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**Conservatorship:
powerful weapon in
fight against blight**

By Elizabeth Sensky
East Liberty Development, Inc.

Pittsburgh - Local and national media outlets are buzzing with stories about conservatorship, in all its forms. While some reports cast this legal process in a negative light, the real story is often a bit more complicated than headlines might suggest.

For years, nonprofits have looked to conservatorship as an avenue for battling blight and bringing more affordable housing to local neighborhoods. Now, as recently reported by the *Pittsburgh Post-Gazette*, housing advocates are pushing for expanded use of this law to help them address all the dilapidated houses in Pittsburgh.

Underscoring the severity of this problem,

See **Conservatorship** | page 2



ABOVE: Amy Burris, 70, frames the narrow gap between her home and the proposed development at 4401 Liberty Ave. Read below to learn more about the Bloomfield Square project. Photo by Alan Guenther.

**Neighbors fear homes would be ‘engulfed’
by six-story Bloomfield Square building**

By Alan Guenther *Bulletin contributor*

Bloomfield - Amy Burris says she feels the walls closing in as Echo Realty proceeds with plans to build a massive, six-story, 248-unit apartment complex - only 20 feet from her home at the intersection of Gangwish Street and Veterans Way.

The project, called “Bloomfield Square,” requires Zoning Board approval because its primary structure would be twice the height permitted by current zoning laws.

During an Aug. 10 hearing before the City’s Zoning Board, Echo Realty formally requested a variance from the law.

While the company must submit its final post-hearing arguments by Sept. 7, officials said the Zoning Board has until Oct. 22 to issue a decision, though it could come sooner.

“With a little tweaking, this could be very nice for the community,” said Burris, 70, in an interview with *The Bulletin*, “as long as they’re not too greedy.” She lives across the alley from a vacant VFW building, which would be torn down - its footprint incorporated into the larger project.

See **Bloomfield Square** | page 4



ABOVE: Greenzone interns and Learn & Earn students observe proper apiary techniques in Garfield. See more highlights on page 16. Photo by Vania Arthur.

Conservatorship continued from page 1

a recent [Tri-COG Land Bank] report noted that the value of any given property decreases by as much as 16.5% when it is located within 200 feet of a single vacant parcel.

Before we get ahead of ourselves, what exactly is conservatorship anyways?

According to the 2008 State of Pennsylvania Abandoned & Blighted Property Conservatorship Act, “court-appointed conservators bring residential, commercial, and industrial buildings into municipal code compliance when owners fail to comply.”

In simple terms, this real estate law can be likened to having Power of Attorney (POA) over an aging parent. Following common POA stipulations, a court-appointed conservator can act as the owner of a house without actually having the deed in their name.

The house can be rehabilitated, borrowed against, and even rented (with court approval) while in conservatorship. After an individual or organization has been named conservator, they can eventually be granted ownership of the property.

State legislators passed the act as a way to give entities - those with experience rehabilitating structures - the ability to intervene on behalf of abandoned and blighted properties. The law requires that organizations be exhaustive in their efforts to identify, and locate, the property’s owner before proceeding; any owner has an opportunity to explain their side to the judge, as well as their plan to repair the house.

In many cases, conservatorship can be instrumental to the creation of new affordable housing opportunities, as it is often cheaper to renovate than build a new structure from scratch.

Besides conservatorship, treasurer’s sales, auctions, sheriff’s sales, foreclosures, and direct sales, there are other avenues that nonprofits and similar entities may take to gain control of abandoned properties.

In order to be eligible for conservatorship, a property must:

- 1) not be legally occupied for 12 months,
- 2) not have been actively marketed 60 days before filing,
- 3) have no pending foreclosure action, and
- 4) have been owned for at least six months by the current owner.

An additional nine criteria can apply as well, including things such as: being a public nuisance; unfit for human habitation; subject to unauthorized entry; fire risk; attractive nuisance to children; and presence of vermin, debris, uncut vegetation, or physical deterioration. Nonprofit organizations, as well as neighbors and businesses situated within 2,000 feet of a blighted property, have priority to become conservators.

Conservatorship in action in Garfield

How does this play out in real life? Let’s look at an example in Garfield. With support from the Bloomfield-Garfield Corporation (BGC) and neighbors, East Liberty Development, Inc. (ELDI) filed a petition on a vacant and blighted house at 711 North Atlantic Avenue. On Jun. 19, 2019, Common Pleas Court appointed ELDI as conservator of the property.

Upon entering the house for the first time, the ELDI team began assessing how to stabilize it in the short-term and fully rehabilitate it in the long-term. Stabilization generally requires a new roof, gutters, and doors - and a thorough cleaning of the home’s interior.

The team determined that, in order to complete a full rehab of 711 N. Atlantic Ave - with an “all new everything” interior - the costs would be around \$150,000. Of note: the conservator is required to have insurance on the property, tend to the yard & sidewalks, and pay interest on debt-financing for stabilization purposes. These holding costs can become significant over an extended period of time.

In 2020, with stabilization complete and a budget in hand, ELDI staffers began their search for funding sources. They applied for short-term bank financing, and secured a commitment from the City’s Urban Redevelopment Authority for a \$60,000 “forgivable” second mortgage loan. This mortgage loan will be available to a future homebuyer when the house is sold.

While the pandemic slowed court proceedings significantly over the past three years, on Nov. 17, 2022, Judge Paul Luty of the Allegheny County Court of Common Pleas wrote a court order conveying the deed to ELDI - which will allow for a clean, lien-free title when the property is sold to a new homeowner. Although the pandemic slowed construction, 711 North Atlantic now has all-new electrical service, plumbing, heating, ventilation, and air conditioning. It should be complete and ready for a qualified homebuyer by the end of this year.

This is just one example of how, over the last decade, ELDI and fellow nonprofits have used conservatorship to create a supply of affordable housing in the city’s East End.

ELDI’s conservatorship pipeline

With approximately 40 properties in the conservatorship pipeline, to date, ELDI has been able to bring 15 of them out of conservatorship. Six of those properties were converted into affordable housing, with five sold to first-time homebuyers. The sixth property (6311 St. Marie Street) was torn down; ELDI built a brand-new house at the site, which it then sold to the City’s Housing Authority as an affordable rental unit.

Literally and figuratively, ELDI’s biggest conservatorship case is the massive Saints Peter & Paul Church in East Liberty. After years of court hearings, ELDI became owner of the property in 2018; the organization is now working to transform the church building into a community arts & entertainment center.

Conservatorship has several advantages. Among them are the courts’ ability to provide clear title by erasing liens on properties that are financially “upside” (i.e., an old mortgage of \$45,000 on a property that appraises for \$10,000); the acquisition costs that are affordable (usually less than \$10,000 in legal fees), and priority is given to nonprofits and community development organizations over private parties.

