

CITY PLANNING COMMISSION

Minutes of the Meeting of **March 8, 2016**
 Beginning at 2:06 p.m.

PRESENT OF THE COMMISSION: Chairwoman Christine Mondor,
 Gitnik, Askey, Blackwell, Dick, Pezzino

PRESENT OF THE STAFF: Gastil, Layman, Hanna, Rakus, Kramer,
 Miller, 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 Ms. Pezzino and seconded by Ms. Blackwell, Ms. Askey was appointment Temporary Vice Chairperson. Roll call, all ayes. Motion carried.

A. ACTION ON THE MINUTES

No minutes.

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

Ms. Mondor stated that the Commission was in receipt of correspondence:

- Letter from The Oakland Task Force in support of the Forbes Avenue Apartments.
- Two letters from Carlino Giampolo opposing the Forbes Avenue Apartments.
- Letter from South Side Planning Forum in support of the Southshore Riverfront Park.

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

1. Hearing and Action: [Project Development Plan #16-012, 3600 Forbes Avenue, Iroquois Building, exterior renovations, OPR-C](#)

[Ms. Rakus](#) made a presentation in accord with the attached staff report. Ms. Rakus recommended approval of the proposal.

Bob Mason of Structure Tech gave an overview of the plans for renovation to the building which will include roof replacement; pointing and repair of brick and terra cotta; and repairs and refinishing of metal cornice.

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 Project Development Plan #16-012, to renovate an existing structure based on the application and drawings filed UPMCS, property owner, with the following condition:](#)

1. [Final construction plans and site plans shall be submitted for review and approval by the Zoning Administrator prior to issuance of a structural building permit.](#)

MOVED BY [Ms. Dick](#) ; SECONDED BY [Ms. Pezzino](#).

IN FAVOR: [Mondor, Gitnik, Askey, Blackwell, Dick, Pezzino](#)

OPPOSED: [None](#)

CARRIED

2. Hearing & Action: Project Development Plan #16-022, 3407-17 and 27 Forbes Avenue, new dwelling units. OPR-C

[Ms. Rakus](#) made a presentation in accord with the attached staff report. Ms. Rakus recommended approval of the proposal.

Dusty Elias Kirk representing Campus Advantage gave a intro of the presenters which Michael Orsack, Ronnie Majewski, and Don Ostrodorf, Jenn Bee, Megan Cass, and Cindy Janpool.

Jenn Bee of Desmone Architects gave presentation of the plans for the site which will include a new 10 story multi-unit residential and ground floor commercial building.

The building will be a 102 foot building and 102 dwelling units. The abutting property at 3417 Forbes Avenue and is proposing to consolidate and build on both sites. The proposal is now for 103 feet and 197 dwelling units. Two retail spaces are planned at the ground level.

There will be 148 parking spaces. Ms. Janpool will review the traffic analysis as well.

Michael Kostiewz of Reed Smith representing Campus Advantage (applicant) reviewed the statement of compliance which was submitted and zoning standards. The applicant is taking advantage of the LEED certification.

Megan Cass from Silver Environmental Consultants reviewed the Storm Water Management Plan that complies with city standards.

Ms. Elias Kirk spoke about the community meetings that have taken place.

Cindy Janpool of Trans Associates summarized the results of the traffic analysis.

The Chairwoman called for comments from the Public.

[Georgia Petropolis of OBID](#) spoke in support of the project.

[Wanda Wilson of Oakland Planning and Development Corporation](#) 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.

Ms. Pezzino asked about the price point for the rent. What is the average percent of housing.

Mr. Majewski \$750 – \$1,300 and as a portfolio and 10% of the residents are 25 years or older.

Mr. Gitnik wanted to know what the 3 bedroom per person is

Mr. Majewski \$750 – 900 per person depending on location which includes furnishings and utilities.

Mr. Gitnik wanted the width of Euler Way and will it allow emergency vehicles.

Mr. Majewski stated that its 14. Yes it will accommodate emergency vehicles.

Mr. Gitnik asked about traffic.

Ms. Janpool gave specific numbers for Euler Way 9 vehicles and 12 exit.

Ms. Mondor asked about the pedestrian traffic. The entry and exit on Euler seems like a “Blind Corner”. Is there any way to open that up more?

Ms. Janpool stated it will be worked out once construction begins.

