



REGENT SQUARE CIVIC ASSOCIATION NEWSLETTER

MAY, 1987

VOLUME 8 NUMBER 2

PUBLIC MEETING

June 3 at 7:30 p.m.

WILKINS SCHOOL COMMUNITY CENTER

There are many rumors about two major real estate developments that border our neighborhood. The first is the retail, office and hotel project at Union Switch and Signal site, and the second is the retirement community off of Forbes Avenue. Both projects are in the planning stage, and both will certainly impact our area. The Board of Directors met with a representative from Radice Corporation, the developers of the Union Switch and Signal site. We also met with a representative from the Briarcliff Road Assoc., who has had several meetings with SHERCORP, the developer of the retirement community.

The information we've received describes attractive retail and residential amenities for our area, but also brings changes to our traffic patterns. We would like the neighborhood's interests to be considered in these projects, so we have invited the developers to present their plans to the residents of Regent Square at a Public Meeting. This will be an opportunity to receive the latest information and to have your questions answered. We have included in this newsletter summary information about both projects for your review. Refreshments will be served. We hope to see you there.

President's Message

"LOWER FRICK PARK - It's (y)our decision"

I can remember moving day like it was yesterday because the truck I borrowed from a friend got a \$50 ticket for an expired inspection sticker. I also remember our neighbors, the Bilyaks, coming across the street to greet us and mentioning nice things about Regent Square including something called "Fern Hollow". I had thought Lancaster Ave. dead-ended at the woods, but was told that a secluded part of Frick Park was located at the bottom of the access road. Needing a break from unloading furniture, (and still fuming about the ticket) I walked down the road to see what was at the other end.

To my surprise I found myself wedged in a lush valley between two heavily-wooded slopes. Trails to the right paralleled a babbling brook as far as I could see. I was completely surrounded by the comforts of nature. There was nothing to remind me that I was, in fact, in a park located in the city.

As I returned up the access road, I felt fortunate that a natural amenity such as this existed, and better yet was located in my new neighborhood. My enthusiasm was abruptly interrupted, however, as I had to dodge off the access road to avoid being sideswiped by a car coming from around a blind turn. That day began a love/hate relationship with Fern Hollow and the access road.

Over the years I've heard many Regent Square residents glorify the virtues of lower Frick Park, while cursing the traffic, noise, and safety problems that exist because our community serves as a gateway to the access road. I also became aware that the Civic Association had been in contact with City of Pittsburgh officials for years to find solutions to the many problems that exist. One alternative I kept hearing about was a proposed new access road off Commercial St. in Squirrel Hill. It was suggested that if a new access road was opened, we could close the one in our neighborhood. I was also told a restrictive covenant in the Frick Park deed mandates there can't be a through-street across the park, so the new access road could not be connected to the existing one.

The Board of Directors began an active pursuit of this issue with City of Pittsburgh officials earlier this year. Finally, in April, there was a meeting between myself, the Director of Parks and Recreation, the Director of Engineering and Construction, and Councilman Jim O'Malley. I was told a Commercial St. access road is due to be constructed in the Spring of 1988.

The construction of a new access road would allow us the opportunity of closing the Lancaster Ave. access road. We also discussed several other relationships between the two access roads at the meeting. There was considerable pressure from others present to keep our access road open for the convenience of all East End residents, as well as those in Regent Square.

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LOWER FRICK PARK (cont'd)

We will have input into the resolution of this issue. Our choices range from closing the existing access road, to keeping it in its current state with the large parking lot at the bottom. Another option includes locating a new turnaround at the bottom of our access road for the convenience of dropping off passengers, while linking parking to the Commercial St. entrance.

If you would like to be involved in this process, please write to the RSCA with your reaction to these options as well as other alternatives. The address is: Regent Square Civic Assoc., P.O. Box 8273, Pittsburgh, PA 15218. Your name and address must appear on your letter. We will report on this correspondence in the next newsletter and use the information in our meetings with the City of Pittsburgh officials over the upcoming year.

