

## 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
<b>Project Name/Address:</b> 950 Penn Avenue	<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) - RCO</li> <li>- Downtown Neighbors Alliance (DNA) - RCO</li> <li>- Downtown residents</li> <li>- Applicant team</li> </ul>
<b>Parcel Number(s):</b> 9-N-115	
<b>Building &amp; Development Application Number:</b> BDA-2026-00597	
<b>Meeting Location:</b> Zoom	
<b>Date:</b> February 12, 2026	
<b>Meeting Start Time:</b> 5:30pm	
<b>Applicant:</b> Wildman Chalmers Design	<b>Approx. Number of Attendees:</b> 18
<b>Boards and/or Commissions Request(s):</b> Historic Review Commission – modifications to exterior façade in Penn/Liberty Historic District	

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

Wildman Chalmers Design presented proposed façade changes as part of a renovation project at 946–950 Penn Avenue. The discussion focused on the restoration of the building’s exterior to meet historic standards, while modernizing the storefronts for future commercial use.

The presentation highlighted neighboring properties like Siena Mercato and Bakersfield as successful examples of the aesthetic they intend to mirror and to keep in character with the neighborhood. The site itself is recognized by its distinctive four-bay façade. The design team showed the relocation of the primary entrance for 950 Penn Avenue. By shifting the entrance to the end unit, the developers are able to bypass existing curb and ramp obstructions, which would bring the building into full ADA compliance.

The building's energy efficiency will be increased by replacing aging windows in-kind, to maintain the historic integrity. High-quality materials and historically informed colors will be used. The plan is to use a "panning system" on the new storefronts, which adds depth and trim details to make modern, energy-efficient aluminum look like traditional wood or steel storefronts. A dark green color palette was selected to reference the historic tones. Dark bronze gooseneck lighting and blade signs are also planned. The team also confirmed they will preserve the existing terracotta-colored glazed brick at the parapet to maintain the building’s original charm.

### Discussion

Topic / Issue	Recap
Exterior Color and Glass Transparency	<ul style="list-style-type: none"> <li>• <i>Comment/concern raised:</i> There was a request to clarify the specific color of the windows, noting that the rendering made it look like the windows might be frosted. If the window is tinted, that would be a concern.</li> <li>• <i>Who raised it:</i> Downtown Neighbors Alliance</li> <li>• <i>Applicant response:</i> The applicant clarified that the dark green color refers to the trim material and mullions, not the glass. The windows will have clear glass, allowing visibility in and out of the storefront.</li> <li>• <i>Outcome/follow-up needed:</i> None</li> </ul>
Window Consistency and Pedestrian Transparency	<ul style="list-style-type: none"> <li>• <i>Comment/concern raised:</i> Support for the project was given, but there was an emphasis of the pedestrian transparency. It was mentioned that the previous tenant, August Henry, benefited from low-tint windows that allowed someone to see internal activity, which contributes to downtown being walkable and vibrant. It was asked if all windows are being replaced and for all of them to have transparency.</li> <li>• <i>Who raised it:</i> Pittsburgh Downtown Partnership</li> <li>• <i>Applicant response:</i> The project will replace all windows to ensure a cohesive look across the entire façade. They acknowledged the request for low tint glass to maintain street-level transparency.</li> <li>• <i>Outcome/follow-up needed:</i> The applicant agreed to be mindful of transparency</li> </ul>
Construction Timeline and Sidewalk Impact	<ul style="list-style-type: none"> <li>• <i>Comment/concern raised:</i> It was asked when exterior demolition and replacement would begin. Specifically, there is a worry about the impact on "outdoor dining season," which is a high-traffic period for Penn Avenue. The community wants to ensure that construction doesn't negatively impact pedestrian sidewalk life or the business of neighboring restaurants.</li> <li>• <i>Who raised it:</i> Pittsburgh Downtown Partnership</li> <li>• <i>Applicant response:</i> The design team did not have an exact timeline for the project at this stage of planning.</li> <li>• <i>Outcome/follow-up needed:</i> There was a commitment to check with the project ownership to provide an updated construction schedule to the community.</li> </ul>
Tenant Coordination and Disruption	<ul style="list-style-type: none"> <li>• <i>Comment/concern raised:</i> A question was asked regarding whether the renovations would occur while the storefronts are vacant or if they would disrupt operating businesses (specifically referencing a potential new tenant for the former August Henry space).</li> <li>• <i>Who raised it:</i> Pittsburgh Downtown Partnership</li> <li>• <i>Applicant response:</i> The applicant could not provide a definitive answer regarding tenant coordination.</li> <li>• <i>Outcome/follow-up needed:</i> The applicant will need to consult with the clients to determine how the construction schedule will be coordinated with existing or incoming tenants to minimize business disruption.</li> </ul>

**Planner completing report:** Chuck Alcorn