

Development Activities Meeting Report (Version: 12/20/2019)

This report created by the Neighborhood Planner and included with staff reports to City Boards and/or Commissions.

Logistics	Stakeholders
Project Name/Address: Triangle Building Redevelopment, 926 Liberty Ave	Groups Represented (e.g., specific organizations, residents, employees, etc. where this is evident): Project teams, others.
Parcel Number(s): 9-N-1	
ZDR Application Number: TBD	
Meeting Location: Virtual (Zoom)	
Date: 9/10/2020	
Meeting Start Time: 5:00 p.m.	
Applicant: TKS	Approx. Number of Attendees: 8
Boards and/or Commissions Request(s): Planning Commission for internal renovation	

How did the meeting inform the community about the development project?

Ex: Community engagement to-date, location and history of the site, demolition needs, building footprint and overall square footage, uses and activities (particularly on the ground floor), transportation needs and parking proposed, building materials, design, and other aesthetic elements of the project, community uses, amenities and programs.

Interior renovation of the building. Restore the exterior as much as possible and replace all the windows. 95% of the work will be inside the building. Basement will be mechanical and electrical space. The rest of the building will be extended stay hotel (short-term apartment). Door to the hotel lobby will be moved to allow for a fire stair to be created. Walked through the floor plans and types of hotel rooms. Going for National Park historic tax credits so have to meet their requirements of restoration. Adding back a door at Liberty and 7th Ave, restoring original gas lamps but may be flicker light instead of gas flame. Otherwise bringing up internal to current code. Talked about some of the past users of the building including a publisher.

Input and Responses

Questions and Comments from Attendees	Responses from Applicants
Can you talk more about the spaces on the ground floor?	We don't have any information from the property owners other than were to put the doors. We've provided them with guidance about where to locate kitchens, etc.
What are the floor heights and windows?	They are 15 foot floors, we'll restore the windows which have been enclosed with metal panels.
PDP is excited to see this building redeveloped. Where do you see it being serviced? We should work together/discuss how this works.	We've relayed this to the tenant. Seventh Street was originally considered the back of house.
What is with the stripes on the renderings?	Those are for contractors to know its masonry.

Other Notes

Applicant was not sure what commission/board would review their project. Staff clarified that City Planning's record for the DAM notes they are going to Planning Commission for the internal conversion.

Planner completing report: Derek Dauphin and Stephanie Joy Everett