

City of Pittsburgh
Planning Commission
Meeting Minutes

June 1, 2021 2pm, Meeting called to order by Secretary Becky Mingo.

In Attendance

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
Sarah Quinn
Daniel Schepcke

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A. Approval of Minutes

On motion moved by Ms. Dick and seconded by Ms. Askey, the minutes of the May 4, 2021 meeting are approved.

On motion moved by Ms. Askey and seconded by Ms. O'Neill, the minutes of the May 18, 2021 meeting are approved.

B. Correspondence (See Attachment B)

The Commission is in receipt of the following correspondence:

Emerald View Park Master Plan

- Pat Gianella

DCP-HN-2021-00163 6112 Penn Ave Historic Nomination

- Reese McArdle
- Keith Knueven
- Mary Barenfeld
- From Preservation Pittsburgh
 - 55 Voluntarily submitted comments via pittsburghmoderncommittee.org
- From Preservation Pittsburgh (as sent to Historic Review Commission)
 - Mike Staresinic
 - Pamela Bier Nakajima
 - Steven Mosites Jr
 - Andrew Moore
 - Deirdre Crowley
 - Chris Zurawsky
 - Shelley Parkerson
 - Ian Price
 - Bettina Bustos
 - Adam Nye
 - Lauren Sufrin
 - Gabe DeFelippis
 - Kai Gutschow
 - Mary Michael Tribone
 - Jesse Descutner
 - Michael Babin
 - Lisa Suguin
 - Joshua Jordan
 - Elaine Gelb MD
 - Jane Addams
 - Mathew Schmidt
 - Ashley McNelis
 - Sarah Rafson
 - Rich Beckermeyer
 - Chuck Alcorn
- Authors of the *Imagining the Modern: Architecture and Urbanism of the Pittsburgh Renaissance*
 - Rami el Samahy
 - Chris Grimley
 - Michael Kubo
- Justin Greenwalt
- East Liberty Valley Historical Society
- Preservation Pennsylvania
- East Liberty Quarter Chamber of Commerce
- Martin Aurand
- Skip Schwab
- East Liberty Development, Inc.
- Sallyann Kluz (new)
- Joshua Jordan (new)

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

Hearing and Action

1. DCP-ZDR-2021-03743, 200 Technology Drive

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

Mr. Jack Harnick presented site location, design of existing and proposed sign, and elevation drawings.

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

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

MOTION:

That the Planning Commission of the City of Pittsburgh APPROVES the Final Land Development Plan DCP-ZDR-2021-

03743 for a new high wall sign, based on the application filed by Accel Sign Group on behalf of HYPERION TELECOMMUNICATIONS OF PENNSYLVANIA INC, the property owners.

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

IN FAVOR: Mingo, Dick, Deitrick, Brown, Askey, Blackwell

ABSTAINED: O'Neill

OPPOSED:

MOTION CARRIED

2. DCP-MPZC-2019-00470, Institutional Master Plan and Zone Change Petition for Duquesne University

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

Mr. Rod Robish from Duquesne University provided some history of Duquesne University, explained site location, public engagement in proposed IMP, future site reuse for a new College of Osteopathic School and associated opportunities. Mr. Robish explained 10 years development details.

Ms. Lisa Dugan provided information regarding open space guidelines.

Ms. Maria Kyriasoapos from WTW presented landscape character diagram, public art opportunities, accessibility improvement plan, pedestrian circulation and bridges to campus, renderings for public green space.

Mr. Scott Richards explained dining amenities available to public.

Mr. Robish added information about Forbes Avenue experience, street lightings, and proposed next steps to public wayfinding.

Ms. Cundy Jampole provided strategies and transportation goals, bus routes analysis, pedestrian path map, proposed new bike repair station.

Mr. David Chismar explained energy and sustainability goals.

Mr. Robish informed neighborhood engagement strategy.

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

Ms. O'Neill had design concerns regarding Forbes Avenue development plans.

Ms. Askey agreed with Ms. O'Neill concerns.

Ms. O'Neill suggested to limit development footprint or developers can be back to PC

and present proposed plans in a future for this area.

Ms. Deitrick agreed to add a condition regarding Forbes Avenue side development that will allow to provide a density relief.

Ms. Mingo had same concern about design of future Forbes Ave buildings.

Ms. O'Neill proposed to support a proposed Motion with a condition.

