City of Pittsburgh
Planning Commission
Meeting Minutes

October 13, 2020 2:00pm Meeting called to order by LaShawn Burton-Faulk.

In Attendance
Vice Chairwoman LaShawn Burton-Faulk
Secretary, Becky Mingo

Jennifer Askey
Rachel O’Neill
Dina (Free) Blackwell
Holly Dick

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 Scheppke

Index

<table>
<thead>
<tr>
<th>Item</th>
<th>Page Number</th>
</tr>
</thead>
<tbody>
<tr>
<td>1. DCP-ZDR-2020-06071, 425 Cinema Drive, Renovation and New Construction</td>
<td>2</td>
</tr>
<tr>
<td>2. DCP-ZDR-2020-06058, Frick Park Extension, New Construction</td>
<td>2</td>
</tr>
<tr>
<td>3. DCP-ZDR-2020-08370, 700 2ND Avenue, New Construction</td>
<td>3</td>
</tr>
<tr>
<td>4. DCP-LOT-2020-01063, 1532 Marguis Way, California-Kirkbride, minor</td>
<td>4</td>
</tr>
<tr>
<td>5. DCP-LOT-2020-00652, 201 Taylor Consolidation, Bloomfield, minor</td>
<td>4</td>
</tr>
<tr>
<td>7. DCP-LOT-2020-01080, Reddour Street, Central Northside, minor</td>
<td>5</td>
</tr>
<tr>
<td>8. DCP-ZDR-2020-00822, 2517 Penn Ave, Strip District, minor</td>
<td>6</td>
</tr>
</tbody>
</table>

A. Approval of Minutes
On motion moved by Ms. Dick and seconded by Ms. Blackwell, the minutes of the September 29, 2020 meeting are approved.

B. Correspondence (See Attachment B)
The Commission is in receipt of the following correspondence:

**DCP-LOT-2020-01005**
Steve Regan, on behalf of Kamin Penn Ave Restaurant, LLC

**DCP-ZDR-2020-03908 304 Jumonville**
Marimba Milliones President and CEO, Hill District CDC
Dr. Brittany McDonald, Executive Director, Uptown Partners of Pittsburgh

**DCP-ZDR-2020-08370, 700 2nd Avenue**
Rick Topping, Ceeva, Inc, Vice President
DCP-ZDR-2020-06071 Cinema Drive  
Barbara Rudiak, President, South Side Community Council

DCP-HN-2020-00705 Mellon Park Historic Nomination  
Christine Fulton

C. Development Reviews (See Attachment C for staff reports)  
1. Hearing and Action  
DCP-ZDR-2020-06071, 425 Cinema Drive, Renovation and New Construction

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

Ms. Tabitha Darko, application architect, presented project description, site location, photos of existing structure from different point of view, floor plans and elevation plans. She also explained that proposal includes removal of small canopy, installation of clear glass system and create patio area for social gathering, sightlines to screen mechanical units.  
Ms. Darko informed PC members about exterior materials palette proposed, construction management plans and community meetings held. Community Council provided support letter for proposed project.

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

Ms. Mingo asked the architect about the existing and proposed signage for subject building. There being no more comments from the Commissioners, the Vice Chairwoman called for the Motion.

MOTION:  
That the Planning Commission of the City of Pittsburgh APPROVES the application for Final Land Development Plan No. DCP-ZDR-2020-06071 filed by HOK, on behalf of PITTSBURGH -SSW2 NOTE OWNER, the property owner for the interior and exterior renovations to an existing three story structure, with the following condition:

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

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

IN FAVOR: Mingo, Dick, Burton-Faulk, O’Neill, Blackwell, Askey
RECUSED: 
OPPOSED: 

MOTION CARRIED

2. DCP-ZDR-2020-06058, Fisk Park Extension, New Construction

Ms. Kramer made presentation in accordance with the attached staff report.
Mr. Dan McDowell from LAQUATRABONCI explained project details about the site location, presented maps, masterplan of land area, photos of existing site conditions. He also presented renderings for proposed open spaces, trellises, new pavilion for public, active area for kids, and planting plans. Mr. McDowell informed that all new items, furniture and other materials would be consistent with current park conditions.

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

Ms. Dick asked the applicant about some planting details.

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

**MOTION:**
That the Planning Commission of the City of Pittsburgh APPROVES the Final Land Development Plan ZDR-2020-06058, for new construction of a park between Parkview Shelbourne Lane in accordance with the application and drawings filed by La Quatra Bonci, on behalf of the property owner, the Urban Redevelopment Authority, property owner, with the following condition:

1. The Art Commission shall issue approval of the final design approval prior to issuance of the Record of Zoning Approval (ROZA).

MOVED BY: Ms. Dick SECONDED BY: Ms. O’Neill

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

RECURSED:

OPPOSED:

MOTION CARRIED

3. DCP-ZDR-2020-08370, 700 2ND Avenue, New Construction.

Mr. Gregory made presentation on accordance with the attached staff report. Ms. Linda Metropulos made introduction to the project.