While there will always be concerns about the conservatorship law being abused by for-profit developers, housing advocates believe abuse of the law’s intent can be avoided, as the law requires courts to fully oversee the terms of a conservatorship. In a city struggling to meet housing demands - one with a slew of vacant housing left to rot - conservatorship offers a clear pathway to transform blight into high-quality, affordable housing units and new opportunities for local residents to build generational wealth. ♦



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BGC Youth Programs: assisting success

A Message from BGC Youth Programs

Garfield - As the Bloomfield-Garfield Corporation's (BGC) Youth Programs team begins planning for the coming school year, we would like to highlight some of the success stories from our last program year.

For the College & Career Readiness Program (CCRP), the team worked with 51 high-school students - 10 juniors and 41 seniors. Boasting a 97% graduation rate, the senior group consisted of some very tenacious young adults; four of them even became valedictorians of their class.

We root for these graduates as they begin

BELOW: CCRP student Keona M is excited to enroll at Indiana University of Pennsylvania. Image courtesy of Julia Beadnell.



journeys in higher learning at schools like Howard, Swarthmore, Lincoln, and Carlow - just to name a few.

Other CCRP students are pursuing careers in fields like real estate and waste management. Each of the 10 juniors who participated in the last CCRP session has re-enrolled for the next program year.

The BGC's Learn & Earn summer internship program came and went in what felt like the blink of an eye

Over the summer months, the BGC hosted 93 youths who worked internships all over the city - at sites including (but not limited to) Assemble, Carnegie Libraries of Pittsburgh, the Garfield Greenzone, CitiParks, and A Second Chance.

We recruited 32 employers to serve as summer youth worksites; 11 of these sites are located in Garfield. In total, the BGC's Learn & Earn participants earned more than \$112,000 over the summer, and we are excited to see what fortunes the summer of 2024 might bring.

For details on CCRP and Learn & Earn, please contact Julia Beadnell (Julia@bloomfield-garfield.org) or Judy Lubarski (Judy@bloomfield-garfield.org). ♦

the Bulletin

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ABOVE: Standout student Eliza G (center) celebrates CCRP success with her parents. Eliza will embark on her next journey at Swarthmore College. Photo courtesy of Julia Beadnell.

Bloomfield Square *continued from page 1*

BELOW: Bob “Munch” Rodgers, 65, a disabled construction worker, says Echo offered \$60K for his home when houses across the street were selling for \$300K. Photo by Alan Guenther.



Public records indicate that Echo purchased the Bloomfield Square site for \$5.78 million in January 2020. Twenty-one months ago, the developer shared plans to build three stories, 191 apartments, a grocery store, and other commercial space, including a restaurant.

Because the company now aims to add three stories and 47 apartments, Burris says she is afraid her home will be “engulfed” - and that the new, more ambitious project will “overshadow” her residence, as well as her neighbors’ homes.

During the zoning hearing, Echo officials testified that any increased traffic brought on by Bloomfield Square would not burden roadways in the area. Company officials reminded those in attendance that the project would not be economically viable without the additional units [made possible by constructing a building twice as tall as originally intended].

Bob “Munch” Rodgers is a 65-year-old, disabled, retired construction worker who lives on Ella Street, where Echo plans to install the project’s main entryway. Rodgers said that when Echo representatives paid him a visit, they offered to buy his house for \$60,000, but he refused.

“I don’t want to go anywhere,” Rodgers said. “I love it here.”

While he is aware that some remodeled homes sold for more than \$300,000 across the street, Munch said that he does not care about the asking price – which is why he apparently spurned a second offer from Echo – to the tune of \$80,000 - to move out of his home. Unable to walk more than a few steps without pain, Rodgers spends most days sitting in his backyard, visited by friends who volunteer to mow the grass and help him with errands.

“There’s all kinds of action around here,” he said. “Everything’s convenient. I’m not going anywhere.”

Burris, in her written testimony to the Zoning Board, said she worried that her home, and three others nearby, could be damaged by nearby construction.

Echo officials testified that a layer of hard rock, which would be difficult to dig through exists underneath the site. Burris said that she is worried how vibrations caused by the construction might harm the foundations of surrounding homes.

Although she remains concerned about the larger scope of Echo’s new proposal, Burris emphasized in her testimony to the Zoning Board, and in her interviews with *The Bulletin*, that she thought the project - if it were smaller - could be “good for the community.”

During last month’s zoning hearing, Echo Senior Vice President Phil Bishop said that the abandoned, graffiti-marred VFW across from Burris’s house had more than a foot of standing water sitting inside its walls.

The vast parking lot of cracked asphalt outside the Community Market could be put to better use on the two-acre site, Echo officials said. Plans call for a total of 199 parking places for the 248 apartments. That equals 0.8 spots per apartment.

During the Aug. 10 zoning hearing, Bloomfield Development Corporation (BDC), the registered community organization for the neighborhood, announced that it was endorsing the project with conditions [read more on page 8].

By law, at least 10% of Bloomfield Square’s apartments are required to meet affordable housing guidelines. Residents who spoke at the two public hearings in July asked the developer [Echo] to build more than this minimum number of affordable units.

The very same developer is now building the “Meridian” housing project in Shadyside, where Giant Eagle previously operated a store on Shakespeare Street. In Shadyside, which is a wealthier neighborhood, Echo agreed to make 15% of the apartments affordable.

- continued on page 14 -

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Garfield Community Farm: sowing seeds of change

By Bre Stanton *Garfield Community Farm*

Perspective/Garfield - In case you haven't heard of Garfield Community Farm (GCF), we've been here at 509 Wicklow Street for over 10 years.

Our mission is to increase access to fresh produce for our neighbors, and to contribute to the restoration of this land and our shared ecosystem. Stop by the farm anytime and you will notice the bugs and birds that have made this oasis their home.

As we transition into the fall growing season, GCF is reflecting on our first year as a nonprofit, which has come with some changes.

One of the biggest changes we've made this year has been the installation of our "community allotment" gardening space.

Fourteen plots - stewarded by local families and individual residents - are now using the farm's first-tilled soil to produce an entire bunch of produce.

A peach tree (planted in the farm's earliest years) hangs over the fence, and bee balm & "lamb's quarters" grow in the corners.

After over a decade of restoration, this is the farm's richest soil. We're providing this space to our neighbors as we explore ideas of food sovereignty and GCF's role in the neighborhood.

We've also transitioned some formerly-annual growing spaces into perennial food production, including the planting of a new blueberry patch. We're dedicating more time to the care and maintenance of



ABOVE: Garfield Community Farm (GCF) invites neighbors to collaborate on the stewardship of an urban greenspace. Photo courtesy of GCF.

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our perennial food-forest spaces.

