

CITY PLANNING COMMISSION

Minutes of the Meeting of August 9, 2011
Beginning at 2:00 p.m.

PRESENT OF THE COMMISSION: Chairwoman Wrenna Watson,
Rabner, Reidbord, Burkley, Thomas, Myers

PRESENT OF THE STAFF: Ismail, Tymoczko, Layman, Hanna, Rakus,
Martz, Miller, Meritzer

AGENDA ITEMS COVERED IN THESE MINUTES

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Ms. Watson chaired today’s meeting and called the meeting to order.

A. ACTION ON THE MINUTES

On a motion duly moved by Mr. Thomas and seconded by Ms. Myers the minutes of the July 26, 2011 meeting were approved.

B. CORRESPONDENCE (See **Attachment A for staff reports.)**

Ms. Watson stated that the Commission was in receipt of one piece of correspondence from Melissa Hankin concerning the RPP Area BB expansion.

D. DEVELOPMENT REVIEWS (See **Attachment C** for staff reports.)

5. For Hearing and Action: Residential Permit Parking Area BB expansion, Bloomfield

Mr. Meritzer made a presentation in accord with the attached staff report and illustrations included in Attachment C. Mr. Meritzer said this is the area between Liberty Avenue and Penn Avenue in the Bloomfield area of the City of Pittsburgh. Mr. Meritzer said this area was created because of parking impacts from West Penn Hospital, Shadyside Hospital, and the Liberty/Baum Business District. Mr. Meritzer said the district was created in 2003 and the impaction has increased in the area east of the existing zone and we have received requests for expansion. A community meeting was held earlier this year and approximately 22 people attended, 12 of them offered to circulate petitions.

Mr. Meritzer said they meet all of the criteria for the program. When they did the survey 95 of the available parking spaces were occupied. Based on the survey 41 percent of the residents could not find parking on the street. Mr. Meritzer said that according to their survey 66 percent of the parkers were long term non-residential parkers that are there for more than two hours during the peak period. This will free up two-thirds of the spaces should this district be expanded. Mr. Meritzer said there is an abundance of bus service to the area.

Mr. Meritzer advised that fourteen hearing notices were posted for today's hearing and sent out approximately 117 notices. One email was received from a business in the area that had concerns about the program. Their main concern was for student drop off and there is a two-hour grace period for the parking in the area so student drop off should not be an issue. Mr. Meritzer said for the Thursday program at the school staff will work with them to minimize any impaction and they have a small lot for employee parking. Mr. Meritzer said that other than that staff received no other notice of opposition to the program.

Mr. Meritzer recommended approval of the proposal.

The Chairwoman called for comments from the Public and advised them of the regulations.

Susan Mahood, 343 S. Aiken Avenue, in favor. Questioned how she could get two permits for her home when husband has a different last name. Mr. Meritzer advised that you can get as many permits as vehicles that you own. Mr. Meritzer and Ms. Watson advised that she could provide a copy of her marriage license and where a copy can be obtained.

Ron Leone, 442 S. Aiken Avenue, in favor. Mr. Leone said he collected most of the signatures and that parking in the area is being taken over by Shadyside Hospital. Mr. Leone also stated that the street has been taken over by Shadyside Hospital employees. Mr. Leone said there are no yellow lines painted on the corners along S. Aiken.

John Cullen, 373 S. Atlantic Avenue, in favor. Has lived there for 24 years and watched the parking evaporate.

Connie Nelson, 424 S. Atlantic Avenue, in favor. Has called 911 numerous times this year to report people blocking her driveway. Ms. Nelson said this is a safety issue because of all the cars that much too close. Ms. Nelson said the people parking there are employees of UPMC. Ms. Nelson said she is an employee of UPMC and knows that parking is provided for the employees.

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

Mr. Thomas asked about the two indentations on the map and Mr. Meritzer said there are businesses there and for the most part the area is all loading zones.

There being no more questions or comments from the Commission members, the Chairwoman called for the motion.

MOTION: That the following expansion of the Residential Parking Permit Program for Area “BB” be approved:

Within Area “BB” bounded by: Amboy Way from Friendship Avenue to Coral Street, South Pacific Avenue from Liberty Avenue to Coral Street, Fredricka Way from Friendship Avenue to Coral Street, South Atlantic Avenue from Friendship Avenue to Coral Street, Friendship Avenue from South Pacific Avenue to South Atlantic Avenue and Harriet Street from South Pacific Avenue to South Atlantic Avenue, the Residential Parking Permit Program should be expanded to include the area bounded by: Friendship Avenue between South Atlantic Avenue and South Aiken Avenue, Harriet Street between South Atlantic Avenue and South Aiken Avenue, South Atlantic Avenue between Liberty Avenue and Friendship Avenue and South Aiken Avenue between Baum Boulevard and Friendship Avenue.

