City of Pittsburgh
Planning Commission
Meeting Minutes

April 6, 2021 2:20pm, 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
Fred Brown
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 Scheppke
Kevin Kunak
Christopher Corbett

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A. Approval of Minutes
On motion moved by Ms. Dick and seconded by Ms. Askey, the minutes of the March 9, 2021 meeting are approved.

On motion moved by Ms. Dick and seconded by Ms. Mingo, the minutes of the March 23, 2021 meeting are approved.

B. Correspondence (See Attachment B)

The Commission is in receipt of the following correspondence:

DCP-MPZC-2019-00675 University of Pittsburgh Institutional Master Plan
- Scott Bricker, Executive Director, Bike Pittsburgh

Lawrenceville Inclusionary Housing Zoning Overlay Amendment
In favor:
- Andrew Twigg
- Jesse Perkins
- Kimberly Sarah Koenig
- Cgrebiner
- Patrick Rice
- Lizzie Anderson
- Rona Chang
- Linda Nerkowski
- Lukas Truckenbrod
- Rachel Dingfelder
- Amber Thompson
- Sean Carroll
- Sydney Duncan Litts
- Kirsten Loew-Rebel
- Dave Breingan, Executive Director, Lawrenceville United
- Larry Swanson, Executive Director, Action Housing c/o LU letter
- Richard Swartz, Executive Director, Bloomfield Garfield Corporation c/o LU letter
- Monica Ruiz, Executive Director, Casa San Jose, c/o LU letter
- Kevin Quisenberry, Community Justice Project, c/o LU letter
- Ed Nusser, Executive Director, City of Bridges CLT, c/o LU letter
- Carol Hardeman, Executive Director, Hill District Consensus Group, c/o LU letter
- Aaron Sukenik, Executive Director, Hill Top Alliance, c/o LU letter
- Jordan Golin, President & CEO, Jewish Family and Community Services, c/o LU letter
- Ann Sanders, Policy Advocate, Just Harvest, c/o LU letter
- Mark Masterson, Executive Director, Northside Community Development Fund, c/o LU letter
- Pittsburgh Commission on Human Relations, c/o LU letter
- Marcia Bandes, Chairwoman, Pittsburgh for CEDAW, c/o LU letter
- Brian Magee, CEO, PUMP, c/o LU letter
- Robert Damewood, Staff Attorney, Regional Housing Legal Services, c/o LU letter
- Aweys Mwaliya, Executive Director, Somail Community in Pittsburgh, c/o LU letter
C. Development Reviews (See Attachment C for staff reports)

Hearing and Action

1. DCP-ZDR-2020-09488, 3300 Preble Avenue

Mr. Gregory made presentation in accordance with the attached staff report. Mr. Ed Roethlein presented location map, uses proposed for the lot, site master plan, elevation plans and site context photos. He also explained exterior materials will be used for new building.

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:
That the Planning Commission of the City of Pittsburgh APPROVES the Project Development Plan DCP-ZDR-2020-09488 at 3300 Preble Avenue based on the application filed by Whitman, Requardt & Associates, LLP on behalf of ALLEGHENY COUNTY SANITARY AUTHORITY (ALCOSAN), the property owners, with the following condition: 1. The final construction plans, including site plans and elevations be reviewed and approved by the Zoning Administrator prior to issuing the final Record of Zoning Approval.

MOVED BY: Ms. Dick SECONDED BY: Ms. Askey

IN FAVOR: Mingo, Dick, Burton-Faulk, Deitrick, Mondor, Brown, Askey, Blackwell
ABSTAINED: 
OPPOSED:

MOTION CARRIED

2. DCP-ZDR-2020-09718, South Side Works Town Square
Ms. Kramer made presentation in accordance with the attached staff report.
Ms. Teresa Bucco from AE7 architects made application introduction, public space program proposed, public space map, areal site plan and elevations. Ms. Bucco explained changes made to the project since last PC meeting. In addition, she introduced color pallets and site details.

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: That the Planning Commission of the City of Pittsburgh APPROVES Final Land Development Plan and associated minor amendments to the Project Land Development Plan, case DCP-ZDR-2020-09718 for renovation of parcel 29-J-70 for demolition of existing structures and new constructions for continued use as Plaza (open space) based on the application filed by Red Swing Group on behalf of URBAN REDEVELOPMENT AUTHORITY OF PITTSBURGH, the property owners, with the following conditions:

1. The stormwater Management Plan shall be reviewed and approved by the Zoning Administrator prior to issuing the Record of Zoning Approval; and

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

MOVED BY: Ms. Blackwell    SECONDED BY: Ms. Burton-Faulk

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

ABSTAINED: 

OPPOSED: 

MOTION CARRIED

3. DCP-ZDR-2020-04557, South Side Works Dog Park

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

Ms. Teresa Bucco from AE7 architects presented public space program, site map, existing and proposed site plan, context views, and landscaping plan. Ms. Bucco provided information regarding kiosks design, materials, renderings, and site elements proposed.

