and scale of project is comparable to other projects in the area that E Properties has done
* Q & A
	+ Brandon Dunlevy (234 38th St): Large pothole on 38th Street resulted from other construction.
		- Emeka: Sub-contractor opened it, working to solve it with contractors and the city.
		- Matt: Timeline on getting this done.
		- Emeka: Hopefully next few weeks.
	+ Rege Ricketts (255 38th St): Properties up from Cantina are huge eye sores – what’s going on with them? Someone was supposed to do something with them.
		- Matt: LC tried to take through the Treasurer’s Sale, but taxes were paid off before we could get them. Property owner still sitting on them, not doing anything.
	+ Jenna DiMenno (229 38th Street): 1-car or 2-car garages?
		- Emeka: 1 each, 2 total
		- Andrew Moss: if small cars, can probably fit 2.
		- Jenna: Most people have 2 cars these days. Should consider pushing parking into the site more to fit 2 spots back-to-back.
	+ Mike Cummins (236 38th St): Every setback including height?
		- Andrew Moss: Not height – staircase doesn’t count and is permitted by right
		- Mike: But looking for setbacks on all sides?
		- Andrew: Not rear but sides and front.
		- Mike: Seems like you’re trying to jam more in than necessary. Already significant issues with parking. Lot seems better suited for something similar to the adjacent property and house.