

Development Activities Meeting Report (Version: 02/20/2026)

This report created by the Neighborhood Planner and included with staff reports to City Boards and/or Commissions.

Logistics	Stakeholders
Project Name/Address: 28 Market Square	Groups Represented (e.g., specific organizations, residents, employees, etc. where this is evident): <ul style="list-style-type: none"> - Pittsburgh Downtown Partnership (PDP) - RCO - Downtown Neighbors Alliance (DNA) - RCO - Downtown residents - Applicant team
Parcel Number(s): 1-D-132	
Building & Development Application Number: BDA-2025-09506	
Meeting Location: Zoom	
Date: February 12, 2026	
Meeting Start Time: 5:30pm	
Applicant: Heartland Restaurant Group, LLC	Approx. Number of Attendees: 18
Boards and/or Commissions Request(s): Historic Review Commission – modifications to exterior façade in the Market Square Historic District	

How did the meeting inform the community about the development project?

<p>The local Dunkin’ franchise group presented proposed exterior renovations to their existing storefront at 28 Market Square. The business has operated at this location since 2008 and they wanted to be proactive in refreshing their facade in tandem with the broader public realm improvements underway at Market Square.</p> <p>The primary modifications include the removal of existing window awnings to expose more of the building's original brickwork and updated brand signage. During the meeting, the applicant presented three design alternatives for the building's lower facade, offering variations that incorporate extended exposed brick, painted Hardie plank, or textured charcoal lap siding.</p> <p>The design team has been holding discussions prior to the DAM with local stakeholders to get feedback on the designs. The primary goal of the renovation is to better attract walk-up customers and enhance the pedestrian experience at the street level.</p>

Discussion

Topic / Issue	Recap
Exterior Amenities	<ul style="list-style-type: none"> • <i>Comment/concern raised:</i> A resident suggested the business provide heavy-duty, solar-powered charging benches/tables with umbrellas outside the store. • <i>Who raised it:</i> Downtown resident • <i>Applicant response:</i> The applicant expressed interest in the concept and was open to discussing it further. • <i>Outcome/follow-up needed:</i> The community member will provide their contact information to the applicant to discuss the proposal offline.

Topic / Issue	Recap
Exterior Materials	<ul style="list-style-type: none"> • <i>Comment/concern raised:</i> The material choice of wood-textured siding (fiber cement/Hardie plank) was questioned. This material sometimes does not age well and advised that for exterior alterations in a historic district, "less can be the path of least resistance." • <i>Who raised it:</i> Pittsburgh Downtown Partnership • <i>Applicant response:</i> The applicant acknowledged the concern, noting it had been brought up in previous discussions. While they plan to advocate for the wood-textured design because they feel it looks fresh and trendy, they emphasized that their preferred design focuses on adding brick to preserve the building's architectural integrity. • <i>Outcome/follow-up needed:</i> No immediate action is required. The applicant formally noted the feedback regarding the materials.

Planner completing report: Chuck Alcorn