

**City of Pittsburgh**  
**Planning Commission**  
**Meeting Minutes**

*July 28, 2020 at 2:00pm, Meeting called to order by Chairwoman Christine Mondor*

In Attendance

Chairwoman Christine Mondor  
 Vice Chairwoman LaShawn Burton-Faulk  
 Secretary, Becky Mingo

Jennifer Askey  
 Sabina Deitrick  
 Dina (Free) Blackwell  
 Holly Dick  
 Rachel O-Neill

Staff Present

Corey Layman, Zoning Administrator  
 Andrew Dash, Director of City Planning  
 Kate Rakus, Principal Planner  
 Svetlana Ipatova, Recording Secretary

Anne Kramer  
 William Gregory  
 Kathleen Oldrey  
 Daniel Schepcke

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A. Approval of Minutes

On motion moved by Ms. Burton-Faulk and seconded by Ms. Blackwell, the minutes of the June 30, 2020 and July 14, 2020 meetings are approved.

B. Correspondence (See Attachment B)

The Commission is in receipt of the following correspondence:

**West Penn IMP**

Christina Howell, Bloomfield Development Corp.

Marcia and Rege Kraus

**First and Market Demos 18-PDP-00049 and 50**

Susan Headrick

Samuel Patti

Donald B. Formoso, Esq.

**USDOT RFP: Advanced Transportation and Congestion Management Technologies  
Deployment Initiative**

C. Michael Casper, The Larson Transportation Institute, The Pennsylvania State University

D. Development Reviews (See Attachment C for staff reports)

- 1. Hearing and Action  
DCP-ZDR-2020-03592, CMU Scaife Hall

Ms. Kramer made presentation in accordance with the attached staff report.

Mr. Bob Reppe from CMU presented proposed demolition plans and location of the new structures. Mr. Reppe informed that proposed uses in new facilities meet Zoning Code use requirements. Proposed area for new development is 85,000sq. ft. New primary entrance for university is proposed. Mr. Reppe presented landscape plans, contextual site diagram and materials palette to be used for building's façade. He also presented renderings with Arial view of proposed developments from different points and locations. In addition, Mr. Reppe provided a brief summary of community meetings held.

Mr. Steven Kieran presented sustainable strategies and energy analysis.

Mr. Pceliani explained storm water management overview.

Mr. Ben Monette introduced landscape plans and new entrance design.

There being no comments from the Public, Ms. Burton-Faulk called for questions and comments from the Commissioners.

Ms. Mingo asked the applicant to clarify some details for the site elevation plans.

There being no more comments from Commissioners, Ms. Burton-Faulk called for the Motion.

MOTION:

That the Planning Commission of the City of Pittsburgh **APPROVES** the application for PDP No. DCP-ZDR-2020-03592 filed by Carnegie Mellon University, the property owner, for demolition of the existing building, Scaife Hall, and for construction of a new building with associated site work within the Educational Medical Institutional Zoning district and the Steep Slopes Overlay with the following conditions:

- 1. All measures recommended in the applicants' geotechnical report shall be implemented
- 2. An on-site arborist shall coordinate with the Department of Permits Licenses and Inspections and throughout construction impacting the steep slopes
- 3. The final construction plans including site plans, elevations, landscape plan, and stormwater management plan shall be reviewed and approved by the Zoning Administrator prior to issuing the final Record of Zoning Approval.

MOVED BY: Ms. Dick

SECONDED BY: Ms. Blackwell

IN FAVOR: Blackwell, Burton-Faulk, Deitrick, Dick, O'Neill, Askey, Mingo

RECUSED: Mondor

OPPOSED:

## MOTION CARRIED

## 2. DCP-ZDR-2019-07652, 2647 Penn Ave

Mr. Gregory made presentation in accordance with the attached staff report.

Mr. Ryan Indovina, architect, introduced project location and details. New multi family structure will include 46 residential units, proposed building height is 5/6 stories and 61/72ft. Mr. Indovina presented storm water management plan, energy performance, floor plans, and parking on site. He also presented photographs of surrounding area, elevation renderings, façade material palette and parking screening.

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

Ms. Dick asked to clarify ratio of proposed windows to walls area.

Ms. Mingo asked about situation with the proposed large wall adjacent to the residential site and any contacts with this property owner.

There being no more comments from the Commissioners, the Chairwomen called for the motion.

## MOTION:

That the Planning Commission of the City of Pittsburgh **APPROVES** the application for PDP No. DCP-ZDR-2019-07652 filed by Indovina Architects, on behalf of SOLARA VENTURES VII LLC, the property owner, for construction of a new building within the RIV-IMU Zoning District with the following condition:

1. The final construction plans including site plans, elevations, landscape plan, and stormwater management plan shall be reviewed and approved by the Zoning Administrator prior to issuing the final Record of Zoning Approval.

