

CITY PLANNING COMMISSION

Minutes of the Meeting of July 28, 2015
Beginning at 2:20 p.m.

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

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

AGENDA ITEMS COVERED IN THESE MINUTES

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

On motion by Ms. Dietrick and seconded by Ms. Askey, Lashawn Burton-Faulk was appointed Acting Secretary. Roll call, all ayes. Motion carried.

A. ACTION ON THE MINUTES

On a motion duly moved by Ms. Burton-Faulk and seconded by Ms. Askey the minutes from the July 14, 2015 meeting were approved.

B. CORRESPONDENCE

No Correspondence

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

- 1. Hearing and Action: Steep Slope Overlay #4, SPR #15-085, 3463 Ridgeway Street, accessory pool, Hillside District

Mr. Layman made a presentation in accord with the attached staff report. Mr. Layman recommended approval of the proposal.

Bruce Murray of 3463 Ridgeway Street gave presentation and overview of his plans for a swimming pool.

The Chairwoman called for comments from the Public.

There being no comments from the Public, the Chairwoman called for questions and comments from the Commissioners.

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

MOTION: That the Planning Commission of the City of Pittsburgh approves the Steep Slope Overlay Application 04 of 2015 for the accessory swimming pool at 3463 Ridgeway Street based on the application report and plans filed by Bruce Murray and Craig Munch, property owners, with the following condition:

A Geotechnical Engineer shall inspect conditions for compliance with the geotechnical plan during construction and provide reports to the Department of Permits, Licenses, and Inspections accordingly.

MOVED BY Mr. Brown; SECONDED BY Ms. Deitrick

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

OPPOSED: None

CARRIED

2. Hearing & Action: Final Land Development Plan #15-013, 2001 Waterfront Place, new construction, Multi-unit apartment

Mr. Layman made a presentation in accord with the attached staff report. Mr. Layman recommended approval of the proposal.

Chris Deer VP for the NRP group gave an overview and presentation of the project.

Ralph Magrini – PV Schffler gave information as it relates to the location of the property paying close attention to the scale of the buildings in the area.

Kamin Skinner – J. Davis Architects gave the architectural presentation related to the project and gave background as is relates to the design of the building.

The Chairwoman called for comments from the Public.

Addy Smith – Riverlife spoke in support and her agency is pleased with the project.

Ray Wile 5337 Darlington Road – spoke in support of the project.

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

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

MOTION: That the Planning Commission of the City of Pittsburgh approves Final Land Development Plan application #15-013, to construct a new five-story residential structure in accordance with the application and drawings submitted by Riverfront Residences, LLC, on behalf of the Buncher Company, property owner, with the following conditions:

- a. Final construction plans shall be submitted for review and approval by the Zoning Administrator prior to approval of an application for a building permit.
- b. A final Stormwater Management Plan shall be reviewed and approved by City Planning prior to approval of an application for a building permit;
- c. The property owner will submit and updated Traffic Impact Study for review and approval at the time of or prior to submission of any future FLDP within the SP-8 Specially Planned District; and
- d. Final landscaping plans including site sculpture shall be reviewed and approved by the Zoning Administrator prior to issuance of a final Certificate of Occupancy.

MOVED BY Ms. Burton-Faulk;

SECONDED BY Ms. Askey

IN FAVOR:

Mondor, Brown, Askey, Burton-Faulk, Deitrick

OPPOSED:

None

CARRIED

3. Hearing & Action: Project Development Plan #15-029, 5739-41 Centre Avenue, new construction, multi-unit apartment

Ms. Rakus made a presentation in accord with the attached staff report. Ms. Rakus recommended approval of the proposal.

Ben Kelly with Oxford Development Company gave overview of the project including location and design elements.

The Chairwoman called for comments from the Public.

David Swear – Baum Center Initiative spoke on behalf of the Initiative stating that they do not support this project due to lack of community engagement and setting a higher community standard.

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

Ms. Deitrick wanted to know why you did not reach out to Enright residents.

