

CITY PLANNING COMMISSION

Minutes of the Meeting of April 1, 2014
Beginning at 2:00 p.m.

PRESENT OF THE COMMISSION: Chairwoman Mondor, Askey, Spruill,
Burton-Faulk, Gitnik, Valaw, Brown

PRESENT OF THE STAFF: Ismail, Tymoczko, Hanna, Rakus, O'Neill,
Smolen

AGENDA ITEMS COVERED IN THESE MINUTES

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Ms. Mondor was named chair and called the meeting to order. Ms. Barbara Valaw was nominated and approved as the Vice-Chairwoman; Mr. Paul Gitnik was nominated and approved as Secretary.

A. ACTION ON THE MINUTES

Minutes from the March 4, 2014 were approved electronically by the prior Commission members.

B. CORRESPONDENCE

No correspondence was received.

C. PLAN OF LOTS (See **Attachment A.)**

1. Pride Street Church Consolidation Plan (Forbes Avenue and Pride Street), 1st Ward

Ms. Tymoczko made a presentation in accord with the attached staff report. Director Ismail stated that the subdivision committee had met and recommends approval of the plan. The Chairwoman called for a motion.

MOTION: That the Pride Street Church Plan of Consolidation, 1st Ward, City of Pittsburgh, County of Allegheny, prepared for Shepherds Heart Fellowship by Raudenbush Engineering, Inc. dated March 6, 2014 and received by the Planning Commission April 1, 2014 be approved and the signatures of the proper officers of the Planning Commission be affixed thereto. (No improvements or monuments needed.)

MOVED BY Ms. Burton-Faulk;

SECONDED BY Mr. Brown.

IN FAVOR: Mondor, Askey, Spruill, Burton-Faulk, Gitnik, Valaw, Brown

OPPOSED: None

CARRIED

12. Trojan Consolidation Plan (Smallman Street and 21st Street), 2nd Ward

Ms. Tymoczko made a presentation in accord with the attached staff report. Director Ismail stated that the subdivision committee had met and recommends approval of the plan. The Chairwoman called for a motion.

MOTION: That the Troiani Consolidation Plan of Lots, 2nd Ward, City of Pittsburgh, County of Allegheny, prepared for Jacqueline Troiani by J. R. Gales & Associates, Inc. dated March 7, 2014 and received by the Planning Commission April 1, 2014 be approved and the signatures of the proper officers of the Planning Commission be affixed thereto. (No improvements or monuments needed.)

MOVED BY Ms. Burton-Faulk;

SECONDED BY Valaw.

IN FAVOR: Mondor, Askey, Spruill, Burton-Faulk, Gitnik, Valaw, Brown

OPPOSED: None

CARRIED

- D. DEVELOPMENT REVIEWS** (See **Attachment B** for staff reports.)
13. For Continued Hearing and Action: Master Development Plan & PDP #14-14, Whole Food, Centre Avenue, Parking Deck

Chairwoman Mondor recused herself from the hearing because she is currently working with Mosites on a different project. Ms. Rakus made a presentation in accord with the attached staff report and provided the new Commission with background information on the project and explained that the prior Commission approved the expansion of the grocery store but requested that the parking garage return with more information and some changes. Ms. Rakus turned the presentation over to the applicant.

Steve Mosites, Mosites Development, presented the project via a Power point presentation. Mr. Mosites stated that they were asked by the prior Commission how they could improve the actual parking parapet and what they did was try to use similar metal elements from East Side 2 to lighten the profile. Mr. Mosites stated that they will be closing the parking from June of 2013 until the end of August and they will be parking across the street and a few other locations.

Mr. Mosites said that LaQuatra Bonci has been doing the landscape design and they have enhanced the center walkway area with lattice structure and some planters and benches. There are some green areas in the corner but they don't have the capacity to do too much more green space on the deck. They will also have parking for bikes. Mr. Mosites also provided sun studies of the parking garage.

Ms. Rakus stated staff has reviewed this project and feels that it does match the current structures in the area better.

The Vice-Chairwoman called for comments from the Public.

Lenore Williams, Baum Centre Initiative and authorized to speak on their behalf and stated that this is a vast improvement and we recommend that it be approved and that it will be an asset to the corridor.

There being no more comments from the public, the Vice-Chairwoman called for questions and comments from the Commission members.

Mr. Brown asked if they have proposed a storm water mitigation system for the second tier. Mr. Mosites stated that there will be drains and into the storm system, some rain water will be collected in the front of the store but there is really no room for a retention basin on the site.

