

**SDN STRIP DISTRICT**  
NEIGHBORS

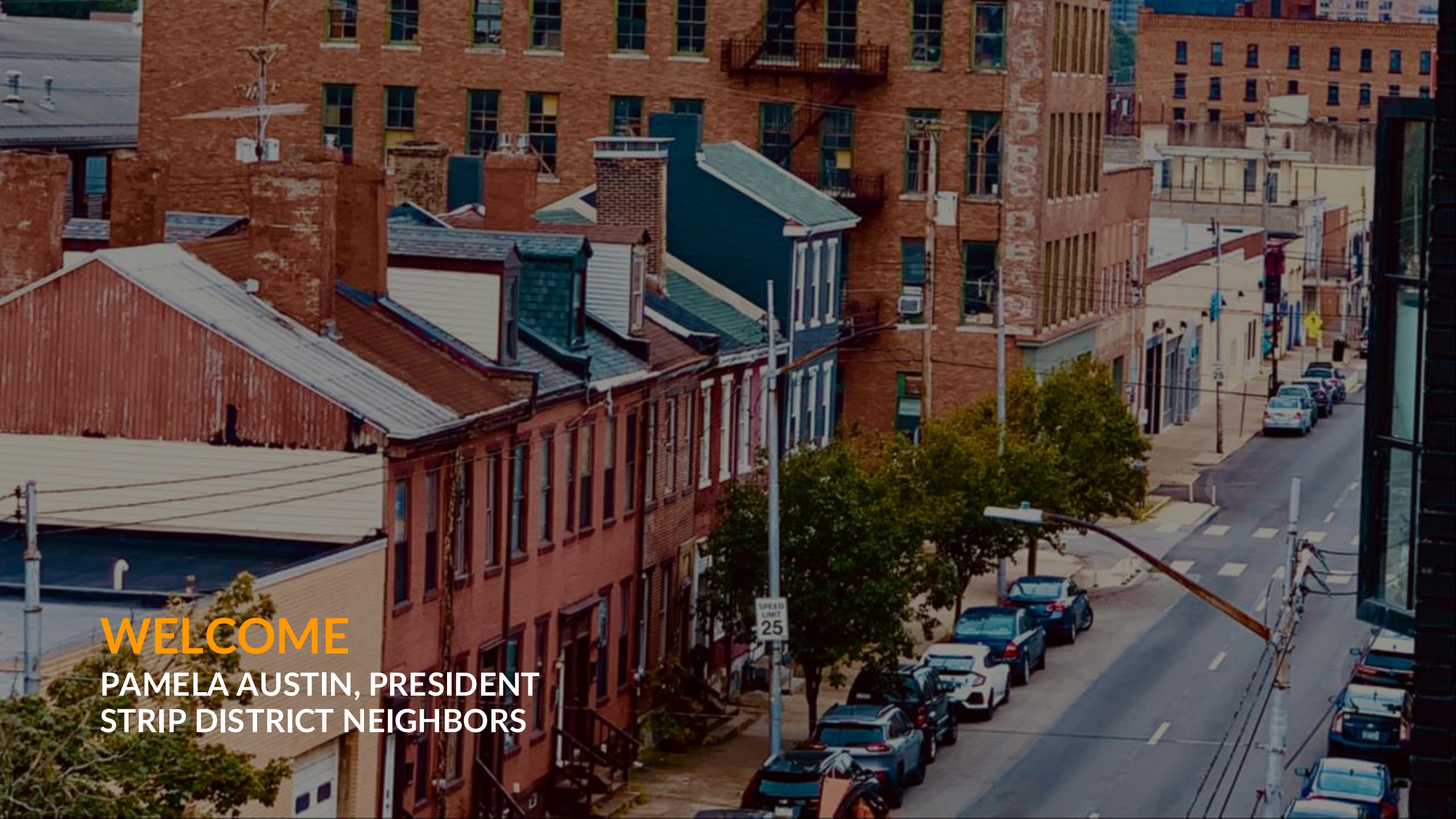
# TOWN HALL

WEDNESDAY, JAN. 29  
5 - 7 PM

KINGFLY SPIRITS  
2613 SMALLMAN STREET

PRESENTED BY





**WELCOME**

**PAMELA AUSTIN, PRESIDENT  
STRIP DISTRICT NEIGHBORS**

# AGENDA

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1. WELCOME & INTRODUCTIONS
2. BUSINESS BEAT
3. WELCOME NEW MEMBERS
4. EVENTS