We stock our mobile market on Wednesdays, so look for us at Valley View Church (601 N. Aiken Ave.) from 3:00 to 4:15 p.m., at the Hillcrest Market from 4:30 to 5:30 p.m., and in Garfield Heights (Cornwall & N. Atlantic) from 6 to 7 p.m.

As August wraps up and September begins, we'll be coming into that sweet in-between-place where apples are ripening and tomatoes are still going strong.

Speaking of apples, we're making cider this year for GCF's fall benefit event, which is a great time to plug into our programming.

On Saturday, Oct. 7, GCF will host an evening of great food, drinks, and art, along with reflections and celebrations of the season. Tickets are available at the Garfield Community Farm website (garfield-farm.com).

While you're here, here are some other ways to get involved this season. Thursday evenings at GCF are "open volunteer time" from 5:30 p.m. until dusk. We're also participating in the Pittsburgh Urban Farm Tour, which takes place from 10 a.m. to 3 p.m. on Sept. 23.

GCF will also host a series of free educa-

tional workshops on Saturday mornings from 11 a.m. to Noon.

On Sept. 9, community members are welcome to share food and meet the people who are growing on the farm at our "Harvest Party."

At our preservation workshop on Oct. 14, we'll discuss how to store your harvest away - for use all winter. On Nov. 4, GCF will host a composting-education class.

We celebrate our success this season, and look forward to connecting with you in the near future. ♦

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Gardening Advice & Earthly Delights: 'Return of the Spotted Lanternflies'

By Minette Vaccariello *Bulletin contributor*

Garfield - I enjoy sharing information about all the good bugs and pollinators that are essential to our gardens, the ones that help our flowers and vegetables grow. But there are also some not-so-great insects that we need to be aware of because they can be very detrimental to our environment. The Spotted Lanternfly (SLF) is one of those insects.

This bug is quite harmful to our trees, and to the agricultural industry in Pennsylvania and surrounding states. This year, we're seeing more SLFs than ever in our neighborhoods. The young insects almost look like ladybugs, and the adult ones exhibit very exotic coloring. They hop or fly their way into our gardens, climbing up plants and trees and sucking their sap. I'm still learning about these invasive insects and how to get rid of them safely.

I recently had a conversation with Tim Byan, the Western PA Audubon Society's Whetzel Land Steward, to learn more about these insects, and the best ways to combat their ecological destruction. Some Garfield residents may know Byan through his work with the Certified Backyard Habitat program - where he works as a tech advisor for homeowners, and teaches residents how to grow native species that support the local environment and wildlife.

Byan shared some valuable information about SLFs and how to manage their invasion. *[The following conversation has been edited for length.]*

Bulletin: *Where did they come from and when did they arrive in the U.S.?*

Byan: "The Spotted Lanternfly (SLF) is an insect that is a plant-hopper, and is also considered an exotic pest. It's originally from Asia, and found in Southern China, Northern India, and Vietnam... and has been expanding its reach. In 2004, there was an SLF pest invasion in South Korea that devastated their peach crops. In 2014, the first sightings of the SLF in the U.S. were in Berks County, PA (northwest of Philadelphia) where it's suspected that it was introduced through the nearby shipping port. Since then, the SLF has been exploding into Delaware and Maryland, and moving westward along turnpikes and railways. There are now SLFs in 51 of the 67 counties in PA."



ABOVE: *Spotted Lanternfly nymphs might look cool, but they do serious ecological damage. These pests travelled here (on the turnpike) from Philly. Photo courtesy of Minette Vaccariello.*

Bulletin: *Why are Spotted Lanternflies harmful?*

Byan: "There are no natural predators to the SLF in the U.S. and their host plant is the bountiful Tree of Heaven (also an invasive species) which has been spreading across North America since it was introduced in the 1700s. The SLF has a mouth that can pierce plants and suck their sap. With over 70 different plants that they are attracted to, SLFs threaten the agriculture industry most - as they are attracted to stonefruit trees (like peaches and plums), grapevines, and walnuts. Healthy trees are known to withstand the piercing and sap-sucking of SLFs, but it's the honeydew that the insects excrete that causes problems. This sticky substance can promote the growth of sooty mold which can cover and kill plants and forest understories while creating major messes on bridges, walkways, cars, and patio furniture. The damage to PA's parks and clean-up efforts due to the SLFs' mess could cost PA over \$300M."

Bulletin: *What are the best ways to manage the SLF population?*

Byan: "In addition to squashing a SLF on sight, there have been a few successful ways people are trapping SLFs. One is a DIY solution recommended by Penn State Extension and Doug Oster (garden writer and radio host). It's called the "Circle Trap," and you can learn how to make one at extension.psu.edu/spotted-lanternfly-circle-trap. This trap catches SLFs as they climb up trees; it can hold hundreds of insects. Another way that people are catching SLFs is by using a handheld vacuum with a crevice nozzle and sucking them up off of plants, shrubs, and trees. Some gardeners are also noticing SLFs on milkweed plants, which will die after absorbing toxic sap from the SLF. Some people have been using sticky tape wrapped around trees but, unfortunately, this kind of tape can trap other wildlife like birds and bats. Catbirds and blue jays are beginning to learn that SLFs are a tasty treat, and are slowly becoming a natural predator for the insects."

Bulletin: *What essential tips should we always remember about SLFs?*

Byan: "Tip #1: Always check your vehicle before you travel to make sure you don't have any SLF hitchhikers, which can add to their spread. Tip #2: If you see SLFs, please report them to the PA Department of Agriculture by calling 1-888-4BAD-FLY; the department is making a significant effort to help the state track and prevent the spread of SLFs." ♦

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Kindred Spirit Tattoo inks future in Garfield

By Carlee Benhart Kukula Bloomfield-Garfield Corporation

Garfield - In January, Kristin Hawk and Bonnie Ramone opened Kindred Spirit Tattoo Co. (5124 Penn Ave.), aiming to create a safe and welcoming space for everyone, with a focus on being queer-friendly and supportive of women.

The co-founders chose to open up shop in Garfield because of its friendly vibe and central location, and they are excited to be a part of the neighborhood's "Unblurred: First Friday" festivities. The shop will also host special flash sales; mark your calendars for next month's Friday the 13th sale. The Bloomfield-Garfield Corporation (BGC) recently reached out to learn more about the tattoo shop. *[The following conversation has been edited for space.]*

BGC: Who are the owners of Kindred Spirit Tattoo Co.?

Kindred Spirit: "Kristin Hawk and Bonnie Ramone. We started as friends-of-friends, but eventually worked together at four tattoo shops across Pittsburgh before deciding to open our own shop. We opened Kindred Spirit because we wanted a shop where people know they can be comfortable, regardless of their race, sexuality, or gender."

