

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
- 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 yard
 - 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 October
- 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
 - Office 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.