

## 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
<b>Project Name/Address:</b> Alcosan 3300 Preble Avenue	<b>Groups Represented (e.g., specific organizations, residents, employees, etc. where this is evident):</b> BCG Alcosan
<b>Parcel Number(s):</b> 75-J-75	
<b>ZDR Application Number:</b> DCP-ZDR-2022-01078	
<b>Meeting Location:</b> via Google Hangout/Meet	
<b>Date:</b> April 5, 2022	
<b>Meeting Start Time:</b> 6:00pm	
<b>Applicant:</b> Alcosan	<b>Approx. Number of Attendees:</b> 10
<b>Boards and/or Commissions Request(s):</b> Primary structure in the RIV-GI approval required by Planning Commission	

### 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.*

<p>Plant expansion at Alcosan for CSO (combined sewer overflow) bypass &amp; disinfection. One of several ongoing projects to reduce CSO during weather events. These improvements are within the treatment plant site. This project is for a new chemical building that houses disinfection chemical (sodium hypochloride). Existing structures will be removed for new building. The site is a US Homeland Security nationally-critical site. The site and building is water dependent so moving the site isn't feasible. Showed rendering from multiple locations. Cool roof, LED lighting, and harvesting daylight through skylights to reduce energy costs and burden. Provided construction staging and traffic site plans. Anticipate construction starting in November 2022 with completion in August 2025 as the vast majority of the work is below ground but that is not subject to this project.</p> <p>Going to Planning Commission in May 2022.</p>
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### Input and Responses

Questions and Comments from Attendees	Responses from Applicants
What will be inside the building?	Three Storage tanks within building and instrument controls. The existing tank is outside.
What does this do?	Will allow us to treat more flow. This is a critical project to meet the need. This more than doubles how much water we can treat.

Questions and Comments from Attendees	Responses from Applicants
Will there be any job opportunities for neighborhood residents – at Alcosan or in the construction?	I think there are opportunities with contractors. We've partnered with Allegheny Conference on this. There will be jobs and job creation opportunity.
Thank you. We need clean water. We also have neighbors that are struggling and need this to help uplift them.	We have a labor agreement that we write into our contracts. The contractors need to use local unions.
We need jobs.	We understand and we will report back these concerns to Alcosan and will stay in contact with you.
Is this a 38' tall building? Is Alcosan in the floodplain? What type of risk is this facility under due to that?	There are certain safeguards that prevent chemicals from entering river. That is required for all facilities. 100% containment. The finished floor is above pool elevation of the river. So it's fairly low risk of a flooding disaster.
I like the proposed design. I cleaned out some storm sewers today on my day off work, and I couldn't believe how much garbage was accumulated around them. I'm glad ALCOSAN is working on a plan for higher wastewater volume capacity.	
This is quite an accomplishment on such a small space.	

**Other Notes**

The RCO is non-responsive to City staff emails and did not advertise this meeting according to their communication strategy.

**Planner completing report:** Stephanie Joy Everett