

CITY PLANNING COMMISSION

Minutes of the Meeting of October 4, 2016
Beginning at 2:00 p.m.

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

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

AGENDA ITEMS COVERED IN THESE MINUTES

<i>Item</i>	<i>Page No.</i>
1. Revised FLDP/PLDP #16-137, 5836 Penn Avenue, exterior renovations/uses	2
2. PDP #16-110, 201 Isabella Street, Alcoa High Wall Signs	
3. PDP & Amended MDP #16-028, 1 Allegheny Avenue, Carnegie Science Expansion	
4. PDP #16-143, Sproat Way and Casino Drive, Carnegie Parking Lot	
5. PDP #16-146, Casino Drive at Reedsdale Street, Carnegie Parking Lot	
6. PDP #16-144, 2545 Railroad Street, new construction office and parking	
7. Troiani Consolidation Plan, 2014-2026 Smallman Street, 2 nd Ward	
8. Mao Subdivision Plan, 5518 Black Street, 11 th Ward	
9. Fry-Keystone Plan of Lots, 5113 Keystone Street and 5112 Natrona Way, 11 th Ward	
10. Martin and AMP Realty Holdings Subdivision Plan (215 Elysian Street), 14 th Ward	
11. Alla Famiglia Lot Consolidation Plan, 804 Warrington Avenue, 18 th Ward	

Ms. Burton-Faulk chaired today's meeting and called the meeting to order. Ms. Burton-Faulk recognized the CMU students that are present to observe.

A. ACTION ON THE MINUTES

On a motion duly moved by Ms. Dietrick and seconded by Ms. Dick the minutes from the September 20th, 2016 meeting were approved.

B. CORRESPONDENCE

Ms. Burton-Faulk stated that the Commission was in receipt of no correspondence prior to the start of the meeting.

2. Hearing & Action: Project Development Plan #16-110, 201 Isabella Street, Alcoa High Wall Sign, DR-D

Mr. Layman made a presentation in accord with the attached staff report to erect two high wall signs to replace one high wall sign currently there on the same façade. They applied to the Zoning Board of Adjustment for a variance for the code requirement of only a single business name. The hearing was held on August 18, 2016 and a decision is expected to be issued this week. Mr. Layman read the staff recommended motion and conditions into the record. Mr. Layman said the applicant has a urgent need to have this processed which is why this is going ahead to the Planning Commission prior to the final decision be issued by the Zoning Board.

Shawn Gallagher, representing Alcoa, explained that November 1, 2016 will be the first day of Alcoa splitting into individual companies and they are attempting to have the approvals for the new signage in time for divide.

Boyd Bryant, Design Box, presented the proposed design.

The Chairwoman called for comments from the Public.

John Rohe, Gateway Towers resident, concerned about the skyline and requested that businesses be held to the Zoning Code and only one sign be placed per business.

David Demko, Scenic Pittsburgh, opposed to all high wall signs and stated that they are nothing more than advertising bill boards. Mr. Demko asked for a negative recommendation from the Commission.

Mark Fatla, Northside Leadership Conference, opposed to high wall signs. Stated that his comments had been submitted to the Zoning Board in writing.

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

Mr. Layman stated that the Commission is not being asked to approve a variance that is under consideration by the Zoning Board of Adjustment, the applicant did make a request to the Zoning Board and there was due process and it is under consideration. What the Commission is being asked at this time is based on the outcome of the Zoning Board's decision. They are the only group that can grant a variance to the Zoning Code. Mr. Layman said the Commission is being asked to approve a request for two signs subject to the outcome of the Zoning Board decision. In section 919 of the Zoning Code the prevue of the Commission in terms of review for high wall signs is for design review only.

Ms. Burton-Faulk thanked Mr. Layman.

Ms. Dietrick said that Mr. Fatla said he introduced correspondence and we don't have that. Mr. Fatla stated that it was sent to the Zoning Board and we will provide the Commission with a copy at a later date if they will leave the record

open. Mr. Gallagher asked that the record not be left open and he has a copy of the letter with him and they met with the conference to review the sign and they have agreed to the proposed conditions that will make it acceptable to the conference. They also advised the Zoning Board of that decision.

