

## ***DEVELOPMENT REVIEW REPORT***

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### **PRELIMINARY LAND DEVELOPMENT PLAN #18-MP-00001 ZONING CODE TEXT AMENDMENT #18-ZTC-00001 HAZELWOOD GREEN, SP-10**

**PROPERTY:** 178 acres, zoned as a Specially Planned District  
**PROPERTY OWNER:** The site is owned by Almono, LP and RIDC Southwestern Pennsylvania Growth Fund.  
**ZONING:** SP-10, Specially Planned District 10, Hazelwood Green (formerly known as Almono)  
**ACTION REQUIRED:** Review and Act on Preliminary Land Development Plan and Zoning Code Text Amendment  
**Council District:** 5; Councilman Councilman Corey O'Connor  
**DATE:** September 11, 2018  
**SUBMITTED TO:** The Planning Commission of the City of Pittsburgh  
**FROM:** The Zoning Administrator

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#### **FINDINGS OF FACT**

1. On May 28, 2013, the Planning Commission approved a Preliminary Land Development Plan (PLDP) and recommended approval to City Council of a Zoning Map and Text Amendment for SP-10, the Specially Planned Zoning for Almono; a 178 acre, former mill site, in the neighborhood of Hazelwood. On October 22, 2013, City Council approved the Zoning Map and Text Amendments.
2. Subsequently, the owners of the site, now known as Hazelwood Green, embarked on further visioning and planning for the site that has resulted in the need to amend the Zoning Code Text and the PLDP in full in order to implement the new vision.
3. In the interim, two Final Land Development Plans (FLDP) have been approved by the Planning Commission in accordance with the current PLDP. They are both for two phases of the Mill Building development. The proposed new PLDP fully retains the site and features of the Mill Building development and its future phases.
4. The new PLDP and Text Amendment proposes to organize the site into three large districts: The Mill District, the Flats District, and the River District. These districts are further defined by the street network, "Development Blocks", and "Shared Ways".
5. Development Blocks, or "HG Blocks" as they are referred to in the Zoning Code text, are defined in Section 4.1 of the PLDP and in Section III of the Zoning Code text. There are 67 blocks that function similarly to subdivided parcels, with some additional rules and functions within the text and PLDP. A single block or combined blocks may comprise an FLDP development.
6. The Shared Ways are to function as public easements and service alleys, and are intended to reduce additional curb cuts on the streets.
7. The PLDP proposes to meet and exceed the 10 percent urban open space requirement within the SP District, with a total of 30.6 acres (17 percent) located both along the Monongahela River and within seven additional defined open space sites. The urban open space system is intended to

## ***DEVELOPMENT REVIEW REPORT***

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establish distinct spaces with a mix of passive and active recreation, and including integration of historic artefacts, conservation, and stormwater management.

