

Spirit Lodge/Hall Community Meeting  
September 3, 2014

Notes from Meeting (The following notes capture issues raised and are not confirmed minutes of the meeting. The owners presented their plans and then there was a Q and A period. Based on the concerns raised, LU and LC will be working with owners to address concerns and mitigate impact through an agreement.)

Attendees: 12 Residents, Lt. Lackner – Zone 2 Police, Councilwoman Deb Gross, Jen Kiley – Sen. Ferlo's Office, Jen Boehm – Rep. Costa's Office, Spirit Owners

- I. Lauren (LU) and Moira (LC) introduce themselves, organizations, RH program
- II. Fifty-First Street, LLC presents their plans for the building/ business – represented by Thomas Barr, Leigh Yock, Jeff Ryan . Tom presented on behalf of the group.
  - a. Tom Barr
    - Originally from Pittsburgh, spent last 7 years in NYC at Roberta's Pizza
  - b. Jeff Ryan
    - Originally from outside of Pittsburgh, met Tom in New York at Roberta's
    - Ran kitchen at Franktuary, opened mobile pizza place called Pizza Boat within the last year
  - c. Leigh Yock
    - Born and raised in North Hills
    - Owns Nocturnal, events and marketing company
    - Will be doing event program and marketing efforts of the business
  - d. Multi-faceted aspect of business
    - Bar
      - Downstairs will continue to be a bar, and improvements will be made
      - 195-200 person capacity now, and City will be confirming.
      - No smoking – smokers will go outside.
      - Brunch on Sat and Sun 11-4pm, buffet style, family friendly
      - There may be live music happening during brunch
      - Other days, typical bar hours: 4 pm – 2 am, with live music, DJ's, dance floor.
      - Booths may be set up in the center of the existing space now to separate the bar from the kitchen/ stage.
    - Kitchen
      - Slice Island, pizzeria
      - Order pizza at the counter
      - Sicilian style, salads, etc.
      - Plans on offering delivery in the Spring

- Hours: 4pm-1am
  - Customers can sit at the bar or outside at the rear patio to eat.
- Spirit Hall
  - Upstairs event space
  - Uses will include weddings, Spirit- curated events
  - Events will be few and far between; 6 – 8 Spirit curated events/ year
  - Will also be offered up for winter markets and community meetings, etc.
  - Twice a week at the most would be frequency of the events (weddings, parties, bands).
  - Parking: looking to talk to Karen Rubinoff to use Goodwill lot in addition to 25 spaces onsite
  - Friend that lives half block away, possible over flow lot
  - Might have food trucks park on the street during concerts, special events (parking along 51<sup>st</sup> Street)
- Community Garden (Spirit Garden)
  - In lot next to the building
  - Wants to make garden more user friendly to neighborhood, possibility for putting in food production planters, edibles
  - Will work with community and City to design space and will keep it public. It is a paper street now, so there will be an open process.
- Building lot and improvements
  - Remove barbed wire
  - Planter boxes around ledge below fence, plant ivy on fence for screening of parking lot
  - Corrugated wood on fence for sound buffering
- Landscaping
  - Will remove weeds along 50<sup>th</sup> street
  - Restore horseshoe pit in the back for patrons of the pizza joint
- Sound buffering
  - Plan on filling in holes in the back of the building where sound bleeds into neighborhood
  - Tightening up door in back of hall, proper ceiling with sound proofing
  - Will only sell canned beers to mitigate sound from glass bottles
  - Hood, exhaust system will be on the roof so that hum will have minimum impact on neighborhood
  - Will be removing drop ceiling and putting in 5 inches of spray foam, drop a grid down, more buffering materials
- Plot plan
  - Potentially would have horizontal plots in adjacent lot for gardening

- Will apply for café permit in future for outdoor tables along butler side
- Picnic benches in the back near the horseshoe pit for pizzeria patrons
- Bicycle parking in the front

## Q & A

Resident: Removal of stairs on 50<sup>th</sup> St.: how would you get to the community garden if the stairs were removed?

- Stairs from parking lot will be gone, not stairs to garden

Resident: Concerned about outdoor café that could be open until 1:45am. Thinks that is invasive, was negatively affected by the Moose.

- Tom is open to changing outdoor hours
- Residents would be fine with 12am on the weekends, earlier on the weeknights for outdoor seating

Resident: Who can rent the venue? Would race be an issue?

- Tom: No way. Anyone can rent.

Resident: What security measures will you have in place for special events? What kind of music will you have? How does barrier mitigate the sound issue?

