

the Bulletin

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*Serving Bloomfield, Friendship, Garfield,
East Liberty, and Lawrenceville since 1975*

Russ Donatelli pre- pares to sell family biz in Bloomfield

By Alan Guenther *Bulletin contributor*

Bloomfield - After 54 years of working in his family's Italian grocery store at 4711 Liberty Ave., Russ Donatelli is not finished with the job yet.

Although his father died in 2015, and his brother succumbed to cancer a year later, Russ soldiered on.

Only now, in addition to making the pasta and biscotti, slicing the meat, and making customers happy, he had to take care of the financial records that his father, Paul Sr., had handled for years. And he also took over the ordering that was Paul Jr.'s job.

"It's gotten to be too much for me," Russ said in a recent interview. In fact, he caused a bit of a stir in the Little Italy section of Bloomfield when a few months ago, he announced he was going to sell the

See **Donatelli's** | page 2



ABOVE: Russ Donatelli stands by his products and his family business, which has operated in Bloomfield since 1932. He now looks to sell the building (4711 Liberty Ave.) and business in a package deal. Find the story at left [continued on page 2]. Photo by Alan Guenther.

How zoning ordinances affect Pittsburgh communities

By Joe Reuben *Bulletin contributor*

Perspective/Pittsburgh - There was a time in the life of many older city neighborhoods when development projects were uncommon, and rarely required a hearing before the city Zoning Board of Adjustment or the city Planning Commission.

Few people in the 1970s or '80s looked to develop new projects and developments in commercial or residential areas still suffering through a long period of general disinvestment.

Some property owners skirted the city processes for approving small renovation

projects altogether and just did the work covertly instead.

For a community that was seen as back on its heels, most properties' proposed changes-of-use always seemed to carry a whiff of undesirability: a residential facility for people recently released from prison, a check-cashing store, an after-hours club, the carving up of a former Victorian house into small apartments, a used tire lot, the conversion of a former retail business space into a storefront church.

See **Zoning** | page 6



ABOVE: Members of the Larimer Consensus Group join local residents and City officials [in Oct. 2021] to support the Larimer School's transformation into new, affordable housing units. See page 8 for the full story. Photo courtesy of Elizabeth Sensky.

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NINA GIBBS STEPS DOWN
FROM ROLE WITH BGC

POP-UP MARKET THRIVES.
STAYS PUT IN LAWRENCEVILLE

- PAGE 12 -

Donatelli's *continued from page 1*

store that his grandfather, Frank, founded during the Great Depression in 1932.

Half a dozen news reports lamented the end of an era with the closing of Donatelli's - a store that had anchored the business district for more than 90 years.

But there is one thing Russ would like to add: he isn't going anywhere.

"We're not closing," he said firmly. "I'm going to stay on for as long as I can possibly do it. We're going to do the best we can to get the right people in here, to fit [them] into what the business is all about."

And Russ will help the new owners for as long as he is needed.

"If [a buyer] were to purchase it, I would stay on to help make the products until they feel comfortable with it," he said.

Russ will help during the transition to new ownership - to see that the loyal, local customers remain happy, and the customers who return from the suburbs may continue to buy authentic Italian products that can be found nowhere else.

Longtime employee Sandy Falcione got emotional as she explained what the store meant to her - and to Bloomfield.



ABOVE: Donatelli's (left) remains a staple of Bloomfield's Little Italy amidst a changing business corridor. Photo by Alan Guenther.

"I want the store to stay open because it's more than just a store in the community," she said. "It's the history, the heritage, the values, the traditions, everything that's been brought into this store for 90 years."

The store is being sold as a package deal, including the 4,500-square feet of retail space known as Donatelli's Italian Food Center and two apartments at 4711 & 4713 Liberty Ave. Russ declined to name an asking price. Interested buyers can either contact him at the store or get in touch with Gregg Broujos, who is marketing the

property with Colliers International.

Walking along Liberty Avenue on a blustery, wintery day, the ongoing cultural exchange between the old Little Italy and a new wave of influence is in plain view on either side of Donatelli's. Facing the store, on the left, there is Gryphon's Tea, a family-owned shop that advertises "the finest loose-leaf tea, culinary herbs and fresh spices." One store further to the left is the Crooked Creek Distillery, which offers "pumpkin pie moonshine" on its website.

To the right of Donatelli's is the Azorean Café, which serves up sweet Portuguese French toast, topped with whipped cream and island jam. Wai Wai Chinese Cuisine is one storefront further to the right.

"The neighborhood is changing," Maria Merante noted, "and it's a good thing." Her store at 4723 Liberty markets traditional Italian foods such as gnocchi, eggplant parmesan, and cannoli.

She acknowledged the "huge reputation" Donatelli's has had for many years, but pointed out that there are still lots of family-owned shops and stores that not only serve traditional fare, but also cater to adventurous, new tastes.

Across the street, Dennis Scullion has been working at the Dan Cercone Barber Shop for almost 40 years, and the shop has been running since 1931 - one year longer than Donatelli's. The Donatellis, Scullion said, are "nice people." He has watched for years as the business changed hands from the grandfather, to the father, to the sons, and he hopes that Russ finds the buyer he wants so that he can retire in peace while the store keeps running.

"For all of the hard work he's done all these years," Scullion said, "I wish him well. He's earned it."

To inquire about the store, contact Russ Donatelli at (412) 682-1406. ♦

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Nina Gibbs steps down from position with BGC

By Pamela Schön Bloomfield-Garfield Corporation

Garfield - It was a sad day for the Bloomfield-Garfield Corporation (BGC) on Feb. 15, the day Nina Gibbs resigned from her BGC position as Community Planning & Engagement Specialist to pursue her art career and care for a family member.

If you happen to be a Penn Avenue business person, you know Nina. If you are involved in the local arts community, you know Nina. If you have vended, visited, performed at, or supported the Garfield Night Market in any way, you know Nina Gibbs. She is a Garfield resident, and some would even say a landmark personality.

Gibbs joined the BGC in 2017 and has done much beyond the scope of her job description. She championed the Greenzone initiative, ran the Garfield Night Market, orchestrated our annual holiday party, organized our annual fundraising luncheon, held clothing and toy giveaways, and served as a liaison/resource for businesses and community members during the height of the Covid-19 pandemic.

From meetings with City Planning, Zone 5 police, and anyone and everyone who would have any sway in improving our neighborhood, Nina Gibbs was at that table, or on that call, and never let anyone forget about Garfield.

It is fair to say that Nina has done much for Garfield, and her laugh and presence at this table will be sorely missed. We wish her an abundance of happiness and remind her that we know where she lives.

