

**CITY PLANNING COMMISSION**

Minutes of the Meeting of March 10, 2015  
Beginning at 3:00 p.m.

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

**PRESENT OF THE STAFF:** Gastil, Layman, Hanna, Rakus, Kramer, Dash, Danko-Day

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**AGENDA ITEMS COVERED IN THESE MINUTES**

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10. The Vitmore Baum Plan of Lots (Baum Blvd. and S. Graham), 8 <sup>th</sup> Ward	

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

**A. ACTION ON THE MINUTES**

On a motion duly moved by Ms. Valaw and seconded by Ms. Burton-Faulk the minutes from the February 10, 2015 meeting were approved with Mr. Gitnik and Ms. Spruill abstaining.

**B. CORRESPONDENCE**

Ms. Mondor stated that the Commission was in receipt of no correspondence.

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

1. Hearing and Action: Project Development Plan #15-30, 4611 Forbes Avenue, demolition and new construction of restaurant, OPR-B

Mr. Layman made a presentation in accord with the attached staff report and read the staff recommended motion into the record with recommendation of approval. Mr. Layman said the existing structure to be razed is 2600 square feet and the new construction is 2300 square feet. The proposed use is a restaurant and they are working with the City of Pittsburgh on a proposed parking and transportation plan in accordance with the Zoning Code. It has been reviewed by staff and the Contextual Design Advisory Panel and was found to be appropriate. Mr. Layman turned to presentation over to the applicant.

David Morgan, Morgan Architecture, presented the project via Power Point. Mr. Morgan stated that this is second time this project has been before the Commission, the first time we intended to keep the existing building with extensive renovations. At that time, they were not able to determine the condition of the foundation; the structure is inadequate for the use and was unbuilt. They redesigned the project and three of the exterior walls will be on the existing foundation walls. One wall will be moved in to allow a walkway for exiting.

The first floor will be accessible at sidewalk level. Outdoor seating in the front of the building is not possible due to the width of the walkway. Signage is not part of proposal today.

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

Ms. Spruill asked about the second floor use and Mr. Morgan explained that it will be additional dining area and is limited to its size.

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

**MOTION:** That the Planning Commission of the City of Pittsburgh approves Project Development Plan No. 15-30, to demolish the existing two-story structure, and construct a new two-story structure; based on the application and drawings filed by David Morgan on behalf of Winthorpe Valentine, LP, property owner, with the following condition:

1. Final construction plans including bike parking and site plans shall be submitted for review and approval by the Zoning Administrator prior to issuance of a structural building permit.
2. An alternate Access and Parking Plan shall be submitted for review and approval by the Zoning Administrator in accordance with Section 914.07.D.2 prior to issuance of a building permit.



- 2. Hearing & Action: Project Development Plan #14-111, 225 North Shore Drive, New Parapet and High Wall Sign, People’s Gas

Mr. Layman made a presentation in accord with the attached staff report and illustrations included in Attachment B. Mr. Layman stated that the proposed high wall sign is 256 square feet which is below the maximum size permitted. The project has been reviewed by staff design review and the Contextual Design Advisory Panel and several changes have been made based on recommends from those groups, including a reduction in sign size. Mr. Layman recommended approval of the proposal with the staff recommended motion and condition. Mr. Layman turned the presentation over to the applicant.

Bill Kolano, Kolano Design, distributed a visual of the project. Mr. Kolano stated that there are similar signs in the area and it will have a neutron dimming system. The letters will be white LED and there will be a blue face on the flame to keep with their brand. The viewing range will go across the river.

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

Ms. Valaw thanked Mr. Kolano for the easy to read materials.

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 #14-111, for the construction of a new parapet wall and one new high wall building identification sign on the existing office building located at 225 North Shore Drive based on the application and drawings filed by Peoples Natural Gas on behalf of North Shore Developers, L.P., property owner, with the following condition:

The applicant must submit to the Zoning Administrator in writing that it will be operated within the current zoning code lighting standards, not to exceed a luminance of two thousand five hundred (2,500) nits during daylight hours between sunrise and sunset, and not to exceed a luminance of two hundred fifty (250) nits at all other times.

