

## Aspinwall Council Planning & Zoning Committee

Meeting Summary for Riverfront 47 project status update

April 7, 2017

Attendees:

Trip Oliver

Tim McLaughlin

Melissa Lang O'Malley

Chris Minnerly (Mosites)

Mark Minnerly (Mosites)

1. The Mosites Company acknowledged that it received a letter on March 24, 2017, from Council member Mark Ellermeyer. His letter urged the Mosites Company to explore an additional, third, access point to the project. This possibility has come to light as a result of Mr. Ellermeyer's efforts to initiate a meeting to coordinate the R47 traffic study with the work that PennDOT is undertaking at the Highland Park Bridge and Route 28 interchanges.
2. At his urging, PennDOT called a meeting with R47 to share information, and during that meeting it was observed that there may be some opportunities to explore an additional access point in the area of the Highland Park Bridge.
  - a. If feasible, an additional access point in O'Hara would dramatically reduce the volume of traffic utilizing the proposed neighborhood connections in Aspinwall and Sharpsburg.
  - b. It was also noted that upgrades to Route 28 and the Highland Park Bridge interchange will address the congestion caused by lane reductions on Route 28 and will reduce unnecessary traffic along Freeport Road and Main Street.
  - c. The Mosites Company has assured Council that they are working side by side with Aspinwall, O'Hara and Sharpsburg Borough Managers to aggressively pursue this opportunity.
3. The Municipal Managers from O'Hara, Sharpsburg and Aspinwall have scheduled a meeting with PennDOT to discuss all the road work currently under consideration in the tri-municipal area. The discussion points will include, among other things:
  - a. Learn more about the Highland Park Bridge and Route 28 interchange work and the overall project status and timing.
  - b. Discuss the possibility of coordinating the timing of the Main Street bridge

replacement over the Norfolk Southern spur line with other intersection work.

- c. Discuss ways to incorporate any expected changes in traffic patterns from the Route 28 and Highland Park Bridge projects into the R47 Traffic Impact Study.
  - d. Seek PennDOT's support of R47 studying the possibility of an additional, third, access point to its proposed riverfront development. The Mosites Company acknowledged that PennDOT's support is necessary in order to further pursue this opportunity.
4. The Planning Committee agreed that a tri-party municipal agreement will be a good mechanism to ensure that the public character of this riverfront district is consistent with the goals of all three communities, and a unified district-wide review and approval process can be used to ensure a mutually agreeable outcome for all three municipalities.
  5. The Mosites Company informed the Committee that a more detailed analysis of the road configuration and stacking distances required at Eastern Avenue has revealed a greater impact on the Aspinwall Riverfront Park than was originally anticipated. After sharing this information with the Park Board, the Board encouraged Mosites to explore additional alternatives to the proposed entrance at Eastern, including a potential shared access point at Brilliant Avenue. The Committee has asked Mosites to share with it any proposed alternatives that it submits for consideration by the Park, including the pros and cons of any new option.
  6. As a result of the growing opportunity for an additional primary entrance to the R47 development and the increased impact on the park that more complete Eastern Avenue designs have indicated, the Planning Committee urged Mosites to quickly acknowledge that the proposed Eastern Avenue entrance was no longer the preferred alternative and that it was fully exploring other options. The Mosites representatives indicated that they would do as the Committee recommended. As a result of that discussion, Mosites subsequently submitted a memo to Council withdrawing its request for the reallocation of grant monies from Brilliant Avenue to Eastern Avenue.
  7. The Planning Committee would like to thank Mosites for its collaborative approach to this project and their willingness to explore creative solutions that will ultimately result in a better outcome for Aspinwall and our neighbors in O'Hara and Sharpsburg.