Mr. Gitnik asked if the Zoning Board approves this request it applies just to that project and if someone else wants to put up two signs they would also have to go to the Zoning. Mr. Layman said that is correct, if the board were to grant a variance it would establish with certainty that the single sign requirement is the requirement, otherwise they would not need a variance. A variance doesn't set precedence. Mr. Gitnik said he heard something that if they were to be granted a variance then the city will look at this to possibly change the ordinance. Mr. Layman said anyone can request a hearing at the zoning board when staff tells you no and there is land use case law that is taken into consideration. Mr. Gitnik said if the Zoning Board grants them a favorable outcome then we are only looking to see if it complies with the signage requirement. Mr. Layman said that as he stated before the role of the Commission in this instance is that of design reviewer.

Ms. Dietrick wanted to know why it didn't go to the Zoning Board in advance and is this vote being recorded to the Zoning Board and will it influence that in any way. Mr. Layman said no. Ms. Dietrick said she is still confused as to why it is before the Commission before the decision is rendered by the Zoning Board. Mr. Layman stated that it is a written decision, they applicant asked to try and maintain their schedule because of their clients schedule and while the decision is expected this week from the Zoning Board, if the Commission held this request then they were concerned with the two week delay. The Commission can either act on this or table it.

Mr. Gallagher asked that the Commission vote today if it is denied we don't need to be here and if it is approved we can move forward. Ms. Dietrick said that is what is confusing to her. Mr. Gallagher said they were on the schedule for the Commission earlier and that was when the determination was made that they needed a hearing. On November 1 Pittsburgh will be the focus of the split at Alcoa and it is a significant issue. Mr. Gitnik asked if they receive an unfavorable decision, Ms. Burton-Faulk said this is conditional and read the staff recommended motion and conditions into the record.

Mr. Gitnik asked the applicant if they are planning to appeal a decision. Mr. Gallagher said that would be up to ALCOA and feels that they made a strong legal argument in favor.

Ms. Burton-Faulk asked if the Commission was prepared to make the staff recommended motion. Ms. Dick made the motion, no one seconded the motion. The motion was then denied and a request was made for another motion.

MOTION: That the Planning Commission of the City of Pittsburgh approves the Project Development Plan No. #16-110, for the erection of two new high wall

signs at 201 Isabella Street based on the application and drawings filed by Boyd Bryant on behalf of Alcoa, property owner, with the following conditions:

1. All outcomes and conditions of the pending Zoning Board of Adjustment decision for this proposal shall be complied with prior to issuance of a sign permit; and
2. 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. Dick; SECONDED BY none

Ms. Dick withdrew the motion and the Chairwoman called for a new motion.

MOTION: Motion to table the application.

MOVED BY Mr. Gitnik; SECONDED BY Ms. Pezzino

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

OPPOSED: Ms. Dick **CARRIED**

3. Hearing & Action: PDP # Amended MDP #16-028, 1 Allegheny Avenue, Carnegie Expansion

Ms. Rakus made a presentation of projects 3, 4, and 5 in accord with the attached staff report. Ms. Rakus stated that the Carnegie Expansion is in the flood plain and they do not have a storm water management plan as yet. Ms. Rakus said this is also an amendment to their master development plan. The project has been reviewed by CDAP and staff design review twice due to design changes and suggestions by both.

Ms. Rakus said the second application is for a 459 space parking lot that is planned to be used as accessory for the science center and commercial parking. It was approved by the Zoning Board for various special exception requests. The use was limited for seven years. A transportation analysis has been requested.

The last application is for another parking lot that has 123 spaces that will be accessory for the science center and commercial parking. It was also reviewed and approved by the Zoning Board.

Ms. Rakus recommended approval of the proposal with staff recommended motion and conditions for all three.

Mr. Ben Kelley, Oxford Development, presented the application beginning with the parking lots.

Mr. Ron Bailey the Co-Director at the Carnegie Science Center spoke about the project and the reason.

Christopher Priss presented the parking demand and transportation study and addressed briefing concerns from the Commission.

Ryan Indovina, Indovina and Associates, presented the design of the expansion of the Science Center.

The Chairwoman called for comments from the Public concerning the first project, the Science Center expansion.

Glen Walsh, Friends of Zeus, concerned that the historic telescope from Buhl Planetarium has not yet been installed at the Carnegie Science Center as was promised in the past. Mr. Walsh provided written testimony.

Villian Lee, Riverlife, spoke in favor but would like an entrance on the riverside to make it accessible to the trail.

Mark Fatla, Executive Director Northside Leadership Conference, in favor, they have met with the community and addressed concerns raised by same.

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

Ms. Dietrick asked about Mr. Walsh's and Ms. Lee's concerns.