Thank you, Nina! ♦



ABOVE: Nina Gibbs looks back on her work as the BGC's Community Engagement & Planning Specialist. She will be missed, and remembered fondly. Photo courtesy of Pamela Schön.

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the Bulletin

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Board Meetings are held by the Bloomfield-Garfield Corporation at 6:30 p.m. on the second Monday of each month, and are open to the public. Meetings are currently being conducted online via Zoom; email Nina@Bloomfield-Garfield.org for more details.

The opinions expressed herein are not necessarily those of the publisher.

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SUMMER 2022

First National Bank plans new branch at corner of Penn & Negley

By Joe Reuben *Bulletin contributor*

BELOW: Rendering of a proposed First National Bank (FNB) branch with front entry on Penn Avenue, at the intersection of Penn & Negley Aves. Rendering courtesy of FNB.



Garfield - The northwest corner of Penn and North Negley Avenues, long occupied by a succession of automobile service stations and, more recently, vacant for over 15 years, is the proposed site of a new First National Bank (FNB) branch.

Bank officials and members of the Gumburg development firm, which owns the site and will lease it to FNB, discussed their construction plans recently with representatives from the Bloomfield-Garfield Corporation (BGC) and Friendship

Community Group. The bankers stated that opening the new branch would not result in the closing of either of two nearby FNB branches [on Liberty Avenue in Bloomfield, and at Centre & South Highland Avenues in East Liberty].

The proposed bank will occupy the former site of the East End Community Health Center, which recently packed up and moved to 745 North Negley Ave., home of the Mt. Ararat Community Activity Center.

The new branch will provide a full range of personal and commercial services, including loans and mortgages.

The building will not only house an ATM lobby, but also accommodate customers' drive-thru banking needs and offer parking accessible from North Negley Avenue.

Members of both community groups asked the bank and development firm to consider adding one or two upper stories to the proposed single-story structure – to provide a design more in keeping with the remainder of the Penn Avenue corridor, and also to add more housing/office space to the local market.

The developer responded that such a design would not be feasible due to parking requirements of the Pittsburgh zoning

code.

Rick Swartz, executive director of the BGC, said that while the group's board of directors welcomes FNB's investment in the community, there is some disappointment with the overall site plan.

"I'd be less than honest if I said my Board was pleased with how much space is going towards nothing but parking," Swartz said recently. "It's been pointed out to us what Bank of America built with their new branch office over in East Liberty. It's in a two-story building."

"We think the same could have happened here, helping to anchor a very prominent corner in our neighborhood, but no one can force a property owner to build something they don't want to," he admitted. ♦

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Habitat restoration: pollinator gardens now available to Garfield residents

By Madeline Weiss Bloomfield-Garfield Corporation

Garfield - Thanks to a partnership with the Audubon Society of Western PA, Garfield residents now have the opportunity to apply for habitat garden starters.

This spring, 35 gardens will be available to plant across the neighborhood - and some neighbors have already started their own. Pollinator gardens focus on specific plants that help native pollinators, like insects and birds, thrive. This, in turn, provides an array of much-needed benefits to our environment.

Habitat restoration is vital for many processes in our ecosystem, including agriculture. As pollinators are threatened by development and the ensuing loss of habitat, our food production suffers.

According to the PA Natural Resources Conservation Service (NRCS), approximately 1,000 plants grown for human use worldwide are completely dependent on the animal pollinators that allow them to grow. Bees, for example, are natural pollinators. There are over 300 species of bee found in Pennsylvania, and humans rely on them for more than just honey.

The pollinator population of an area can even be used as an indicator of the overall health of an ecosystem, which is why these native species have become vital to maintaining neighborhood green spaces.

As residents look to grow more vegetables and foster healthy green spaces in Garfield, the presence of pollinator gardens - and a robust population of critters living in them - will provide a better quality of vegetation with increased crop yields.

The gardens also offer a great forum for kid-friendly gardening and environmental education. More than anything, though, habitat restoration can help reactivate a community's beautiful green spaces.

Anyone interested in signing up may visit tinyurl.com/GarfieldHabitat and fill out the form to see if their yard checks all the boxes to welcome a pollinator and habitat garden this year. ♦



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Zoning continued from page 1

The Liberty Avenue commercial district, and the surrounding Bloomfield neighborhood, was managing to hold its own against this wave of unwanted uses. But just to the north, Penn Avenue and the Garfield neighborhood were being battered by people intent on exploiting the downward economic spiral that residents were experiencing.

In the face of such discouraging prospects, a number of community organizations began forming in the '70s, and well into the '80s; their members began to see how the city's zoning code, if properly employed, could begin to push back against many of these negative influences.

The Friendship neighborhood, south of Penn and adjacent to Bloomfield, even

went so far as to petition the city for a zoning change in the late '80s to put clamps on the developers' ability to jam six or eight apartments into homes that were built as single- or two-family residences. To the surprise of many, the city enacted the change.

Today, the city's zoning code is not always viewed as a friend to neighborhood preservation or economic equity. Although it was revamped in the late '90s to better reflect the changing times, it still gives a great deal of license to landowners in determining how best to use their property.

If a land parcel is zoned for dense commercial development, the owner may only be required to cross their "t's" and dot their "i's", and - poof - you have Bakery Square.

Also, most developers can afford to hire attorneys who specialize in zoning matters if they foresee any kind of organized opposition to their plans.

Many residents and business owners have been to hearings before the city Zoning Board or the Planning Commission to argue against the city granting approval to a project that is viewed as detrimental to their long-term interests, or to those who may be displaced by the development.

The most notable example of this, in recent years, was the re-zoning of the land on which the Penn Plaza Apartments in East Liberty once stood. The developer had managed over 300 apartments on the site since the '60s, and in 2015 decided to change the use of a large parcel to dense commercial development.

While neighborhood groups stood firmly against the re-zoning, the Planning Commission took a fateful 4-3 vote [in late 2017] that gave the green light to what is soon to be a new Whole Foods store, a nine-story office tower, and a massive parking garage.

Mayor Peduto's chief of staff at the time stood behind the chairperson of the Planning Commission as she called for the vote. And her vote proved to be the decisive one in the end.

Moving forward, *The Bulletin* will try to break down why cities have zoning codes, what it means when a street is "zoned" for

residential development, what the difference is between a variance and a special exception, who has "standing" before a zoning board or in a court of law, and why residents often misinterpret the guidelines for what kind of testimony the zoning board or planning commission considers relevant to the matter before them.

There is a struggle underway between those who simply want to live in neighborhoods that are safe, affordable, and attractive - and those who, through the exertion of their wealth, power, or influence, are looking to own or control as much of a community's land as they possibly can.