BGC: What drew you to Garfield and the Penn Avenue business district?

Kindred Spirit: "We wanted to be central to our clients. We'd previously worked together around the city, giving us an opportunity to get know different neighborhoods. Compared to the other locations we considered, Garfield seemed to have a unique spirit; it has a neighborhood character that other places have lost. Plus, being just down the street from People's Indian restaurant and Spak Bros. Pizza was definitely a perk!"

BGC: Would you like to publicize any upcoming events?

Kindred Spirit: "We just finished a big 'Sopranos' flash event a couple of weeks ago, so we're currently in cooldown mode, but we hope to create an ongoing schedule of First Friday flash events, including a special Friday the 13th event."

Located on the second floor of 5124 Penn Ave. [above the mossArchitects building], Kindred Spirit Tattoo Co. is open from 11 a.m. to 7 p.m. (Tuesday-Saturday). ♦



ABOVE: Kindred Spirit Tattoo Co. (5124 Penn Ave.) looks to Gilbert, the shop dog seated on the couch, to help fend off any evil spirits. Photo courtesy of Carlee Benhart Kukula.

Garfield celebrates Aug. 1 'National Night Out'

Photos by Jack McKay



ABOVE: Local residents make the scene during Garfield's 'National Night Out' block party.

BELOW: Caricature artist Sam Thong (seated at easel) draws quite a crowd on Aug. 1.



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Echo Realty's 'Bloomfield Square' proposal brings great change

By Sam Spearing Bloomfield Development Corporation

Insight/Bloomfield - On Aug. 10, the Pittsburgh Zoning Board of Adjustment heard over an hour of testimony and public comment on Echo Realty's redevelopment plans for 4401 Liberty Avenue. The site, which has served as a grocery store for many years, currently hosting a "Community Market," has long been ripe for redevelopment.

During the Aug. 10 hearing, even the attendees who expressed concern about the proposal seemed to be in agreement that the site, as it currently exists, is less than ideal. As a community organization, we here at Bloomfield Development Corporation (BDC) agree that the current site, while integral to the neighborhood, is ready for a higher purpose and better use.

We [BDC] offered our support to the proposed project, and for the variances requested at the August zoning hearing, but that support wasn't without conditions. BDC made various requests of Echo, which the firm agreed to, in order to address some of the concerns and priorities identified at community meetings held in July. Affordability, grocery access, and mobility were the major themes of these requests.

While the proposal is required to include affordable units as part of the project - due to the inclusionary zoning overlay - many neighbors wanted to ensure that the local community would benefit from those units. In order to create even greater af-

'In response to questions about access, the proposed development is laid out to preserve pedestrian access through the site...'

fordability, BDC requested that Echo (and any residential partner) accept Housing Choice Vouchers for the affordable units, further lowering the final out-of-pocket cost to qualified renters.

Additionally, we have requested that BDC be included in the marketing of the affordable units. Working with Echo and their partners, we plan to keep the neighborhood informed about affordable units that are available, and assist local residents in accessing these new housing opportunities.

Another key element of the proposal is the grocery store - something lacked by previous proposals. While a more modern store will be a welcome change, the development is likely to take more than 18 months, from start to finish.

After taking some notes on the temporary closure of the Shakespeare Street Giant Eagle location in Shadyside, BDC is asking for similar accommodations. By operating free delivery programs, along with its mobile market trailer, Giant Eagle has provided its Shakespeare St. customers with alternative grocery access.

In response to questions about access, the proposed development is laid out to preserve pedestrian access through the site, and also improve upon the borders of the site with the addition of street trees and widened sidewalks.

BDC has requested that, upon completion of the required transportation study this fall, Echo invest in pedestrian and safety improvements recommended by the City's Department of Mobility & Infrastructure - particularly at the Howley St. & Main St. intersections, where a crossing guard is posted during the school year to help students safely cross the street.

Given the three levels of parking included in the proposal, Echo has also agreed to exempt the property and future tenants from eligibility for Residential Parking Permits on surrounding streets.

- continued on next page -



ABOVE: Echo Realty's vision of a six-story structure is now subject to a zoning variance request (stories 3-6 are highlighted in orange & yellow). Image courtesy of Echo Realty.

6th Annual History Event "Artists of Lawrenceville" September 17, 2023 ~ 1:30 p.m. to 4:30 p.m.



Zion Ev. Lutheran Church
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1:30 p.m. - Melanie Groves, lecturer in Museum Studies at the University of Pittsburgh will be discussing and highlighting Romare Bearden, an African-American Artist who lived in Lawrenceville. Bearden, a painter, depicted and celebrated everyday African-American life.

2:30 p.m. - Ron Donoughe, full-time professional artist, will be engaging the audience in the life and art of Henry Bursztynowicz. Bursztynowicz, a sculptor, was a native of Lawrenceville and was a faculty member of the University of Missouri and Pittsburgh Center for the Arts.

3:30 p.m. - Gary Grimes, a local art historian who has lived in Pittsburgh since 1976, will be speaking on Lawrenceville's two leading artists of the nineteenth century, Olive Turney and Clarence Johns. Turney, a painter, eventually became a teacher and principal of the Pittsburgh School of Design. Johns was also a painter, whose notable works include "Taubal Cain" and "Ruins in Paris".

Free to the public

October Bulletin Deadline: Monday, Sept. 18

Bulletin advertising info available at bit.ly/bulletin_ads

To receive a monthly deadline reminder, email Andrew@Bloomfield-Garfield.org

BELOW: A bird's-eye view of Bloomfield reveals how integral 4401 Liberty Ave. is to the shape of the neighborhood. Although some neighbors remain apprehensive about redevelopment plans, most agree the site could be put to better use. Image courtesy of Echo Realty.



- continued from previous page -

We value Echo's commitment to engage further with the community as the project moves forward. While the Zoning Board's approval is critical at this phase, some details will not be finalized until an updated proposal is reviewed by the City Planning Commission, which is able to take a broader view on redevelopment projects. If the variances needed for Echo's proposal are approved, the project could be back in front of the community for more feedback later this year. For project updates, please visit bloomfieldpgh.org. ♦

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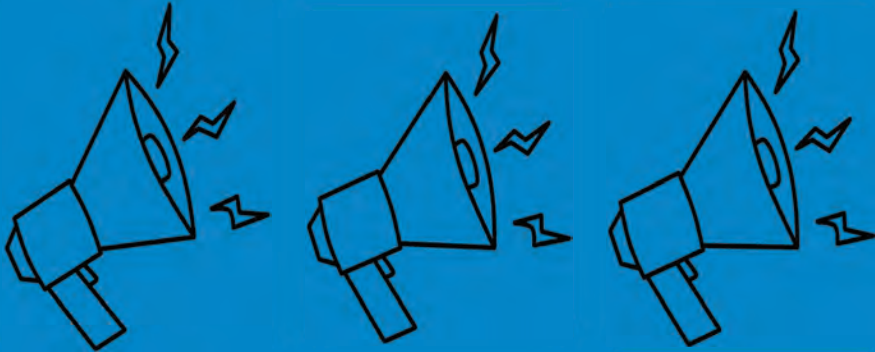
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In conversation with Ivory Eddins, BOOM Universe resident artist

