

SEVEN FIELDS

Town Center plans revised but not approved

By Darlene White Natale

Seven Fields Development Co. provided the Seven Fields Borough planners with revisions of their Town Center plan in hopes of a preliminary approval Monday. It quickly became obvious that would not happen.

Planning Commission Chairman Dave Clark thanked the developers for revising their drawings to suit the planners' suggestions for the retail area.

It was clear many parts of the plan are unresolved, including whether the council would permit a 40,000-square-foot grocery store when zoning allows for a 15,000-square-foot maximum. The planners also requested revised traffic studies.

Borough Manager Christine Wells said she was pleased the developers took the planning commission comments from the last meeting back to the drawing board and revised the parcel across from the park.

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Steven Victor Associates

knit retail area," said Mike Wetzel of the Sewickley landscape architecture firm Steven Victor Associates. Wetzel's firm designed the plan for the Town Center. Major changes involved the planners' comments on the quantity of parking. To satisfy this need, the drawings for office space above the retail stores were changed to one story instead of the initially proposed two.

The design of the office building was changed from three story to two story.

Darell Craig of Seven Fields Development Co. also proposed that a better fit for the retail district would be an extended-stay hotel instead of an office building. He said the customers of a hotel would need the re-

tail more than office workers and their parking needs would be evenings, allowing for a three-story space.

Craig said the hotel doesn't comply with Seven Fields' zoning, but that there are several of these types of hotels in Pittsburgh that fit nicely into retail districts. He also said it might get the borough two restaurants and two liquor licenses.

Wells said borough residents have expressed a desire for restaurants that might be more upscale and have a liquor license. She explained a municipality receives one liquor license for up to 3,000 residents.

The borough has 1,800 residents. Wells said she understands the bor-

ough could have another license if the extended-stay hotel were added.

The planners did not comment on the hotel concept.

The architects also changed the layout of the grocery store and adjacent retail to have the retail fronting along Seven Fields Boulevard across from the park rather than having the grocery store parking lot across from the park.

Seven Fields Development does not intend to build any of the retail or apartment units of the Town Center. Rather, it is seeking preliminary approval of the plan so it can market it to developers who will go through the final approval with their own plans. Craig said he has interest from several grocers, an extended-stay hotel, restaurants and a drugstore.

He would not reveal the companies, but said their continued interest may depend on the size and layout restrictions.

Darlene White Natale is a freelance writer.