Among many Pittsburghers, any hope that a balance can still be struck by way of the city's zoning powers is starting to wane. ♦



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Roxanne Swan, Coordinator for the Audubon Center for Native Plants, will be presenting to the public the topics on Bird Habitats and Rain Gardens. Roxanne has been in the Green Industry for 25 years, and has a degree from Chatham University in Environmental Botany and a Certificate in Horticulture.

1:30 p.m. - Bird Habitat: Learn about the benefits native plants provide our local birds and their connections with bird habitats. Uncover the amazing connections that plants have with birds to entice pollination, disperse seed and control pests.

2:30 p.m. - Rain Gardens: Learn how rain gardens can address storm water runoff at its source. They can address a significant portion of the runoff caused by impervious surfaces such as roofs, sidewalks, and driveways. Learn about how to properly install a rain garden on your property and help manage storm water runoff while creating habitat with native plants.

Free to the public: Reservations required by March 18. Face Masks recommended, follow CDC guidelines. Please call: 412-621-2720 to make your reservation, please leave name and phone number.

Spring Break Space Camp: kids free to explore new worlds at Assemble

By Dale Crawford *Assemble*

Insight/Garfield – Hey kids, have you ever wanted to build a spaceship and travel to another planet? Would you like to engineer a planet to make it habitable for humans? Want to learn all about the extra-terrestrial environments, and the possibility of finding life on other planets? Bring your creative mind and questions to Assemble (4824 Penn Ave.) for our Spring Break Space Camp.

Over spring break, kids will have the opportunity to go to outer space while staying put right here in Garfield. From Apr. 11-15, students in grades 1-3 are invited to join us for a week of STEAM (Science, Technology, Engineering, Art, and Math)-based, space-themed fun. Camp runs Monday-Friday, from 9 a.m. – 4 p.m. We also offer pre-care (starting at 8 a.m.) and post-care (until 5 p.m.).

Participants will go back in time for a *Hidden Figures* lesson to learn about the African American women whose work as mathematicians was integral to NASA's development of the space program. Kids will also get a chance to make LED name tags, participate in an "egg drop" challenge, learn an Afro-futuristic dance, create futuristic fashion for an end-of-week fashion show, and much more. In addition to many out-of-this-world activities, Assemble's Spring Break Space Camp will feature special guest experts in various fields; they will discuss topics such as astronomy, physics, space travel, and more.

Assemble also hosts daily afterschool programming for kids in grades 1-9, as well as Day Camps when schools are closed, and Summer Camps all summer long. Our staff members spend time out in the community as well, providing offsite programming at schools and other organizations in the region. All of our programs, including Spring Break Space Camp, are completely free to Garfield residents, and scholarship pricing is available to residents who live outside of the neighborhood.

To register for Space Camp, and learn about all other upcoming programs and events, visit assemblepgh.org. You can also contact us at info@assemblepgh.org or (412) 661-6111. Please feel free to reach out with any questions or just to say hello. We hope to see you soon in space (or at least at Assemble). ♦



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4 TIPS TO STAND OUT AND LAND A NEW JOB DURING THE "GREAT RESIGNATION"

BY: PARIS WRIGHT
EMPLOYMENT & RESOURCE COORDINATOR
BLOOMFIELD-GARFIELD CORPORATION
&
EASTSIDE NEIGHBORHOOD EMPLOYMENT CENTER

What is the "Great Resignation"

The "Great Resignation" is an ongoing economic trend in which due to wage stagnation, rising cost of living, job dissatisfaction, and the ongoing COVID-19 pandemic, employees are rapidly resigning their positions

Tip 1: Be Ready to Explain Why You're Looking for a New Job

The ongoing pandemic has altered the way that job seekers approach answering the question "Why are you looking for a new job." Be honest and positive, and look for every possible opportunity to tie your reasoning to the role and organization that you're interviewing for.

Tip 2: Tap Into Your Resources

The Eastside Neighborhood Employment Center is ready, willing, and able to walk alongside job seekers in all aspects of your job search. We invite all neighbors to come and take advantage of our resources, partnerships, and staff en route to finding your next job!

Tip 3: Tailor Your Resume to the Moment

This is a really cool opportunity to show how the pandemic has influenced your career goals and aspirations, and any new skills you've developed, and be ready to back up your words. The ENEC is a go-to location for assistance with building and updating your resume freshly for each position you choose to apply and interview for.

Tip 4: Prepare for New Interview Norms

Employers want to get a sense of how you held up during the pandemic and how you adapted to change. So recruiters and hiring managers will likely ask about your pandemic experience. Don't let it intimidate you. Also, be prepared to participate in virtual job interviews, taking extra care to treat them as you would an in-person interview. You can set up an appointment with our staff to brush up on your interview skills, or for assistance with your virtual interview.



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Tips sourced from Erica Sweeney, themuse.com

Neighborhood FOCUS

Larimer School: landmark journey to affordable housing

By Elizabeth Sensky East Liberty Development, Inc.

Larimer – After sitting vacant for the last 40 years, the historic Larimer School will begin serving a new purpose this summer.

Development firm McCormack Baron Salazar and the Housing Authority of the City of Pittsburgh (HACP) have almost finished transforming the school building into affordable housing units along Larimer Avenue. The grand re-opening, slated for mid-summer 2022, will mark the end of a decade-long community process to save this neighborhood landmark.

Built in 1896, the school was designed by Ulysses J. Lincoln Peoples, a well-known Pittsburgh architect at the time. The building was listed on the National Register of Historic Places in 1986. Community members, particularly Larimer activist Ora Lee Carroll and members of the Larimer Consensus Group, had long advocated for reuse of the building, but the scale of this task made it nearly impossible until the federal \$30 million Larimer/East Liberty Choice Neighborhoods grant was awarded to the City in 2014.

“The Choice Neighborhoods initiative is an example of what comprehensive, collaborative redevelopment efforts can look like,” HACP Executive Director Castor D. Binion said. “Together with community stakeholders and our development partners, we are truly transforming Larimer to address the community’s needs. The

‘We’re working through the final finishes to figure out exactly where everything will go, and how it can speak to the structure’s history while being this new and transformative project at the same time.’

- Lindsey Evans, Assistant VP of McCormack Baron Salazar

revitalization of the historic Larimer School will take us into the next phase of the ongoing transformation and one step closer to completing HACP’s most ambitious redevelopment effort to date.”

During the Choice planning discussions, community stakeholders realized that - with support from the local community and government officials - this was a prime opportunity to save the building.

As Lindsey Evans, Assistant Vice President of McCormack Baron Salazar, explained, “the school not being part of the Choice project would’ve left a hole in the neighborhood, and knowing the amount of effort and support it took to get this done, I can say with a lot of confidence that it would’ve never happened otherwise.”

