

City of Pittsburgh

Planning Commission

Meeting Minutes

January 28, 2020 at 2 PM, Meeting called to order by Chairwoman Christine Mondor

In Attendance

Chairwoman Christine Mondor	Jennifer Askey
Vice Chairwoman LaShawn Burton-Faulk	Sabina Deitrick
Secretary, Becky Mingo	Holly Dick
	Rachel O'Neill

Staff Present

Corey Layman, Zoning Administrator	Anne Kramer
Kate Rakus, Principal Planner	David De Leon
William Gregory	Zubin Coleman
Svetlana Ipatova, Recording Secretary	Kathleen Oldrey

Index

Item	Page Number
1. DCP-ZDR-2019-06651, 154 Art Rooney Ave, Heinz Field Signage	2
2. DCP-ZDR-2019-06033, 300 S Craig Street, exterior renovations	3
3. 19-PDP-00017, 115 28th Street, new construction	4
4. DCP-LOT-2019-00656, Burrows Street Townhomes Subdivision (major, 2nd hearing) West Oakland and Terrace Village, ward 4	5
5. DCP-LOT-2019-00649, 1818 University Ave Plan, Perry South, ward 25	6
6. DCP-LOT-2019-00694, N Braddock Ave Plan, Homewood South, ward 13	6
7. DCP-LOT-2020-00038, Clement Howley 37th Street Plan, Lower Lawrenceville, Ward 6	6
8. DCP-LOT-2020-00069, Wyola Consolidation Plan, Duquesne Heights, ward 19	6
9. DCP-LOT-2020-00068, The Averbach Trust Plan, Squirrel Hill North, ward 14	7
10. DCP-LOT-2020-00037, Warehouse Development Corporation's Butler Street Properties, Upper Lawrenceville, ward 10	7
11. DCP-LOT-2020-00047, Musselwhite Plan of Lots, Central Northside, ward 22	7
12. DCP-LOT-2020-00023, Commercial Storage Leasing , Manchester, ward 21	7
13. DCP-LOT-2020-00020, Larimer/East Liberty Phase 3 Consol Plan, Larimer, ward 12	8

A. Approval of Minutes

No minutes.

B. Correspondence

No correspondence.

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

1. Hearing and Action: DCP-ZDR-2019-06651, 154 Art Rooney Ave, Heinz Field Signage

Ms. Rakus made a presentation in accordance with the attached staff report.

Ms. Rakus reported that Buchanan Ingersoll & Rooney PC on behalf of Sports and Exhibition Authority filed an application for new public destination facility signage on Heinz Field.

Proposed signage is for a new fan shop and relocation of the ticketing area. A variance was granted to exceed permitted square footage and signage above the canopy as part of ZBA case 213 of 2019.

The floodplain application was approved.

Ms. Rakus recommends approval of the proposal.

Mr. Shawn Gallagher of Buchanan Ingersoll & Rooney PC presented that the applicant is in the process of constructing a one-story addition to the stadium which would contain a Steelers merchandise store, between the stadium and Art Rooney Avenue on the east façade of the stadium.

The store would be open during non-game days, when the stadium is otherwise unused. The applicant is also in the process of constructing an expanded ticket booth on the same east facade of the stadium as the team store.

As a part of these additions, the applicant proposed to install five new signs on the front façade of the building.

Currently, 872 sf of signage is located on the east façade of the stadium. As a part of the current proposal, the applicant proposes to remove 78 sf of signage and install 260 sf of new signage. With the changes, 1,054 sf of signage would be located on the east façade.

With the proposed signage changes, the buildings total signage would increase from 3,380 sf to 3,503 sf, less than 1% of the total 116,770 sf expanded façade area.

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

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** Project Development Plan No. DCP-ZDR-2019-06651, for new signage at 100 Art Rooney based on the application and drawings filed by Buchanan Ingersoll & Rooney PC on behalf of the Sports and Exhibition Authority, property owner.

MOVED BY: Ms. Dietrick

SECONDED BY: O'Neil

IN FAVOR: Burton-Faulk, Mingo, Askey, Dick

OPPOSED: None

MOTION CARRIED

2. **Hearing and Action:** DCP-ZDR-2019-06033, 300 S Craig Street, exterior renovations

Mr. Gregory presented proposed renovation to install a new storefront and add a pergola for exterior seating at the 1st floor of a four-story structure. This project was reviewed in staff design review and has no outstanding concerns.

Mr. Gregory recommended approval of the proposal.

Mr. Peter Margittai by Margittai Architects on behalf of Fuku Tea, the tenant, presented that exterior alterations cost will exceed of \$50,000, project has no changes to presented last week plans. Proposed seating area extension will create additional seating to public. Proposal was approved by Design Committee.

Mr. James Fieldy of Carnegie Mellon University spoke in full support of the plan.

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

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** Project Development Plan DCP-ZDR-2019-06033, for exterior renovations at 300 S Craig Street based on the application and drawings filed by Margittai Architects on behalf of FUKU TEA, the tenants, with the following condition:

1. Final construction plans including site plan and elevations shall be submitted for review and approval by the Zoning Administrator, prior to approval of an application for a building permit.

MOVED BY: Ms. Dick

SECONDED BY: Ms. Mingo

IN FAVOR: Burton-Faulk, O'Neil, Askey, Mondor, Dietrick

OPPOSED: None

MOTION CARRIED

3. **Hearing and Action:** 19-PDP-00017, 115 28th Street, new construction

Ms. Kramer made a presentation in accordance with the attached staff report. Ms. Kramer recommended approval with standard conditions.

This project is one phase within a multi-phase Master Development Plan DCP-MPZC-2019-00026. This phase will include approximately 11,000sq. ft. of retail space on the ground floor with 604 integral car parking spaces and distributed bike parking spaces.

There were no requests to the Zoning Board of Adjustment for this case.

The storm water management plan has been reviewed and approved by staff.

Mr. Benjamin Kelly of Oxford Development Company provided a letter of support for the project from Strip District Neighbors. Mr. Kelly presented that this project is part of the Stacks at 3 Crossing 2.0 MDP. 604 car garage for phase 2 is proposed. Site currently is a surface parking lot. Mr. Kelly presented images of other garages requested at PC and showed context of the sidewalk width.

Mr. Ryan Indovina by Indovina Associates presented stair tower elements, and proposed garage from different vantage points in context of normal conditions, also showed views of building from pedestrian scale. Will be provided wide-open space, clear visual access, bike parking. Mr. Indovina presented site plan updates, landscape plan, floor plan, and site features.

Mr. Kelly added information regarding sustainability, showed storm water plan, will be collect 62% of runoff water. Project will provide full access to the proposed building from any side. Contraction management plan will start on Smallman Street.

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

Ms. Mingo asked how does lighting work on Railroad Street. Lighting will be provided 24 hours, no turn off.

Ms. O'Neil asked how access on Smallman Street interacts with the adjacent property. Mr. Kelly reported that there is a minimum use from public, does not force conflicts of use, primary designed for loading and trash pick up.

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** Project Development Plan application, 19-PDP-00017 for a five-story, parking structure with ground floor retail space on parcels 25-F-159, 25-F-125, 25-F-162, based on the application and drawings filed by was filed by Oxford Development Company, with the following conditions:

1. Final construction plans including site plan, elevations, and construction management plan shall be submitted for review and approval by the Zoning Administrator, prior to approval of an application for a building permit;
2. Applicant shall provide an analysis of *ParkSmart Certification* compliance, to be reviewed by the Zoning Administrator prior to approval of an application for a building permit;
3. The Right-of-Way (ROW) plan shall be submitted for review and approval by DOMI staff prior to approval of an application for a building permit; and
4. The applicant shall submit a sufficiently detailed Performance Points analysis or plan for rainwater Performance Points associated with this development for review and approval prior to approval of an application for a building permit.

MOVED BY: Ms. O'Neil

SECONDED BY: Ms. Askey

IN FAVOR: Dietrick, Dick, Mingo

OPPOSED: None

ABSTAIN: Mondor

MOTION CARRIED

D. Plan of Lots (See Attachment D)

4. DCP-LOT-2019-00656, Burrows Street Townhomes Subdivision (major, 2nd hearing), West Oakland and Terrace Village, ward 4

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

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

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

MOTION:

Burrows Street Townhomes, 4th Ward, City of Pittsburgh, County of Allegheny, received by the Planning Commission on 1/28/2020, BE APPROVED and the signatures of the proper officers of the Planning Commission be affixed thereto. (No improvements or monuments needed.)

MOVED BY: Ms. Dietrick

SECONDED BY: Ms. O'Neil

IN FAVOR: Mondor, Mingo, Askey, Dick

OPPOSED: None

MOTION CARRIED

Items 5-12 as one batch.

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

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

Ms. Mingo asked on Warehouse development if consolidation is proposed across the public right of way. Mr. Layman clarified that there is no street, just accessible aisle.

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

MOTION:

1818 University Ave, 25th Ward, City of Pittsburgh, County of Allegheny, received by the Planning Commission on 1/28/20, BE APPROVED and the signatures of the proper officers of the Planning Commission be affixed thereto. (No improvements or monuments needed.)

MOVED BY: Ms. O'Neil

SECONDED BY: Ms. Dick

IN FAVOR: Mondor, Mingo, Askey, Dietrick

OPPOSED: None

MOTION CARRIED

North Braddock Avenue Plan, 13th Ward, City of Pittsburgh, County of Allegheny, received by the Planning Commission on 1/28/2020, BE APPROVED and the signatures of the proper officers of the Planning Commission be affixed thereto. (No improvements or monuments needed.)

MOVED BY: Ms. O'Neil

SECONDED BY: Ms. Dick

IN FAVOR: Mondor, Mingo, Askey, Dietrick

OPPOSED: None

MOTION CARRIED

Clement Howley 37th Street Plan, 6th Ward, City of Pittsburgh, County of Allegheny, received by the Planning Commission on 1/28/2020, BE APPROVED and the signatures of the proper officers of the Planning Commission be affixed thereto. (No improvements or monuments needed.)

MOVED BY: Ms. O'Neil

SECONDED BY: Ms. Dick

IN FAVOR: Mondor, Mingo, Askey, Dietrick

OPPOSED: None

MOTION CARRIED

Wyola Consolidation Plan, 19th Ward, City of Pittsburgh, County of Allegheny, received by the Planning Commission on 1/28/20, BE APPROVED and the signatures of the proper officers of the Planning Commission be affixed thereto. (No improvements or monuments needed.)

MOVED BY: Ms. O'Neil

SECONDED BY: Ms. Dick

IN FAVOR: Mondor, Mingo, Askey, Dietrick

OPPOSED: None

MOTION CARRIED

Averbach Trust Plan, 14th Ward, City of Pittsburgh, County of Allegheny, received by the Planning Commission on January 28th, 2020, BE APPROVED and the signatures of the proper officers of the Planning Commission be affixed thereto. (No improvements or monuments needed)

MOVED BY: Ms. O'Neil

SECONDED BY: Ms. Dick

IN FAVOR: Mondor, Mingo, Askey, Dietrick

OPPOSED: None

MOTION CARRIED

Butler Street Properties Consolidation Plan, 10th Ward, City of Pittsburgh, County of Allegheny, received by the Planning Commission on January 28th, 2020, BE APPROVED and the signatures of the proper officers of the Planning Commission be affixed thereto. (No improvements or monuments needed.)

MOVED BY: Ms. O'Neil

SECONDED BY: Ms. Dick

IN FAVOR: Mondor, Mingo, Askey, Dietrick

OPPOSED: None

MOTION CARRIED

Musselwhite Plan of Lots, 22nd Ward, City of Pittsburgh, County of Allegheny, received by the Planning Commission on January 28th, 2020, BE APPROVED and the signatures of the proper officers of the Planning Commission be affixed thereto. (No improvements or monuments needed.)

MOVED BY: Ms. O'Neil

SECONDED BY: Ms. Dick

IN FAVOR: Mondor, Mingo, Askey, Dietrick

OPPOSED: None

MOTION CARRIED

Commercial Storage Leasing Subdivision Plan, 21st Ward, City of Pittsburgh, County of Allegheny, received by the Planning Commission on January 28th, 2020, BE APPROVED and the signatures of the proper officers of the Planning Commission be affixed thereto. (No improvements or monuments needed.)

MOVED BY: Ms. O'Neil

SECONDED BY: Ms. Dick

IN FAVOR: Mondor, Mingo, Askey, Dietrick

OPPOSED: None

MOTION CARRIED

13. DCP-LOT-2020-00020, Larimer/East Liberty Phase 3, Consolidation Plan, Larimer, ward 12

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

Ms. Oldrey gave clarification on proposed plans.

Ms. Mondor suggested finding a way to present plans next time to public.

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

MOVED BY: Ms. Dick

SECONDED BY: Ms. Mingo

IN FAVOR: Mondor, Askey, Dietrick, O'Neil

OPPOSED: None

MOTION CARRIED

14. DCP-LOT-2020-00021, Larimer/East Liberty Phase 4, Consolidation Plan, Larimer, ward 12

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

Ms. Mondor asked how does the plan of lots cross public right of way.

Mr. Layman clarified that expanded lot 4-2 is resulting as single parcel and lot 4-1 is resulting as single parcel.

Ms. O'Neil suggested that as long as street is not consolidated lots can be consolidated this way.

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

MOVED BY: Ms. Dietrick

SECONDED BY: Ms. Askey

IN FAVOR: Mordor, O'Neil, Mingo, Dick

OPPOSED: None

MOTION CARRIED

E. Director's Report

No Report.

D. Adjournment

Motion to adjourn made by Ms. Mingo and seconded by Ms. O'Neil. The Meeting adjourned at 3:20pm.

Approved by:

Becky Mingo, Secretary

Disclaimer

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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.

City of Pittsburgh Planning Commission Meeting Minutes

February 11, 2020 at 2:45 PM, Meeting called to order by Chairwoman Christine Mondor

In Attendance

Chairwoman Christine Mondor
Vice Chairwoman LaShawn Burton-Faulk
Secretary, Becky Mingo
Sabina Deitrick
Holly Dick

Staff Present

Corey Layman, Zoning Administrator	Anne Kramer
Andrew Dash, Acting Director City Planning	David De Leon
Kate Rakus, Principal Planner	Zubin Coleman
Svetlana Ipatova, Recording Secretary	Kathleen Oldrey
Grant Ervin	Flore Marion

Index

Item	Page Number
1. Zone Code Text Change for Sustainable Development for City Owned Facilities	2
2. DCP-ZDR-2019-07920, 611 William Penn Place, new residential units	3
3. DCP-ZDR-2019-05793, 4165 Blair Street, renovation	3
4. DCP-LOT-2020-00122, Allequippa Terrace The Residences at Oak Hill Brackenridge Phase, West Oakland, Terrace Village	4
DCP-LOT-2020-00076, Consolidation of the Board of Trustees of CCAC Consolidation	5
5. (major 1 st) Allegheny West	5
6. DCP-LOT-2020-00020, Larimer/East Liberty Phase 3 Consol Plan (major, 2 nd), Larimer	6
7. DCP-LOT-2020-00021, Larimer/East Liberty Phase 4 Consol Plan (major, 2 nd), Larimer	6
8. DCP-LOT-2020-00081, N2 Properties LP Consolidation Plan Central Northside	6
9. DCP-LOT-2020-00065, Brighton Road Plan No. 1 Central Northside	7

10. DCP-LOT-2019-00582, Burrows Street Subdivision	West Oakland	7
11. DCP-LOT-2020-00077, Knezevic Subdivision Plan	Troy Hill	8
12. DCP-LOT-2020-00070, Catherine Terrace Consolidation Plan	Middle Hill	8
13. DCP-LOT-2020-00103, Granada Square Apartments Consolidation Plan	Middle Hill	9

A. Approval of Minutes

No minutes.

B. Correspondence (See Attachment B)

Letter of support for item 3.

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

- Hearing and Action:** Zone Code Text Change for Sustainable Development for City Owned Facilities
Mr. Grant Ervin presented Zoning Code Text Amendment for chapter 915 Environmental Performance Standards regarding Sustainability requirement for City Owned Facilities.

Ms. Flore Marion made a presentation of the proposed Code changes and clarified the reason for changes.

The proposed changes are intended to support the Department of Public Works in meeting the Climate Action Plan goals.

Mr. Ervin and Ms. Marion recommended approval of proposed Zone Code Text changes.

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

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

MOTION:

That the Planning Commission recommends **approval** of an ordinance amending the Pittsburgh Code, Title Nine, Zoning, Chapters 915 regarding net-zero Ready requirements for city-owned facilities.

MOVED BY: Ms. Burton-Faulk

SECONDED BY: Ms. Mingo

IN FAVOR: Mondor, Deitrick, Dick

OPPOSED: None

MOTION CARRIED

- Hearing and Action:** DCP-ZDR-2019-07920, 611 William Penn Place, new residential units

Ms. Rakus made a presentation in accordance with the attached staff report. Zoning application was filed by Strada on behalf of PMC 425 6TH Avenue Associates. 13 new dwelling units are proposed on the 10th floor, no exterior renovation is needed. A Development Activities meeting was held with Pittsburgh Downtown Partners on January 3, 2020. Ms. Rakus recommended approval of the proposal based on the application and drawings filed.

Mr. Sean Beasley on behalf of Strada presented that the development includes 13 new residential dwellings to be build on the 10th floor, all other current uses in the building are proposed to remain. The proposed construction will provide adequate parking, transit and loading. Construction management plans provide back door access to the building, and construction duration plans to be around 5-6 months.

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

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 Project Development Plan No. DCP-ZDR-2019-07920 for new dwelling units 611 William Penn Place, based on the application and drawings filed by Strada on behalf of PMC 425 6th Avenue Associates, property owner.

MOBED BY: Ms. Dick

SECONDED BY: Ms. Mingo

IN FAVOR: Burton-Faulk, Mondor, Deitrick

OPPOSED: None

MOTION CARRIED

3. Hearing and Action: DCP-ZDR-2019-05793, 4165 Blair Street, renovation

Ms. Rakus made a presentation in accordance with the attached staff report. The scope of work includes the renovation of a building and a small addition at the rear for vertical circulation and mechanical space. New accessible parking area is proposed on site. The transportation analysis plan was filed and already approved. For full analysis of the P4 Performance Measures, additional information and review is required. As such, there are two conditions of approval on the FLDP prior of issuance of the building permit. The Mill Building Plaza is currently under construction. Ms. Rakus recommended the approval of application DCP-ZDR-2019-05793 for renovation of the roundhouse building with two conditions.

Ms. Anne Chen on behalf of GBBN Architects presented that the applicant proposed to renovate the existing building that was vacant for years and build a small building addition.

Current PLDP do not allow curb cut or parking accessed from Blair Street. Eventually, the structured parking will be developed, and loading will be accessed from an alley to be built at that time.

Mr. Matt Conti presented landscaping plan and demonstrated materials to be used for building renovation.

The project is capable of achieving LEED Gold, a P4 Performance Measures Checklist, and Pittsburgh 2030 district participation.

Mr. Matt Conti spoke about storm water proposed plans and site access plans after renovation is completed. Also Mr. Conti provided a letter of support.

Mr. Bertinaschi Fran, a resident, supported a proposal.

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

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 Final Land Development Plan application DCP-ZDR-2019-05793, for renovation of the roundhouse building in SP-10 in accordance with the application and drawings submitted by GBBN on behalf of Almono LP, property owner, with the following conditions:

- a. Final construction plans including site plans and elevations shall be reviewed and approved by the Zoning Administrator prior to approval of a Record of Zoning Approval.
- b. Applicant shall provide updated P4 Performance Measures checklists, reviewed by an authority recognized for professional knowledge of the P4 Performance Measures, before building permit issuance then again prior to final occupancy

MOVED: Ms. Dick

SECONDED BY: Deitrick

IN FAVOR: Mondor, Burton-Faulk, Mingo

OPPOSED: None

MOTION CARRIED

D. Plan of Lots (See Attachment D)

Items 1, 8-13 as one batch.

4. DCP-LOT-2020-00122, Allequippa Terrace the Residence at Oak Hill Brackenridge Phase, (major 1st) West Oakland; Terrace Village, wards 4 & 5

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

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

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

MOTION:

Allequippa Terrace the Residences at Oak Hill – Brackenridge Phase Subdivision Plan, 4th & 5th Ward, City of Pittsburgh, County of Allegheny, received by the Planning Commission on 2/11/2020,

APPROVED

MOVED: Ms. Dick

SECONDED BY: Ms. Mingo

IN FAVOR: Mondor, Burton-Faulk, Deitrick

OPPOSED: None

MOTION CARRIED

- 5. DCP-LOT-2020-00076,, Consolidation of the Board of Trustees of CCAC Consolidation 9major 1st) Allegheny West, ward 22

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

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

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

MOTION:

THE CONSOLIDATION OF THE BOARD OF TRUSTEES OF THE COMMUNITY COLLEGE OF ALLEGHENY COUNTY, 22 Ward, City of Pittsburgh, County of Allegheny, received by the Planning Commission on 2/11/20, BE PRELIMINARILY APPROVED AND SCHEDULED FOR FINAL REVIEW ON 2/25/2020 OF NEXT PC MEETING.

MOVED: Ms. Mingo

SECONDED BY: Ms. Deitrick

IN FAVOR: Mondor, Burton-Faulk, Dick

OPPOSED: None

MOTION CARRIED

- 6. DCP-LOT-2020-00020, Larimer/East Liberty Phase 3 Consolidation Plan (major ,2nd), Larimer, ward 12

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

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

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

MOTION:

Larimer/East Liberty Phase 3 Consolidation Plan, 12th Ward, City of Pittsburgh, County of Allegheny, received by the Planning Commission on February 11th, 2020, BE APPROVED and the signatures of the proper officers of the Planning Commission be affixed thereto. (No improvements or monuments needed.)

MOVED: Ms. Burton-Faulk

SECONDED BY: Ms. Mingo

IN FAVOR: Mondor, Dick, Deitrick

OPPOSED: None

MOTION CARRIED

7. DCP-LOT-2020-00021, Larimer/East Liberty Phase 4 Consolidation Plan (major ,2nd), Larimer, ward 12

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

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

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

MOTION:

Larimer/East Liberty Phase 4 Consolidation Plan, 12th Ward, City of Pittsburgh, County of Allegheny, received by the Planning Commission on February 11th, 2020, BE APPROVED and the signatures of the proper officers of the Planning Commission be affixed thereto. (No improvements or monuments needed.)

MOVED: Ms. Burton-Faulk

SECONDED BY: Ms. Mingo

IN FAVOR: Mondor, Dick, Deitrick

OPPOSED: None

MOTION CARRIED

8. DCP-LOT-2020-00081, N2 Properties LP Consolidation Plan Central Northside, ward 22

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

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

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

MOTION:

N2 Properties LP Consolidation Plan, 22nd Ward, City of Pittsburgh, County of Allegheny, received by the Planning Commission on February 11th, 2020, BE APPROVED and the signatures of the proper officers of the Planning Commission be affixed thereto. (No improvements or monuments needed.)

MOVED: Ms. Dick

SECONDED BY: Ms. Mingo

IN FAVOR: Mondor, Burton-Faulk, Deitrick

OPPOSED: None

MOTION CARRIED

9. DCP-LOT 2020-00065, Brighton Road Plan #1 Central Northside , ward 25

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

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

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

MOTION:

Brighton Road Plan No. 1, 25th Ward, City of Pittsburgh, County of Allegheny, received by the Planning Commission on February 11th, 2020, BE APPROVED and the signatures of the proper officers of the Planning Commission be affixed thereto. (No improvements or monuments needed.)

MOVED: Ms. Dick

SECONDED BY: Ms. Mingo

IN FAVOR: Mondor, Burton-Faulk, Deitrick

OPPOSED: None

MOTION CARRIED

10. DCP-LOT-2019-00582, Burrows Street Subdivision, West Oakland, ward 4

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

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

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

MOTION;

Burrows Street Subdivision Plan, 4th Ward, City of Pittsburgh, County of Allegheny, received by the Planning Commission on 2/11/2020, BE APPROVED and the signatures of the proper officers of the Planning Commission be affixed thereto. (No improvements or monuments needed.)

MOVED: Ms. Dick

SECONDED BY: Ms. Mingo

IN FAVOR: Mondor, Burton-Faulk, Deitrick

OPPOSED: None

MOTION CARRIED

11. DCP-LOT-2020-00077, Knezevic Subdivision Plan, Troy Hill, ward 24

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

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

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

MOTION;

Knezevic Subdivision Plan, 24th Ward, City of Pittsburgh, County of Allegheny, received by the Planning Commission on February 11th, 2020, BE APPROVED and the signatures of the proper officers of the Planning Commission be affixed thereto. (No improvements or monuments needed.)

MOVED: Ms. Dick

SECONDED BY: Ms. Mingo

IN FAVOR: Mondor, Burton-Faulk, Deitrick

OPPOSED: None

MOTION CARRIED

12. DCP-LOT-2020-00070, Catherine Terrace Consolidation Plan, Middle Hill, ward 5

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

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

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

MOTION;

Catherine Terrace Consolidation Plan, 5th Ward, City of Pittsburgh, County of Allegheny, received by the Planning Commission on 2/11/20, BE APPROVED and the signatures of the proper officers of the Planning Commission be affixed thereto. (No improvements or monuments needed.)