8. Land uses within the SP District are established by the Zoning Code Text Amendment within Table 1, Use Table, which simplifies the specific uses into nine broader categories, and which limits some uses to only specific Development Blocks.
9. The PLDP sets forth development standards for development blocks, including build-to zones, building design standards, active ground floors, building types, parking and service standards, and height limits in accordance with a Building Height Plan (PLDP fig. 4-6) that sets forth variable maximum heights and building step-backs.
10. The PLDP establishes site and building performance standards in order to achieve the U.S. Green Building Council's LEED for Neighborhood Development Plan certification. The general requirements and environmental performance guidelines are set forth in Section 4.5.1 and 4.5.2 of the PLDP.
11. The PLDP also establishes Social Diversity Performance Guidelines intended to provide a variety in the building types and unit sizes to attract a diverse residential population, and sets forth LEED points that should be documented for developments.
12. The Mobility section of the PLDP, which sets forth detailed street and public realm standards, and the associated Traffic Impact Statement (TIS) have been developed with ongoing communication with and have been reviewed by the Department of Mobility and Infrastructure. DOMI has provided comments for the Commission's consideration, which are attached to this report.
13. The PLDP establishes a shared parking strategy in Section 5.3.3, which is intended to optimize the parking supply with fewer overall parking spaces by making use of staggered parking demand peaks.
14. The SP-10 Stormwater Management Plan has been approved and incorporates stormwater management into the development of the site infrastructure. Individual PLDP's will address specific stormwater management features in developments and open space.
15. In response to Planning Commission questions and comments during the briefing session on July 28, 2018, the applicant has provided a summary of revisions to the PLDP since briefing, and the following memos, which are all attached to this report:
  - a) Memo detailing the Hazelwood Green approach to affordable housing;
  - b) Memo detailing the Hazelwood Green approach to creating economic opportunity;
  - c) Memo detailing the Hazelwood Green community process; and
  - d) Memo detailing the significant changes from the 2013 Almono PLDP.
16. The Planning Commission shall approve a Preliminary Land Development Plan if it finds that the proposal meets the following criteria:
  - a) That the proposal shall create an efficient, functional and attractive urban area which incorporates a high level of amenities;
  - b) That the proposal shall protect and preserve the natural environment;

## ***DEVELOPMENT REVIEW REPORT***

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- c) That the proposal shall create a favorable environmental, social, and economic impact on the City;
- d) That the establishment and operation of the proposed district shall not be detrimental to or endanger public health or safety or general welfare;
- e) That the proposal shall not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes permitted, nor substantially diminishes or impairs property values;
- f) That the establishment of the district shall not impede orderly development and improvement of property in adjacent districts;
- g) That adequate utilities, roads and drainage and other necessary facilities will be provided;
- h) That adequate measures will be taken to provide ingress and egress designated so as to minimize traffic congestion;
- i) That the proposal complies with plan and policy documents adopted from time to time by the City.

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### **RECOMMENDED MOTION**

That the Planning Commission of the City of Pittsburgh **approves** the Preliminary Land Development Plan #18-MP-00001 for Hazelwood Green, and **recommends approval** to City Council of Zoning Text Amendment #18-ZTC-00001, based on the document and application submitted by Almono, LP, and subject to the following condition of approval:

**A final TIS and Transportation Demand Management Plan, addressing all outstanding DOMI comments, shall be submitted for review and approval by DOMI prior to approval of any FLDP application.**

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**SUBMITTED BY:**



Corey Layman, Zoning Administrator

## CITY PLANNING COMMISSION

Minutes of the Meeting of September 11, 2018  
Beginning at 2:12 p.m.

**PRESENT OF THE COMMISSION:** Chairwoman Christine Mondor,  
Askey, Burton-Faulk, Deitrick, Dick

**PRESENT OF THE STAFF:** Gastil, Layman, Hanna, Rakus, Kramer,  
Miller, Ray

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### ***AGENDA ITEMS COVERED IN THESE MINUTES***

<b><i>Item</i></b>	<b><i>Page No.</i></b>
1. 18-PDP-00027, 225 North Shore Drive, High Wall Sign Seubert	2
2. 18-CU-00002, 316 Fourth Avenue, transfer of development rights	4
3. 18-MP-00001, Hazelwood Green PLDP Amendment	7
4. 18-ZTC-00001, Zone Text Change, Hazelwood Green SP-10 Zoning	7
5. Elder Consolidation Plan, 6963 Hermitage Street, 12 <sup>th</sup> Ward	12
6. Capital Establishment LLC Consolidation, 1504 Lincoln Avenue, 12 <sup>th</sup> Ward	12
7. Significance Inc. Consolidation Plan, 1447 Stedman Street, 21 <sup>st</sup> Ward	13
8. Wallo-Harrison Street Plan of Lots, 4914 Harrison Street, 9 <sup>th</sup> Ward	13
9. Lommasney Plan of Lots, 416 Arlington Avenue, 18 <sup>th</sup> Ward	14

Ms. Mondor chaired today's meeting and called the meeting to order.

