

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: Alcoa Building / 611 William Penn Pl	Groups Represented (e.g., specific organizations, residents, employees, etc. where this is evident): PDP staff, applicants
Parcel Number(s):	
ZDR Application Number:	
Meeting Location: PDP Offices	
Date: 1/3/2020	
Meeting Start Time: 9:00 a.m.	
Applicant: Strada and PMC	Approx. Number of Attendees: 6
Boards and/or Commissions Request(s): Planning Commission due to adding apartments	

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.

Office/commercial areas of the Alcoa Building were not leasing, so they decided to build out as apartments. Adding ~10 apartments to the 10th floor with the same layout as the 13th floor which already has apartments. Looking at 1, 2, and 3 bed apartments. Additional retail uses may be added to the ground floor at a future date when tax credits expire.

Input and Responses

Questions and Comments from Attendees	Responses from Applicants
When do the historic tax credits expire?	Next year.
How many floors are office?	Floors 3-9, 11, 12, 13 are office. The rest are apartments. Discussed which floors are services by which bank of elevators.
What is the occupancy rate for the apartments?	Almost entirely leased. Had to look at tenanted spaces to see how they are designed to inform this project. Very attractive location.
When will construction start?	As soon as we can get a permit.
Are these future units on the market already?	Doubt it. They already have a waitlist, so they may not need to market them.
Is bike parking part of the lease?	Yes.
What about car parking?	No. We share parking with other buildings, but there's not a high demand here vs. other buildings.

Questions and Comments from Attendees	Responses from Applicants
Would street next to building (Wm Penn Pl) be better served by loading instead of on-street parking?	As tenants in the building, it's helpful to have client parking right there.
Are they all apartments? No condos?	Have to be apartments due to the tax credits. PMC typically holds apartments.
What kind of turnover do you experience?	High rent units have higher turnover because they are mostly used for temp positions and athletes.
Timeline of buildout?	Should be done by October. PMC do their own general contracting.

Other Notes

None

Planner completing report: Derek Dauphin