Daniel Rothschild

**REGENT SQUARE
ELEMENTARY SCHOOL**

There have been various stories passing through the community concerning plans for the Regent Square Elementary School. The official statement from the Board of Education is that there are no plans at present to sell or dispose of the building. Essentially it is being "mothballed", along with three other schools in the city. Demographic studies have suggested the possibility that the school could be reopened in the future. We will be monitoring the status of the school and report any changes.

Ted Osial

UNION SWITCH & SIGNAL PROJECT

Big changes are in store for our stretch of the Parkway if the developer can bring their plans to fruition. Radice Corp. of Ft. Lauderdale, Florida has won County backing for its planned conversion of the Union Switch & Signal plant.

Radice Corp. has announced plans to convert the old Union Switch & Signal machine shop to a combination office building and shopping mall. If the first phase is successful, plans call for up to three more office buildings, a hotel, restaurant, and parking.

The main building of the plant will contain a six-story atrium at the center with 435,000 square feet of office space. The three additional buildings, all six stories, would bring the total to 843,000 sf, almost as big as Oxford Center downtown.

The 100,000 square feet of shopping space would be off the main atrium. It would be about as big as Station Square. The eight-story hotel would contain 260 rooms. The complex would also include a 3000 car parking lot.

The County Commissioners have announced their support of Radice's application for \$9.3 million in federal UDAG funds. The Borough of Edgewood will vote this month on whether to accommodate the hotel by allowing liquor sales within the Borough.

To support all this, Radice is considering a major expansion of the Parkway-Braddock Ave. interchange. Issues we as residents have to consider include the traffic impact on Braddock Ave., and the economic impact on area merchants.

Ed Wells

**FRICK PLACE
RETIREMENT COMMUNITY**

The current site of the Western Pennsylvania Conservancy Community Garden Plots adjoining Homewood Cemetery may soon become a retirement village for senior citizens according to recently-announced plans. SHERCORP, the parent corporation of Shadyside Hospital, has acquired a land option from the Homewood Cemetery to build the retirement community to be known as "Frick Place". The thirty-one acre site adjoins Homewood Cemetery along Forbes Avenue next to Frick Park.

SHERCORP is proposing a maximum 300 unit apartment complex including on-site recreational and food preparation facilities for retired persons. The project is designed to attract our neighbors who no longer wish to maintain their own home and are not in need of continued medical care. The complex will be a mix of both "independent care" apartments and "limited assisted care" units. The facility will have on-site visiting nurses, if needed, as well as arrangements to deliver or prepare meals for those who may require it. There will not be medical care facilities on site, however, Shadyside Hospital will make staff members available when needed.

The living units will vary in size and price and may be sold or rented to prospective residents. All facilities, as well as shuttle shopping services, will be available to all residents.

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BOARD MEMBERS

Daniel Rothschild, President	1111 Lancaster	242-9778
Jean Gallagher, Vice President	7422 Trevanion	244-9163
Ted Osial, Secretary	1125 Lancaster	247-4894
Leo Stefano, Treasurer	1306 Milton	241-7118

LIAISON

Bill Lenaghan, Pittsburgh	966 LaClair	731-0986
Kathy West, Swissvale	7506 Trevanion	244-8362
Nevin Rodes, Edgewood	311 W. Hutchinson	371-5233
Alice Collins, Wilkensburg	904 East End Ave.	243-5447
George Perth, Business District	1207 Lancaster	241-4617
Nevin Rodes, Business District	311 W. Hutchinson	371-5233

COMMITTEES

Membership & Block Captains

Bill Zembery	1300 Macon	731-8791
George Perth	1207 Lancaster	241-4617
Ellen DeBenedetti	718 East End Ave.	242-6650

Frick Park

Ted Osial	1115 Lancaster	247-4894
Bill Lenaghan	966 LaClair	731-0986

Wilkens School Community Center

Daniel Rothschild	1111 Lancaster	242-9778
Ellen DeBenedetti	718 East End Ave.	242-6650
Cindy Bahn	1005 Milton	241-2550
Alice Collins	904 East End Ave.	243-5447

Historical Committee

Nevin Rodes	311 W. Hutchinson	371-5233
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Presently, the developers are studying the results of a marketing study which will determine the final size and scope of the project. It is fairly certain, however, that a traffic signal will be installed along Forbes Avenue at the entrance of the facility between South Braddock Avenue and Dallas Avenue. Since a zoning change is required, the City of Pittsburgh will be conducting public hearings before the City Planning Commission and City Council before final approval is granted. The developer hopes to break ground either in late Fall, 1987 or early Spring, 1988.