The school redevelopment is the third of four phases of the Choice Neighborhoods project. Phases One and Two encompassed the construction of Cornerstone Village Apartments, which brought 235 new apartments and townhouses - the major-

- continued on next page -

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BELOW: A bird's-eye view of the Larimer School site reveals the scope of the redevelopment project in relation to surrounding buildings. Photo courtesy of Elizabeth Sensky.



- continued from previous page -

ity of which are affordable - to the corner of East Liberty Boulevard and Larimer Avenue, directly behind Target.

The last two phases will include 84 apartment units; 35 of these units will be housed in the old school building - named "Ora Lee Carroll on Cornerstone" in honor of the [aforementioned] neighborhood advocate - and the rest will be constructed on nearby parcels, along Larimer Avenue. Approximately 75% of the units will be affordable to families making 20-60% of the region's median household income.

The school building is made up of three different sections; the first two are old classrooms, and the third is the gym/auditorium space. The development team paid close attention to preserving and restoring many of the building's defining features, including the large corridors, terrazzo floors, distinctive wainscoting, exterior brickwork, and even the original school bells.

"People on the project team joke that it's built like a tank. We've been doing this for decades, and it's the strongest building any of us have ever seen," Evans said. "It has withstood water damage, wind damage - and run the gamut - so most of the materiality is being preserved."

In the school gymnasium, renovations include a new roof and various structural elements that have been restored. The Pittsburgh Economic & Industrial Development Corporation, an affiliate of the Urban Redevelopment Authority of Pittsburgh, holds the master lease and continues working with the Larimer Consensus Group to find an appropriate use and tenant.

"You stand in these spaces inside the school, and gosh, it just looks beautiful," Evans commented. "There's so much light and so many transoms. We're working through the final finishes to figure out exactly where everything will go, and how it can speak to the structure's history while being this new and transformative project at the same time."

In addition to the Choice Neighborhoods funding, the project also received Low-Income Housing Tax Credits, Historic Tax Credits, HACP Moving to Work & Capital funds, a variety of URA funds, and Pennsylvania Housing Finance Agency PHARE Housing Trust Funds.

Now that the end is in sight, everyone involved is ecstatic that the project is finally coming to fruition.

"It really was the epitome of a team effort. I don't think it's even possible to list all the development partners on this project," Evans admitted, "but it all came together with the Larimer Consensus Group pushing and saying, 'It has to happen now or else it's never going to happen.'"

Waiting lists for the new units are now open. Anyone interested may contact McCormack Baron Management at cornerstonevillageapliving.com. ♦

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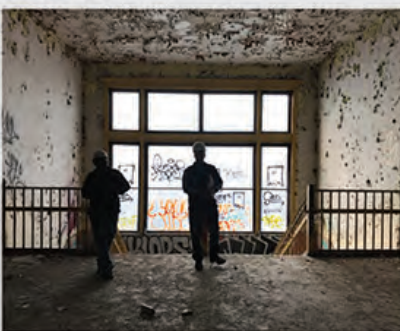
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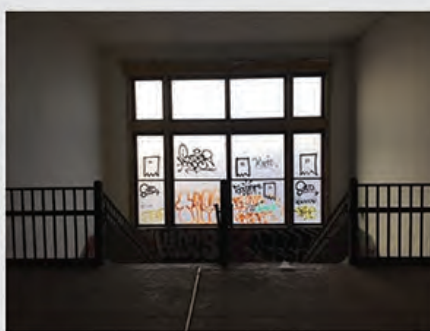
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September 2021

ABOVE: Four panels tell the story (clockwise from top left) of a single stairwell - one of many transformations made to the old Larimer School. Photo courtesy of Elizabeth Sensky.

2021 in review: BGC youth programs

By Julia Beadnell Bloomfield-Garfield Corporation

Insight/Garfield - In 2021, the youth programs of the Bloomfield-Garfield Corporation (BGC) served 156 youths, of whom 36% were male and 63% female. Approximately 90% of our youth participants are persons of color; they hail from 43 Allegheny County neighborhoods and 25 City of Pittsburgh neighborhoods, and attend class at 13 Pittsburgh Public Schools, along with surrounding public and charter schools.

Our youth participants were able to earn a total of \$85,067.88 through a paid work experience program, and 100% of our graduating class of 2021 entered either a 2-4 year college or university, or a training program. We are so proud of our youths and cannot wait to see what their future holds. As for us here at the BGC, we are just excited to see how we can better support a new class of students in 2022.

Want to learn more about our youth programming and support services? Contact us: Julia@bloomfield-garfield.org or Judy@bloomfield-garfield.org; 412-441-6950 (x124 or 125, respectively). ♦



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Lawrenceville Corp. welcoming new members to join Board, committees

A Message from the Lawrenceville Corporation

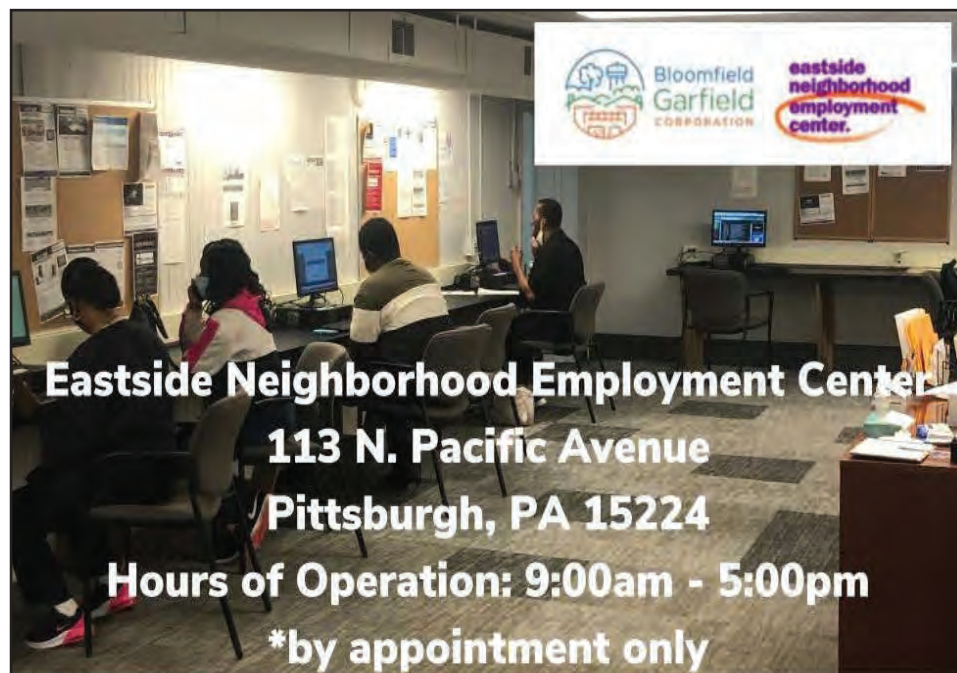
Lawrenceville - As a community-driven nonprofit, the Lawrenceville Corporation (LC) relies upon its volunteers, members, and committees in achieving its mission to serve as a catalyst and conduit for responsible and sustainable growth in the Lawrenceville community.

