

## 9<sup>th</sup> Ward Block Watch

February 19, 2019 @ 6:30 p.m. @ St. Mary's Lyceum

**Zone 2 Police Update:** Review the crime stat report, provide a safety tip, leave open for questions and answers. Changes to stat report: start including all wards stats. Used to just be the specific wards, but now I am including everyone. We all can agree that crime has no boundaries and what happened in other wards could also happen here.

Second change is that instead of going day to day we're going month to month. I'm gonna run the whole month of January for this one. Sometimes crime was occurring after the meeting and it was such a long period of time some of that info was missed. Doing it this way gives the most up to date info. If you look on the back, you see summarization of crimes. I usually read every one, but I'm going to pick one from each ward and read it. I strongly suggest you read every one but it's a police report watered down just to give you an idea of what happened. It will tell you more than what you would find somewhere else. But going to be respectful of other presenters and our time. If you have any questions, feel free to ask.

How many of us in here were at the all ward meeting? A good bit, what a wonderful meeting. We had a crime analyst come give a presentation and a much better one. Lawrenceville is a safe neighborhood. Safest neighborhoods in the PGH area. Part 1 crimes, he boke it down and put it down into property crimes and violent crimes. Property crimes drive the stats in Lville. They consist of burglaries, theft from auto, etc. Violent crimes were way down, like homicide and rape and shootings. If we had to judge Lawrenceville jus ton violent crimes, this is one of the safest neighborhoods. Violent crimes are almost next to nothing. Especially for a neighborhood this big. However, when we start getting into property crimes, we have a problem. One of the biggest problems is theft from auto. One of the major crimes driving up all stats. If we can get that under control, will see a big drop in all crime. Put your personal belongings in the trunk. Don't leave it in plain view. I've been doing this for four years and I have not seen this particular crime go down yet, it's actually been going up. I would like everyone to take the flyer and share it with neighbors or hang it up in neighborhood businesses. Post one on the door. It's all about awareness. This is what we call a crime of opportunity. The person that's stealing this stuff is trying every single car and trying to see which one is unsecured. And in Lawrenceville they find quite a bit. I need everyone's help.

Q: Is it just Lawrenceville or everywhere?

A: All around, but Lawrenceville is probably the most notorious areas for having vehicles broken into. We caught someone last year in Lawrenceville doing it from

another county. Why did you come so far? He said because it's easy and our neighborhood is known for it.

One reason I heard is people say they break the window. And getting the window replaced is more expensive than getting stuff stolen. Most vehicles in Lawrenceville have no signs of forced entry. Maybe 1 out of 5. Most doors were just unlocked.

It's everywhere. We can't pinpoint one particular group. Every street, every area. We get 4-5 every single week. It could be as small as change out of a cupholder to a laptop.

The silent complaint forms: I haven't seen one turned in a while. Obviously sometimes people don't want to get involved with a person, but the silent complaint forms are anonymous. You don't have to do anything except fill out the form and turn it in.

Q: How is silent complaint different from 311?

A: 311 might require more info and the next meeting will have a 311 presenter. 311 is a complaint but not actual crime. If someone robs someone, you're not gonna call 311, you're gonna call 911.

We're going to talk about the differences between 311 vs 911 at the next all ward meeting.

Silent complaint—we really could use some help with those. If you see something, say something. You can turn it into LU or Zone 2. Because of these reports, we've made some major arrests. One of them was on Butler Street round 54 or 56 with a big drug bust. We found out what house it was and what dealer it was.

Q: Do you still respond to where you get the highest numbers? Incidents or whatever.

A: We don't narrow it down that way, Heath did that way, but we don't narrow it down per area, we go off of ward or whole neighborhood.

Q: Using the silent complaint forms in Bloomfield, it was like if we get the most complaints, that's where we'll put the energy. If you keep a silent complain form on the same incident, and continue to put the same location or person, that keeps feeding fuel to the fire which means police will investigate. Investigate it even more because it's not a one time complaint. If you can find the time to do that, please do that.

January Stats:

8 part 1 crimes, 1 burglary, 3 thefts from auto, 4 vehicle thefts.

Burglary was in the 6<sup>th</sup> ward. They had a security alarm system, which helped. Dave has been working with a couple different companies to try and get discount for residents. Having a security system is good. It's every neighborhood. Work with Dave to get hold of one of these companies, a security cameras or system was good. The cameras can help police solve some crimes as well.

Dave: We also have a database listing every person who has cameras or system and have a map we've shared so if a crime occurs near your house, they know where public and private cameras are. If you have one, let us know. It led to all the burglary arrests last spring because of someone's private security footage.

Theft from auto: 3 in 9<sup>th</sup> ward. All 3 victim said vehicles weren't secure.

Auto theft – happened in 10<sup>th</sup> ward. The victim said he parked his jeep and next day was one. Vehicle was recovered and it was a relative who took the vehicle.

Silent Report: What if you're unsure about location exactly?

A: We like for the info to be as specific as possible. We'll patrol more streets if it's hard to pinpoint. Absolutely still report. Any and all info is accepted and wanted. Let us decide if it's important. Number one priority is that the community is safe.