By Chris Mueller *Bulletin contributor*

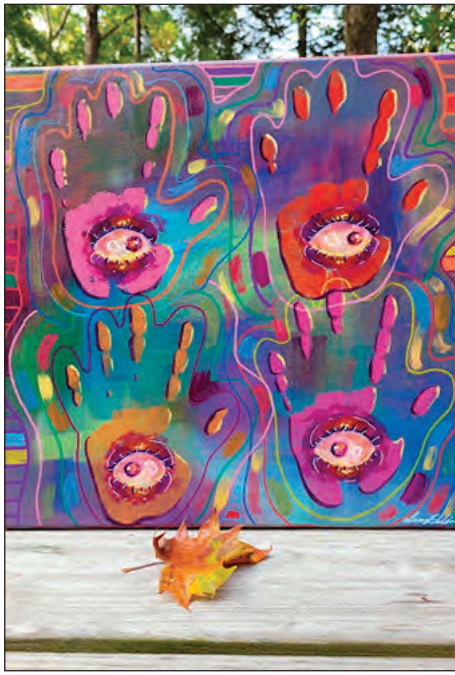
Pittsburgh - Ivory Eddins, a mixed-media creative and 2023 BOOM Universe resident artist, specializes in semi-realist and emotion-based, abstract pieces.

Inspired her own spirituality, Eddins' artwork incorporates a variety of mediums: acrylic paint; pastels; watercolor; colored pencil; and charcoal on canvas, wood, cardboard, and glass surfaces.

Eddins, 20, has showcased paintings at neighborhood markets around Lawrenceville, Bloomfield, Garfield, downtown Pittsburgh, and East Liberty.

Her previous exhibits include "Schrodinger's Monochrome" at Atithi Studios (Sharpsburg) and "Lay Bare" at the Brew-house Association (South Side).

In the following interview [edited for space], she expands on the BOOM Universe residency and the themes running through her artwork.



ABOVE: Ivory Eddins' work interacts with foliage. Photo courtesy of BOOM Concepts.

better chance at it than I'd initially thought. I applied, last-minute, on the final day for submissions and luckily got selected."

CM: When you heard the news that you'd been selected by BOOM, how did it make you feel?

Eddins: "I was literally so excited. This is my first time ever having a legit studio space. Before, I was just working in my apartment and it was getting pretty crowded. I didn't have as much space as I really needed, so this is huge for me. And it's also just nice to have some separation between where I work and where I live. It's motivating to come out here and put my everything into what I'm working on at the moment."

CM: What themes are influencing your work at the moment? How will the BOOM residency help amplify your creative work?

Eddins: "Some recurring symbols and themes that can be found in my work include suns, moons, eyes, clouds, tears, waves, plants, body parts, cluttered spaces, and brightly colored euphoric scenes. All of these images are significant to me, and they are constantly evolving as I shift through experiences and emotions. Right now, I'm working on a series of paintings [called *The Unknown*] involving several different sub-genres. It's an idea that I've had for a while. I'm now developing it, visually, around feelings of uncertainty and transition that I've experienced throughout my life. I think a lot of other people can relate to it as well..."

"Like, you're wandering through this dark tunnel without knowing where to go, or what's coming next. You're nervous and you don't know what will happen, but you're just holding on to hope that, on the other side, something will be waiting there to make everything worth it. Each painting in the series, while different, ties back to that overarching theme. I think it's a way that I can help others who are experiencing similar situations. I want them to remember that, no matter what they're going through, light still exists on the horizon."

Read the entire conversation at boomuniverse.co. ♦



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Launch party: Silver Eye celebrates Penn Ave. expansion

A Message from Silver Eye Center for Photography

Garfield – Silver Eye Center for Photography is excited to invite neighbors to a launch party for “The Lab @ Silver Eye” (5228 Penn Ave.), which kicks off at 6 p.m. during “Unblurred” festivities on Friday, Oct. 6.

We’ll get the party started on the corner of Penn & S. Atlantic, where you can take a peek at the digital lab we utilize to print our shows, and also enjoy some cake in our education center on the second floor.

Since moving to Penn Avenue in 2017, Silver Eye Center for Photography has been grateful for the support of our neighbors and patrons, and we are delighted for the opportunity to grow. We hope The Lab @ Silver Eye - home to our relocated digital lab, as well as a brand-new education center - will become a hub for local artists. We welcome our growing communities of photographers, artists, researchers, and art lovers to come create, learn, and connect with each other at The Lab.

We hope that you will join us for The Lab @ Silver Eye Launch Party, and then head to the main gallery for the *In dreams I walk with you* exhibition, on view from Sept. 7 until Oct. 21. Learn more at silvereve.org. ♦

BELOW: Sean Stewart’s ‘Sightings’ pop-up show sparks conversation at The Lab @ Silver Eye. Photo courtesy of Silver Eye Center for Photography.



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ELFHCC introduces Arsenial Runion, CEO

By JoEllen Welsh *East Liberty Family Health Care Center*

East Liberty - East Liberty Family Health Care Center (ELFHCC, 6023 Harvard St.) recently welcomed a new CEO, Arsenial Runion, to lead the organization.

Although he was born in Illinois, Runion spent most of his formative years in the greater Kansas City Metropolitan area. Runion served in a leadership capacity at Swope Health - a large Federally Qualified Health Care Center (FQHC) in Kansas City that served over 46,000 patients every year.

Runion brings his experience at Swope, along with degrees in healthcare administration, to his new role in East Liberty.

ELFHCC has continued providing quality healthcare for 41 years at locations in East Liberty, Lincoln-Lemington, and Wilkinsburg. The Christian-based center provides quality, whole-person healthcare to the uninsured, underinsured, and underserved.

The center is also an FQHC, which means it is a community-based nonprofit organization that provides comprehensive primary and preventive care - including medical, dental, pharmacy, and mental health/substance abuse services to persons of all ages, regardless of their ability to pay.

ELFHCC accepts all types of medical and dental insurance.

Runion is committed to serving the needs of the Pittsburgh community. He is passionate about providing underserved populations with the total care that they need, with an emphasis on health equity and social determinants of health.

After leaving the public sector three years ago, Runion got involved in Kansas City's community health initiatives. He learned how community health centers can function as a lifeline to uninsured, and underinsured, communities.