If you reside in the Lawrenceville area; own, operate, or are employed by a local business or institution; or have nonprofit, local government, or community development experience and expertise, you are invited to consider opportunities to inform and guide our work. LC members enable the organization to assist and promote local businesses, make streets safer and greener, develop and advocate for affordable commercial space and housing, plan for the future of Lawrenceville's parks, and build connections along the neighborhood's riverfront.

Membership is open to all residents, businesses, community organizations, and property owners in the Lawrenceville area. LC works to build engaged, diverse, and capable organizational committees, and is currently seeking interest from individuals who would like to join a committee.

LC aims to build committees and a Board of Directors that represent diverse professional & personal backgrounds - and reflect the gender, racial, socio-economic, age, and cultural diversity of the community served by the organization.

To become a member of LC and to inquire about committee or Board service, please visit LC's website (lvpg.com) or call 412-621-1616. ♦



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Plans to redevelop old ShurSave site move forward

By Sam Spearing *Bloomfield Development Corporation*

Perspective/Bloomfield - Plans for the eventual redevelopment of the former ShurSave site in Bloomfield continue to move forward.

In the fall of 2021, Bloomfield Development Corporation (BDC) convened a virtual Development Activities Meeting (DAM), attended by well over 100 community members, where the owner and developer of the site, Echo Realty, presented its preliminary plans to the community.

So far, these plans include several components on the almost two-acre site. A Giant Eagle-owned and operated store will occupy approximately 20,000 square feet.

The site will include roughly 190 rental units, with ten percent being priced affordably under the new Inclusionary Zoning mandatory standards for the neighborhood.

The development plan also includes underground parking, several small commercial spaces, and an outdoor plaza space.

In January, Echo Realty started the approval process to change the zoning of a 3,000 sq. ft. parcel on Ella Street. The parcel, which is owned by Echo, is currently categorized as residential while the rest of the site is zoned for commercial use.

The Planning Commission approved the zoning change under the conditions that Echo participates in one additional DAM, as well as a Planning Commission site plan review of the full development proposal.

Following that, at a date yet to be determined, City Council must hold a hearing and vote on the proposed rezoning.

Here at BDC, we continue to consider the development in relation to previous community guidelines and the feedback we hear from residents.

We will continue to keep neighbors up-to-date regarding community meetings and other opportunities for feedback in the future.

Neighbors with questions about the proposed development are encouraged to reach out; call 412-681-8800 or email sam@bloomfieldpgh.org. ♦

BELOW: Plans to redevelop the former ShurSave grocery site in Bloomfield require a crucial zoning change (highlighted in yellow). Graphic courtesy of Echo Realty.



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Lawrenceville Pop-Up Market expands reach in third year

By Emily Persico *Lawrenceville Corporation*

Lawrenceville – This spring will herald the third year of the neighborhood’s Pop-Up Markets. Founded by artist Rona Chang in the depths of the COVID-19 pandemic, the market was designed to support and sustain makers, artists, vintage sellers, and small businesses by helping them connect with customers to sell their handmade & vintage goods.

“A few friends and I began with the idea of wanting to help each other and host pop-ups outside of our studios during the beginning of the pandemic,” Chang said. “Most of us had already lost most of our sources of income, including retail stores, events, and shows.”

What started as an idea among a group of friends soon grew to support over 208 artists, small businesses, and other vendors. Many of the participating vendors were just beginning to establish their businesses when they first realized the benefits of such a highly visible market space.

According to Abi Gildea, Business District Manager at Lawrenceville Corporation (LC), “this type of collaboration and event programming allows us to think creatively about how we use public spaces and support local businesses in the 21st century.”

As the pop-up market has expanded from just a few artists to hundreds of vendors, it has also become a neighborhood-wide event.

“The Lawrenceville Pop-Up Market started off with three vendors in one location,” Chang explained. “We are now beginning our third year, with three locations and three Lawrenceville organizations - Radiant Hall, Attack Theatre, and Lawrenceville Corporation - joining hands to create a community event that is still riding the waves of the pandemic.”

The market offers visitors a chance to celebrate and support the many local artists, vintage curators, and other small businesses in the neighborhood.

“Lawrenceville is known for our many retail and hospitality businesses. But we have a vibrant artist community here that lacks visibility because of rising rents on Butler Street,” Gildea noted. “The Pop-Up Markets bring visibility to our artist community while giving the opportunity to folks who may be spending the day walking Butler Street, visiting other businesses, the chance to explore something different and to get to know the neighborhood even better.”

Artists from across the region will emerge from their studios and online stores to set up shop on the street, creating a vibrant market atmosphere where shoppers can find one-of-a-kind items.

This year, the Pop-Up Market will be held once a month - April through June, and September through December - from 12

p.m. to 4 p.m., rain or shine. Spring & Fall market dates (outdoors) are Apr. 2, May 7, Jun. 4, Sept. 10, and Oct. 1. The first holiday market date (indoors) is Nov. 5; December date is TBD.

For more info about vendors or locations, visit radianthall.org/lawrenceville-pop-up-market. ♦

BELOW: *Lawrenceville’s Pop-Up Market, a hub for vintage and handmade items, continues drawing new crowds to the neighborhood. Photo courtesy of Emily Persico.*



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Grant Amount

Homeowners can receive up to \$8,000 in matching grant funds, based on household income. (See chart on back. Home must be owner-occupied.)