MOVED BY: Ms. O'Neill

SECONDED BY: Ms. Askey

IN FAVOR: Blackwell, Burton-Faulk, Dick, O'Neill, Askey, Mingo, Mondor

ABSTAIN: Deitrick

RECUSED:

OPPOSED:

## MOTION CARRIED

## 3. DCP-MPZC-2019-00075, West Penn Hospital Institutional Master Plan

Ms. Rakus made presentation in accordance with the attached staff report.

Ms. Dusty-Elias from Reed Smith introduced the project.

Mr. Ron Andro from West Penn Hospital presented Master Plan objectives.

Current organization plans are to provide changes to the next 10years. This include increase the number of physicians, hospital beds, expansion of utility plants and phases of parking expansion. Mr. Andro also presented 25year development envelope that includes adding stories to existing structures, and Liberty St and Gross St renovations.

Mr. Andro provide summary of community groups involvement in proposed site development.

Ms. Cynthia Jampole, traffic specialist summarized her analysis for traffic study and recommended pedestrian improvement.. New street signage and signal will be installed.

Ms. Melanie Harris introduced environmental and sustainability goals.

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

Ms. Mondor informed that correspondence came concerning proposed plans to improve streets intersection and asked for clarification. Also, she recommended to redesign buildings heights and additional stories at frontage. Ms. Mondor asked to clarify how is proposed to handle traffic on Gross Street.

Ms. Mingo had a question about a proposed location for helicopter traffic. There being no more comments from the Commissioners, the Chairwomen called for the motion.

MOTION:

That the Planning Commission of the City of Pittsburgh **Recommends Approval** to City Council the Institutional Master Plan prepared and submitted by West Penn Hospital dated July 14, 2020 with the following conditions:

1. For the proposed medical office building in the 10 year development envelope, a 15 foot minimum sidewalk width shall be provided on South Millvale Avenue. If the sidewalk width is not possible in the public right of way, the building shall be set back to accommodate the 15 foot sidewalk.
2. For the hospital building in the 10-year development envelope, a 20-foot minimum sidewalk width shall be provided on Liberty Avenue between South Mathilda Street and South Millvale Avenue. If the sidewalk width is not possible in the public right of way, the building shall be set back to accommodate the 20 foot sidewalk.
3. For the hospital building in the 10 year development envelope, only 80 percent of the building may be at the minimum 20 foot sidewalk width on Liberty Avenue. The 20 percent of the building that is set back shall be designed to break down the building scale and ensure a comfortable pedestrian realm.

MOVED BY: Ms. Blackwell

SECONDED BY: Ms. Burton-Faulk

IN FAVOR: Blackwell, Burton-Faulk, Dick, Askey, Mondor, Deitrick

RECUSED: O'Neill

OPPOSED: Mingo

MOTION CARRIED

D. Plan of Lots

4. DCP-LOT-2020-00550, Round House Subdivision

Mr. Schepcke made presentation in accordance with the attached staff report.

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

There being no comments from the Commissioners, the Chairwoman called for the Motion.

MOTION:

**Round House Subdivision**, 15th Ward, City of Pittsburgh, County of Allegheny, received by the Planning Commission on July 28, 2020, **BE APPROVED and the**

**signatures of the proper officers of the Planning Commission be affixed thereto.**  
(No improvements or monuments needed.)

MOVED BY: Ms. Mingo                      SECONDED BY: Ms. Askey

IN FAVOR: Blackwell, Burton-Faulk, Dick, Askey, Mondor, Deitrick, O'Neill, Mingo  
RECUSED:  
OPPOSED:

MOTION CARRIED

- 5. DCP-LOT-2020-00583, 8 Roselawn Terrace, Squirrel Hill North

Mr. Schepcke made presentation in accordance with the attached staff report.

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

There being no comments from the Commissioners, the Chairwoman called for the Motion.

MOTION:

**8 Roselawn Terrace Consolidation**, 14th Ward, City of Pittsburgh, County of Allegheny, received by the Planning Commission on July 28, 2020, **BE PRELIMINARILY APPROVED AND SCHEDULED FOR FINAL REVIEW ON August 11, 2020.**

MOVED BY: Ms. Blackwell                      SECONDED BY: Ms. Askey

IN FAVOR: Blackwell, Burton-Faulk, Dick, Askey, Mondor, Deitrick, O'Neill, Mingo  
RECUSED:  
OPPOSED:

MOTION CARRIED

- 6. DCP-LOT-2020-00412, 166 43<sup>rd</sup> Street, Central Lawrenceville

Mr. Schepcke made presentation in accordance with the attached staff report.

