

**CITY PLANNING COMMISSION**

Minutes of the Meeting of February 10, 2015  
Beginning at 2:00 p.m.

**PRESENT OF THE COMMISSION:** Chairwoman Christine Mondor, Valaw, Gitnik, Brown, Askey, Burton-Faulk, Blackwell

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

**AGENDA ITEMS COVERED IN THESE MINUTES**

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1. Hearing and Action: Residential Permit Parking, New District Oakland/Bloomfield, LL Zone	2
2. Hearing and Action: Project Development Plan #15-004, 330 Forbes Avenue, Point Park Playhouse	
3. Hearing and Action: Revised FLDP #07-67, 5807-45 Penn Avenue	
4. Brass Building Plan of Lots (3147 Penn Avenue), 6 <sup>th</sup> Ward	
5. Playhouse Consolidation Plan (Forbes Avenue and Wood Street), 1 <sup>st</sup> Ward	
6. Bridgeway Development Corporation Consolidation Plan No. 1 (Susquehanna Street), 13 <sup>th</sup> Ward	

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

**A. ACTION ON THE MINUTES**

Minutes from January 27, 2015 were held for two weeks for corrections.

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

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

- Letter from Eat’n Park in support of the Point Park Project
- Letter from Dollar Bank in support of the Point Park Project
- Letter from Pgh. History and Landmarks concerning the Point Park Project
- Letter from East Liberty Quarter Chamber of Commerce concerning the Penn Avenue Project

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

1. Hearing and Action: New Residential Permit Parking District LL – North Oakland/Bloomfield

Mr. Holloway made a presentation in accord with the attached staff report. Mr. Holloway stated that this will be a split permit parking zone and the request was based on residents have problems with commuter parking. Several surveys were done of the area and with 129 legal parking spaces, 84 of them were being used by non-residents. Mr. Holloway stated that there were community meetings and the residents circulated the petitions required for application. Mr. Holloway stated that there are six bus routes through this area and there is a public parking space at Centre and N. Craig Street and metered spaces. Mr. Holloway recommended a positive recommendation of the proposal to City Council. The two areas have requested different enforcement times and those are detailed in the recommended motion.

The Chairwoman called for comments from the Public.

Linda Houston, 737 Broughton Street, in favor of the program.

Doug Cronin, 600 Melwood Avenue, in favor of the program.

Janet Grzegorzcyk, 205 Morewood Avenue, in favor of the program.

Tatiana Logunova, 759 Broughton Street, in favor of the program.

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

Ms. Burton-Faulk commended Mr. Holloway on doing a thorough job in preparing this application.

Ms. Askey said that they are asking for different enforcement regulations and is that possible for one zone. Mr. Holloway stated because the area is split and the one section is isolated and cannot be connected to any other area, in the regulations they can have different enforcement hours and days.

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 gives a positive recommendation for the creation of this new RPPP zone. The residents want to have this new permit zone be enforced from 7 am to 7 pm with a 1-hour grace period. Melwood Avenue and Denver residents would like to have enforcement days be Monday through Friday. Morewood Avenue and Broughton Street residents would like to have enforcement days Monday through Saturday.



2. Hearing & Action: Project Development Plan # #15-004, 330 Forbes Avenue, Point Park Playhouse

Mr. Layman made a presentation in accord with the attached staff report and illustration. The demolition and deconstruction of three buildings was approved by the Planning Commission at the July 25, 2013 meeting with conditions regarding the reuse of the facades and those conditions are being met. The project has been to staff design review and CDAP and several changes have been made based on recommendations received from both reviews. A letter from CDAP is attached to the report.

The applicant is providing urban open space as required on the first and second levels. A signage plan is to be reviewed by staff. There is no parking requirement in the Golden Triangle district. The proposal has been reviewed by transportation planners at Public Works and Planning and they did not feel that a formal transportation plan was necessary. Loading operations will be reviewed and approved.

The applicant is unable to install underground retention tanks to meet storm water management requirements due to site constraints and has agreed to an alternative plan with the city in which \$94,000 will be contributed for future green infrastructure projects. Mr. Layman read the staff recommended motion and conditions to the Commission. Mr. Layman turned the presentation over to the applicant.

Mr. Elmer Buger, Architect for Point Park University, presented the project and history and the other members of the University staff to the Commission.

Elmer Burger, Westlake, Reed, and Leskosky presented the project and explained the deconstruction and reconstruction of the buildings.

The Chairwoman called for comments from the Public.

Jeremy Waldrup, Pittsburgh Downtown Partnership President, in favor of the development.

