

CITY PLANNING COMMISSION

Minutes of the Meeting of February 7, 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: Ismail, Tymoczko, Hanna, Rakus, Miller

AGENDA ITEMS COVERED IN THESE MINUTES

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Ms. Watson chaired today's meeting and called the meeting to order.

A. ACTION ON THE MINUTES

On a motion duly moved by Mr. Valentine and seconded by Mr. Thomas, the minutes of the January 10, 2012 Commission meeting were approved. On a motion duly moved by Mr. Thomas and seconded by Mr. Burkley the minutes of the January 24, 2012 Commission meeting were also approved.

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

5. For Hearing and Action: Project Development Plan #12-03, 524 Penn Avenue/One Fifth Avenue Place – GT-C (Exterior renovation, new residential dwelling units)

Ms. Rakus made a presentation in accord with the attached staff report and illustrations included in Attachment D. Ms. Rakus said this is for exterior renovations in the Golden Triangle zoning district and new dwelling units. Ms. Rakus said there will be sixteen dwelling units above the first floor. The first floor is currently a restaurant use and it will remain that way with a different tenant. The project has been through the staff design review process and we feel that the changes are appropriate. Ms. Rakus turned the presentation over to the architect.

John Kudravy, architect representing Penn Renaissance II the developer of the property, presented a booklet showing older pictures of the building and how it will be converted (attachment E). Mr. Kudravy said all of the original window openings are remaining and will be replaced with new windows. Mr. Kudravy said Vocelli's will move and have sit down and take out service, the other tenant they hope will be food oriented also. The floors will vary from two to three residences per floor.

There being no comments from the Public, the Chairwoman called for questions or comments from the Commission members.

Mr. Valentine asked if trees will be placed and Mr. Kudravy said that was arranged with the city.

Mr. Thomas asked about the head of the windows, the round portion at the top, and asked if that will be the same color as the masonry of the same color as the frame. Mr. Kudravy said the same color as the frame.

Mr. Costello asked about sidewalk table seating and Mr. Kudravy said they haven't applied for patio seating. Mr. Costello asked them to remember that there are many blind pedestrians and room needs to be allocated for them.

Mr. Thomas asked if the building has been dedicated historic in any way and Mr. Kudravy said no and there is no intent for that but it will probably be closer after these renovations than it has been in many years.

Ms. Rakus recommended approval of the proposal.

Ms. Watson asked if they will be using sustainable materials and will they be applying for LEED certification and they probably will on the floor materials but they are loft apartments and there isn't much of an opportunity for sustainable materials. Ms. Watson asked if the units will be accessible and Mr. Kudravy said yes. The condo's are for sale and can be accommodated per the owner's request and they are replacing the elevators.

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 #12-03 for approval of the proposed exterior renovation and creation of 16 residential dwelling units at 524 Penn Avenue, and based on the application and drawings filed by Kudravy Architects on behalf of Penn Renaissance II, property owner, with the following condition:

1. Final construction plans including final elevations and site plans shall be submitted for review and approval by the Zoning Administrator prior to the issuance of a structural building permit.

MOVED BY Mr. Thomas;

SECONDED BY Mr. Burkley.

IN FAVOR: Watson, Reidbord, Rabner, Thomas, Burkley, Myers, Valentine, Costello

OPPOSED: None

CARRIED

6. For Hearing and Action: Project Development Plan #12-05, Buncher Building, 13th Street and Smallman Street, new 6-story office building, GT-C

Ms. Rakus made a presentation in accord with the attached staff report and illustrations included in Attachment E. Ms. Rakus said this will be a six story office building with space on the first floor for restaurants and retail. There are no parking requirements in this district but they are providing thirteen on-site parking spaces. This site has been part of the transportation analysis that the Buncher Company is doing for their wider plan for the area. Ms. Rakus said they are going to work with the Public Works Engineering office and our traffic planner on this, they will likely recommend a traffic signal at 13th and Smallman but so as to not tie up the project we did not include a recommendation.

