City of Pittsburgh
Planning Commission
Meeting Minutes
November 23, 2021 3:15pm, Meeting called to order by Vice Chairwoman LaShawn Burton-Faulk

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

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

Index

<table>
<thead>
<tr>
<th>Item</th>
<th>Page Number</th>
</tr>
</thead>
<tbody>
<tr>
<td>1.Council Bill 2021-1707 Zoning Code and Map Change</td>
<td>2</td>
</tr>
<tr>
<td>2.Council Bill 2021-1815 and DCP-MPZC-2021-01314 Zoning Code Text &amp; Preliminary Development Amendment for SP-10 Hazelwood Neighborhood</td>
<td>2</td>
</tr>
<tr>
<td>3.DCP-ZDR-2020-11315 113 Dinwiddie Street New construction of 6 story, mixed-use structure with plaza. Uptown Neighborhood</td>
<td>4</td>
</tr>
<tr>
<td>4.DCP-ZDR-2021—10064 210 North Shore Drive Amendment to Master Development Plan and new construction of mixed-use structure and plaza. North Shore Neighborhood</td>
<td>4</td>
</tr>
<tr>
<td>5.DCP-LOT-2021-01545, South Water Street, Major Subdivision 1, South Side Flats</td>
<td>5</td>
</tr>
<tr>
<td>6.DCP-LOT-2021-00665, Burham Street, Minor Consolidation, South Side Flats</td>
<td>6</td>
</tr>
<tr>
<td>7.DCP-LOT-2021-01575, Bryn Mawr Road, Minor Consolidation, Upper Hill</td>
<td>6</td>
</tr>
<tr>
<td>8. DCP-LOT-2021-01576, Riverview Ave, Minor Consolidation, Perry North</td>
<td>6</td>
</tr>
<tr>
<td>9. DCP-LOT-2021-01544, Juniata Street, Minor Consolidation, Manchester</td>
<td>7</td>
</tr>
<tr>
<td>10. DCP-LOT-2021-01567, Meadow Street, Minor Consolidation, Larimer</td>
<td>7</td>
</tr>
<tr>
<td>11. DCP-LOT-2021-01548, Middle Street, Lot Line Revision, East Allegheny</td>
<td>8</td>
</tr>
</tbody>
</table>

A. Approval of Minutes
   On motion moved by Ms. Askey and seconded by Ms. O’Neill, the minutes of the November 9, 2021 meeting are approved.

B. Correspondence (See Attachment B)

The Commission is in receipt of the following correspondence:
Council Bill 2021-1815 and DCP-MPZC-2021-01314 - Zoning Code Text & Preliminary Land Development Amendment for SP-10 Hazelwood Green
- Bruce Chan
- Walter Haim
- Daniel J. Little
- Matt Peters
- Hazelwood Initiative

- Tom Ogden
- Janet Cercone Scullion, c/o Bloomfield Citizens Council
- Jim Eichenlaub

- Julie Asciolla

DCP-ZDR-2021-09621 – 4951 Centre Avenue
- Sam Spearing, c/o Bloomfield Development Corporation

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

Hearing and Action:

1. Council Bill 2021-1707 Zoning Code and Map Change
   Ms. Andrea Lavin Kossis asked commissioners to accept hearing continuance due to scheduled DAM meeting in December 2021.

   On motion moved by Ms. Blackwell and seconded by Ms. Dick, continuance of hearing on January 11, 2022 was approved.

2. Council Bill 2021-1815 and DCP-MPZC-2021-01314 Zoning Code Text & Preliminary Development Amendment for SP-10 Hazelwood Neighborhood

   Mr. Corey Layman, Zoning Administrator, provided Amendment information that zoning staff reviewed concurrently with a DCP application. Mr. Layman explained raised concerns before at the briefing hearing and amendments made to the proposal after.

   Mr. Kamin from Goldberg, Kamin & Garvin confirmed the revisions made since November 9, 2021 PC meeting and presented other testimony with development crew staff.
   Mr. Matt Singer from City Council Office stated in favor of development plans.
   Mr. Todd Stein U3 Managing director and Austin Gelbard, Head of Development for Hazelwood Green informed PLDP principles.
   Ms. Kristen Hall presented objectives of proposed changes, collaboration between zoning staff, DAM, and application developers.
Ms. Hall explained revisions done for 5 categories since last meeting, such as in warehouse, outdoor entertainment, minimum building height, active use frontage, parking, and temporary parking.

Vice Chairwoman LaShawn Burton-Faulk asked for questions and comments from the Public.

Ms. Tonya Tilghman from RCO stated in support of application.

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

Ms. Mingo thanked planning staff and developer’s team for work done, and asked additional questions about temporary parking and density of temporary parking.