To Runion, ELFHCC's continued success involves "living our mission, serving the needs of our patients, and growing the organization in order to serve everyone who seeks whole-person, quality care."

"East liberty Family Health Care Center still has an opportunity to serve individuals in the community who are greatly impacted by financial and health disparities," he explained. "ELFHCC will continue to provide the care, love, concern, and support to the local community - now and into the future."

Runion knows that he moved to a healthcare hub, but he sees room for improvement.

"I believe UPMC and Allegheny Health Network do a fantastic job of reaching out to patients. However, when it comes to people who are uninsured, and underinsured, community health centers provide quality, whole-person healthcare in order to prevent local residents from utilizing the emergency rooms as their primary care doctors," he said. "I look forward to collaborating with both UPMC and Allegheny Health Network, in addition to the local Chambers of Commerce, churches, and community organizations that want to spread the word about community health centers." ♦

BELOW: *Arsenial Runion shows poise in his new leadership role at ELFHCC. Photo courtesy of JoEllen Welsh.*



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LOCAL REAL ESTATE BLOTTER

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

Real Estate Sales for the month of June 2023

Compiled by Lillian Denhardt, Residential Realtor

Bloomfield

Antonio Lombardozzi Living Trust to 4786 Liberty Avenue Associates LLC at 4786 Liberty Ave. for \$597,500.

Brenenborg Family Living Trust to 4018 Penn Avenue LLC at 4018 Penn Ave. for \$375,000.

Dennis E & Susan C Pennline to Chad A & Michelle Hoffstetter at 248 S. Winebiddle St. for \$485,000.

Domenico & Ginetta Dimatteo to Madeline Stephens at 4628 Carroll St. for \$185,000.

Doris A Donatelli Amended & Restated Revocable Trust to 4711 Liberty Avenue LLC at 4711 Liberty Ave. for \$450,000.

Doris A Donatelli Amended & Restated Revocable Trust to 4711 Liberty Avenue LLC at 4713 Liberty Ave. for \$450,000.

Hollis Homes LLC to Pamela M Scalise at 4072 Wooslayer Way for \$297,000.

John F Horgan Jr to Kelly Mistick at 219 S. Atlantic Ave. for \$429,100.

Jonathan P & Lauren Marie Crossett to Margo & Ryan Kandrack at 5110 Harriet St. for \$730,000.

Kristie Muscara to Hannah Margaret Schwarz at 235 Sapling Way for \$245,000.

Lawrence J Suckfield to Ming Cai at 237 Gross St. for \$275,000.

MLS Properties Investments LLC to Casa Mono LLC at 215 Taylor St. for \$65,000.

Richard & Jennifer Swartzwelder to David C Goyette at 449 S. Atlantic Ave. for \$490,000.

Ronald E & Lori A Nese to David Caliguiri at 459 Pearl St. for \$100,000.

Sandra Dee & Stephen J Tomasovich to Andrew J Brode at 325 Darsie St. for \$200,000.

Sophia A Edgos to John Khalil at 753 S. Millvale Ave. for \$310,000.

Friendship

Matthew Frank Accetta to Yun Wang at 336 Stratford Ave. for \$280,000.

Garfield

I2 Equity Partners LLC to Lucas & Alaghu Samyuktha Miller at 542 N. Fairmount St. for \$320,000.

Benjamin P & Whitney D Barton to Kaitlyn N Donley at 130 N. Fairmount St. for \$630,725.

Christopher Lucas to Candice Pueschel at 5159 Penn Ave. for \$363,500.

City Of Pittsburgh to Bloomfield-Garfield Corporation at 0 Hillcrest St. for \$100.

Donna R & Donald R Dixon Anderson to Penn Pioneer Enterprises LLC at 525 N. Mathilda St. for \$0.

Herbert & Terry McLaughlin to Community Reinvestment Partners LLC at 4827 Sullivan St. for \$55,859.

Joseph M Drischler to Brian D Dipippa at 5513 Broad St. for \$34,000.

Maria Simonovski to Alyssa W & William B Burnham at 4724 Kincaid St. for \$360,000.

East Liberty

Costello Real Estate Development LLC to Michael Shu at 318 N. Saint Clair St. for \$775,000.

East Liberty Development Inc. to Camille Byrd at 326 Enright Ct. for \$170,000.

Gloria Minella to Michael Reznik at 5814 Hays St. for \$799,000.

Jeffrey & Monica Schointuch to Jordan D Dague at 6041 Saint Marie St. for \$780,000.

Monarch Properties Fresno LLC to James D Bullard at 725 Chislett St. for \$550,000.

O'Neills Investments LLC to Keyanna & Christopher Leatherwood at 611 N. Beatty St.

for \$599,457.

Stephen A & Michele A Lombardi to Jay Dean Dora at 724 N. Euclid Ave. for \$612,600.

Lawrenceville

5239 Wickliff LLC to Julia Somers & Steven E Arthur at 5239 Wickliff St. for \$645,000.

Alicia Heim to Christine Doecker at 407 40th St. for \$228,000.

Andrew Joseph & Louisa Miller to Avinash & Manuela R Collis at 261 Fisk St. for \$737,500.

Arsenal Collective LLC to Dp-Zero Holdings LLC at 3410 Penn Ave. for \$407,500.

Beck Family Holdings LLC to Brandon Des Jardins at 260 42nd St. Unit 7 for \$274,500.

Bridge City LLC to Foster Frame LLC at 0 Foster St. for \$150,000.

Camaplan to Phc Three LLC at 3329 Liberty Ave. for \$155,000.

Charles A Gerbe III & Bernadette M Gerbe Revocable Trust to Rilac Properties LLC at 4119 Butler St. for \$600,000.

Collin Sayde to Felicia L Alfieri at 3480 Ligonier St. for \$376,000.

Constance M & Kevin P Sieg to Arizona L Thorn at 5131 Keystone St. for \$210,000.

Cory A Savit to Brian Campbell at 3438 Ligonier St. for \$86,500.

Curt W Buchanan Revocable Trust to Matthew J Dulac at 326 Main St. for \$530,000.

Erin C Taylor to Casa Del Sol Investments LLC at 186 34th St. for \$369,900.

Industrial Commons Ltd to David Carroll at 3809 Liberty Ave. Unit 303 for \$342,050.

Jennifer M Dunnick to Maura F Saxon at 5208 Keystone St. for \$425,000.

Judith A Sepich to Mark Tumblin at 4213 Dunkeld Way for \$215,000.

Katherine F Drummond to Corey Scott & Catherine E Hinkle at 271 Fisk St. for \$508,250.

Lakewood Management Group LLC to LLC Yinghua at 250 46th St. for \$285,000.

Lori A Miller to Pocono Properties LLC at 172 Home St. for \$200,000.