MOVED: Ms. Dick

SECONDED BY: Ms. Mingo

IN FAVOR: Mondor, Burton-Faulk, Deitrick

OPPOSED: None

MOTION CARRIED

13. DCP-LOT-2020-00103, Granada Square Apartments Consolidation Plan, Middle Hill, ward 5

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

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

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

MOTION;

Granada Square Apartments Consolidation Plan, 5th Ward, City of Pittsburgh, County of Allegheny, received by the Planning Commission on 2/11/20, BE APPROVED and the signatures of the proper officers of the Planning Commission be affixed thereto. (No improvements or monuments needed.)

MOVED: Ms. Dick

SECONDED BY: Ms. Mingo

IN FAVOR: Mondor, Burton-Faulk, Deitrick

OPPOSED: None

MOTION CARRIED

E. Director's Report

- No report.

D. Adjournment

Motion to adjourn made by Ms. Burton-Faulk and seconded by Ms. Mingo. The Meeting adjourned at 3:30pm.

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.

City of Pittsburgh

Planning Commission

Meeting Minutes

February 25, 2020 2:50pm | Meeting called to order by Chairwoman Christine Mondor

In Attendance

Chairwoman Christine Mondor

Secretary, Becky Mingo

Jennifer Askey
Sabina Deitrick
Rachel O'Neill
Holly Dick

Staff Present

Corey Layman, Zoning Administrator
Kate Rakus, Principal Planner
Svetlana Ipatova, Recording Secretary

Anne Kramer
William Gregory
Zubin Coleman
David DeLeon

Index

Item	Page Number
1. DCP-ZDR-2019-03591, Forbes Ave, new construction	2
2. DCP-LOT-2020-00051, Jumonville Street Consolidation Plan, Bluff, Ward 1 (Major 1st)	3
3. DCP-LOT-2020-00076 Consolidation of the Board of Trustees of CCAC Consolidation, Allegheny West, Ward 22 (Major 2nd)	4
4. DCP-LOT-2020-00055 Brueckl Plan of Lots Plan of Subdivision, Highland Park, ward 11	4
5. DCP-LOT-2020-00125, Bernard & Deborah Noone Consolidation Plan, New Homestead, Ward 31	5
6. DCP-LOT-2020-00120 Devey Plan of Lots, Mount Washington, Ward 18	5
7. DCP-LOT-2020-00136 Jarnovick Subdivision Plan, Upper Lawrenceville, Ward 10	6
8. DCP-LOT-2020-00114 Smith & Fifth Condo Consolidation Plan, CBD, Ward 2	6
9. DCP-LOT-2020-00143 3207 Brereton Consolidation Plan, Polish Hill, Ward 6	7

A. Approval of Minutes

On motion duly moved by Ms. O'Neill and seconded by Ms. Deitrick, the minutes of the December 3, 2019, January 28, 2020 and February 11, 2020 are approved.

B. Correspondence (See Attachment B)

The Commission is in receipt of the following correspondence:

Regarding Home Street Nomination

1. Gary Kalmeyer
2. Anne Davis
3. Beth and Eric Rupert

Regarding 186 Home Street (EwaltHouse) and 5134 Carnegie Street (Mowry House)

4. Lawrenceville united

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

1. **Hearing and Action:** DCP-ZDR-2019-03591, Forbes Ave at Beeler Street

Ms. Kramer made a presentation in accordance with the attached staff report. Ms. Kramer recommends approval of the proposal with three conditions. She reported that this application was filed by Carnegie Mellon University for construction of four-story dormitory for student housing.

The Department of Mobility and Infrastructure (DOMI) staff is reviewing the loading on Forbes Ave, the traffic signal design, and the ROW (street and sidewalk) design.

Art Commission review of the proposal is scheduled for this application on February 26, 2020.

In addition, approval of a Stormwater Management Plan shall be required.

Mr. Bob Reppe of Carnegie Mellon University presented that facility will include 86 rooms, student common space, and 20 off-street parking spaces, plaza spaces, and a small retail space available also for residents of the neighborhood. Retail will serve fresh food for clients.

Mr. Reppe stated that the new construction of the dormitory building was included as development item in the IMP for Carnegie Mellon University, 2030 Challenge plan.

Site developing will require a relocation of a private road (Utility Drive) and utilities. 120 existing parking spaces will remain, new retaining wall and landscaping is needed.

Along Forbes Avenue additional three story glass will be added to existing frontage. In addition, two sets of windows will be added to improve the main facade.

Mr. Reppe said that along Forbes Avenue is proposed to frame a front porch with two towers, and entry area will be redesigned to match the entire building.

Proposal includes an extensive landscaping, removal some trees on Northerly side, and additional planting the developing area in accordance with the presented plan.

New lighting is proposed along streets to improve the existing lighting, designed using the contemporary standards.

Contraction Management Plan will be presented for review and approval.

Mr. Larry Walsh, a resident spoke in support of the project, he indicated that is impressed by the applicant communication with neighborhood residents.

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

Ms. Deitrick asked to conform if the applicant redesigned the proposal and added additional bedroom windows. New set of windows was added to match the original frontage façade.

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** Project Development Plan DCP-ZDR-2019-03591 for new construction of a four-story dormitory for student housing near the intersection of Forbes Avenue and Beeler Street based on the application and drawings filed by Carnegie Mellon University, with the following conditions:

1. The final construction plans including site plans, landscape plans, and elevations, and construction management plan shall be reviewed and approved by the Zoning Administrator prior to approval of an application for a building permit;
2. The TIS shall be approved prior to issuance of a building permit and any required improvements must be addressed prior to issuance of the final certificate of occupancy; and
3. The stormwater management plan shall be reviewed and approved prior to an approval of an application for a building permit.

MOVED BY: Ms. Dick

SECONDED BY: Ms. Mingo

IN FAVOR: Mondor, Dietrick, O'Neill, Askey

OPPOSED: None

MOTION CARRIED

D. Plan of Lots (See Attachment D)

2. DCP-LOT-2020-00051, Jumonville Street Consolidation Plan, Bluff, Ward 1 (Major 1st)

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

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

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

MOTION:

Jumonville Street Consolidation Plan, 1st Ward, City of Pittsburgh, County of Allegheny, received by the Planning Commission on February 25th, 2020, BE PRELIMINARILY APPROVED AND SCHEDULED FOR FINAL REVIEW ON March 10th, 2020.

MOVED BY: Ms. Mingo

SECONDED BY: Ms. O'Neill

IN FAVOR: Mondor, Dietrick, Dick, Askey

OPPOSED: None

MOTION CARRIED

3 .DCP-LOT-2020-00076 Consolidation of the Board of Trustees of CCAC Consolidation, Allegheny West, Ward 22 (Major 2nd)

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

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

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

MOTION:

THE CONSOLIDATION OF THE BOARD OF TRUSTEES OF THE COMMUNITY COLLEGE OF ALLEGHENY COUNTY, 22 Ward, City of Pittsburgh, County of Allegheny, received by the Planning Commission on 2/11/20, BE PRELIMINARILY APPROVED AND SCHEDULED FOR FINAL REVIEW ON 2/25/2020 OF NEXT PC MEETING.

MOVED BY: Ms. Mingo

SECONDED BY: Ms. O'Neill

IN FAVOR: Mondor, Dietrick, Dick, Askey

OPPOSED: None

MOTION CARRIED

4. DCP-LOT-2020-00055 Brueckl Plan of Lots Plan of Subdivision, Highland Park, ward 11

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

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

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

MOTION:

Brueckl Plan of Lots Plan of Subdivision, 11th Ward, City of Pittsburgh, County of Allegheny, received by the Planning Commission on February 25th, 2020, BE APPROVED and the

signatures of the proper officers of the Planning Commission be affixed thereto. (No improvements or monuments needed.)

MOVED BY: Ms. Mingo

SECONDED BY: Ms. O'Neill

IN FAVOR: Mondor, Dietrick, Dick, Askey

OPPOSED: None

MOTION CARRIED

5. DCP-LOT-2020-00125, Bernard & Deborah Noone Consolidation Plan, New Homestead, Ward 31
Mr. Layman made presentation in accordance with the attached staff report.

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

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

MOTION:

Bernard & Deborah Noone Consolidation Plan, 31st Ward, City of Pittsburgh, County of Allegheny, received by the Planning Commission on February 25th, 2020, BE APPROVED and the signatures of the proper officers of the Planning Commission be affixed thereto. (No improvements or monuments needed.)

MOVED BY: Ms. Mingo

SECONDED BY: Ms. O'Neill

IN FAVOR: Mondor, Dietrick, Dick, Askey

OPPOSED: None

MOTION CARRIED

6. DCP-LOT-2020-00120 Devey Plan of Lots, Mount Washington, Ward 18

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

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

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

MOTION:

Devey Plan of Lots, 18th Ward, City of Pittsburgh, County of Allegheny, received by the Planning Commission on February 25th, 2020, BE APPROVED and the signatures of the proper officers of the Planning Commission be affixed thereto. (No improvements or monuments needed.)

MOVED BY: Ms. Mingo

SECONDED BY: Ms. O'Neill

IN FAVOR: Mondor, Dietrick, Dick, Askey

OPPOSED: None

MOTION CARRIED

7. DCP-LOT-2020-00136 Jarnovick Subdivision Plan, Upper Lawrenceville, Ward 10

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

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

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

MOTION:

Javornick Subdivision Plan, 10th Ward, City of Pittsburgh, County of Allegheny, received by the Planning Commission on 2/25/2020, BE APPROVED and the signatures of the proper officers of the Planning Commission be affixed thereto. (No improvements or monuments needed.)

MOVED BY: Ms. Mingo

SECONDED BY: Ms. O'Neill

IN FAVOR: Mondor, Dietrick, Dick, Askey

OPPOSED: None

MOTION CARRIED

8. DCP-LOT-2020-00114 Smith & Fifth Condo Consolidation Plan, CBD, Ward 2

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

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

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

MOTION:

Smith & Fifth Condominiums Consolidation Plan, 2nd Ward, City of Pittsburgh, County of Allegheny, received by the Planning Commission on 2/25/2020, BE APPROVED and the signatures of the proper officers of the Planning Commission be affixed thereto. (No improvements or monuments needed.)

MOVED BY: Ms. Mingo

SECONDED BY: Ms. O'Neill

IN FAVOR: Mondor, Dietrick, Dick, Askey

OPPOSED: None

MOTION CARRIED

9. DCP-LOT-2020-00143 3207 Brereton Consolidation Plan, Polish Hill, Ward 6

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

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

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

MOTION:

3207 Brereton Consolidation Plan, 6th Ward, City of Pittsburgh, County of Allegheny, received by the Planning Commission on 2/25/2020, BE APPROVED and the signatures of the proper officers of the Planning Commission be affixed thereto. (No improvements or monuments needed.)

MOVED BY: Ms. Mingo

SECONDED BY: Ms. O'Neill

IN FAVOR: Mondor, Dietrick, Dick, Askey

OPPOSED: None

MOTION CARRIED

E. Director's Report

- No report.

D. Adjournment

Motion to adjourn made by Ms. Deitrick, and seconded by Ms. O'Neil. The Meeting adjourned at 3:30pm.

Approved by:

Becky Mingo, Secretary

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City of Pittsburgh

Planning Commission

Meeting Minutes

March 10, 2020 at 2:06PM Meeting called to order by Chairwoman Christine Mondor

In Attendance

Chairwoman Christine Mondor
Vice Chairwoman LaShawn Burton-Faulk
Secretary, Jennifer Askey

Holly Dick
Rachel O'Neill
Dina (Free) Blackwell

Staff Present

Andrew Dash, Acting Director City Planning
Kate Rakus, Principal Planner
Svetlana Ipatova, Recording Secretary

Anne Kramer
David De Leon
Sarah Quinn
Daniel Scheppke
Kathleen Oldrey
Stephanie Joy Everett
Derek Dauphin

Index

Item	Page Number
1. Department of City Planning Neighborhood Plan Guide	3
2. DCP-MPZC-2019-00691, Council Bill 2019-2418 East Carson Street Zone Change	4
3. DCP-HN-2019-00594 Historic Nomination 186 Home Street	5
4. DCP-HN-2020-00060, Historic Nomination, 5134 Carnegie Street	6
5. DCP-ZDR-2019-04261, North Shore Dr. and W. General Robinson St., New Const	7
6. DCP-ZDR-2019-01876 Penn Ave at Bakery Square Blvd, New Construction	8
7. DCP-LOT-2020-00051 Jumonville Street Consolidation Plan, Bluff, Ward 1	9
8. DCP-LOT-2020-00205 Catholic Institute of Pittsburgh Subdivision, East Carnegie, Ward 28	9
9. DCP-LOT-2020-00055 Brueckl Plan of Lots Plan of Subdivision Highland Park, Ward 11	10
10. DCP-LOT-2020-00148 1313 Holdings LLC Consolidation Plan, East Allegheny, Ward 23	10

11. DCP-LOT-2019-00502 SD Properties Consolidation Plan, South Side Flats, Ward 17	11
12. DCP-LOT-2020-00206 Murphy Dentistry Consolidation Plan, Crafton Heights, Ward 20	11

A. Approval of Minutes

On motion duly moved by Ms. O'Neill and seconded by Ms. Askey, the minutes of the February 25, 2020 are approved.

B. Correspondence (See Attachment B)

The Commission is in receipt of the following correspondence:

DCP-ZDR-2019-01147 West Jefferson Street Townhomes

1. Felix Fukui and Dominika Demantova

Neighborhood Planning Guide

1. Center of Life

2. Mary Ellen Solomon

3. Anita Perry

DCP-MPZC-2019-00691

1. Marie Rotondo Senko

DCP-HN-2019-00594 Ewalt House

1. Maralynn Jacoby

2. Joanne Scoulos

3. Vasilios Sofillas

4. Maritsa Scoulos-Hanson

5. Despina Scoulos

6. Mary Coleman

7. Lynn Lewandowski

8. Christina Papp

9. Shirley Gralewski Ireland
10. Anne Davis
11. Martin Aurand
12. Poli Biswas
13. Kevin Sampson
14. Victor Capone
15. Preservation Pittsburgh
16. Susanna Weyandt
17. Councilwoman Deborah Gross
18. Bill Joyce
19. Jill Joyce
20. Erik Kukura (with attachment)

Ewalt House and Mowry House

1. Lawrenceville Stakeholders

DCP-ZDR-2019-01876 Bakery Square Refresh

1. Larimer Consensus Group

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

1. Hearing and Action: Department of City Planning Neighborhood Plan Guide

Mr. Dash made a presentation in accordance with the attached staff report. Mr. Dash recommends approval of the proposal.

Mr. Dash introduced the Guide sets expectations and guidelines for the public, community groups, and staff engaging in a neighborhood planning process.

The guide will ensure that neighborhood plans develop strategies to address community and citywide goals.

Ms. Everett presented five phases of the Guide and terms for each phase.

Guide includes public engagement, organize phase, also visualize, strategy, formalize, and realize phases. Realize phase could be up to 10years.

Ms. Everett also introduced resources to implement the Guide.

Mr. Dauphin explained engagement of city planning staff with community groups and public.

Mr. Dash added that staff is planning to create a better format for public users and RCO, and other community groups.

The chairwoman called for comments from the Public.

Mr. Tim Smith, from Central Life Hazelwood Committee said that new Guide is a very helpful working document, and supported it.

Ms. Elena Zaitsoff from South Oakland Neighborhood Group requested not to approve a proposed Guide and send for corrections by city staff, she proposed more community involvement to be added.

Ms. Millie Sass from South Oakland Neighborhood Group requested that the proposed Document has to give a true voice for community groups, underlined a lack of diversity in a document.

Ms. Megan Zeigler from Green building Alliance supported a proposal.

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

Ms. Dick supported Oakland Neighborhood Group and proposed more diversity involvement in a neighborhood planning to add as a condition of Guide approval.

Ms. Mondor suggested involving in a process of planning the residents from the commercial neighborhoods too, also, she found the document important and helpful.

Mr. Burton-Faulk said that the Guide is very helpful and a good job was done.

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

MOTION:

That the Planning Commission of the City of Pittsburgh **approve** the Neighborhood Plan Guide as guidelines for use by the Department of City Planning and Registered Community Organizations in the development of neighborhood plan components of the City's Comprehensive Plan. Approval is conditional upon staff making the recommended changes outlined in the "Neighborhood Plan Guide Planning Commission Comments and Staff Notes, Recommended Changes – Version 2/20/2020" document.

MOVED BY: Ms. Blackwell

SECONDED BY: Ms. O'Neill

IN FAVOR: Mondor, Dick, Askey, Burton-Faulk

OPPOSED: None

MOTION CARRIED

2. DCP-MPZC-2019-00691, Council Bill 2019-2418 East Carson Street Zone Change

Ms. Rakus made a presentation in accordance with the attached staff report. The proposed petition will rezone the subject property from LNC zoning district to Parks (P). Planning staff gives positive recommendation for the proposal.

Ms. Brosha Tkacheva from City Council Office reported that the proposed change is supported by the City Council. She presented photos of the subject property.

Ms. Barbara Rudiak presenting South Side Community Council stated that they worked close with the City, change will work as crime prevention, and supported the change.

Ms. Marie Senko, a resident of South Side, stated that her family volunteers to preserve a building, they support the zone change, and also started fundraising for plaza revitalization.

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

Ms. O'Neill asked if there is any objection from the other business owners in the area, and was conformed that no objection exists.

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

MOTION:

Approval to City Council of Council Bill 2019-2418 to rezone 1200 East Carson, Parcel 3-H-15, from Local Neighborhood Commercial (LNC) to Parks (P).

MOVED BY: Ms. Burton-Faulk

SECONDED BY: Ms.Blackwell

IN FAVOR: Mondor, Dick, Askey, O'Neill

OPPOSED: None

MOTION CARRIED

3 .DCP-HN-2019-00594 Historic Nomination 186 Home Street

Ms. Quinn presented 186 Home Street nomination in accordance with the attached staff report. She reported that the subject house was built in 1840. She also described the history of ownership, materials built from, and other house characteristics.

Ms. Quinn reported that house meets the criteria for designation and recommended to approve the nomination.

Ms. Bridget Kalmeyer, counsel for the owner said that law has to protect homeowners property, and the owner has a right to sell it or demolish. She reported that subject house was built in 1840, does not have antic elements, common for historic structures. She presented pictures of the structure, and explained her vision of used construction materials, flooring, windows design, roofing lines. Ms .Kalmeyer said that house has no colons, situated hidden from the street, front porch was a later alteration to the building. She reported from her analysis the subject house does not meet the criteria of nomination as a historic preservation structure, current house condition is completely unsafe to any renovation work, and has to be demolish.

Mr. John Axhell from Lawrenceville State Holders supported the nomination.

Ms. Beth Rupert, property owner, stated that no bank would give money for house restoration because of current unsaved condition, they were trying to sell it for many years with no result.

Ms. Jill Joyce, a member of Lawrenceville State Holdings reported that this house was previously nominated a few years ago, and now the process started again. She requested to approve the nomination.

Ms. Melisa McSwigen supported nomination both houses listed on PC agenda and reported that houses characteristics meet criteria for historic preservation.

Mr. Bill Joyce, a resident, stated that he is also an experience architect, and neighborhood architects want to preserve a house, they started a fundraising, and have intention to buy it and restore.

Ms. Mary Coleman presented letters to support nomination.

Mr. Rupert, house owner, said that structure is very dangerous to public, neighbors, roof is coming down, house has to be demolish.

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

Ms. Burton-Faulk asked for more details from the structural report.

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

MOTION:

That the Planning Commission of the City of Pittsburgh finds that the nominations submitted for the Ewalt House meets the required criteria and integrity standards for listing as city-designated historic structures

That the Planning Commission of the City of Pittsburgh make City Council a positive recommendation for historic designation.

MOVED BY: Ms. Burton-Faulk

SECONDED BY: Ms. Blackwell

IN FAVOR: Mondor, Askey, Dick

OPPOSED: None

MOTION CARRIED

4. DCP-HN-2020-00060, Historic Nomination, 5134 Carnegie Street

Ms. Quinn presented 5134 Carnegie Street nomination in accordance with the attached staff report. She reported that the subject house was built in 1838-1842. She also described the history of ownership, materials built from, and other house characteristics.

Mr. John Axhell from Lawrenceville State Holders supported the nomination.

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

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

MOTION;

That the Planning Commission of the City of Pittsburgh finds that the nominations submitted for the Mowry-Addison House meets the required criteria and integrity standards for listing as city-designated historic structures

That the Planning Commission of the City of Pittsburgh make City Council a positive recommendation for historic designation.

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

IN FAVOR: Mondor, Burton-Faulk, Blackwell

OPPOSED: None

MOTION CARRIED

5. DCP-ZDR-2019-04261, North Shore Dr. and W. General Robinson St., New Construction

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

A new 9-story, mixed-use building is proposed on North Shore Drive at the corner of Mazeroski Way. The project includes ground floor retail/restaurant, three floors of office space, and four floors of multi-unit residential.

Planning staff reviewed proposal and recommends PC to approve it with five conditions.

Mr. Mike Hudel , a developer, described some details of the proposed construction, curb cut locations, and construction timing.

Ms. Dina Snider, architect, presented construction renderings and described proposed exterior building materials, bike parking, balconies design, and some changes to the proposed open space plaza.

Mr. Rifat Qureshi supported a proposal.

Ms. Mondor stated that since last briefing presentation the applicant made recommended changes to the open space area.

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 Project Development Plan application, DCP-ZDR-2019-04261 for a mixed-use structure and parking garage on parcel 8-K-35, based on the application and drawings filed by Strada Architecture, on behalf of the Stadium Authority of Pittsburgh, with the following conditions:

1. Final construction plans including site plan, elevations, and construction management plan shall be submitted for review and approval by the Zoning Administrator;
2. Applicant will work with DOMI on the security and convenience of bicycle parking;

3. Applicant shall return with the design for the graphics on the garage and in the pedestrian alleyway for review in staff design review with final approval by the Zoning Administrator;
4. The applicant shall submit a Preliminary Public Art Plan (as per 915.07.E.1.d(1)) for review and approval prior to approval of a building permit on the mixed use structure; and
5. The applicant shall have approval of a Final Public Art Plan (as per 915.07.E.1.d(2)) and Project Development Plan approval of the plaza and retail/restaurant structure prior issuance to a Final Certificate of Occupancy for the mixed use structure.

MOVED BY: Ms. Burton-Faulk

SECONDED BY: Ms. Askey

IN FAVOR: Mondor, Blackwell, Dick

OPPOSED: None

MOTION CARRIED

6. DCP-ZDR-2019-01876 Penn Ave at Bakery Square Blvd, New Construction

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

An application for Final Land Development Plan (FLDP) DCP-ZDR-2019-01897 is for demolition of an existing one-story retail structure, replaced with a new one story structure attached to the former Nabisco Building at Bakery Square. The proposed uses in the new structure are restaurant and retail.

Planning staff reviewed proposal and recommends PC to approve it with four conditions.

Mr. Jonathan Kamin supported proposal.

Mr. Bevins, Strada Architect, presented some additional design details.

Ms. Burton-Faulk made a comment that she likes the proposal.

Ms. Mondor asked clarification for the width of sidewalks.

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 Final Land Development Plan #DCP-ZDR-2019-01897 for SP-9 Bakery Square, for construction of a 3-story structure and site improvements, in accordance with the application and drawings submitted by Walnut Capital, on behalf of BAKERY SQUARE HOLDINGS LP, property owner; subject to the following conditions:

1. Prior to issuance of a building permit, the applicant shall submit for approval by the Zoning Administrator a signage plan with proposed sign design and locations that indicates public access as per 909.01.D.3(c) where urban open space is provided. Signage on existing buildings shall be installed upon approval of plan. Signage for the new construction and site improvements shall be installed upon occupancy.
2. Prior to issuance of a building permit, the final construction plans including site plans and elevations shall be reviewed and approved by the Zoning Administrator.