Mr. Kelly said in regard to Mr. Walsh's concerns the 2008 Master Plan has no language concerning the telescope and has not been contemplated since that time and is not part of the Planning Commission review of this project. Mr. Bailey said the telescope that was removed is a large telescope that they continue to maintain in storage. Today we have an active observatory on the rooftop with high end technology and computer driven that provides the type of experience that the older telescope provided in the days gone by. It was not included in this plan and recent technology renders it almost obsolete for education purposes.

Mr. Bailey said in regard to Riverlife, they take all of the comments and suggestions with interest and they have already begun to respond to some. Others have funding implications that may be addressed in the next phase.

Mr. Gitnik said on the landscape and planting plan, why was the trail size reduced going into your property if the intent is to make it welcoming. Mr. Kelley stated that the trail size is not being reduced. Mr. Gitnik showed on the rendering the area he meant. Mr. Kelley stated that some of the property is actually owned by the SEA and asked Mr. Indovina to comment. Mr. Indovina said the lowest trail would remain the same and dead end into the amphitheater and the upper piece will be enlarged.

Mr. Gitnik asked if the scrim will change color and Mr. Indovina said that will be changed by lighting and the variation of the holes in the panels. They are looking at options with LED lighting to see if it will changeable.

Ms. Dietrick asked if they had brought the materials that the Commission had requested at the briefing. Mr. Indovina said they did not bring any materials. Ms. Dietrick said she is still just a little concerned about it and asked them to go back to the slide of the building around the amphitheater and if it could be broken up. Mr. Indovina said that will be the affect with the panel structure and they will provide variation.

There being no more questions or comments from the Commission, the Chairwoman read the staff recommended motion into the record.

MOTION: That the Planning Commission of the City of Pittsburgh approves Project Development No. 16-028, for the expansion of the Carnegie Science Center, and amendment to the Master Development Plan, based on the application filed by Oxford Development Company on behalf of Carnegie Institute, property owner, with the conditions:

1. That final site plans and elevations shall be reviewed and approved by the Zoning Administrator prior to approval of an application for a building permit;
2. That a final landscaping plan shall be reviewed and approved by the Zoning Administrator prior to issuance of an occupancy permit;

4. Hearing & Action: PDP #16-143, 640 Casino Drive, Carnegie Parking Lot

The Chairwoman called for comments from the Public.

Allison Keating, Manchester resident, stated that the Carnegie Science Center did not meet with Manchester proper to her knowledge and stated that she is on the tree committee and was part of developing a tree master plan for the area. At the Zoning Board Hearing it was decided that their concerns were not valid and the Science Center does not have to pay the compliance fees for not placing trees which would amount to about \$55,000.00 which the neighborhood needs to plant more trees.

Mark Fatla, Executive Director Northside Leadership Conference, stated that their concerns have been addressed and they have expanded their planting strips and they urge the Commission's approval.

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

Ms. Dietrick asked about the concerns with the trees. Mr. Kelley said this went before the zoning board, currently there isn't any landscaping at the parking lot and the wish of the community groups in the area is to have this area developed and not have it remain a surface parking lot. The Science Center agrees with that and they have a sunset provision of seven years in which to pursue development possibilities. Mr. Kelley said they do not want to put in the substantial investment just to remove it in the future. Mr. Kelley said they do want to improve the conditions. Ms. Dietrick asked for staff comment since the city has many parking lots that have been waiting over seven years for development. Mr. Layman said this was an item before the Zoning Board of Adjustment and is not to be considered at this time.

There being no more questions or comments from the Commission, the Chairwoman read the staff recommended motion into the record.

MOTION: That the Planning Commission of the City of Pittsburgh approves Project Development Plan #16-143, for the use of 459 space surface parking lot based on the application filed by Oxford Development Company on behalf of Carnegie Institute, property owner, with the following conditions:

1. That final plans shall be reviewed and approved by the Zoning Administrator prior to approval of an application for an occupancy and/or building permit;
2. The transportation study shall be approved by the City's transportation staff prior to issuance of an application for occupancy permit and any required improvements must be addressed prior to issuance of the final certificate of occupancy;
3. The transportation study shall be approved by the City's transportation staff prior to issuance of an application for occupancy permit and any required improvements must be addressed prior to issuance of the final certificate of occupancy; and

6. Hearing & Action: Project Development Plan #16-144, 2545 Railroad Street, new construction office and parking

Mr. Layman made a presentation in accord with the attached staff report. Mr. Layman stated that this is the first project in the new Riverfront Overlay District. The project is a new 5 story office building with 103 parking stalls below ground and a surface parking lot. This project was also before the Zoning Board for a height variance, off-site parking and other issues. The hearing was on August 11, 2016 but the decision has not been finalized as yet so staff is recommending approval with their decision as a condition of approval. The project was also reviewed by staff design review and recommends were made for improvements to the riverfront side of the building. There is also a floodplain application that is currently under review. Mr. Layman read the staff recommended motion and conditions into the record.

