

CITY PLANNING COMMISSION

Minutes of the Meeting of November 24, 2015
Beginning at 2:51 p.m.

PRESENT OF THE COMMISSION: Chairwoman Christine Mondor,
Gitnik, Brown, Askey, Deitrick, Dick

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

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 Mr. Brown and seconded by Ms. Askey, Ms. Deitrick was appointed Temporary Vice-Chairperson.

A. ACTION ON THE MINUTES

On a motion duly moved by Ms. Brown and seconded by Ms. Deitrick the minutes from the November 10, 2015 meeting were approved.

On a motion duly moved by Ms. Dick and seconded by Mr. Brown the minutes from the October 27, 2015 meeting were approved. Ms. Askey Abstained.

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

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

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

1. Hearing and Action: Historic Nomination, 7122-7128 Card Lane

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

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

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 provide City Council with a positive recommendation that the proposed Card Carriage House receive Historic Nomination under Section 1101.04(b)(3).

MOVED BY Ms. Dick; SECONDED BY Mr. Brown.

IN FAVOR: Mondor, Gitnik, Brown, Askey, Deitrick, Dick

OPPOSED: None

CARRIED

2. Hearing & Action: Project Development Plan #15-150, 170 6th Avenue, Renaissance High Wall Sign, DR-C

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

Mr. Mike Schell of Shamrock Signs on behalf of the RDL Lodging Trust gave presentation regarding the project. The request is for the erection of one new high wall business identification sign at 107 6th Street, the Renaissance Hotel with theatre and restaurant on the lower levels. The proposed signage consists of approximately 150 sq. ft., business I.D. sign on the northerly-facing façade.

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 approves the Project Development Plan No. 15-150, for the erection of one new high wall building identification sign on the existing hotel located at 107 6th Street based on the application and drawings filed by the Shamrock Building Services on behalf of RLJ Lodging Trust, 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. Askey; SECONDED BY Mr. Brown

IN FAVOR: Mondor, Gitnik, Brown, Askey, Deitrick, Dick

OPPOSED: None

CARRIED

3. Hearing & Action: Project Development Plan #15-054, 3407 Forbes Avenue, new construction and demolition, Oakland Public Realm

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

Dusty Kirk representing Campus Advantis Associates gave background on the project.

Jen Bee of Desmone Architects gave a visual presentation of the applicants request for construction of a new 13-story multi-unit residential and ground-floor commercial building in the Oakland area. The applicant is now returning to the Commission to revise the application to 10 stories, 102 feet, and 102 dwelling units. The application meets the Oakland Public Realm Sub-district Standards using the LEED Bonus.

Rodney Majeski of Campus Development Partners presented information relating to the opening of the project which should be completed by the fall semester of 2018.

Cindy Jampole of Trans Associates gave results of the Traffic Study.

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.

Ms. Deitrick asked if there was only one curb cut.

Ms. Bee – Yes

Mr. Brown wanted to know did they lose the green roof.

Ms. Bee - No

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 the Amended Project Development Plan No. 15-054, for new construction of a new 10-story residential and commercial structure at 3407 Forbes Avenue based on the application and drawings filed by Maifly Development, on behalf of UPMC Health Systems, property owner, subject to the following conditions:

- a) Final designs for the images on the perforated screen shall be reviewed in the staff design review process and approved by the Zoning Administrator.
- b) Final construction plans including site plans and elevations shall be reviewed and approved by the Zoning Administrator prior to an application for a building permit.
- c) Recommendations of the City's traffic and transportation review be addressed prior to an application for building permit.
- d) Final landscaping plans shall be reviewed and approved by the Zoning Administrator prior to issuance of an occupancy permit.

MOVED BY Ms. Deitrick; SECONDED BY Ms. Askey

IN FAVOR: Mondor, Gitnik, Brown, Askey, Deitrick, Dick

OPPOSED: None

CARRIED

E. PLAN OF LOTS (See Attachment C.)

4. The Hub at Three Crossing Consolidation Plan (Railroad Street between 26th Street and 27th Street), 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: The Hub at Three Crossings Consolidation Plan, prepared for Three Crossings, LP, dated October 27, 2015 and received by the Planning Commission November 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. Deitrick; SECONDED BY Mr. Brown

IN FAVOR: Mondor, Gitnik, Brown, Askey, Deitrick, Dick

OPPOSED: None

CARRIED

5. Games Consolidation Plan (1736 Morningside Avenue), 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 Games Consolidation Plan, prepared for Brian K. Games, dated October 27, 2015 and received by the Planning Commission November 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. Deitrick; SECONDED BY Mr. Brown