Fees

There is a \$150 application fee due upon submittal

Uses

Funds can be used for front and side façades (Min. of 50% of funds must be used on front)

Types of Modifications

- Siding replacement
- Brick repointing
- Painting
- Porch repair
- Window repair
- Door repair
- Soffit/fascia repair
- Gutter repair
- Other modifications



PROCESS

- Homeowner solicits bids for façade work from qualified contractors
- Homeowner submits full application packet including all required documents
- URA Quality Control Manager reviews and approves the scope of work
- Homeowner notifies contractor to begin work
- Upon completion, Homeowner pays their portion of cost then PHDC/URA distributes their agreed upon match

APPLY

- Follow instructions on the Program Procedures document
- Fill out a paper or digital copy of the Program Application
- Submit all Documents in the Required Document Checklist (on Program Application)

Grant Eligibility Based on Income

Area Median Income (AMI):	Below 80% AMI	80% to 100% AMI	100% to 120% AMI
Homeowners Contribute a minimum of:	20% of total project cost	35% of total project cost	50% of total project cost
PHDC contributes a maximum amount of:	80% of total project cost up to \$8,000	65% of total project cost up to \$6,500	50% of total project cost up to \$5,000

2020 Area Median Income (AMI) Limits

Household Size	80%	100%	120%
1	\$46,500	\$58,100	\$69,750
2	\$53,150	\$66,400	\$79,700
3	\$59,800	\$74,700	\$89,650
4	\$66,400	\$83,000	\$99,600
5	\$71,750	\$89,650	\$107,600
6	\$77,050	\$96,300	\$115,550
7	\$82,350	\$102,950	\$123,550
8	\$87,650	\$109,600	\$131,500

More information:

Jarmele Fairclough, Program Assistant | 412.255.6573 | jfairclough@ura.org
412 Boulevard of the Allies, Suite 901, Pittsburgh, PA 15219



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LOCAL REAL ESTATE BLOTTER

- Bloomfield, Friendship, Garfield, East Liberty, Lawrenceville, & Stanton Heights -

Real Estate Sales for the month of December 2021

Compiled by Lillian Denhardt, Residential Realtor

Greetings, neighbors! A few months ago, some new Bloomfield homeowners got in touch to let us know that they'd been looking forward to seeing their names in print, but noticed that only one of their names' showed up in our listing of the Sept. 2021 sale. In the years that I (Lillian) have been compiling this column, I've found that when buyers have different last names, the County might only publish the first person's name in the data they give us. I don't know why. But here at The Bulletin, we're always happy to set the record straight. Here is what the column should have read: "Frank C. and Lisa Platt Cartieri to Sidney Cannon-Bailey and James Maier at 409 Taylor St. for \$212,000." Congrats on your new home, Sidney and James!

Bloomfield

237, LLC Ella to Bauer SFR, LLC at 237 Ella St. for \$1.

Albanese Properties, LLC to W M Gorham Properties, LLC at 4824 Liberty Ave. for \$1,300,000.

Alexandria M Highers to Sapphire 4111, LLC at 411 Sapphire Way for \$210,000.

Carroll 4624, LLC to Bauer SFR, LLC at 4624 Carroll St. for \$1.

Cedarville 414, LLC to Bauer SFR, LLC at 414 Cedarville St. for \$1.

Christine G Palumbo to Ella 227, LLC at 227 Ella St. for \$190,000.

Dorothy Pearl Properties, LLC to Andrew C Hazi at 414 Pearl St. for \$262,000.

Heather Eilert to Peter O Caya at 225 Ella St. for \$315,000.

Herman Ruth, LLC to Bauer SFR, LLC at 408 Orwell Way for \$1.

James P Pavlik to Orwell 325, LLC at 325 Orwell Way for \$210,500.

Kevin T & Monique B Kelly to Geoffrey Thomas Vanwinkle at 3941 Liberty Ave. for \$294,000.

Legacy Affiliated Ventures LP to Sm Ret Ei, LLC at 5207 -5259 Liberty Ave. for \$0.

Lorigan 4709, LLC to Bauer SFR, LLC at 4709 -4711 Lorigan St. for \$1.

Orwell 410, LLC to Bauer SFR, LLC at 410 Orwell Way for \$1.

Pearl 409 Orwell 404, LLC to Bauer SFR, LLC at 404 Orwell Way for \$1.

Pearl 409 Orwell 404, LLC to Bauer SFR, LLC at 409 Pearl St. for \$1.

Robert Dixon to Taylor 429, LLC at 429 Taylor St. for \$150,000.

Sapphire 446, LLC to Bauer SFR, LLC at 446 Sapphire Way for \$1.

Shallre, LLC to Ryan Reaghard at 316 Pearl St. for \$275,000.

Swati & Neeraj Gandhi to Ella 415, LLC at 415 Ella St. for \$235,000.

Timothy Wu to Sridhar Krishnamoorthy at 17 Hemingway St. for \$347,960.

Friendship

Pennley Park South, Inc. to 5704 Penn Office, LLC at 141 S. Saint Clair St. for \$1.

Garfield

Bloomfield-Garfield Corporation to Boom Universe, LLC at 0 Kincaid St. for \$5,000.

Christina Runco to Flatstone, LLC at 4812 Dearborn St. for \$105,500.

Douglas Cruze to Dunkirk Holdings, LLC at 0

Dunkirk St. for \$3,000.

East Liberty Development, Inc. to Alex Johnson at 221 N. Graham St. for \$169,975.

Edward L Blalock to Lamont B Shields at 5169 Dearborn St. for \$70,000.

Garfield Glen Housing II LP to Boom Universe, LLC at 0 Jordan Way for \$5,000.

George Leventis to 4507 Liberty Avenue Investors, LLC at 4507 Liberty Ave. for \$325,000.

Helen K Perilloux to Joshua Storrs and Zhen Lee at 201 N. Graham St. for \$227,500.

Maria Graziani to Allegheny Land Trust at 0 Rosetta St. and 0 Hillcrest St. for \$84,100.

Mary Albrethsen to Marianne Selby at 316 N. Mathilda St. for \$155,000.

NCRC Rehab Fund, LLC to Desai Vishal at 5010 Dearborn St. for \$399,000.

Shirley Wormsley to Alvin Howell at 5350 Rosetta St. for \$10.

Suzanne L South to SFR3-000, LLC at 5434 Kincaid St. for \$90,500.

Urban Redevelopment Authority Of Pittsburgh to Bree Piper at 0 Hillcrest St. for \$7,500.

East Liberty

132 Highland Associates, LLC to 18 Katz Crew LP at 132 S. Highland Ave. for \$560,625.

5515 Penn, Inc. to Penn Ave. Innovation, LLC at 5515 Penn Ave. for \$1,737,600.

Andrew S Datt to Bgbc Realty, LLC at 6113-6115 Saint Marie St. for \$300,000.

Bryson Forrest Datt, Jr. to Bgbc Realty, LLC at 6109-6111 Saint Marie St. for \$270,000.

Casa De Kaha, LLC to Caroline Marie & Christopher Joseph Pangrace at 710 N. Beatty St. for \$450,000.

Cleveland & E Dolores Whitley to Pacific Rental, LLC at 6489 Centre Ave. for \$106,700.

H Brothers, LLC to Michelle Campagna Markle at 727 Mellon St. for \$455,000.

