City of Pittsburgh  
Planning Commission  
Meeting Minutes  

March 22, 2022 3:00pm Meeting called to order by Chairwoman Christine Mondor

In Attendance
Chairwoman Christine Mondor
Vice Chairwoman LaShawn Burton-Faulk
Secretary, Becky Mingo
Rachel O’Neill
Fred Brown
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
Kevin Kunak
Sarah Quinn
Tiffany Krajewski

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A. Approval of Minutes
On motion moved by Ms. Blackwell and seconded by Ms. Dick, the minutes of the March 8, 2022 meeting are approved.

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

DCP-ZDR-2021-12955 6100 Penn Avenue
- Rob Pfaffman

DCP-HN-2021-01137 Tito House
- Alan Ackerman

DCP-ZDR-2021-12955 – UPMC Presby Bed Tower
- Wanda Wilson, Executive Director, OPDC
- Georgia Petropoulos, CEO, Oakland Business Improvement District (OBID)

Council Bill 2021-1906 and DCP-MPZC-2021-01666 – Oakland Crossing UC-MU
- Caroline Mitchell
- Joan P. Dickerson
- Carlino Giampolo
- Georgia Petropoulos, CEO, Oakland Business Improvement District (OBID)
- Elena Zaitsoff for Oakcliffe Community Organization
- David Panasiuk, President, Oakcliffe Community Organization
- Eric Day
- Wanda Wilson, Executive Director, Oakland Planning Development Corporation
- Mark Anthony Thomas, President, Pittsburgh Regional Alliance
- Mark Oleniacz
- Tom McIntyre, Business Manager, IBEW Local #5 and Chad Jones, Executive Director, Western PA Chapter, National Electrical Contractors Association

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

Hearing and Action

1. DCP-HN-2021-01526 – 4905 5th Avenue Historic Nomination for Rodef Shalom Synagogue. Shadyside Neighborhood

Ms. Quinn 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:
That the Planning Commission of the City of Pittsburgh provides a positive recommendation to City Council for the nomination of 4905 5th Ave, DCP-HN-2021-01526 for listing as a City-designated historic site.

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

2. DCP-ZDR-2021-12955 – 3701 5th Avenue New construction of UPMC Presbyterian Hospital bed tower. West Oakland Neighborhood

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

Mr. John Krolicki explained site location and project scope.
Mr. Stephen Vebber from HGA presented site photos and aerial views.
Mr. Roger Altmeyer added master plan details.
Mr. Vebber informed about exterior materials proposed and presented street video.
Mr. Alex Terzich presented glass tower renderings and elevation drawings.
Ms. Kootchick presented landscape plan, existing and proposed tree canopy and tree planting, tree palette and ground covers, bicycle storage, and sun/shady study.
Ms. Melanie Harris explained community engagement process.
Mr. Harrison informed about storm water plans, energy usage and water reduction usage.
Mr. Altmeyer stated about diversity, equity and workforce initiative.
Mr. Kloricki informed about affordable housing details.
Ms. Renee Piechochi presented public art plans.
Ms. Cindi Jampole summarized traffic plan study, TDM strategies for patients and visitors.
Mr. Mike Schester from UPNC explained construction management plan.

Chairwoman called for question and comments from the Public.

Mr. Jeffrey Nobers from Builders of Pennsylvania stated in support of application.
Ms. Elena Zaitsoff requested information about onsite parking during the construction period.
Ms. Wanda Wilson informed about public process held, concerns regarding massive structures, and community proposal approval.
Mr. Greg Vogt stated in support.
Mr. Broadbent stated in support also.
Ms. Georgia Petropoulas supported application.
Ms. Kellpy stated in support.
Chairwoman called for questions and comments from the commissioners.
Ms. Dick asked for some project details clarification.
Mr. Brown asked for clarification of targeting people of colors for this project and sustainable minimum wage.
Ms. Mingo asked about details for pedestrian crossing driveway.
There being no more 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-2021-12955 was filed by IKM Incorporated on behalf of CHILDRENS HOSPITAL OF PITTSBURGH, property owner, for new construction of a 17-story UPMC Presbyterian Hospital Tower, with the following conditions:

1. The final construction plans, including site plans, landscape plans, and elevations shall be reviewed and approved by the Zoning Administrator prior to issuing the final Record of Zoning Approval.
   The ROZA resulting from this decision shall expire within one (1) year of the date of issuance if no substantial improvements have been initiated. The approval shall also lapse if, after starting construction, the construction is discontinued for
a period of one (1) year or more. No physical improvements shall be made after approval lapses unless the approval or authorization is renewed pursuant to Sec.922.02.H.3

