

CITY PLANNING COMMISSION

Minutes of the Meeting of September 29, 2015
Beginning at 2:00 p.m.

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

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

AGENDA ITEMS COVERED IN THESE MINUTES

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2. Project Development Plan #13-17, 123 North Highland Avenue, Artwork as a final condition	3
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5. Barry/Machi Subdivision Plan (3819 Mintwood Street), 6 th Ward	5
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7. Emerald-URA Consolidation Plan Part 1 (Village Road), 28 th Ward	6
8. S. 18 th Street Subdivision Plan (S. 18 th Street and Sarah Street), 17 th Ward	6
9. Birru Consolidation Plan of Lots (5420 Covode Street), 14 th Ward	7

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

A. ACTION ON THE MINUTES

None available.

B. CORRESPONDENCE

Ms. Mondor stated that the Commission was in receipt of no correspondence.

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

- 1. Hearing and Action: Project Development Plan #15-132, 1410 Smallman Street, High Wall Sign and exterior renovations

Ms. Rakus made a presentation in accord with the attached staff report for three high wall signs. The signs were reviewed under staff design review and had no issues with the ones on the north and east tower. The developer reduced the sign on the west tower to feel more comfortable with the size and placement. Ms. Rakus recommended approval of the proposal.

Todd Reidbord stated that this is a new Hilton Homewood Suites hotel and provided a PowerPoint presentation of the project.

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

Mr. Gitnik and Ms. Dietrick thanked them for following suggestions from staff.

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 #15-132, for the erection of three new high wall building identification signs on the hotel building located at 1410 Smallman Street, filed by Walnut Capital Management Inc. on behalf of Smallman Hotel Associates, LP, property owner, with the following condition:

- a. 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. Askey;

SECONDED BY Mr. Gitnik.

IN FAVOR:

Mondor, Gitnik, Askey, Burton-Faulk, Deitrick

OPPOSED:

None

CARRIED

2. Hearing & Action: Project Development Plan #13-17, approval conditions, 123 N. Highland Avenue

Ms. Rakus made a presentation in accord with the attached staff report. One of the conditions of approval of the hotel project on this site was that the applicant return to Planning Commission within one year for approval of a design element at the corner of N. Highland Avenue and Kirkwood. The Commission felt that activation was required at this corner and the condition has been extended several times.

The applicant has submitted an application for art work at this corner, staff and commission at briefing did express concerns that the artwork also include the pedestrian experience and they have made some changes.

Ms. Rakus recommended approval of the proposal with a condition that a letter be submitted that they will be responsible for the artwork.

Steve Meddleson, artist, presented the design. Happy with the changes that were requested by the Commission and the design will go to the street level highlighting local celebrities. Mr. Meddleson presented a letter stating that he is responsible for the designs, art work, and that the City of Pittsburgh is not responsible in any way.

The Chairwoman called for comments from the Public, there being none the Chairwoman called for questions and comments from the Commission members.

Ms. Deitrick asked about the way the standoffs are installed and Mr. Meddleson explained.

Mr. Gitnik said that he appreciated that they came back with a good design.

Ms. Mondor commended them for bringing in the local history and hoped that a plaque will be placed with the artists name at eye level.

Ms. Burton-Faulk expressed that she is pleased with the result

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 proposed artwork as activation element per the condition of Project Development Plan #13-17 related to the renovation and addition to three existing buildings into a 6-story hotel with the following condition:

D. **ADJOURNMENT:**
APPROVED BY:

2:40 p.m.
Paul Gitnik, Esq.
SECRETARY

Attachments

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