Pocono Properties LLC to Larimer Living Matters LLC at 172 Home St. for \$240,000.

Maxanna Properties Inc. to Jeffrey Dueweke at 3933 Liberty Ave. for \$649,000.

Orchard Row LLC to Elizabeth Turak at 175 Almond Way for \$365,000.

Patricia F Geiger to Ian Lodin at 4004 Arsenal Pl. for \$275,000.

Patrick Panebianco to Angela M Vesco at 130 41st St. for \$325,000.

Paul D & Christina Douglas to Oxox LLC at 5162 Natrona Way for \$120,000.

Peter & Mary Clare Zak to Jesse M Sheridan at 5307 Carnegie St. for \$424,000.

Raelynn Eichelberger to PIF Futures LLC at 4219 Garwood Way for \$60,000.

Russell Michelson to Evan A Zwicky at 172 44th St. for \$402,500.

Schoolhouse Lane Bruce LLC to Bjw Capital LLC at 4210 Bruce St. for \$190,000.

Sfr3-000 LLC to Michael Galie at 5243 Keystone St. for \$225,000.

Wylie Holdings LP to Ryan P Mccarthy at 434 42nd St. for \$435,000.

Stanton Heights

Adriana L J Johnson to Deirdre Carmichael at 5530 Camelia St. for \$240,000.

Andrew O & Pauline O Igbneweka to Lindsay Mullen at 1110 Oglethorpe Ave. for \$232,000.

Carol Cheng to Shawna Giles at 1519 Simona Dr for \$325,000.

Casey L Droege to Jennifer Morris at 932 Millerdale St. for \$230,000.

Cheryl K Grigor to Marie Brooklyn Bestic at 1176 Woodbine St. for \$38,000.

Deborah M Beiber to Keyway Homes East Four LLC at 941 Woodbine St. for \$80,000.

Mary Ann & Michael Charles Killmeyer to Alexa Megaludis & Alex Phillip Vignone at 1044 Downlook St. for \$322,000.

Nathan W & Christine M Geller to Dominic M Didiano at 5316 Camelia St. for \$177,500.

This column, which uses County data, contains occasional errors. If something looks off, 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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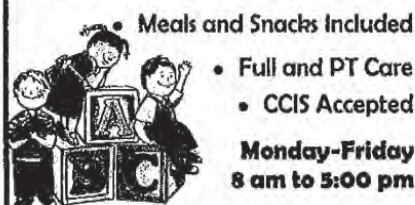
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Bloomfield Square

continued from page 4

In an Aug. 24 email, BDC Executive Director Christina Howell explained what her group is now trying to get for the community. She said of the zoning meeting: “I don’t think I heard that Echo can’t afford more low-income housing.”

“The case I heard them making was that there are a number of constraints to a project of this complexity, and that they’re balancing the community’s asks with what they want from the project,” Howell observed. “For instance, they noted that the inclusion of a grocery store (a nearly unanimous community request) poses logistical and economical challenges to the development. This certainly seems to be true based on the previous developer choosing to walk away rather than commit to making a grocery store work.

“The 10% affordability required (by law) is a legislated minimum that we worked hard to get for Bloomfield,” Howell continued, “and while a higher requirement has been discussed, the 10% is frankly what is politically viable (as Councilwoman Gross’s staff indicated at the community meetings) at this time.”

If the Zoning Board rejects Echo’s request to build six stories, the developer could appeal the Board’s decision to Common Pleas Court, or choose to redesign the project. If the variance request is approved, Echo’s next stop would be the City Planning Commission; public hearings would be scheduled before the commission’s vote.

Burris remains hopeful that the Zoning Board will require the project to conform to existing laws, limiting it to three stories.

“The zoning rules are there for a reason,” she said, “and they ought to be respected.”

[Alan Guenther, a frequent contributor to The Bulletin, lives on Ella Street, about two blocks from the proposed project. He can be reached at guenthera30@gmail.com.] ♦



ABOVE: Amy Burris stands proud of her home at the intersection of Gangwish St. & Veterans Way, about 20 ft. from the proposed development. Photo by Alan Guenther.

Los Sabrosos Dance Co. celebrates decade of rhythm on Penn Ave.

A Message from Los Sabrosos Dance Company

Garfield - Walking down Penn Avenue on any given weeknight, you’ll hear a vibrant mix of Latin rhythms, upbeat pop, and the sound of finger cymbals drifting from the family-owned dance studio at 4909 Penn.

Los Sabrosos Dance Co. aims to help individuals of all ages build confidence, explore self-expression, and find a sense of community.

At first, Los Sabrosos was only a part-time passion project - put together by co-founders Nicolette and Agustin Garcia-Pawlowski to support each other while running a restaurant, and also finishing their PhDs. In short time, the demand for their classes grew and their downtown space felt too small.

Moving to Penn Ave [in 2013] proved to be just what this growing business needed. Over the last few years, the studio has expanded its repertoire with all sorts of new and exciting flavors.

Courses include Latin hits like Salsa and Bachata, budding favorites like Brazilian Zouk and Burlesque, famous eastern styles like Bellydance and Bollywood, and the ever-classic Ballroom genre.

The company also offers Zumba and yoga classes, as well as a variety of kids’ classes including Hip-Hop, Breakdancing, and Ballet & Jazz Fusion. In addition to its group classes, Los Sabrosos also offers private lessons in an even wider array of dance styles - with specialty lessons for

weddings, quinceañeras, and many other milestones.

Nicolette believes a comprehensive approach will help the studio attract more dancers-in-waiting. “We love being a part of people’s celebrations,” she exclaimed.

Los Sabrosos welcomes people from all walks of life. The studio offers discounts for college students, military families, senior citizens, and low-income individuals - so that they, too, can get out on the dancefloor.

For many local dance enthusiasts, Los Sabrosos is more than a dance studio; it’s a second home. On account of the studio’s diverse clientele, it is not unusual to hear a variety of topics being discussed in a multiple languages at Los Sabrosos.

In alignment with its mission to make the Pittsburgh dance scene accessible as possible, Los Sabrosos is also known for giving back.

Gift certificates are available for purchase at school and nonprofit fundraisers, and anyone may request a spot in the studio’s scholarship program, which is designed to serve low-income families in the area.

In celebration of its 12th anniversary, Los Sabrosos will kick off a “Back-to-School: Latin Weekender” class on Friday, Sept. 8.

Sign up for classes, buy event tickets, and learn more about Los Sabrosos Dance Co. at LSpgh.com. ♦



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EVANGELINE MENSAH-AGYEKUM, CAROLINE YOO
JADA PATTERSON, & SARA TANG

STAY TUNED TO OUR WEBSITE BOOMUNIVERSE.CO FOR MORE INFO AND
UPDATES ON THE ARTISTS!