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

MOTION:
That the Planning Commission makes a positive recommendation to City Council on Council Bill 2021-1815 with the following conditions:
1. City Council amend 2021-1815 to the legislation provided by Goldberg, Kamin & Garvin, LLP to the Planning Commission on November 16, 2021.
2. Zoning Code text be further amended to match the definition of building height with the existing definition in the Zoning Code.
3. Zoning Code text be further amended to require that Temporary Surface Parking Lots expire 40 years after date of initial issuance.
4. Zoning Code text be further amended to require that Temporary Surface Parking Lots be accessory to other primary uses in this SP District.
5. Zoning Code legislation to be amended to retain the existing requirements for Ground Floor Transparency for Basic Industry to be the same as Light Industrial and Production (30 percent.)
6. Zoning Code text to be further amended to clarify that ground floor transparency must be provided at a height above grade that provides visibility into the space for adjacent pedestrians.

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

MOTION:
That the Planning Commission approves the amendments to the Preliminary Land Development with the following conditions:
1. Preliminary Land Development Plan to remain as currently approved relating to entries along Active Use Ground Floors.
2. Preliminary Land Development Plan to remain as currently approved relating to requirements for Ground Floor Transparency for Basic Industry to be the same as Light Industrial and Production (30 percent.)
3. Preliminary Land Development Plan be further amended to require that Temporary Surface Parking Lots expire 40 years after date of initial issuance.
4. Preliminary Land Development Plan be further amended to require that Temporary Surface Parking Lots be accessory to other primary uses in this SP District.
5. Preliminary Land Development Plan to be further amended to clarify that ground floor transparency must be provided at a height above grade that provides visibility into the space for adjacent pedestrians.

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

3. DCP-ZDR-2020-11315  113 Dinwiddie Street
New construction of 6 story, mixed-use structure with plaza. Uptown Neighborhood

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

Mr. Derrick Tillman provided project introduction.

Ms. Amanda Markovic presented project description, site location, map, site plans, proposed development uses, and photos of demolition.

Mr. Tillman underlined future opportunities for local businesses, and explained community process held.

Ms. Markovic also presented photos of site context, landscaping plans, elevation plans, floor plans, construction management plan, and sustainability summary.

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

Ms. Burton-Faulk thanked for local art proposal.

There being no more comments from the commissioners, Vice Chairwoman called for the Motion.
MOTION:

That the Planning Commission of the City of Pittsburgh APPROVES the Project Development Plan DCP-ZDR-2020-11315 based on the application filed by GBBN Architects on behalf of BEDCLIFF ASSOCIATES and Urban Redevelopment Authority, the property owners, with the following conditions:

1. The Zoning Administrator shall review and approve changes to the plaza design prior to the issuance of the final Certificate of Occupancy for the South Bar building
2. 2. DOMI shall review the final plans and issue the necessary approvals prior to issuing the final Record of Zoning Approval; and
3. 3. 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. Blackwell  SECONDED BY: Ms. Dick
IN FAVOR:  Dick, Blackwell, Burton-Faulk, Mingo, Askey
RECUSED: O’Neill
OPPOSED:
ABSTAINED:
MOTION CARRIED

4. DCP-ZDR-2021—10064  210 North Shore Drive
Amendment to Master Development Plan and new construction of mixed-use structure and plaza. North Shore Neighborhood
Ms. Rakus made presentation in accordance with the attached staff report.

Ms. Janet Marie Smith provided project introduction.

Ms. Dina Snider presented site location, contextual site photos, aerial perspective, renderings, elevation, and materials palette. She also presented storm water plan and sun study.

The Vice Chair called for public comment. Mr. Doug Straley from the Stadium Authority, the property owner. He stated that the Stadium Authority is in support of application, based on the commitments from the Pirates and the Developer Continental, which he will summarize. Number one, year round public place, plaza designed to be aesthetically pleasing and playful with the goal of attracting visitors and neighbors to the North Shore. It is anticipated that even without special events, the plaza will attract daily visitors either out for lunch or coffee. We anticipate users from hikers and bikers on the North Shore Heritage trail. Number two, daily food offerings. The large space in the Mixed Use building controlled by the Pirates will be used daily to help activate the plaza with multiple garage style doors facing the plaza when weather appropriate, the open space will be opened outward to the plaza. The balance of the plaza will also be open to the public on those days. Number 3, the North Shore events. From April to December, the North Shore host over 100 hundred major events, including sports and concerts, when appropriate the Pirates will utilize the outdoor seating area along West General Robinson to augment it’s food and beverage service on the plaza, further attracting visitors to the plaza, during Heinz Field and PNC Park seasons. The Pirates may also find other forms of activation in the plaza such as DJs, concerts, sports broadcasts, autograph sessions. During these events, the public have access to the plaza, however, certain areas may need to be controlled. Number 4 Special Events. In addition to the regular North Shore events discussed above, the Pirates anticipate utilizing the entire plaza on occasion for concerts, shows, and other forms of activation of the plaza. Number 5, Rest rooms will be provided in the Mixed Use building to support the plaza project.