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

There being no comments from the Commissioners, the Chairwoman called for the Motion.

MOTION:

**166 43<sup>rd</sup> Street**, 9th Ward, City of Pittsburgh, County of Allegheny, received by the Planning Commission on July 28, 2020, **BE APPROVED and the signatures of the proper officers of the Planning Commission be affixed thereto.** (No improvements or monuments needed.)

MOVED BY: Ms. Mingo                      SECONDED BY: Ms. Askey

IN FAVOR: Blackwell, Burton-Faulk, Dick, Askey, Mondor, Deitrick, O'Neill, Mingo  
RECUSED:  
OPPOSED:

MOTION CARRIED

- 7. DCP-LOT-2020-00592, Fulton and Warner, Manchester  
Mr. Schepke made presentation in accordance with the attached staff report.

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

There being no comments from the Commissioners, the Chairwoman called for the Motion.

MOTION:

**Fulton and Warner Consolidation**, 21st Ward, City of Pittsburgh, County of Allegheny, received by the Planning Commission on July 28, 2020, **BE APPROVED and the signatures of the proper officers of the Planning Commission be affixed thereto.** (No improvements or monuments needed.)

MOVED BY: Ms. Dick                      SECONDED BY: Ms. Mingo

IN FAVOR: Blackwell, Dick, Askey, Mondor, Deitrick, O'Neill, Mingo  
RECUSED: Burton-Faulk  
OPPOSED:

MOTION CARRIED

- 8. DCP-LOT-2020-00444, Keystone Street, Upper Lawrenceville  
Mr. Schepke made presentation in accordance with the attached staff report.

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

There being no comments from the Commissioners, the Chairwoman called for the Motion

MOTION:

**Keystone Street Consolidation**, 10th Ward, City of Pittsburgh, County of Allegheny, received by the Planning Commission on July 28, 2020, **BE APPROVED and the signatures of the proper officers of the Planning Commission be affixed thereto.** (No improvements or monuments needed.)

MOVED BY: Ms. Mingo                      SECONDED BY: Ms. Askey

IN FAVOR: Blackwell, Burton-Faulk, Dick, Askey, Mondor, Deitrick, O'Neill, Mingo  
RECUSED:  
OPPOSED:

MOTION CARRIED

- 9. DCP-LOT-2020-00506, 209 Alpine Ave, Central Northside  
Mr. Schepke made presentation in accordance with the attached staff report.

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

There being no comments from the Commissioners, the Chairwoman called for the Motion

MOTION:

**209 Alpine Avenue Subdivision**, 25th Ward, City of Pittsburgh, County of Allegheny, received by the Planning Commission on July 28, 2020, **BE APPROVED and the signatures of the**

**proper officers of the Planning Commission be affixed thereto.** (No improvements or monuments needed.)

MOVED BY: Ms. Mingo

SECONDED BY: Ms. Askey

IN FAVOR: Blackwell, Burton-Faulk, Dick, Askey, Mondor, Deitrick, O'Neill, Mingo

RECUSED:

OPPOSED:

MOTION CARRIED

10. DCP-LOT-2020-00564, Smallman and 28<sup>th</sup> , Strip District  
Mr. Schepke made presentation in accordance with the attached staff report.

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

There being no comments from the Commissioners, the Chairwoman called for the Motion

MOTION:

**28<sup>th</sup> and Smallman Consolidation**, 6th Ward, City of Pittsburgh, County of Allegheny, received by the Planning Commission on July 28, 2020, **BE APPROVED and the signatures of the proper officers of the Planning Commission be affixed thereto.** (No improvements or monuments needed.)

MOVED BY: Ms. Mingo

SECONDED BY: Ms. Askey

IN FAVOR: Blackwell, Burton-Faulk, Dick, Askey, Mondor, Deitrick, O'Neill, Mingo

RECUSED:

OPPOSED:

MOTION CARRIED

E. Director's Report

Director Dash reported the following:

Planning Department is in process of developing a new on line platform that could be ready in two weeks. This platform will help to engage clients and residents in City of Pittsburgh planning process.

F. Adjournment

Motion to adjourn made by Ms. Dick and seconded by Ms. O'Neill. The meeting adjourned at 5pm.

Approved by: Becky Mingo, Secretary

Disclaimer

The official records of the Planning Commission's meetings are the Minutes of the Meetings approved by the Commission's Secretary, Becky Mingo. 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.