

Oakcliffe Community Organization Special Meeting – 4/22/22
regarding Walnut Capital Rezoning of part of Oakland to UC-MU

Location: Panera on the Blvd of the Allies

Present in person: Millie Sass, Joan Dickerson, Howard Stevens, Elena Zaitsoff, Michelle Panasiuk,
Caroline Mitchell

Present on the phone: John Berkman

Topics and Decisions:

- 1) Request better maps
- 2) The piece of Zulema Park adjacent to the concrete tip needs to be removed from UC-MU.
- 3) Request parcels at 3229 Joe Hammer Sq, 300 Craft Ave, 306 Craft Ave, and lot adjacent to 306 Craft Ave remain zoned R1A-VH and not changed to UC-MU. They are not in OPR-D.
- 4) Height on Isaly's site – Ask for a compromise on the 185 ft height to 120 ft. Justification – 185 ft blocks the east light on Niagara Street, Niagara Square Condos lose their sense of place as their views are blocked, there is no context for it as the Isaly's building is only about 45 ft high and the Duquesne Light building is only about 60 ft high, sewage in this area is already problematic.
- 5) Height boundary split on Isaly's site – on blue map, 85 ft side needs to be bigger to include all of Niagara Sq condos
- 6) Height on Halket – current proposal is 185 ft from Panera to Louisa and 120 ft from Louisa to Police station building on Forbes. We agreed on 120 ft for all of Halket. **However, OPDC is suggesting 85 ft for all of Halket, citing same reasons as the Oakcliffe side of Isaly's is 85 ft – that it is adjacent to residential houses, these being on Coltart. For that reason and the fact that our lawyer said aligning with OPDC as much as possible will be helpful, I think we should change our position on this to 85 ft. Please let me know if you agree to this change.**
- 7) Height Reduction Zone should be increased to 100 ft wide as in current Residential Compatibility. It needs to be extended on Craft Ave as not all of Niagara Condos are covered – see white line on blue map.
- 8) The 400 ft permitted length is too long. Justification – does not allow for mid-block passages per city planning “best practices”, huge buildings masses will result bc of allowed heights, argument that it follows other places in Pittsburgh is not valid as Oakland is unique.
- 9) Performance Point System needs a complete review with resident input and a reasoned approach. Transfer of points from one project to another should not be permitted.
- 10) Uses of educational classroom, college campus, utilities, and transit need to be removed. Justification- Educational classrooms and college campus belong in EMI. Utilities and transit do not belong adjacent to residential areas.,
- 11) The process has been flawed from the start. From the OPDC site: “The usual process for a zoning change of this magnitude involves iterative public input meetings in which suggestions are incorporated, objections are addressed, competing interests are balanced, and compromises are offered.” This bill skipped that public planning process entirely, and the public has had no opportunity to have meaningful input on the content or structure of the proposed zoning change.” Add to that the confusion caused by the many versions, poor maps, new terminology, etc. Zaitsoff's many requests to City Council for Town Hall meetings have been ignored.
- 12) Any type of Affordable Housing should not have a time limit on it but be into perpetuity.