MOVED BY Mr. Burkley;

SECONDED BY Mr. Reidbord.

IN FAVOR: Watson, Reidbord, Rabner, Thomas, Burkley, Myers

OPPOSED: None

CARRIED

8. For Hearing and Action: 5000 Baum Boulevard, Ford Motor Building, exterior restoration

Mr. Layman made a presentation in accord with the attached staff report. Mr. Layman said this building has been known as the Reidbord Building, Papermart, and also known as the Ford Motor Company Building. Mr. Layman advised that the application is not for occupancy and it is to remain vacant. The application is for exterior renovations that exceed \$50,000.00 in the Baum Centre Corridor. Mr. Layman said the application also includes a mural on the Baum Boulevard and Morewood sides along the first floor. Staff is recommending that they work with the Public Art Manager on the installation. Mr. Layman recommended approval of the proposal. Mr. Layman then turned the presentation over to representatives from UPMC.

Fred Watts with Kelly, Flynn, Brennan Architects for UPMC, owner, 606 Liberty Avenue, 15222. Mr. Watts said this building said the building was built in 1917 as a Ford Motor Company assembly plant and is currently vacant. The building has had very little change to the infrastructure over the years. Mr. Watts said they are trying to stabilize the facade and they have removed part of the coping and documented the size and shape of what has been removed.

Mr. Watts said they plan to demolish the loading dock, it has deteriorated and they are afraid it will fall. Mr. Watts said the mural concept was worked out with the community groups and theme will be photographic images of the auto industry along Baum Blvd. They will be on panels with some lighting and placed over top of the existing windows with the intention that when the project moves forward something else will happen there. Mr. Watts said they are also repairing the roof.

The Chairwoman called for comments from the public and advised of the procedures of the Commission.

Lenore Williams, Baum-Centre Initiative Chairperson, 216 S. Millvale Avenue, in favor. Ms. Williams said she has seen a presentation at a couple of meetings and happy to see UPMC restore the building.

There being no more comments from the Public, the Chairwoman called for comments or questions from the Commission members.

Mr. Thomas asked if the building had been historically nominated and Mr. Watt responded that it had not.

Mr. Thomas asked for further information about the enclosure of the windows. Mr. Watt said the plan has been to close them with metal studs with plywood paneling for about five years before development. Mr. Thomas said they are currently masonry and Mr. Watt said there is some masonry but the bulk of the windows are the original steel. Mr. Watt said he forgot to mention that there will be some abatement of asbestos from around the windows and cornice copings.

Mr. Thomas asked if there had been any thought to putting masonry and Mr. Watt said no, they feel this is temporary. Mike Chiappetta, Project Manager from UPMC, said that one of the obstacles Mr. Watt has is that we don't know what the final use will be. The rear will probably be another building. Mr. Reidbord said you envision building another structure there and Mr. Chiappetta said and depending on what the final use will be, he would in all likely restore the windows. Further discussion about how that side will look. Mr. Chiappetta said it will be a painted infill that will somewhat mirror the windows. Mr. Reidbord asked that they stay sensitive to the neighborhood.

Mr. Reidbord asked if there is any other demo planned for the other building in the rear. Mr. Chiappetta said the Olander Building, for now that stays but depending on the final use of the site it could stay or go.

Mr. Thomas asked if there was any intent in the future to have it listed as historic and Mr. Chiappetta said not that he is aware of.

Mr. Thomas said he is ready to make a motion as recommended by staff with the conditions as noted. Mr. Layman said the occupancy is not for occupancy if they would want occupancy that would be separate application. Mr. Burkley asked if a five-year shelf life could be placed on this just to come back. Mr. Layman said that the council ordinance set a three year window for all institutions to have a master plan on file with the Zoning Administrator and it is our understanding that UPMC has begun working on this with the community process. Mr. Chiappetta said this will be included in the Shadyside Master Plan that is to be presented September 15th. Mr. Reidbord said we could say they have to report back to us in five years if they haven't done anything with the property or something like that in the event that nothing has happened. Ms. Tymoczko said update as to the treatment of the facade.