On motion by Ms. Burton-Faulk and seconded by Ms. Askey; Ms. Deitrick was approved as acting secretary of today's meeting.

#### **A. ACTION ON THE MINUTES**

On a motion duly moved by Ms. Askey and seconded by Ms. Dick the minutes from the July 10, 2018 and the July 24, 2018 meetings were approved.

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

Ms. Mondor stated that the Commission was in receipt of correspondence:

- Letter from Bike PGH concerning Hazelwood Green
- Letter from Hazelwood Initiative Inc., concerning Hazelwood Green
- Letter from Greater Hazelwood Community Collaborative concerning Hazelwood Green
- Letter from Center of life concerning Hazelwood Green
- Letter from Greenfield Community Association concerning Hazelwood Green
- Letter from Run Residents Action Team concerning Hazelwood Green
- Referral from the City Clerk's Office for recommendation on Chapter 1101 of the City Code

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

1. Hearing and Action: 18-PDP-00027, 225 North Shore Drive, High Wall Sign Seubert

Ms. Kramer made a presentation in accord with the attached staff report. Ms. Kramer recommended approval of the proposal.

Eric of Pittsburgh Sign and Lighting presented plans on behalf of North Shore Developers LP, property owner, for a high wall sign at 225 North Shore Drive.

The proposal is for one 258 square foot sign on the south (river facing) facing of the building replacing the current sign "peoples". The 258 square foot size is well within the city code.

The Chairwoman called for comments from the Public.

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

There being no questions or 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. 18-27, for one high wall sign on the building located at 225 North Shore Drive on the application and drawings filed by Pittsburgh Light and Sign on behalf of North Shore Developers, LP, property owner, with the following conditions:

MOVED BY Ms. Burton-Faulk;                      SECONDED BY Ms. Deitrick.

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

OPPOSED: None

**CARRIED**

2. Hearing and Action: 18-CU-j00002, 316 Fourth Avenue, transfer of development rights

Ms. Rakus made a presentation in accord with the attached staff report. Ms. Rakus recommended approval of the proposal.

Shawn Gallagher of Buchanan Ingersoll and Rooney representing the applicant Matt Ferris for Transfer of Development from 316/310 4<sup>th</sup> Avenue from 55 11<sup>th</sup> Street.

Based on the code requirements they are limited to 75 units so they have entered into an agreement with the Pittsburgh Parking Authority to acquire space and once the agreement is finalized there will be 150 total units.

Chris Prist with Langan Engineering. Discussed the results of the traffic study. There will be no negative impacts going from 75-150 units. Because there is no parking on site. There is ample public parking around the site and it is a parking exempt zone.

Kevin Wagstaff reviewed the details of the building and creating 150 apartments and retail/restaurant space at the street level. Service access will be off of 3<sup>rd</sup> Avenue. 20 Floors of apartments and on the 4<sup>th</sup> floor will have a roof-top terrace. There will be studio and 1 bedroom apartments.

Mr. Gallagher submitted letters of support and stated that they have had a very robust community engagement process. They also met with the Carlyle Condo association and they are present today to speak on that meeting and their thoughts regarding the plans.

The Chairwoman called for comments from the Public.

Brian McCann of the Carlyle Executive Board spoke stating that they do support the transfer of the units for the purpose of redevelopment of the Commonwealth building. They respectfully ask the commission to place a condition on any approval made to today on the following:

- No green space is removed, including current green space that the Carlyle utilizes, namely the 4<sup>th</sup> floor patio.
- A plan needs to be in place to address the lack of loading availability even in its current state along 4<sup>th</sup> Avenue. (The Carlyle Condo Association would be pleased to offer suggestions to ameliorate this concern, including but not limited to the relocation of parking to the other side of the street with more dedicated load zones, change of bus route, etc.)
- A refuse collection plan is put into place that does not take up side walk space.