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

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

MOTION: That the Planning Commission of the City of Pittsburgh APPROVES the Project Development Plan DCP-ZDR-2021-10064 and amendments to the Master Development Plan based on the application filed by Strada on behalf of Stadium Authority of the City of Pittsburgh, the property owner, with the following conditions:

1. The Master Development Plan shall be updated to reflect the approved changes.
2. DOMI shall review the final plans and issue the necessary approvals prior to issuing the final Record of Zoning Approval;
3. 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. Blackwell         SECONDED BY: Ms. Askey
IN FAVOR: Dick, Blackwell, Burton-Faulk, Mingo, Askey
RECUSED:
OPPOSED:
ABSTAINED:
MOTION CARRIED
D. Plan of Lots

5. DCP-LOT-2021-01545, South Water Street, Major Subdivision 1, South Side Flats

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:
South Water Street Subdivision, 16th Ward, City of Pittsburgh, County of Allegheny, received by the Planning Commission on November 23, 2021, BE PRELIMINARILY APPROVED AND SCHEDULED FOR FINAL REVIEW ON December 7, 2021.

MOVED BY: Ms. Dick        SECONDED BY: Ms. Mingo
IN FAVOR:  Dick, Blackwell, Burton-Faulk, Mingo, Askey
RECUSED:
OPPOSED:
ABSTAINED:
MOTION CARRIED

6. DCP-LOT-2021-00665, Burnham Street, Minor Consolidation, South Side Flats

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:
Burnham Street Consolidation, 16th Ward, City of Pittsburgh, County of Allegheny, received by the Planning Commission on November 23, 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. Askey        SECONDED BY: Ms. Dick
IN FAVOR:  Dick, Blackwell, Burton-Faulk, Mingo, Askey
RECUSED:
OPPOSED:
ABSTAINED:
MOTION CARRIED

7. DCP-LOT-2021-01575, Bryn Mawr Road, Minor Consolidation, Upper Hill

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:
Bryn Mawr Road Consolidation, 5th Ward, City of Pittsburgh, County of Allegheny, received by the Planning Commission on November 23, 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. Askey       SECONDED BY: Ms. Dick
IN FAVOR:  Dick, Blackwell, Burton-Faulk, Mingo, Askey
RECUSED:
OPPOSED:
ABSTAINED:
MOTION CARRIED

8.  DCP-LOT-2021-01576, Riverview Ave, Minor Consolidation, Perry North

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:

Riverview Avenue Consolidation, 26th Ward, City of Pittsburgh, County of Allegheny, received by the Planning Commission on November 23, 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. Askey       SECONDED BY: Ms. Dick
IN FAVOR:  Dick, Blackwell, Burton-Faulk, Mingo, Askey
RECUSED:
OPPOSED:
ABSTAINED:
MOTION CARRIED

9.  DCP-LOT-2021-01544, Juniata Street, Minor Consolidation, Manchester

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:

Juniata Street Consolidation, 21st Ward, City of Pittsburgh, County of Allegheny, received by the Planning Commission on November 23, 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. Askey       SECONDED BY: Ms. Dick
IN FAVOR:  Dick, Blackwell, Burton-Faulk, Mingo, Askey
RECUSED:
OPPOSED:
ABSTAINED:
MOTION CARRIED
I0. DCP-LOT-2021-01567, Meadow Street, Minor Consolidation, Larimer

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:
Meadow Street Consolidation, 12th Ward, City of Pittsburgh, County of Allegheny, received by the Planning Commission on November 23, 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. Askey      SECONDED BY: Ms. Dick
IN FAVOR:  Dick, Blackwell, Burton-Faulk, Mingo, Askey
RECUSED:
OPPOSED:
ABSTAINED:
MOTION CARRIED

I1. DCP-LOT-2021-01548, Middle Street, Lot Line Revision, East Allegheny

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:
Middle Street Lot Line Revision, 23rd Ward, City of Pittsburgh, County of Allegheny, received by the Planning Commission on November 23, 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. Askey      SECONDED BY: Ms. Dick
IN FAVOR:  Dick, Blackwell, Burton-Faulk, Mingo, Askey
RECUSED:
OPPOSED:
ABSTAINED:
MOTION CARRIED

E. Director's Report
No report.

F. Adjournment
Motion to adjourn made by Ms. Mingo and seconded by Ms. Askey]. The meeting adjourned at 6:05pm.

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.