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

MOTION:

Catholic Institute of Pittsburgh Plan, 28th Ward, City of Pittsburgh, County of Allegheny, received by the Planning Commission on 3/10/2020, BE PRELIMINARY APPROVED and reviewed for final approval on 3/24/2020 for 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. Blackwell

IN FAVOR: Mondor, Burton-Faulk, Dick

OPPOSED: None

MOTION CARRIED

9. DCP-LOT-2020-00055 Bruecki Plan of Lots Plan of Subdivision Highland Park, Ward 11

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

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

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

MOTION:

Brueckl Plan of Lots Plan of Subdivision, 11th Ward, City of Pittsburgh, County of Allegheny, received by the Planning Commission on March 10th, 2020, 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. Blackwell

IN FAVOR: Mondor, Burton-Faulk, Dick

OPPOSED: None

MOTION CARRIED

10. DCP-LOT-2020-00148 1313 Holdings LLC Consolidation plan, East Allegheny, Ward 23

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

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

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

MOTION:

1313 Holdings LLC Consolidation Plan, 23rd Ward, City of Pittsburgh, County of Allegheny, received by the Planning Commission on March 10th, 2020, 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. Blackwell

IN FAVOR: Mondor, Burton-Faulk, Dick

OPPOSED: None

MOTION CARRIED

11. DCP-ZDR-2019-00502 SD Properties Consolidation Plan South Side Flats, Ward 17

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

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

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

MOTION:

SD Properties Consolidation Plan, 17th Ward, City of Pittsburgh, County of Allegheny, received by the Planning Commission on March 10th, 2020, 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. Blackwell

IN FAVOR: Mondor, Burton-Faulk, Dick

OPPOSED: None

MOTION CARRIED

12. DCP-ZDR-2020-00206 Murthy Dentistry Consolidation Plan, Crafton Heights, Ward 20

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

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

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

MOTION:

Murphy Dentistry Consolidation Plan, 20th Ward, City of Pittsburgh, County of Allegheny, received by the Planning Commission on 3/10/2020, 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. Blackwell

IN FAVOR: Mondor, Burton-Faulk, Dick

OPPOSED: None
MOTION CARRIED

E. Director's Report

Acting Director Andrew Dash reported regarding three upcoming events.

D. Adjournment

Motion to adjourn made by Mr. Burton-Faulk, and seconded by Ms. Askey. The Meeting adjourned at 5:20PM.

Approved by: Ms. Askey, Secretary

Disclaimer

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City of Pittsburgh

Planning Commission

Meeting Minutes

June 2, 2020 at 2:45PM, 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
Rachel O'Neill

Staff Present

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

Anne Kramer
William Gregory
David DeLeon
Christopher Corbett
Kathleen Oldrey
Zubin Coleman

Index

Item	Page Number
1. Homewood Comprehensive Community Plan	2
2. DCP-LOT-2020-00001 August Wilson House Consolidation Plan, Crawford-Roberts, ward 3	3
3. DCP-LOT-2020-00032, 7235 Butler Street Subdivision, Morningside, ward 10	4
4. DCP-LOT-2020-00045 143 46 th Street Subdivision, Central Lawrenceville, ward 9	4
5. DCP-LOT-2020-00252 405 N Beatty Subdivision, East Liberty, ward 11	4

A. Approval of Minutes

On motion duly moved by Ms. Dick and seconded by Ms. Blackwell, the minutes of the March 10, 2020 are approved.

B. Correspondence (See Attachment B)

The Commission is in receipt of the following correspondence:

Planning Commission Minutes

August 27, 2019

Regarding the Homewood Plan

Rev. Dr. Samuel Ware
Homewood - Brushton Business Association
Ron Porter

Regarding Historic Nomination of Ewart House

The Members of the Preservation Committee of the Lawrenceville Stakeholders

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

1. Hearing and Action: Homewood Comprehensive Community Plan

Mr. Dash made a presentation of the Homewood Comprehensive Community Plan in accordance with the attached staff report.

Mr. Dash recommended approval of the plan.

Briefing plan presentation was done on March 10, 2020.

Mr. Dash said that proposed plan includes three city designated Homewood neighborhoods; Homewood West, Homewood North, and Homewood South.

There was an extensive community engagement to develop the proposed plan, such as three Public meetings and series of 9 action teams to run 30 action team meetings.

Action teams met regularly and collaborated with City departments and representatives, and subject matter experts.

Through three community meetings a total of 450 attendees participated, and 75 comments of the HCCP received.

Mr. Corbett presented analysis of exiting conditions of neighborhood, housing situation, and age of population.

Mr. Corbett said that main goal is to create safe, green, healthy, and innovative living for people.

In addition, technical assistance should be run for small businesses, help to develop vacant lots, and implement green building and energy efficiency programs.

Mr. Dash suggested to support and adopt proposed plan.

The chairwoman called for comments from the Public.

Ms. Zinna Scott stated about community process for the proposed plan and comments from community people, and supported a plan.

Mr. Sam Ware from Homewood United was thankful for job done and asked to approve the proposed plan.

Mr. Walter Lewis said that proposed plan could be a great foundation for community development and was in support of it.

Ms. Diane Turner supported a project.

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

Ms. Deitrick stated that she was involved in neighborhood planning, and supported to approve it as a base for developing Homewood area.

Ms. Mingo said that she likes the proposed Plan.

Ms. Mondor stated that a big job done and congratulated a team with it.

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

MOTION:

That the Planning Commission of the City of Pittsburgh adopt the Homewood Comprehensive Community Plan as the Manchester and Chateau area component of the City's Comprehensive Plan.

MOBED BY: Ms. Askey

SECONDED BY: Ms. Dick

IN FAVOR: O'Neil, Burton-Faulk, Mingo, Mondor, Deitrick

RECUSED: Blackwell

OPPOSED:

MOTION CARRIED

D. Plan of Lots (See Attachment D)

2. DCP-LOT-2020-00001 August Wilson House Consolidation Plan, Crawford-Roberts, ward 3
Mr. Layman made presentation in accordance with the attached staff report.

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

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

MOTION:

August Wilson House Consolidation, 3rd Ward, City of Pittsburgh, County of Allegheny, received by the Planning Commission on June 2, 2020, BE APPROVED and the signatures of the proper officers of the Planning Commission be affixed thereto. (No improvements or monuments needed.)

MOBED BY: Ms. Blackwell

SECONDED BY: Ms. Deitrick

IN FAVOR: O'Neil, Burton-Faulk, Mingo, Mondor, Askey

OPPOSED:

MOTION CARRIED

3. DCP-LOT-2020-00032 7235 Butler Street Subdivision, Morningside, ward 10
Mr. Layman made presentation in accordance with the attached staff report.

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

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

MOTION:

7235 Butler Street Subdivision, 10 Ward, City of Pittsburgh, County of Allegheny, received by the Planning Commission on June 2, 2020, BE APPROVED and the signatures of the proper officers of the Planning Commission be affixed thereto. (No improvements or monuments needed.)

MOBED BY: Ms. Blackwell

SECONDED BY: Ms. Deitrick

IN FAVOR: O'Neil, Burton-Faulk, Mingo, Mondor, Askey

OPPOSED:

MOTION CARRIED

4. DCP-ZDR-2020-00045 143 46TH Street Subdivision, Central Lawrenceville, ward 9
Mr. Layman made presentation in accordance with the attached staff report.

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

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

MOTION:

143 46th Street Subdivision, 9th Ward, City of Pittsburgh, County of Allegheny, received by the Planning Commission on June 2, 2020, BE APPROVED and the signatures of the proper officers of the Planning Commission be affixed thereto. (No improvements or monuments needed.)

MOBED BY: Ms. Blackwell

SECONDED BY: Ms. Deitrick

IN FAVOR: O'Neil, Burton-Faulk, Mingo, Mondor, Askey

OPPOSED:

MOTION CARRIED

5. DCP-LOT-2020-00252 405 N Beatty Subdivision, East Liberty, ward 11

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

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

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

MOTION:

405 N Beatty Subdivision, 11th Ward, City of Pittsburgh, County of Allegheny, received by the Planning Commission on June 2, 2020, BE APPROVED and the signatures of the proper officers of the Planning Commission be affixed thereto. (No improvements or monuments needed.)

MOBED BY: Ms. Blackwell

SECONDED BY: Ms. Deitrick

IN FAVOR: O'Neil, Burton-Faulk, Mingo, Mondor, Askey

OPPOSED:

MOTION CARRIED

E. Director's Report

Acting Director Andrew Dash reported the following:

Thanked everyone for all hard work to produce Homewood Comprehensive Community Plan.

All information and items could be found now on Planning Department City website.

D. Adjournment

Motion to adjourn made by Ms. Burton-Faulk, and seconded by Ms. Mingo. The Meeting adjourned at 3:35 PM.

Approved by:

Becky Mingo, Secretary

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City of Pittsburgh

Planning Commission

Meeting Minutes

June 16, 2020 at 2:50PM Meeting called to order by Chairwoman Christine Mondor

In Attendance

Chairwoman Christine Mondor
Vice Chairwoman LaShawn Burton-Faulk
Secretary, Becky Mingo

Rachel O'Neil
Sabina Deitrick
Dina (Free) Blackwell
Fred Brown
Holly Dick

Staff Present

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

Anne Kramer
William Gregory
Kathleen Oldrey
Daniel Scheppeke
Zubin Coleman

Index

Item	Page Number
1. DCP-ZDR-2019-07760 154 Art Rooney Avenue, Heinz Field Signage	2
2. DCP-ZDR-2019-01147 Steep Slope Overlay , West Jefferson Street Townhomes	2
3. DCP-ZDR-2019-05643 1707 Fifth Avenue, New Mixed use Building	4
4. DCP-ZDR-2020-00517 823 Penn Avenue, Demolition	5
5. DCP-LOT-2020-00205 Noblestown Road Major Subdivision, East Carnegie	6
6. DCP-LOT-2020-00142 130 Rogers, Major Subdivision , New Homestead	6
7. DCP-LOT-2020-00236 7535 Penn Ave, Major Consolidation , Point Breeze North	7
8. DCP-LOT-2020-00490, St Lawrence O'Toole, Garfield	7
9. DCP-LOT-2020-00078 Boulevard and Market, Central Business District	8
10. DCP-LOT-2020-00229 430 Jacksonia, Central Northside	8
11. DCP-ZDR-2020-00245 1212 Madison Ave, East Allegheny	9

A. Approval of Minutes

On motion duly moved by Ms. Burton- Faulk and seconded by Ms. Blackwell, the minutes of the June 2, 2020 are approved.

B. Correspondence (See Attachment B)

The Commission is in receipt of the following correspondence:

-

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

1. **Hearing and Action:** DCP-ZDR-2019-07760 154 Art Rooney Avenue, Heinz Field Signage Ms. Rakus made presentation in accordance with the attached staff report.

Mr. Gallagher from Buchanan Ingersoll & Rooney PC on behalf of Sport and Exhibition Authority stated that this is a new sign for a fan shop.

Initially requested the signage text in this location at 4'10" above the canopy, as part of Zoning Board Case 213 of 2019. Sign was denied without prejudice and the applicant returned to the Zoning Board with the request for signage 3' 3" above the canopy as part of ZBA Case 14 of 2020 and was granted a variance to exceed permitted square footage and signage above the canopy.

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 Project Development Plan No. DCPZDR-2019-07760, for new signage at 100 Art Rooney based on the application and drawings filed by Buchanan Ingersoll & Rooney PC on behalf of the Sports and Exhibition Authority, property owner.

MOVED BY: Ms. Mingo

SECONDED BY: Ms. O'Neil

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

OPPOSED:

MOTION CARRIED

2. DCP-ZDR-2019-01147 Steep Slope Overlay , West Jefferson Street Townhomes Ms. Kramer made presentation in accordance with the attached staff report. An application was filed by the property owner Jerry Casale to construct 6 attached single family dwellings with related site walk, private street and retaining walls. The geotechnical report for this project was reviewed and found sufficient.

Mr. Tysen Miller from KU resources stated that project was presented for briefing on last PC on June 2, 2020.

The original application included construction of 7 single unit homes, and after working with planning staff application was updated to reduce the number of proposed units from seven to six.

There was an existing structure on subject lots that will be demolished.
Existing sidewalk will be replaced with new sidewalk.

Mr. Miller presented photos of existing site and adjacent area conditions, site plans and renderings for proposed dwellings.

All units will have integral parking garages in rear yard.

The Zoning Board of Adjustment heard a case 205 of 2019 related to this application, and approved Special Exception for single family attached uses, variances to allow the homes to be built on land with greater than 30% slopes, and variances to allow build 4 story structures.

Mr. Miller presented building materials to be used for construction homes, and construction management plan phases.

In addition, he reported about meetings that the applicant had with Allegheny City Civic Association and public.

Ms. Beth Pearson, resident, had concerns regarding storm water collection on subject lots, and approved building height.

Neighbors already have water problems in home basements after grading started.

Also, she said that area has a very steep hill, and she wants to know how the applicant wants to prevent land sliding.

Mr. Paul Johnson, resident, stated in favor of new homes.

Mr. Tysen also clarified that he visited neighborhood recently, and he recognizes the problem, and additional drainage will be added to keep hills safe. In addition, some old trees are removed from the property, and new large trees will be planted.

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

Ms. Dick asked to clarify tree removal plans.

Ms. O'Neil asked if grading already started on site.

Ms. Mingo had a clarification about front window design if they are fixed or operable, and ownership of rear sites.

Mr. Brown asked to provide information for storm water collection.

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 Steep Slope Overlay Application DCP-ZDR-2019-01147, for new construction of six attached, single-family homes with

related site work, private street, and retaining walls, based on the application and drawings filed by Jerry Casale, property owner, with the following conditions:

1. All measures recommended in the applicant's geotechnical report shall be implemented.
2. An on-site arborist shall coordinate with the Department of Permits Licenses and Inspections and with the Urban Forester throughout construction impacting the steep slopes.
3. The final construction plans including site plans, elevation, and landscape plan with slope revegetation and tree replacement shall be reviewed and approved by the Zoning Administrator prior to the issuance of a building permit, and
4. Copy of the conservation easement ensuring the limits of Hillside disturbance shall be submitted to staff for review and shall be approved by the Zoning Administrator prior to the issuance of a building permit.

MOBED BY: Ms. O'Neil

SECONDED BY: Ms. Mingo

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

OPPOSED:

MOTION CARRIED

3. DCP-ZDR-2019-05643 1707 Fifth Avenue, New Mixed use Building
Ms. Rakus made presentation in accordance with the attached staff report.

An application was filed by Indovina Associates Architects, on behalf of 1717 Fifth LLC, property owner, for new construction of a six-story mixed-use building.

The mixed-use structure will contain first floor retail, 52 dwelling units, and 8 accessory parking spaces.

DAM was held on March 11, 2020 and Design Review meeting was held in November 2019.

Zoning staff recommends approval with standard conditions.

Mr. Ryan Indovina, architect, presented site location, project timelines plans, and public meetings held. Proposed structure located in Uptown Public Realm District. Construction plans includes some special elements, such as green roof, limited parking, and public art opportunities.

Mr. Indovina presented site contextual images, plan, elevation drawings and renderings.

He also reported about proposed storm water plan.

Mr. Michael McAllister said that good job was done for this proposal.

Ms. Williams from Hill CDC stated that they have some concerns to address but never had a meeting for discussion.

Mr. Alexander Denmark from Uptown Partners supported a proposal.

Mr. Greg Annan, resident, supported a project.

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

Mr. Brown asked to clarify the amount of storm water collection.

Ms. Dick asked to conform green roof water absorption.

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 Project Development Plan DCPZDR-2019-05643 for new construction of a six story mixed use building at 1717 Fifth Avenue, based on the application and drawings filed by Indovina Associates Architects, on behalf of 1717 fifth Ave, LLC, with the following condition: The final construction plans including site plans, landscape plans, and elevations, and construction management plan shall be reviewed and approved by the Zoning Administrator prior to approval of an application for a building permit.

MOBED BY: Ms. Dick

SECONDED BY: Mr. Brown

IN FAVOR: Burton-Faulk, Blackwell, Mondor, Mingo, O'Neil, Deitrick

OPPOSED:

MOTION CARRIED

4. DCP-ZDR-2020-00517 823 Penn Avenue, Demolition

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

An application was filed by the Pittsburgh Cultural Trust, property owner, for demolition of the existing structure. The applicants held a Development Activities Meeting with the Registered Community Organization, Pittsburgh Downtown Partnership, on January 22, 2020.

Ms. Rakus recommended approval a proposal with conditions.

Mr. Brooks Robinson from Truststart explained site location and a necessity of building demolition.

He presented photos of existing condition from different point of view.

He also asked to approve a demolition, especially because construction crew is now on site and ready to start a job.

Mr. Brooks reported about street closing during demolition time.

He said that he is ready to work with planning to finalize a fence design.

Landscaping will be also done.

Mr. Bill Garly, adjacent property owner supported a project.

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

Ms. Mingo asked for future plans regarding the remaining building and if it possible to lift the art piece up on higher foundation.

MOTION:

That the Planning Commission of the City of Pittsburgh APPROVES Project Development Plan No. DCPZDR-2020-00517, for demolition of an existing structure at 823 Penn Avenue based on the application and drawings filed by the Pittsburgh Cultural Trust, property owner, with the following condition:

1. Applicant shall work with staff on the final design for the parklet, including fencing design and landscaping.

MOBED BY: Ms. Dick

SECONDED BY: Mr. Deitrick

IN FAVOR: Burton-Faulk, Blackwell, Mondor, Mingo, O'Neil, Brown

OPPOSED:

MOTION CARRIED

D. Plan of Lots (See Attachment D)

5. DCP-LOT-2020-00205 2900 Noblestown Road Major Subdivision, East Carnegie
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:

2900 Noblestown Road Subdivision, 28th Ward, City of Pittsburgh, County of Allegheny, received by the Planning Commission on June 16, 2020, BE PRELIMINARILY APPROVED AND SCHEDULED FOR FINAL REVIEW ON June 30, 2020.

MOBED BY: Ms. Blackwell

SECONDED BY: Ms. Brown

IN FAVOR: O'Neil, Burton-Faulk, Mingo, Mondor, Deitrick, Dick

OPPOSED:

MOTION CARRIED

6. DCP-LOT-2020-00142 130 Rogers, Major Subdivision , New Homestead
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:

130 Rogers Court Subdivision, 31st Ward, City of Pittsburgh, County of Allegheny, received by the Planning Commission on June 16, 2020, BE PRELIMINARILY APPROVED AND SCHEDULED FOR FINAL REVIEW ON June 30, 2020.

MOBED BY: Ms. O'Neil

SECONDED BY: Ms. Deitrick

IN FAVOR: Burton-Faulk, Mingo, Mondor, Dick, Blackwell

OPPOSED:

MOTION CARRIED

7. DCP-LOT-2020-00236 7535 Penn Ave, Major Consolidation , Point Breeze 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:

7535 Penn Avenue Consolidation, 14th Ward, City of Pittsburgh, County of Allegheny, received by the Planning Commission on June 16, 2020, BE PRELIMINARILY APPROVED AND SCHEDULED FOR FINAL REVIEW ON June 30, 2020.

MOBED BY: Ms. Dick

SECONDED BY: Ms. Burton-Faulk

IN FAVOR: Balckwell, Mingo, Mondor, Dick, O'Neil, Deitrick

OPPOSED:

MOTION CARRIED

8. DCP-LOT-2020-00490, St Lawrence O'Toole, Garfield
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:

Saint Lawrence O'Toole Subdivision, 10th Ward, City of Pittsburgh, County of Allegheny, received by the Planning Commission on June 16th, 2020, BE APPROVED and the signatures of the proper officers of the Planning Commission be affixed thereto. (No improvements or monuments needed.)

MOBED BY: Ms. Mingo

SECONDED BY: Ms. Deitrick

IN FAVOR: Blackwell, Dick, O'Neil, Burton-Faulk, Brown

OPPOSED:
SUSTAINED: Mondor
MOTION CARRIED

9. DCP-LOT-2020-00078 Boulevard and Market, Central Business District
Mr. Scheppke made presentation in accordance with the attached staff report.
Mr. Daniel Kunz, attorney for applicant, in presence for questions.

Mr. Jay Green, resident, owner of the abated lot, had concerns regarding blocking his building windows and water damage, opposed the approval.

Mr. Levine, architect, disagreed that application does not meet Zoning Code's requirement.
Mr. Layman, Zoning Administrator, conformed that application is in compliance with a Zoning Code.

Ms. Dick suggested pulling off for the decision and to continue with the application.

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

MOTION:
Boulevard and Market Consolidation, 1st Ward, City of Pittsburgh, County of Allegheny, received by the Planning Commission on June 16, 2020, BE APPROVED and the signatures of the proper officers of the Planning Commission be affixed thereto. (No improvements or monuments needed.)

MOBED BY: Ms. Dick SECONDED BY: Ms. Blackwell

IN FAVOR: Blackwell, Dick, O'Neil, Morton, Brown, Deitrick
OPPOSED: Burton-Faulk, Mingo

MOTION CARRIED

10. DCP-LOT-2020-00229 430 Jacksonia, 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:
430 Jacksonia Street Consolidation, 25th Ward, City of Pittsburgh, County of Allegheny, received by the Planning Commission on June 16, 2020, BE APPROVED and the signatures of the proper officers of the Planning Commission be affixed thereto. (No improvements or monuments needed.)

MOBED BY: Ms. Brown SECONDED BY: Ms. Dick

IN FAVOR: Blackwell, Mingo, Mondor, O'Neil, Deitrick, Burton-Faulk

OPPOSED:

MOTION CARRIED

11. DCP-ZDR-2020-00245 1212 Madison Ave, East Allegheny

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:

1212 Madison Avenue Consolidation Plan, 23rd Ward, City of Pittsburgh, County of Allegheny, received by the Planning Commission on June 16, 2020, BE APPROVED and the signatures of the proper officers of the Planning Commission be affixed thereto. (No improvements or monuments needed.)

MOBED BY: Ms. Mingo

SECONDED BY: Ms. Deitrick

IN FAVOR: Blackwell, Mondor, Dick, O'Neil, Burton-Faulk, Brown

OPPOSED:

MOTION CARRIED

E. Director's Report

No report.

D. Adjournment

Motion to adjourn made by Ms. Blackwell, and seconded by Ms. Deitrick. The Meeting adjourned at 5:17 PM.

Approved by:

Becky Mingo, Secretary

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City of Pittsburgh

Planning Commission

Meeting Minutes

June 30, 2020 3:15am Meeting called to order by Vice Chairwoman LaShawn Burton-Faulk

In Attendance

Vice Chairwoman LaShawn Burton-Faulk
Secretary, Becky Mingo

Sabina Deitrick
Dina (Free) Blackwell
Fred Brown
Holly Dick
Rachel O'Neill
Jennifer Askey

Staff Present

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

Anne Kramer
William Gregory
Jack Miller
Kathleen Oldrey
Daniel Scheppke
Andrea Lavin

Index

Item	Page Number
1. 2020-0198 Zoning Code Text Amendment on Parking Requirements	3
2. 18-PDP-00050 106 Market Street Parcel 1-G-106 Demolition	4
3. 18-PDP-00049 104 Market Street Parcels 1-G-107 and 1-G-109 Demolition	4
4. DCP-LOT-2020-00205, 2900 Noblestown Road Subdivision, East Carnegie	5
5. DCP-LOT-2020-00142, 130 Rogers Subdivision, New Homestead	6
6. DCP-LOT-2020-00236, 7535 Penn Avenue Consolidation, Point Breeze North	6
7. DCP-LOT-2020-00546, Garden Theater Lot Consolidation, Central Northside	6
8. DCP-LOT-2020-00515, Mary and Martha Rose Lot Consolidation, Larimer	6
9. DCP-LOT-2020-00341, 3342 5th Avenue Consolidation, South Oakland	7
10. DCP-LOT-2020-00409, 2926 Smallman Street Lot Line Revision, Strip District	7
11. DCP-LOT-2020-00505, 45th Street Subdivision, Central Lawrenceville	8
12. DCP-LOT-2020-00417, 1712 Waterfront Place Subdivision, Strip District	8
13. DCP-LOT-2020-00479, 327 N Negley Avenue Major Consolidation, Garfield	9

14. DCP-LOT-2020-00245, 1212 Madison Avenue, East Allegheny	9
15. DCP-LOT-2020-00078 Boulevard and Market, Central Business District	

A. Approval of Minutes

On motion duly moved by Ms. Mingo and seconded by Mr. Blackwell, the minutes of the June 16, 2020 are approved.

B. Correspondence (See Attachment B)

The Commission is in receipt of the following correspondence:

2020-0198 Zoning Code Text Amendment on Parking Requirements

Laurie Butler
Nan Alexander Dowiak
Anne Davis
Mary Barenfeld
Matthew Erb
Richard Northway
Dave Breingan, Lawrenceville United

First and Market Demos

Aaron Jones
Lizabeth Gray
Cody Dalton
Michael Cevarr & Kirk Fordham
Amanda Schaffer
Mike Albrethsen
Lynn Rubenson
Ken Nadeau
Joel Zupancic
Tim Tomon
Megan Hinds
Gary Atcheson
Adriana Jurisic
Anthony Ascioffa
Cassia Priebe
Julie Ascioffa
Steve Chiang
Alyssa Snyder
Frederick B. Goldsmith

Diana Dugina
Bobby Mushinsky
Mindy Gulden Crawford, Preservation Pennsylvania
Preservation Pittsburgh
DCP-LOT-2020-00078 Boulevard and Market
Daniel W. Kunz
West Jefferson Townhomes case ZDR- 2019-01147

- Comment Form from Jesse Twards
-

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

1. Hearing and Action: 2020-0198 Zoning Code Text Amendment on Parking Analysis.

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

Mr. Bruce Chan from Bloomfield Developing Corporation supported the Code amendment; it will help to eliminate curb cuts for dwelling units.

