

CITY PLANNING COMMISSION

Minutes of the Meeting of July 26, 2016
Beginning at 2:05 p.m.

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

PRESENT OF THE STAFF: Layman, Hanna, Rakus, Kramer, Ray,
Saunders, Gandhi, Dash

AGENDA ITEMS COVERED IN THESE MINUTES

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

A. ACTION ON THE MINUTES

On a motion duly moved by Ms. Dick and seconded by Ms. Askey the minutes from the July 12, 2016 meeting were approved. Ms. Deitrick ABSTAINED.

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

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

- Letter from Pennsylvania AARP in support of the Complete Streets Policy.
- Letter from Pittsburgh Downtown Partnership in support of the Eighth and Penn Project.
- Letter from Pittsburgh Cultural Trust in support of the Eighth and Penn Project.

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

1. Hearing and Action: Project Development Plan #16-099, 955 Liberty Avenue, exterior renovations, GT-

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

Will Hopkins of Tai+Lee Architects gave an overview of the plans for exterior renovations and new residential units to 955 Liberty Avenue.

The project includes renovation of floors 2-4 for 9 residential units. Exterior renovations include a new roof for rear portion of the building, new cladding for the elevator and stair towers, new cladding, window, doors, and railings for the 4th floor rear façade, new downspouts, and the replacement of rooftop HVAC mechanical units.

The Chairwoman called for questions from the public, there being none, the Chairwoman called for comments from the Commission.

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 #16-099 filed by Tai+Lee Architects on behalf of the property owner, Sher Abodes LLC, for exterior renovations and new residential units at 955 Liberty Avenue, with the following condition:

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

MOVED BY Ms. Pezzino; SECONDED BY Ms. Askey

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

OPPOSED: None

CARRIED

2. Hearing & Action: Project Development Plan #16-094, 711-713 Penn Avenue, renovation and new construction

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

Kevin Wogstaff representing the applicant presented plans for the renovation of two existing structures and new construction of an 11 story addition with ground floor commercial and 135 dwelling units above, and parking below grade.

He showed photos of the existing conditions and reviewed the initial concept of the plans. Two of the buildings are historic and will be renovated accordingly. He addressed concerns presented at CDAP and all entrances will be handicap accessible. He also showed renderings of the plans including the outdoor café arrangement.

Ervin Redl, a light artist, is working with them to enhance the design once the building is completed.

They are currently at the LEED silver level but are not seeking certification and are in the process of developing the building envelope.

The applicant underwent a community process with the Pittsburgh Downtown Partnership and submitted letters of support from both parties.

The Chairwoman called for comments from the Public.

Brian Kurtz of the Pittsburgh Downtown Partnership 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. Deitrick asked why they did not pursue LEED.

Mr. Wogstaff stated that is the owners' decision. Sustainability is part of how things are done and the stamp of LEED approval is optional.

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 Project Development Plan No. 16-094, for the renovation of two existing structures and new construction of an 11-story addition with ground floor commercial and 135 dwelling units above, and parking below grade, based on the application filed by TREK Development on behalf McNally Bonn, LLC and Pittsburgh Trust for Cultural Resources, the property owners, with the following conditions:

1. Parking and transportation for the project, including analysis of loading/truck maneuvering, automobile and pedestrian analysis and parking management

plan, shall be reviewed and approved by the Zoning Administrator prior to an application for a building permit;

2. A final stormwater management plan shall be approved by City Planning prior to approval of an application for a building permit;

3. That final plans, elevations, and materials shall be reviewed and approved by the Zoning Administrator prior to approval of an application for a building permit; and

4. That a final landscaping plan shall be reviewed and approved by the Zoning Administrator prior to issuance of an occupancy permit.

MOVED BY Ms. Burton-Faulk;

SECONDED BY Ms. Deitrick

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

OPPOSED: None

CARRIED

3. Hearing & Action: Revised FLDP and PLDP #16-085, School House Electric, 206 N. Euclid, change of use and exterior renovations

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

David Tiffel of Moss Architecture presented on behalf of the URA for interior renovations, site work, and new uses at 206 North Euclid Avenue.

Emily Mitchell of the Urban Redevelopment Authority spoke about the site which is owned by the URA. Three parcels are known as the Mellon Orchards and to develop the two sites adjacent for a mixed unit development. The idea is to transform the highway to a two way highway with bicycle access and connect a few of the adjacent streets.

They hope to expand the greenspace and he showed a rendering of the site plan. There will be 21 parking spaces.