- Tom: We don't want sound coming through into the neighborhood. Will do everything they possibly can to fix sound problem: previously mentioned sound mitigation will happen. Events will be infrequent. Music will be varied; the idea is that it will be good?
- Creating well-curated, correct acoustics would require for sound NOT to bleed. Emphasis on quality sound.

Resident: Security? Making sure people they rent to need to follow zoning, security laws

- Tom: lots of experience dealing with these issues, understands he has to follow security roles. Would have own door people in addition to security required for renters
- Event frequency: their own curated events will be 6-8 times annually, other, appropriate

Resident: Sound is worst when people opened the back door, when the event was over and everyone was leaving.

- Tom: Will take care to not over serve. No one will be leaving from the back door, just a fire exit. Bands will have to load in and out through the front

Jen Kiley: Are outdoor events, music, speakers a plan for outside?

- Tom: outback, small speakers, no bass. All sidewalk plans are far out. At most a guy with an acoustic guitar.

Jen: Many things in moose are grandfathered in, not ADA compliant. Those improvements are expensive. Would you have to change things due to budget constraints that would negatively impact the functionality?

- Tom: We are going through review with City Planning now.

Lauren: Clarifies that there is a city-owned paper street, for them to expand into the lot. The images on the powerpoint are not definite plans. That would require City Council approval, and there would be a public process. The community wants this space to remain public and accessible in some way.

Resident: Will you recycle the beer and will you have gluten free pizza?

- No gluten free pizza but they will recycle cans. Brunch will have gluten free options.

Resident: Are you a resident of Lville and what gave you the idea to locate in the neighborhood? Will the hall rentals be affordable?

- Tom: He lives here. Rental prices will be market rate, would accommodate special circumstances.

Resident: Will the rentals be able to use PA state approved security guards

- Tom: Yes.

Resident: Concerns with fire with the pizza oven.

- Tom: Going to remove back wall to there is no wood behind it, will pull a permit for the hood system

Resident: Would there a wood-burning oven? Concerned with smoke

- Tom: No.

Resident: Outside events, would you be open to reasonable hours?

- M-Th would probably close outside around midnight
- S-S would close at 1am
- Music would be off at 10pm

Lauren: Where would designated smoking area be?

- Tom: Out front and out back are only options

Resident: Front would be better because there are no residences there whereas people live close to the back.

Resident: Traffic is challenging with large trucks, parking is terrible, etc. How could you address parking or traffic issues?

- Tom: Talking with person who owns Goodwill lot to provide as much parking as possible. Wants to work with the City to put parking on one side of 51<sup>st</sup> street on Weekends and evenings?

Jen Kiley: Dumpster close to eating area probably not a good idea. Is there another place to put it where it's not close to eating?

- Tom: Idea is to keep it away from 50<sup>th</sup> street and residences. Just a couple picnic benches to start with

Lauren: Does the liquor license cover the outdoor area?

- Tom: We are working on it. Might be pizza only at first.

Resident: Have you thought about putting trees along the fence to block sound/screen lot?

- Tom: Yes we have. Definitely open to that

Lauren: possible partnership with Lville Tree tenders

Resident: Timeline?

- Tom: Open around xmas eve for friends and family, NYE have a big party upstairs, NY Day open downstairs bar for good. At first will be closed Mondays and Tuesdays

Resident: will it be all ages? When you stop letting minors in

- Tom: has to look into required time. Brunch is all ages until about 7, then it will be 21+

Resident: Will there be alcohol take out? Concerned about number of take out beer places

- Tom: Would like to, but doesn't think it would be a destination take out place

Resident: Community has been misinformed before. How can we ensure that our concerns will be addressed?

Lauren: We have done community agreements, CLAs before. We could officially iron out concerns in there. Industry had one and it has worked out well.

Jen Kiley: Will you provide RAMP training?

- Tom: has a degree in hospitality, feels comfortable training people but would be open to it.

Resident: With big events, you will still run into problems that we had at the Moose. Many people leaving at same time? 250 ppl leaving through front door will be problematic. Skeptical that people will be quiet and respectful leaving.

Lauren: We have discussed how to stagger the exits of people. That is a concern. We want to work on that issue with Tom.

Public hearing on September 9<sup>th</sup> at Council Chambers for the inter-municipal license transfer. We do these meetings so that people are informed, can come out and express support or concern.

Gross, Ferlo, Costa all have representatives present.

*Since the meeting, the public hearing was rescheduled for the 25<sup>th</sup>. LU and LC are meeting with Tom to iron out conditions and potential provisions for rental agreements and more that could help to address concerns and mitigate impact on the adjacent community.*