5. NEWSLETTER
6. 2025 REGIONAL SAFETY ACTION PLAN
7. CONSTRUCTION PULSE
8. 1700 PENN AVENUE





**A MESSAGE FROM OUR HOST**  
CHRISTINA FRENCH  
KINGFLY SPIRITS

**KINGFLY**  
SPIRITS

> THANK YOU TO OUR FOOD/BEV SPONSORS!



# BUSINESS BEAT



## New Businesses:

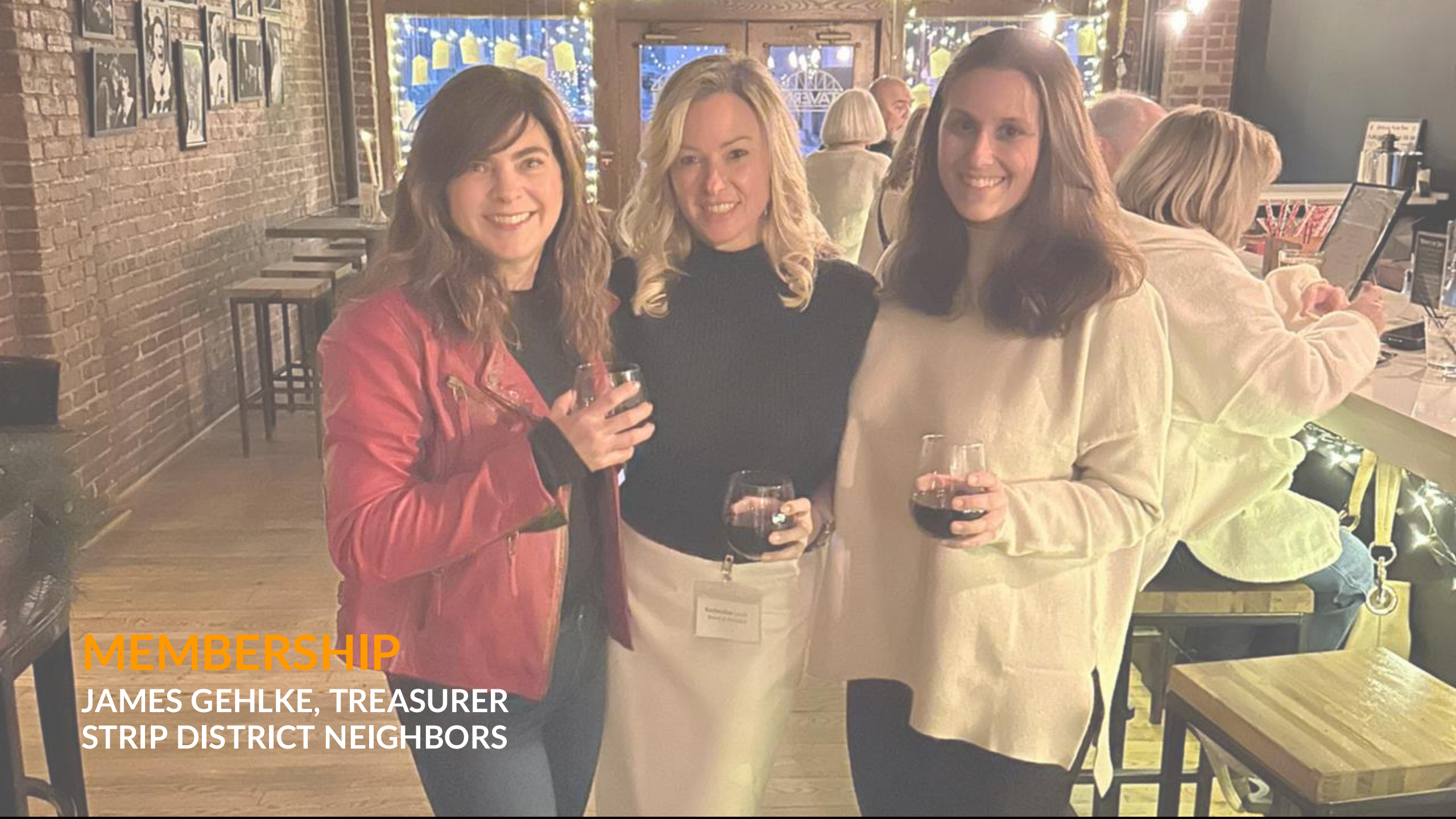
- Aruba Island Bowls Café
- PetVet 365
- The Dog Penn
- Many More Asian Market

