

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
Project Name/Address: 929 Liberty Avenue	Groups Represented (e.g., specific organizations, residents, employees, etc. where this is evident): - Pittsburgh Downtown Partnership (PDP) - RCO - Downtown Neighbors Alliance (DNA) - RCO - Downtown residents - Applicant team
Parcel Number(s): 9-N-50	
ZDR Application Number: BDA-2025-06525	
Meeting Location: via Zoom	
Date: Thursday, September 11, 2025	
Meeting Start Time: 5:30 PM	
Applicant: Hart Architects	Approx. Number of Attendees: 10
Boards and/or Commissions Request(s): <u>Historic Review Commission</u> : located in the Penn-Liberty Historic District.	

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.

This project involves the rehabilitation of the structure to create new apartments on the two upper floors. On the main façade, the existing cast iron will be cleaned, repaired as needed, and repainted with the same color. A key preservation goal is replacing all windows in-kind: new units will be constructed of wood to precisely match the original dimensions, materials, and pane configurations. The only alteration to the front elevation is a code-required modification to the entrance, which involves inseting the front door 36 inches to meet PLI sidewalk clearance regulations.

In the rear, the project includes adding back the fire escape. New windows will be added to the rear elevations to service the apartments. Finally, the long-standing scaffolding behind the building will be removed once the project is completed.

Input and Responses

Questions and Comments from Attendees	Responses from Applicants
• Can you share about the project as a whole? Mentioned apartments, but is there more to it?	• Build out of first floor retail, possibly by a food/beverage tenant. Not sure what the second floor will be, but the 3rd and 4th floor will have two apartments each, which will be walk-ups. About 700 sq. ft. for each.
• Were the upper floors formally offices?	• Unsure on what the previous use was for the upper floors. Unused for a long time.

Questions and Comments from Attendees	Responses from Applicants
Understand that code requires door alcove, which can generate trash/litter. No way around that?	We would prefer to leave it as is, but that is the requirement. A door can't swing into the street.
Are you familiar to the Pittsburgh to Paris program?	Yes, expect an application for the project after quotes and bids come in for the project.
Chat message echoes the question about the alcove.	Will double check with architect. Understanding is that there is no way around that.
Is there a schedule for Historic Review Commission? Can you share any detail about that?	We believe it will be scheduled for the next available meeting.
I see AC units on the back, where would those be located?	Those will be on the ground underneath the fire escape stairs.
What is the expectation for timeline on renovations/storefronts?	Retail is aiming for Spring of next year. Want to start construction right away.

Other Notes

N/A

Planner completing report: *Chuck Alcorn, Planning Manager, Department of City Planning - Strategic Planning Division*