Louis & Rosa Scampone to 640 Collins St., LLC at 640 Collins Ave. for \$166,829.

Maximilian Jameson-Lee to Yuxun & Zhang at 5535 Centre Ave. Unit 12 for \$270,000.

Open Hand Ministries, Inc. to Kandis & Daniel Mason at 5644 Rural St. for \$130,000.

Orange Cafe, Inc. (The) to DSSL, LLC at 4808 Baum Blvd. for \$700,000.

Pennley Park South, Inc. to 5704 Penn Retail, LLC at 5700 Penn Ave. for \$1.

Peter Bachman to Justin T & Kara Sax Britanik at 607 N. Euclid Ave. for \$455,000.

VS 625 Negley, LLC to Costello Properties, LLC at 625 N. Negley Ave. for \$775,000.

Lawrenceville

43rd 134 1/2, LLC to Bauer SFR, LLC at 134 43rd 1/2 St. for \$1.

4622 Carlton Street, LLC to Abigail Hellman at 3918 Mintwood St. for \$490,000.

57th 201, LLC to Bauer SFR, LLC at 201 57th St. Rear for \$1.

Abraham Hart to Connor Meyers at 4124 Foster St. for \$378,000.

Alexandra Lackos to Joseph Thomas Vermilya at 5215 Carnegie St. for \$380,000.

Andrew F Okeefe to 375 1/2 Main St. Pa, LLC at 375 1/2 Main St. for \$210,000.

Andrew T & Tadra Rex to Adam & Stephanie Miller at 313 38th St. for \$727,000.

Antonio Gentile, Jr. to Integral Garage, LLC at 166 39th St. for \$300,000.

Boris M & Lauren P Gezzler to Mathias Barlat at 5114 Keystone St. for \$430,000.

Brian S Zuckerbraun to Donna M & Roderick Vosper at 335 37th St. for \$875,000.

Carnegie 5159, LLC to Bauer SFR, LLC at 5159 1/2 Carnegie St. for \$1.

Chad Thompson to Kaytlyn & Zachary Burns at 183 34th St. for \$360,000.

Connie J Zimmer to Tower Home Buyers, Inc. at 0 43rd St. for \$5,000.

Convenience Realty LP to Mm Pa Properties, LLC at 4010 Penn Ave. for \$19,192,478.

Crews Contracting, LLC to Brian Czapar at 5228 Dresden Way for \$565,000.

Crews Contracting, LLC to Won Il Kim at 5226 Dresden Way for \$572,980.

David G Newbury to Kevin Balazs at 41 Mccandless Ave. for \$200,000.

Frank Pistella to Sfr3-040, LLC at 904 56th St. for \$90,000.

Gerald F White to Arete Property LP at 3908 Howley St. for \$200,000.

Jacqueline Roth to Timothy Hart Maline at 4813 Hatfield St. for \$385,000.

Jaime Lauren Taylor to Adam Nash at 5215 Poe Way for \$290,000.

James F Waldron to Eiger Holdings, LLC at 5247 Butler St. for \$1,000,000.

Jaspreet Saini to Allison G Weyer at 5523 Butler St. for \$690,000.

John J O'Donnell, Jr. to John H Allen at 5257 Keystone St. for \$145,000.

Lacy Caric to Carley M Belsterling at 3644 Penn Ave. Unit 204 for \$317,500.

Montair Development, LLC to Dresden 5214,

LLC at 5214 Dresden Way for \$643,500.

Moore Navarro Investments, LLC to Melodi H & Christopher R Helkowski at 3917 Mintwood St. for \$325,000.

Scott K & Joan M Kindsfather to Anthony C Russo at 5147 Keystone St. for \$377,000.

Wylie Holdings LP to Ashley Hall at 3819 Howley St. for \$472,500.

Stanton Heights

Cheryl D & Steven P King to Rosalind Toca-Schoen & Valdez at 1153 Stanton Ter. for \$256,800.

Jayne Jill Langsner to Eric R Smith at 14 Fairfield Ct for \$175,000.

Justin T Vetter to Matthew Hagg at 5611 Celadine St. for \$232,000.

Robert J Mcgowan to Michael Georges at 5410 Celadine St. for \$22,110.

Thomas D & Gayle E Kravic to Carol Ann Kravic at 1446 Simona Dr for \$105,000.

William T Biggs to Elek, LLC at 1553 Hawthorne St. for \$139,000.

This column, which uses data from Allegheny County's online portal, contains occasional errors. If something looks off, please let us know. Feel free to call with questions, or just to chat, about real estate in your neighborhood. Contact Lillian at lillian@agent-lillian.com or 412-335-6068. ♦

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'Second Saturdays' bring monthly, late-night programming to Bloomfield

A Message from Bloomfield Development Corporation



ABOVE: Bloomfield's business corridor will host late-night programming every month in conjunction with 'Second Saturdays' festivities. Photo courtesy of Morgan Rothacker.

Bloomfield - On Saturday, Mar. 12, Bloomfield Development Corporation (BDC) will launch its "Second Saturdays" late-night programming initiative.

Every second Saturday of the month, neighbors and visitors alike will have good reason to enjoy a night out on the town, and stay up late, along Liberty Avenue and Main Street in Bloomfield. Modeled after Garfield's highly successful Unblurred [First Fridays] gallery crawl on Penn Avenue, Second Saturdays will showcase the exciting things happening throughout Bloomfield's business corridor.

Participating businesses will extend their operating hours and host special events to welcome new customers to the neighborhood. Initial conversations about the idea have been met with enthusiasm by local business owners. When polled on the topic, many community members supported the idea of neighborhood-wide, late-night programming in Bloomfield.

As the program grows, BDC aims to showcase local artists, musicians, and vendors - similar to the Garfield Night Market, which operates during Unblurred. Updates will be featured on BDC's Facebook page (@BloomfieldPGH), and at ExploreBGL.com.