Schoolhouse Electric is looking to expand their Portland Location here in Pittsburgh. There will be office use upstairs and they would like to expand the outdoor plaza. The only changes will be to replace what is damaged. There is a loading dock on the back which they will maintain and use. Both entrances connect to the elevator. The retail entrance will be on the plaza side and he showed plans for the plaza. He showed renderings of the landscaping plans.

They presented the plans to ELDI and received their support.

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 asked if this will maximize affordable housing for the area.

Ms. Mitchell stated no, the other developments will maximize it.

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 No. 16-085, to renovate an existing four-story structure in accordance with the application and drawings submitted by Moss Architects, on behalf of the Urban Redevelopment Authority, 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 approved by City Planning prior to approval of an application for a building permit.

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

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

OPPOSED: None

CARRIED

application filed by BET Investments, on behalf of E. V. Bishoff, property owner, with the following conditions:

1. The applicant shall receive City Council approval for the Transfer of Development Rights;
2. The applicant shall submit a properly drawn legal instrument approval by the City Solicitor binding the Transfer of Development Rights, as per 910.01.D.1.

MOVED BY Ms. Askey;

SECONDED BY Ms. Dick

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

OPPOSED: None

CARRIED

5. Hearing & Action: C-807, Adoption of Complete Streets Policy

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

Ms. Saunders reviewed the proposed policy and reviewed the data they have collected and about 55% people drive to work and the purpose of this policy is to get multimodal imbalanced focus.

The policy is for all ages and any ability can use our streets and age in place.

She also reviewed the next steps which include an advisory committee to review implementation items, interim checklist, guidelines, zoning code research, stakeholder process, and concerns exception criteria.

The Chairwoman called for comments from the Public.

Eric Boerer of Bike Pittsburgh spoke in support of the policy.

Jim Price of Sustainable Pittsburgh spoke in support of the policy.

Breen Mastoria of Port Authority spoke in support of the policy.

Chis Sandvig of the Pittsburgh Investment Group spoke in support of the policy. He also shared a copy of the resolution adopted by the PCRG supporting this policy.

Courtney Elrichmen of CMU spoke in support of the policy.

Casey Satano spoke in support of the policy.

Molly Nickels of Pittsburghers for Public Transit spoke in support of the policy

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

Ms. Dick stated that she thinks paratransit vehicles should be part of this policy.

Ms. Saunders stated that they are working on the policy and it was just adopted by our Public Safety Department.

Mr. Gitnik asked if the text bolded in red was new content.

Ms. Saunders stated no. They believed that the paratransit component is inclusionary.

Mr. Gitnik asked about freight.

Ms. Saunders stated that there will be a plan for freight.

Mr. Gitnik asked if there is any way they can include the paratransit.

Mr. Layman stated yes that a condition can be added.

Ms. Deitrick stated that she was very impressed with the policy. She asked for more attention to be focused on the sidewalks. In distressed neighborhoods the sidewalks are impassable.

Ms. Saunders stated that there will be implementations to work on sidewalks. We will need to look at a system that will work well with the city's financial structure.

Ms. Deitrick stated that the aging statistics are inaccurate. Many of the cities today are younger than they were years ago. Please be clear with the data you must have the latest information.

Ms. Mondor asked if the Commission would represent them at City Council to include paratransit, freight, and sidewalks.

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 Adopt the Complete Streets Policy, Land Use Control File #C-807.

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

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

OPPOSED: None **CARRIED**

MOTION 2: That the Planning Commission of the City of Pittsburgh recommends approval of the Complete Streets Policy through a Resolution by City Council.

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

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

OPPOSED: None **CARRIED**

E. PLAN OF LOTS (See Attachment C.)

- 6. Fry-Keystone Street Plan of Lots, 5113 Keystone Street/5112 Natrona Way, 10th Ward - POSTPONED
- 7. Brehm-Madeya Subdivision Plan, 482 Sterling Street, 16th 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 Brehm-Madeya Subdivision submitted by Zachary Brehm dated June 10, 2016 and received by the Planning Commission on July 26, 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. Burton-Faulk; SECONDED BY Ms. Deitrick.

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

OPPOSED: None **CARRIED**

- 8. Eastgate Drive Subdivision Plan, East Hills Drive, 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 Eastgate Subdivision submitted by U-Pull and Pay LLC dated April 26, 2016 and received by the Planning Commission on July 26, 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. Burton-Faulk; SECONDED BY Ms. Deitrick.

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

OPPOSED: None **CARRIED**