## Lost Businesses:

- Cioppino and Osteria 2350
- Lefty's
- Soluna

## Coming Soon!

- First National Bank
- MindFuel Method
- Social Status
- Tapville Social
- Yinzer Dogs
- Cueva Caimán



## MEMBERSHIP

JAMES GEHLKE, TREASURER  
STRIP DISTRICT NEIGHBORS



# WELCOME NEW MEMBERS!

## *Advocate*

The Dog Penn  
Puttery  
Pittsburgh Opera  
LGA Partners  
Kingfly Spirits  
Bold Escape Rooms  
Strip District Business Association  
Counseling and Wellness Center of  
Pittsburgh  
Shake Shack  
Franklin Integrated Interiors

## *Engage*

Stacks Fitness  
Mancini's Bread Co  
The Meredith Group

## *Neighbor (Family)*

Barsotti  
Bussard-Davies  
Lundgren / Weber  
The Mroczkowski Family  
Mosites-Walter  
Velasquez Family  
The Schultz Family  
Flock-Walsh

## *Neighbor (Individual)*

Nagy Jessica  
Pronio Jeanine  
Boerio MaryGrace  
Rusert Austin Kyle  
Bitz Francois

Jordan Jeanne  
Abbott Mary  
Hassan Nasif  
Pacilio Michael  
Capoferri Regis  
Crea Karen  
Jurewicz Diane  
O'Connor Dana  
Prasanna Arvind  
Swartz Dustin  
Petit Tyler  
Miranda Elise  
Welch Stephanie



# IT'S EASY TO JOIN!

MEMBERS



ABOUT

DISCOVER

RESOURCES

NEWS & EVENTS

CONTACT

JOIN SDN

Become a Neighbor with Strip District Neighbors and support the efforts of our volunteer organization.

## Individual & Family Membership

### Individual

\$ **52**

- ✓ Monthly Neighbor Night attendance
- ✓ Exclusive invitations to ongoing seasonal events
- ✓ 10% Heinz History Center membership discount

Join Now

### Family

\$ **104**

- ✓ Monthly Neighbor Night attendance
- ✓ Exclusive invitations to ongoing seasonal events
- ✓ 10% Heinz History Center membership discount

Join Now

# IT'S EASY TO JOIN!

MEMBERS



ABOUT

DISCOVER

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JOIN SDN

## Business Membership

### Advocate

\$ **412**

- ✓ Monthly Neighbor Night attendance
- ✓ Exclusive invitations to ongoing seasonal events
- ✓ 10% Heinz History Center membership discount
- ✓ Logo placement on SDN's website

Join Now

### Engage

\$ **1,030**

- ✓ Monthly Neighbor Night attendance
- ✓ Exclusive invitations to ongoing seasonal events
- ✓ 10% Heinz History Center membership discount
- ✓ Logo placement on SDN's website
- ✓ Invited to host monthly Neighbor Nights
- ✓ 4 promotional spotlights in newsletter & social media
- ✓ Opportunity to provide promotional material at quarterly Town Halls