Mr. Dave Breingan from Lawrenceville United supported Mr. Chan statements. He also added that Code amendment will help with street trees planting, and will improve damage done by installing integral garages per each residential home.

Ms. Jenna Date, resident, stated that a Code requirement to have onsite parking makes home market prices go very high. She supported the amendment but suggested to have additional Code changes for better parking resolution.

Mr. Eric Boerer, resident, supported the amendment and asked for more changes.

Mr. Mike Clark, Vice president, made a statement that integral parking deactivates house first floor, he suggested to remain existing garages and supported the idea of sending proposed amendment for additional review and changes.

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

Ms. Mingo asked how request for Code amendment came to Planning Department.

Mr. Layman suggested to approve a motion for the proposed amendment and to recommend starting another process for a new advanced Code amendment to combine with the first one.

Ms. Mingo proposed to approve this amendment and recommend starting a new amendment.

Ms. O'Neil thanked staff for a good job and suggested PC to originate another Code amendment.

Mr. Dash clarified that proposed Code amendment recommendation came from Council and Major offices.

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

MOTION:

That the Planning Commission recommends to City Council approval of Council Bill 2020-0198 amending the Pittsburgh Code, Title Nine, Zoning Code, Chapter 914.

That the Planning Commission recommends that City Planning staff and City Council undertake fact-finding around the City-wide elimination of or limitation on the placement of curb cuts and draft legislation based on those findings.

MOVED BY: Ms. O'Neil

SECONDED BY: Ms. Mingo

IN FAVOR: Burton-Faulk, Blackwell, Dick, Deitrick, Ashley

OPPOSED: Brown

MOTION CARRIED

2. Hearing and Action: 18-PDP-00050 Market Street Parcel 1-G-106 Demolition and 18-PDP-00049 104 Market Street Parcels 1-G-107, 1-G-109 Demolition

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

Clifford Levine from Dentons Cohen & Grigsby PC stated that subject buildings are not structural and economical valuable. He added that buildings are not on local Historic Preservation list, and Federal Designation is different from local, presentations will follow.

Michael Troiani, building's owner, asked commissioner to vote for supporting a motion to allow those old buildings demolition.

He said that the applicant has recommendation to support demolitions from historic specialist and structural engineers.

Mr. Troiani presented a history of family steps to develop buildings area through decades. In addition, he explained family efforts to investigate different opportunities to develop and provide restoration of old structures.

Buildings are in poor conditions and no rehabilitation is reasonable.

Mr. Levine added that the applicant has letters to support the demolitions from City Council.

The condition of support is that no surface parking will be proposed with future developments.

Mr. Ken Doyno, project architect, described project goals, location of subject buildings in Golden Triangle area. He made a review of current buildings conditions and materials.

Mr. Doyno made a presentation of proposed options of developing lots after demolition, ideas of design, and proposed new buildings height.

There is an application to consolidate lots. Developing crew also investigates the option of façade restoration. Mr. Doyno explained the community process and market analysis done.

Mr. John Jackson presented the Cushman report and explained current residential and commercial leasing situations for this Downtown area. In addition, he presented his economic analysis for buildings rehabilitation or new developments.

MOTION CARRIED

5. DCP-LOT-2020-00142, 130 Rogers Subdivision, New Homestead

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:

130 ROGERS COURT, 31ST WARD, City of Pittsburgh, County of Allegheny, received by the Planning Commission on June 16, 2020, be APPROVED and the signatures of the proper officers of the Planning Commission be affixed thereto. (No improvements or monuments needed.)

MOVED BY: Ms. Dick

SECONDED BY: Ms. O'Neil

IN FAVOR: Burton-Faulk, Ashley, Blackwell

MOTION CARRIED

6. DCP-LOT-2020-00236, 7535 Penn Avenue Consolidation, Point Breeze 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:

7535 Penn Avenue Consolidation, 14th Ward, City of Pittsburgh, County of Allegheny, received by the Planning Commission on June 16, 2020, BE APPROVED and the signatures of the proper officers of the Planning Commission be affixed thereto. (No improvements or monuments needed.)

MOVED BY: Ms. Dick

SECONDED BY: Ms. O'Neil

IN FAVOR: Burton-Faulk, Ashley, Blackwell

MOTION CARRIED

8. DCP-LOT-2020-00515, Mary and Martha Rose Lot Consolidation, Larimer

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:

MARY AND MARTHA ROSE LOT CONSOLIDATION, 12th Ward, City of Pittsburgh, County of Allegheny, received by the Planning Commission on June 30, 2020, **BE APPROVED and the signatures of the proper officers of the Planning Commission be affixed thereto.** (No improvements or monuments needed.)

MOVED BY: Ms. Dick

SECONDED BY: Ms. O'Neil

IN FAVOR: Burton-Faulk, Ashley, Blackwell

MOTION CARRIED

9. DCP-LOT-2020-00341, 3342 5th Avenue Consolidation, South Oakland

Mr. Scheppeke 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:

3342 5th Avenue, 4th Ward, City of Pittsburgh, County of Allegheny, received by the Planning Commission on June 30, 2020, **BE APPROVED and the signatures of the proper officers of the Planning Commission be affixed thereto.** (No improvements or monuments needed.)

MOVED BY: Ms. Dick

SECONDED BY: Ms. O'Neil

IN FAVOR: Burton-Faulk, Ashley, Blackwell

MOTION CARRIED

10. DCP-LOT-2020-00409, 2926 Smallman Street Lot Line Revision, Strip District

Mr. Scheppeke 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:

2908 Smallman Subdivision, 6th Ward, City of Pittsburgh, County of Allegheny, received by the Planning Commission on June 30, 2020, **BE APPROVED and the signatures of the proper officers of the Planning Commission be affixed thereto.** (No improvements or monuments needed.)

MOVED BY: Ms. Dick

SECONDED BY: Ms. O'Neil

IN FAVOR: Burton-Faulk, Ashley, Blackwell

MOTION CARRIED

11. DCP-LOT-2020-00505, 45th Street Subdivision, 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:

45th Street Subdivision, 9th Ward, City of Pittsburgh, County of Allegheny, received by the Planning Commission on June 30, 2020, **BE APPROVED and the signatures of the proper officers of the Planning Commission be affixed thereto.** (No improvements or monuments needed.)

MOVED BY: Ms. Dick

SECONDED BY: Ms. O'Neil

IN FAVOR: Burton-Faulk, Ashley, Blackwell

MOTION CARRIED

12. DCP-LOT-2020-00417, 1712 Waterfront Place Subdivision, Strip District

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:

1712 Waterfront Place Subdivision, 2nd Ward, City of Pittsburgh, County of Allegheny, received by the Planning Commission on June 30, 2020, **BE APPROVED and the signatures of the proper officers of the Planning Commission be affixed thereto.** (No improvements or monuments needed.)

MOVED BY: Ms. Dick

SECONDED BY: Ms. O'Neil

IN FAVOR: Burton-Faulk, Ashley, Blackwell

MOTION CARRIED

13. DCP-LOT-2020-00479, 327 N Negley Avenue Major Consolidation, Garfield

Mr. Scheppeke 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:

327 N Negley Consolidation, 11th Ward, City of Pittsburgh, County of Allegheny, received by the Planning Commission on June 30, 2020, **BE PRELIMINARILY APPROVED AND SCHEDULED FOR FINAL REVIEW ON July 14, 2020.**

MOVED BY: Ms. Dick

SECONDED BY: Ms. O'Neil

IN FAVOR: Burton-Faulk, Ashley, Blackwell

MOTION CARRIED

14. DCP-LOT-2020-00245, 1212 Madison Avenue, East Allegheny

Mr. Scheppeke 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:

1212 Madison Avenue Consolidation Plan, 23rd Ward, City of Pittsburgh, County of Allegheny, received by the Planning Commission on June 16, 2020, BE APPROVED and the signatures of the proper officers of the Planning Commission be affixed thereto. (No improvements or monuments needed.)

MOVED BY: Ms. Dick

SECONDED BY: Ms. O'Neil

IN FAVOR: Burton-Faulk, Ashley, Blackwell

MOTION CARRIED

At this time, Commissioners suggested to put on hold items 7 and 13 to allow public to provide statements at the next PC hearing.

E. Director's Report

No report.

D. Adjournment

Motion to adjourn made by Ms. Blackwell, and seconded by Ms. O'Neil. The Meeting adjourned at 7:25pm.

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.

City of Pittsburgh
Planning Commission
Meeting Minutes

July 14, 2020 at 3:11pm, Meeting called to order by Ms. Christine Mondor

In Attendance

Chairwoman Christine Mondor
 Vice Chairwoman LaShawn Burton-Faulk
 Secretary

Jennifer Askey
 Sabina Deitrick
 Dina (Free) Blackwell
 Holly Dick
 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
 David DeLeon

Index

Item	Page Number
1. DCP-ZDR-2020-01410 339 Forbes Avenue, Façade Renovation	2
2. DCP-ZDR-2020-01500 500 1 st Avenue, Façade Renovation	3
3. DCP-ZDR-2020-03151 612 Smithfield Street, Façade Renovation	3
4. DCP-ZDR-2019-05356 12 W North Avenue, LEED bonusing	4
5. DCP-ZDR-2019-05655 27 51 st Street, Interior and exterior renovations	5
6. 18-PDP-00050 106 Market Street Parcel 1-G-106 Demolition	6
7. 8-PDP-00049 104 Market Street Parcels 1-G-107 and 1-G-109 Demolition	6
8. DCP-LOT-2020-00546, Garden Theater Lot Consolidation, Central Northside	7
9. DCP-LOT-2020-00078 Boulevard and Market, Central Business District	8
10. DCP-LOT-2020-00479 327 North Negley, Garfield	8
11. DCP-LOT-2020-00550, Round House Subdivision, Hazelwood	9
12. DCP-LOT-2020-00559, 601 Clyde Street, Shadyside	9
13. DCP-LOT-2020-00545, 5462 Black Street, Garfield	10
14. DCP-LOT-2020-00602, 7330 Susquehanna, Homewood South	10
15. DCP-LOT-2020-00542, Hazelwood Brewery Consolidation, Hazelwood	10

A. Approval of Minutes
 No minutes.

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

First and Market Demos

Karamagi Rujumba, Pittsburgh History and Landmarks Foundation
Melanie Como Harris, IKM Architecture
Leah Schwotzer
Matthew Craig, Young Preservationists
Michael C Barbarita
Robert B. Caplan, P.E.
Sean Toulouse
David R. DeSimone Steve
Regan
Gust Dean Economos
John Valentine, Downtown
CDC

Senator Wayne Fontana
Morgan Kappler
Elizabeth Waickman
Abby Kouger
Janice Masters
Catherine Marchelletta
Denise DeSimone
Lauren Townsend
DJ Bryant
Jillian Herrle
Elizabeth Sheehan
Jay
Anthony Pollino
Stephen Mesich
Wesley A. Cramer

DCP-ZDR-2019-05356 and DCP-LOT-2020-00546 12 W North Avenue Lot Consolidation for the Garden Theater Block Development

Margaret Connor, Mexican War Streets Society

DCP-LOT-2020-00078

Jay Green
Cocuil B2020-0198 **Parking Amendment**
Sam Shipkovit
Barbara Rudiak, South Side Community Council

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

1. Hearing and Action DCP-ZDR-2020-01410 339 Forbes Avenue, Façade renovation
Mr. DeLeon made presentation in accordance with the attached staff report.

Mr. Tyer Paytas presented project information for Clean Yoga business. He explained site location, presented renderings for façade renovation, proposed materials and glass replacement.

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 Chairwomen called for the motion.

MOTION:

That the Planning Commission of the City of Pittsburgh APPROVES the application for DCP-ZDR-2020-01410 339 Forbes Avenue for façade renovation on an existing structure.

MOVED BY: Ms. Blackwell

SECONDED BY: Mr. Brown

IN FAVOR: Brown, Blackwell, Mondor, Burton-Faulk, Deitrick, Dick, O'Neill, Askey

RECUSED:

OPPOSED:

MOTION CARRIED

2. DCP-ZDR-2020-01500 500 1st Avenue, Façade Renovation

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

Mr. Brian Gruendl presented proposal to renovate bank façade that includes replacement of main entrance doors on an existing 4 and 5 story structure.

Mr. Gruendl explained renderings and elevation drawings, proposed façade materials and construction management plans.

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

Ms. Dick asked the applicant to clarify if new doors will be operated by employees cards and how public access is proposed.

There being no more comments from the Commissioners, the Chairwomen called for the motion.

MOTION:

That the Planning Commission of the City of Pittsburgh **APPROVES** the application for PDP No. DCP-ZDR-2020-01500, filed by Ken Schrock on behalf of Buncher Family Foundation, the property owner, and PNC Bank, the tenant, for renovation of the exterior façade on an existing structure.

MOVED BY: Ms. Deitrick

SECONDED BY: Ms. Blackwell

IN FAVOR: Brown, Blackwell, Mondor, Burton-Faulk, Deitrick, Dick, O'Neill, Askey

RECUSED:

OPPOSED:

MOTION CARRIED

3. DCP-ZDR-2020-03151 612 Smithfield Street, Façade Renovation.

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

Mr. Ron Graziano, Director Facilities for Carnegie Library explained the project background and introduced project architect Karen Loysen.

Ms. Loysen presented photos of library building through years of renovation steps and history of inside library use. She also explained the applicant intension to improve library façade and entrance appearance, proposed changes to glassing and materials. Applicant had multiple active community meetings to discuss the proposal and a big support from the public.

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 Chairwomen called for the motion.

MOTION:

That the Planning Commission of the City of Pittsburgh **APPROVES** the application for PDP No. DCP-ZDR-2020-03151, filed by Loysen + Kreuthmeier Architects on behalf of German Evangelical Protestant Church, the property owner, and Carnegie Libraries of Pittsburgh, the tenant, for renovation of the exterior façade on an existing structure.

MOVED BY: Ms. Deitrick

SECONDED BY: Ms. Burton-Faulk

IN FAVOR: Brown, Blackwell, Mondor, Burton-Faulk, Deitrick, Dick, O'Neill, Askey

RECUSED:

OPPOSED:

MOTION CARRIED

4. DCP-ZDR-2019-05356 12 W North Avenue, LEED bonusing.

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

Mr. Bill Gatti from TREK Development Group presented project information and proposed corner structure location.

He introduced community process summary and history of activity meetings held.

Mr. Kevin Wagstaff, architect with PWWG, presented photos of neighborhood area, street view and a site plan. He explained parking calculation for proposed uses. In addition, he made presentation of a landscape and construction management plans and storm water management summary. Proposed building materials and colors to be used and renderings also were presented.

Mr. Kevin McKeegan, council for the project, addressed his questions to Planning staff Mr. Gregory and Mr. Layman about Zoning Code section 915.04 and LEED implementation.

Ms. Cynthia Jampole, traffic specialist summarized her analysis for traffic study.

Chairwoman called for questions and comments from the public.

Ms. Barbara Talerico supported TREK project.

Ms. Pat McGrail, representative for Steven Pascal, questioned Mr. Layman about project review steps done, she testified that based on her map calculation new building is located 85ft from Residential zoned district, and requires additional review and variances.

Ms. Margaret Connor supported the proposal.

There being no more comments from the Public, the Chairwoman called for questions and comments from the Commissioners.
Ms. O'Neill questioned Ms. McGrail about her client's residency and standing rights.

There being no more comments from the Commissioners, the Chairwomen called for the motion.

MOTION:

That the Planning Commission of the City of Pittsburgh **APPROVES** the application for PDP No DCP-ZDR-2019-05356, filed by Tonya Markiewicz of PWWG Architects, on behalf of Garden Theatre Block LLC, the property owner, for new construction of a five story structure 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 approval of an application for a building permit.
2. Evidence of compliance with the Sustainable Development Bonus standards under Section 915.04.D shall be reviewed and approved by the Zoning Administrator.

MOVED BY: Ms. Blackwell

SECONDED BY: Ms. O'Neill

IN FAVOR: Brown, Blackwell, Mondor, Burton-Faulk, Deitrick, Dick, O'Neill, Askey

RECUSED:

OPPOSED:

MOTION CARRIED

5. DCP-ZDR-2019-05655 27 51st Street, Interior and Exterior renovations

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

Mr. Jeff Young from Perkins Eastman Architects presented photos of current site conditions and surrounding area, and proposed site development renderings and plans. He also explained proposed uses would be organized on site, rooftop equipment set up, materials and colors for façade renovation. Mr. Young presented landscaping site development, glassing, and New River Trail program.

Chairwoman called for questions and comments from the public.

Mr. Roy Weil, resident, supported a proposal.

Mr. Walter Haim, resident, thanked for a good job done and keeping one story structure height.

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

There being no comments from the Commissioners, the Chairwomen called for the motion.

MOTION:

That the Planning Commission of the City of Pittsburgh **APPROVES** the application for PDP No. DCP-ZDR-2019-05655, filed by Jeff Young of Perkins Eastman Architects, on behalf of NW 51st Street LLC, the property owner, for redevelopment of the existing building, subject to 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 approval of an application for a building permit
2. Applicant shall work with Department of Mobility and Infrastructure (DOMI) staff to resolve outstanding comments from the Transportation Impact Study prior to approval of an application for a building permit

MOVED BY: Mr. Brown

SECONDED BY: Ms. O'Neill

IN FAVOR: Brown, Blackwell, Mondor, Burton-Faulk, Deitrick, Dick, O'Neill

RECUSED: Askey

OPPOSED:

MOTION CARRIED

D. Continued Hearing and Action from June 30, 2020.

6. 18-PDP-00050 106 Market Street Parcel 1-G-106 Demolition, 18-PDP-00049 104 Market Street Parcels 1-G-107 AND 1-G-109 Demolition

The Chairwoman called from questions and comments from the Public.

Mr. Karamagi, resident, stated that subject buildings are not in a bad condition and could be saved and renovated for reuse. He supported motion to deny buildings demolition.

Ms. Melanie Harris, architect, stated that all buildings are special and unique, from her analysis only one wall is unstable and should be removed. Ms. Harris supported to deny structures demolition.

Mr. DJ Bryant supported proposal to preserve old buildings.

Mr. Matthew Craig suggested to fix buildings because of their unique characters, he thinks that after proposed demolition of current structure, no new construction will be done, and there will be empty lot used for surface parking.

Mr. Fred Goldsmith, Downtown property owner, said that Pittsburgh is a unique city with wonderful old buildings with historic characters, buildings have to be properly maintained.

Mr. Michael Sriprasert, stated that based on his analysis financial gap for new construction is higher than old structures restoration.

Mr. David Farkas, real estate specialist, reported that current office market is slowed down; he predicts that construction of new office space is not economically feasible. Mr. Farkas supported to deny demolition.

Mr. Levine asked Ms. Harris to clarify some aspects of her testimony.

Mr. Levine asked Mr. Sriprasert about his background and experience.

Mr. Levine questioned Mr. Craig about his participation in community meetings and letters provided for PC.

Mr. Levine asked Mr. Goldsmith regarding his ownership in Downtown buildings.

Mr. Jay Cren, resident, supported to preserve old buildings.

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

Ms. O'Neill asked Mr. Layman about applicant's choices to change application and scope of work.
Mr. Brown asked Mr. Layman regarding planning staff recommendation for the project.
Ms. Burton-Faulk questioned the applicant why no buildings maintenance was done for years.
Ms. Mondor asked Mr. Levine about analysis for financial gap to renovate buildings or new construction on sites.

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

MOTION:

That the Planning Commission of the City of Pittsburgh DENIES WITHOUT PREJUDICE Project Development Plan PDP-00049, for demolition of an existing structure at 100-104 Market Street (Parcels 1-G-107 and 1-G-109) filed by Michael Troiani, property owner. The applicant is encouraged to bring the application for demolition before the Commission with a complete Project Development Application for redevelopment of the wider site.

That the Planning Commission of the City of Pittsburgh DENIES WITHOUT PREJUDICE Project Development Plan PDP-00050, for demolition of an existing structure at 106 Market Street (Parcel 1-G-106) filed by Michael Troiani, property owner. The applicant is encouraged to bring the applications for demolition before the Commission with a complete Project Development Application for redevelopment of the wider site.

MOVED BY: Ms. Deitrick

SECONDED BY: Ms. Blackwell

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

ABSTAIN: O'Neill

RECUSED:

OPPOSED:

MOTION CARRIED

E. Plan of Lots

8. DCP-LOT 2020-00546 Garden Theater Lot Consolidation, Central Northside

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

Mr. Kevin McKeegan made a remark regarding some discrepancy on the plan report that should be corrected.

There being no more 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:

Garden Theatre Lot Consolidation, 22nd Ward, City of Pittsburgh, County of Allegheny, received by the Planning Commission on July 14, 2020, 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: Mr. Brown

IN FAVOR: Brown, Blackwell, Mondor, Burton-Faulk, Deitrick, O'Neill, Askey, Dick

RECUSED:

OPPOSED:

MOTION CARRIED

9. 10.DCP-ZDR-2020-00078 Boulevard and Market, Central Business District

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

Mr. Gales, surveyor for the project, clarify that lot consolidation just a step and has no connection to demolition, asked to approve.

Mr. Jay Green concerned about water damage done on his property.

Mr. Daniel Kunz, neighbor, opposed consolidation.

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

Ms. O'Neill asked Zoning Administrator if proposed consolidation meets Zoning regulations.

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

MOTION:

Boulevard and Market Consolidation, 1st Ward, City of Pittsburgh, County of Allegheny, received by the Planning Commission on July 14, 2020, BE APPROVED and the signatures of the proper officers of the Planning Commission be affixed thereto. (No improvements or monuments needed.)

MOVED BY: Ms. O'Neill

SECONDED BY: Ms. Burton-Faulk

IN FAVOR: Brown, Blackwell, Mondor, Burton-Faulk, Deitrick, O'Neill, Askey

ABSTAIN: Dick

RECUSED:

OPPOSED:

MOTION CARRIED

10. DCP-LOT-2020-00479 327 North Negley, Garfield

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:

327 N Negley Consolidation, 11th Ward, City of Pittsburgh, County of Allegheny, received by the Planning Commission on July 14, 2020, **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: Mr. Brown

IN FAVOR: Brown, Blackwell, Mondor, Burton-Faulk, Deitrick, O'Neill, Askey, Dick
RECUSED:
OPPOSED:

MOTION CARRIED

11. DCP-LOT-2020-00550, Round House Subdivision, Hazelwood
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:

ROUND HOUSE SUBDIVISION, 15th Ward, City of Pittsburgh, County of Allegheny, received by the Planning Commission on July 14, 2020, **BE PRELIMINARILY APPROVED AND SCHEDULED FOR FINAL REVIEW ON July 28, 2020.**

MOVED BY: Ms. Askey

SECONDED BY: Mr. Brown

IN FAVOR: Brown, Blackwell, Mondor, Burton-Faulk, Deitrick, O'Neill, Askey, Dick
RECUSED:
OPPOSED:

MOTION CARRIED

12. DCP-LOT-2020-00559, 601 Clyde Street, Shadyside
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:

MOVED BY: Ms. Askey

SECONDED BY: Mr. Brown

IN FAVOR: Brown, Blackwell, Mondor, Burton-Faulk, Deitrick, O'Neill, Askey, Dick

RECUSED:
OPPOSED:

MOTION CARRIED

13. DCP-LOT-2020-00545, 5462 Black Street, Garfield
Mr. Schepcke 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:

5462 Black Street, 11th Ward, City of Pittsburgh, County of Allegheny, received by the Planning Commission on July 14, 2020, **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: Mr. Brown

IN FAVOR: Brown, Blackwell, Mondor, Burton-Faulk, Deitrick, O'Neill, Askey, Dick
RECUSED:
OPPOSED:

MOTION CARRIED

14. DCP-LOT-2020-00602, 7330 Susquehanna, Homewood South
Mr. Schepcke 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:

7330 Susquehanna Street, 13th Ward, City of Pittsburgh, County of Allegheny, received by the Planning Commission on July 14, 2020, **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: Mr. Brown

IN FAVOR: Brown, Blackwell, Mondor, Burton-Faulk, Deitrick, O'Neill, Askey, Dick
RECUSED:
OPPOSED:

MOTION CARRIED

15.DCP-LOT-2020-00542, Hazelwood Brewery Consolidation, Hazelwood

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:

Hazelwood Brewery Consolidation, 15th Ward, City of Pittsburgh, County of Allegheny, received by the Planning Commission on July 14, 2020, **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: Mr. Brown

IN FAVOR: Brown, Blackwell, Mondor, Burton-Faulk, Deitrick, O'Neill, Askey, Dick

RECUSED:

OPPOSED:

MOTION CARRIED

E. Director's Report

No report.

F. Adjournment

Motion to adjourn made by Ms. Burton-Faulk and seconded by Ms. Blackwell]. The meeting adjourned at 8:10pm.