Ben Kelly stated he is shocked and offended because they did reach of the Baum Center Initiative and thought that they in turn involved the community members.

Ms. Burton-Faulk had questions regarding the streetscape if it will work the way it is presented?

Ben Kelly stated that it is difficult to do due to the small sidewalk and the need to have projects more “Green”. They are willing to work with folks to pedestrian friendly sidewalk.

Rich Benbrack WTW Architects addressed the concerns addressed with this site relating to sidewalks.

Director Gastil stated that the commission can approve this with conditions and those conditions can be to place stipulations on final approval or hold and have the applicant give the commission more plans to help with the pedestrian flow. The commission also need to give the applicant legal reasons for holding this project.

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 #15-029 for demolition and new construction of a six-story mixed-use building based on the application and drawings filed by Oxford Development Company, applicant, on behalf of Emerald on Centre Apartments L.P., property owner, with the following conditions:

1. Final construction plans including final elevations, site plans, and stormwater management plan shall be submitted for review and approval by the Zoning

Administrator prior to approval of an application for a building permit for new construction; and

2. The final landscape plans shall be submitted for review and approval by the Zoning Administrator prior to the issuance of an occupancy permit.

3. Work with CPS & BCI to address concerns about activation of street thorough, 1st floor depth and public realm design with review and approval of updated design prior to the issuance of a building permit.

MOVED BY Ms. Dietrick; SECONDED BY Ms. Burton-Faulk

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

OPPOSED: None **CARRIED**

- 4. Hearing & Action: Zone Change Petition #789, 5000 Forbes Avenue, Carnegie Mellon and Central Catholic: Institutional Master Plan #15, Carnegie Mellon University

Ms. Rakus made a presentation in accord with the attached staff report. Ms. Rakus recommended approval of the proposal.

Bob Reppe, Director of Design Carnegie Mellon University discussed the amendment of the master plan, the minor corrections, clarifying service parking, correction of the Morewood parking lot and adding 2 new developments.

The Chairwoman called for comments from the Public.

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

There being no 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 the Zone change Petition No. 779, to rezone approximately 9.5 acres of property identified in the petition as parcels 52-J-177, 181, 191, 316, 317, 320, 322, & 325 from R1A-H (Residential Single Family Attached, High Density) to EMI (Educational/Medical Institution); and parcels 52-E-227, 52-J-69, 74, 87, & 264 from RM-H (Residential Multi-Family, High Density) to EMI (Educational/Medical Institution) as all in the Allegheny County Block and Lot System.

MOVED BY Ms. Deitrick; SECONDED BY Mr. Brown

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

OPPOSED: None **CARRIED**

- 4A Land Use Control File #C-790 - Institutional Master Plan #15, Carnegie Mellon University

Motion: That the Planning Commission of the City of Pittsburgh recommends approval to City Council of the Amended Institutional Master Plan No. 15 as prepared and submitted by Carnegie Mellon University and dated July 2, 2015; subject to the following condition of approval;

- a. That the applicant submits any required transportation analysis for review and approval prior by the Department of City Planning and Department of Public Works Transportation Staff prior to introduction of the Institutional Master Plan Resolution to City Council.

MOTION: That the Planning Commission of the City of Pittsburgh recommends approval to City Council of the Amended Institutional Master Plan No. 15 as prepared and submitted by Carnegie Mellon University and dated July 2, 2015; subject to the following condition of approval:

- a. That the applicant submit any required transportation analysis for review and approval to the Department of City Planning and Department of Public Works transportation staff prior to introduction of the Institutional Master Plan Resolution to City Council.

MOVED BY Ms. Askey; SECONDED BY Mr. Brown

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

OPPOSED: None

CARRIED

- 5. Hearing & Action: Project Development Plan #15-102, 4765 Forbes Avenue, CMU Tepper School, new construction

Ms. Rakus made a presentation in accord with the attached staff report. Ms. Rakus recommended approval of the proposal.