Business owners who are interested in participating are encouraged to reach out to Bloomfield's small business support coordinator, Morgan Rothacker (morgan@bloomfieldpgh.org) with any questions. ♦

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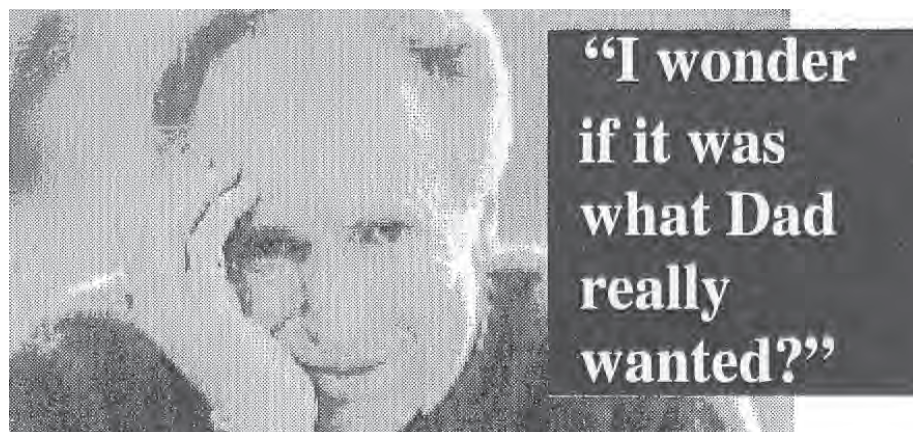
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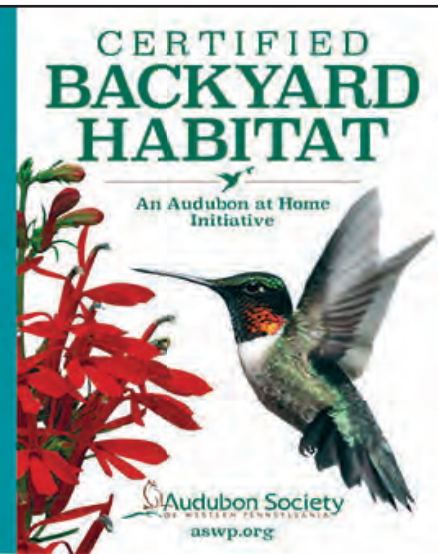
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FREE CERTIFIED BACKYARD HABITATS AND POLLINATOR GARDENS FOR GARFIELD RESIDENTS



Audubon Society of Western Pennsylvania (ASWP) and the Bloomfield-Garfield Corporation are offering Certified Backyard Habitats with pollinator gardens for residents of Garfield in Spring 2022.

The 2021 program is limited to 35 participants. Enroll at www.bloomfield-garfield.org soon to secure your spot.



Free Certified Backyard Habitats (CBH) with pollinator gardens are available for Garfield residents. Participating households will receive pollinator bundles of native plants (over \$100 value), be enrolled in ASWP's CBH program, and receive a complimentary ASWP membership.

The CBH program helps people to transform their yards and patios into an oasis for pollinators and birds. By creating Backyard Habitats, residents not only get to enjoy more natural beauty, but also support local birds, pollinators, and wildlife.

You must be a resident of Garfield to qualify for this program. Visit www.bloomfield-garfield.org to enroll. The 2022 season is limited to 35 participating households.

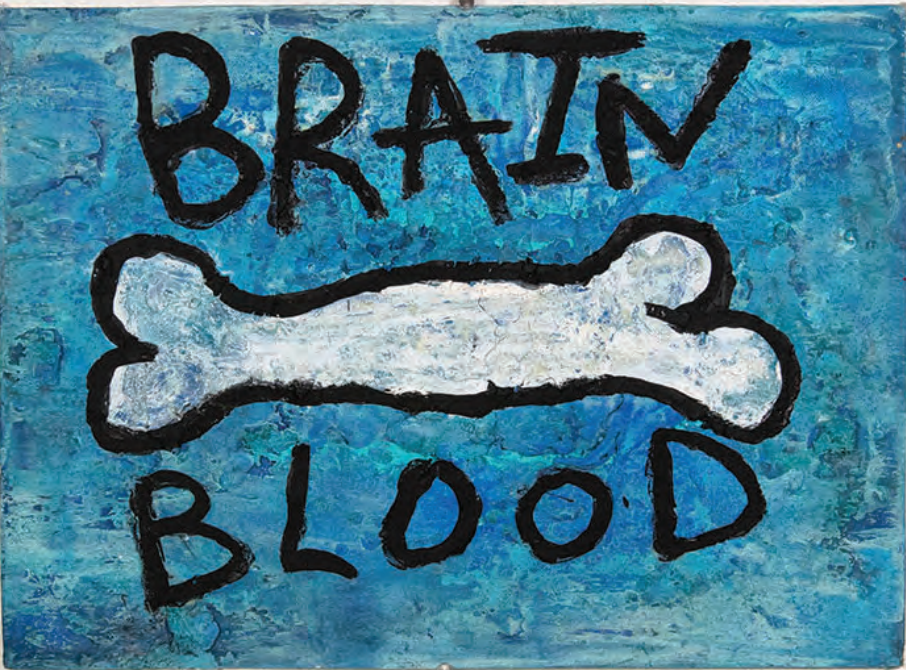


For more information on ASWP's Certified Backyard Habitat Program, native plant nursery, and other programs and projects, visit www.aswp.org or call (412) 963-6100.

Financial and other support for the Community Conservation Through Backyard Habitat project has been provided by the Department of Environmental Protection's 2020 Environmental Education Program.

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BGC seeks experienced community engagement & planning specialist

By Pamela Schön Bloomfield-Garfield Corporation

Garfield - The Community Engagement & Planning Specialist serves as a primary point of contact for residents, property and business owners, government officials, and representatives of other public and private institutions who look to engage the Bloomfield-Garfield Corporation (BGC), or desire involvement with the organization, in working to improve the community's social, economic, or physical well-being.

Compensation: hourly wage range of \$20-22 per hour for a 35-hour work week, based on education/experience.

Responsibilities:

- Administer programs, projects, and other activities that are consistent with the BGC's goals and objectives for improving the quality of life in the residential and commercial districts served by the BGC, as well as with the BGC's own strategic plan and with the approval of the Board of Directors.
- Leverage the energies of the Board of Directors, staff, and volunteers in achieving the goals and objectives that align with the BGC's mission to improve the quality of life in the community - and partner with other nonprofits in the community, as needed, to achieve them.
- Engage in outreach to residents and other members of the larger community to publicize events and opportunities to ensure the community is kept informed and has the ability to support and participate in any of the BGC's programs or committees.
- Maintain a consistent message and professional tone in all aspects of the BGC's communications with the broader public, and collaborate with the Marketing & Communications Manager in utilizing print and social media to broaden public awareness for the BGC's programs, projects, and activities.
- Act as a liaison, with the approval of the Executive Director, to outside organizations or institutions whose work or mission intersects with the BGC's mission in the community. Advocate on behalf of residents, business owners, or property owners whose concerns often go overlooked or ignored.
- Undertake any activities or tasks not specified above that may be assigned by the Executive Director or Chief Operations Officer, and are consistent with the organization's mission.

For a full description of the role and responsibilities, please contact our Chief Operations Officer, Pamela Schön, at pam@bloomfield-garfield.org. ♦

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April Bulletin Deadline: **Monday, March 14**

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