Approved by: Becky Mingo, Secretary

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City of Pittsburgh
Planning Commission
Meeting Minutes

July 28, 2020 at 2:00pm, 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
 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 Schepcke

Index

Item	Page Number
1. DCP-ZDR-2020-03592 CMU Scaife Hall	2
2. DCP-ZDR-2019-07652 2647 Penn Avenue	3
3. DCP-MPZC-2019-00075 West Penn Hospital Institutional Master Plan	3
4. DCP-LOT-2020-00550, Round House Subdivision	4
5. DCP-LOT-2020-00583, 8 Roselawn Terrace, Squirrel Hill North	5
6. DCP-LOT-2020-00412, 166 43 rd Street, Central Lawrenceville	5
7. DCP-LOT-2020-00592, Fulton and Warner, Manchester	6
8. DCP-LOT-2020-00444, Keystone Street, Upper Lawrenceville	6
9. DCP-LOT-2020-00506, 209 Alpine Avenue, Central Northside	6
10. DCP-LOT-2020-00564, Smallman and 28 th , Strip District	7

A. Approval of Minutes

On motion moved by Ms. Burton-Faulk and seconded by Ms. Blackwell, the minutes of the June 30, 2020 and July 14, 2020 meetings are approved.

B. Correspondence (See Attachment B)

The Commission is in receipt of the following correspondence:

West Penn IMP

Christina Howell, Bloomfield Development Corp.

Marcia and Rege Kraus

First and Market Demos 18-PDP-00049 and 50

Susan Headrick

Samuel Patti
Donald B. Formoso, Esq.
**USDOT RFP: Advanced Transportation and Congestion Management Technologies
Deployment Initiative**

C. Michael Casper, The Larson Transportation Institute, The Pennsylvania State University

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

1. Hearing and Action
DCP-ZDR-2020-03592, CMU Scaife Hall

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

Mr. Bob Reppe from CMU presented proposed demolition plans and location of the new structures. Mr. Reppe informed that proposed uses in new facilities meet Zoning Code use requirements. Proposed area for new development is 85,000sq. ft. New primary entrance for university is proposed. Mr. Reppe presented landscape plans, contextual site diagram and materials palette to be used for building's façade. He also presented renderings with Arial view of proposed developments from different points and locations. In addition, Mr. Reppe provided a brief summary of community meetings held.

Mr. Steven Kieran presented sustainable strategies and energy analysis.

Mr. Pceliani explained storm water management overview.

Mr. Ben Monette introduced landscape plans and new entrance design.

There being no comments from the Public, Ms. Burton-Faulk called for questions and comments from the Commissioners.

Ms. Mingo asked the applicant to clarify some details for the site elevation plans.

There being no more comments from Commissioners, Ms. Burton-Faulk called for the Motion.

MOTION:

That the Planning Commission of the City of Pittsburgh **APPROVES** the application for PDP No. DCP-ZDR-2020-03592 filed by Carnegie Mellon University, the property owner, for demolition of the existing building, Scaife Hall, and for construction of a new building with associated site work within the Educational Medical Institutional Zoning district and the Steep Slopes Overlay with the following conditions:

1. All measures recommended in the applicants' geotechnical report shall be implemented
2. An on-site arborist shall coordinate with the Department of Permits Licenses and Inspections and throughout construction impacting the steep slopes
3. The final construction plans including site plans, elevations, landscape plan, and stormwater management plan shall be reviewed and approved by the Zoning Administrator prior to issuing the final Record of Zoning Approval.

MOVED BY: Ms. Dick

SECONDED BY: Ms. Blackwell

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

RECUSED: Mondor

OPPOSED:

MOTION CARRIED

2. DCP-ZDR-2019-07652, 2647 Penn Ave

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

Mr. Ryan Indovina, architect, introduced project location and details. New multi family structure will include 46 residential units, proposed building height is 5/6 stories and 61/72ft. Mr. Indovina presented storm water management plan, energy performance, floor plans, and parking on site. He also presented photographs of surrounding area, elevation renderings, façade material palette and parking screening.

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

Ms. Dick asked to clarify ratio of proposed windows to walls area.

Ms. Mingo asked about situation with the proposed large wall adjacent to the residential site and any contacts with this property owner.

There being no more comments from the Commissioners, the Chairwomen called for the motion.

MOTION:

That the Planning Commission of the City of Pittsburgh **APPROVES** the application for PDP No. DCP-ZDR-2019-07652 filed by Indovina Architects, on behalf of SOLARA VENTURES VII LLC, the property owner, for construction of a new building within the RIV-IMU Zoning District with the following condition:

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

MOVED BY: Ms. O'Neill

SECONDED BY: Ms. Askey

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

ABSTAIN: Deitrick

RECUSED:

OPPOSED:

MOTION CARRIED

3. DCP-MPZC-2019-00075, West Penn Hospital Institutional Master Plan

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

Ms. Dusty-Elias from Reed Smith introduced the project.

Mr. Ron Andro from West Penn Hospital presented Master Plan objectives.

Current organization plans are to provide changes to the next 10years. This include increase the number of physicians, hospital beds, expansion of utility plants and phases of parking expansion. Mr. Andro also presented 25year development envelope that includes adding stories to existing structures, and Liberty St and Gross St renovations.

Mr. Andro provide summary of community groups involvement in proposed site development.

Ms. Cynthia Jampole, traffic specialist summarized her analysis for traffic study and recommended pedestrian improvement.. New street signage and signal will be installed.

Ms. Melanie Harris introduced environmental and sustainability goals.

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

Ms. Mondor informed that correspondence came concerning proposed plans to improve streets intersection and asked for clarification. Also, she recommended to redesign buildings heights and additional stories at frontage. Ms. Mondor asked to clarify how is proposed to handle traffic on Gross Street.

Ms. Mingo had a question about a proposed location for helicopter traffic. There being no more comments from the Commissioners, the Chairwomen called for the motion.

MOTION:

That the Planning Commission of the City of Pittsburgh **Recommends Approval** to City Council the Institutional Master Plan prepared and submitted by West Penn Hospital dated July 14, 2020 with the following conditions:

1. For the proposed medical office building in the 10 year development envelope, a 15 foot minimum sidewalk width shall be provided on South Millvale Avenue. If the sidewalk width is not possible in the public right of way, the building shall be set back to accommodate the 15 foot sidewalk.
2. For the hospital building in the 10-year development envelope, a 20-foot minimum sidewalk width shall be provided on Liberty Avenue between South Mathilda Street and South Millvale Avenue. If the sidewalk width is not possible in the public right of way, the building shall be set back to accommodate the 20 foot sidewalk.
3. For the hospital building in the 10 year development envelope, only 80 percent of the building may be at the minimum 20 foot sidewalk width on Liberty Avenue. The 20 percent of the building that is set back shall be designed to break down the building scale and ensure a comfortable pedestrian realm.

MOVED BY: Ms. Blackwell

SECONDED BY: Ms. Burton-Faulk

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

RECUSED: O'Neill

OPPOSED: Mingo

MOTION CARRIED

D. Plan of Lots

4. DCP-LOT-2020-00550, Round House Subdivision

Mr. Schepcke 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:

Round House Subdivision, 15th Ward, City of Pittsburgh, County of Allegheny, received by the Planning Commission on July 28, 2020, **BE APPROVED and the**

signatures of the proper officers of the Planning Commission be affixed thereto.
(No improvements or monuments needed.)

MOVED BY: Ms. Mingo SECONDED BY: Ms. Askey

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

MOTION CARRIED

- 5. DCP-LOT-2020-00583, 8 Roselawn Terrace, Squirrel Hill North

Mr. Schepcke 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:

8 Roselawn Terrace Consolidation, 14th Ward, City of Pittsburgh, County of Allegheny, received by the Planning Commission on July 28, 2020, **BE PRELIMINARILY APPROVED AND SCHEDULED FOR FINAL REVIEW ON August 11, 2020.**

MOVED BY: Ms. Blackwell SECONDED BY: Ms. Askey

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

MOTION CARRIED

- 6. DCP-LOT-2020-00412, 166 43rd Street, Central Lawrenceville

Mr. Schepcke 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:

166 43rd Street, 9th Ward, City of Pittsburgh, County of Allegheny, received by the Planning Commission on July 28, 2020, **BE APPROVED and the signatures of the proper officers of the Planning Commission be affixed thereto.** (No improvements or monuments needed.)

MOVED BY: Ms. Mingo SECONDED BY: Ms. Askey

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

MOTION CARRIED

7. DCP-LOT-2020-00592, Fulton and Warner, Manchester
Mr. Schepke 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:

Fulton and Warner Consolidation, 21st Ward, City of Pittsburgh, County of Allegheny, received by the Planning Commission on July 28, 2020, **BE APPROVED and the signatures of the proper officers of the Planning Commission be affixed thereto.** (No improvements or monuments needed.)

MOVED BY: Ms. Dick SECONDED BY: Ms. Mingo

IN FAVOR: Blackwell, Dick, Askey, Mondor, Deitrick, O'Neill, Mingo

RECUSED: Burton-Faulk

OPPOSED:

MOTION CARRIED

8. DCP-LOT-2020-00444, Keystone Street, Upper Lawrenceville
Mr. Schepke 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:

Keystone Street Consolidation, 10th Ward, City of Pittsburgh, County of Allegheny, received by the Planning Commission on July 28, 2020, **BE APPROVED and the signatures of the proper officers of the Planning Commission be affixed thereto.** (No improvements or monuments needed.)

MOVED BY: Ms. Mingo SECONDED BY: Ms. Askey

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

RECUSED:

OPPOSED:

MOTION CARRIED

9. DCP-LOT-2020-00506, 209 Alpine Ave, Central Northside
Mr. Schepke 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:

209 Alpine Avenue Subdivision, 25th Ward, City of Pittsburgh, County of Allegheny, received by the Planning Commission on July 28, 2020, **BE APPROVED and the signatures of the**

proper officers of the Planning Commission be affixed thereto. (No improvements or monuments needed.)

MOVED BY: Ms. Mingo

SECONDED BY: Ms. Askey

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

RECUSED:

OPPOSED:

MOTION CARRIED

10. DCP-LOT-2020-00564, Smallman and 28th , Strip District
Mr. Schepke 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:

28th and Smallman Consolidation, 6th Ward, City of Pittsburgh, County of Allegheny, received by the Planning Commission on July 28, 2020, **BE APPROVED and the signatures of the proper officers of the Planning Commission be affixed thereto.** (No improvements or monuments needed.)

MOVED BY: Ms. Mingo

SECONDED BY: Ms. Askey

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

RECUSED:

OPPOSED:

MOTION CARRIED

E. Director's Report

Director Dash reported the following:

Planning Department is in process of developing a new on line platform that could be ready in two weeks. This platform will help to engage clients and residents in City of Pittsburgh planning process.

F. Adjournment

Motion to adjourn made by Ms. Dick and seconded by Ms. O'Neill. The meeting adjourned at 5pm.

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.

City of Pittsburgh
Planning Commission
Meeting Minutes

August 11, 2020 at 2:00 pm, 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

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
 Sarah Quinn
 Daniel Schepcke

Index

Item	Page Number
1. DCP-HN-2020-00371, 200 Ross Street, Historic Nomination	2
2. DCP-HN-2020-00374, Shrine of the Blessed Mother, Historic Nomination	2
3. DCP-LOT-2020-00675, 820 Brookline Boulevard Consolidation, Brookline	3
4. DCP-LO-2020-00761, 1114 Ocala Way Subdivision, East Allegheny	3
5. DCP-LOT-2020-00663, 2037 Brownsville Road Subdivision, Carrick	4
6. DCP-LOT-2020-00583, 8 Roselawn Terrace Consolidation, Squirrel Hill North	4
7. DCP-LOT-2020-00683, 1318 Lake Street Subdivision, Manchester	5
8. DCP-LOT-2020-00684, 1126 Warlo Street Subdivision, Manchester	5
9. DCP-LOT-2020-00760, 2635 Penn Avenue Consolidation, Strip District	5
10. DCP-LOT-2020-00771, 2309 Sierra Street Consolidation, South Side Slopes	6

A. Approval of Minutes

On motion moved by Ms. Askey and seconded by Ms. Burton-Faulk, the minutes of the July 28, 2020 meeting are approved.

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

B. Correspondence (See Attachment B)

The Commission is in receipt of the following correspondence:

DCP-HN-2020-00371, 200 Ross Street, Historic Nomination

Urban Redevelopment Authority
 Housing Authority
DCP-HN-2020-00374, Shrine of the Blessed Mother, Historic Nomination
 Mayor William Peduto
 Caretakers of the Shrine of the Blessed Mother
 Oakland Planning and Development Corporation
First and Market Demolitions
 Manuel Sepulveda Yusti

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

1. Hearing and Action
 DCP-HN-2020-00371, 200 Ross Street, Historic Nomination

Ms. Quinn made presentation in accordance with the attached staff report.
 Ms. Quinn informed history of construction, renovation and current conditions of building. She explained the architectural style and building uniqueness.
 This nomination was presented for Historic Review Commission. HRC recommends to support nomination of subject structure.

Chairwoman called for questions and comments from the public.

Mr. Matthew Falcone from Preservation Pittsburgh explained that Ross building is exceptional representative of steel history. There is an attempt to include structure in National Register. Mr. Falcone asked PC members to support historic nomination of Ross structure. There being no more comments from the Public, the Chairwoman called for questions and comments from the Commissioners.

There being no comments from the Commissioners, the Chairwomen 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 John P. Robin Building DCP-HN-2020-00371 for listing as a City –designated historic site.

MOVED BY: Ms. Dick

SECONDED BY: Ms. Deitrick

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

RECUSED:

OPPOSED:

MOTION CARRIED

2. DCP-HN-2020-00374, Shrine of the Blessed Mother, Historic Nomination

Ms. Quinn made presentation in accordance with the attached staff report.
 Ms. Quinn informed that Shrine was built in 1966. She also explained the location and background of structure. Shrine is maintained by local community. Historic Review Commission recommends supporting this nomination.

Chairwoman called for questions and comments from the public.

Mr. Falcone from Preservation Pittsburgh stated that this is a very unusual site that was built by

steel worker family and maintained by local families.

Mr. Falcone asked PC members to support Historic Nomination of Shrine of Blessed Mother.

Mr. Dash supported the nomination; presented Shrine was designed, created and maintained by community and is very unique.

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

There being no comments from the Commissioners, the Chairwomen called for the motion.

MOTION:

That the Planning Commission of the City of Pittsburgh provides a positive recommendation to City Council for the nomination submitted for the Shrine of the Blessed Mother DCP-HN-2020-00374 for listing as a City-designated historic site.

MOVED BY: Ms. Mingo

SECONDED BY: Mr. Brown

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

RECUSED:

OPPOSED:

MOTION CARRIED

D. Plan of Lots

- 3. DCP-LOT-2020-00675, 820 Brookline Boulevard Consolidation, Brookline

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:

820 Brookline Consolidation, 19th Ward, City of Pittsburgh, County of Allegheny, received by the Planning Commission on August 11, 2020, **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.Askey

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

MOTION CARRIED

- 4. DCP-LO-2020-00761, 1114 Ocala Way Subdivision, East Allegheny

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:

1114 Ocala Way, 23rd Ward, City of Pittsburgh, County of Allegheny, received by the Planning Commission on August 11, 2020, **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.Askey

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

5. DCP-LOT-2020-00663, 2037 Brownsville Road Subdivision, Carrick

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:

2307 Brownsville Road, 29th Ward, City of Pittsburgh, County of Allegheny, received by the Planning Commission on August 11, 2020, **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.Askey

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

6. DCP-LOT-2020-00583, 8 Roselawn Terrace Consolidation, 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:

8 Roselawn Terrace Consolidation, 14th Ward, City of Pittsburgh, County of Allegheny, received by the Planning Commission on July 28, 2020, **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.Askey

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

7. DCP-LOT-2020-00683, 1318 Lake Street Subdivision, Manchester

Mr. Schepcke 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:

1318 Lake Street Subdivision, 21st Ward, City of Pittsburgh, County of Allegheny, received by the Planning Commission on August 11, 2020, **BE APPROVED and the signatures of the proper officers of the Planning Commission be affixed thereto.** (No improvements or monuments needed.)

MOVED BY: Ms. Dick SECONDED BY: Ms. Mingo

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

8. DCP-LOT-2020-00684, 1126 Warlo Street Subdivision, Manchester

Mr. Schepcke 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:

1126 Warlo Street, 21st Ward, City of Pittsburgh, County of Allegheny, received by the Planning Commission on August 11, 2020, **BE APPROVED and the signatures of the proper officers of the Planning Commission be affixed thereto.** (No improvements or monuments needed.)

MOVED BY: Ms. Dick SECONDED BY: Ms. Mingo

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

9. DCP-LOT-2020-00760, 2635 Penn Avenue Consolidation, Strip District

Mr. Schepke 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:

2635 Penn Avenue Consolidation, 2nd Ward, City of Pittsburgh, County of Allegheny, received by the Planning Commission on August 11, 2020, **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.Askey

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

10. DCP-LOT-2020-00771, 2309 Sierra Street Consolidation, South Side Slopes

Mr. Schepke 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:

2903 Sierra Street Consolidation, 16th Ward, City of Pittsburgh, County of Allegheny, received by the Planning Commission on August 11, 2020, **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.Askey

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

E. Director's Report

Director Dash reported about updates to a new online engagement platform that during the pandemic time will be providing convenient tools for public and Commissioners.

F. Adjournment

Motion to adjourn made by Ms. Burton-Faulk and seconded by Mr. Brown. The meeting adjourned at 2:45pm.

Approved by: Becky Mingo, Secretary

Disclaimer

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City of Pittsburgh
Planning Commission
Meeting Minutes

August 25, 2020 at 3:20pm, Meeting called to order by Ms. Christine Mondor

In Attendance

Chairwoman Christine Mondor
 Vice Chairwoman LaShawn Burton-Faulk
 Secretary, Becky Mingo

Rachel O-Neill
 Sabina Deitrick
 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
 Daniel Scheppke
 Sarah Quinn

Index

Item	Page Number
1. DCP-HN-2020-00240 Spring Hill Elementary School, Historic Nomination	2
2. DCP-HN-2020-00373 Hanauer-Rosenberg House, Historic Nomination	2
3. DCP-ZDR-2020-06745 249 Fifth Avenue, Exterior Renovations	3
4. DCP-ZDR-2020-02190 515-525 Grandview Avenue Townhomes	3
5. DCP-LOT-2020-00808, Sassafraz Way Consolidation, Polish Hill	4
6. DCP-LOT-2020-00423 General Robinson Subdivision, North Shore	5
7. DCP-LOT-2020-00692 Shaler Street Subdivision, Duquesne Heights	5
8. DCP-LOT-2020-00809 Sarah V Chappel Subdivision, South Side Slopes	5
9. DCP-LOT-2020-00475 California Avenue Consolidation, California-Kirkbride	6
10. DCP-LOT-2020-00664 1209 E Carson Street Consolidation, South Side Flats	6
11. DCP-LOT-2020-00821 7520 Graymore Road Lot Line Revision, Point Breeze	7
12. DCP-LOT-2020-00820 Catoma and Meadeville Consolidation, Fineview	7
13. DCP-LOT-2020-00818 Saginaw Consolidation, Esplen	8

A. Approval of Minutes

No minutes.

B. Correspondence (See Attachment B)

The Commission is in receipt of the following correspondence:

Development at Market Street, Blvd of the Allies, and First Ave

Joshua Brent
Carmine DiLucente

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

1. Hearing and Action

DCP-HN-2020-00240 Spring Hill Elementary School, Historic Nomination

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

Ms. Quinn informed history of construction, renovation and current conditions and use of building. The school consists of two wings. The western wing constructed in 1896 and renovated in 1936.

Ms. Quinn explained the criteria for designation and integrity standards. Planning staff recommends that the Planning Commission support the positive recommendation for historic nomination of subject building.

Chairwoman called for questions and comments from the public.

Mr. Matthew Falcone from Preservation Pittsburgh supported the nomination of structure and asked PC commissioners to approve a positive recommendation. Mr. Falcone stated that subject building is exceptional historic structure located in the unique neighborhood.

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 Spring Hill Elementary School building DCP-HN-2020-00240 for listing as a City –designated historic site.

MOVED BY: Ms. Dick

SECONDED BY: Ms. Deitrick

IN FAVOR: Mondor, Burton-Faulk, Mingo, Deitrick, Dick, O'Neill

RECUSED:

OPPOSED

MOTION CARRIED

2. DCP-HN-2020-00373 Hanauer-Rosenberg House, Historic Nomination

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

Ms. Quinn informed that structure sits in a dense, urban, and largely residential street in Pittsburgh's historic Deutschtown neighborhood (listed on the National Register of Historic Places as well a City of Pittsburgh historic district). She also informed PC about a history of construction and use Hanauer- Rosenberg House.

Ms. Quinn explained the criteria for designation and integrity standards. Planning staff recommends that the Planning Commission support the positive recommendation for historic nomination of subject building

Chairwoman called for questions and comments from the public.

Mr. Matthew Falcone from Preservation Pittsburgh supported the nomination of structure and asked PC commissioners to approve a positive recommendation. He underlined the uniqueness of structure and its impact on surrounding neighborhood.

There being no comments from the Commissioners, the Chairwomen 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 Hanauer- Rosenberg House DCP-HN-2020-00373 for listing as a City –designated historic site.

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

IN FAVOR: Mondor, Burton-Faulk, Mingo, Deitrick, Dick, O'Neill
RECUSED:
OPPOSED

MOTION CARRIED

3. DCP-ZDR-2020-06745 249 Fifth Avenue, Exterior Renovations

Mr. Gregory made presentation in accordance with the attached staff report. He explained that proposed scope of exterior renovations exceed \$50,000 cost that requires PC approval. Mr. Gregory stated that no Zoning Board of Adjustment approval is needed for this project, the proposed renovation is to replace windows and doors at the ground level on the building's southerly facade, including the replacement of two revolving doors. Planning staff recommends PC to approve this zoning application.

Mr. Adam Yaracs, architect for project, illustrated photos, renderings and elevation plans for new exterior elements .He also presented material palette and construction management plans. Most work will be done on weekends and evening time.

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 Chairwomen called for the motion.

MOTION:

That the Planning Commission of the City of Pittsburgh **APPROVES** the application for PDP No. DCP-ZDR-2020-06745 filed by IKM, on behalf of PNC Bank, the property owner for renovation of the exterior façade on an existing structure.

MOVED BY: Ms. Dick SECONDED BY: Ms. Deitrick

IN FAVOR: Burton-Faulk, Mingo, Deitrick, Dick, O'Neill
ABSTANE: Mondor
OPPOSED

MOTION CARRIED

4. DCP-ZDR-2020-02190 515-525 Grandview Avenue Townhomes

Ms. Rakus made presentation in accordance with the attached staff report. An application for PDP No. DCP-ZDR-2020-02190 was filed by Hampton Tech on behalf of NESBY LLC, property owner, for demolition of three existing structures and the construction of 8 new townhomes.

The project was reviewed in staff design review and staff encouraged the applicant to use high

quality building materials and having a strong presence on Grandview Avenue. Staff has no outstanding concerns.

Mr. Nathan Hart, architect, illustrated buildings design, elevations, site plans, and street view. Dimensional variances for site plans approved by Zoning Board of Adjustment. Mr. Hart presented details for sites landscaping and reported about past community meetings.

There being no comments from the Public, Ms. Burton-Faulk called for questions and comments from the Commissioners.

Ms. Dick, Ms. Mingo, and Ms. Detrick thanked the applicant for good project and for landscaping adjustment.

MOTION:

That the Planning Commission of the City of Pittsburgh **APPROVES** the application for DCP-ZDR-2020-02190 by Hampton Tech on behalf of NESBY LLC, property owner, for demolition of three existing structures and the construction of 8 new townhomes, with the following conditions:

1. Applicant shall work with staff on final details for the Grandview Avenue and Merrimac Street street edge to promote a safe pedestrian realm.
2. The final construction plans including site plans, elevations, landscape plan, and geotech plan shall be reviewed and approved by the Zoning Administrator prior to issuing the final Record of Zoning Approval.

MOVED BY: Ms. Dick SECONDED BY: Ms.Deitrick

IN FAVOR: Burton-Faulk, Mingo, Deitrick, Dick, O'Neill
RECUSED:
OPPOSED

MOTION CARRIED

D. Plan of Lots

5. DCP-LOT-2020-00808, Sassafrass Way Consolidation, Polish Hill

Mr. Schepcke 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:

Sassafrass Way Consolidation, 6th Ward, City of Pittsburgh, County of Allegheny, received by the Planning Commission on August 25, 2020, **BE PRELIMINARILY APPROVED AND SCHEDULED FOR FINAL REVIEW ON September 15, 2020.**

MOVED BY: Ms. Mingo SECONDED BY: Ms. Deitrick

IN FAVOR: Burton-Faulk, Mingo, Deitrick, Dick, O'Neill
RECUSED:
OPPOSED

MOTION CARRIED

6. DCP-LOT-2020-00423 General Robinson Subdivision, North Shore

Mr. Schepcke 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:

General Robinson Subdivision, 22nd Ward, City of Pittsburgh, County of Allegheny, received by the Planning Commission on August 25, 2020, **BE PRELIMINARILY APPROVED AND SCHEDULED FOR FINAL REVIEW ON SEPTEMBER 15, 2020.**

MOVED BY: Ms. Mingo SECONDED BY: Ms. Deitrick

IN FAVOR: Burton-Faulk, Mingo, Deitrick, Dick, O'Neill
RECUSED:
OPPOSED

MOTION CARRIED

7. DCP-LOT-2020-00692 Shaler Street Subdivision, Duquesne Heights

Mr. Schepcke 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:

Shaler Street Subdivision, 19th Ward, City of Pittsburgh, County of Allegheny, received by the Planning Commission on August 25, 2020, **BE APPROVED and the signatures of the proper officers of the Planning Commission be affixed thereto.** (No improvements or monuments needed.)