IN FAVOR: Mondor, Gitnik, Brown, Askey, Deitrick, Dick

OPPOSED: None

CARRIED

6. Bible Center Church, Inc. Consolidation Plan (7238 Fleury Street), 13th 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 Bible Center Church, Inc. Consolidation Plan, prepared for Bible Center Church, Inc., dated October 29, 2015 and received by the Planning Commission November 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. Deitrick; SECONDED BY Mr. Brown

IN FAVOR: Mondor, Gitnik, Brown, Askey, Deitrick, Dick

OPPOSED: None

CARRIED

7. Phillips Overlook Consolidation Plan (1947 S. 18th Street), 17th 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 Phillips Overlook Consolidation Plan, prepared for John and Barbara Phillips, dated October 20, 2015 and received by the Planning Commission November 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. Deitrick; SECONDED BY Mr. Brown

IN FAVOR: Mondor, Gitnik, Brown, Askey, Deitrick, Dick

OPPOSED: None

CARRIED

8. Hopkins/Drabecki LLC Pulawski Way Plan of Lots (3042 Pulawski Way), 6th 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 Hopkins/Drabecki LLC Pulawski Way Plan of Lots, prepared for Hopkins/Drabecki LLC dated April 2, 2015 and received by the Planning Commission November 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. Deitrick; SECONDED BY Mr. Brown

IN FAVOR: Mondor, Gitnik, Brown, Askey, Deitrick, Dick

OPPOSED: None

CARRIED

9. 1100 Smallman Street Subdivision Plan (1100 Smallman Street), 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 1100 Smallman Street Subdivision Plan, prepared for 1100 Smallman Street Company, dated August 14, 2015 and received by the Planning Commission November 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. Deitrick; SECONDED BY Mr. Brown

IN FAVOR: Mondor, Gitnik, Brown, Askey, Deitrick, Dick

OPPOSED: None

CARRIED

10. Boilermakers Local 154 Subdivision Plan (1221 Banksville 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 the Boilermakers Local 154 Subdivision Plan, prepared for Boilermakers Local 154, dated October 12, 2015 and received by the Planning Commission November 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. Deitrick; SECONDED BY Mr. Brown

IN FAVOR: Mondor, Gitnik, Brown, Askey, Deitrick, Dick

OPPOSED: None

CARRIED

11. Almono Plan No. 1, Second Avenue (between Greenfield Avenue and Tecumseh Street), 4 and 15 wards

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 Almono Plan No. 1, prepared for the Almono Partnership, dated December 8, 2015 and received by the Planning Commission November 24, 2015 be scheduled for final review on Tuesday, December 10, 2015.

MOVED BY Ms. Deitrick; SECONDED BY Ms. Askey

IN FAVOR: Mondor, Gitnik, Brown, Askey, Deitrick, Dick

OPPOSED: None

CARRIED

D. DIRECTOR'S REPORT – PRESENTATION OF PARKS MASTER PLAN

Susan Rademacher and Heather Sage spoke on behalf of the Parks Conservancy and gave overview of the Parks Master Plan for the City of Pittsburgh. There are changes in the regional park relating the Storm Water Management Plan.

Ms. Mondor wanted to know how the Conservancy will incorporate Parks into communities, open space, green space, and rain water management.

Ms. Rademacher – There is a large consortium working with open space and green space and hillsides. There are several different models such as the Schenley Plaza and Lower Hill.

Mr. Gitnik wanted to know if City Planning is managing the Greenways Project.

Mr. Gastil stated that City Planning is overseeing the Greenways Project along with PWSA is very involved with greenways and storm water management as well as green infrastructure.

Mr. Gitnik wanted to know if Emerald Park is included in the Parks Master Plan.

Ms. Rademacher stated that Emerald Park has its own Master Plan.

Ms. Sage – The share that the city receives did not increase because of Emerald Park. The Mt. Washington CDC has found other funding but we should think about this and reconsider ahead. How the base funding is figured out. The Conservancy is currently meeting with the Mt. Washington CDC to discuss the future of Emerald with the Conservancy.

Ms. Dietrick asked how does the Find the Rivers programs work with the Conservancy.

Ms. Rademacher stated that this program started in the Hill District, we stepped in to help more from a planning vision with Walter Hood and PWSA. Cliffside Park Renovation almost in complete which is a good example of the Find the Rivers Program.

Mr. Brown wanted to know about Green Technology and Ecological Footprint will the conservancy be involved in it?

Ms. Rademacher - Yes

E. **ADJOURNMENT:** 4:27 p.m.

APPROVED BY: Paul Gitnik, Esq.
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.