JOIN THE WEST PENN HOSPITAL
PATIENT SAFETY COMMITTEE

West Penn Hospital [WPH, 4800 Liberty Ave.] is looking for community members to be a part of the Patient Safety Committee meeting; you cannot currently be employed by Allegheny Health Network.

The purpose of the committee is to provide oversight and management of the patient safety plan and ensure the hospital meets the patient safety requirements outlined in the Joint Commission standards and the Pennsylvania Medical Care Availability and Reduction of Error Act (MCARE).

The Patient Safety Committee’s objectives are to promote change; show leadership, and maintain staff awareness of patient safety, by identifying safety issues; implement best practices that are user-friendly and data-driven; support actionable plans; reduce and eliminate medical errors by identifying problems and implementing solutions that promote patient safety.

We ask community members to commit to attending a monthly meeting, either in person or via Microsoft Teams, and help WPH ensure alignment with the Patient Safety Committee’s purpose.

Information shared at the committee meeting is confidential [and protected from disclosure, except as otherwise permitted under Pennsylvania’s Peer Review Protection Act, Patient Safety Work Product, and the MCARE Act]. Committee members will be obligated to not disclose any information. If you are interested in joining this committee, please contact Jacqueline Drahos (Jacqueline.Drahos@AHN.org).

Assemble brings 'MakerDate' guests to Two Frays brewery

By Alex Bastianini *Assemble*

Garfield – On Sept. 9, Assemble will host “MakerDate” from 6-9 p.m. at the Union Project (801 N Negley Ave.) in Highland Park. MakerDate is a celebration of creativity, innovation, and community that takes the idea of a traditional auction, and then but introduces a surprising twist. Guests are invited to bid on “dates” with local makers, artists, and innovators in order to learn about their process in-person.

In addition to bidding on transformative learning experiences with artists and technologists, guests will be able to enjoy good drinks, tasty food, a deejay, hands-on activities, and much more. All proceeds raised at MakerDate support Assemble’s STEAM (Science, Technology, Engineering, Art and Math) education programs.

Over twenty Makers are slated for auction, which means that guests will be able to vie for one of many new and exciting skills. One of the makers is Mike Onofray, engineer, artist, and co-owner of Two Frays Brewery. Having served as a Maker in 2021, he explained how a guest would win not just one, but an entire series of dates at Two Frays.

For example, after a guest or a group wins a date, Mike prepares a plan that includes a tour of Two Frays brewery, a conversation about beer, beverage samples - and the opportunity to design, craft, and engineer tasty brews. Depending on how the guest (or group) wants to pace their MakerDate, the entire program could last up to six weeks. Then, after designing the label for a guest’s one-of-a-kind beer, Two Frays will cap off



the play-date with a grand release party where friends and family can join together in a fun, social, and inclusive space.

Engineers by trade, Mike and his wife Jen decided to start their brewery only a few years ago. Jen worked as a chemical engineer, whereas Mike worked as a mechanical engineer. They met each other in Detroit and from that time, Jen made it clear that she wanted to start her own business. They both worked corporate jobs until 2015, when Mike decided to take a leap of faith and quit his job in hopes that the business plan would take off one day.

The couple eventually moved from Michigan to Nashville; Jen continued her work as a chemical engineer while Mike worked at several different breweries. They frequently thought about their dreams of starting a new business, but they had several options to explore and the future was not so clear. Even so, they kept returning to the idea of a brewery. After all, the Onofrays said, they have always had an affinity for beer, and they enjoy living in a neighborhood where residents can walk their dogs to a restaurant, sit on a patio, have a quick snack, drink beer, and just talk.

When they started to discuss where to put the brewery, the Onofrays wanted an outside space, with a social atmosphere. They considered Michigan because they had lived there for so long - or Philadelphia, Jen’s stomping grounds - but Mike’s hometown of Pittsburgh was always at the top of their list because of its unique culture.

At first, Jen and Mike decided to set up shop in Garfield because the rents were more affordable than what they found in other city neighborhoods. They soon came to know just how friendly, diverse, and artistic the neighborhood really is.

Take advantage of this opportunity to support Assemble alongside local brewer Mike Onofray. Visit assemblepgh.org/makerdate to purchase a ticket to MakerDate. ♦



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CONTACT ANDREW AT 412-441-6950 (EXT. 113) OR
ANDREW@BLOOMFIELD-GARFIELD.ORG.

‘Learn & Earn’ students grow opportunity with Garfield Greenzone

Photos courtesy of Vania Arthur

BELOW: Learn & Earn students learn about the Trade Institute of Pittsburgh.



ABOVE: The Lab @ Silver Eye hosts a Garfield Greenzone exhibition on Friday, Aug. 4.



ABOVE: Garfield Greenzone teammates get their hands dirty at Kincaid Parklet.

The Bloomfield-Garfield Corp. Presents

Garfield Night Market

JUNE 2ND | JULY 7TH | AUG. 4TH | SEPT. 1ST | OCT. 6TH | NOV. 3RD

THE PENN AVENUE ARTS DISTRICT

EVERY FIRST FRIDAY OF THE MONTH

113 N. PACIFIC AVENUE, PGH, PA, 15224

We turn 10 this year, come celebrate with us!

LIVE PERFORMANCES
ART & FOOD TRUCKS
LOCAL REPRESENTATIVES
KIDS ACTIVITIES & MORE

Do you want to Host, vend, perform or sponsor The Garfield Night Market? Please scan the QR code and send all inquiries to:
GarfieldNightMarket@gmail.com



SCAN ME

1520 ADJUDICATION ALTERNATIVE PROGRAM

WHAT IS 1520?

It is a *restorative justice* program that allows defendants—in some cases—to do community service or self-improvement activities in exchange for a case dismissal, the *possibility of a sealed or expunged case record*, and *no additional penalties such as fines, court costs, or imprisonment.*

WHO

Individuals in Magisterial District Court can request the 1520 Program, where the district judge (MDJ) will determine eligibility.

Contact:
Vania Arthur, Greenzone & Public Safety Coordinator,
vania@bloomfield-garfield.org 412-441-6950 x115


WHAT TYPE OF ACTIVITIES

1520 program includes an appropriate set of activities that could include, but are not limited to, *land maintenance, tree tending, classes, or workshops* based on the MDJ as well as a short interview.

WHERE

The *Bloomfield-Garfield Corporation (BGC)* is a court-approved 1520 Program Service Site. Located at *113 N Pacific Avenue, Pittsburgh PA 15224*

ASK YOUR LAWYER OR JUDGE ABOUT YOUR CASE ELIGIBILITY!



October Bulletin Deadline: Monday, Sept. 18

Bulletin advertising info available at bit.ly/bulletin_ads

To receive a monthly deadline reminder, email Andrew@Bloomfield-Garfield.org