

CITY PLANNING COMMISSION

Minutes of the Meeting of September 6, 2011
Beginning at 2:00 p.m.

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

PRESENT OF THE STAFF: Ismail, Tymoczko, Layman, Hanna

AGENDA ITEMS COVERED IN THESE MINUTES

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3. Kardos Consolidation Plan of Lots (Westerly of Saranac Avenue), 19 th Ward	3
4. Birru/Melville/Leslie Subdivision Plan (Covode Place and Leith Way), 14 th Ward	3
5. Consol Energy Traffic Update	4
6. Site Plan Review Application #11-51, 200 Lothrop Street, relocation of existing helipad	6

Mr. Reidbord called the meeting to order.

A. ACTION ON THE MINUTES

On a motion duly moved by Mr. Thomas and seconded by Mr. Costello, the minutes of the August 9, 2011 Planning Commission meeting were approved.

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

Mr. Reidbord stated that the Commission was in receipt of one piece of correspondence from the International Airport concerning the UPMC helipad.

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

4. For Hearing and Action: Master Development Plan #07-75, Final Traffic and Parking Report - Consol Energy Center

Ms. Tymoczko made a presentation in accord with the attached staff report and illustrations included in Attachment D. Ms. Tymoczko said this is the last report on the Consol Energy Center based on the condition of the original traffic study. It was last before the Commission in January of last year. Ms. Tymoczko said that as of today all of the outstanding conditions of approval have been met and there would be no more need for this project to return to the Planning Commission. Ms. Tymoczko turned the presentation over to Dusty Kirk who is representing the applicant.

Dusty Kirk said they went thru an extensive study and the Penguins have made many adjustments to improve pedestrian and driver access for ingress and egress to the Arena. Ms. Kirk said the city forces have reviewed and approved the traffic plan. Ms. Kirk turned the presentation over to Cindy Giampole.

Ms. Giampole distributed a summary of the traffic study (Attachment D) to the Commission members. The six month study extended longer than six months and it allowed us to further coordinate the traffic flow. Ms. Giampole said they were tasked to look at traffic and pedestrian events both before and after events. They did do a standard traffic analysis during the afternoon rush hour period and determined some improvements that could be made to the signals and timing.

In addition, Ms. Giampole said, as part of the signalization project, the intersection of Washington and Centre Avenue will be coming up for improvements for the coming year and recommendations were provided to Public Works for improved pedestrian and ramp conditions.

Ms. Giampole said they looked at expanding the pickup and drop off area on Centre Avenue at the request of Public Works to include the full frontage of the property except at the intersection of Lemieux Place. There has been additional coordination with the police. At the request of the Pittsburgh Downtown Partners, additional way-finders signage has been requested for exiting the area after an event. We have applied for permission to post that signage and have been approved.

Ms. Giampole said in addition we looked at parking restrictions near Consol and we have requested that the parking time limit on the south side be changed to two hour parking. Ms. Giampole said in addition we are requesting no parking after 4:00 p.m. on the north side of Bedford Avenue because that was a backup situation and on the north side of Fifth Avenue. Ms. Giampole turned the presentation over to Rob Goodman.

Rob Goodman, Consol Energy Center, said their updates are listed on the bullet points provided. They have maximized the garage next to the Verizon gate for non-hockey events. Continuation of the use of police officers for both pre-event

and post-event conditions, the police presence varies on the size of the event and police to control pedestrian traffic as well. A police supervisor will monitor traffic from other parking areas and hand control traffic. Police enforcement to prevent double and triple parking and u-turns during high volume events. Mr. Goodman said they have reached out to Chatham and their two-person private detail and they agreed to work with the Consol traffic supervisor on traffic control.

The Chairwoman asked if anyone from the public had comments, there being none the Chairwoman asked for questions or comments from the Commission.

Ms. Watson said her comment has nothing to do with traffic but she wanted to mention the blank wall that faces Mercy Health. Ms. Watson said from the Bluff and you are looking out to downtown you see a massive airport hanger type space. Ms. Kirk said you mean the brick and Ms. Watson said some of it is brick and some appears to be paneling. Ms. Watson asked if some banners could be hung there to give that side more interest. Ms. Kirk said she remembers Ms. Watson mentioning this before and will look into it.

Mr. Thomas asked how the parking restriction signage will be posted. Ms. Giampole said they are having signs fabricated that can be flipped open and secured to have the changed parking instructions visible.

Ms. Watson said they are doing a great job with the traffic during events. Ms. Kirk said the Penguins have requested a meeting with Penn Dot because they are very concerned with how that will be with the construction during opening day and they are looking into it.

Ms. Tymoczko recommended approval and stated that the complete traffic report was reviewed by our traffic planner and the traffic engineer from Public Works.

There being no more questions or comments from the Commission, the Chairwoman called for the staff recommended action to accept and approve the Consol Energy Center final traffic and parking management report.