Ms. Rakus said the project has been reviewed by staff design review and CDAP and both had comments regarding the site. Based on their recommendations the applicant did make some changes and a rain garden will be added to the roof. Ms. Rakus turned the presentation over to Bob Grubb from Lami Grubb Architects.

Bob Grubb, Lami Grubb Architects, presented the project via a Power Point presentation. The address of the project is 1309 Smallman Street or 2 Waterfront Place. Mr. Grubb said the site is currently a parking lot. Mr. Grubb said it will be a six story building, there will be mixed use on the first floor level to be determined and the building will be notched back and there will be a thirteen space convenience lot in the rear. There may be another parking structure across the street. Street trees will be planted along 13th Street. The building has a metal skin above the first floor and the first level as a masonry skin and there will be a tower at the entrance that will be higher than the building. There will be a metal and glass canopy over the entrance and a ground mounted building sign indentifying the building as 2 Waterfront Place as it is now called. Mr. Grubb explained the screening that will be placed for all of the mechanical equipment.

Mr. Thomas thanked them for taking the comments and criticisms seriously from CDAP and making changes. Mr. Thomas said he had one question about the roof screening from the Smallman Street side, do you expect to be able to see that from the Smallman Street view. Mr. Grubb said absolutely not, the tower will hide that.

Ms. Myers asked if they are considering signage for the building itself or just in the front where you have the marquee. Mr. Grubb said we aren't applying for a sign permit at this time. They are looking at as an office building and that will go with whoever goes into the building.

Ms. Watson asked if they are seeking LEED certification and Mr. Grubb said they are not seeking LEED certification but there are some sustainable features in the building as it is designed. They are looking at storm water management and while the building will be sustainable they are not looking for LEED accreditation.

Mr. Burkley made a motion to approve with a second by Mr. Valentine, the Chairwoman asked Ms. Rakus if there were any conditions and Ms. Rakus stated that staff recommends approval of the proposal with two conditions. Mr. Burkley amended his motion to include the conditions and Mr. Valentine seconded.

MOTION: That the Planning Commission of the City of Pittsburgh approves Project Development Plan #12-05 for construction of a new 6-story office building with commercial tenant space on the first floor level, based on the application and drawings filed by Lami Grubb Architects on behalf of property owner The Buncher Company with the following conditions:

1. Final construction plans including final elevations final elevations and site plans shall be submitted for review and approval by the Zoning Administrator prior to issuance of a structural building permit.
2. All site specific recommendations of the City's Traffic Engineer and Transportation Planner regarding improvements at Smallman Street and 13th Street shall be implemented.

MOVED BY Mr. Burkley;

SECONDED BY Mr. Valentine.

IN FAVOR: Watson, Reidbord, Rabner, Thomas, Burkley, Myers, Valentine, Costello

OPPOSED: None

CARRIED

7. For Hearing and Action: C#752, Institutional Master Plan #15, Zone Change Petition #755, Carnegie Mellon University Master Plan

Ms. Tymoczko made a presentation in accord with the attached staff report and illustrations included in Attachment F. This is a new proposed master plan for Carnegie Mellon University along with a proposed zone change. Ms. Tymoczko said both the zone change and the master plan have to go on to City Council so you are making recommendations to Council on both matters. This is a new master plan and the first one for Carnegie Mellon since 2002 and it has been a two year process.

Ms. Tymoczko said there are a couple of things to clarify as to the zone changes, all of the proposed zone changes are for properties adjacent to the current EMI district. There is a portion that is between Forbes Avenue and Filmore Street east of Craig that is currently residential also there is a portion that is zoned Oakland Public Realm, none of the proposed zoning changes are north of Filmore Street. There was an earlier proposal that would have included more of the residential area and that has been revised. Second, there is a portion below Forbes Avenue that is to be re-zoned EMI that is between the current campus and the Carnegie Museum, and lastly there is a small parcel that is currently zoned P that is part of the proposal along Boundary Street. This is not currently part of Schenley Park even though the zoning for this parcel is P it is not part of Schenley Park.

