

CITY PLANNING COMMISSION

Minutes of the Meeting of January 10, 2012
Beginning at 2:00 p.m.

PRESENT OF THE COMMISSION: Chairwoman Wrenna Watson,
Rabner, Reidbord, Burkley, Thomas, Myers,
Valentine, Costello

PRESENT OF THE STAFF: Tymoczko, Layman, Hanna, Rakus

AGENDA ITEMS COVERED IN THESE MINUTES

| Item | Page No. |
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| 1. 1301 Saw Mill Properties Subdivision Plan of Lots (Saw Mill Run and Edgebrook), 18 th Ward | 2 |
| 2. The Hipwell Consolidation Plan of Lots (W. North Avenue and Poe Way), 22 nd Ward | |
| 3. Hatfield Homes Plan No. 1 Subdivision Plan of Lots (Hatfield St. and Home Street), 9 th Ward | 3 |
| 4. East End Cooperative Ministry Consolidation Plan of Lots (Penn Circle North and East), 11 th Ward | |
| 5. Marc Brands Consolidation Plan of Lots (Waldeck Street), 15 th Ward | 4 |
| 6. D2-M2 Great Allegheny Passage Subdivision Plan of Lots (Haysglen Street), 31 st Ward | 4 |
| 7. 5607 Baum Boulevard Consolidation Plan of Lots (Baum Blvd. and Roup Street), 8 th Ward | 5 |
| 8. Hearing and Action: Project Development Plan #11-70, 310 Fifth Avenue, demolition and Project Development Plan #11-71, Tower at PNC Plaza, Wood Street and 5 th Avenue | 6 |
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Ms. Watson chaired today's meeting and called the meeting to order.

A. ACTION ON THE MINUTES

No minutes were available.

B. CORRESPONDENCE (See Attachment A for staff reports.)

Ms. Watson stated that the Commission was in receipt of correspondence from the City Clerks Office for reports and recommendations on Bill No. 2011-2379 amending the Pittsburgh Code Title Nine, Article V, by amending various sections all relative to sign regulations and Bill No. 2011-2378 amending the Pittsburgh Code, Title Nine, Article V, Chapter 919, Signs, to regulate the use of electronic media for Advertising and Non-Advertising signs as an area of sign face.

D. DEVELOPMENT REVIEWS (See **Attachment C** for staff reports.)

8. For Hearing and Action: Project Development Plan #11-70, 310 Fifth Avenue, demolition and Project Development Plan #11-71, Tower at PNC Plaza, Wood and 5th Avenue

Mr. Layman stated that he will be doing both presentations together. The Chairwoman congratulated Mr. Layman on the job he has done for City Planning and the Commission and wished him well on his new endeavor. Mr. Layman said he is happy to have this great project as his last to present.

Mr. Layman said that #11-70 is for the demolition and #11-71 is for a new structure 33 story structure that will be the new PNC Bank Headquarters located on Wood, Forbes, and Fifth Avenues. The applicant intends to move from demolition to construction and have already submitted a Construction Management Plan to Public Works. The project is an office tower, 33 stories and parking. They are providing onsite loading in a corridor in the rear of the development. The applicant requested and was approved for an Administrator's Exception to reduce the number of loading spaces from 7 down to 4.

Mr. Layman said the applicant meets the requirement for the LEED sustainability bonus, they aren't filing for it at this time. There is also retail bonus available in the code that they believe they are using. The applicant is providing 5600 square feet of open space at the base of the tower which is in excess of what is required.

Mr. Layman said the city's transportation planner and traffic engineer have reviewed the traffic study and have minor changes and revisions but nothing that would be an issue. They have requested that the applicant submit a revised traffic plan that reflects the proposed changes and that is a condition of approval.

Mr. Layman said the project was reviewed by staff design review and CDAP and was very well received. Mr. Layman said staff is recommending approval with two conditions. Mr. Layman turned the presentation over to the applicants.

Gary Saulson, Director of Corporate Real Estate PNC, presented a Power point presentation showing the project. Mr. Saulson introduced the construction team for this project. They will be de-constructing the building and donating as much as possible to Construction Junction. They will also issue a report at the end of that detailing how much was recycled. Mr. Saulson provided an overview of the tower. There will be bicycle storage and adding green space to this area of the city.

Mr. Saulson said there will be atrium in the building every six floors and it allow occupants to have tremendous views. Mr. Saulson said there will be a solar chimney and he believes it will be the first one in Northern America making the building breathable. Mr. Saulson introduced Cindy Giampole from Trans Associates to explain their traffic plan and summarized the mitigations.