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 #16-022, for demolition and new construction of a new 10-story residential and commercial structure at 3407, 3417, and 3427 Forbes Avenue based on the application and drawings filed by Campus Advantage Development LL, on behalf of UPMC Health Systems and Jaybar Associates, property owners, subject to the following conditions:

a) Final designs for the first floor facades along Forbes Avenue shall be reviewed in the staff design review process and approved by the Zoning Administrator prior to an application for a building permit.

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) Transportation analysis be approved by the City's traffic and transportation staff prior to an application for building permit and any improvements be implemented prior to a final Certificate of Occupancy.

d) Final landscaping plans shall be reviewed and approved by the Zoning Administrator prior to a final Certificate of Occupancy.

MOVED BY Ms. Blackwell; SECONDED BY Ms. Pezzino

IN FAVOR: Mondor, Gitnik, Askey, Blackwell, Deitrick, Dick, Pezzino

OPPOSED: None

CARRIED

3. Hearing & Action: Institutional Master Plan #21, 530 Marshall Avenue, Pressley Ridge School

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

Julie Polletta of Radelet McCarthy Polletta gave overview of the plans. Pressley Ridge campus is approximately 18 acres located in the Perry South neighborhood. Within the 10 year Plan they would like to:

- New Day School
- Renovated School Building for Administrative Offices
- New surface parking or parking structure
- New and renovated residential units
- New maintenance building

Several community meetings have been held regarding the site and the applicant states they have received positive response. There were concerns about security and community use of the campus.

They preserve most of the trees 92% and new trees will be added for a total of 205 trees on the campus.

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. Dick wanted to know when they will start.

Ms. Polletta stated that nothing has begun yet.

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 the proposed Institutional Master Plan No. 21 as prepared by Radelet McCarthy Polletta and submitted for Pressley Ridge, subject to the following condition of approval:

a) The transportation analysis be approved 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.

MOVED BY Ms. Dick; SECONDED BY Mr. Gitnik

IN FAVOR: Mondor, Gitnik, Askey, Blackwell, Dick, Pezzino

OPPOSED: None

CARRIED

4. Hearing & Action: Final Land Development Plan #16-023, 2710 South Water Street, exterior renovations

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

Scott Bofinger with LGA Partners gave an overview of the renovation that include new signage, reconfiguration of the plaza area at the top of South Shore Riverfront Park to make use of a semi-circular driveway and construction of a new kiosk for valet operations and bike rentals, new sidewalks and reconfiguration of the Tunnel Park areas around 27th Street to direct pedestrians to either side of the valet drive, and the installation of trellis structures along pedestrian pathways.

The Chairwoman called for comments from the Public.

Jay Sukernek of Riverlife spoke in support of the project and thanked the URA for their efforts.

Tom Despres of Sofer Company spoke to thank the URA and Riverlife for this project.

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

Ms. Mondor thinks that there is something more to be done. The Masterplan could be different. Thinks the pedestrians should own it but it looks like the vehicles do.

Mr. Gitnik concurred with Ms. Mondor all that is noticed is the back wall and wishes the valet did not occupy the center piece.

Mr. Bofinger stated that they will find something to help with the elevation of the wall.

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 revised Final Land Development Plan based on application #16-023, for renovation to portions of the existing South Shore Riverfront Park and Tunnel Park, in accordance with the application and drawings submitted by the Urban Redevelopment Authority, property owner, with the following conditions:

1. Final construction plans including review of the kiosk with attention to aesthetic considerations materials and the plaza side of the kiosk final site plans and details shall be submitted for review and approval by the Zoning Administrator prior to approval of an application for a building permit.

MOVED BY Ms. Askey; SECONDED BY Ms. Pezzino

IN FAVOR: Mondor, Gitnik, Askey, Blackwell, Dick, Pezzino

OPPOSED: None

CARRIED

5. Hearing & Action: Project Development Plan #16-014, 2 PPG Place, exterior renovations, restaurant, GT-A

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

Tristan Dacre the Architect for the applicant gave presentation relating to the suggestions mentioned at the prior meeting. The development includes façade renovations to provide operable windows and walls and to construct an outdoor patio with outdoor dining.

The changes include scaling down the use of new materials in order to be more deferential to the PPG building design, modifying the storefront geometry and articulation, the building columns, and the design of the pergola and the borders around the outdoor seating area to make them feel lighter and more contextual.

The Chairwoman called for comments from the Public.

Melissa McSweegan 4131 Bigelow Boulevard spoke in opposition to the project stating that project distorts the PPG building and that the applicant should be more sensitive to the design of the building.