John Valentine, 320 Fort Duquesne Boulevard, Executive Director Pittsburgh Downtown Community Development, in favor of the development as a resident of the downtown neighborhood. Said the project is turning this area into a vibrant area. Mr. Valentine said that he spoke to an architect who said that this is the perfect marriage between preservation and development.

Karadvahi Rijubiba, Director of Public Affairs Pittsburgh History and Landmarks, in favor of the renovation and is pleased with their work. Mr. Rijubiba said Point Park University is a leader in Preservation and they have been involved in this project with them for over a year.

Melissa McSwiggen, 4131 Bigelow Boulevard, stated that Point Park has a track record with preservation but they should not be given a pass with the new theatre. The buildings are contributing buildings to the National Register of Historic Buildings which was expanded in May of 2013. The buildings were

targeted to be saved and re-used during Tom Murphy’s term as Mayor. Opposed to the demolition of the buildings. Stated that public money is being used to fund the project and Point Park has an obligation to follow Section 106 of the historic code.

Ellie Schmidlapp, 527 Cole Street, opposed and disappointed in the plan and lack of public process concerning the buildings. Feels that their plans should have been reviewed and approved by the Historic Review Commission of the City of Pittsburgh.

Mathew Holdon, President Preservation Pittsburgh, opposed. Stated that the plans fail to protect the buildings as buildings and offered an alternative by moving the facades to Fourth Avenue.

Duncan Hendricks, 166 Henderson Street, opposed. Challenges Point Park to release the studies to the public on the finances regarding the project.

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

Ms. Mondor thanked Point Park for having discussions in a transparent way.

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 #15-04, for new construction and renovation, based on the application and drawings filed by Point Park University, with the following conditions:

- a. Final construction drawings (including site plans, elevations, bike parking plans, etc.) shall be reviewed and approved by the Zoning Administrator prior to application for a structural building permit;
- b. The final site plan, including the final loading space size and placement, shall be reviewed and approved by the City’s traffic and transportation planners prior to application for a building permit; and
- c. The applicant shall work with the Zoning Administrator on a signage plan for the required open space to indicate it is open to the public, including on the second floor.

MOVED BY Ms. Valaw;

SECONDED BY Mr. Gitnik

IN FAVOR: Mondor, Valaw, Gitnik, Brown, Askey, Burton-Faulk, Blackwell

OPPOSED: None

**CARRIED**

3. Hearing & Action: Revised Final Land Development Plan #07-67, 5807-5845 Penn Avenue (Planned Unit Development District #13)

Ms. Rakus made a presentation in accord with the attached staff report. Ms. Rakus said the plan was approved in 2007 as a mixed use structure with commercial space on the first floor and dwelling units above in the AP District and the Zoning Code requires approval of the Planning Commission for any changes. Ms. Rakus said they are before the Commission today to ask for an approved list of uses. They have asked to use the first floor as a gym and a wider list of uses that match the UNC district which is adjacent to them. Ms. Rakus stated that this application will be for this site only and will not affect anything else in that AP zoning district. Ms. Rakus read the staff recommended motion. Ms. Rakus introduced the applicant.

Ken Joseph, the attorney for the property owner, spoke about the history of the project and the current zoning code uses in an AP district.

Jim Eby, Community Builders, 5819 Penn Avenue, said that when they started this project, there was a push to expand the main street of East Liberty and where asked to move the residential entrance to expand the commercial street level area. Mr. Eby was surprised to be limited on the uses of the commercial area.

Mr. Joseph stated that he just say the letter from East Liberty Quarter a little while ago and stated that the only approved uses for the site right now are: bank, grocery store, and restaurant. The East Liberty Quarter wants to take away the restaurant use which is approved now and Mr. Joseph said he doesn't feel that is appropriate. Mr. Joseph said they want to apply standards to this block that are not applicable anywhere else in the East Liberty core. Mr. Joseph said the neighbors wanted to extend the East Liberty shopping area. They have been trying to lease the area for several years now and this is the first time they have been able to get something going.

The Chairwoman called for comments from the Public.

Colette O'Leary, Urban Redevelopment Authority, and said that they have been involved since the inception. There are 54 residential units which leased immediately and commercial space and that has remained mostly vacant. Ms. O'Leary is in favor of the fitness center use of the building, the URA was also a lender in this project.

Alethea Sims, President Organized Residents of East Liberty and a resident of East Liberty Place North, there have been many uses of the building and she said she can't see a problem if someone rents the space for a use that will not put the upstairs in danger. Would like to see the area revitalized.

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

Mr. Gitnik said they seem to have a tenant for recreation but they are asking for the uses to be expanded to more than that use. Ms. Rakus said they are asking





