

Development Activities Meeting Report (Version: 06/24/2020)

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

| Logistics | Stakeholders |
|---|--|
| Project Name/Address: 3300 Preble Avenue | Groups Represented (e.g., specific organizations, residents, employees, etc. where this is evident): Brightwood Civic Group Mayor's Office Sustainability & Resilience Residents Applicants Alcosan |
| Parcel Number(s): 75-K-060 | |
| ZDR Application Number: DCP-ZDR-2020-03970 | |
| Meeting Location: Zoom Online | |
| Date: October 6, 2020 | |
| Meeting Start Time: 6:00pm | |
| Applicant: Alcosan / AE Works | Approx. Number of Attendees: 24 |
| Boards and/or Commissions Request(s): Variances – Increase required build-to setback (10' to 14'), Reduce requirement that 60% building frontage be within build-to zone, reduce 10' wide continuous sidewalks along Tracy Street to no sidewalks, exemption for 8" fence height maximum, Alternative Compliance Agreement for landscaping and screening for trees missing along Tracy Street. | |

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.

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| <p>Building new laboratory and parking garage. Alcosan is trying to reduce flow into river and expand treatment process. Alcosan will demo an existing building to expand and are proposing new structures in an existing surface parking lot to replace the building being demolished. Proposing 2 new buildings on the existing surface lot:</p> <ul style="list-style-type: none"> • 53,000 sf 3 story structure lab / office – replacing building being demolished • 461 space 6 floor private parking garage – the garage is to reabsorb the surface parking lost for the new laboratory. <p>Site context map used to show entire Alcosan site and location of new buildings. Using existing curb cuts. Preble Ave – privately owned by Alcosan. Landscaping plan – planting several trees along Tracy Street.</p> <p>Building design – existing buildings are industrial in nature. Tried to use water movements and rivers as a design element. Massing – fits with existing scale of campus buildings. Diffused light (limitations with it being a lab but goal is to naturally light to middle of building). Second Floor roof garden– trying to be a good steward to environment</p> |
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Input and Responses

| Questions and Comments from Attendees | Responses from Applicants |
|---|---------------------------|
| Can you give us a copy of presentation? | Yes. |

| Questions and Comments from Attendees | Responses from Applicants |
|---|--|
| Have you secured a building contractor and who? | No, it hasn't yet gone out for bid. It will be a general prime contractor under PA law. |
| Time frame/Project deadline date? | Parking garage and lab will be two separate construction projects. 2021/22 – Garage 2022/23 – Lab |
| Are these structures being designed to LEED standards? | We are not designing a LEED certified project but we are designing with sustainability in mind – daylighting, green roof, mechanical systems, stormwater handling onsite, and preservation of as many trees as possible and planting additional trees. |
| How many employment opportunities will this project bring to the community and surrounding areas? | The new buildings will be for existing employees and the new buildings are replacing an existing building. The construction contracts will provide employment opportunities though. |
| Please consider minority contractors. | |

Other Notes

N/A

Planner completing report: Stephanie Joy Everett