Mr. Nick Doicher, architect, presented proposed use, floor plans, elevation plans and parking access to the new building. He explained about all services that will be provided for homeless people on site. Mr. Doicher also presented exterior materials and landscape materials for future structure.

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

Ms. Mingo asked to clarify how the applicant plans to have bike storage for tenants and other operational details on site considering the unique use of building.

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

**MOTION:**
That the Planning Commission of the City of Pittsburgh APPROVES the application for Project Development Plan No. DCP-ZDR-2020-08370 filed by DLA+ Architects on behalf of CITY OF PITTSBURGH, the property owner for the new construction of five story structure, with the following conditions:

1. The final construction plans, including site plans, elevations, and landscape plan, shall be reviewed and approved by the Zoning Administrator prior to issuing the final Record of Zoning Approval.
2. The required Stormwater Management Plan shall be approved prior to issuing the final Record of Zoning Approval.
3. The applicant shall obtain all necessary approvals from the Department of Mobility and Infrastructure (DOMI).

MOVED BY: Ms. O’Neill SECONDED BY: Ms. Mingo

IN FAVOR: Mingo, Dick, Burton-Faulk, O’Neill, Blackwell, Askey
RECUSED:
OPPOSED:

MOTION CARRIED

D. Plan of Lots
4. DCP-LOT-2020-01063, 1532 Marguis Way, California-Kirkbride

Mr. Scheppke made presentation in accordance with the attached staff report. There being no comments from the Public, the Vice Chairwoman called for questions and comments from the Commissioners.

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

MOTION:
1532 Marquis Way Subdivision, 25th Ward, City of Pittsburgh, County of Allegheny, received by the Planning Commission on October 13, 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. Blackwell SECONDED BY: Ms. Dick

IN FAVOR: Mingo, Dick, Burton-Faulk, O’Neill, Blackwell, Askey
RECUSED:
OPPOSED:

MOTION CARRIED

5. DCP-LOT-2020-00652, 201 Taylor Consolidation, Bloomfield

Mr. Scheppke made presentation in accordance with the attached staff report. There being no comments from the Public, the Vice Chairwoman called for questions and comments from the Commissioners.
There being no comments from the Commissioners, the Vice Chairwoman called for the Motion.

MOTION:  
**201 Taylor Consolidation**, 9th Ward, City of Pittsburgh, County of Allegheny, received by the Planning Commission on October 13, 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. Blackwell    SECONDED BY: Ms. Dick

IN FAVOR: Mingo, Dick, Burton-Faulk, O’Neill, Blackwell, Askey
RECUSED:
OPPOSED:

MOTION CARRIED

6. DCP-LOT-2020-01098, 606 Grandview Ave, Mount Washington

Mr. Scheppke made presentation in accordance with the attached staff report. There being no comments from the Public, the Vice Chairwoman called for questions and comments from the Commissioners.

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

MOTION:  
**Grandview Avenue Consolidation**, 19th Ward, City of Pittsburgh, County of Allegheny, received by the Planning Commission on October 13, 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. Blackwell    SECONDED BY: Ms. Dick

IN FAVOR: Mingo, Dick, Burton-Faulk, O’Neill, Blackwell, Askey
RECUSED:
OPPOSED:

MOTION CARRIED

7. DCP-LOT-2020-01080, Reddour Street, Central Northside

Mr. Scheppke made presentation in accordance with the attached staff report. There being no comments from the Public, the Vice Chairwoman called for questions and comments from the Commissioners.

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

MOTION:  
**1223 Reddour Street**, 22nd Ward, City of Pittsburgh, County of Allegheny, received by the Planning Commission on October 13, 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. Blackwell      SECONDED BY: Ms. Dick
IN FAVOR: Mingo, Dick, Burton-Faulk, O'Neill, Blackwell, Askey
RECUSED: 
OPPOSED: 

MOTION CARRIED

8. DCP-ZDR-2020-00822, 2517 Penn Ave, Strip District, minor

Mr. Scheppke made presentation in accordance with the attached staff report. 
There being no comments from the Public, the Vice Chairwoman called for questions and comments from the Commissioners.

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

MOTION:
2517 Penn Avenue Consolidation, 2nd Ward, City of Pittsburgh, County of Allegheny, received by the Planning Commission on October 13, 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. Blackwell      SECONDED BY: Ms. Dick
IN FAVOR: Mingo, Dick, Burton-Faulk, O'Neill, Blackwell, Askey
RECUSED: 
OPPOSED: 
MOTION CARRIED

E. **Director’s Report**
   • No report.

F. **Adjournment**
   Motion to adjourn made by Ms. O’Neill and seconded by Ms. Askey. The meeting adjourned at 3:36pm.

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.