

## Development Activities Meeting Report (Version: 4/18/2019)

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> 909 Liberty Avenue	<b>Groups Represented (e.g., specific organizations, residents, employees, etc. where this is evident):</b> PDP Staff Strada Staff DCP staff 909 Liberty owner / developer
<b>Meeting Location:</b> Pittsburgh Downtown Partnership, 925 Liberty Avenue, 15222	
<b>Date:</b> 4 September 2019	
<b>Meeting Start Time:</b> 8.30 a.m.	
<b>Applicant:</b> Strada	<b>Approx. Number of Attendees:</b> 7

### 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 presented the building's history, information about approval conditions from Historic Review Commission and PLI, future use (first floor retail, 2<sup>nd</sup> floor office, 3<sup>rd</sup>-5<sup>th</sup> floor residential), and planned improvements to building's façade and rear. Applicant provided photos of building and renderings of future improvements.

### Input and Responses

Questions and Comments from Attendees	Responses from Applicants
1 <sup>st</sup> floor – any particular retail tenant intended?	Probably going to stay away from restaurant, looking at other standard retail.
Will basement space be given to retail tenant?	Basement will be used as extra storage for all tenants, may be a common space (meeting room, gym) that could be reserved.
What is the project timeline?	ASAP.
Are developers doing marketing?	Probably going to work with a realtor. The long-term plan is evolving. Open to any assistance or recommendations.
How long ago were upper floors last utilized?	Probably early 1900s.
When did Army Navy store take over?	2006-2007
What sort of life safety considerations are required?	Stairwell will be larger than what's required. 2-hr rated exit corridor, 2-hr rated walls between apartments, sprinklers, fire alarm upgrades, upgrading all structures and floors to 2-hr fire ratings. Fire Dept will have access off Liberty.
What did life safety improvements do to pro forma?	They made a big hit but the developer is looking at long-term payback. Also they're their own GC.

Questions and Comments from Attendees	Responses from Applicants
Who bought luggage store?	A woman who owns design company with two partners, looking at condos.
Need for staging in alley?	Minimally, maybe when bringing in the elevator.
Sidewalk closure plan?	Most façade renovations can be done from inside the building, utilities coming in off Exchange Way, minimal sidewalk closure will be needed, maybe just 3 feet.
Exterior lighting plans for façade?	Yes, over entry doors.
Available square footage per floor?	2,500 ft <sup>2</sup>
Timeline on construction at 9 <sup>th</sup> & Exchange?	Should be wrapped up in December. The other should be wrapped up in February.
Comment: The Liberty Ave configuration, with no loading, might offer opportunities to extend the sidewalk, add streetscape amenities.	
Commentary on the state of the Ways and the proliferation of dumpsters.	

**Other Notes**

A good dialogue.

**Planner completing report:** Andrea Lavin Kossis