Join Now

### Attract

\$ **2,575**

- ✓ Monthly Neighbor Night attendance
- ✓ Exclusive invitations to ongoing seasonal events
- ✓ 10% Heinz History Center membership discount
- ✓ Logo placement on SDN's website
- ✓ Invited to host monthly Neighbor Nights
- ✓ 4 promotional spotlights in newsletter & social media
- ✓ Opportunity to provide promotional material at quarterly Town Halls
- ✓ Logo placement in annual State of the Strip report
- ✓ 1 video created & shared in newsletter & social media
- ✓ Logo placement in Town Hall presentation

Join Now

# MARKETING

BRADY SMITH, MARKETING CHAIR  
STRIP DISTRICT NEIGHBORS



# UPCOMING COMMUNITY EVENTS

## Neighbor Nights/Town Halls:

February 26- Fort Pitt Piano

March 26- Charles Schwab

April 30- Franklin on Penn

May 28- TBD

June 25- The Dog Penn (bring your canine companion!)

July 30- State of the Strip District,  
Huntington Bank HQ

August 27- Franklin Interiors

September 24- The Stacks

October 29- St. Stanislaus

November 26- TBD

# UPCOMING COMMUNITY EVENTS

## Kingfly Spirits:

Kingfly 6<sup>th</sup> Anniversary- Feb 2<sup>nd</sup> 4:00-9:00pm

Cupid's Craft and Shop!- Feb 7<sup>th</sup> 6:00-9:00pm

## St. Stanislaus Rectory:

Blood Drive- Feb 9<sup>th</sup> 8:00am-1:00pm (Receive a \$20 rewards give card when you use code GIFTLOVE-2025-V when scheduling appointment at vitalant.org)

## The Dog Penn

Puppy Love Speed Dating and Adoption Event- Feb 14<sup>th</sup> 7:00-8:00pm

Bark N Bloom Market- March 29<sup>th</sup> 12:00-5:00pm



# UPCOMING COMMUNITY EVENTS

## Heinz History Center Events:

NFL Play 60 Training Camp, Feb 1<sup>st</sup> 10:00am-2:00pm (presented by DICK'S Sporting Goods)

Annual Black History Month Lecture, featuring David Dennis Jr.- Feb 20<sup>th</sup>

Irish Genealogy Workshop- March 4th

History Uncorked: Mirror Ball, March 7<sup>th</sup>, 7:30-11:00pm●

## The Terminal

PGH Cheers and Chess (Aslin)- Tuesdays at 7:00pm

Trivia Nights (Aslin)- Thursdays at 6:00pm

Lunar New Year (Novo Asian Food Hall)- Feb 1<sup>st</sup> 11:00am



**New Location!**

15<sup>th</sup>/Waterfront in the  
Strip District

June 5-8<sup>th</sup>

*Artist applications currently  
being accepted through 1/31.*

# MARKETING

WOULD YOU LIKE TO SEE YOUR EVENT LISTED HERE AND IN OTHER STRIP DISTRICT NEIGHBORS PROMOTIONS?

EMAIL US AT  
[MARKETING@SDNPGH.ORG](mailto:MARKETING@SDNPGH.ORG)

E-Newsletter submissions must be received **by the last Wednesday of each month.**

E-Newsletter is published monthly, **typically on the first Wednesday of each month.**