Andy Wisniewski of Highwood Properties responded stating that quality and respect of the Phillip Johnson is priority.

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

Ms. Dick asked about accessibility.

Mr. Dacre stated yes.

Mr. Gitnik can the roof be operable?

Mr. Dacre yes they will be able to open and close when needed.

Ms. Mondor commended the applicant on the activation of this area and the high quality 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 #16-014 for exterior renovation based

on the application and drawings filed by Bottleneck PPG, LLC, on behalf of HRLP Fourth Ave. LLC, property owner, with the following condition:

1. Final construction plans including final site plan and elevations shall be submitted for review and approval by the Zoning Administrator prior to an application for a building permit.

MOVED BY Ms. Dick; SECONDED BY Ms. Askey

IN FAVOR: Mondor, Gitnik, Askey, Blackwell, Dick, Pezzino

OPPOSED: None **CARRIED**

E. **PLAN OF LOTS** (See **Attachment C.**)

6. **Almono Plan Revision #1, Second Avenue between Greenfield Avenue and Tecumseh Street, 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 Almono Plan Revision No. 1, prepared for the Almono Partnership, dated January 27, 2016 and received by the Planning Commission March 8, 2016 be scheduled for final review on March 22, 2016.

MOVED BY Ms. Askey; SECONDED BY **Ms. Pezzino.**

IN FAVOR: **Mondor, Gitnik, Askey, Blackwell, Dick, Pezzino**

OPPOSED: **None** **CARRIED**

7. Lawrenceville Technology Center Plan of Lots (Hatfield Street), 9th 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 Lawrenceville Technology Center Plan of Lots, prepared for the RIDC, dated January 30, 2016 and received by the Planning Commission March 8, 2016 be scheduled for final review on March 22, 2016.

MOVED BY Ms. Blackwell; SECONDED BY Ms. Dick.

IN FAVOR: Mondor, Gitnik, Askey, Blackwell, Dick, Pezzino

OPPOSED: None

CARRIED

8. Bakery Village Plan of Lots (6400 Penn Avenue), 7th 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 Bakery Village Plan of Lots, 7th Ward, City of Pittsburgh, County of Allegheny, prepared for Bakery Square 2 Agent, L.P., by Hampton Technical Associates, Inc. dated January 3, 2016 and received by the Planning Commission on March 8, 2016 be scheduled for final review on March 22, 2016.

MOVED BY Ms. Blackwell; SECONDED BY Ms. Dick.

IN FAVOR: Mondor, Gitnik, Askey, Blackwell, Dick, Pezzino

OPPOSED: None

CARRIED

9. Wolff Plan of Lots (4705 Hatfield Street), 9th 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 Wolff Plan of Lots, submitted by Peter Wolff dated December 1, 2015, and received by the Planning Commission March 8, 2016 be approved and the signatures of the proper officers of the Planning Commission be affixed thereto. (No improvements or monuments needed.)

MOVED BY Ms. Blackwell; SECONDED BY Ms. Dick.

IN FAVOR: Mondor, Gitnik, Askey, Blackwell, Dick, Pezzino

OPPOSED: None

CARRIED

10. Keystone Street Subdivision (5170 Keystone Street), 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 Keystone Street Plan of Lots, submitted by David Wood, dated December 17, 2015 and received by the Planning Commission March 8, 2016 be approved and the signatures of the proper officers of the Planning Commission be affixed thereto. (No improvements or monuments needed.)

MOVED BY Ms. Blackwell; SECONDED BY Ms. Dick.

IN FAVOR: Mondor, Gitnik, Askey, Blackwell, Dick, Pezzino

OPPOSED: None

CARRIED

11. Asbury Place Plan of Lots (5130 Asbury Place), 14th 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 Asbury Place Plan of Lots, submitted by Asbury Place Ownership Group dated December 1, 2015, and received by the Planning Commission March 8, 2016 be approved and the signatures of the proper officers of the Planning Commission be affixed thereto. (No improvements or monuments needed.)

MOVED BY Ms. Blackwell; SECONDED BY Ms. Dick.

IN FAVOR: Mondor, Gitnik, Askey, Blackwell, Dick, Pezzino

OPPOSED: None

CARRIED

Mr. Gastil reported that the 1st Affordable Housing Deliberative Democracy meeting was held last evening. We had 55 attendees and had a resource and expert panel. We learned a lot about how to make the process work. There are 4 more scheduled and we will share the information with you. The meetings are the same in content.

D. ADJOURNMENT:

5:15 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.