MOVED BY Ms. Blackwell;

SECONDED BY Mr. Brown

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

OPPOSED: None

**CARRIED**

3. Hearing & Action: Project Development Plan #15-019, 501 S. Neville Avenue, Carnegie Mellon University parking lot

Ms. Rakus made a presentation in accord with the attached staff report. Ms. Rakus said this application is for a new 131 spot surface parking lot and a support building. The project is included in the Master Plan that was approved in 2012. There is a storm water management plan that was reviewed and approved by staff. Ms. Rakus recommended read the staff recommended motion and conditions into the record and recommended approval of the proposal. Ms. Rakus turned the presentation over to the applicant.

Bob Reppe, Carnegie Mellon University, presented the proposal. Mr. Reppe said this has two components; a parking lot and storage building area that will include an area for the ground crew. The site is along the railroad track and it has been used as unrestricted parking for over fifteen years. They are looking to use it as controlled parking for University use only.

Mr. Reppe said there will be single point of access to the lot from the top, there will be a double bay of parking on the way down. The storage area will be gated and everything behind that gate will be for the facilities group. The remaining spaces will be for the university with hang tags only. Evening parking will be unrestricted so these are spaces that people could use when using the trails.

Mr. Reppe said that the Master Plan does call out that they are supportive and want to work with other parties to create trail connections. They have made the beginning of a trail connection along their property. There are two potential paths that are not owned by CMU but they are willing to work to help make the connection happen.

Mr. Reppe said they will be doing storm water management on the site; they will be placing a tank in the ground that will slowly disperse the water into the area. Mr. Reppe said they will be landscaping along the site and the railroad requires a six foot fence along their line.

The Chairwoman called for comments from the Public.

Roy Weil, 5337 Darlington Road. Mr. Weil said he bikes along this area and the Master Plan calls for a trail connection to Junction Hollow. Mr. Weil stated that it is difficult to work with the railroad and doesn't think that is a viable alternative; Neville is very steep and doesn't feel a path is possible because of the terrain. Would like a ten foot path along CMU property, move the fence in.

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

Mr. Reppe said that dealing with the railroad is problematic; they have negotiated an easement with the railroad for them to place the first part of the trail. They are willing to explore and work with planning personnel to move the parking and try to have that work. Mr. Reppe said they wouldn't advocate a fence on either side of the trail, just the fence along the railroad.

Mr. Reppe said there is potential along Neville for bike lanes; currently there are share roads and if Neville were to be widened and they are willing to look at other options. Ms. Mondor asked if the location of the building precludes the right of way and Mr. Reppe stated that they are going to look at this and see if they can shift the building three to five feet away the railroad property line and squeeze a little access for that.

Ms. Mondor asked if this is a secure site with a fence all the way around it and Mr. Reppe responded no, there is no fence along the one edge of the parking area.

There being no more questions or comments from the Commission, the Chairwoman called for the motion and Ms. Rakus read the proposed additional staff condition into the record.

**MOTION:** That the Planning Commission of the City of Pittsburgh approves Project Development Plan #15-019 for a surface parking lot located at 501 S. Neville Avenue; based on the application and drawings filed by Carnegie Mellon University, with the following conditions:

1. The final construction plans including site plans, elevations, and landscaping plan shall be reviewed and approved by the Zoning Administrator prior to approval of an application for a building permit.
2. The application shall work with Department of City Planning Staff to provide options on this site or adjacent to this site for future trail expansion.

MOVED BY Ms. Valaw;

SECONDED BY Ms. Blackwell

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

OPPOSED: None

**CARRIED**

4. Hearing & Action: Project Development Plan #15-023, 4632 Filmore Street, EMI, Carnegie Mellon University parking

Ms. Rakus made a presentation in accord with the attached staff report. Ms. Rakus stated that this an application from Carnegie Mellon University for a thirty-nine space temporary use as a parking lot. This is called out in the Master Plan as a mixed use parcel but parking was included. They do intend to build on this site in the future. They have submitted a storm water management to staff and it is currently still under review.