MOVED BY: Ms. O'Neill SECONDED BY: Ms. Mingo

IN FAVOR: Burton-Faulk, Mingo, Deitrick, Dick, O'Neill
RECUSED:
OPPOSED

MOTION CARRIED

8. DCP-LOT-2020-00809 Sarah V Chappel Subdivision, South Side Slopes

Mr. Schepcke 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:

Sarah V Chappel Lot Line Revision, 16th Ward, City of Pittsburgh, County of Allegheny, received by the Planning Commission on August 25, 2020, **BE APPROVED and the signatures of the proper officers of the Planning Commission be affixed thereto.** (No improvements or monuments needed.)

MOVED BY: Ms. O'Neill SECONDED BY: Ms. Mingo

IN FAVOR: Burton-Faulk, Mingo, Deitrick, Dick, O'Neill
RECUSED:
OPPOSED

MOTION CARRIED

9. DCP-LOT-2020-00475 California Avenue Consolidation, California-Kirkbride

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:

California Avenue Consolidation, 25th Ward, City of Pittsburgh, County of Allegheny, received by the Planning Commission on August 25, 2020, **BE APPROVED and the signatures of the proper officers of the Planning Commission be affixed thereto.** (No improvements or monuments needed.)

MOVED BY: Ms. O'Neill SECONDED BY: Ms. Mingo

IN FAVOR: Burton-Faulk, Mingo, Deitrick, Dick, O'Neill
RECUSED:
OPPOSED

MOTION CARRIED

10. DCP-LOT-2020-00664 1209 E Carson Street 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:

1209 E Carson Consolidation, 17th Ward, City of Pittsburgh, County of Allegheny, received by the Planning Commission on August 25, 2020, **BE APPROVED and the signatures of the proper officers of the Planning Commission be affixed thereto.** (No improvements or monuments needed.)

MOVED BY: Ms. O'Neill SECONDED BY: Ms. Mingo

IN FAVOR: Burton-Faulk, Mingo, Deitrick, Dick, O'Neill
RECUSED:
OPPOSED

MOTION CARRIED

11. DCP-LOT-2020-00821 7520 Graymore Road Lot Line Revision, Point Breeze

Mr. Schepcke 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:

7520 Graymore Lot Line Revision, 14th Ward, City of Pittsburgh, County of Allegheny, received by the Planning Commission on August 25, 2020, **BE APPROVED and the signatures of the proper officers of the Planning Commission be affixed thereto.** (No improvements or monuments needed.)

MOVED BY: Ms. O'Neill SECONDED BY: Ms. Mingo

IN FAVOR: Burton-Faulk, Mingo, Deitrick, Dick, O'Neill
RECUSED:
OPPOSED

MOTION CARRIED

12. DCP-LOT-2020-00820 Catoma and Meadeville Consolidation, Fineview

Mr. Schepcke 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:

Catoma and Meadeville Consolidation, 25th Ward, City of Pittsburgh, County of Allegheny, received by the Planning Commission on August 25, 2020, **BE APPROVED and the signatures of the proper officers of the Planning Commission be affixed thereto.** (No improvements or monuments needed.)

MOVED BY: Ms. O'Neill SECONDED BY: Ms. Mingo

IN FAVOR: Burton-Faulk, Mingo, Deitrick, Dick, O'Neill
RECUSED:
OPPOSED

MOTION CARRIED

13. DCP-LOT-2020-00818 Saginaw Consolidation, Esplen

Mr. Schepke 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:

Saginaw Consolidation, 20th Ward, City of Pittsburgh, County of Allegheny, received
by the Planning Commission on August 25, 2020, **BE APPROVED and the signatures
of the proper officers of the Planning Commission be affixed thereto.** (No
improvements or monuments needed.)

MOVED BY: Ms. O'Neill SECONDED BY: Ms. Mingo

IN FAVOR: Burton-Faulk, Mingo, Deitrick, Dick, O'Neill
RECUSED:
OPPOSED

MOTION CARRIED

E. Director's Report

No report.

F. Adjournment

Motion to adjourn made by Ms. Deitrick and seconded by Dick. The meeting adjourned at
4:25pm.

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.

City of Pittsburgh
Planning Commission
Meeting Minutes

September 15, 2020 2:10pm, Meeting called to order by Chairwoman Christine Mondor

In Attendance

Chairwoman Christine Mondor

Rachel O'Neill

Sabina Deitrick

Secretary, Becky Mingo

Dina (Free) Blackwell

Holly Dick

Staff Present

Corey Layman, Zoning Administrator

Anne Kramer

Andrew Dash, Director of City Planning

William Gregory

Kate Rakus, Principal Planner

Kathleen Oldrey

Svetlana Ipatova, Recording Secretary

Daniel Scheppke

Sarah Quinn

Anthony Kobak

Index

Item	Page Number
1. DCP-HN-2020-00372, Herron Hill Pumping Station, Historic Nomination	3
2. DCP-HN-2020-00370, Gallagher-Kieffer Hoiuse, Historic Nomination	3
3. DCP-HN-2020-00090, St. John Vianney Church, Historic Nomination	4
4. DCP-ZDR-2019-02015, 1501 Penn Ave, Demolition and New Construction	5
5. DCP-LOT-2020-00808, Sassafrass Way, Polish Hill, Major	6
6. DCP-LOT-2020-00423, General Robinson Subdivision, North Shore, Major	7
7. DCP-LOT-2020-00845, 425 Wyola St, Duquesne Heights, minor	7
8. DCP-LOT-2020-00937, Jafarah Homes, North Oakland, minor	8
9. DCP-LOT-2020-00939, Island Ave, California- Kirkbride, minor	8
10. DCP-LOT-2020-00951, Crawford-Roberts , minor	8

A. Approval of Minutes

On motion moved by Ms. Deitrick and seconded by Ms. Dick, the minutes of the August 11, 2020 and August 25, 2020 meetings are approved.

IN FAVOR: Mondor, Mingo, Deitrick, Blackwell, Dick

RECUSED: O'Neill

OPPOSED:

B. Correspondence (See Attachment B)

The Commission is in receipt of the following correspondence:

DCP-ZDR-2020-03908 304 Jumonville Street

Neashia Johnson, Hill District Consensus Group
Justin Laing, Hillombo, LLC
Arbie Bamkston, Hill District Consensus Group
Marimba Milliones, President and CEO, Hill Community Development Corporation

DCP-HN-2020-00372, Herron Hill Pumping Station

Mary Fletcher, Bellefield Area Citizens Association President

DCP-HN-2020-00370, Gallagher-Kieffer House

From Matthew Falcone, Preservation Pittsburgh:
Paul Supowitz, University of Pittsburgh, Vice Chancellor, Community &
Governmental Relations
Mary Fletcher, Bellefield Area Citizens Association President

DCP-ZDR-2019-02015, 1501 Penn Ave

Matthew Falcone, Preservation Pittsburgh

DCP-HN-2020-00090, St. John Vianney Church, Historic Nomination

Anne Toland
Aaron Sukenik, Executive Director, Hilltop Alliance
Francis (Jack) Schmitt
James Homer, Pittsburgh Historic and Landmark member
Ron Trageser
Bob Kress, President St. George Church Preservation Society
Melissa McSwigan, Preservation Pittsburgh
Councilmember Bruce Kraus

DCP-HN-2020-00240 Spring Hill Elementary School, Historic Nomination

From Matthew Falcone, Preservation Pittsburgh:
Letter from Spring Hill Civic League

DCP-HN-2020-00373 Hanauer-Rosenberg House, Historic Nomination

From Matthew Falcone, Preservation Pittsburgh:
Letter from Dr. Barbara Burstin
Letter from East Allegheny Community Council
Petition from National Council of Jewish Women's Greater Philadelphia Section
Letter from National Council of Jewish Women
Letter from National Council of Jewish Women Pittsburgh Section

National Museum of American Jewish History
Rodef Shalom

Notice of Appeal from Troiani Group regarding Market Street properties

Notice of Appeal from Lumania Properties regarding DCP-LOT-2020-78

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

Hearing and Action:

1. DCP-HN-2020-00372, Herron Hill Pumping Station, Historic Nomination.

Ms. Quinn made presentation in accordance with the attached staff report. She informed history of building construction and use, criteria for nomination and planning staff recommendation.

Chairwoman called for questions and comments from the public.

Mr. Matthew Falcone from Preservation Pittsburgh thanked City planning staff for this nomination. He underlined that the subject structure is very significant as the oldest piece of water infrastructure and has a nice green space around. Mr. Falcone supported proposed nomination.

Ms. Kathy Gallagher, resident, supported the nomination.

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 Herron Hill Pumping Station DCP-HN-2020-00372 for listing as a City- designated historic site.

MOVED BY: Ms. Deitrick

SECONDED BY: Ms. Dick

IN FAVOR: Mondor, Mingo, Deitrick, Blackwell, Dick, O'Neill

RECUSED:

OPPOSED:

MOTION CARRIED

2. DCP-HN-2020-00370, Gallagher-Kieffer House, Historic Nomination

Ms. Quinn made presentation in accordance with the attached staff report. Ms. Quinn explained PC members nomination information, district and zoning information, and history of construction and use. In addition, she explained criteria for nomination and planning staff recommendation.

Chairwoman called for questions and comments from the public.

Mr. Matthew Falcone from Preservation Pittsburgh informed that Gallagher-Kieffer House is an exceptional structure, special as architectural example and calls attention to everyone . Mr. Falcone asked PC members to approve the proposed nomination.

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 Gallagher-Kieffer House, DCP-HN-2020-00370 for listing as a City- designated historic site.

MOVED BY: Ms. Dick

SECONDED BY: Ms. Deitrick

IN FAVOR: Mondor, Mingo, Deitrick, Blackwell, Dick, O'Neill

RECUSED:

OPPOSED:

MOTION CARRIED

3. DCP-HN-2020-00090, St. John Vianney Church, Historic Nomination

Ms. Quinn made presentation in accordance with the attached staff report. She provided history of building construction and use, criteria for nomination and planning staff recommendation.

Chairwoman called for questions and comments from the public.

Mr. Mark Wittman, resident and nominator for this structure stated that church is irreplaceable Building. He asked PC members to protect it from demolition because some construction work already started.

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 St. John Vianney Church, DCP-HN-2020-00090 for listing as a City-designated historic site.

MOVED BY: Ms. Mingo

SECONDED BY: Ms. Deitrick

IN FAVOR: Mondor, Mingo, Deitrick, Blackwell, Dick, O'Neill

RECUSED:

OPPOSED:

MOTION CARRIED

4.DCP-ZDR-2019-02015, 1501 Penn Ave, Demolition and New construction.

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

Ms. Dusty Elias Kirk from Reed Smith LLP explained details for project background. She underlined that subject site is located in Golden Triangle zoning district that has no zoning height limitations, old structure is located in a floodplain area and has no positive reasons to be redesigned and saved.

Ms. Kirk conformed that project crew will present for PC members evidence to unique characteristics of subject site for positive motion to approve this application.

Mr. J Matthew Cassin, owner, informed history of project development. He added that not possible to use old building, just a portion of foundation. Project crew believes that proposal meets zoning open space and accessibility requirements.

Mr. Brandon Haw, architect, informed that developers added some new corrections to previous presentation. He presented site location, renderings of immediate context and future retail/office, design concepts and renderings from the different point of view. Mr. Haw clarified developers responses to CDAP meeting. He presented proposed plans and elevations, green roof design, colonnade design, landscaping and accessibility plans, storm water plan, and sustainability goals. In addition, Mr. Haw explained proposals for façade materials ,finishers and parking connectivity.

Mr. Ben Hawter, project engineer, made floodplain review presentation and proposal to raise the colonnade.

He added that Floodplain application was already approved by city planning staff. Storm water plan was also approved.

Ms. Cindy Jampole, transportation specialist, presented transportation study and analysis. Transportation report and access plans was reviewed and approved by DOMI. New bus stations will be added. Ms. Jampole explained proposed future bike lanes, access to building loading docks, and approved Transportation Demand Management Plan.

Ms. Kirk informed PC members about meetings held with community and stakeholders.

Chairwoman called for questions and comments from the public.

Mr. Andrew Miller stated that a proposed building is important because there is a need for the office space, and structure will provide office space for the City of Pittsburgh.

Mr. Jeff Turner, general constructor, informed that proposed development will provide tremendous job opportunity for hundreds of workers. He supported a proposal.

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

Ms. Deitrick supported planning staff recommendation to deny without prejudice proposed application. Ms. Deitrick stated that proposed building is massive and not with a context with a neighborhood area.

Ms. Mingo has concerns about building design, not creates adequate open space, proposed colonnade and outdoor area do not work as welcome public space, and block river view.

Ms. Mondor stated that public areas are not welcome to pedestrians, and she has concerns

about big and small dimensions of development.

Ms. Blackwell suggested that the applicant could make changes to the proposal and come back in two weeks to present them.

Mr. Layman made some clarification on planning staff recommendation.
This recommendation allows the applicant to make corrections on the project, work with specific issues and come back to PC hearing.

There being no more comments from the Commissioners, the Chairwomen called for the motion.

MOTION:

That the Planning Commission of the City of Pittsburgh DENIES without prejudice Project Development Plan DCP-ZDR-2019-02015, for demolition and new construction at 1501 Penn Avenue, filed by R3A Architects, on behalf of the owner, 1501 Penn Owner LLC. The applicant is encouraged to continue to work on the building and site design and return to the Commission.

MOVED BY: Ms. Mingo SECONDED BY: Ms. Deitrick

IN FAVOR: Mondor, Mingo, Deitrick, Dick
RECUSED: O'Neill
OPPOSED:
ABSTAINED: Blackwell

D. Plan of Lots

5.DCP-LOT-2020-00808, Sassafrass Way, Polish Hill, Major (2nd),

Mr. Schepcke 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:

Sassafrass Way Consolidation, 6th Ward, City of Pittsburgh, County of Allegheny, received by the Planning Commission on August 25, 2020, **BE APPROVED and the signatures of the proper officers of the Planning Commission be affixed thereto.** (No improvements or monuments needed.)

MOVED BY: Ms. Dick SECONDED BY: Ms. Blackwell

IN FAVOR: Mondor, Mingo, Dick, Deitrick, O'Neill, Blackwell
RECUSED:
OPPOSED:

6. DCP-LOT-2020-00423, General Robinson Subdivision, North Shore, Major (2nd)

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:

General Robinson Subdivision, 22nd Ward, City of Pittsburgh, County of Allegheny, received by the Planning Commission on August 25, 2020, **BE APPROVED and the signatures of the proper officers of the Planning Commission be affixed thereto.** (No improvements or monuments needed.)

MOVED BY: Ms. Dick SECONDED BY: Ms. Blackwell

IN FAVOR: Mondor, Mingo, Dick, Deitrick, O'Neill, Blackwell

RECUSED:

OPPOSED:

7. DCP-LOT-2020-00845, 425 Wyola St, Duquesne Heights, minor

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:

425 Wyola Lot Line Revision, 19th Ward, City of Pittsburgh, County of Allegheny, received by the Planning Commission on September 15, 2020, **BE APPROVED and the signatures of the proper officers of the Planning Commission be affixed thereto.** (No improvements or monuments needed.)

MOVED BY: Ms. Dick SECONDED BY: Ms. Blackwell

IN FAVOR: Mondor, Mingo, Dick, Deitrick, O'Neill, Blackwell

RECUSED:

OPPOSED:

8. DCP-LOT-2020-00937, Jafarah Homes, North Oakland, minor

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:

Jafarah Homes Consolidation, 5th Ward, City of Pittsburgh, County of Allegheny, received by the Planning Commission on September 15, 2020, **BE APPROVED and the signatures of the proper officers of the Planning Commission be affixed thereto.** (No improvements or monuments needed.)

MOVED BY: Ms. Dick SECONDED BY: Ms. Blackwell

IN FAVOR: Mondor, Mingo, Dick, Deitrick, O'Neill, Blackwell
RECUSED:
OPPOSED:

9. DCP-LOT-2020-00939, Island Avenue, California-Kirkbride. minor

Mr. Schepke 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:

Island Avenue Consolidation, 19th Ward, City of Pittsburgh, County of Allegheny, received by the Planning Commission on September 15, 2020, **BE APPROVED and the signatures of the proper officers of the Planning Commission be affixed thereto.** (No improvements or monuments needed.)

MOVED BY: Ms. Dick SECONDED BY: Ms. Blackwell

IN FAVOR: Mondor, Mingo, Dick, Deitrick, O'Neill, Blackwell
RECUSED:
OPPOSED:

10.DCP-LOT-2020-00951, Cliff Street, Crawford-Roberts, minor

Mr. Schepke 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:

Cliff Street Consolidation, 3rd Ward, City of Pittsburgh, County of Allegheny, received by the Planning Commission on September 15, 2020, **BE APPROVED and the signatures of the proper officers of the Planning Commission be affixed thereto.** (No improvements or monuments needed.)

MOVED BY: Ms. Dick SECONDED BY: Ms. Blackwell

IN FAVOR: Mondor, Mingo, Dick, Deitrick, O'Neill, Blackwell

RECUSED:

OPPOSED:

E. Director's Report

Director Dash presented PC members new FORGING PGH building our comprehensive plan. This is City wide use plan that is over-arching policy document, very important for future development of City of Pittsburgh.

F. Adjournment

Motion to adjourn made by Ms. Dick and seconded by Ms. Blackwell. The meeting adjourned at 5:45pm.

Approved by: Becky Mingo, Secretary

Disclaimer

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City of Pittsburgh
Planning Commission
Meeting Minutes

September 29, 2020 2:30pm 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
 Rachel O-Neill
 Fred Brown

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 Schepcke

Index

Item	Page Number
1. DCP-ZDR-2020-07478, 908 Penn Ave, new residential units, Downtown	2
2. DCP-ZDR-2020-03908, 304 Jumonville Street, renovations	2
3. DCP-ZDR-2019-01580, 1204 Grandview Ave, demolition and new construction	3
4. DCP-LOT-2020-00751, Puis Subdivision, South Side, minor	4
5. DCP-LOT-2020-00827, 1400 Cooper Avenue Consolidation, Brighton Heights, minor	5
6. DCP-LOT-2020-01004, Troy Hill Consolidation, Troy Hill, minor	5
7. DCP-LOT-2020-01037, Owens Consolidation, Troy Hill, minor	5

A. Approval of Minutes

On motion moved by Ms. Mingo and seconded by Ms. Blackwell, the minutes of the September 15, 2020 meeting are approved.

IN FAVOR: Mondor, Mingo, Askey, Deitrick, Blackwell, Dick, O'Neill

RECUSED: Burton-Faulk, Brown

OPPOSED:

B. Correspondence (See Attachment B)

The Commission is in receipt of the following correspondence:

DCP-ZDR-2020-03908, 304 Jumonville Street

Marimba Millones on behalf on the Hill District's Development Review Panel and the Hill CDC
 James Hough

Justin Laing and Kendra Ross, Co-Chairs #ArtsinHD

Notice of Appeal from Troiani Group regarding Market Street properties SA-20-000418

Notice of Intervention from Lumania Properties regarding SA-20-000359

C. Development Reviews (See Attachment C for staff reports)
Hearing and Action

1. DCP-ZDR-2020-07478, 908 Penn Avenue, New residential units, Downtown

Ms. Kramer made presentation in accordance with the attached staff report. Mr. Sean Beastley, architect, explained details of the proposal. He presented location of structure, floor plans, sustainability summary, and construction management plan. Mr. Beastley informed PC commissioners that proposal is to change of use of the commercial space to apartments. In addition, he presented building accessibility and RCO meetings held.

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 application **DCP-ZDR-2020- 07478**, for five new residential units downtown, based on the application filed by Strada on behalf of PMC 908 PENN AVENUE ASSOCIATES LP, the property owners.

MOVED BY: Ms. Blackwell

SECONDED BY: Ms. Dick

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

RECUSED:

OPPOSED:

MOTION CARRIED

2. DCP-ZDR-2020-03908, 304 Jumonville Street, Renovations

Mr. Gregory made presentation in accordance with the attached staff report. Mr. John Porter presented project scope, such as proposed use, site and landscape scope, and pictures of existing façade condition. Mr. Drew Harbaugh presented proposed plans and design for renovation, parking and accessibility plans, proposed building façade materials and lighting. In addition, he reported about construction management plan and community engagement in project review.

Ms. Deitrick asked the presenters about some clarification for the correspondence received by PC from community organizations.

Mr. Porter stated that he received an email from ARTSIN HD that they accepted all project information, but still need financial information, no meeting held.

Mr. Dash explained policy steps for RCO meetings and timing, meetings are not regulated by Zoning Code.

Mr. Porter stated that RCO has no outstanding concerns; just a request for the financial report, development crew is available to present and discuss the proposal.

Mr. Dash and Mr. Layman stated that proposal is with compliance with the Zoning Code.

Mr. Brown suggested improving the protocol of neighborhood participation in project review and process of approval.

Ms. Mondor stated that PC commissioners understand that there are no building concerns, but developer did not finalize project review with one of the RCO team.

Ms. O'Neill suggested developing clear DAM regulations and standards for community meetings.

Mr. Brown supported recommendation to develop clear DAM requirements.

Ms. Dick suggested giving a developer a month to finalize a meeting with a community.

Ms. Mondor asked planning staff about recommendation to put this project on PC agenda in two weeks.

At this time, Commissioners decided to put hearing on hold and proceed in two weeks.

MOVED BY: Ms. Dick

SECONDED BY: Ms. Blackwell

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

RECUSED:

OPPOSED:

3. DCP-ZDR-2019-01580, 1204 Grandview Ave, Demo and New construction.

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

Mr. Chad Chalmers, architect, presented location and maps, grading plans, demolition plan, proposed site plan, elevation, pictures and diagrams in context with a neighborhood.

Mr. Patrick Gianella, resident, opposed the application, he informed that there was a ZBA hearing where neighbors opposed this development, he has 200 signatures with opposition to proposal. Public has concerns about a landslide, and traffic during construction period.

Mr. Michael Sydik, geotechnical engineer, informed PC commissioners about his experience with landslide projects, clarified the stability of the proposed structure based on demolition and construction details planned.

Ms. O'Neill asked planning staff if a geotechnical report was a part of a site plan review.

Mr. Brown asked developers about possible landslide during a demolition of old structure.

Mr. Sydik explained demolition details and stability of land.

Ms. Mondor asked about possible problems after building demolition, monitoring steps and plan B.

Ms. Mingo asked developers about amending plan if necessary to change current site plan.

Mr. Lyman conformed that all demolition and construction will be under PLI department control.

Mr. Brown suggested that there should be a way to inform public about stability, monitoring and all steps of permits control.

Mr. Sydik explained how monitoring works in general for projects with a landslide issues.

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 application for DCP-ZDR-2019-01580 filed by Wildman Chalmers Design on behalf of 1202 GRANDVIEW ASSOCIATES LLC, the property owners, for the demolition of the existing structure and new construction of a new three story single unit dwelling with integral parking off Grandview Avenue, with the following conditions:

1. Applicant shall provide a second geotechnical report after the existing structure has been demolished, which includes site borings and specific recommendations for the new structure's construction, before staff issue the final Record of Zoning Approval for the new construction.
2. All measures recommended in the applicant's geotechnical reports shall be implemented.
3. The final construction plans including site plans, elevations, landscape plan, and geotechnical reports shall be reviewed and approved by the Zoning Administrator prior to issuing the final Record of Zoning Approval.