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

3. DCP-ZDR-2020-05391 – 1323 Forbes Avenue New construction of Duquesne University’s College of Osteopathic Medicine Uptown Neighborhood

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

Mr. Rod Dobish from Duquesne University made project introduction.
Ms. Katrina Bartnett added project information.
Mr. Paul Ceriani presented project site plan and storm water management summary.
Mr. Packtor stated about landscaping plans and open space.
Mr. Scott Kraynak reported about indoor environmental quality, wellness and life safety items.
Mr. Dobish explained community engagement.
Mr. Generett presented new school goals and job opportunities.
Mr. Barnett explained parking plans, presented access plans, floor design and structure renderings.
Ms. Cindi Jampole explained traffic analysis.
Mr. Neil Martin presented site contextual photos, aerial views, and renderings.
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-2020-05391 based on the application filed by WTW Architects on behalf of DUQUESNE UNIVERSITY OF THE HOLY SPIRIT, the property owners, with the following conditions:
1. The final construction plans, including site plans, landscape plans, and elevations be reviewed and approved by the Zoning Administrator prior to issuing the final Record of Zoning Approval.

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

Ms. Rakus made presentation in accordance with the attached staff report. Chairwoman called for questions and comments from the public.

Ms. Elena Zaitsoff stated about public access concern.

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

MOTION:
That the Planning Commission makes a positive recommendation to City Council on the Zoning Code Text Amendment.

MOVED BY: Ms. Burton-Faulk SECONDED BY: Mr. Brown
IN FAVOR: Dick, Blackwell, Burton-Faulk, Mingo, Mondor, Brown, O'Neill
RECUSED:
OPPOSED:
ABSTAINED:
MOTION CARRIED

D. Plan of Lots
5. DCP-LOT-2022-00284, Junius Street, Minor Consolidation, Ridgemon

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:
Junius Street Consolidation, 20th Ward, City of Pittsburgh, County of Allegheny, received by the Planning Commission on March 22, 2022, 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. Blackwell
IN FAVOR: Dick, Blackwell, Burton-Faulk, Mingo, Mondor, O'Neill, Brown
RECUSED:
OPPOSED:
ABSTAINED:
MOTION CARRIED

6. DCP-LOT-2022-00297, Rose Street, Minor Subdivision, Middle 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:
Rose Street Subdivision, 5th Ward, City of Pittsburgh, County of Allegheny, received by the Planning Commission on March 22, 2022, 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. Blackwell
IN FAVOR: Dick, Blackwell, Burton-Faulk, Mingo, Mondor, O'Neill, Brown
RECUSED:
OPPOSED:
ABSTAINED:
MOTION CARRIED

7. DCP-LOT-2022-00256, Woods Run, Major Subdivision 2, Woods Run

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:
Woods Run Subvision, 27th Ward, City of Pittsburgh, County of Allegheny, received by the Planning Commission on March 8, 2022, 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. Blackwell
IN FAVOR: Dick, Blackwell, Burton-Faulk, Mingo, Mondor, O'Neill, Brown
RECUSED:
OPPOSED:
ABSTAINED:
MOTION CARRIED

8. DCP-LOT-2022-00217, Bedford Avenue, Major Consolidation 2, Crawford Roberts

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: Bedford Avenue Consolidation, 3rd Ward, City of Pittsburgh, County of Allegheny, received by the Planning Commission on March 8, 2022, 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. Blackwell
IN FAVOR: Dick, Blackwell, Burton-Faulk, Mingo, Mondor, O'Neill, Brown
RECUSED:
OPPOSED:
ABSTAINED:
MOTION CARRIED

9. DCP-LOT-2022-00202, 1100 Shady Avenue, Major Subdivision 2, Squirrel Hill North
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:
1100 Shady Avenue Subdivision, 14th Ward, City of Pittsburgh, County of Allegheny, received by the Planning Commission on Mar 8, 2022, 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. Blackwell
IN FAVOR: Dick, Blackwell, Burton-Faulk, Mingo, Mondor, O’Neill, Brown
RECUSED:
OPPOSED:
ABSTAINED:
MOTION CARRIED

10. DCP-LOT-2022-00292- Shadeland Avenue, Minor Subdivision, Marshall-Shadeland

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:
Shadeland Avenue Subdivision, 27th Ward, City of Pittsburgh, County of Allegheny, received by the Planning Commission on March 22, 2022, 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. Blackwell
IN FAVOR: Dick, Blackwell, Burton-Faulk, Mingo, Mondor, O’Neill, Brown
RECUSED:
OPPOSED:
ABSTAINED:
MOTION CARRIED

E. Continued Hearing and Action

11. Council Bill 2021-1906 and DCP-MPZC-2021-01666 Zoning Code Text & Map Amendment OPR-E Oakland Crossings Central and South Oakland Neighborhoods

Mr. Dash informed about changes made to the subject items.
Ms. Mondor asked for some clarifications for proposed amendment.
Ms. Mingo has a question regarding the addition to the Zoning Code section.