- Increased police presence to deal with loitering and vandalism along the block. The Association had to install a gate on the Wood Street entrance to deal with a myriad of concerns.
- Increase lighting on 4<sup>th</sup> Avenue to aid in safety of the block.
- Approval is conditioned on the developer acquiring the property.

Gary Graham a resident of Carlyle voiced concerns about the congestion in the area. He supports the development but the parking and congestion must be considered.

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

Ms. Mondor asked about the conditional use and transfer of rights. What happens if the developer buys it but does not get the Transfer of Development Rights?

The applicant stated that they will own the property but if they do not get the TDR from city council the development does not happen.

Mr. Layman stated that this TDR would follow the land and not the owner.

Ms. Mondor asked if the greenspace will continue to be shared.

Mr. Gallagher said the Carlyle and Commonwealth building are owned by the same person and they will come to some arrangement to continue to share it. The space is on the 4<sup>th</sup> floor.

Ms. Mondor stated that they would like to see the city and applicant work together to help alleviate the congestion and the trash issue.

The applicant said that the trash will be serviced through 3<sup>rd</sup> Avenue. They will have the trash issues solved when they come back for the PDLP.

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

**MOTION:** That Conditional Use Application 18-CU-00002, for transfer of development rights for 75 dwelling units from 55 11<sup>th</sup> Street (Parcel 9-P-36) to 316/310 4<sup>th</sup> Avenue (1-H-330), be recommended to City Council for approval.

MOVED BY Ms. Burton-Faulk;

SECONDED BY Ms. Dick.



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

OPPOSED: None

**CARRIED**

3/4. Hearing and Action: 18-ZTC-00001, Zone Text Change, Hazelwood Green SP-10 Zoning; 18-MP-00001, Hazelwood Green PLDP Amendment

Mr. Layman made a presentation in accord with the attached staff report. Mr. Layman recommended approval of the proposal.

Rebecca Flora presented information pertaining to the plans for the area. The plans are similar to those presented at the briefing. They are pushing the bar with this project. This will be a highly sustainable plan. This is an Urban Design Plan with a very delicate balance. The concept shown was an illustration to help the commission understand what the area could look like. The project is highly flexible.

The owners are very involved in the process and she meets with them every two weeks. RIDC is also a property owner and very involved as well. The vision means something to them and is taken very seriously.

She reviewed the community engagement process stating that it was a very collaborative approach. She also presented an outline of the community meetings held and the questions that were raised. She emphasized that the area is development and not displacement.

In 1950 the neighborhood had 17 to 18,000 residents and they believe it is possible to get to that number again over 30 years.

The neighborhood has worked closely with City Planning to create a great plan for the area. This project will line up with these plans. The Hazelwood Avenue corridor will fit in line with the development as well.

The edge condition below the tracks is a subset of the greater Hazelwood area. There will be lower density townhomes placed in that area to fall in line with the neighborhood plan.

She reviewed the existing conditions and current buildings that hopefully can be retained. Mill 19 and the roundhouse are being stabilized. The challenge is the railroad and major utilities running through the site and they will work with those.

The CSX protective canopy should be completed soon by the end of the year. Bids are out for Lytle Street development and connect up to Main Street with great bicycle and multimodal access.

Michael Kostew of Reed Smith reviewed the Land Use in SP Text. There are 8 categories to assist in applying the PLDP as well as the Zoning Ordinance to future development. There will be temporary interim uses until permanent development occurs. The parking requirements will be a

maximum parking ratio and a shared parking strategy including bicycles. The intended urban spaces are at 17% which is higher than required under the current code and it will be accessible by the public.

He reviewed the blocks and building designs over the 178 acres. The yellow lines indicates shared ways which may move or go away. A developer can request that as stated in the code. Flexibility is important when allowing future design. He also reviewed the transparency relating to the RIV and certain districts and SP 10. The build to zone will replace traditional zoning setbacks. Part of the PLDP under the zoning text illustrates depicting heights, he showed area elevations in the context of Oakland and used the Greenfield School as a measurement. The height allows for density to exist which allows for multimodal transportation opportunities. Active ground floor uses will be required as per the code.

