

CITY PLANNING COMMISSION

Minutes of the Meeting of **February 24, 2015**
Beginning at 2:00 p.m.

PRESENT OF THE COMMISSION: Chairwoman Christine Mondor, Valaw,
Askey, Burton-Faulk, Deitrick

PRESENT OF THE STAFF: Gastil, Layman, Hanna, Rakus, Kramer,
Miller

AGENDA ITEMS COVERED IN THESE MINUTES

| Item | Page No. |
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| 1. Hearing and Action: Project Development Plan #13-130, 350 Oliver Avenue, new construction | |
| 2. Hearing: Uptown IPOD #4 Legislation, Zone Change Petition #773, File C-781 | |
| 3. Katselas Consolidation Plan (Fifth Avenue between Amberson and St. James), 7 th Ward | |
| 4. Bridgeway Development Corp. Consolidation Plan No. 1 (Susquehanna Street), 13 th Ward | |
| 5. Carlson-Fitzgerald Consolidation Plan (N. Beatty Street between Black and East Liberty Blvd.), 11 th Ward | |
| 6. 6009-11 Penn Avenue LLC Consolidation Plan (Penn Avenue between N. Highland and N. Sheridan Avenue), 11 th Ward | |
| 7. Luhn Plan of Lots No. 1 (Corfu and Angle Streets), 20 th Ward | |
| 8. Ridgeway Street Consolidation Plan (3467 Ridgeway Street), 6 th Ward | |
| 9. Donald A. Givner Plan of Lots (Somerset Street), 12 th Ward | |
| 10. The Corner Property Consolidation Plan (200-202 Robinson Street), 4 th Ward | |
| 11. Larimer/East Liberty Phase 1 Plan of Lots Subdivision #2 (Larimer and Auburn), 12 th Ward | |
| 12. Playhouse Consolidation Plan (Forbes Avenue and Wood Street), 6 th Ward | |

Ms. Mondor chaired today's meeting and called the meeting to order and introduced Director Gastil to introduce the new member of the Commission; Professor Sabina E. Deitrick. Director Gastil provided a brief summary of her resume to the members.

A. ACTION ON THE MINUTES

On a motion duly moved by Ms. Valaw and seconded by Ms. Askey the minutes from the January 27, 2015 meeting were approved. Ms. Deitrick abstained.

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

Ms. Valaw was approved and seconded as Acting Secretary in Mr. Gitnik's absence.

Ms. Mondor stated that the Commission was in receipt of one piece of correspondence from Indovina and Associates concerning the Oliver Avenue project that will also be included as part of the staff report.

Ms. Mondor stated that they will be changing the order of the agenda taking the Oakland project first.

C. DEVELOPMENT REVIEWS (See Attachment B for staff reports.)**1. Hearing & Action: [Land Use Control File No. C-781, Zone Change Petition No. 773, Oakland IPOD District #4](#)**

[Mr. Miller](#) made a presentation in accord with the attached staff report. The rezoning was requested by the Department of City Planning. Copy of responses to the change were provided to the Commission. Mr. Miller explained where other IPODS have been used in the City of Pittsburgh and explained the goals of this change and use. Mr. Miller stated that the IPOD area will cut back on the use of vacant lots to be used as surface parking other than accessory and will add landscaping and screening standards.

Mr. Miller said they had a community meeting with 80 attendees on February 4, 2015.

Mr. Miller recommended approval of the proposal.

The Chairwoman advised the Commission that she has been volunteering on an advisory committee in Uptown but that will have no effect on her vote.

The Chairwoman called for comments from the Public and advised of the testimony regulations.

Jean McNutt, Uptown Partners, letter submitted, endorses the proposal.

Helen Perilloux, Resident and President Uptown Partners, in favor.

Cheryl Pickering, 13 Pride Street, works at Shepard Heart, stated that very little notice was received and feels they should have had more time. They are hoping to expand their property and this will add cost and is concerned with the residents with little money.

Rod Dobish, Duquesne University, Executive Director of Facilities Management, the proposed change doesn't affect their EMI standing or district but they do have some projects in the proposed area and he has been asked by Duquesne to

Speak on the project. Would like to be involved in the long time planning of the area.

