

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: 800 Penn Avenue	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): 9-N-76	
Building & Development Application Number: BDA-2026-00363	
Meeting Location: Zoom	
Date: February 12, 2026	
Meeting Start Time: 5:30pm	
Applicant: CitEMotion-Design Builder	Approx. Number of Attendees: 18
Boards and/or Commissions Request(s): Historic Review Commission – modifications to exterior façade in Penn/Liberty Historic District	

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

<p>A new bakery concept is being proposed on the ground floor of 800 Penn Avenue in Downtown Pittsburgh. It would be a "quick in, quick out" establishment that will serve as a pedestrian-friendly amenity for the adjacent new Arts Landing park.</p> <p>The development team has gone through several design iterations based on meetings with the Downtown Registered Community Organizations (RCOs). They received feedback regarding the importance of maintaining the building's symmetrical storefront, which prompted them to change their architectural and signage plans. They are also in ongoing communication with the building owner regarding modifications to the entrance.</p> <p>The primary design goal is preserving the historic, symmetrical nature of the building. The retail windows will be made highly transparent to increase visibility. Additionally, flexible, non-fixed outdoor seating is proposed for the spring and summer, utilizing movable planter buffers while preserving existing street trees and fire hydrants.</p>

Discussion

Topic / Issue	Recap
Outdoor Seating & Sidewalk Clearances	<ul style="list-style-type: none"> • <i>Comment/concern raised:</i> Excitement was expressed for the project and new retail tenant, but a concern was raised about the proposed outdoor seating and barriers. It was noted that city regulations typically require a clear 5-foot pedestrian pathway between the storefront and the seating, and questioned whether the existing sidewalks are wide enough to accommodate both. • <i>Who raised it:</i> Downtown Neighbors Alliance • <i>Applicant response:</i> DCP Staff clarified that any additions to the sidewalk will require an encroachment permit through the Department of Mobility and Infrastructure (DOMI). DOMI will provide the exact guidelines and requirements for allowable street furniture and clearances.

Topic / Issue	Recap
	<ul style="list-style-type: none"> • <i>Outcome/follow-up needed:</i> The applicant must apply for an encroachment permit through DOMI and ensure their outdoor seating plan complies with the city's pedestrian clearance guidelines.
<p>Facade Symmetry & Architectural Renderings</p>	<ul style="list-style-type: none"> • <i>Comment/concern raised:</i> It was asked that the project plans to be fully fleshed-out, with the inclusion of 3D architectural renderings of the modified storefront for the Historic Review Commission (HRC). The sketch provided was informal and needed additional details. It was also mentioned that the project applied for Paris to Pittsburgh funding and recommendations were made on maintaining the building's historic symmetry, suggesting solutions like an interior vestibule. • <i>Who raised it:</i> Pittsburgh Downtown Partnership • <i>Applicant response:</i> The applicant explained that the current drawing was a quick hand sketch because they had received recent information from the building owner. He confirmed that they are working to keep the facade symmetrical by angling the doors toward the center line and converting the existing center double doors into a window. Official drawings will be created soon. • <i>Outcome/follow-up needed:</i> The project architect will create drawings based on the new designs and have that ready for the HRC meeting.
<p>Historic Review Commission (HRC) Preparation</p>	<ul style="list-style-type: none"> • <i>Comment/concern raised:</i> It was suggested that the applicant team meet with HRC staff to receive additional recommendations in creating a project presentation for the Commission. • <i>Who raised it:</i> DCP Staff • <i>Applicant response:</i> The applicant agreed that this was a great idea and committed to following up immediately after the meeting to schedule an in-person consultation. • <i>Outcome/follow-up needed:</i> The applicant will contact DCP staff to schedule.

Planner completing report: Chuck Alcorn