

## Development Activities Meeting Report

*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> 915 Liberty Avenue	<b>Groups Represented (e.g., specific organizations, residents, employees, etc. where this is evident):</b> <ul style="list-style-type: none"> <li>• Pittsburgh Downtown Partnership</li> <li>• Downtown business district workers</li> </ul>
<b>Meeting Location:</b> Pittsburgh Downtown Partnership 925 Liberty Avenue #4	
<b>Date:</b> October 3, 2019	
<b>Meeting Start Time:</b> 8:30 AM	
<b>Applicant:</b> Day3Design and DESMONE Architects	<b>Approx. Number of Attendees:</b> 10

### 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.*

Applicant conducted a 6-month due diligence study before purchasing the Maginn Building, looking to take it into “its next century of service”. The applicant is proposing an adaptive reuse for the Maginn Building at 915 Liberty Avenue with first floor commercial and condominiums on floors 2-8. First floor retail will be renovated as a “vanilla box/shell space” to allow for a variety of retail options. They will be installing separate meters for utilities to make the upper floors conducive to ownership. There will be a new elevator centered on the building footprint and a new exit onto Exchange Way. The fire escape currently projects six feet into Exchange Way, and level 2 will have exterior condensers that will encroach into the alley.

Level 1 will be open front-to-back with access to loading dock. Separate condo entry for levels 2-8. A new set of stairs between levels 1 and 2, and levels 8 and 9. Level 1 to level 9 will have 2 egresses. Levels 2-5 will have two types of 1 bedroom floor plans, ranging from 700 to 1015 square feet. Levels 6-8 will be full-floor layouts, approximately 1,850 square feet and two bedrooms. The 9<sup>th</sup> level will provide roof access to a lounge deck and dog run, but will be stepped back 30-40 feet from Liberty Avenue to avoid distracting from the historic façade of the rest of the building.

They’ll be repurposing floor joists as exposed roof beams. On the façade, they’ll be looking to maintain symmetry by coordinating the resident entry vestibule and storefront west assembly. For signage, they did historic research for typeface and coloring. Condos will have rod iron with gold leaf numbering in windows as well as first floor tenant signage. The applicant will be looking to utilize up-lighting to highlight the distinct architectural features of the building and arched windows.

The applicant met with Sharon from the City’s Historic Review division, discussing turn-of-the-century color schemes and secondary façade treatments. On the North façade, they will remove double-hung windows and replace with aluminum/wrap timber sills. For single pane windows throughout the building, they will be double-glazed to meet code and the timber frames will be replaced with an exact match from a company in the Strip District.

## Input and Responses

Questions and Comments from Attendees	Responses from Applicants
Timing of project?	Submitting to Historic Review Commission on Nov. 6 <sup>th</sup> ; Planning Commission in December. Submit for permits in December with construction ideally beginning in spring of 2020 with approximately six months of construction. Franjo Construction, who did the project at 800 Penn Ave.
What's the market analysis for tenants?	The applicant cited Lumière at 350 Oliver Avenue as a peer in terms of cost for units. They're hoping to pre-sell all the units and will be using Pyatt and Sutheby's for condo sales. They plan to market the units by emphasizing the historic character of the Maginn building.
What's the price per square foot?	Approximately \$420 per square foot.
Is there a plan for exterior lighting on Exchange Way?	Considering entry lighting plus down-lighting from Level 2.
What is the rooftop structure made of? Will there be greening efforts?	Glass bi-fold doors to create a "three-season" room. Insulated neutral middle panel. Galvanized steel railings in powder black. They'll need to look at structural capacity, but they'll definitely have planters and possibly a dog run on the rooftop. Using the Penn Garrison as a peer for rooftop use and design. There will be some green on the first level as well.
What will be the impact on Liberty Avenue?	Potentially using construction detours to pilot something in the right-of-way, similar to the Bae Bae's Spark.  Applicant and PDP would like to see creative use of the curbside lane between Tito and 10 <sup>th</sup> . Exchange Way will be used for loading, so they're looking to include planters and other greening efforts in front of the building.
PDP appreciates the attention to the history of the building in this project.	It's 128 years old and actually in really good condition.

## Other Notes

**Planner completing report:** Martina Battistone, interim neighborhood planner