Dale McNutt, resident, in favor and pleased with the renewed interest in the Uptown area.

Diane DiNardo, new resident, in favor. Currently working on revitalizing a condemned building on the Blvd. of the Allies for a home and office in the area.

Theresa Orlando, no longer a resident but owns two pieces of the property in the area that is now being used as an urban garden. In favor but a couple of concerns about some of the new construction in the area and where rapid transit will go through the area.

James Eash, 516 Aspen Street, Pittsburgh Association for the Deaf, concerned about where their 300 members will park along 5th or Forbes Avenue. Nick Miller interpreter.

James Simon, 305 Gist Street, in favor. Currently fixing a building for a studio and a founding member of Uptown Partners.

Theresa Orlando, stated that her two buildings were hit by the micro burst when it came through the area during their renovation.

Peter Smud, family business at 1401-29 Forbes and 401 Bingham Street, respect the communities concerns about parking lots and they have tried to comply with most of the items in the new legislation. Has a basic concern about the regulations and his buildings are fully leased but they would not be if they could not provide parking. Hopes that the legislation will help encourage development.

Craig Anthony Bethel, stated that he has lived in Uptown for 23 years and would like to assist and work on the plan. Mr. Bethel said he has a proposal for the area.

There being no [more](#) comments from the Public, the Chairwoman called for questions and comments from the Commission members.

Ms. Dietrick asked why the proposed time period is 18 months, Mr. Miller said the time frame is within the Zoning Code IPOD section.

Ms. Dietrick said you mentioned that 80 people came to the community meeting but you didn't say anything about their comments or the views they expressed. Mr. Miller said it was largely informational and there were questions. Mr. Miller said that most residents seem to be supportive and single family homes are not affected by this. It would affect new construction and expansions over 2,400 square feet. People in the development community had concerns about extra process but it is a temporary change that will allow City Planning to get a handle on the area.

Ms. Dietrick asked how this will effect on-street parking and Mr. Miller stated that on-street parking should have no impact, in terms of off-street, the only type that would be effected is commercial parking, parking that is accessory to a use, a new residential project with parking, that would be regulated by the zoning that currently exists. If you want to demolish a building and put in a stand-alone commercial lot, that would be restricted.

Ms. Valaw, with regard to the current parking lots, what is the effect on them. Mr. Miller said that current lots with a valid certificate of occupancy would not be affected, anything that has a current occupancy would not be affected. It would only affect projects that come before you after it is approved.

Ms. Dietrick asked about things that are already under process and Mr. Miller stated that things that are already under process would continue, it would only affect new projects that would come in after the approval. If you have already filed for any zoning action prior to this being approved by City Council you would continue as normal.

Ms. Mondor asked Miller to clarify where bus and rapid transit fit into this conversation. Mr. Miller said transit improvements would be part of the eco innovation process. There are several plans now working together to go forward with improved transit, the IPOD would have no effect on the transit.

Ms. Mondor said there were also questions about parking and general capacity and there will be more opportunity for public process. Mr. Miller said this would help plan different ways of looking at parking, projects that had parking requirements would still have those requirements. The community will be involved at every step.

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 recommends approval to City Council of Zone Change Petition No. 773, to rezone 104.98 acres of property in the Uptown area. Staff shall be directed to prepare an ordinance for submission to City Council, created a new Interim Planning Overlay District to be known as IPOD-4 Uptown. Staff shall be directed to create new overlay zoning line boundaries for IPOD-4 Uptown according to the attached maps.

MOVED BY [Ms. Valaw](#);

SECONDED BY [Ms. Askey](#)

IN FAVOR: [Mondor, Valaw, Askey, Spruill, Burton-Faulk, Deitrick](#)

OPPOSED: [None](#)

CARRIED

2. Hearing and Action: [Project Development Plan #15-007, amending #13-130, 350 Oliver Avenue, new construction](#)

Ms. Rakus made a presentation in accord with the attached staff report and noted that the project has been amended from what was shown at the briefing and there is an updated transportation plan. Ms. Rakus recommended approval of the proposal with conditions and turned the presentation over to the applicant.

