

CITY PLANNING COMMISSION

Minutes of the Meeting of December 8, 2015
Beginning at 2:00 p.m.

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

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

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. Burton-Faulk and seconded by Mr. Brown, Ms. Askey was appointed Acting Secretary.

A. ACTION ON THE MINUTES

On a motion duly moved by Ms. Deitrick and seconded by Mr. Brown the minutes from the November 24, 2015 meeting were approved.

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 #15-182, 1100 Smallman Street, demolition and new construction, GT-B

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

Bill Sittig representing the applicant and Keith McGraw of Concord Hotels gave presentation relating to the project. The plan is to demolish existing structure and new construction of a seven story hotel. They also propose a retail or coffee-shop type use at the corner of 11th and Smallman. The plans include 31 automobile parking spaces on site which will be parked by a valet.

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 Commissioners.

Ms. Pezzino asked what type of plants will be growing on the roof?

Mr. McGraw stated only normal natural plants.

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 #15—182, for demolition and new construction, based on the application and drawings filed by Concord Sierra 1100 Hotel Partners, LP, on behalf of property owner 1100 Smallman Street Company, with the following conditions:

- a. Final construction drawings shall be reviewed and approved by the Zoning Administrator prior to application for a building permit;
- b. The transportation study shall 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. A final landscape plan shall be reviewed and approved by the Zoning Administrator prior to issuance of a final certificate of occupancy.

MOVED BY Mr. Brown;

SECONDED BY Ms. Dick.

IN FAVOR:

Mondor, Brown, Askey, Burton-Faulk, Deitrick, Dick, Pezzino

OPPOSED:

None

CARRIED

2. Hearing & Action: Final Land Development Plan #15-142, Centre Avenue (N. Dithridge and N. Craig), new construction 17 story mixed use building

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

Kevin McKeegan representing the applicant gave presentation regarding the plan for 326 apartments, 438 automobile parking spaces and 9,500 square feet of retail along Centre Avenue.

Cindy Jampole of Trans Associates gave summary of the transportation study.

The Chairwoman called for comments from the Public.

Erika Straussberger of Councilman Gilman's office read a letter on behalf of the councilman in support of this project.

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

Ms. Deitrick asked of the applicant had any thoughts about installing a traffic light and stated that she has major concerns with the Dithridge-Centre intersection.

Ms. Jampole stated that they are still waiting for a response from the City of Pittsburgh Department of Public Works.

Mr. Brown wanted to know about the applicants Storm Water usage.

Adelle Beaves of CEC discussed the storm water management plan. The overall storage giving a rate of a 100 year storm.

Mr. Brown wanted to know if the project is considering LEED certification.

Mr. McKeegan stated no that the materials and methods are LEED certified.

Ms. Mondor wanted to know if they are tracking it.

Mr. McKeegan stated that there is a cost associated with the certification and at this time they are not committed to that.

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 amendments to the Preliminary Land Development Plan and the Final Land Development Plan application #15-142, to construct a new 17-story mixed use structure in accordance with the application and drawings submitted by Park 7 Group, applicant and owner, with the following conditions:

- a. Final construction drawings (including site plans, elevations, etc.) shall be reviewed and approved by the Zoning Administrator prior to application for a structural building permit; and
- b. A final Stormwater Management Plan shall be approved by City Planning prior to approval of an application for a building permit.
- c. The transportation study shall 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.
- d. Final landscaping plans shall be reviewed and approved by the Zoning Administrator prior to issuance of a final Certificate of Occupancy.

MOVED BY Ms. Dick; SECONDED BY Ms. Askey

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

OPPOSED: None **CARRIED**

3. Hearing & Action: Council Bill #2015-2063, LUC #796, Zoning Amendment Housing Impact Statement

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

Councilman Rev. Ricky Burgess spoke regarding this amendment stating that the last proposal is the main reason this is being implemented. The last applicant is building a high end living development. When they build this what will be the impact of the community. They dry up what affordable housing that currently exists. We are down 20,000 affordable units in the city. This is currently a draft and he is working with City Planning to get this completed. There has been discussion about inclusionary zoning but that is way far ahead of us. I support new development but Pittsburgh has to be a city of all. Low income housing should be nice. In East Liberty things should have been done differently to help low income families. We are losing too many families to the suburbs for lack of affordable housing. As we begin to look at these new developments we need to look at the impact the development will have in the community. How do we get these developers to help this City? At this time we are requesting a continuance of this Amendment to finish this task.

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. Mondor asked how we get the right data.

Rev. Burgess stated that as chair of the Housing Authority Board, the health initiative they are trying to find funding to operationalize it. It will gather the data and analyze it for us.

Ms. Dick wanted to know if there is a way to mandate a certain number of units in the same manner as you do ADA.

Rev. Burgess stated he would like to do that. It may be challenging, he is willing not to have affordable housing in other places. If the projects are willing to help build in other affordable housing places that will be the conversation to have with them. Legally he does not believe council can make that happen.

Ms. Deitrick stated that she appreciates the efforts put forth by the Councilman but would like improvements made and the inconsistencies taken out. Ms. Deitrick provided them with two examples and a number of suggestions on improving the language.

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

MOTION: To Continue

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

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

OPPOSED: None **CARRIED**

Mr. Layman stated that this will probably come back at the next meeting. January 12, 2016 it will be addressed and if continued, we will revisit this thereafter.

Ms. Mondor asked if it is significantly changed will it go back to briefing.

Mr. Layman stated that would be up to City Council.