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

MOTION:

That the Planning Commission of the City of Pittsburgh Recommends Approval to City Council of Zone Change Petition DCP-MPZC-2019-00470 to rezone one parcel associated with the Duquesne University Campus from Uptown Public Realm, Subdistrict A (UPR-A) to Educational Medical Institution (EMI) and Recommends Approval to City Council the Institutional Master Plan for Duquesne University dated April 2021 with the following condition:

1. Continue working with Department of City Planning staff to refine the treatment along Forbes Avenue for the Res-Life Building

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

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

ABSTAINED: Brown

OPPOSED:

MOTION CARRIED

3. DCP-HN-2021-00163 – 612 Penn Avenue

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

Ms. Briffany Reilly from Pittsburgh Modern Committee presented aerial view, photos of contextual area of subject building; site views photos, explained commissioners rhythmic building form, details and structure materials, nomination criteria. Ms. Reilly also pointed on the uniqueness of structure and conceptual reuse proposal. In addition, Ms. Reilly reported about community support for nomination.

Secretary Mingo called for questions and comments from the Public.

Mr. Alex Lacey, attorney for opposing party, introduced experts to support the opposition testimony.

Mr. Jared Wallace on behalf of the Citizen Bank presented recent site photos, proposed renderings and explained the reasons to choose for structure demolition, not rehabilitation.

Mr. Jerald Morosco, architect, explained his professional experience in historical buildings preservation and his view of structure architectural design. Mr. Morosco explained details of report provided to support proposal not to renovate a structure.

Mr. Rob Pfaffman, architect, suggested to send nomination back for additional review both plans.

Mr. Justin Greenawalt, architect, stated why a subject building has a good design that responds to environment, and supported proposal to save it.

Mr. Jack Nelson, resident, explained his position regarding building rehabilitation and supported structure reuse.

Ms. Melissa Miller supported a proposal to reuse a structure.

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

Ms. Mingo agreed with Director Dash clarification regarding PC recommendation for Historic Nomination applications.

Ms. O'Neill also pointed that commissioners are focusing on HRC decision.

MOTION:

That the Planning Commission of the City of Pittsburgh provides a positive recommendation to City Council for the nomination of 6112 Penn Avenue, DCP-HN-2021-00163 for listing as a City-designated historic site.

MOVED BY: Ms. Askey SECONDED BY: Ms. Dick
IN FAVOR: Mingo, Dick, Deitrick, Askey, Blackwell, Burton-Faulk, Brown
ABSTAINED: O'Neill
OPPOSED:
MOTION CARRIED

D. Plan of Lots

- 4. DCP-LOT-2021-00707, 44th Street, major subdivision, meeting 2, Central Lawrenceville

Mr. Schepcke made presentation in accordance with the attached staff report. There being no comments from the Public, Secretary Mingo called for questions and comments from the Commissioners.

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

MOTION:

44th Street Subdivision, 9th Ward, City of Pittsburgh, County of Allegheny, received by the Planning Commission on May 18, 2021, **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. O'Neill
IN FAVOR: Mingo, Dick, Deitrick, Askey, Blackwell, Burton-Faulk, Brown, O'Neill
ABSTAINED:
OPPOSED:
MOTION CARRIED

- 5. DCP-LOT-2021-00727, 1313 Sherman Avenue, minor consolidation, Central Northside

Mr. Schepcke made presentation in accordance with the attached staff report. There being no comments from the Public, Secretary Mingo called for questions and comments from the Commissioners.

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

MOTION:

Sherman Avenue Consolidation, 22nd Ward, City of Pittsburgh, County of Allegheny, received by the Planning Commission on June 1, 2021, **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. O'Neill
IN FAVOR: Mingo, Dick, Deitrick, Askey, Blackwell, Burton-Faulk, Brown, O'Neill
ABSTAINED:
OPPOSED:
MOTION CARRIED

- 6. DCP-LOT-2021-00797, FNB Tower Subdivision, major subdivision, meeting 1, Central Business District

Mr. Schepcke made presentation in accordance with the attached staff report. There being no comments from the Public, Secretary Mingo called for questions and comments from the Commissioners.

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

MOTION:

FNB Tower, 3rd Ward, City of Pittsburgh, County of Allegheny, received by the Planning Commission on June 1, 2021, **BE PRELIMINARILY APPROVED AND SCHEDULED FOR FINAL REVIEW ON June 15, 2021.**

MOVED BY: Ms. Blackwell SECONDED BY: Ms. Dick
IN FAVOR: Mingo, Dick, Deitrick, Askey, Blackwell, Burton-Faulk, Brown, O'Neill
ABSTAINED:
OPPOSED:
MOTION CARRIED

E. Director's Report
No report.

F. Adjournment
Motion to adjourn made by Ms. Askey and seconded by Ms. Burton-Faulk. The meeting adjourned at 5:40pm.

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.