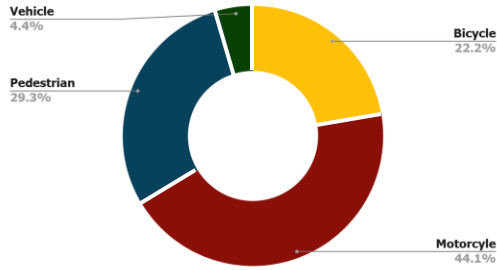




# Regional Safety Action Plan

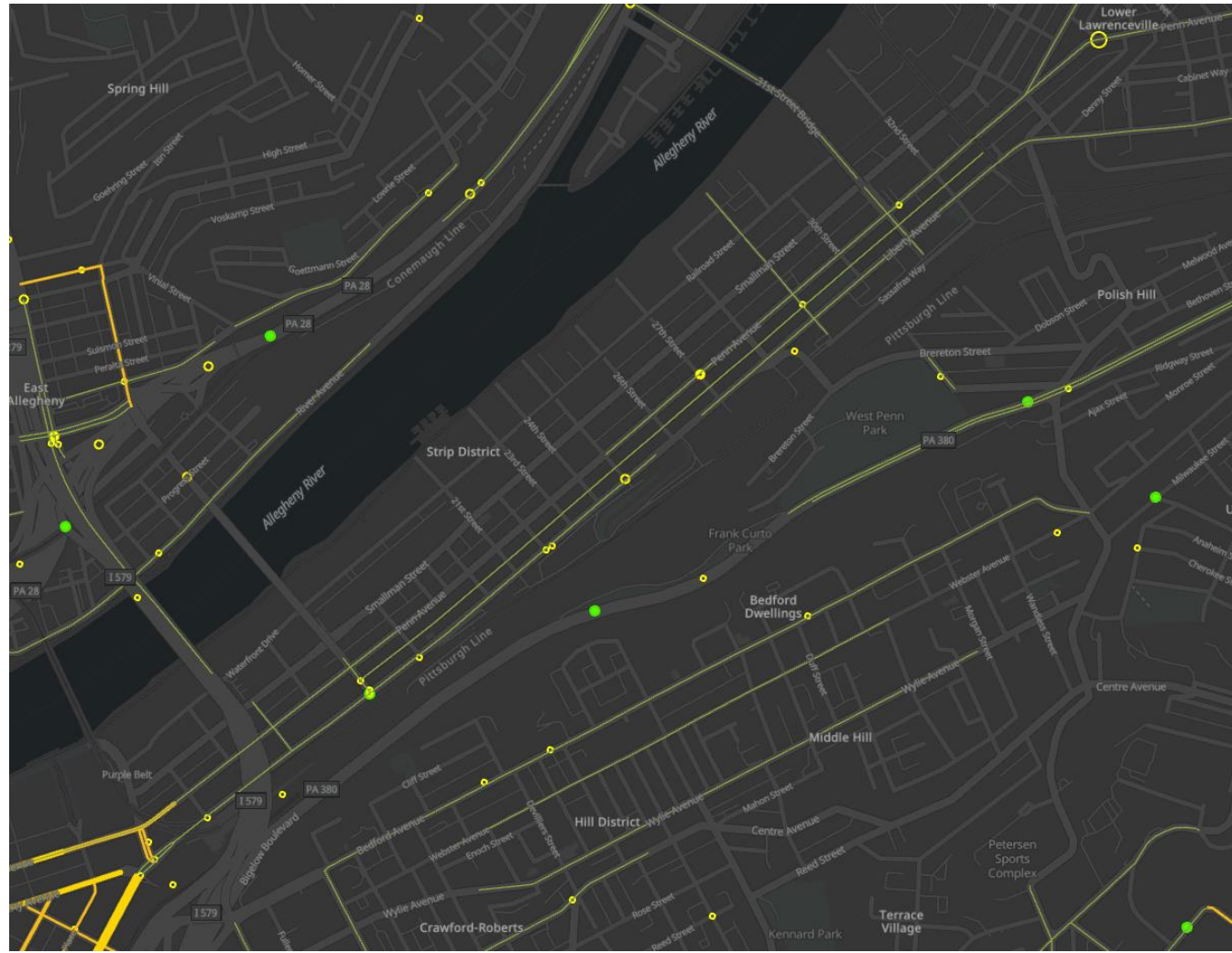
NANCY HIRSCH, TRANSPORTATION PLANNER III –  
OPERATIONS AND SAFETY  
SOUTHWESTERN PENNSYLVANIA COMMISSION

