

## Development Activities Meeting Report (Version: 01/24/2024)

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> 120 Cecil Place	<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 (PDP)</li><li>- Residents Downtown</li><li>- Applicant Team</li></ul>
<b>Parcel Number(s):</b> 8-R-1; 8-R-7-0-1	
<b>ZDR Application Number:</b> BDA-2025-01872	
<b>Meeting Location:</b> via Zoom	
<b>Date:</b> Thursday, March 13, 2025	
<b>Meeting Start Time:</b> 5:00 PM	
<b>Applicant:</b> Beacon Communities / PWWG Architects	<b>Approx. Number of Attendees:</b> 14
<b>Boards and/or Commissions Request(s):</b> <u>Planning Commission</u> : exterior renovation cost over \$250,000 threshold as per Zoning Code Section 910.01.C.1.(c).	

### 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.*

The proposal is to convert the former boiler plant, industrial warehouse, and office building to residential. The building is 13-stories and the proposal is to convert it to 97 affordable residential units, with interior bicycle parking spaces on the first floor and two accessory parking spaces on the first floor for loading (one accessible). The proposal also includes an accessory outdoor space (landscaped plaza and playground) and new sidewalks. The applicants mentioned that a portion of the units will be utilized in partnership with the Pittsburgh Scholar House, which provides affordable housing to single-parent households working on a higher education path. The building is located in the Golden Triangle District C (GT-C) zoning district. Since the estimated exterior renovation cost is over \$250,000, this proposal requires Planning Commission review and approval per Zoning Code Section 910.01.C.1.(c).

### Input and Responses

Questions and Comments from Attendees	Responses from Applicants
<ul style="list-style-type: none"><li>• Comment: looks like a great project and the façade looks great too.</li></ul>	<ul style="list-style-type: none"><li>•</li></ul>
<ul style="list-style-type: none"><li>• Will the existing curb cuts be removed?</li></ul>	<ul style="list-style-type: none"><li>• Yes.</li></ul>
<ul style="list-style-type: none"><li>• Is there a plan for any tree pits?</li></ul>	<ul style="list-style-type: none"><li>• Not on the sidewalk as it is not very wide, but there is a plan to add trees on the property itself.</li></ul>

Questions and Comments from Attendees	Responses from Applicants
<ul style="list-style-type: none"> <li>Are there any opportunities to accentuate the smokestack, such as with lighting?</li> </ul>	<ul style="list-style-type: none"> <li>Removing the interior brick and stabilizing the smokestack. Might paint it or look into lighting options.</li> </ul>
<ul style="list-style-type: none"> <li>Where is the trash room located?</li> </ul>	<ul style="list-style-type: none"> <li>Shown on the site plan within the interior of the building.</li> </ul>
<ul style="list-style-type: none"> <li>Comment: cool to have a smokestack skylight.</li> </ul>	<ul style="list-style-type: none"> <li></li> </ul>

#### Other Notes

N/A

**Planner completing report:** *Alex Peppers, AICP, Planning Manager, Department of City Planning - Strategic Planning Division*