MOVED BY: Ms. Dick

SECONDED BY: Ms. Mingo

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

RECUSED:

OPPOSED:

MOTION CARRIED

D. Plan of Lots

4. DCP-LOT-2020-00751, Plus Subdivision, South Side Slopes, minor

Mr. Scheppeke 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:

Pius Lot Line Revision, 17th Ward, City of Pittsburgh, County of Allegheny, received by the Planning Commission on September 29, 2020, **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. O'Neill

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

RECUSED:

OPPOSED:

MOTION CARRIED

5. DCP-LOT-2020-00827, 1400 Cooper Avenue consolidation, Brighton Heights, minor

Mr. Schepcke 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:

1400 Cooper Avenue, 27th Ward, City of Pittsburgh, County of Allegheny, received by the Planning Commission on September 29, 2020, **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. O'Neill

IN FAVOR: Mondor, Burton-Faulk, Mingo, Askey, Deitrick, Blackwell, Dick, O'Neill, Brown
RECUSED:
OPPOSED:
MOTION CARRIED

6. DCP-LOT-2020-01004, Troy Hill ,minor

Mr. Schepcke 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:

Troy Hill Consolidation, 24th Ward, City of Pittsburgh, County of Allegheny, received by the Planning Commission on September 29, 2020, **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. O'Neill

IN FAVOR: Mondor, Burton-Faulk, Mingo, Askey, Deitrick, Blackwell, Dick, O'Neill, Brown
RECUSED:
OPPOSED:
MOTION CARRIED

7. DCP-LOT-2020-01037, Owens Consolidation, Mount Washington, minor

Mr. Schepcke 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:

Owens Consolidation, 18th Ward, City of Pittsburgh, County of Allegheny, received by the Planning Commission on September 29, 2020, **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. O'Neill

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

RECUSED:

OPPOSED:

MOTION CARRIED

E. Director's Report

No report.

F. Adjournment

Motion to adjourn made by Ms. Blackwell and seconded by Ms. Dick. The meeting adjourned at 5:14pm.

Approved by: Becky Mingo, Secretary

Disclaimer

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City of Pittsburgh
Planning Commission
Meeting Minutes

October 13, 2020 2:00pm Meeting called to order by LaShawn Burton-Faulk

In Attendance

Vice Chairwoman LaShawn Burton-Faulk
Secretary, Becky Mingo

Jennifer Askey
Rachel O'Neill
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
Daniel Schepcke

Index

Item	Page Number
1. DCP-ZDR-2020-06071, 425 Cinema Drive, Renovation and New Construction	2
2. DCP-ZDR-2020-06058, Frick Park Extension, New Construction	2
3. DCP-ZDR-2020-08370, 700 2 ND Avenue, New Construction	3
4. DCP-LOT-2020-01063, 1532 Marguis Way, Califorbia-Kirkbride, minor	4
5. DCP-LOT-2020-00652, 201 Taylor Consolidation, Bloomfield, minor	4
6. DCP-LOT-2020-01098, 606 Grandview Ave, Mount Washington, minor	5
7. DCP-LOT-2020-01080, Reddour Street, Central Northside, minor	5
8. DCP-ZDR-2020-00822, 2517 Penn Ave, Strip District, minor	6

A. Approval of Minutes

On motion moved by Ms. Dick and seconded by Ms. Blackwell, the minutes of the September 29, 2020 meeting are approved.

B. Correspondence (See Attachment B)

The Commission is in receipt of the following correspondence:

DCP-LOT-2020-01005

Steve Regan, on behalf of Kamin Penn Ave Restaurant, LLC

DCP-ZDR-2020-03908 304 Jumonville

Marimba Milliones President and CEO, Hill District CDC

Dr. Brittany McDonald, Executive Director, Uptown Partners of Pittsburgh

DCP-ZDR-2020-08370, 700 2nd Avenue

Rick Topping, Ceeva, Inc, Vice President

DCP-ZDR-2020-06071 Cinema Drive

Barbara Rudiak, President, South Side Community Council

DCP-HN-2020-00705 Mellon Park Historic Nomination

Christine Fulton

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

1. Hearing and Action

DCP-ZDR-2020-06071, 425 Cinema Drive, Renovation and New Construction

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

Ms. Tabitha Darko, application architect, presented project description, site location, photos of existing structure from different point of view, floor plans and elevation plans. She also explained that proposal includes removal of small canopy, installation of clear glass system and create patio area for social gathering, sightlines to screen mechanical units.

Ms. Darko informed PC members about exterior materials palette proposed, construction management plans and community meetings held. Community Council provided support letter for proposed project.

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

Ms. Mingo asked the architect about the existing and proposed signage for subject building. There being no more comments from the Commissioners, the Vice Chairwoman called for the Motion.

MOTION:

That the Planning Commission of the City of Pittsburgh **APPROVES** the application for Final Land Development Plan No. DCP-ZDR-2020-06071 filed by HOK, on behalf of PITTSBURGH -SSW2 NOTE OWNER, the property owner for the interior and exterior renovations to an existing three story structure, with the following condition:

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

MOVED BY: Ms. Askey SECONDED BY: Ms. Blackwell

IN FAVOR: Mingo, Dick, Burton-Faulk, O'Neill, Blackwell, Askey

RECUSED:

OPPOSED:

MOTION CARRIED

2. DCP-ZDR-2020-06058, Fisk Park Extension, New Construction

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

Mr. Dan McDowell from LAQUATRABONCI explained project details about the site location, presented maps, masterplan of land area, photos of existing site conditions. He also presented renderings for proposed open spaces, trellises, new pavilion for public, active area for kids, and planting plans. Mr. McDowell informed that all new items, furniture and other materials would be consistent with current park conditions.

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

Ms. Dick asked the applicant about some planting details.

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

MOTION:

That the Planning Commission of the City of Pittsburgh **APPROVES** the Final Land Development Plan ZDR-2020-06058, for new construction of a park between Parkview Shelbourne Lane in accordance with the application and drawings filed by La Quatra Bonci , on behalf of the property owner, the Urban Redevelopment Authority, property owner, with the following condition:

- 1.The Art Commission shall issue approval of the final design approval prior to issuance of the Record of Zoning Approval (ROZA).

MOVED BY: Ms. Dick SECONDED BY: Ms. O'Neill

IN FAVOR: Mingo, Dick, Burton-Faulk, O'Neill, Blackwell, Askey

RECUSED:

OPPOSED:

MOTION CARRIED

3. DCP-ZDR-2020-08370, 700 2ND Avenue, New Construction.

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

Ms. Linda Metropulos made introduction to the project.

Mr. Nick Doicher, architect, presented proposed use, floor plans, elevation plans and parking access to the new building. He explained about all services that will be provided for homeless people on site. Mr. Doicher also presented exterior materials and landscape materials for future structure.

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

Ms. Mingo asked to clarify how the applicant plans to have bike storage for tenants and other operational details on site considering the unique use of building.

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

MOTION:

That the Planning Commission of the City of Pittsburgh **APPROVES** the application for Project Development Plan No. DCP-ZDR-2020-08370 filed by DLA+ Architects on behalf of CITY OF PITTSBURGH, the property owner for the new construction of five story structure, with the following conditions:

1. The final construction plans, including site plans, elevations, and landscape plan, shall be reviewed and approved by the Zoning Administrator prior to issuing the final Record of Zoning Approval.
2. The required Stormwater Management Plan shall be approved prior to issuing the final Record of Zoning Approval.
3. The applicant shall obtain all necessary approvals from the Department of Mobility and Infrastructure (DOMI).

MOVED BY: Ms. O'Neill SECONDED BY: Ms. Mingo

IN FAVOR: Mingo, Dick, Burton-Faulk, O'Neill, Blackwell, Askey

RECUSED:

OPPOSED:

MOTION CARRIED

D. Plan of Lots

4. DCP-LOT-2020-01063, 1532 Marguis Way, California-Kirkbride

Mr. Schepcke 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:

1532 Marquis Way Subdivision, 25th Ward, City of Pittsburgh, County of Allegheny, received by the Planning Commission on October 13, 2020, **BE APPROVED and the signatures of the proper officers of the Planning Commission be affixed thereto.** (No improvements or monuments needed.)

MOVED BY: Ms. Blackwell SECONDED BY: Ms. Dick

IN FAVOR: Mingo, Dick, Burton-Faulk, O'Neill, Blackwell, Askey

RECUSED:

OPPOSED:

MOTION CARRIED

5. DCP-LOT-2020-00652, 201 Taylor Consolidation, Bloomfield

Mr. Schepcke 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:

201 Taylor Consolidation, 9th Ward, City of Pittsburgh, County of Allegheny, received by the Planning Commission on October 13, 2020, **BE APPROVED and the signatures of the proper officers of the Planning Commission be affixed thereto.** (No improvements or monuments needed.)

MOVED BY: Ms. Blackwell SECONDED BY: Ms. Dick

IN FAVOR: Mingo, Dick, Burton-Faulk, O'Neill, Blackwell, Askey

RECUSED:

OPPOSED:

MOTION CARRIED

6. DCP-LOT-2020-01098, 606 Grandview Ave, Mount Washington

Mr. Schepke 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:

Grandview Avenue Consolidation, 19th Ward, City of Pittsburgh, County of Allegheny, received by the Planning Commission on October 13, 2020, **BE APPROVED and the signatures of the proper officers of the Planning Commission be affixed thereto.** (No improvements or monuments needed.)

MOVED BY: Ms. Blackwell SECONDED BY: Ms. Dick

IN FAVOR: Mingo, Dick, Burton-Faulk, O'Neill, Blackwell, Askey

RECUSED:

OPPOSED:

MOTION CARRIED

7. DCP-LOT-2020-01080, Reddour Street, Central Northside

Mr. Schepke 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:

1223 Reddour Street, 22nd Ward, City of Pittsburgh, County of Allegheny, received by the Planning Commission on October 13, 2020, **BE APPROVED and the signatures of**

the proper officers of the Planning Commission be affixed thereto. (No improvements or monuments needed.)

MOVED BY: Ms. Blackwell SECONDED BY: Ms. Dick

IN FAVOR: Mingo, Dick, Burton-Faulk, O'Neill, Blackwell, Askey
RECUSED:
OPPOSED:

MOTION CARRIED

- 8. DCP-ZDR-2020-00822, 2517 Penn Ave, Strip District, minor

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:

2517 Penn Avenue Consolidation, 2nd Ward, City of Pittsburgh, County of Allegheny, received by the Planning Commission on October 13, 2020, **BE APPROVED and the signatures of the proper officers of the Planning Commission be affixed thereto.** (No improvements or monuments needed.)

MOVED BY: Ms. Blackwell SECONDED BY: Ms. Dick

IN FAVOR: Mingo, Dick, Burton-Faulk, O'Neill, Blackwell, Askey
RECUSED:
OPPOSED:
MOTION CARRIED

- E. Director's Report
 - No report.

- F. Adjournment

Motion to adjourn made by Ms. O'Neill and seconded by Ms. Askey. The meeting adjourned at 3:36pm.

Approved by: Becky Mingo, Secretary

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City of Pittsburgh
Planning Commission
Meeting Minutes

October 27, 2020 3:30pm, 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
 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
 Sarah Quinn
 Daniel Sheppke

Index

Item	Page Number
1. DCP-HN-2020-00697, 7180 Highland Dr, VA Chapel Historic Nomination	2
2. DCP-HN-2020-00822, 7180 Highland Dr, VA Laboratory Historic Nomination	2
3. DCP-ZDR-2020-03908, 304 Jumonville Street, Renovation	3
4. DCP-LOT-2020-01126, Forest Glen Road, Lot line revision, Sq. Hill South	4
5. DCP-LOT-2020-01155, 901-905 Bingham Street Consolidation, South Side Flats	4
6. DCP-LOT-2020-01177, Escalante Lot Consolidation, Central Northside	5
7. DCP-LOT-2020-01180, 1642 Penn Ave Consolidation, Minor consolidation, Strip District	5
8. DCP-LOT-2020-01132, 2131-2137 Wharton Street Subdivision, Major Subdivision, South Side Flats	6

A. Approval of Minutes

On motion moved by Ms. Askey and seconded by Ms. Burton-Faulk, the minutes of the October 13, 2020 meeting are approved.

B. Correspondence (See Attachment B)

The Commission is in receipt of the following correspondence:

DCP-ZDR-2020-09961, 235 McKee Place

Wanda Wilson, Executive Director, Oakland Planning and Development Corporation

DCP-LOT-2020-01180 1630 Penn Consolidation

Stephen Regan, Frost Brown Todd LLC

DCP-ZDR-2020-03908, 304 Jumonville Street

Marimba Milliones, President and CEO, Hill District Development Corporation

Neashia Johnson, Hill District Consensus Group

Robert O Lampl Law Office

Brian D. Gaudiano, President, Omega Building Co.

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

Hearing and Action

1. DCP-HN-2020-00697, 7180 Highland Dr., VA Chapel Historic Nomination

Ms. Quinn made presentation in accordance with the attached staff report. She informed history of building construction and use, criteria for nomination and planning staff recommendation.

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 7180 Highland Dr, VA Chapel, DCP-HN-2020-00697 for listing as a City- designated historic site.

MOVED BY: Ms. Dick

SECONDED BY: Ms. Mingo

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

RECUSED:

OPPOSED:

MOTION CARRIED

2. DCP-HN-2020-00822, 7180 Highland Dr, VA Laboratory Historic Nomination

Ms. Quinn made presentation in accordance with the attached staff report. She informed history of building construction and use, criteria for nomination and planning staff recommendation.

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 7180 Highland Dr, VA Laboratory, DCP-HN-2020-00822 for listing as a City- designated historic site.

MOVED BY: Ms. Dick

SECONDED BY: Ms. O'Neil

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

MOTION CARRIED

D. Continued Hearing and Action

DCP-ZDR-2020-03908, 304 Jumonville Street, Renovation

Mr. Gregory made introduction for subject application, hearing is continued from September 29, 2020.

Mr. Robert Lampl informed about all steps that development crew made since last PC commission meeting. Complete financial side of proposal was provided for CDC group, ZOOM meeting was held where community concerns were addressed.

Applicant believes that most of concerns are resolved, such as community participation, use minority contractors for renovation, future building tenants fit out, and exterior artwork prospective.

Ms. Felicity Williams from CDC group agreed that some progress was made after last weeks of communication, but not all aspects are resolved yet and more communication is needed.

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

Ms. Deitrick asked about number of prospective tenants fit out.

Ms. Mondor suggested to involve marketing professionals and other channels help.

Ms. Burton-Faulk supported to use collective efforts to find future tenants for facilities.

Ms. Mondor addressed concerns that are resolved from the list of concerns previously discussed.

Ms. O'Neil suggested adding one more condition to the Motion that requires the applicant to continue working with community groups.

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 application DCP-ZDR-2020 03908 filed by Desmone Architects on behalf of JUMONVILLE STREET HOLDINGS I LLC, property owner, for interior and exterior renovations for new office space with site work to add landscaping and parking spaces, with the following conditions:

1. The required Stormwater Management Plan shall be approved prior to issuing the final Record of Zoning Approval.
2. The final construction plans, including site plans, elevations, and landscape plan, shall be reviewed and approved by the Zoning Administrator prior to issuing the final Record of Zoning Approval.
3. Owner shall make a good faith effort to complete the DRP process with the Hill CDC.

MOVED BY: Ms. Burton-Faulk

SECONDED BY: Ms. O'Neil

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

MOTION CARRIED

D. Plan of Lots

4. DCP-LOT-2020-01126, Forest Glen Road Lot Line Revision, Sq. Hill South

Mr. Schepke 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:

Forest Glen Lot Line Revision, 14th Ward, City of Pittsburgh, County of Allegheny, received by the Planning Commission on October 27, 2020, **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: Mingo, Dick, Burton-Faulk, O'Neill, Blackwell, Askey, Mondor, Deitrick
RECUSED:
OPPOSED:

MOTION CARRIED

5. DCP-LOT-2020-01155, 901-905 Bingham Street Consolidation, South Side Flats

Mr. Schepke 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:

901-905 Bingham Street Consolidation, 17th Ward, City of Pittsburgh, County of Allegheny, received by the Planning Commission on October 27, 2020, **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: Mingo, Dick, Burton-Faulk, O'Neill, Blackwell, Askey, Mondor, Deitrick
RECUSED:
OPPOSED:

MOTION CARRIED

6. DCP-LOT-2020-01177, Escalante Lot 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:

RECOMMENDED MOTION

Escalante Lot Consolidation, 25th Ward, City of Pittsburgh, County of Allegheny, received by the Planning Commission on October 27, 2020, **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: Mingo, Dick, Burton-Faulk, O'Neill, Blackwell, Askey, Mondor, Deitrick

RECUSED:

OPPOSED:

MOTION CARRIED

7. DCP-LOT-2020-01180, 1642 Penn Ave Consolidation, Minor consolidation, Strip District

Mr. Scheppke made presentation in accordance with the attached staff report. Mr. Steve Regan stated that he represents his client who is the owner of the adjacent lot. Subject lot has illegal nonconforming sign that creates a hardship for his client and should be removed or moved to another location.

Mr. Jim Wholey, owner of 1642 Penn Ave, stated that sign was present on this location for a long time and is important for them.

Ms. Thelma Tamberlini conformed that sign is installed in 1937 and is critical for a lot.

Mr. Layman clarified that status of nonconforming sign should be resolved filling sign application for PLI department, and current consolidation application cannot review sign legality.

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

Ms. O'Neil agreed about Zoning Code clarification requirement for nonconforming uses and signs.

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

MOTION:

1642 Penn Avenue Consolidation, 2nd Ward, City of Pittsburgh, County of Allegheny, received by the Planning Commission on October 27, 2020, **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. Balckwell

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

RECUSED:

OPPOSED:

MOTION CARRIED

8. DCP-LOT-2020-01132, 2131-2137 Wharton Street Subdivision, Major 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:

2131-2137 Wharton Street Subdivision, 16th Ward, City of Pittsburgh, County of Allegheny, received by the Planning Commission on October 27, 2020, BE PRELIMINARILY APPROVED AND SCHEDULED FOR FINAL REVIEW ON November 10, 2020.

MOVED BY: Ms. Deitrick

SECONDED BY: Ms. Burton-Faulk

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

RECUSED:

OPPOSED:

MOTION CARRIED

E. Director's Report

- No report.

F. Adjournment

Motion to adjourn made by Ms. O'Neill and seconded by Ms. Mingo. The meeting adjourned at 4:50pm.

Approved by: Becky Mingo, Secretary

Disclaimer

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City of Pittsburgh
Planning Commission
Meeting Minutes

November 10, 2020 2:30pm Meeting called to order by Christine Mondor

In Attendance

Chairwoman Christine Mondor
 Vice Chairwoman LaShawn Burton-Faulk
 Secretary, Becky Mingo

Rachel O'Neill
 Holly Dick
 Dina (Free) Blackwell

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 Schepcke

Index

Item	Page Number
1. DCP-MPZC-2019-00584, Pittsburgh Theological Seminary IMP	1
2. DCP-ZDR-2020-09961, 235 McKee Place, Demolition	1
3. DCP-ZDR-2020-05367, 429 Forbes Avenue, TDR & Residential units	2
4. DCP-LOT-2020-01132, Wharton Street Subdivision, Major 2, South Side Flats	4
5. DCP-LOT-2020-01021, Adelaide Lot Line Revision, Minor, Upper Hill	4
6. DCP-ZDR-2020-01129, Flavian Street Consolidation, Minor, Polish Hill	5
7. DCP-LOT-2020-01211, 4500 Liberty Subdivision, Minor, Bloomfield	5
8. DCP-LOT-2020-01214, 4502 Liberty Subdivision, Minor	6

A. Approval of Minutes

No minutes.

B. Correspondence (See Attachment B)

The Commission is in receipt of the following correspondence:

PWSA Act 14 Notification Ruthven Sewer Reconstruction.

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

Hearing and Action

1. DCP-MPZC-2019-00584, Pittsburgh Theological Seminary IMP continued.
2. DCP-ZDR-2020-09961, 235 McKee Place, Demolition

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

Mr. Justin Hough presented McKee Place background and mission provided for families. Building served as temporary stay for family members' hospital patients who came to get medical services in Pittsburgh. Old structure planned to be demolish and new building to construct on the same location for the same use. Mr. Hough presented existing building photos. Building is no longer in use. Mature trees will remain and will be protected during demolition. Existing parking lot to remain. Mr. Hough informed about community meetings held and post demolition plans for site before construction. No time line for construction set at this time.

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 application DCP-ZDR-2020-09961 filed by PJ Dick, on behalf of FAMILY HOUSE INC, the owner, for the total demolition of an existing three and four story structure, with the following conditions:

1. The applicant shall secure the existing parking lot until the applicants obtain necessary approvals for a new use of the parking lot.
2. The post-demolition plan showing proposed fencing and the proposed post-demolition conditions shall be reviewed and approved by the Zoning Administrator prior to issuing the final Record of Zoning Approval.

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

IN FAVOR: Mingo, Dick, Burton-Faulk, O'Neill, Blackwell, Mondor
RECUSED:
OPPOSED:

MOTION CARRIED

3. DCP-ZDR-2020-05367, 429 Forbes Ave, TDR & Residential units.

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

Mr. Kevin McKeegan, attorney for development, informed that today the applicant is seeking PC approval of three separate items.

The applicant seeks as a Project Development Plan approval, the 103 residential dwelling units permitted by right and exterior renovations to include windows.

For the additional 87 units, the applicant is seeking a Conditional Use for the Transfer of Development Rights. The applicant is proposing the transfer of rights from the nearby property 201 Stanwix Street (Parcel 1-G-00075).

The applicant seeks the Project Development Plan approval for 87 additional dwelling units at 429 Forbes Ave (2-E-155).

Mr. Ian Fishman from STRADA architects presented development plans, photos of street level views, floor plans and building accessibility. Mr. Fishman also informed sustainability and construction management plans.

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 for 103 dwelling units at 429 Forbes Ave (2-E-155) and exterior renovations based on the application filed by Meyer, Unkovic & Scott on behalf of 429 FORBES - KPP II FORBES AVENUE LLC.

MOVED BY: Ms. Mingo SECONDED BY: Ms. Dick

IN FAVOR: Mingo, Dick, Burton-Faulk, O'Neill, Blackwell, Mondor
RECUSED:
OPPOSED:

MOTION CARRIED

MOTION:

That Conditional Use Application for transfer of development rights for 87 dwelling units from 201 Stanwix (1-G-00075) to 429 Forbes Ave (2-E-155), **BE RECOMMENDED TO CITY COUNCIL FOR APPROVAL.**

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

IN FAVOR: Mingo, Dick, Burton-Faulk, O'Neill, Blackwell, Mondor
RECUSED:
OPPOSED:

MOTION CARRIED

MOTION:

That the Planning Commission of the City of Pittsburgh **APPROVES** the Project Development Plan for 87 additional dwelling units at 429 Forbes Ave (2-E-155)

based on the application filed by Meyer, Unkovic & Scott on behalf of 429 FORBES - KPP II FORBES AVENUE LLC, with the following conditions:

1. The applicant shall receive City Council approval for the Transfer of Development Rights; and

2. The applicant shall record the legal instrument approved by the City Solicitor binding the Transfer of Development Rights, as per 910.01.D.1.

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

IN FAVOR: Mingo, Dick, Burton-Faulk, O'Neill, Blackwell, Mondor

RECUSED:

OPPOSED:

MOTION CARRIED

D. Plan of Lots

4. DCP-LOT-2020-01132, Wharton Street Subdivision, Major 2, South Side Flats

Mr. Schepcke 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:

Wharton Street Subdivision, 16th Ward, City of Pittsburgh, County of Allegheny, received by the Planning Commission on November 20, 2020, **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. Dick

IN FAVOR: Mingo, Dick, Burton-Faulk, O'Neill, Blackwell, Mondor

RECUSED:

OPPOSED:

MOTION CARRIED

5. DCP-LOT-2020-01021, Adelaide Lot Line Revision, Minor, Upper Hill

Mr. Schepcke 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:

Adelaide Lot Line Revision, 5th Ward, City of Pittsburgh, County of Allegheny, received by the Planning Commission on November 10, 2020, **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. Dick

IN FAVOR: Mingo, Dick, Burton-Faulk, O'Neill, Blackwell, Mondor

RECUSED:

OPPOSED:

MOTION CARRIED

6. DCP-ZDR-2020-01129, Flavian Street Consolidation, Minor, Polish Hill

Mr. Schepcke 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:

Flavian Street Consolidation, 6th Ward, City of Pittsburgh, County of Allegheny, received by the Planning Commission on November 10, 2020, **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. Dick

IN FAVOR: Mingo, Dick, Burton-Faulk, O'Neill, Blackwell, Mondor

RECUSED:

OPPOSED:

MOTION CARRIED

7. DCP-LOT-2020-01211, 4500 Liberty Subdivision, Minor, Bloomfield

Mr. Schepcke 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:

4500 Liberty Avenue Subdivision, 8th Ward, City of Pittsburgh, County of Allegheny, received by the Planning Commission on November 10, 2020, **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. Dick

IN FAVOR: Mingo, Dick, Burton-Faulk, O'Neill, Blackwell, Mondor
RECUSED:
OPPOSED:

MOTION CARRIED

8. DCP-LOT-2020-01214, 4502 Liberty Subdivision, Minor

Mr. Schepcke 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:

4502 Liberty Avenue Subdivision, 8th Ward, City of Pittsburgh, County of Allegheny, received by the Planning Commission on November 10, 2020, **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. Dick

IN FAVOR: Mingo, Dick, Burton-Faulk, O'Neill, Blackwell, Mondor
RECUSED:
OPPOSED:

MOTION CARRIED

Director's Report

Director Dash informed PC members updates regarding status of Planning Department community plans. He also said that City Council passed parking legislation for Zoning Code requirements for specific zoning districts.

