

# CENTRAL NORTHSIDE NEIGHBORHOOD COUNCIL



CNNC Newsletter, Volume1, Issue 5: November 2012

## Upcoming Meetings

### General Membership Meetings

November 12, 2012

7:00 - 9:00 PM

(doors open at 6:30)

Allegheny Traditional Academy

**Please note:**

**No General Membership Mtg.  
in December**

## CNNC Moves Forward with Great House Sale II



At the October CNNC General Membership meeting, the membership unanimously approved moving forward on the Great House Sale II. The program will focus on pairing vacant and tax delinquent houses with potential homeowners who will renovate and live in these formerly vacant and tax delinquent houses.

CNNC will submit up to six tax delinquent properties for the next City Treasurer's Sale in April 2013 to begin the process of building an inventory for prospective homebuyers to choose from. Here's how it will work:

- The geographic focus for the program includes streets north of Jacksonia and east of Federal.
- To be eligible for the program, properties must be vacant and at least two years tax delinquent.
- Once the property is placed on the City's Treasurer's Sale, it will take approximately 18 months to clear its title and become eligible for purchase by an end buyer.
- During that time, CNNC will work with local banks, the Urban Redevelopment Authority (URA), and the Pittsburgh Community Reinvestment Group (PCRG) to market purchase rehab loans to prospective home buyers.
- Homes will be available to individuals and households that commit to occupy them as their primary residence.
- CNNC anticipates that pricing for these homes, all of which will need a complete renovation, will average \$10,000.

David Shlapak, CNNC's Development Committee Chair noted, "We are pleased to establish a program that is focused exclusively on homeownership, and targeted to areas of our neighborhood that the Community Master Plan highlighted for development."

The Great House Sale II will provide another tool in CNNC's development toolkit. The organization has worked with larger scale developers such as S&A Homes and October Development, and recently awarded properties to smaller developers through its mini-RFP process. The Great House Sale provides an opportunity for would-be homeowners to participate in the neighborhood's revitalization at an attractive price point.

### Other Development News

El Burro is the latest business to open up in the Federal North corridor. The restaurant adds to the offerings of the block that include the relative newcomer Crazy Mocha and long-time business Steve's New York Hot Dog Shop.



El Burro is a collaboration between Wes DeRenouard and Derek Burnell of Lawrenceville's Round Corner Cantina. El Burro is located at 1108 Federal Street, apartment.

For more information, contact [development@cnc-pgh.org](mailto:development@cnc-pgh.org).

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## Quick Look - Issues of Importance to Residents of Central Northside

### Day of Giving Results

Thanks goes out to those who participated in last month's Day of Giving sponsored by the Pittsburgh Foundation. With donations and some matching funds from the Foundation, we raised \$1,500. Proceeds will be used to purchase a security camera for the neighborhood.

### Welcome Neighbor to Neighbor

Leslie Ward reports this program continues to be a welcoming hand to new neighbors. Eighteen welcome bags have been delivered to date with more scheduled for October. There will be a special drawing at the end of the year for all new folks welcomed in 2012. Donated prizes:

- Free night's stay at The Priory
- A 6-month membership at the Allegheny YMCA.

All recipients of a welcome packet in 2012 are eligible (one entry per household). So if you are new to the community and haven't requested and received a welcome packet before the end of the year - be sure to do so ASAP. Contact the Welcome Program by visiting [www.cnnc-pgh.org](http://www.cnnc-pgh.org) and clicking on the Welcome link.

### Redistricting

A petition drive continues with the goal to persuade the City Council to reject the Reapportionment Advisory Committee's recommendations to split the Central Northside into two districts. To learn more, please go to [www.cnnc-pgh.org](http://www.cnnc-pgh.org) and click on the redistricting post on the home page. To arrange to sign the petition or to get more involved, send a quick email to [info@cnnc-pgh.org](mailto:info@cnnc-pgh.org).