SHERCORP hopes to obtain public support for this development and its representatives plan to meet with community groups throughout the project. An association of local community groups has been created to follow the project. Members include representatives of the Regent Square Civic Association, Park Place Association, Briarcliff Road Association, and Graymore Road Association.

Richard S. Ombres

NEW SHOPS IN REGENT SQUARE

The first floor corner location of the newest building in the Square will be the home of Beaver Creations Art Glass. Beaver Creations is currently a professional art glass studio based in Swissvale. They have provided custom-made stained glass windows and other art glass items for tri-state residential, commercial, and ecclesiastic customers since 1980. Their production department also makes stained glass suncatchers.

Opening this June, Beaver Creations' new store will offer stained glass supplies and classes. They will stock hundreds of colors of stained glass, tools and supplies. Their staff have over 20 combined years of art glass construction and teaching experience.

They can make and install your art glass window for you, teach you how to make your own art glass items, or be your source of glass, tools, and supplies. Write to P.O.Box 8333, Pgh., PA 15218 to get on their mailing list for opening announcements and to receive discount coupons.

Next door will be the second location of "The Pittsburgh Store". Their current Century III Mall store sells Pittsburgh souvenirs, gifts, and collectibles. Their new Regent Square store will offer Pittsburgh, Steeler, Pirate, Penguin, Pitt, Penn State, and WVU souvenir glassware, clothing, jewelry and other "spirit" items.

A lit rear parking lot and evening hours will make Beaver Creations Art Glass and The Pittsburgh Store very convenient. Watch for their opening!

Jean Gallagher

COMMUNITY WEEKEND UPDATE

Grab your calendar/appointment book now! Circle the weekend of August 29-30. That's our weekend to celebrate our neighborhood.

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SATURDAY, THE 29th - RACE AROUND THE SQUARE

One of Western PA's finest TAC certified races happens each year, right here in Regent Square. Carol Cusick chairs the race activities again in 1987. This year's race will feature the same course as last year, through the Square and Frick Park. Two-mile race begins at 8:30 am; five-milers start at 9. Race applications should be available in July.

Carol welcomes help from runners and non-runners. The week before the race, packets for each racer will be assembled. On the day of the race, officials will need volunteers to help with registrations, directions on the course, and post-race activities. Call Carol Cusick at 241-8343 to lend a hand!

SUNDAY, THE 30th - PICNIC IN THE PARK

Who could forget the arrival of the hot-air balloon at last year's extravaganza?! 1987's picnic features magicians, a concert by Citiparks and Mellon Bank, and many surprises. Dust off your Coppertone and plan to enjoy new and old friends at lower Frick Park's Best Summer Event!

Here's your opportunity to spend a few fun-filled hours with friends and neighbors. Become a community volunteer! For just a few days this summer, you can help plan and execute our Community Picnic.

No previous experience with the Regent Square Picnic is necessary. We need your interests and especially your enthusiasm. Excuses such as "I'm too tired, sunburned, stressed, young, old, busy, new-to-the-area" won't be accepted. If you are willing, your picnic needs YOU for the following committees (only a sample list):

Publicity - contact businesses, make posters, directional signs (some work can be done at home)

Setup/breakdown - chairs, tables, tents

Concessions - prepare and serve hot and cold food items and souvenirs

Sports - procurement of equipment, supervision of aerobic and non-aerobic events for adults and children

Entertainment - share your particular performing art with an appreciative audience

The general planning meeting will be Wednesday, June 10 at 7:30 at the Wilkins School Community Center. If you can't come but want to help, please call Cris Point, 242-5552 or Kathy West, 244-8362.