Katrina Flora of the Project Team presented the types of building design and reviewed the types buildings, parking and service areas emphasizing that curb cuts will be reduced and access must be from a shared way.

Rebeca Flora reviewed the sustainability report. All projects will be required to come close to gold level or equivalent and must demonstrate that they can complete the gold level checklist. They have picked some of the LEED credits that are a priority with the city. Energy, water in and outdoor water, TDM and air quality will be required. They are also building on some of the P4 measures and are also pursuing LEED ND documentation.

Katrina Flora presented information concerning mobility, including walkability, multimodal, and connectivity. She reviewed the street grid and indicated the primary street network and the connecting streets. She also showed two examples of a Shared Way.

Ian Banks with Nelson Transportation Planning reviewed the transportation strategy for the large site. They looked at transportation demand management looking at multimodal uses. The also submitted a completed Traffic Impact Study to the Department of Mobility and Infrastructure and are working with the City, and PennDot. He reminded the commission that the TIS is only for the first part of the project.

Rebecca Flora presented the implementation plan and development program. The next steps will be design guidelines to align with the city code including a developer RFQ which will be a standard for this development. The foundations involved are passionate about energy, water, and transportation. There will also be site management to measure and document and make improvements and share with other foundations in the city to make the neighborhood work.

The Chairwoman called for comments from the Public.

Scott Bricker of Bike Pittsburgh spoke in full support of the revised PLDP and Zoning Ordinance.

Kate St. John of Greenfield spoke about the lack of community engagement with Greenfield. She is concerned about height and the parking, density, and lack of public transportation. She asked that the commission require Hazelwood green to meet with the Greenfield residents to discuss the concerns.

Joy Dohr of Hazelwood has concerns about accessibility for senior and the lack of a grocery store in the community.

Jenna Kamer of the Green Building Alliance spoke in support of the plans.

Fran Bertonaschi of Hazelwood Avenue spoke in support the plans.

Sonya Tillman of the Hazelwood Initiative spoke in support and stressed the need for affordable housing and preserving homes in the area.

Tim Smith of the Center of Life and Greater Hazelwood Community Collaborative spoke in support of the plan.

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

Ms. Dick asked the applicant to please consider signals for people with disabilities.

Katrina Flora stated that they are committed to adding signals and/or signage but must wait until the city approves it and they will be in compliance with the code.

Ms. Detrick asked what methodical did they use for the population projections.

Rebecca Flora stated that they were only referencing the numbers based on a 23 year build out. They are careful not to use actual numbers without back up and/or project.

Ms. Detrick stated that the applicant should not reference affordable housing and land trust and base housing on these things. A Land Trust should be considered.

Rebecca Flora stated that the housing strategy will be partnered with the Hazelwood Initiative. Once we know more we will be ready to agree which type of housing is needed.

Ms. Deitrick stated that some of the wording in the document is off. The table does not fully reference all the material in the document. She suggested that the applicant partner with some of these schools and agencies and construction agencies to get these kids a job and train them. The people in this community could be working at this site.

Rebecca Flora said that this is a bigger conversation beyond the PLDP. We are trying to make it clear that this a long term plan we are working with the community to utilize the community.

Ms. Deitrick said she challenges them to do the work with the schools and do it now! These kids can start as a freshman and get the training and go out for jobs. If you think about it long term you will miss a large number of kids.

Ms. Mondor thanked the applicant for a very tight document and presenting a very tight PLDP and FDLP, Best Practices, green areas, density, racial diversity details, and no parking around the park. This is not an Economic Development document. How does the document structure growth on the site? What is connection to Hazelwood Avenue if developed early? How do they read an economic pattern with this?