MOTION: That the Planning Commission of the City of Pittsburgh approves Project Development Plan No. 11-48, for exterior renovation of the existing 5-story structure to remain vacant located at 5000 Baum Blvd. and based on the application and drawings filed by UMPC, property owner with the following condition:

1. Work with the City's Public Art Manager on mural installation procedures.
2. Return to the Planning Commission if no use has been proposed in five years with an update on the status of the parcel

MOVED BY Mr. Thomas; SECONDED BY Mr. Burkley.

IN FAVOR: Watson, Reidbord, Thomas, Burkley, Myers

OPPOSED: None

CARRIED

- 10. For Hearing and Action: Project Development Plan #11-49, 400 N. Highland Avenue, 1 story extension to existing retail, UNC, Urban Neighborhood Commercial

Mr. Layman made a presentation in accord with the attached staff report. Mr. Layman said the application is for a minor addition to the Home Depot Store in East Liberty at the front of the store where there is an existing third entrance to the store. The addition is a new tool rental facility. The project has been thru Design Review and the applicant has made some changes based on their recommendations to make it more in harmony with the existing building. Mr. Layman recommended approval of the proposal. Mr. Layman turned the presentation over to representatives from Home Depot.

John Kerekes, McCarthy Kerekes LLC, the building had an entrance vestibule, an exit vestibule, and a lumber area. We are shifting everything over. The tool rental center is about 1,900 square feet.

The Chairwoman called for comments from the Public, there being none the Chairwoman opened the discussion up the Commission members.

Ms. Watson asked if this is an expansion and is the store doing well and Mr. Kerekes said the tool rental center is being added because there was a need for it in this area. Mr. Kerekes said they reached out to ELDI and they felt it was a positive for the area and Mr. Kerekes said he believes that it also adds three employees to the store.

There being no more questions or comments from the Commission, the Chairwoman called for the motion.

MOTION: That the Planning Commission of the City of Pittsburgh approves Project Development Plan No. 11-49, for a one-story extension to the existing one-story retail building located at 400 N. Highland Avenue and based on the application and drawings filed by Home Depot, property owner.

MOVED BY Mr. Reidbord;

SECONDED BY Mr. Thomas.

IN FAVOR: Watson, Reidbord, Thomas, Burkley, Myers

OPPOSED: None

CARRIED

11. For Hearing and Action: Project Development Plan #10-83, 130 Desoto Street, 5 story extension (University of Pittsburgh)

Mr. Layman made a presentation in accord with the attached staff report. Mr. Layman said this project was first briefed to the Commission on November 23, 2010 and is a new building extension to the graduate school of public health also known as Parran Hall. It includes a new entrance to the building and is in compliance with Pitt's Master Plan and was reviewed by staff design review and the Contextual Design Advisory Panel. Mr. Layman turned the presentation over to Park Rankin from the University of Pittsburgh.

Park Rankin, University Architect, University of Pittsburgh, 3400 Forbes Avenue, 15260, during the period of time when this was briefed the market conditions changed and there were issues with the received costs and decided to hold until we had vetted all the options. Mr. Rankin presented a Power Point presentation of the project. Mr. Rankin said they are track for LED silver and additional points.

Mr. Layman recommended approval of the proposal with a condition that final construction plans be reviewed and approved.

There being no comments from the public, the Chairwoman called for questions or comments from the Commission members.

Mr. Thomas asked about the mortar color and Mr. Rankin said the new building won't have mortar it will have a rain screen.

Mr. Reidbord said it will make a nice improvement to that corner and Mr. Rankin said that will now be the main entrance to the building. Ms. Watson said that is liked the modern appearance of the building next to the gothic structures.

Ms. Myers asked what the timing on the building will be from start to finish and Mr. Rankin said they are doing site utilities now and look at close to two years with partial occupancy in 18 or 19 months. Mr. Reidbord asked if the dorm building will be going up at the same time and Mr. Rankin said yes and they are looking at occupancy there for the fall of 2013.

There being no more questions or comments from the Commission, the Chairwoman called for the motion.

MOTION: That the Planning Commission of the City of Pittsburgh approves Project Development Plan No. 10-83, for approval of the new construction of a 58,502 sq. ft., five-story extension to Parran Hall for use as labs and classroom space, based on the application and drawings filed by Renaissance 3 Architects, on behalf of the University of Pittsburgh, property owner, and subject to the following condition:

Final construction plans shall be reviewed and approved by the Zoning Administrator prior to issuance of a building permit.