Fatal & Suspected Serious Injuries by Mode



# Fatal & Serious Injury Crashes 2019-2023 across the Region, Allegheny County and Strip District

		Allegheny
COUNTS	KSI total 2019-2023	2100
	Car	1340
	Pedestrian	319
	Bike	44
	Motorcycle	397
Percentage	KSI total 2019-2023	2100
	Car	63.8%
	Pedestrian	15.2%
	Bike	2.1%
	Motorcycle	18.9%
COUNTS	All crashes 2019-2023	58186
	Car	54977
	Pedestrian	1579
	Bike	316
	Motorcycle	1314
Percentage KSI/All	All crashes 2019-2023	3.6%
	Car	2.4%
	Pedestrian	20.2%
	Bike	13.9%
	Motorcycle	30.2%
Times greater KSI than in a car	2019-2023	Allegheny
	Pedestrian	10
	Bike	7
	Motorcycle	15



**Drawing Order**

- Sliding Windows Analysis\_1734373
  - ped\_sc
    - 0.000000% - 1.000000%
    - 1.000001% - 4.000000%
    - 4.000001% - 7.000000%
    - 7.000001% - 11.000000%
    - 11.000001% - 16.000000%
    - 16.000001% - 23.000000%
- All\_SSI\_19\_23
  - TOT\_INJ\_CO
    - 1
    - 2
    - 3
    - 4
    - 5 - 6
    - 7 - 8
    - 9 - 10
    - 11 - 20
- All\_K\_19\_23
  - TOT\_INJ\_CO
    - 0 - 15
    - 16 - 30
    - 31 - 45
    - 46 - 60

Polling to gather your input:

<https://www.surveymonkey.com/r/G5NFGL7>





# COMMUNITY DEVELOPMENT

GEOFF CAMPBELL, COMMITTEE CO-CHAIR  
STRIP DISTRICT NEIGHBORS



**SMALLMAN STREET**  
Complete Street  
(Timing TBD)

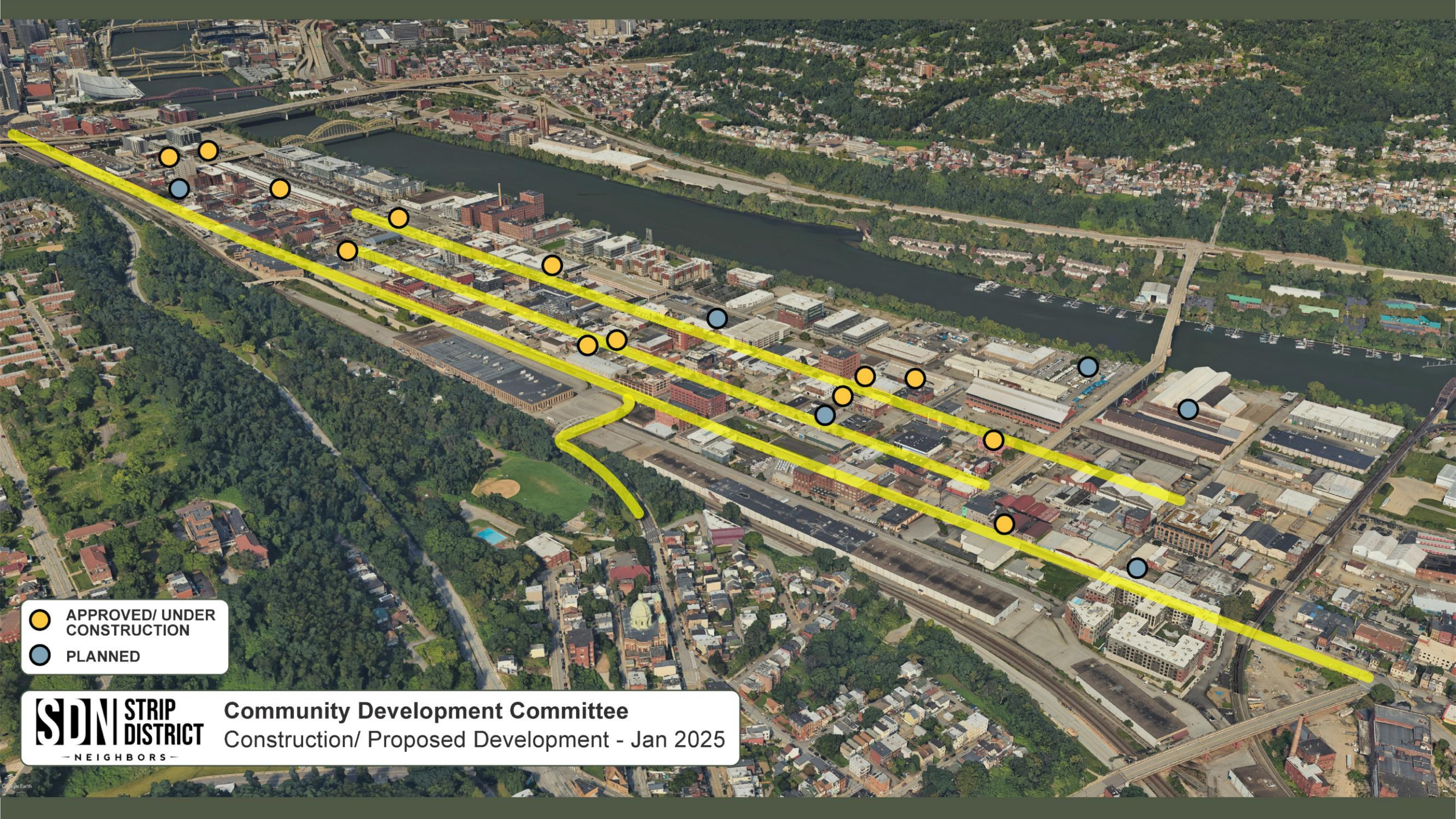
**PENN AVENUE**  
Rightsizing Project  
(Summer 2025)

