

Oakcliffe Community Organization
Meeting Minutes– Wednesday, February 9, 2022

Opening

The regular meeting of the Oakcliffe Community Organization was called to order at 7:00 PM on February 9, 2022 by Dave Panasiuk. The meeting was a virtual meeting conducted on Zoom.com. It was recorded.

Present

Michelle Panasiuk, Dave Panasiuk, Elena Zaitsoff, Millie Sass, Rachel Wolf, Ronald E. Liebow, Rachel Bowers, Lina Dee Dostilio, DCP Staff Derek Dauphin , Thomas Scharff, Howard K Stevens, Liz Gray, Sharon, Yeraldyn Pacheco, Jamie Ducar, Joan Dickerson, Greg Fisher

Minutes

Minutes of the January 12, 2022 meeting were approved. Elena motioned. Millie 2nd. Unanimous approved.

Old Business

a. Hyacinth Place – Fence and Property Information

Ron Leibow – Director, Capital Project Management – University of Pittsburgh

Rachelle Wolf – Klavon Design Associates, Inc.

Rachel Bowers – PDRE Planner

-Fence damaged in car accident. Work to begin in spring. Lot has 15 spaces and 1 ADA space.

-Will try to narrow curb cut to driveway to allow for more street parking.

-Lot permitted for building residents only.

- Considering installing bollards on Hamlet and along Blvd. in case of another crash, would be safer. Shrubs and trees included in landscaping.

- Fence will be more visible from inside parking lot and will be screened by shrubbery from the outside.

-Scaffolding is for chimney pointing. Scaffolding will be coming down in a couple of weeks.

Quality Inn and Panera Site – Lina

Why is zoning changes attached to a grocery store?

- Pitt has 2 sites within an area that Walnut Cap has proposed to rezone. Just like UPMC has sites within that area. Grocery would benefit all. Site will be developed by Walnut Cap. They were chosen long ago to develop the site. They also own property nearby which causes confusion. A major grocer requires certain residential base. Requiring density. If you cannot increase density that makes grocers nervous.

How will you rent to non-students?

- Partner with a developer to gear in a way to discourage non student residents. Employer assisted housing. (Walk to work – an Oakland wide program. Across housing types. Across income levels.) Program is developing and will share more details as available.

Liz - DPW hired 2 enforcement officers. Renter registration is set to take effect – May 22nd. Any houses built before 1974 will be required to have lead testing done to be a rental.

b. Neighborhood Plan for Oakland

Derek Dauphin - Manager, Dept of City Planning

- Zoning will be permanent.
- Neighborhood benefits: Pedestrian improvements on Blvd. Trees, bus stop improvements, Oakcliffe Greenway as priority, Hillside above Bates- stabilize, plant natives, trails, storm water management.. Shared shuttle and transit study. Affordable housing.

Where does this money come from for the above ideas?

- Various sources depending on specific project. City capital budget matched with a grant often environmental and open space projects, Storm water management dollars, Penn Dot and other agencies. Plan to understand need then use that to find funds. Projects are important to community.

185 ft high rise is possible on Isalys site. Site is adjacent to 2 streets of 2 story houses. (With points) 185 ft is max with points that would need to be earned. Site topography is high. We will likely see any new construction in sight lines.

Slide 14: Shows Oakcliffe is zoned mixed use. Not a rezoning just a land proposal . Goal to provide housing options.

c. Walnut Capital's Oakland Crossings Zoning Ordinance #2021-1906

Report on the Planning Commission hearing scheduled for Tuesday, February 8.

- d. **Liability Insurance for OCO** – Warner Insurance Co also does Lawrenceville United. Pending. We have pending income from Pitt. Jamie believes we need 500 – million coverage.
- e. **RCO application – Want to send by Monday.**
- f. **Niagara Parklet Ribbon Cutting ceremony** – Councilman Kraus' office has agreed to coordinate, date TBD.

New Business

Reports –

Oakwatch – No January Meeting – next meeting is Wednesday, Feb 16 at 6 pm via Zoom

Liz – Bring questions for Derek to next week's "Lets Talk" meeting. Week from today.

VII. Next OCO Meeting – Wednesday, March 9, 2022 at 7 pm via Zoom