Ms. Tymoczko said we have done notification for all of the property owners surrounding the area of the zone change and the campus. We received three responses from what is in your report now; one in favor and two opposed. Ms. Tymoczko turned the presentation over to Mr. Horgan from Carnegie Mellon University.

Ralph Horgan, Associate Vice Provost for Campus Design and Facility Development for Carnegie Mellon University, what you see before you is culmination of two years worth of work and many conversations with our neighbors that builds on the 2002. This plan also takes into account recent acquisitions that the University has made. You will see instances in the plan where we have heeded and agreed with our neighbors and have pulled back certain concepts pending further study and discussion. Mr. Horgan introduced Bob Reppe to go thru the document.

Bob Reppe, Director of Design Carnegie Mellon University, said they have been working on the master plan as a requirement of doing a new master plan every ten years, their current plan is set to expire in May of 2012.

Mr. Reppe showed the current master plan and it encompasses most of what will be discussed today. Mr. Reppe showed the outline of the area to be included and stated that there are a number of initiatives that involved there main areas: one is the development of the west campus that had been formerly Bureau of Mines property that were purchased in the mid 80's and infilling in the campus, rehabilitation of existing buildings, and growing towards Craig Street. Mr. Reppe

showed on the Power point the buildings that were built during the last master plan and detailed how the buildings were used. Mr. Reppe detailed the acquisitions that have been made by Carnegie Mellon and how and if they are to be used. Mr. Reppe stated that twelve of the thirty-nine sustainable buildings located in Allegheny County are part of the Carnegie Mellon Campus.

Mr. Reppe said they will focus on mixed use in the Craig Street area, focus on design for all to have access, allow for public art, and neighborhood compatibility.

Mr. Reppe said there are three main objectives with the Master Plan: continuing to grow the campus, increasing connectivity beyond campus, and allow for capacity and flexibility of campus as we move forward in the east end.

Mr. Reppe said there are some items on this Master Plan that are carryovers from the last master plan. The key focus today is a series of strategic needs for the campus. The development project that is pending is the new Nano Bio-Energy Building which will overlook the Hollow. This is the only building that is fully funded at this time. They are planning for a relocation of the Tepper School of Business and it will be the first new development in the Morewood parking lot area on the northern side. It will anchor the development of that site and there will be added parking on the site.

Mr. Reppe said they are moving forward with athletic and recreational facilities studies for a new addition to the University Center. They are looking for a new centralized fitness center and that would create a new front door for the building. The Skibo gym plans are to do major renovation and configuration of the existing Skibo gym that would retain the upper gym and reconfigure the lower portion for intercollegiate athletics. They have been working toward growth of the college of fine arts and the final piece is infill of the courtyard between Hamburg and Smith Halls that would allow for a new space or expansion.

There are two major development sites, the north of Forbes site and the south of Forbes site that are proposed. These are sites that may or may not be developed by the university. There are also carryover sites from the previous master plan.

Mr. Reppe said they have done a major transportation management plan component that was partially funded by PennDot. The plan is attached to the master plan as an appendix. A portion of the plan recommends that there need to be pedestrian safety improvements along Forbes Avenue. We are looking at pedestrian upgrades between Forbes and Fifth Avenue on University property. We are looking at the installation of parking meters along Margaret Morrison where the food trucks are and this is currently the only unrestricted parking within a mile of the campus. We are working with the City on improvements along Neville Avenue for both pedestrian and trail connections.