Rebecca Flora stated that it's a Phase A is the beginning. The public space is their first focus. The RFQ is specifically for the mill district. The site is an additional tool for the entire city and region and is perfect for a new business. The overall regulator is transportation. The TIS will be the tool for the City to use. The phasing is totally dependent upon the transportation strategy. The uber test track is under agreement until 2021 and that will allow the neighborhood time to focus on housing.

Ms. Mondor asked if they only approve site what helps them understand the trajectory of the development. What if the location is desirable but the market does not support 24 stories.

Rebecca Flora stated that they will have to get through the Almondo leadership first. They want full-time users in the development. They have been very careful of what a where to be prescriptive with. The roads built they can access 75% of the parcels on the site, they will go where the roads are already built but they must create a sense of place.

Ms. Deitrick said the real example is Southside Works which is a one development model.





7. Significance 3251 Consolidation Plan, 1447 Stedman Street, 21<sup>st</sup> Ward

Mr. Miller made a presentation in accord with the attached staff report. Director Gastil stated that the subdivision committee had met and recommends approval of the plan. The Chairwoman called for a motion.

**MOTION:** That the Significance 3251 Consolidation Plan, 12<sup>th</sup> Ward, City of Pittsburgh, County of Allegheny, received by the Planning Commission on September 11, 2018 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: Mondor, Askey, Deitrick, Dick

ABSTAINED: Burton-Faulk

OPPOSED: None

**CARRIED**

8. Wallo-Harrison Street Plan of Lots, 4914 Harrison Street, 9<sup>th</sup> Ward

Mr. Miller made a presentation in accord with the attached staff report. Director Gastil stated that the subdivision committee had met and recommends approval of the plan. The Chairwoman called for a motion.

**MOTION:** That the Wallo-Harrison Street Plan of Lots, 9<sup>th</sup> Ward, City of Pittsburgh, County of Allegheny, received by the Planning Commission September 11, 2018 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: Mondor, Askey, Burton-Faulk, Deitrick, Dick

OPPOSED: None

**CARRIED**



9. The Lomasney Consolidation Plan, 416 Arlington Avenue, 18<sup>th</sup> Ward

Mr. Miller made a presentation in accord with the attached staff report. Director Gastil stated that the subdivision committee had met and recommends approval of the plan. The Chairwoman called for a motion.

**MOTION:** That Lomasney Consolidation Plan, 11<sup>th</sup> Ward, City of Pittsburgh, County of Allegheny, received by the Planning Commission on September 11, 2018 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: Mondor, Askey, Burton-Faulk, Deitrick, Dick

OPPOSED: None

E. **DIRECTOR'S REPORT**

Director Gastil reported that his week DCP is having a Panel on Public Engagement on September 13, 2018 for the Comprehensive Plan. They are taking a look around the world at Best Practices. The speakers include Patrice Carroll from Seattle, Matt Dugan who worked with imagine Austin, James Rowhouse, Gabrielle Hallil, and Julia Lyngrin with Interface Studios. Please try to attend if you are able. We will have a working group to move forward to set the goals and framework for the comprehensive planning including land use, mobility and housing. DCP is working on conservation districts working with a group to establish guidelines to provide an alternative to the historic district model. More details will be provided to the commission in the fall.

Ms. Mondor mentioned the APA Erie Conference and suggested that the members try to attend.

Mr. Gastil said that the DCP is also up for two awards at the conference as well.

Mr. Layman mentioned that a new commissioner has been named, and DCP will sponsor a session with the City Law Department to train commissioners on their duties. Ms. Rachel O'Neil will be our new commissioner. Rachel will bring a great perspective to the commission with her background in Planning Law. He read a letter from an 8<sup>th</sup> grade student requesting examples of how math is applied to what a Planning Commissioner does.

F. **ADJOURNMENT:**

5:10 p.m.

APPROVED BY:

Sabina Deitrick  
ACTING SECRETARY

Attachments

**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.