It's good information for us at LU, too.

Chris Morgan: I own Walter's so I smoke there a few days a week and sometimes it's a little unnerving late at night. All these tags showed up to the Goldmark, some maybe representing gangs.

Dave: We can relay those people to the graffiti task force. But no known gang activity here.

Chris Morgan: He said he saw a white truck pull up and graffiti the side of Goldmark.

Dave: Tagging is definitely a problem, but we've never had criminal enterprise problems here.

Davis: Always report tagging. Definitely use 311 to do that. A good 311 thing. If there's anything we can do for you, let us know.

Two quick other updates: Lawrenceville wide public safety meeting notes are on the website. The crime trends from 2018 are up there. Overall increase in crime, but still 25% reduction in violent crime. Overall increase was due to property crimes. Burglaries and thefts from auto. The Dept of Public Safety with Councilwoman Gross' support installed a dozen new cameras to help with that.

We are doing these meetings now quarterly to share important info. Trying to figure out content for next one. We'd appreciate your input. 311 vs 911. Emergency prep. CPR trainings. Laura brought up an idea. She thought we could talk about domestic violence and gun safety procedures since that's been a relevant topic and at City Council. Could focus on that for April 16. What does domestic violence look like and what do the resources out there help with?

Community meeting in January around hate with FBI. Notes on website. Key thing to remember that there are hate incidents vs hate crimes. Hate crime we saw included anti-Semitic defacement of building calling a specific individuals identity out. Hate crime because it was an illegal defacement of a property. Hate incidents: activity rooted in hate but not necessarily crime. Patriot Front flyers, which are protected by First Amendment, although they are against city ordinance in terms of getting permission to put them up, but it's important for us to know, even though the police cannot arrest folks, the FBI wants to know and monitor that activity. If you see activity like that, please refer it to us. You can also directly report things to the FBI. It does help us to know when it's happening and where it's happening.

### **Community Meeting on Walter's Southern Kitchen**

Dave (LU): Walter's Southern Kitchen went through our community process almost 3 years ago, went through 2 community meetings on May 1, 2017 and September 20, 2016. They are obviously open and doing well, they do have an upcoming zoning hearing related to a tent on their property. Just wanted to bring out Chris to talk about what their plans are around that and have a chance to talk about that as a community ahead of their zoning hearing. Chris is also our neighbor on 45<sup>th</sup> Street!

Review of ground rules.

Chris: We put a tent up and the city responded with you don't have permission to do that. So we hired an architect and engineer to do drawing and they're going to treat as a permanent structure so now we have to go to the zoning board over a tent we have up two months of the year. We're trying to recover the space we lost in the winter.

Q: Has anyone showed you how to get snow off of that?

A: No, but we welcome that. It's pretty warm in there, and generally warmer in the tent than the restaurant.

Q: What's inside, how many does it seat?

A: 25-30 inside, we have a couch in there, a bunch of other furniture.

Q: Why is it not parallel to the building and coming directly to street?

A: I think so we only had to move one set of lights when positioning the tent; it was easier to position it that way.

Q: Tent down in summer?

A: This is winter only.

Q: Is there some sort of code tents have to adhere to? I can't imagine this is fireproof.

A: I assume it's fireproof since it's an EMT military tent.

Dave: The way zoning is treating this is an extension of the restaurant, so it's a special exception for expansion of restaurant general because of total square footage. It's not receiving special tent status or anything; similar to the way the outdoor area is treated. Instead of being an accessory, zoning treated outdoor space as part of restaurant general.

Matt: Also a variance for transparency.

Chris (Walter's): In front of front door to the restaurant, there's entrance into tent. Just in and out the same entrance. All we do is have to unzip an opening to get people out, though

Mary Coleman: Obviously, I don't like it very much and I see all the other building that have undergone restoration and then there's a tent, it's kind of insulting. They put all that work into their buildings.

Chris: I hear you. It's objective. Most of our customers like the tent instead of the restaurant.

Dave: Is the tent the permanent plan or will there be anything else? Expansion of building?

Chris: No, expansion is too expensive.

Q: What is your proposed timing of tent to be up?

Chris: We put it up every December and take it down every April, usually. Weather depending. I could easily it becoming a longer thing because of weather here. Define those months clearer. Generally November/December to March/April: If people sit outside, we'll take it down. It does have windows.

Comment: That's almost 6 months out of the year. Visually it looks out of place, what you guys have done so far is amazing, and walking by and seeing that is kind of strange considering you put so much work into the look of the restaurant.

Chris: It's tough in the winter, we thought about closing slightly, or closing entirely for the season because in the summer we do very well. I don't want it to be a seasonal restaurant but this was the team trying to figure it out. And so far we're surviving.

Q: Other options?

Chris: No, we'd have to go back to the drawing board short of expanding the building.

Comment: Maybe you could do something like clear plastic with heaters like the Abbey does? A more permanent roof structure? Like a pavilion? Another option if tent doesn't work out.

Chris: Yeah, OK.

Q: Have you thought about a shipping container?

A: That was part of our original plan. But it got ruled out.