Mr. Reppe explained other changes based on the Power Point and showed a chart that said they have had over 90 community meetings on the Master Plan and to that effect there have been a number of items that the community requested changes to. One commitment is that we are not proposing any

rezoning of properties at Forbes and Margaret Morrison and we are not proposing any development at that site in this master plan. The university does believe sometime in the 20 to 25 year window, which is beyond the scope of this plan, that site will need to be considered under a planning study and we will work with the neighbors when that time comes. Mr. Reppe said they are not asking to rezone any property north of Filmore Street at this point. They are contiguous and owned by the institution but they are being removed until they have further plans for those sites.

Mr. Reppe said finally they have removed a request for bike lanes on Forbes Avenue, Penn Dot owns that property and there are other entities that must be included in any plans for Forbes Avenue. Mr. Reppe asked Mr. Carter to speak about the outreach that they went thru for this Master Plan.

Don Carter said that he can confirm that the outreach during the last two years has been extensive. Mr. Carter said they listened and there were some changes made as a result of that outreach.

John Latina, Senior Engineer at GAI Consultants, said they were managing the transportation component under a joint process. We started the process when the students returned in 2010 and studied vehicular traffic and a parking analysis. Mr. Latina listed some of the problems that arouse from the study including walking access, way finding, and excessive speeds on Forbes. We didn't analysis that but did study intersections. Mr. Latina said they are not ready to go on any of the recommendations in the plan. They have discussed taking action on what they have determined to be "early action" items to prove to the community that they do intend to move forward.

Mr. Reppe said the University has appointed a community outreach ombudsman to reach out to the community from the University. They have also created a distribution list to send notices to everyone about things that are going on at the campus. Mr. Reppe said they have committed to having regular meetings with their neighbors in the Craig Street corridor three times a year. Mr. Reppe said they have committed to doing the same thing with their neighbors on the eastern side as well.

Mr. Reppe said they have been working on the lighting of the soccer fields and they are working toward remediating the negative ramifications of the current lighting. Shielding lights will be added along with more lights but having them point down rather than up. Mr. Reppe said they are working toward sound issues and will hold orientation events toward the center of the campus and the athletic department has prohibited music during summer events.

The Chairwoman called for comments from the Public and asked everyone to line up to speak and explained the Commission's regulations for speaking.

Mr. Michael Henderson, 106 Gladstone Road, speaking with permission for the Hawcrest Property owner's association, and stated that the original concern to the residents was the plan to construct a five story student dormitory at southeast corner of Forbes and Margaret Morrison Street with room for 240 students. Mr.

Henderson said they understand that the current plan before the Commission doesn't request a zoning change for this parcel or prioritize development of these parcels and we applaud this decision. Our remaining concern is with the language in the 25 year development plan there is listed as a potential priority development site the Margaret Morrison site. Mr. Henderson said they have no problem with those parcels being developed as long as they conform to the current zoning ordinance, they object to zoning changes that would cause an increase in height or density. Mr. Henderson said they are concerned that the approval of this current Master Plan with the Margaret Morrison Street site being included in the twenty five year plan does not provide an actual or implied planning approval of these parcels and that any development of these parcels beyond what is presently allowed by the zoning ordinance must receive independent planning approval and outside the framework of this master plan.

Mr. Henderson said they want to make it clear that they oppose a dormitory at this location. The present density of student dormitories on Margaret Morrison is high and we object to greater density of people or structures.

Steven Nath, property owner and business owner on S. Craig Street, the proposed redistricting behind his store and is concerned with the additional traffic that will be generated on Filmore and the smaller streets in the rear. Mr. Nath said the streets are not big enough. Mr. Nath said that taking single family residential away and start building a hotel, etc. the business district will dry up in the area. Mr. Nath said he has been there since 1987 and has continuously lost business on the street. Mr. Nath said they have not addressed parking in their plan and there is no mention of additional parking being added.

Mr. Nath said the sidewalks are very narrow but if you widen the sidewalks you take away parking that is important to the businesses. Mr. Nath feels that any type of construction in that area will be a nightmare. Mr. Nath feels that CMU's plan for the future is to take over Craig Street.