Mr. Ben Kelley, Oxford Development, presented a PowerPoint presentation of the project and issued a copy of their statement of compliance. Mr. Kelley said they are targeting LEED certification. Mr. Kelley said there was a comment about storm water management and they have a net reduction in storm water runoff. All parking spaces are accessible and the exterior plaza and all amenities are accessible.

Mr. Kelley turned the presentation over to Richard Bambrach from UTW Architects and he presented the adjustments that were made based on recommendations from CDAP and staff.

Mr. Kelley stated that Oxford Development doesn't own access to the river but they are working with the owners to create a portion of a trail on the property out of crushed limestone. Mr. Kelley turned the presentation over to Chris Priss to present the traffic analysis portion of the presentation.

Chris Priss said they did an analysis of what was there before and what will be there now that shows it will provide minimal increase in traffic.

Mr. Kelly presented a letter of support from Neighbor's in the Strip.

The Chairwoman called for comments from the Public.

Vivian Lee, Riverlife, presented written testimony with possible suggestions.

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

Mr. Gitnik asked to see the view looking east and asked about the pergolas and they look like they were just added. Mr. Kelly said they are actually aluminum and custom materials. Mr. Gitnik said they aren't softened by any plantings and doesn't think it should be white, visually this side of the building is not inviting. This is the front of the building when you are on the river. Would also like to be able to better see the view of the river. Mr. Kelley stated that the river is 15 feet below grade and it is a commercial office building. It is difficult to design a building that doesn't have a rear. Access to the rear is a recent addition to the

site. Mr. Gitnik said the rear of the building doesn't seem inviting for employees to go out there and enjoy lunch. Mr. Kelley said it is transparent glass and the landscaping plan hasn't been developed fully as yet and they will look into adding more landscaping.

Ms. Dietrick asked if they have a picture or a view looking at the building from the river and Mr. Kelley said no. Ms. Dietrick said the color white looks so stark, you may want to sample other colors. Ms. Dietrick said do not underestimate the view from the river.

Mr. Kelley said there is one point that he would like to make concerning the trail area, they do not own the trail area, they are working with the property owner to make a trail. Mr. Kelley said they waiting also until their other buildings are complete to tie them all in.

There being no more questions or comments from the Commission, the Chairwoman read the staff recommended motion into the record.

MOTION: That the Planning Commission of the City of Pittsburgh approves Project Development Plan #16-144, for the new construction of a 5 story office building with and surface parking to the front and additional parking below grade, based on the application filed by Oxford Development on behalf Three Crossings Riverfront West, LP, the property owner, with the following conditions:

1. All outcomes and conditions of the pending Zoning Board of Adjustments decision for this development shall be compiled with prior to issuance of a building permit;
2. The transportation analysis 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;
3. A final Storm water Management Plan shall be approved by City Planning prior to approval of an application for a building permit;
4. A final Flood Plain Permit shall be approved by City Planning prior to approval of an application for a building permit;
5. That final plans, elevations, and materials shall address any conditions by the Zoning Board of Adjustment shall be reviewed and approved by the Zoning Administrator prior to approval of an application for a building permit; and
6. That a final landscaping plan shall be reviewed and approved by the Zoning Administrator prior to issuance of an occupancy permit.

MOVED BY Ms. Pezzino;

SECONDED BY Ms. Askey

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

OPPOSED: None

CARRIED

D. DIRECTOR'S REPORT

Director Gastil presented Pittsburgh Principals for Design and Planning to the Commission. Christine Brill a consultant for the design plan aided in the presentation. Director Gastil said he would send a copy of the presentation to the members and asked that they email him with any questions or suggestions.

E. ADJOURNMENT: 5:05 p.m.

Motion: Ms. Deitrick Second: Ms. Askey

All in favor.

APPROVED BY: Paul Gitnik, Esq.
SECRETARY

Attachments

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