F. Adjournment

Motion to adjourn made by Ms. Burton-Faulk and seconded by Ms. O'Neill. The meeting adjourned at 3:20pm

Approved by: Becky Mingo, Secretary

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City of Pittsburgh
Planning Commission
Meeting Minutes

November 24, 2020 3:20pm, Meeting called to order by Vice Chairwomen Burton-Faulk

In Attendance

Chairwoman Christine Mondor
 Vice Chairwoman LaShawn Burton-Faulk
 Secretary, Becky Mingo

Jennifer Askey
 Rachel O'Neill
 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
 Daniel Schepcke

Index

Item	Page Number
1. DCP-ZDR-2019-06193, 120 Fifth Ave, Exterior renovations	
2. DCP-ZDR-2020-07085, 1807 5 th Avenue, Fifth and Dinwiddie East	2
3. 18-SPR-00131, McKinney Lane Steep Slopes Overlay (SSO) development	3
4. DCP-LOT-2020-01320, 3500 Forbes Consolidation, Major Consolidation, meeting1, Central Oakland	3
5. DCP-LOT-2020-01333, Cal Bride Consolidation, Major Consolidation, meeting1, California-Kirkbride	5
6. DCP-LOT-2020-00556, Cut N Run Consolidation, minor consolidation, Beechview	5
7. DCP-LOT-2020-01260, Perrysville Avenue Consolidation, minor consolidation, Central Northside	6
8. DCP-LOT-2020-00922, Pons Consolidation, minor consolidation, Greenfield	6
9. DCP-LOT-2020-01336, Edith Consolidation, minor consolidation, Duquesne Heights	6
10. DCP-LOT-2020-01341, Clemente and Manion Way Consolidation, minor consolidation, Lower Lawrenceville	7
11. DCP-LOT-2020-01301, Cotton Way Subdivision, minor subdivision, Central Lawrenceville	7
12. DCP-LOT-2020-01274, Alpine Avenue Lot Line Revision, lot line revision, Central Northside	8
13. DCP-LOT-2020-01288, 238-242 E Jefferson Lot Line Revision, lot line revision, Central Northside	8

A. Approval of Minutes

On motion moved by Ms. Mingo and seconded by Ms. O'Neill, the minutes of October 27, 2020 meeting are approved.

B. Correspondence (See Attachment B)

The Commission is in receipt of the following correspondence:

Zoning Reform

- Jonathan Salmans

DCP-ZDR-2020-07085 1807 5th Avenue

- From Derek Tillman
 - Jeanne McNutt, Executive Director, Uptown Partners
 - Marimba Milliones, President and CEO, Hill Community Development Corporation

DCP-ZDR-2020-03908 304 Jumonville Street

- Robert O Lampl

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

Hearing and Action

1. DCP-ZDR-2019-06193, 120 Fifth Ave, Exterior renovations

Ms. Rakus made presentation on accordance with the attached staff report.

Ms. Teresa Bucco, project architect, informed about proposed project scope of work, such as renovation of primary entrance, new lobby, and new glass replacement. She also presented contextual views, site plan, elevation plans, photos, urban open space diagram. Ms. Bucco explained proposed building materials to be used, materials palette, and landscape design. In addition, sustainability and construction management plans were presented. Project received community groups support.

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

MOTION:

That the Planning Commission of the City of Pittsburgh APPROVES the application DCP-ZDR-2019-06193 filed by AE7, on behalf of PGH National Bank Trustee and Jenkins Empire Associates, the property owners, for exterior renovations at 120 Fifth Avenue with the following condition:

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

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

MOTION CARRIED

2. DCP-ZDR-2020-07085, 1807 5TH Avenue, Fifth and Dinwiddie East

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

Ms. Amanda Marcovic from GBBN architect presented project description, site plan, elevation plans, and renderings. Ms. Marcovic introduced surrounding context, sustainability summary, and construction management plan. Community support letters are provided.
Mr. Brandon Fombele explained Storm Water management narratives.

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

MOTION:

That the Planning Commission of the City of Pittsburgh APPROVES the application DCP-ZDR-2020-07085 filed by GBBN Architects and Fifth and Dinwiddie Developments, on behalf of the CITY OF PITTSBURGH, the property owners, for the redevelopment of the former three story public works building and the construction of a three story addition.

1. The required Stormwater Management Plan shall be approved prior to issuing the final Record of Zoning Approval.
2. The applicant shall obtain approval from DOMI for street vacation of Our Way prior to issuing the final Record of Zoning Approval.
3. The final construction plans, including site plans, elevations, and landscape plan, shall be reviewed and approved by the Zoning Administrator prior to issuing the final Record of Zoning Approval.

MOVED BY: Ms. O'Neill SECONDED BY: Ms. Askey
IN FAVOR: Burton-Faulk, Mingo, Dick, Askey, O'Neill
RECUSED:
OPPOSED:

MOTION CARRIED

3. 18-SPR-00131, McKinney Lane Steep Slopes Overlay (SSO) Development

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

Mr. Chad Wissinger from Dentons Cohen & GRIGSBY PC presented project overview.

Ms. Katrina Harmel explained site topography, site description, presented exhibits and photos of area. Ms. Harmel introduced storm water management report for proposed road construction. She also informed PC members about BMP maintenance and runoff control.

Vice Chairwoman called for questions and comments from the public.

Ms. Kathleen Walsh, resident, had concerns about trees preservation on a site.
Mr. Brian Walsh, resident, requested to save site trees and had concern regarding landslide stability.

Vice Chairwoman called for questions and comments from the Commissioners.

Ms. Mingo requested a clarification about how many trees proposed to be removed. Ms. Mingo had concerns regarding site disturbance and stabilization.

Mr. Layman explained Zoning Code regulation for Steep Slope Overlay district.

Ms. Harmel provided some information to explain proposed actions for predevelopment and post development forestry requirements.

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

MOTION:

That the Planning Commission of the City of Pittsburgh APPROVES the Steep Slope Overlay Application 18-SPR-00131, for forestry activities with related site work, based on the application and drawings filed by Dentons Cohen & Grigsby P.C. on behalf of AK LEGACY LLC, the property owner, with the following conditions:

1. All measures recommended in the applicants' geotechnical report shall be implemented; and
2. A complete Stormwater Management Plan shall be approved prior to issuance of the Record of Zoning Approval (ROZA).

MOVED BY: Ms. Dick SECONDED BY: Ms. Burton-Faulk
 IN FAVOR: Burton-Faulk, Dick
 ABSTAINED: Askey, Mondor
 RECUSED: O'Neill
 OPPOSED:

MOTION CARRIED

D. Plan of Lots

4. DCP-LOT-2020-01320, 3500 Forbes Consolidation, Major Consolidation, meeting1, Central Oakland

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:

3500 Forbes Avenue Consolidation, 4th Ward, City of Pittsburgh, County of Allegheny, received by the Planning Commission on November 24,

2020, BE PRELIMINARILY APPROVED AND SCHEDULED FOR FINAL REVIEW ON December 12, 2020.

MOVED BY: Ms. O'Neill SECONDED BY: Ms. Mingo
IN FAVOR: Burton-Faulk, Mingo, Dick, Askey, Mondor
RECUSED:
OPPOSED:

MOTION CARRIED

- 5. DCP-LOT-2020-01333, Cal Bride Consolidation, Major Consolidation, meeting1, California-Kirkbride

Mr. Schepcke 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:

Cal-Bride Place Consolidation, 21st Ward, City of Pittsburgh, County of Allegheny, received by the Planning Commission on November 24, 2020, **BE PRELIMINARILY APPROVED AND SCHEDULED FOR FINAL REVIEW ON DECEMBER 8, 2020.**

MOVED BY: Ms. O'Neill SECONDED BY: Ms. Mingo
IN FAVOR: Burton-Faulk, Mingo, Dick, Askey, Mondor
RECUSED:
OPPOSED:

MOTION CARRIED

- 6. DCP-LOT-2020-00556, Cut N Run Consolidation, minor consolidation, Beechview

Mr. Schepcke 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:

Cut N Run Consolidation, 19th Ward, City of Pittsburgh, County of Allegheny, received by the Planning Commission on November 24, 2020, **BE APPROVED and the signatures of the proper officers of the Planning Commission be affixed thereto.** (No improvements or monuments needed.)

MOVED BY: Ms. O'Neill SECONDED BY: Ms. Mingo
IN FAVOR: Burton-Faulk, Mingo, Dick, Askey, Mondor
RECUSED:
OPPOSED:

MOTION CARRIED

7. DCP-LOT-2020-01260, Perrysville Avenue Consolidation, minor consolidation, Central Northside

Mr. Schepcke 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:

Perrysville Avenue Consolidation, 25th Ward, City of Pittsburgh, County of Allegheny, received by the Planning Commission on November 25, 2020, **BE APPROVED and the signatures of the proper officers of the Planning Commission be affixed thereto.** (No improvements or monuments needed.)

MOVED BY: Ms. O'Neill SECONDED BY: Ms. Mingo
IN FAVOR: Burton-Faulk, Mingo, Dick, Askey, Mondor
RECUSED:
OPPOSED:

MOTION CARRIED

8. DCP-LOT-2020-00922, Pons Consolidation, minor consolidation, Greenfield

Mr. Schepcke 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:

Pons Consolidation, 15th Ward, City of Pittsburgh, County of Allegheny, received by the Planning Commission on November 24, 2020, **BE APPROVED and the signatures of the proper officers of the Planning Commission be affixed thereto.** (No improvements or monuments needed.)

MOVED BY: Ms. O'Neill SECONDED BY: Ms. Mingo
IN FAVOR: Burton-Faulk, Mingo, Dick, Askey, Mondor
RECUSED:
OPPOSED:

MOTION CARRIED

9. DCP-LOT-2020-01336, Edith Consolidation, minor consolidation, Duquesne Heights

Mr. Schepcke 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:

Edith Consolidation, 19th Ward, City of Pittsburgh, County of Allegheny, received by the Planning Commission on November 24, 2020, **BE APPROVED and the signatures of the proper officers of the Planning Commission be affixed thereto.** (No improvements or monuments needed.)

MOVED BY: Ms. O'Neill SECONDED BY: Ms. Mingo
 IN FAVOR: Burton-Faulk, Mingo, Dick, Askey, Mondor
 RECUSED:
 OPPOSED:

MOTION CARRIED

10. DCP-LOT-2020-01341, Clemente and Manion Way Consolidation, minor consolidation, Lower Lawrenceville

Mr. Schepcke 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:

Manion and Celmente Way Consolidation, 6th Ward, City of Pittsburgh, County of Allegheny, received by the Planning Commission on November 24, 2020, **BE APPROVED and the signatures of the proper officers of the Planning Commission be affixed thereto.** (No improvements or monuments needed.)

MOVED BY: Ms. O'Neill SECONDED BY: Ms. Mingo
 IN FAVOR: Burton-Faulk, Mingo, Dick, Askey, Mondor
 RECUSED:
 OPPOSED:

MOTION CARRIED

11. DCP-LOT-2020-01301, Cotton Way Subdivision, minor subdivision, Central Lawrenceville

Mr. Schepcke 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:

Cotton Way Subdivision, 9th Ward, City of Pittsburgh, County of Allegheny, received by the Planning Commission on November 24, 2020, **BE APPROVED and the signatures of the proper officers of the Planning Commission be affixed thereto.** (No improvements or monuments needed.)

MOVED BY: Ms. O'Neill SECONDED BY: Ms. Mingo
 IN FAVOR: Burton-Faulk, Mingo, Dick, Askey, Mondor
 RECUSED:

OPPOSED:

MOTION CARRIED

12. DCP-LOT-2020-01274, Alpine Avenue Lot Line Revision, lot line revision, Central Northside

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:

Alpine Avenue Lot Consolidation, 25th Ward, City of Pittsburgh, County of Allegheny, received by the Planning Commission on November 24, 2020, **BE APPROVED and the signatures of the proper officers of the Planning Commission be affixed thereto.** (No improvements or monuments needed.)

MOVED BY: Ms. O'Neill SECONDED BY: Ms. Mingo
IN FAVOR: Burton-Faulk, Mingo, Dick, Askey, Mondor
RECUSED:
OPPOSED:

MOTION CARRIED

13. DCP-LOT-2020-01288, 238-242 E Jefferson Lot Line Revision, lot line revision, Central Northside

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:

238-242 E Jefferson Street Lot Line Revision, 25th Ward, City of Pittsburgh, County of Allegheny, received by the Planning Commission on November 24, 2020, **BE APPROVED and the signatures of the proper officers of the Planning Commission be affixed thereto.** (No improvements or monuments needed.)

MOVED BY: Ms. O'Neill SECONDED BY: Ms. Mingo
IN FAVOR: Burton-Faulk, Mingo, Dick, Askey, Mondor
RECUSED:
OPPOSED:

MOTION CARRIED

E. Director's Report

Zoning Administrator Mr. Layman on behalf of Director Dash made invitation to the commissioners to participate in workshops that will be conducted by Planning Department.

F.

G. Adjournment

Motion to adjourn made by Ms. O'Neill and seconded by Ms. Dick. The meeting adjourned at 5:36pm.

Approved by: Becky Mingo, Secretary

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City of Pittsburgh
Planning Commission
Meeting Minutes

December 8, 2020 2:00pm, Meeting called to order by Chairwomen Christine Mondor.

In Attendance

Chairwoman Christine Mondor
 Vice Chairwoman LaShawn Burton-Faulk
 Secretary, Becky Mingo

Jennifer Askey
 Sabina Deitrick
 Dina (Free) Blackwell
 Holly Dick
 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 Schepcke
 Chris Corbett
 Sarah Quinn

Index

Item	Page Number
1. DCP-HN-2020-00705, Historic Nomination, 6501 Fifth Ave, Mellon Park	2
2. DCP-ZDR-2020-06979, 926 Liberty Avenue, renovation and dwelling units	2
3. DCP-ZDR-2020-06481, 32 nd and Penn , residential new construction	3
4. DCP-ZDR-2020-02015, 1501 Penn, Demo, & mixed use, new construction	4
5. Six month Extension of IPOD-6, Inclusionary Housing Overlay District	5
6. DCP-LOT-2020-00238, Duquesne Light Consolidation, Major Consolidation, meeting 1, Bluff	5
7. DCP-LOT-2020-01320, 3500 Forbes Consolidation, Major Consolidation, meeting 2, Central Oakland	6
8. DCP-LOT-2020-01333, Cal Bride Place Consolidation, Major Consolidation, meeting 2, California-Kirkbride	6
9. DCP-LOT-2020-01353, E Ohio Consolidation, Minor Consolidation, East Allegheny	7
10. DCP-LOT-2020-01250, 700 2 nd Ave Consolidation, Minor Consolidation, Central Business District	7
11. DCP-LOT-2020-01183, 4835 Hatfield Street Subdivision, Minor Subdivision, Central Lawrenceville	8
12. DCP-LOT-2020-00765, 4030 N Aiken Avenue Lot line revision, Garfield	8

A. Approval of Minutes

On motion moved by Ms. O'Neill and seconded by Ms. Burton-Faulk, the minutes of the November 10 and 24 meetings are approved.

B. Correspondence (See Attachment B)

The Commission is in receipt of the following correspondence:

DCP-ZDR-2019-02015 1501 Penn

- From Reed Smith, Letters from Strip District Neighbors

Mellon Park Historic Nomination

- Robert Raczka
- Melissa McSwigan

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

Hearing and Action

1. DCP-ZDR-2020-06979, 926 Liberty Avenue, Renovation & Dwelling units

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

Mr. Joe Serrao presented project information, such as site location, floor and elevation plans, photos of current building conditions. Mr. Serrao explained that developers proposed to bring exterior structure look to 1901-1902 historical version.

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

Ms. Burton-Faulk said that she appreciates developers' efforts to reconstruct historical building look and to preserve a place.

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 application DCP-ZDR-2020-06979 filed by TKA Architect, on behalf of the HULLETT DEVELOPMENT TRIANGLE LP, for the renovation of a mixed use structure.

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

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

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

RECUSED:

OPPOSED:

MOTION CARRIED

2. DCP-HN-2020-00705, Historic Nomination, 6501 Fifth Ave, Mellon Park

Ms. Quinn made presentation on accordance with the attached staff report.

Ms. Elizabeth Simmons, resident, supported the nomination.
Ms. Melisa Miller from Preservation Pittsburgh asked commissioners to support the nomination.
Ms. Cindy Burger from Friends of Mellon Park asked to support Mellon Park nomination.

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

Ms. Deitrick thanked residents for great job done.
Ms. Mingo thanked everyone for well-prepared historical documents.

There being no more 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 6501 Fifth Avenue, Mellon Park DCP-HN-2020-00705 for listing as a City- designated historic site.

MOVED BY: Ms. Dick SECONDED BY: Ms. Blackwell

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

MOTION CARRIED

3. DCP-ZDR-2020-06481, 32nd and Penn, residential new construction.

Ms. Rakus made presentation on accordance with the attached staff report.

Mr. Shawn Kichline made introduction to proposed development; explained site location. Development crew want to keep industrial look for a new building, similar to historical area.

Mr. Chris Harby, project architect, informed that development crew recently finished a big project for construction Glass House in the city. He explained proposed use for new 6 story structure, presented context photos, building elevations, perspectives and renderings, exterior materials palette; proposed a lot of glass to be used for exterior walls.

Ms. Alyson Taylor from HCM presented landscaping plans, proposed street furniture, bike storage and room design, benches, street trees planting.

Mr. Ryan Indovina, architect, explained construction management plan, storm water management ideas, accessibility and universal project design.

Mr. Kichline provided information about community meetings held.

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

Ms. Mondor thanked the applicant for corrections made since last meeting.

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 application DCP-ZDR-2020-06481 filed by Shawn Kichline, on behalf of the property owner REGIS AND NANCY MERLINO, for new construction of a multi-unit residential structure with the following conditions.

1. Any final site plan comments from the Department of Mobility and Infrastructure be integrated prior to site plan approval.
2. The final construction plans, including site plans, elevations, and landscape plan, shall be reviewed and approved by the Zoning Administrator prior to issuing the final Record of Zoning Approval.

MOVED BY: Ms. Blackwell SECONDED BY: Ms. O'Neill

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

MOTION CARRIED

4. DCP-ZDR-2019-02015, 1501 Penn Ave, Demo and Mixed use, new construction.

Ms. Rakus made presentation on accordance with the attached staff report.

Ms. Rakus informed that development crew made corrections to the original project that already was presented to commissioners a few weeks ago.

Ms. Dusty Kirk from Reed Smith LLP made introduction to the presentation and suggested to inform PC only about changes to the project because original project was already presented before and was denied without prejudice.

Mr. J Matthew Cassin . project architect, explained about major changes made to the proposal. Mr. Brandon Haw, design architect, presented design changes and modifications to reduce massive look, new elevation plans, urban open space increased from the original plans. There are no changes to the construction management plan, storm water plan, and transportation plans.

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

Ms. Mondor thanked the applicant for coming back and corrections and modifications made since last meeting.

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 application DCP-ZDR-2019-02015 filed by R3A Architects, on behalf of the 1501 Penn Owner, LLC, for the new demolition and new construction of a mixed use structure.

1. Any final site plan comments from the Department of Mobility and Infrastructure be integrated prior to site plan approval.
2. The final construction plans, including site plans, elevations, and landscape plan, shall be reviewed and approved by the Zoning Administrator prior to issuing the final Record of Zoning Approval.

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

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

RECUSED: O'Neill

OPPOSED:

MOTION CARRIED

5. Six Month Extension of IPOD-6, Inclusionary Housing Overlay District.

Mr. Corbett explained the need of additional time extension for the IPOD-6.

Mr. Dash supported the request for time extension and made some clarifications.

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

Ms. Deitrick asked planning staff to provide more details next time for these kind of extensions.

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 six-month extension of the expiry date of IPOD- 6, Lawrenceville. The expiry date of the Interim Planning Overlay District referenced in Section 907.02.K, known as IPOD-6, Lawrenceville shall be extended by six months to 25 July 2021 as per Section 907.02.C of the Zoning Code. Staff shall be directed to draft and submit a resolution to City Council to this effect.

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

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

RECUSED:

OPPOSED:

MOTION CARRIED

D. Plan of Lots

6. DCP-LOT-2020-00238, Duquesne Light Consolidation, Major Consolidation, meeting 1, Bluff

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

Mr. Roy Well, resident, stated that subject street is steep, had concerns about unstable situation.

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

and comments from the Commissioners.

Ms. O'Neill clarified that Zoning Code does not regulate easement requirement, and suggested to discuss more details next meeting.

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

MOTION:

Duquesne Light Consolidation, 4th Ward, City of Pittsburgh, County of Allegheny, received by the Planning Commission on December 8, 2020, **BE PRELIMINARILY APPROVED AND SCHEDULED FOR FINAL REVIEW ON January 12, 2020.**

MOVED BY: Ms. Dick SECONDED BY: Ms. O'Neill

IN FAVOR: Mingo, Dick, Burton-Faulk, Blackwell, Deitrick, Askey, O'Neill
RECUSED:
OPPOSED:

MOTION CARRIED

- 7. DCP-LOT-2020-01320, 3500 Forbes Consolidation, Major Consolidation, meeting 2, Central Oakland

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:

3500 Forbes Consolidation, 4th Ward, City of Pittsburgh, County of Allegheny, received by the Planning Commission on November 24, 2020, **BE APPROVED and the signatures of the proper officers of the Planning Commission be affixed thereto.** (No improvements or monuments needed.)

MOVED BY: Ms. O'Neill SECONDED BY: Ms. Blackwell

IN FAVOR: Mingo, Dick, Burton-Faulk, Blackwell, Deitrick, Askey, O'Neill
RECUSED:
OPPOSED:

MOTION CARRIED

- 8. DCP-LOT-2020-01333, Cal Bride Place Consolidation, Major Consolidation, meeting 2, California-Kirkbride

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:

Cal Bride Place Consolidation, 21st Ward, City of Pittsburgh, County of Allegheny, received by the Planning Commission on December 8, 2020, **BE APPROVED and the signatures of the proper officers of the Planning Commission be affixed thereto.** (No improvements or monuments needed.)

MOVED BY: Ms. O'Neill SECONDED BY: Ms. Blackwell

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

RECUSED:

OPPOSED:

MOTION CARRIED

9. DCP-LOT-2020-01353, E Ohio Consolidation, Minor Consolidation, East Allegheny

Mr. Schepke 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:

E Ohio Street Consolidation, 23rd Ward, City of Pittsburgh, County of Allegheny, received by the Planning Commission on December 8, 2020, **BE APPROVED and the signatures of the proper officers of the Planning Commission be affixed thereto.** (No improvements or monuments needed.)

MOVED BY: Ms. O'Neill SECONDED BY: Ms. Blackwell

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

RECUSED:

OPPOSED:

MOTION CARRIED

10. DCP-LOT-2020-01250, 700 2nd Ave Consolidation, Minor Consolidation, Central Business District

Mr. Schepke 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:

700 2nd Avenue Consolidation, 1st Ward, City of Pittsburgh, County of Allegheny, received by the Planning Commission on December 8, 2020, **BE APPROVED and the signatures of the proper officers of the Planning Commission be affixed thereto.** (No improvements or monuments needed.)

MOVED BY: Ms. O'Neill SECONDED BY: Ms. Blackwell

IN FAVOR: Mingo, Dick, Burton-Faulk, Blackwell, Deitrick, Askey, O'Neill
RECUSED:
OPPOSED:

MOTION CARRIED

11. DCP-LOT-2020-01183, 4835 Hatfield Street Subdivision, Minor Subdivision, Central Lawrenceville

Mr. Schepcke 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:
4836 Hatfield Street Subdivision, 9th Ward, City of Pittsburgh, County of Allegheny, received by the Planning Commission on December 8, 2020, **BE APPROVED and the signatures of the proper officers of the Planning Commission be affixed thereto.** (No improvements or monuments needed.)

MOVED BY: Ms. O'Neill SECONDED BY: Ms. Blackwell

IN FAVOR: Mingo, Dick, Burton-Faulk, Blackwell, Deitrick, Askey, O'Neill
RECUSED:
OPPOSED:

MOTION CARRIED

12. DCP-LOT-2020-00765, 4030 N Aiken Avenue Lot line revision, Garfield

Mr. Schepcke 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:
N Aiken Avenue Lot Line Revision, 10th Ward, City of Pittsburgh, County of Allegheny, received by the Planning Commission on December 8, 2020, **BE APPROVED and the signatures of the proper officers of the Planning Commission be affixed thereto.** (No improvements or monuments needed.)

MOVED BY: Ms. O'Neill SECONDED BY: Ms. Blackwell

IN FAVOR: Mingo, Dick, Burton-Faulk, Blackwell, Deitrick, Askey, O'Neill
RECUSED:
OPPOSED:

MOTION CARRIED

E. Director's Report

- No report.

F. Adjournment

Motion to adjourn made by Ms. Deitrick and seconded by Ms. O'Neill. The meeting adjourned at 4:19pm.

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.