Chad Wheatly, Millcraft, explained that Phase I of the project would be the retail area and they would return with a presentation for Phase II as they move forward. Mr. Wheatly turned the presentation over to Ryan Indovina to walk through the plans.

Mr. Indovina, Indovina Architecture, presented a PowerPoint presentation of the project and provided a comparison of the new design with the prior design. The biggest change is the redesign of the exterior and provided proposed views and materials.

The Chairwoman called for comments from the Public, there being none, the Chairwoman called for questions or comments from the Commission members.

Commissioner Mondor disclosed that her firm has a project with this architect but not this project and it doesn't affect her ability to vote.

Ms. Dietrick asked how they determined the number of parking spots for the garage if this project is separated from the condominium. Chad Wheatley said that the number was determined prior to the residential design, they tried to maximize the number of spaces that they could have within this garage.

Ms. Valaw stated that you have 77 condominiums there and how many spaces will be reserved for the condos. Mr. Wheatley said they are looking at approximately 125 spaces for the hotel and approximately 99 spaces for the condos but they will not be dedicated spaces, and the remained for public parking. Ms. Valaw said there are 570 and half for hotel. Mr. Wheatley said they are looking at doing a monthly lease for the residents and those spaces could be used by parkers during the day when the residents are gone.

Ms. Mondor asked Mr. Layman that when they come forward with the tower above we can't pre-require parking. Mr. Layman said that just as reminder parking requirements are exempt in the Golden Triangle zoning district but it would be included as part of the review process of a Project Development Plan including a traffic analysis. Ms. Rakus stated that they submitted a traffic analysis back in 2013 that included this use and the needs of the hotel. They resubmitted an update or revision to the original study.

Ms. Dietrick asked if there was any involvement by the Historic Review Commission on the other two properties on the demolition. Ms. Rakus said there was no trigger for it because they aren't locally designated historic.

E. PLAN OF LOTS (See Attachment C.)

3. Katselas Consolidation Plan (Fifth Avenue between Amberson Avenue and St. James Street), 7th Ward

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

MOTION: That the Katselas Consolidation Plan, 7th Ward, City of Pittsburgh, County of Allegheny, prepared for the 5th Avenue Salon, Inc. and Tasso Katselas Qualified Personal Residence Trust by The Gateway Engineers, Inc., dated May 13, 2014 and received by the Planning Commission February 24, 2015 be approved and the signatures of the proper officers of the Planning Commission be affixed thereto. (No improvements or monuments needed.)

MOVED BY Ms. Valaw;

SECONDED BY Ms. Askey

IN FAVOR: Mondor, Valaw, Askey, Burton-Faulk, Deitrick

OPPOSED: None

CARRIED

4. Bridgeway Development Corporation Consolidation Plan #1, (Susquehanna Street), 13th Ward

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

MOTION: That the Bridgeway Development Corporation Consolidation Plan No. 1, 13th Ward, City of Pittsburgh, County of Allegheny, prepared for Bridgeway Development Corporation by PVE Sheffler, dated January 29, 2015 and received by the Planning Commission for preliminary review on February 10, 2015 and for final review on February 24, 2015 be approved and the signatures of the proper officers of the Planning Commission be affixed thereto.

MOVED BY Ms. Valaw; SECONDED BY Ms. Askey.

IN FAVOR: Mondor, Valaw, Askey, Burton-Faulk, Deitrick

OPPOSED: None

CARRIED

D. DIRECTOR'S REPORT

Director Gastil advised the members that the Planning Department has applied for their membership to APA.

Arrangements are being worked on for the current commission members to speak with past members.

A process has been started for presentations without over burdening your time as an educational component without overburdening your schedules. There have been a number of issues regarding preservation and want to provide you with a copy of the Cultural Heritage Plan. In the long view we will provide an update of the Comprehensive Plan and this is something that in the future you will vote on to adopt.

E. ADJOURNMENT:

3:30 p.m.

APPROVED BY:

Barbara Valaw
ACTING SECRETARY

Attachments

DISCLAIMER: The official records of the Planning Commission's meetings are the Minutes of the Meetings approved by the Commission's Secretary, Paul Gitnik. 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.