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: That the Planning Commission of the City of Pittsburgh APPROVES Final Land Development Plan and associated minor amendments to the Project Land Development Plan, case DCP-ZDR-2020-04557 for renovation of parcel 29-J-105 for use as a dog park and café (restaurant and retail, limited) based on the application filed by Red Swing Group on behalf of URBAN REDEVELOPMENT AUTHORITY OF PITTSBURGH, the property owners, with the following conditions:

1. The stormwater Management Plan shall be reviewed and approved by the Zoning Administrator prior to issuing the Record of Zoning Approval; and

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

MOVED BY: Ms. Dick SECOND BY: Ms. Deitrick

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

OPPOSED:

MOTION CARRIED

4. Lawrenceville Inclusionary Housing Zoning Overlay Amendment

Mr. Dash made introduction to the Amendment and some overview of Department work done to date. Mr. Dash explained the need to make The Amendment permanent for Lawrenceville area.

Mr. Corbett provided additional information regarding public process, affordable prices and medium income statistic for the Lawrenceville.

Mr. Dash requested from the commissioners to support positive recommendation to move the Amendment for City Council review.

Chairwoman called for questions and comments from the public.

Ms. Nancy Gipport, Lawrenceville resident, supported the Amendment and proposed to increase the number of affordable units’ from 10% to 15%.

Ms. Heather Sage, resident, supported proposal and suggestion to increase units to 15%.
Ms. Deborah Gross, City Council, supported proposal to make the Amendment permanent for Lawrenceville and increase the number of new constructed units for affordable housing.
Representative from Pittsburgh Community PGRG, Mr. Dave Breingan from Lawrenceville United, Ms. Helen Gerhardt from Lawrenceville United, Ms. Niki Hunter and Ms. Beth Reiners from Lawrenceville State Holders supported positive recommendation to make Amendment permanent and increase the number of affordable units.

Lauren Conley from Law Corporation, Megan Conferheman, Alan Lewandowsky, Katie Mcanley from Local Affordable Housing, and Corey Spicci also supported proposal to increase the number of new build affordable units to 15%.
Sarah Hotner, Leah McKown, Sam Spearing from Bloomfield Development Corporation and Jonathan Kline stated in favor of positive recommendation to City Council.

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

Ms. Mondor asked planning staff to clarify change of legislation for the amendment.
Ms. O’Neill questioned some clarification on expansion of current legislation.
Ms. Deitrick requested more details on eligibility, managers training, other amendment criteria’s and restrictions.
Ms. Mingo had questions regarding dollar amount compensation, and resale of affordable residence.

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

**MOTION:**
That the Planning Commission of the City of Pittsburgh **Recommends Approval** to City Council of the Zoning Code Amendment to remove the Interim Planning Overlay-6 and to create the Inclusionary Zoning Overlay District (IZ-O) for Lawrenceville in Zoning Code Section 907.04.A. with the following condition;
2nd motion is to recommend to City Council that the following actions be taken City Planning Staff prior to and advised by the HR and A study to investigate and further study:

- accessibility
- resale price for sale housing
- auditing
- and eligibility
- centralized or decentralized or professionalized management
- an increase of 15% or more in lieu of 10 %
- and the changing of certain terms with the legislation to reflect market conditions 1.
MOVED BY: Ms. Mingo        SECONDED BY: Ms. Blackwell
IN FAVOR: Mingo, Dick, Burton-Faulk, Deitrick, Mondor, Askey, Blackwell, O’Neill
ABSTAINED: 
OPPOSED: 

MOTION CARRIED

D. Plan of Lots
   5. DCP-LOT-2021-00427, Greenfield Avenue, major consolidation, Greenfield

Mr. Scheppke 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:
Greenfield Avenue Consolidation, 15th Ward, City of Pittsburgh, County of Allegheny, received by the Planning Commission on April 6, 2021, BE PRELIMINARILY APPROVED AND SCHEDULED FOR FINAL REVIEW ON APRIL 20, 2021.

MOVED BY: Ms. Askey        SECONDED BY: Ms. O’Neill
IN FAVOR: Mingo, Dick, Burton-Faulk, Deitrick, Mondor, Askey, Blackwell, O’Neill
ABSTAINED: 
OPPOSED: 

MOTION CARRIED

6. DCP-LOT-2021-00359, Pittsburgh Hippodrome, lot line revision, Polish Hill

Mr. Scheppke 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:
Pittsburgh Hippodrome Lot Line Revision, 6th Ward, City of Pittsburgh, County of Allegheny, received by the Planning Commission on April 6, 2021, BE APPROVED and the signatures of the proper officers of the Planning Commission be affixed thereto. (No improvements or monuments needed.)