### Parking Permit

The referendum process was extended to October 22nd to give canvassers more time to see if residents want to create a permit parking district within our neighborhood.

Ashley Holloway, Director of Residential Parking Permit Program for the City of Pittsburgh, will verify the petitions and make a determination block by block. If there is a 70% majority approval on a minimum of 10 block faces (approximately a 100 parking space area), a new district will be created. CNNC will let readers know as soon as we receive final word on this subject.

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## President's Message



### ***Hello Neighbors,***

As you'll see from the updates in this newsletter, our neighbors have been busy.

They volunteer on the CNNC board of directors and in committees to help make our community safer and more successful by developing property that brings in new businesses and residents and marketing

our community's story more effectively.

We share these updates to keep you informed AND to invite you to get involved. It's a great way to get to know your neighbors and it feels great to be part of this wave of personal engagement.

We're also happy to share with you community partner happenings and the great cultural institutions we are so fortunate to have in our back yard.

Barbara Talerico  
CNNC President

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## Safety Update

The Safety Committee, in its ongoing effort to identify action steps for residents to increase safety, has focused attention on a particular group of people loitering on stoops. Residents along Alpine, Arch and Jefferson have reported finding as many as sixteen people gathered in front of their homes, sometimes blocking entry.

Activities witnessed are consistent with drug dealing and gunfire has occurred several times. The police have recommended calling 911 to report suspicious activity and have pledged to respond and investigate. The Safety Committee plans to install security cameras at the trouble spots.

Here are three things you can do to help address this problem and create a safer neighborhood:

1. If you live in or near one of the trouble spots, consider

granting CNNC permission to mount a security camera on your home or business.

2. If you spot loiterers, contact 911 immediately and inform police of exactly what you have seen.
3. Join the Safety Committee and take a more active role in helping to ensure a safe community.

Residents also are reporting an increase in the number of drivers running stop signs. Intersections with crosswalks tend to have better compliance than those without, so we are requesting to have crosswalks painted at the problem locations.



To get involved with the Safety Committee, contact: [safety@cnc-pgh.org](mailto:safety@cnc-pgh.org).

## Allegheny City Central – Emerging

Since the community overwhelmingly voted in September to market our community as Allegheny City Central (ACC), residents may be wondering when to expect to see the new brand emerge.



ALL TOGETHER. DIFFERENT.

We're pleased to announce that we'll be unveiling it for the community via a letter and ACC decal for your home or car going out to all households in November. Then, expect to see a more in-depth presentation of Allegheny City Central in the annual report, a new publication coming out in January, followed by the quarterly newsletter, the Weekend Update and a redesigned website.

At the same time, the Central Northside Neighborhood Council will consider transitioning to its new name – Allegheny City Central Association – by January 2013.

The Branding Committee has developed a brand launch plan for collaborating with strategic partners and seeking funding to launch the brand for greater visibility in conjunction with the opening of the redeveloped Garden Theater block in the fall of 2013. We plan to create entryway signs, way-finding signs, pole banners and a “grand opening” event to draw the attention of individuals, families and businesses into our community to discover what we already know. We're *All Together. Different.*

If you have any questions as this roll-out begins, please send them to [branding@cnc-pgh.org](mailto:branding@cnc-pgh.org).

## Historic District Expansion - Frequently Asked Questions

As the community explores the possibility of expanding the historic district, CNNC has provided some history of the issue and responses to frequently asked questions.

### WHY have a new historic district in Allegheny City Central?

It was recommended in the 2009 Community Master Plan. Here are recommendations:

- Build on the strengths of what exists in the neighborhood and allow for new housing types.
- Respect history, but allow for something new and innovative.
- Conserve the existing historic housing stock.
- Historic architecture is a key community and market asset.
- Contemporary design is compatible when it supports the scale and character of the neighborhood.
- Expand local district to match National Historic District.