Mr. Nath said he attended one meeting and was told there would be other meetings to update them and said that he has never heard anything else from CMU. Mr. Nath said the biggest problem here is that there can't be anymore development there, no room for another office building without causing more congestion and asked the Commission to ask CMU to roll back their boundaries.

DeDe Acer, 232 Gladstone Road, resident for twenty years and stated that her husband was a graduate of CMU's Tepper School. Ms. Acer provided written testimony, Attachment F, Ms. Acer said her concern is that CMU still considers the corner of Margaret Morrison well suited for high density student housing. Ms. Acer said she is opposed to the plan and will not support a zoning variance for this use. Ms. Acer also feels that the outreach to the neighbors by CMU was a weak effort.

Lynn Mauro, speaking for her mother, Mary Rotunda owner on 413 S. Craig Street, stated that CMU has done a wonderful job on their planning, and had a question that as CMU keeps expanding, why are we changing the zoning towards Craig Street. And her biggest question is as we change that what about

the taxes that the businesses provides. As CMU grows and continues to grow that takes away from all of the taxes that are collected. Ms. Mauro said that all of Oakland will be owned by non-taxable entities. Ms. Mauro said she is totally against the rezoning for them and for every building they are going to work on have them have a hearing for that specific building.

Jim DeAngelis, 5139 Beeler Street, written testimony provided, Attachment G. Mr. DeAngelis said he is supportive of most of the master plan elements, however, he is concerned about the added student housing at the Dougherty site and the possible use of that site. Mr. DeAngelis asked the Commission to accept the Master Plan only if that potential use is not included in the plan. Mr. DeAngelis asked that the Commission seek a statement concerning CMU's plan concerning future student housing. Mr. DeAngelis memo from October 2, 2011 is also attached concerning this project.

The Chairwoman asked Mr. Gillman from Councilman Peduto's office if he wished to speak on this matter and he declined.

There being no further comments from the Public, the Chairwoman asked for questions and comments from the Commission members.

Mr. Valentine said some of the residents expressed concern about zoning and asked if that comes under what we are voting on today. Ms. Tymoczko said the proposed zone changes were highlighted at the beginning. Ms. Watson said she can't see on the map what the residents were talking about. Ms. Tymoczko said the section next to Gladstone is not before the Commission today; that is in the 25 year master plan as mentioned, there is no zone change that is proposed as part of this submission. The zone changes that are proposed are north of Forbes and between S. Craig Street and Boundary Street adjacent to the Oakland Public Realm district. The last zone change area is at the end of Boundary and is currently zoned P. That is part of the request for today and they are all adjacent to the current EMI.

Mr. Burkley asked Ms. Tymoczko said that the zone change on Margaret Morrison was pulled out but there were some questions about inclusive or the prejudicial effect of the Commission approving this plan because it mentions student housing in the 25 year plan. Ms. Tymoczko said she doesn't believe so because the Master Plan will expire after ten years and there is no development associated with that area in the ten year development plan. At this point I don't believe that would be the case and in addition if there was any project proposed for those areas they would have to come back before the Planning Commission as a Project Development Plan.

Mr. Burkley asked Mr. Reppe what is the necessity from CMU's perspective on the rezoning. Mr. Reppe said you mean at Forbes and Craig and Mr. Burkley said yes. Mr. Burkley asked how the zone change would help. Mr. Reppe said from a planning standpoint it makes sense to have the properties that they own zoned EMI, that way we are held accountable that our properties are in a Master Plan every ten years and that we consider all of our properties in the greater campus context. Mr. Reppe said there are two other reasons to do this, it makes

for an easier code review process for the city and CMU when you are not dealing with two different zoning districts. Mr. Reppe said the third part of that is that there is an indication that we should zone what we own when we came to the Commission several years ago.

Mr. Burkley said in the Craig Street area are there other property owner's in that area being rezoned. Mr. Reppe said there are three other parcels in that area, two of which are right-of-ways for the railroad and the other is the billboard that is a legal non-conformity in both districts.