Ms. Spruill asked if the entrance to the pub be wheel chair accessible and Mr. Mosites stated yes and the deck is wheelchair accessible. Mr. Mosites showed the accessible entrance. The bridge is accessible and the doors are automatic.

Ms. Spruill asked if anyone has spoken to the customers concerning the closing and Mr. Mosites said they will be hiring young people to take groceries to the cars but the store will manage that with their own manpower. They will have to

E. HEARING & ACTION: (See **Attachment C** for staff reports.)

14. Hearing & Action: Project Development Plan #14-09, 1225 Seitz Street at Locust Street, Duquesne University Theatre.

Ms. Rakus made a presentation in accord with the attached staff report and provided an overview to the Commission members on Master Plans and for EMI Zoning Districts. This project is in accord with the approved Master Plan for Duquesne University and is actually smaller than what was originally proposed. No transportation plan is needed for this project. Ms. Rakus stated that this is a small theatre space with classroom space associated. Ms. Rakus stated there wasn't a transportation analysis done because it is a small theatre space, they don't advertise the shows and there is not a wide draw.

Ms. Rakus said the project has been reviewed by staff but was not sent through the design review process because it is internal to the campus and not visible to the public.

Ms. Rakus turned the presentation over to the applicant.

Mr. Gitnik stated that he was an adjunct professor for Duquesne University's Law School for more than eight years and is a contributor to the University but he doesn't feel that in any way it will affect his decision.

Martin Powell, Design Alliance, presented the project via a Power point presentation. Mr. Powell said it will seat 130 people and most of the shows will be attended by parents and students. Mr. Powell said the building will be two levels and the materials are largely masonry and red brick.

Ms. Rakus recommended approval of the proposal and said that the only comment was that in some of the areas where there aren't windows they could add additional details to the façade.

The Chairwoman called for comments from the public, there being none; the Chairwoman opened the floor to the Commission members.

Mr. Brown asked if there are any green design elements with the project. Mr. Powell said green design is part of the university's master plan. The bricks come from local and they have a separate HVC system for the theatre and south facing glass. Mr. Brown asked what the proposed carbon footprint added to Duquesne University would be. Mr. Powell stated that he doesn't believe they calculated that. Mr. Brown asked if he knew what their current draw on the grid is. Mr. Rod Dobish, Executive Director of Facilities, stated that he doesn't know the actual carbon footprint but he said on their campus is a center for energy in Fischer Hall and they look for ways to reduce their carbon footprint. One of the ways that they do that is that they make 82 percent of their energy on campus and burn clean fuel. The students look at that every year and submit an annual report.

Ms. Mondor asked about doing this as a Project Development Plan and read off some of the issues that the Commission should be reviewing and asked that

much of that wasn't presented because the issues were internal to the campus. Ms. Rakus said because it a small project within the campus and when they come in for their Institutional Master Plan all that is included in that plan. If we did get a large project we may ask for a separate transportation plan. Ms. Rakus stated that the Commission can raise any issue if they feel it is important.

Ms. Spruill stated that she doesn't have any accessibility questions since Duquesne University has an accessibility coordinator and they handle the issues.

Mr. Brown asked if there is a Leed standard that is being sot for this building and Mr. Dobish responded that they are not in the Leed process for this building.

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 #14-09, for approval of the construction of a one-story plus basement structure for use as theater and educational classroom space, based on the application and drawings filed by The Design Alliance Architects, on behalf of Duquesne University, property owner, and subject to the following conditions:

1. Final construction plans shall be reviewed and approved by the Zoning Administrator prior to issuance of a building permit.

MOVED BY Ms. Valaw;

SECONDED BY Ms. Spruill

IN FAVOR: Mondor, Askey, Spruill, Burton-Faulk, Gitnik, Valaw, Brown

OPPOSED: None

CARRIED

- 15. Hearing & Action: Project Development Plan #14-20, 5636 Forward Avenue, Commonwealth of Pennsylvania, Neighborhood Gateway Sign

Ms. Tymoczko made a presentation in accord with the attached staff report and stated that this is a request for a Gateway sign and that is something that was added to the Zoning Code several years ago. The application has been filed by the Squirrel Hill Urban Coalition on property owned by the Pennsylvania Department of Transportation. Ms. Tymoczko explained the criteria for a neighborhood gateway sign and stated that the sign has been through staff design review. Ms. Tymoczko turned the presentation over to Mardi Isler who is representing the community group.