Vice Chairwoman called for questions and comments from the public.
Ms. Millie S. had concerns about street views and shadow.
Mr. Mark Oleniacz had traffic concerns, stated in opposition, and requested to reject the proposed plan.
Ms. Zaitsoff from Oakland Community organization stated in opposition, suggested
starting over with the proposal. Ms. Zaitsoff had concerns regarding proposed scale, density, and parking.
Ms. Andrea Boykowish, resident, had some concerns too.
Ms. Wanda Wilson from OPDC stated for proposal approval.
Ms. Georgia Petropoulos stated in support.
Mr. Howard Steven stated in opposition and not supporting this project.
Mr. Mike Madden stated in support.
Vice Chairwoman called for questions and comments from the commissioners.
Ms. Mingo raised height concern and stated that for her was not enough information to understand some proposed items.
Mr. Kamin made height proposal clarification based on map locations.
Ms. Rakus explained some details for proposed height reductions.
Mr. Dash explained staff recommendation for moving application to city council.
Ms. Dick suggested continuing project review.
Mr. Layman explained commissioners’ options to proceed or move, and informed about timeline.
Ms. Blackwell suggested to make a positive recommendation and add conditions or corrections.
Commissioners voted for Ms. Dick motion. Motion was denied.
Mr. Kraus asked PC to complete a process with proposed recommendations.
Vice Chairwoman called for the motion.

MOTION:
That the Planning Commission makes a positive recommendation to Council with the following conditions:
1. City Council amend 2021-1906 to the version posted to the City Planning Notices website for the March 22, 2022 meeting, and as presented to Planning Commission, with the additional conditions in the report as stated below.

2. Section 904.07.C.1.c(2)(a) relating to building height and stepbacks shall be edited to the following: (ii) Structures in excess of eighty-five (85) feet in height shall meet one of the following standards beginning no higher than eighty-five (85) feet: (A) Additional front and street-side step-backs of ten (10) feet are required, in addition to the ten (10) foot step-back required at sixty-five (65) feet. (B) The portion of the structure that exceeds eighty-five (85) feet in height must be no more than eighty (80) percent of the building footprint. The required ten-foot step-back at sixty-five (65) feet shall be maintained.

3. Section 904.08.C.4 regarding Performance Points shall be edited to include “Points may be transferred from a development site to another, if approved by Planning Commission as part of a Master Development Plan, in accordance with procedures as developed by the Department of City Planning.

4. Section 904.07.C.2 regarding Build-To Zones shall be edited to remove the reference to the Administrator’s Exception where Urban Open Space is provided and this language shall be added “A build-to zone is imposed on all Street frontages, except where the applicant can document that the frontage requirements cannot be met due to Green Buffer or Urban Open Space requirements.”

5. Section 922.15.A regarding Parking shall be amended to the following: Surface parking is prohibited, except as accessory to single and two-unit residential when located at the rear of the property, or as accessory to Multi-Unit Residential uses with at least fifty (50) dwelling units for no more than ten (10) spaces. Surface parking accessory to such Multi-Unit Residential shall be subject to the landscaping and screening standards of Chapter 918, regardless of the applicability related to number of spaces set forth therein, and shall not be located in any Build-To Zone. Tuck-in parking,
located at the rear and underneath multi-unit residential structures shall not be considered surface parking.

6. Section 922.15.C relating to Building Length shall be edited to limit building length to 400 feet.

7. Section 922.15.F.2 and 922.15.F.3 relating to Fences and Walls be edited to remove the language regarding walls built into landscapes and retaining walls.

8. Section 915.07.C and 915.07.D.1 and 915.07.D.2 related to Performance Points (On Site Energy Consumption New and Existing Buildings and related definitions) shall be amended to duplicate the proposed draft publicly available for the new base zoning districts scheduled for an upcoming hearing at Planning Commission.

9. Section 911.04 relating to permitted uses be amended to remove "College or University Campus," completely as permitted use in the UC-MU.

10. City Council gives further review and consideration to the height buffers and the height recommendations adjacent to existing residential districts.

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

F. Director's Report
   No report.

F. Adjournment
   Motion to adjourn made by Ms. Dick and seconded by Ms. Blackwell. The meeting adjourned at 6:55pm.

   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.