D. PLAN OF LOTS (See Attachment C.)

- 4. City-View Development Group, LLC Plan of Lots (Muriel Street at S. 11th 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 City-View Development Group, LLC Plan of Lots submitted by City-View Development Group, LLC, dated August 7, 2015 and received by the Planning Commission December 8, 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. Pezzino.

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

OPPOSED: None **CARRIED**

5. Labelle Street Subdivision Plan (146 Labelle Street), 19th 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 Labelle Street Subdivision Plan, submitted by John Mcgrath dated August 7, 2015 and received by the Planning Commission December 8, 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. Pezzino.

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

OPPOSED: None

CARRIED

6. Stella A. Pipitone Testamentary Trust Consolidation Plan

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 Stella A. Pipitone Testamentary Trust Consolidation Plan submitted by Anthony F. Aulicino, dated October 27, 2015 and received by the Planning Commission December 8, 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. Pezzino.

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

OPPOSED: None

CARRIED

7. Almono Plan No. 1

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 December 8, 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. Pezzino.

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

OPPOSED: None

CARRIED

D. DIRECTOR'S REPORT

Director Gastil and Michael Smith Senior Planner of City Planning gave a report on the Affordable Housing Task Force.

There are a number of persons on this task force. Below is a list:

- Councilman R. Daniel Lavelle, Co-Chair
- Raymond Gastil, Co-Chair
- Councilman Reverend Ricky Burgess
- Councilman Dan Gilman
- Congressman Mike Doyle
- Senator Jay Costa
- Representative Ed Gainey
- Kevin Acklin, Chief of Staff & Chief Development Officer, Office of Mayor William Peduto
- William Brooks, Laborers Local 373
- Fred Brown, City Planning Commission
- Sara Davis Buss, Campbell & Levine, LLC
- Richard Butler, West End Alliance
- Marc Cherna, Allegheny County Department of Human Services
- Tom Cummings, Urban Redevelopment Authority
- Bethany Davidson, Pittsburgh Community Reinvestment Group
- Tamara Dudukovich, BNY Mellon
- Carla Falkenstein, Pennsylvania Housing Finance Agency
- Bill Gatti, TREK Development
- Liz Hersh, Pennsylvania Housing Alliance
- Robert Hurley, Allegheny County Economic Development
- Mark Masterson, Northside Community Development Fund
- Valerie McDonald-Roberts, Chief Urban Affairs Officer, Office of Mayor William Peduto
- Linda Metropulos, ACTION-Housing
- Barney Oursler, Pittsburgh United
- David Weber, Housing Authority of the City of Pittsburgh
- Sam Williamson, SEIU-32BJ

The task of this group is to deliver a definition or definitions of affordable as it relates to housing (rental and for-sale) which shall inform future policymaking; a housing study that includes current and projected future housing market conditions; an analysis and evaluation of current policies; make recommendations for the creation of new policies, programs, or initiatives and/or the expansion of existing ones to help increase the supply of affordable housing in the City of Pittsburgh.

The schedule is as follows: December – Update Planning Commission, January/February – Continued Outreach and AHTF website, March – Deliberative Democracy Sessions, April – Final Draft Recommendations, and May – Findings and Recommendations to City Council.

We are working with the Cornerstone Partnership to assist us in the following:
Final Report to AHTF

Preliminary Recommendations for Consideration:

- Shorter-term Policy Actions
 - Housing Trust Fund
 - 4% LIHTC
 - Source of Income Discrimination
 - Evaluate Property Tax Exemptions
- Longer-term Policy Actions
 - Inclusionary Housing
 - Mandatory vs. Voluntary
 - Linkage and Performance Fees
 - In-Lieu Fees
 - On-Site Performance Requirement
- Longer-term Policy Meeting: November 13th
 - Attended by majority of the AHTF members

The Goals are to respect, protect and stabilize existing communities, create permanently affordable housing opportunities in mixed-income neighborhoods, generate revenue for affordable housing preservation and development and leverage resources for maximum impact.

The Priorities are to obtain preservation of exiting deed-restricted and unrestricted affordable housing units, encourage mixed-income communities through utilization of 4% LIHTC and URA funding, Inclusionary Zoning (Housing), development of permanently affordable units utilizing city resources, and affordable housing trust fund.

The AHTF is comprised of four committees; Policy and Recommendations, Needs Assessment, Community Engagement, and Feasibility.

The Policy and Recommendations Subcommittee reviews and assesses a variety of housing policies for short-term and long-term implementation, and analyzes the best practices nationally, and locally focusing on preserving affordability, building mixed income communities, and measures for anti-displacement.

The Needs Assessment Subcommittee studies and analyzes data, trends and market demands associated with local and regional housing markets. They review existing housing condition within the City of Pittsburgh, perform demographic and demand analysis, assess gaps within the market, and provide scenario studies.

The Community Engagement Subcommittee works collaboratively with institutions, community organization, and programs to receive input and feedback. They also work on Building inclusive communities working groups.

The Feasibility Subcommittee studies the implications and impacts associated with various policies and programs reviewed by the Affordable Housing Task Force and assess the legal, financial, and organizational capacity to support new policies and programs aimed at building mixed-income communities and preserving affordability.

Ms. Mondor appreciates the work done so far. There needs to be a way to message this to the City. We need a infrastructure in place to implement this.

Mr. Gastil stated that there will be a time period to make sure communication is effective.

E. ADJOURNMENT:

4:56 p.m.

APPROVED BY:

Jennifer Askey
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.