Ms. Isler presented and advised the commission that the design has been through an extensive community review and recommendation process. Advance Sign will be building the sign and doing the installation. Ms. Isler said the sign will be placed past the Buncher property on the other side of the pier. They will clean out the area and plant trees and shrubs.

There being no public comment, the Chairwoman asked for comments or questions from the Commission members.

Mr. Brown asked if they were going to place a retaining wall. Ms. Isler said they are going to bulldoze and flatten the area and go back about 15 feet and install plantings in the front and rear. Ms. Spruill asked about the condition of the hillside and Ms. Isler said they have addressed that and it will be more stable once they have completed.

Ms. Mondor asked about visibility and Ms. Isler said they do and one of their recommendations is for a median strip after the Poli's site is developed to help reduce speed and designate the lanes.

Director Ismail mentioned that a one page informational sheet was included in a packet distributed to the members since these projects will come before them from time to time. 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 #14-20 for construction of a neighborhood gateway sign for the Squirrel Hill neighborhood based on the application and drawings filed by the Squirrel Hill Urban Coalition on behalf of the property owner, Commonwealth of Pennsylvania with the following conditions:

- 1. Final site plan approval including landscaping be reviewed and approved by the Zoning Administrator prior to issuance of a sign permit.

MOVED BY Ms. Valaw;

SECONDED BY Ms. Spruill

IN FAVOR: Mondor, Askey, Spruill, Burton-Faulk, Gitnik, Valaw, Brown

OPPOSED: None

CARRIED

14. Hearing & Action: Revised Final Land Development #13-61, 2900 Sidney Street, SP-5

Ms. Rakus made a presentation in accord with the attached staff report and provided an overview and background of the project and information on Specially Planned Zoning Districts. Ms. Rakus said the most recent design was reviewed by staff design review. Ms. Rakus stated that a specific parking analysis was not required for this project because most of that work was done with the planning of that district. Ms. Rakus stated that representatives from the Urban Redevelopment Authority are available if you have questions concerning work that has been done before in that zoning district.

Ms. Rakus said that staff will be adding a motion for approval of the subdivision plan that is tied to this plan. Ms. Rakus introduced the applicant.

Ms. Mondor recused herself from the project due to a relationship with Oxford and this project. Ms. Valaw will chair the project.

Mr. Ben Kelley, Oxford Development Company, presented the project and also provided an overview of the prior presentations and approvals. Mr. Kelley stated the project was revised to comply with Fair Housing and made more of the units accessible. Mr. Kelley stated that they also adjusted for budget restrictions and the parking needs and reduced their original assessment. Mr. Kelley provided a Power point presentation of the project and stated that they have done extensive landscaping of the area based on a request by the Planning Commission.

Ms. Rakus stated that the prior commission requested that they activate the space along Hot Metal Street and that is one of the conditions of approval and the applicant is willing to work with staff.

There being no public comments, the Vice-Chairwoman called for questions or comments from the Commission members.

Ms. Spruill asked if any consideration was given to constructing the remaining units so that they could be more easily adaptable for persons with disabilities. Mr. Kelley introduced Brian DiPetro, project manager for WTW Architects to respond. Mr. DiPetro stated that all units are required by federal law to be Type B and we have five percent that are Type A and all units can be adapted.

Ms. Spruill asked if they have provided appropriate curb ramps and Mr. DiPetro said they were able to get them to less than five percent grade.

Mr. Brown asked if there are green design elements. Mr. Kelley stated that they are building to Leed silver.

Mr. Brown asked if a traffic study had been done on this building and Mr. Kelley responded that one was not required as the Urban Redevelopment Authority maintains traffic studies throughout the South Side Works. Mr. Kelley said they did meet with Public Works and discussed curb cuts and parking spaces and were given the all clear from them.

RECUSED: Mondor

OPPOSED: None

CARRIED

D. **ADJOURNMENT:** 3:30 p.m.

APPROVED BY: Paul Gitnik
SECRETARY

Attachments

DISCLAIMER: The official records of the Planning Commission's meetings are the Minutes of the Meetings approved by the Commission's Secretary, Kirk Burkley. The Minutes are the ONLY official record.

Any other notes, recordings, etc. are not official records of the Planning Commission. The Planning Commission cannot verify the accuracy or authenticity of notes, recordings, etc., that are not part of the official minutes.