Ms. Giampole said showed the street level plan and the access to the loading area. It will be a right turn entry from Forbes Avenue and will be one way. Trucks will back into the loading area and then exit onto Fifth Avenue. The garage will be roughly 140 spaces and will be a right in and right out and it will be used predominantly by PNC employees with an occasional visitor. Ms. Giampole showed the study intersections as required. On Forbes Avenue at Wood they will be installing pedestrian audible signals as well as count down, the same at Fifth and Wood, and re-painting crosswalks. For the garage entry it will have stop sign control and adequate site distance controls onto Forbes. The loading will be signed with one way flow.

Mr. Saulson presented a wooden model showing the proposal.

The Chairwoman called for comments from the public.

Matt Regan, Preservation Director Pittsburgh History and Landmarks Foundation, Station Square, supports the plans to support the new office tower. Representatives from their organization have been meeting with PNC on the plans for the new office tower for several months and appreciate their concerns for the existing architecture and how their building can be inviting at street level.

The Chairwoman called for questions or comments from the Commissioners.

Mr. Valentine asked if there will be safety barriers on the patios and Mr. Saulson replied yes and they would comply with all building code requirements and there will be 42 inches of glass or some other barrier. Mr. Valentine asked if they will be just for employees of PNC and Mr. Saulson replied the idea is too have the entire building be occupied by PNC but one of the things that they are exploring is using the auditorium for community events and making it available to non-profits on a reservation basis.

Ms. Watson said the exit for the truck loading, does that have a right turn only. Ms. Giampole said you can make a left onto Fifth Avenue. Ms. Watson asked what size trucks and Ms. Giampole said it is designed for a single unit truck, a tractor trailer truck would be stuck in the area. Mr. Saulson said the size of a truck for delivery to PNC would be the size of a United Parcel truck or FedEx truck.

Mr. Reidbord said he mentioned bus shelters at the briefing and wanted to know if there has been any discussion on how they will be incorporated and thought that should be considered now before the end of the job. Mr. Saulson said they have been talking to Port Authority and they share Mr. Reidbord's opinion which is why they built the shelter at Triangle Park.

Mr. Thomas asked about the second floor roof and is that mainly native species and Mr. Saulson said most of what they use in the buildings across the country are native species and they are looking at the same thing here.

Mr. Burkley asked if the entire window pops out or a piece. Mr. Saulson said it is a little piece that pops out, more of a vent.

Mr. Costello asked for a summary how the solar chimney works. John Robinson from PNC will explain. Mr. Robinson said it is capitalizing on the natural stack effect in a tall building, when the heat the surface that is on a angle that will heat the surface and be a catalyst for that natural stack effect. When the popper windows open, air will move across the floor plate and into a shaft and will be ventilated out of the top of the solar chimney. The surface collects heat and boosts the stack effect from the building.

Mr. Burkley asked if PNC controls the popping of the windows or do each individual person pop their own window and Mr. Robinson said it is controlled by the building automation system and management system. Mr. Thomas asked if there will be manual overrides and the response was yes.

Mr. Reidbord asked about the timelines for construction. Jeff Thorlin from P.J. Dick, construction manager for the project, stated that the plans are: begin deconstruction in the next couple of months, followed by shoring and excavation; and then begin construction of the below grade structure for the three story parking garage. A little over a year from now the project will begin emerging from the street level and they will begin steel erection that will take a year. The project will become fairly visible in about fifteen months. There will be 33 floors and the solar chimney will be almost 100 feet above the mechanical room. Occupancy of the building is scheduled for the middle of 2015.

Ms. Watson said that they indicated that they are attempting to be most green building in the world and Mr. Saulson said they did a pier scan at the greenest building and this will be the greenist sky rise in the world so they will go for LEED platinum with is the highest level of LEED but they will go beyond that. They plan on publishing employee satisfaction results as well as our energy results from the building.

Mr. Thomas said it will be a welcome addition to the skyline.

There being no more questions or comments from the Commission, the Chairwoman called for the motion.

MOTION: That the Planning Commission of the City of Pittsburgh approves Project Development Plan #11-70, for demolition of all existing structures within the development site, based on the application and drawings filed by PNC Bank, N.A., property owner, and approves Project Development Plan No. 11-71, for construction of a new 33-story office tower with three levels of structured parking and commercial tenant space on the first level, based on the application and drawings filed by PNC Bank, N. A. property owner, with the following conditions:

1. Final construction plans including final perspectives, elevations, and site plans shall be submitted for final Design review and be approved by the Zoning Administrator prior to issuance of a structural building permit (not to include site work, foundations, and demolitions);