Kathy West

HISTORY OF THE SQUARE

Unfortunately, there has been a delay in my securing drawings and data on houses from the 30's done by the WPA through Archives of Pittsburgh. The County has begun to fund a project to microfilm all of these records before making them again available to interested home owners. So, please wait for another announcement about their availability in a subsequent issue of this newsletter. If you wish to see a sample, call me at 371-5233.

Nevin Rodes

MEMBERSHIP

It is very gratifying to see that we are already within one score of our last year's membership of 265. Especially since we are still four months away from closing the books on this year's membership drive. We thank the many new members who have joined, and encourage our old members to renew.

We especially want to thank our new members on the Edgewood and Wilksburg side of Braddock Avenue. Our last Newsletter was mailed for the first time to many residents in Edgewood and Wilksburg that had not previously been in contact with the Regent Square Civic Association. The response was outstanding! In fact, many of those new members have volunteered to be Block Captains; so subsequent Newsletters and information on those blocks will be personally-delivered. We are still trying to fill in some gaps over there, so if you receive this Newsletter by mail, we invite you to join and to volunteer to become a Block Captain.

We would like to take this opportunity to thank last year's Block Captains and Assistant Block Captains for their great support. We welcome the new captains and assistants who have joined the corps.

The new block captains are: Tom Montgomery, Bob Love, William Marrisfield, David Drucker, Ed Skopinski and Clara Nemoytin. The new assistant block captains are: Albert Rebersak, Evelyn Pennington, Richard Gaier Anne Pride, and Jan Colborn. We feel sure that these new members will find it gratifying to become involved in our activities.

Another bright spot in this year's membership is the large number of those who volunteered their talents and time to serve on our active committees. We want to thank the following volunteers for their kind offer to serve: Jeff and Jane Hadburg, Susan Clement, Lynn Vrublick, John Eddy, Richard and Susan Martini, Rose Catone, Linda Sanders, Jane Burdick, James and Carol McCool, Leah Rubenstein, Jonathan Muehl, Thomas Short, Allen Goodman, Domenic Petracka, Ann Kelton, Jeffrey Hritz, Milton Nickolson, Sylvia John, and John and Holly Wray.

Bill Zemberry

PINK FLAMINGOS

That crazy Pink Flamingo was out again looking for new neighbors and he landed at 7414 Trevanion. We'd like to welcome Bill and Maureen Luttner and their children, Jessica and Dan.

He also stopped at 1200 Milton to welcome Joe Horton.

Then the flamingo fluttered to 1104 Lancaster where Gary and Nancy Tuckfelt are celebrating the arrival of baby Cara Michelle.

He finally came to rest at the Wray's nest and announced the arrival of William Mitchell to proud parents Holly and John, brother John Jr. and grandmother Madeline.

Please contact a Board Member if you site our feathered friend hovering over other new neighbors.

RSCA MEMBERSHIP APPLICATION

I, _____ wishing to become a member of the **Regent Square Civic Association** for the year 1987 enclose the sum of

\$2.00 Individual \$3.00 Family

Address _____ Phone No. _____

Signed _____

I would be interested in working on the following committees:

_____ Business Liaison _____ Wilks School Community Center _____ Pittsburgh Liaison

_____ Edgewood Liaison _____ Swissvale Liaison _____ Wilksburg Liaison

_____ Membership _____ Block Captain _____ Picnic _____ Race

Make checks payable to: Regent Square Civic Association

Send to: Post Office Box 8273, Pittsburgh, Pa. 15218

(If you want a membership card, include a self-addressed, stamped envelope with application.)

Printing courtesy of: Northwood Realty Co./Better Homes & Gardens

RSCA
P. O. BOX 8273
PITTSBURGH, PA 15218

NEIGHBOR
PITTSBURGH, PA

Place
Stamp
Here