**You can read more FAQs by going to [www.cnc-pgh.org](http://www.cnc-pgh.org) and clicking on the Historic Boundaries link on the home page.**

# Central Northside Neighborhood Council

## Mission Statement

To enhance the lives of all Central Northside residents.

## Vision Statement

By end of 2015 CNNC will transform all our neighborhood's vacant lots and empty storefronts by filling them with thriving individuals, commerce and families of all kinds.

We're on the Web  
[www.cnnc-pgh.org](http://www.cnnc-pgh.org)

Sign up to receive bi-monthly e-newsletter and access the newsletter archive.

Access important information including:  
CNNC Community Plan  
Property Reserve Program  
Committee Overviews for Development & Safety

Have a question about CNNC or the neighborhood?  
Get an answer by contacting  
[info@cnnc-pgh.org](mailto:info@cnnc-pgh.org)  
412.465.0192

## Not CNNC events - but worth checking out!

**Northside Institutional Church**  
Thanksgiving Dinner, November 22nd, 2-4:00 PM  
NSI Banquet Hall, 302 W. North Ave

**City of Asylum FREE Reading**  
Thursday, November 15th, 7:00 PM  
Israel Centeno, writer-in-residence  
[www.cityofasylumpittsburgh.org/](http://www.cityofasylumpittsburgh.org/)

**YMCA — Lecture Series**  
Wednesday, November 14th, 7:15 PM  
Dr. Sam Hazo  
Pennsylvania's First Poet Laureate (1993-2003)  
and Duquesne Univ. Professor Emeritus

**Other Cultural Gems in the Community**  
Allegheny Library  
Children's Museum of Pittsburgh  
The Mattress Factory  
National Aviary  
New Hazlett Theater

## West Ohio Street Bridge Replacement Update - Presented by Allegheny Commons Initiative



The historic truss bridge that carries cars over the railroad tracks on West Ohio Street in Allegheny Commons has been given a grade of "poor" by the City of Pittsburgh, and is slated for removal and replacement in 2014. Designs are currently underway for a

bridge roughly 4 ½ feet higher than the current one. For cars to get up and over this new elevated bridge, West Ohio Street will need to slope up at the tennis courts, cross the bridge, and slope back down to Merchant Street.

The Allegheny Commons Initiative, the organization implementing a *Master Plan* to revitalize the park, objects to this project from an aesthetic standpoint, and for its negative effect on the park's historic integrity.

More importantly, the Allegheny Commons Initiative is concerned that the elevated bridge may be unnecessary. Three other Northside bridges stand in the way of allowing double-stacked trains to pass through the community – Brighton Road and North Avenue, Pennsylvania Avenue and Columbus Avenue.

Before the City of Pittsburgh builds a potentially unnecessarily elevated bridge at West Ohio Street, the Allegheny Commons Initiative recommends that a study be undertaken and a

comprehensive strategy be chosen for achieving the required clearances at all the Northside bridges. It is likely that some lowering of the tracks will prove necessary. In the meantime, a new bridge at West Ohio Street should be built at the current grade and raised if, and when necessary.

### You Can Help:

- Urge the City to adopt a comprehensive strategy for achieving clearances at all four Northside bridges;
- Ask for a railway and street bridge plan that respects your community;
- Suggest that the West Ohio Bridge be constructed at its current grade until a full plan is adopted.

### Here are people to contact:

- City Councilman R. Daniel Lavelle:  
[daniel.lavelle@pittsburghpa.gov](mailto:daniel.lavelle@pittsburghpa.gov); 412.255.2134
- City Councilwoman Darlene Harris:  
[darlene.harris@pittsburghpa.gov](mailto:darlene.harris@pittsburghpa.gov); 412-255-2135
- Mayor Luke Ravenstahl: 412.225.2626
- State Senator Jim Ferlo: 717.787.6123

Contact Alida Baker, Allegheny Commons Project Director, for more information: [Alida@pittsburghnorthside.com](mailto:Alida@pittsburghnorthside.com)  
412.330.2569