

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: Allegheny Building Residential Conversion / 429 Forbes Ave	Groups Represented (e.g., specific organizations, residents, employees, etc. where this is evident): PDP staff, applicants, Apollo Café (building tenant), others.
Parcel Number(s): 2-E-155	
ZDR Application Number: DCP-ZDR-2020-05367	
Meeting Location: Virtual (Zoom)	
Date: 10/8/2020	
Meeting Start Time: 5:00 p.m.	
Applicant: Strada	Approx. Number of Attendees: 17
Boards and/or Commissions Request(s): Conditional Use from Planning Commission then City Council, PDP approval from Planning Commission that they are asking from in parallel with the Conditional Use Review.	

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.

Described project and transfer of development rights (TDR) desired to make it happen. Briefly noted the history as a building designed by Daniel Burnham, Beaux Arts style. Ground floor layout, entrances, site plan. Only exterior work is limited window replacement. Apollo Café will remain with no changes. Limited plans for lobby are around mail room, fire command room, bike room in basement. Typical floor of apartments is shown. Sustainability: Reuse of existing building, LED lighting, and low flow fixtures. Construction will be 16-18 months, fully accessible with new accessible units added as required by code. Reviewed the TDR details including sending (201 Stanwix St) and receiving location (429 Forbes Ave).

Input and Responses

Questions and Comments from Attendees	Responses from Applicants
Happy to see this building get some new life and to retain the Apollo Café.	N/A

Other Notes

None.

Planner completing report: Derek Dauphin and Stephanie Joy Everett