Bob Reppe, Director of Design Carnegie Mellon University gave presentation of the project and gave the heights and dimensions of the building.

The Chairwoman called for comments from the Public.

Ray Wile 5337 Darlington Road spoke in support of the plan but does wish they would widen the bike lanes.

Mr. Reppe stated that they are working on the issues with the bike lane and bike parking.

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

There being no 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 #15-102 for new construction of a five-story building with adjacent plaza at 4765 Forbes 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 stormwater management plan shall be reviewed and approved by the Zoning Administrator prior to approval of an application for a building permit.
2. The transportation study be approved by the City's transportation staff prior to issuance of a building permit and any required improvements must be addressed prior to issuance of the final certificate of occupancy.
3. A final landscape plan shall be reviewed and approved by the Zoning Administrator prior to issuance of a final certificate of occupancy.

MOVED BY Ms. Askey; SECONDED BY Ms. Burton-Faulk

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

OPPOSED: None

CARRIED

6. Hearing & Action: Project Development Plan #15-106, 4215 Fifth Avenue, (PAA), new construction, hotel (EMI)

Ms. Rakus made a presentation in accord with the attached staff report. Ms. Rakus recommended approval of the proposal.

Bill Sittig spoke on behalf of the applicant. He gave brief presentation and background of the PAA stating that they have met with various community groups including UPMC and CMU in regards to the project.

Josh Laverence, Clay Capital spoke regards to the background about how the PAA came to them for assistance.

Cindy Jampole of Trans Associates reviewed the transportation report relating to this project.

The Chairwoman called for comments from the Public.

Dick Clouser 4215 Fifth Avenue spoke in support of the project.

Dallas Fry – PAA member spoke in support of the project.

Ray Wile – 5337 Darlington Road supports the plan but inquired about bicycle parking.

Norman Clearly – Schenley Farms Civic Association spoke against the project due to parking in their neighborhood.

Debra Walko – Bigelow Boulevard – spoke in opposition of the project due to the signage.

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

Ms. Deitrick questioned if they will only make a right turn out of the parking lot.

Ms. Jampole stated that they will have signage and if need be some type of apparatus in place to enforce right turning only.

Ms. Dietrick and Ms. Mondor asked about the parking issue and was informed that there is a RPP in the area and if the group may request a time change of the RPP for that area.

Mr. Sittig stated that parking does not pose an issue because there will be valet parking and believe there is public parking in the area including the parking lot at Soldiers and Sailors and the PAA has an agreement with CMU to provide shuttle service to and from CMU lots as needed.

Ms. Jampole stated that this area will not see a lot of parking for visitors as the majority will be coming in for institutional business and will arrive by taxi, public transportation, or limousine

Mr. Layman stated signage will be address at a later date.

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 #15-106, for approval of the new construction of a hotel with parking and accessory uses based on the application and drawings filed by Oakland Fifth Avenue Hotel Associates L.P., on behalf of Pittsburgh Athletic Association Land Co., property owner, with the following conditions:

- a) Final construction plans including site plans, stormwater plan and elevations shall be reviewed and approved by the Zoning Administrator prior to an application for a building permit.
- b) The transportation study be approved by the City’s transportation staff prior to issuance of a building permit and any required improvements must be addressed prior to issuance of the final certificate of occupancy.
- c) Final landscaping plans shall be reviewed and approved by the Zoning Administrator prior to issuance of an occupancy permit.

MOVED BY Ms. Burton-Faulk; SECONDED BY Ms. Askey

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

OPPOSED: None

CARRIED

D. PLAN OF LOTS (See Attachment C.)

- 7. The Smithfield Oliver Plan (360 Oliver Avenue), 2nd Ward

Mr. Miller 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 Smithfield Oliver Plan, 2nd Ward, City of Pittsburgh, County of Allegheny, prepared for Smithfield Oliver Partners, LP by Tait Engineering, Inc. dated October 27, 2013 with revisions dated April 1, 2015 and received by the Planning Commission on July 28, 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. Deitrick; SECONDED BY Ms. Askey.