MOTION: That the Planning Commission of the City of Pittsburgh accepts and approves the Final Traffic and Parking Report as presented on September 6, 2011, for Master Development Plan #07-75, Consol Energy Center at 1001 Fifth Avenue, subject to the condition that all recommendations contained in the report regarding traffic and parking operations be maintained.

MOVED BY Mr. Thomas;

SECONDED BY Mr. Valentine.

IN FAVOR: Watson, Reidbord, Rabner, Thomas, Myers, Valentine, Costello

OPPOSED: None

CARRIED

5. For Hearing and Action: Site Plan Review #11-51, 200 Lothrop Street, UPMC Helipad replacement

Mr. Layman made a presentation in accord with the attached staff report and illustrations included in Attachment E. Mr. Layman said the entire site is part of the UPMC complex. In order to demolish the remainder of the Children's Hospital Building, UPMC must relocate the heli-deck that is on that building. The proposal is to move it to Presbyterian Hospital. The reason it is at the Planning Commission is the Zoning Administrator under Section 922.04.E is able to send a Site Plan Review Project to the Planning Commission for advisory recommendations only. In this particular case since it is so high profile we wanted to make certain that it an opportunity for a public hearing and viewing by the Planning Commission. Mr. Layman that UPMC doesn't have an institutional master plan as yet but he understands that they are planning to bring their plan for Oakland in to the Commission in the upcoming months.

Mr. Layman said there is one helicopter landing space and one helicopter parking space. Minor additions are required to the upper floor of the hospital. Mr. Layman turned the presentation over to representatives from Burt Hill and UMPC.

Bruce Demper, Burt Hill, there are a couple of reasons to move the deck, one is that the building is to be razed and the other is the current path of travel for the patient leaving and going to the helicopter is difficult, by relocating we have had a safer and more direct path of travel for the patients. Mr. Demper presented a Power Point presentation showing the project. Mr. Demper showed the flight path which is only a couple of degrees off from the current path.

Mr. Layman recommended approval of the proposal without any conditions, the project did go thru design review and they are recommending that the project proceed.

The Chairwoman called for comments from the public, there being none, the Chairwoman called for questions or comments from the Commission members.

Mr. Costello asked what the usage number is now and Mr. Schwartzmeyer from UPMC facilities responded that it is based on the weather conditions but it can be as high as 15 or 20 a day. Mr. Costello asked if that is the main one for the campus and Mr. Schwartzmeyer said that the only other nearest pad to this one is at Shadyside Hospital and at Mercy Hospital.

Mr. Costello said years ago the neighborhood was upset on the North Side when one was to be placed at Allegheny General and asked if the neighbors in this area have been advised. Mr. Schwartzmeyer said it has been fully presented to the neighbors and there has been direct dialogue with the neighborhood groups. We believe that everyone has seen it and there are no options.

Mr. Costello said you are not increasing traffic, you are just moving the site. Mr. Schwartzmeyer said this is just replacing in kind what we currently have; it is not

being done because of increased volume. Mr. Costello said you will need a new penthouse also and they said yes it is the most difficult part of the project.

Mr. Rabner asked about another building being razed and the response was that will be part of the master plan and it will be at least four more years, all of the laboratories are in that building now. The Rango's Building that was just before the Commission will house those laboratories when it is operational in 2013.

Ms. Watson wanted to note for the record that there are two sections in the code that have criteria in regards to helicopter landings and heli-pads, section 911.04.A.28 deals with helicopter landing facilities and then section 911.04.A.29 deals with helipads and section 28 has sub sections A thru N and section 29 has 16 criteria and each section has criteria that needs to be met, while this particular landing pad is a replacement for one that is already in existence for one that did have an occupancy permit, I still think that you at least need to show that you met the criteria and A thru N and 16 that's a lot of criteria. We did one of these on the Zoning Board recently and I had asked UPMC thru staff to please do something that shows that you met the criteria. I looked at Ms. Tymoczko and she said they already did it. Apparently attorney Bill Sittig prepared a document that shows that they have met the criteria so we will accept those and put them in the record as well.

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 recommends that the Zoning Administrator approve Site Plan Review #11-51, for approval of the new construction of a new Helipad and related improvements on the roof-level of Presbyterian Hospital, as a replacement for the existing Helipad located at the same site on the roof of the Old Children's Hospital, which is scheduled for demolition, and based on the application and drawings filed by UPMC, property owner.

MOVED BY Mr. Thomas; SECONDED BY Mr. Costello.

IN FAVOR: Watson, Reidbord, Rabner, Thomas, Myers, Valentine, Costello

OPPOSED: None

CARRIED

Mr. Valentine volunteered to fill in as Acting Secretary and there was not a Director's report.

D. **ADJOURNMENT:**

2:37 p.m.

APPROVED BY:

John Valentine
ACTING SECRETARY

Attachments

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