Ms. Rakus read the staff recommended motion and conditions into the record and then introduced the applicant.

Bob Reppe, Carnegie Mellon University, stated that they are looking for a five year approval for a one way loop parking area for 39 vehicles. It will be landscaped along the residential area with trail and pathway access to Forbes Avenue. They are asking for five year approval and they will come back if they intend to continue with this as a parking lot. They will be doing storm water retention on the site with reduction of the amount of water released.

Mr. Reppe said they will be placing an ornamental fence along the frontage of the property on Filmore Street.

The Chairwoman called for comments from the Public.

Dr. Owen Cantor, 4631 Filmore Street, stated that his main concern is the landscaping and wanted to make certain that landscaping shields the cars and that it is appropriate. Dr. Cantor said that Filmore is narrow and a steep grade and both the entrance and exit are coming out onto Filmore. When it snows it is very icy and there is only parking on one side. Dr. Cantor said that Flossy Way goes to the end, why can't the cars go in and out on Flossy the way they do for the Graphic Arts parking lot. Dr. Cantor said they are under some pressure by CMU to sell but he teaches at CMU and Pitt and can walk to work.

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

Ms. Mondor said she believes this has a change in grade and asked Mr. Reppe to clarify that. Mr. Reppe said they are planning to vacate Flossy Way, they do own the property on both sides. They looked at getting at from Flossy Way but the remaining house is above this area and there will be walls and steps to access the area with an 8 foot drop. Mr. Reppe said that is why it is one way in and out. Mr. Reppe offered to sit down with Dr. Cantor and go over the landscaping.

Mr. Gitnik asked if it will be below grade and Mr. Reppe said he does not believe so which is why they are placing an ornamental fence with landscaping behind it.

Mr. Gitnik asked if CMU owns the house they spoke about and Mr. Reppe said they do and it is the only house that was in good condition.



5. Hearing & Action: Project Development Plan #15-027, 501 Grant Street, exterior renovations

Ms. Rakus made a presentation in accord with the attached staff. The project has been through staff design review and overall we are in support of the application. They have added a canopy over the roof along the sidewalk and staff has some questions concerning it. The valet parking has been reviewed and approved by the City of Pittsburgh's traffic engineer and transportation planner. There is a condition that the applicant work with the Department of Public Works as part of their signal application upgrades in the town area and that is tied to their certificate of occupancy. Ms. Rakus turned the presentation over to the applicant.

Keith Wagstaff with Perfido, Wagstaff, and Goettel Architects, presented on a Power point presentation. As part of their work they will be adding parking to the lower level and a new entrance along William Penn. Also making minor changes to all of the storefronts along the first floor retail and restaurant tenants. They are adding louvers to the façade. The louvers being presented are both proposed and future.

Mr. Wagstaff explained that there will be a new entrance along Fifth Avenue that will be an accessible entrance and will be adding a protecting canopy that will be inset within the existing entrance.

Mr. Wagstaff said that they are making the most significant change along William Penn Way which is where the loading and parking will be located. They will be taking 3 bays of storefront for the loading and parking entrance. There will be room to pull in so that they don't block the sidewalk while using the swipe card to enter the parking area.

Mr. Wagstaff explained that a new cooling tower will be placed because the building is currently being chilled from another Mellon Bank Building and the building is no longer owned by Mellon Bank. The cooling tower will be as far from the roof edge as possible and in response from requests, they designed a screen for the tower. It cannot be seen from the street but it can be seen from other buildings.

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

Mr. Brown asked to have the type of screen described that will be used on the roof. Mr. Wagstaff said it is perforated aluminum sheet metal, it will be painted with small holes punched in. The intent is to have some transparency and it will be approximately 15 feet high.

Ms. Spruill asked about the height clearance for the parking area and will it accommodate a van. Mr. Wagstaff said they will meet the eight feet, 2 inch requirement, it is all valet, when you pull in the garage you go to a drop off area that will have accessible parking adjacent to it. There won't be van clearance throughout the garage. Ms. Spruill said they do have the legal number of spaces and he responded yes and at the request of the building department they have