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

OPPOSED: None **CARRIED**

- 8. Lot Line Revision of Tax ID 50-K-168 and 50-K-170, 10th Ward

Mr. Miller 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 Lot Line Revision of Tax ID 50-K-168 and 50-K-170, 10th Ward, City of Pittsburgh, County of Allegheny, prepared for Garfield Glen Housing LP Pedersen & Pedersen, dated May 27, 2015 and received by the Planning Commission on July 28, 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. Deitrick; SECONDED BY Ms. Askey.

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

OPPOSED: None **CARRIED**

- 9. Noel Subdivision Plan (358-360 S. Winebiddle Street and 357-359 Gross Street), 8th Ward

Mr. Miller 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 Noel Subdivision Plan, 8th Ward, City of Pittsburgh, County of Allegheny, prepared for Fred A. Noel and Richard A. Fredlin by Allegheny Land Surveying, dated June 25, 2015 and received by the Planning Commission July 28, 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. Deitrick; SECONDED BY Ms. Askey.

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

OPPOSED: None **CARRIED**

- 10. Nelson Consolidation Plan (2410 California Avenue), 27th Ward

Mr. Miller 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 Nelson Consolidation Plan, 27th Ward, City of Pittsburgh, County of Allegheny, prepared for Brent Nelson by Deglau Surveyors dated July 20, 2015 and received by the Planning Commission July 28, 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. Deitrick; SECONDED BY Ms. Askey.

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

OPPOSED: None **CARRIED**

11. Revision #4 of Fredland Plan of Lots (1319 Carnahan Road), 20th Ward

Mr. Miller 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 Revision 4 of Fredland Plan of Lots, 20th Ward, City of Pittsburgh, County of Allegheny, prepared for Ronald and Deborah Wolfe, Phyllis W. Fredland, and Richard Moskala by Fahrunger, McCarty, Grey, Inc. dated July 13, 2015 and received by the Planning Commission July 28, 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. Burton-Faulk; SECONDED BY Ms. Askey.

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

OPPOSED: None **CARRIED**

12. Bottles Subdivision Plan (3757 Orpwood Street), 4th Ward

Mr. Miller 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 Bottles Subdivision Plan, 4th Ward, City of Pittsburgh, County of Allegheny, prepared for John and Roxanne Bottles by Deglau Surveyors dated July 10, 2015 and received by the Planning Commission July 28, 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. Deitrick; SECONDED BY Ms. Askey.

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

OPPOSED: None **CARRIED**

13. Revised Hazel Hill Plan (4847 2nd Avenue), 15th Ward

Mr. Miller 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 Hazel Hill Plan, 15th Ward, City of Pittsburgh, County of Allegheny, prepared for the Urban Redevelopment Authority by Deglau Surveying dated April 15, 2015 and received by the Planning Commission July 28, 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. Deitrick; SECONDED BY Ms. Askey.

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

OPPOSED: None **CARRIED**

14. Parish Plan of Lots (31 Roanoke Street), 18th Ward

Mr. Miller 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 Parish Lot Consolidation Plan, 18th Ward, City of Pittsburgh, County of Allegheny, prepared for Keith Parish by Deglau Surveyors dated June 29, 2015 and received by the Planning Commission July 28, 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. Deitrick; SECONDED BY Ms. Askey.

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

OPPOSED: None **CARRIED**

E. DIRECTOR'S REPORT:

Director Gastil gave report on the Affordable Housing Task Force. Stating that there will be a meeting this Thursday and the main purpose will be to establish subcommittees.

City Council voted to accept a Technical Services Grant that will do best practices relating to affordable housing.

He will invite Affordable Housing Task Force to give an update in the fall to see where this initiative stands.

Mr. Layman stated that he will have full minutes of the Northside and Heinz Field community meetings in September.

D. ADJOURNMENT:

5:34 p.m.

APPROVED BY:

Lashawn Burton-Faulk
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.