Mr. Reidbord said this issue came up when we talked about Shadyside Hospital, we on the Planning Commission wanted all properties owned by the institutions zoned EMI so we have better control with the Master Plan and integration. Having them in one district was what we had talked about and Mr. Burkley said they still have to come back for approval. Mr. Reppe said student housing would not only have to go to the Planning Commission but would also have to go to the Zoning Board of Adjustment for a special exception.

Mr. Thomas asked if the zone change is voluntary and Ms. Tymoczko said that is correct. Ms. Watson said when they were doing Zoning Hearings the communities said they should be required to include all of their properties in a Master Plan. Mr. Reidbord said he feels it is appropriate; you have more control over the institution on a campus wide basis. Ms. Watson said there isn't anything that isn't owned by CMU that you requesting to change and Mr. Reppe said that is correct, we have site control on all of those properties.

Mr. Reidbord asked if the traffic on Forbes Avenue will continued to be studied by the University and Mr. Reppe said they will continue to move forward with the plan including pedestrian safety and detailed some of the things that should and would be done. Mr. Reppe said there are a series of buildings shown in gray on the plan where they anticipate additional structured parking and it is part of the development sites and the Master Plan reflects that as well. Mr. Reidbord said the pedestrian circulation is terrible along there, if there is anything to address more immediate the circulation along Forbes Avenue is something that needs looked at more quickly. Mr. Reppe said they are starting to take a look at the Morewood parking lot and access across Forbes Avenue is going to be a key component of that. As this is a state road, the state has already said that any improvements that decrease the level of service will not be allowed.

Mr. Costello said you showed a large list of community meetings but we are hearing from businesses that they are not part of the conversation, how are you communicating to the business owners and other stakeholders to make sure they are part of this. Mr. Reppe said they have worked with Councilman Peduto's office and they just had a Craig Street meeting last week with eight attendees from the neighborhood. If we don't know about them we can't reach out to them, Mr. Reppe asked for the customer's information before they leave.

Ms. Watson and Mr. Reppe spoke about CMU's green building policy and Mr. Reppe stated that it is university policy that new buildings be at the

minimum LEED silver. Ms. Watson thanked the neighbors that attended the hearing.

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

MOTION 1: That the Planning Commission of the City of Pittsburgh recommends approval to City Council of the Proposed Institutional Master Plan No. 5 as prepared and submitted by Carnegie Mellon University and dated 2012.

MOTION 2: That the Planning Commission of the City of Pittsburgh recommends approval to City Council of Zone Change Petition No. 755, to rezone the following property:

From R1A-H, Residential Single Family Attached District to EMI, property bounded by Filmore Street, Zebina Way, Flossie Way, and Boundary Street and identified as Block Number 52-N, lots numbered 280, 283, 286, 289, 291, 293, 294, 299, 302, 304, 305, and 306 in the Allegheny County Block and Lot System;

From OPR-B, Oakland Public Realm Subdistrict B to EMI, property roughly bounded by Flossie Way, Boundary Street, the existing EMI zoning district boundary line, and South Craig Street and identified as Block Number 52-N, lots numbered 52, 59, 63, 64, 65, 66, 67, 68, 69, 210, 230, 240, and 249 in the aforesaid system;

From P, Parks to EMI, property roughly bounded by Boundary Street, Schenley, Drive, Frew Avenue, and the existing EMI zoning district boundary line and identified as a portion of Block No. 28-S, lot number 250 in the aforesaid system.

MOVED BY Mr. Thomas;

SECONDED BY Mr. Burkley.

IN FAVOR: Watson, Reidbord, Rabner, Thomas, Burkley, Myers, Valentine, Costello

OPPOSED: None

CARRIED

D. DIRECTOR'S REPORT

The Director distributed a PlanPgh update, Attachment H.

E. ADJOURNMENT:

3:30 p.m.

APPROVED BY:

Kirk Burkley
SECRETARY

Attachments

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