MOVED BY: Ms. Burton-Faulk        SECONDED BY: Ms. O’Neill
IN FAVOR: Mingo, Dick, Burton-Faulk, Deitrick, Mondor, Askey, Blackwell, O’Neill
ABSTAINED: 
OPPOSED: 
MOTION CARRIED

7. DCP-LOT-2021-00358, 4840 Butler St, minor consolidation, Central Lawrenceville

Mr. Scheppke 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:
4840 Butler Street Consolidation, 9th Ward, City of Pittsburgh, County of Allegheny, received by the Planning Commission on April 6, 2021, BE APPROVED and the signatures of the proper officers of the Planning Commission be affixed thereto. (No improvements or monuments needed.)

MOVED BY: Ms. Burton-Faulk                  SECONDED BY: Ms. O’Neil

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

ABSTAINED:                                    OPPOSED:

MOTION CARRIED

8. DCP-LOT-2021-00154, 3011 Paulowna, minor subdivision, Polish Hill

Mr. Scheppke 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:
3011 Paulowna Street Subdivision, 6th Ward, City of Pittsburgh, County of Allegheny, received by the Planning Commission on April 6, 2021, BE APPROVED and the signatures of the proper officers of the Planning Commission be affixed thereto. (No improvements or monuments needed.)

MOVED BY: Ms. Burton-Faulk                  SECONDED BY: Ms. O’Neil

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

ABSTAINED:                                    OPPOSED:

MOTION CARRIED

9. DCP-LOT-2021-00217, Freyburg St, minor subdivision, South Side Flats

Mr. Scheppke 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:

**Freyburg Street Subdivision**, 17th Ward, City of Pittsburgh, County of Allegheny, received by the Planning Commission on April 6, 2021, **BE APPROVED and the signatures of the proper officers of the Planning Commission be affixed thereto.** (No improvements or monuments needed.)

MOVED BY: Ms. Burton-Faulk SECONDED BY: Ms. O'Neil

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

ABSTAINED:

OPPOSED:

MOTION CARRIED

10. DCP-LOT-2021-00220, S 11th St, minor subdivision, South Side Flats

Mr. Scheppke 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:

**S 11th Street Subdivision**, 17th Ward, City of Pittsburgh, County of Allegheny, received by the Planning Commission on April 6, 2021, **BE APPROVED and the signatures of the proper officers of the Planning Commission be affixed thereto.** (No improvements or monuments needed.)

MOVED BY: Ms. Burton-Faulk SECONDED BY: Ms. O’Neil

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

ABSTAINED:

OPPOSED:

MOTION CARRIED

11. DCP-LOT-2021-00436, Alpine Ave, minor consolidation, Central Northside

Mr. Scheppke 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:

**246-250 Alpine Avenue Consolidation**, 25th Ward, City of Pittsburgh, County of Allegheny, received by the Planning Commission on April 6, 2021, **BE**
APPROVED and the signatures of the proper officers of the Planning Commission be affixed thereto. (No improvements or monuments needed.)

MOVED BY: Ms. Burton-Faulk       SECONDED BY: Ms. O’Neil

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

MOTION CARRIED

12. DCP-LOT-2021-00439, 1608 Monterey Street, minor consolidation, Central Northside

Mr. Scheppke 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:
Monterey Street Consolidation, 25th Ward, City of Pittsburgh, County of Allegheny, received by the Planning Commission on April 6, 2021, BE APPROVED and the signatures of the proper officers of the Planning Commission be affixed thereto. (No improvements or monuments needed.)

MOVED BY: Ms. Burton-Faulk       SECONDED BY: Ms. O’Neil

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

MOTION CARRIED

13. DCP-LOT-2021-00453, William St, minor consolidation, Mount Washington

Mr. Scheppke 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:
William Street Consolidation, 19th Ward, City of Pittsburgh, County of Allegheny, received by the Planning Commission on April 6, 2021, BE APPROVED and the signatures of the proper officers of the Planning Commission be affixed thereto. (No improvements or monuments needed.)

MOVED BY: Ms. Burton-Faulk       SECONDED BY: Ms. O’Neil

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

MOTION CARRIED

E. Director’s Report
   Director Dash informed commissioners regarding latest updates on department projects.

F. Adjournment
   Motion to adjourn made by Ms. Burton-Faulk and seconded by Ms. Blackwell. The meeting adjourned at 5:30pm.

   Approved by: Becky Mingo, Secretary

Disclaimer
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