

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 1st) Allegheny West	5
6. DCP-LOT-2020-00020, Larimer/East Liberty Phase 3 Consol Plan (major, 2nd), Larimer	6
7. DCP-LOT-2020-00021, Larimer/East Liberty Phase 4 Consol Plan (major, 2nd), 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.)

1. **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

2. **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.
