

6th Ward Block Watch & Community Meeting on 224-226 ½ 38th Street
Meeting Notes
6/24/2019, 7 p.m. @ St. Augustine's Church, Lower Room

Public Safety

Sgt. Hoyson reviewed crime stats for 6th Ward for two months. April: One burglary (construction site) and one overdose. May: one burglary (supply warehouse) and one theft from auto. He reviewed a few cautionary pointers for residents.

Questions:

- How close can you park next to a fire hydrant? 15 feet. He suggested calling 911 for immediate parking safety concerns. He suggested 311 for non-immediate concerns.
- How many streetsweeping tickets does a car need to get before it gets towed? It will get the boot 1st. Dave keeps database for abandoned vehicles and asked folks to follow-up with him.
- When will 38th Street be repaved? Senko is proceeding now to pave it—will complete it once weather complies. Complicated by utility company responsiveness and related timelines.

Dave noted that the next public safety meeting will be focused on mobility in the neighborhood. The meeting will be held at July 16th at Library. He also noted that Patriot Front—a neo-nazi group-- has illegally posted stickers in parts of the neighborhood over the last month.

Presentation from Bike PGH re: Open Streets

Dave introduced Lydia from Bike PGH, who announced that Open Streets is this Sunday from 9am-1pm. No parking on Butler from McCandless to Doughboy Square from 3AM-2PM on Sunday.

Community Meeting on 224-226 ½ 38th Street

Dave reviewed community process and ground rules. He also reviewed zoning requirements for the project, which include the following:

Minimum lot: 1800 - 1566
Front Setback: 15' – 7' Dwelling / 0' Porch
Rear Setback: 15' - 7'
Interior Setback: 5' - 0'

Dave introduced the project team, Developer Kris Senko and Quintin Kittle from QK Architecture. Kris identified himself as property owner and employee at Senko and Sons Construction Company, which has been in business since 1996. The company has completed 30-40 projects in the City, including a number of projects in Lawrenceville. Quintin reviewed the site and existing conditions. The current site includes one home, which will be demolished to make way for the development. The proposed project includes 4 units, with brick facades, dormers, metal paneling, and planter boxes along the street. Parking will be via garages off Ater Way, with deck above garage.

Facilitated Q & A

Bernadette Elisco: Has beautiful view of church. Will new construction obscure view?

- Quintin: There will be a 10ft wall that extends along property line with one story attached garage extending to property line.

John Enright: Will 226 be demolished? It's connected to my house?

- Kris: Home will be demolished and a block wall be constructed next to your home as the exterior finish. I will work with property owner to parge his exterior wall.

Michelle: Timeline for demo? Someone is living there.

- Kris: waiting on completion of zoning process

Cory Ricci: What specific zoning requests?

- Quintin: Minimum lot: 1800 - 1566, Front Setback: 15' – 7' Dwelling / 0' Porch, Rear Setback: 15' - 7', Interior Setback: 5' - 0'

Dave: What about sidewalk closures?

- Kris: We were trying to avoid sidewalk closures on last project to reduce neighborhood impact.
- John Elisco: Problem is not Senko's sidewalk, it's the one on the other side.
- Bernadette Elisco: What can we do?
- Dave: Call 311 because PLI follows those complaints.

John Elisco: Has the other building project (not Senko's) been inspected?

- Matt: Go to www.pittsburghpa.buildingeye.com
- Erica Gidley 38th Street: More complaints the better! Can we remove particle board on the sidewalk? It's become dangerous for pedestrians.
- Kris: We'll remove and put cold patch temporarily. Driveway will be addressed as well.

Michelle: I'd like to discuss staging issues. Materials could be stored on property.

- Kris: Could do a street closure, but we've tried to avoid that.
- Dave: Staging plans?
- Kris: Will work to off-load materials off Ater Way.

Dave: Can you share construction management plan?

- Kris: Yes. We don't have a firm schedule, but we push for 8 month timeline. Will provide phone and email. Elevation at site across street has been incredibly complicated. We don't envision those complications on this site.

Jesse Gidley, 38th Street: Where is the hardship here for the zoning requests?

- Kris: What drove us to this development? The blighted condition of the site across the street from our other development. We felt like we had to address the condition of those homes. The acquisition cost was substantial.

Andy: What are the dimensions?

- Quintin: Roughly 2200sqft.

Andy: What's the rough price?

- Kris: High 600s

Matt G: Linear feet width of the homes?

- Quintin: 16ft

Steve: Parking is always a concern

- Kris: Current homes were uninhabitable.
- Andy: Each home has single car garage?
- Quintin: 1 garage space per home
- Kathy Morris: I have concerns about the teachers parking on 38th Street.
- Dave: Working with school to find more parking solutions.
- Andy: Are you working on parking issue?
- Dave: We're pushing for a Parking Enhancement District in the neighborhood, which would pair Residential Permit Parking areas with enforcement and incentives.

Closed Door Discussion—Developers excused.

Resident comment: Retaining wall of neighbor next to a previous project collapsed due to their construction and has not been fixed for 18 months

Jesse Gidley: Project doesn't meet zoning requirements and didn't show hardship; many people need to show up and speak up.

- Andrew Moss: Zoning has consistently approved this type of request before when no opposition is present.

Matt: What do you want?

- Michelle: Ideal would be 3 units.
- Andrew: Construction management plan will be great, but they will not comply with their own plans. We've been patient and cannot live through another 2 years of this.
- Michelle: Promised a lot of things previously and didn't honor those promises.
- Resident: Worried about public safety

Jesse Gidley: Are there concessions we're willing to take? I say comply with Zoning with 3 units and 5ft setbacks.

Dave reviewed next steps. Zoning Board hearing is slated for July 11 at 10:20am.

Announcements:

IZ update—Public Hearing on July 16 at 1:30pm. Please let us know if you can attend.

Independence Day Celebration—This Saturday!

Open Streets

Lawrenceville Clean Air Now—Next meeting on 7/13 at Library at 2pm

Arsenal 201—Community meeting on Thursday, July 11th at Teamster's Temple.

Adjourn at 8:30pm