Comment: The visual idea of the Abbey is better. It's a big visual block. If it's not so in your face, sticking out like that, it would be better. If it was more transparent, it might be better. From a design aspect, the space looks modern California and the tent blocks that beautiful visual.

Chris: We talked about moving it over to the right.

Matt G: Does this impact occupancy number for the restaurant?

Chris: We're still less than what we agreed on for sure.

Dave B: Adding another smoker?

Chris: Last summer, we ran out of food. We were at capacity and it pissed a lot of people off. We wouldn't know that we were out. That smoker will sustain us for only 2-3 hours so we need another one, definitely.

Comment: Your vent system is fantastic.

Chris: We run it as hot as we can and at that hot temp, it combusts more of the pollutants.

Dave: Aside from the visual stuff, we have not received any complaints about it. So neighbors are not having issues, which is good.

Q: Where would smoker go?

A: We would put the smoker right next to the current one. Would take a parking spot away.

Jim: Duquesne Light street light has been out since you moved out. Also why do you have dogs where people are eating?

Chris: A lot of outdoor places have dogs. People love to bring their dogs.

Dave: Zoning hearing is March 7 in the morning. I don't think we need to do a closed-door portion. Speak now or get in touch with us later. Thanks Chris!

Chris leaves.

Matt G: Possible concern about precedent with this. We wonder how other folks moving forward might attempt to create additional square footage inside by doing temporary structure. Design aesthetic concern.

Dave: Someone eventually 311'ed it and it triggered an inspector.

Comment: Casbah is another example, though they've made it sort of permanent but it's still inside their walls.

Comment: The Abbey is a good example of how to do it well. At least you can see it well. And it's definitely part of the building. NPL has a tent inside but not sure if people sit there but at least it's behind the fence.

Deb Gross: Was it inspected by PLI? It's a zoning issue but also a fire safety issue. I'm happy to ask and see. I know there are inspectors that are out for street festivals, but I'm not sure what the situation is with something like this.

Comment: Special event permits are one thing, but this is a weird one. I think that would be great to see how PLI treats it.

Dave: I do want to acknowledge this is a nice moment and the meetings can be long and arduous but this is a case in point of someone who came in and we worked with them and it mitigated a lot of impact to make sure everything worked out with the neighbors. It's good to be part of the process, and these meetings do resolve in positive outcomes and it's good to remember that.

### **Discussion of Inclusionary Zoning**

Councilwoman Gross: We handed in today your inclusionary zoning interim planning overlay district. It's been 3-4 years of community meetings and we have a variety of tools and this is one of them. We created a housing fund and developers donate to that, and we funded a community land trust, and this one tool is aimed at developers who come in here and build luxury apartments. We've all been working on this and set it at 20 units or above, and if you come in here, 10% of those, or 2/20 would have to be at affordable level. 50% AMI. Pretty good target and then 100 units, 10 would have to be at affordable level and stay there. As I handed it in this morning, it takes effect so anyone who has to build their planning process. Pending legislation, anyone that starts a new project would have to respect the papers that went in today and if it gets recommended it will be good for 18<sup>th</sup> months, and then again, we get to see if we still like it. It's been a long time coming and we keep trying to approach affordability and glad this finally came to fruition today.

Dave: This is a big deal. Possibly first mandatory inclusionary zoning policy in the whole state. The legislation is not on our website but it's on the city's website in the Legistar portal. The community meetings and all the data we've shared, all of the

input is on our website. The developer has to create affordable housing. A lot of work has gone into this so thanks to Councilwoman Gross and everyone's who participated. Your feedback did guide a lot of this.

Q: What are we doing about developers who are building now and leaving the commercial spaces empty to jack up the rent? Like the Arsenal space? Nothing for two years. Why are developers not talking to grocery stores? It could be a deli.

Gross: This is a problem that bigger cities have seen. Just like luxury apartment, luxury retail space is too expensive. They get tax write downs for leaving it vacant but it doesn't serve the neighborhood. There are people who are trying but it would be great to also have inclusionary zoning for commercial space, too. Each of those things; are they transferrable to business spaces or commercial buildings? The land trust could also be done for commercial spaces, too. Not sure what I can legally do, but keeping floor plans smaller. Do we need to somehow flip that and apply to commercial spaces? I don't have a solution but it's something I'm looking into.

Dave: There are examples of IZ toward commercial. Ours is residential but other cities did do it for office or commercial, a certain percentage had to have childcare facility.

Matt: It's hard when you don't control real estate but we control Blackbird, we operate a mission-based space. One, there is a macroeconomic wave that's happening to our neighborhood where we have vacancy, that's pushing Pittsburgh and pushing Lawrenceville in very uncomfortable way. Make it untenable for existing tenants and now you see vacancy. Some are overshooting the market. Without understanding that it took us decades to get us these businesses. We want affordable retail but also retail that the neighborhood wants. Moving one of the arts programs assemble to there. Look at what Penn Ave did with Silver Eye and that block.

Brian: Will this inclusionary zoning affect new phases? Like Arsenal?

Dave: It will affect them. Their original plans were for 625 units total and they're sticking with it. They backed out of Bloomfield but they didn't scale back here.