**LIBERTY AVENUE**  
Hwy Safety Improvements  
(Timing TBD)

**28TH STREET BRIDGE**  
Bridge reconstruction  
(2027)



**Department of Mobility and Infrastructure**  
Proposed Development Projects - Jan 2025



- APPROVED/ UNDER CONSTRUCTION
- PLANNED

**SDN STRIP DISTRICT**  
— NEIGHBORS —

**Community Development Committee**  
Construction/ Proposed Development - Jan 2025

**THE MAXX**  
129 Apartments  
*(Under construction)*

**THE ALEX**  
109 Apartments  
*(Under construction)*

**2926 SMALLMAN STREET**  
89 Apartments  
*(Under construction)*

**DISTRICT 29**  
243 Apartments/ Retail  
*(Planning)*

**STRIP DISTRICT  
RIVERFRONT PARK**  
*(Pre-Planning)*

**31ST STREET STUDIOS**  
750 Apartments/ Retail  
*(Planning)*

**SPRINGFIELD LOFTS**  
Condominiums  
*(Under construction)*

**325 32ND STREET**  
49 Condos  
*(Planning)*

**3129 Liberty**  
24 Apartments  
*(Under construction)*



**28th Street to 32nd Street**  
Construction/ Proposed Development - Jan 2025

**BRICKWORKS**  
224 Apts/ 20 townhomes  
*(Construction in 2025)*

**PENN 23**  
21 Condominiums  
*(Finalizing construction)*

**50 26TH STREET**  
179 Apartments  
*(Under construction)*

**XWF1/ 3 CROSSINGS**  
240 Apartments  
*(Planning)*

**2709 PENN AVE**  
Live/ Work  
*(Under construction)*

**2700 PENN AVE**  
5 Townhomes  
*(Under construction)*

**SDN STRIP DISTRICT**  
- NEIGHBORS -  
**21st Street to 28th Street**  
Construction/ Proposed Development - Jan 2025





**Pittsburgh Walk of Fame**  
Terminal Building  
(Coming in 2025)

**QUATRINI LAW GROUP**  
15th and Smallman  
(Under construction)

**1501 PENN AVENUE**  
Office/ Retail  
(Site demolition)

**1700 PENN AVENUE**  
54 Condos  
(Planning)

**SDN STRIP DISTRICT**  
- NEIGHBORS -  
**11th Street to 21st Street**  
Construction/ Proposed Development - Jan 2025

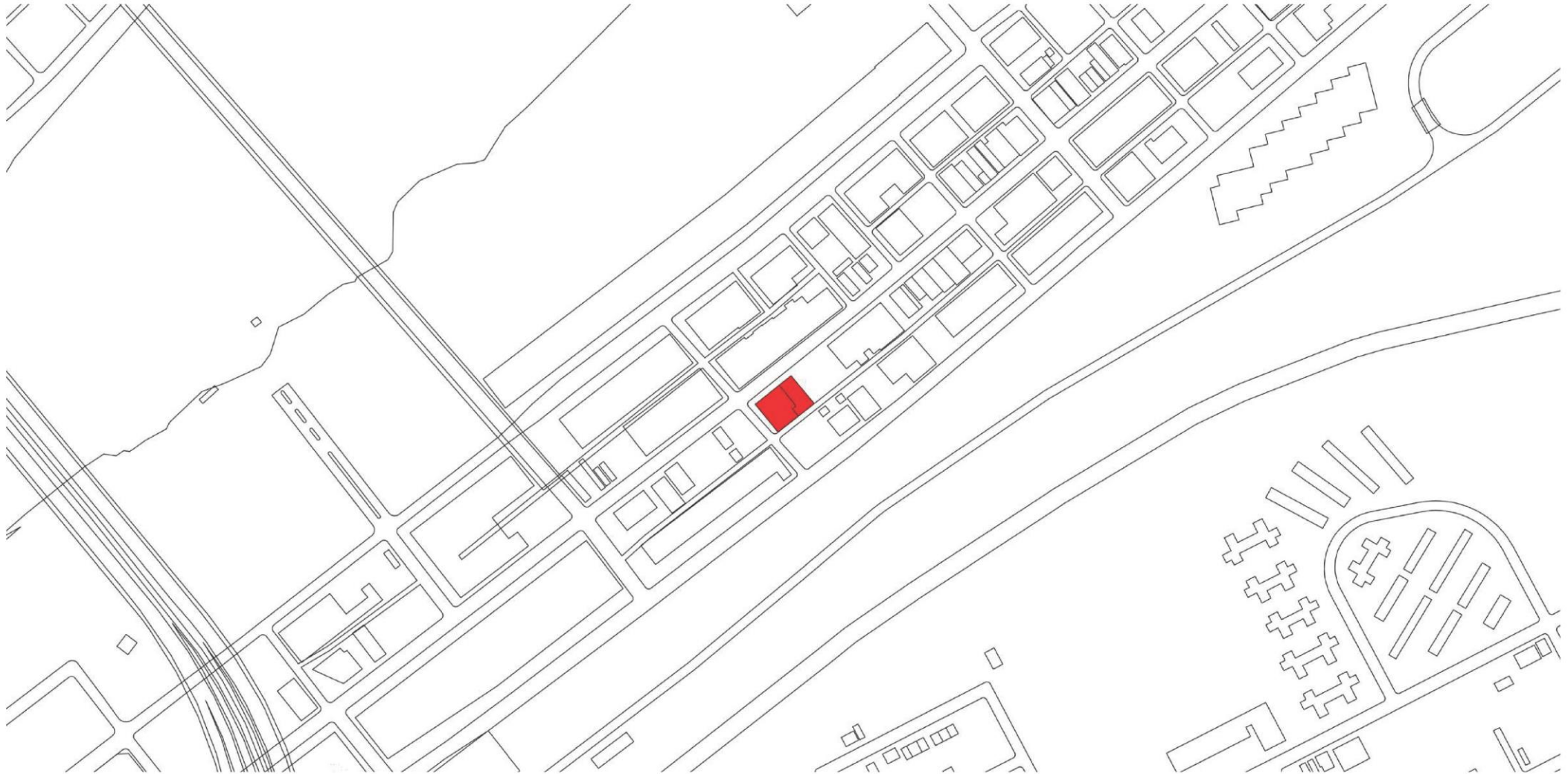
1700 PENN AVENUE

Multi-family Residential Development

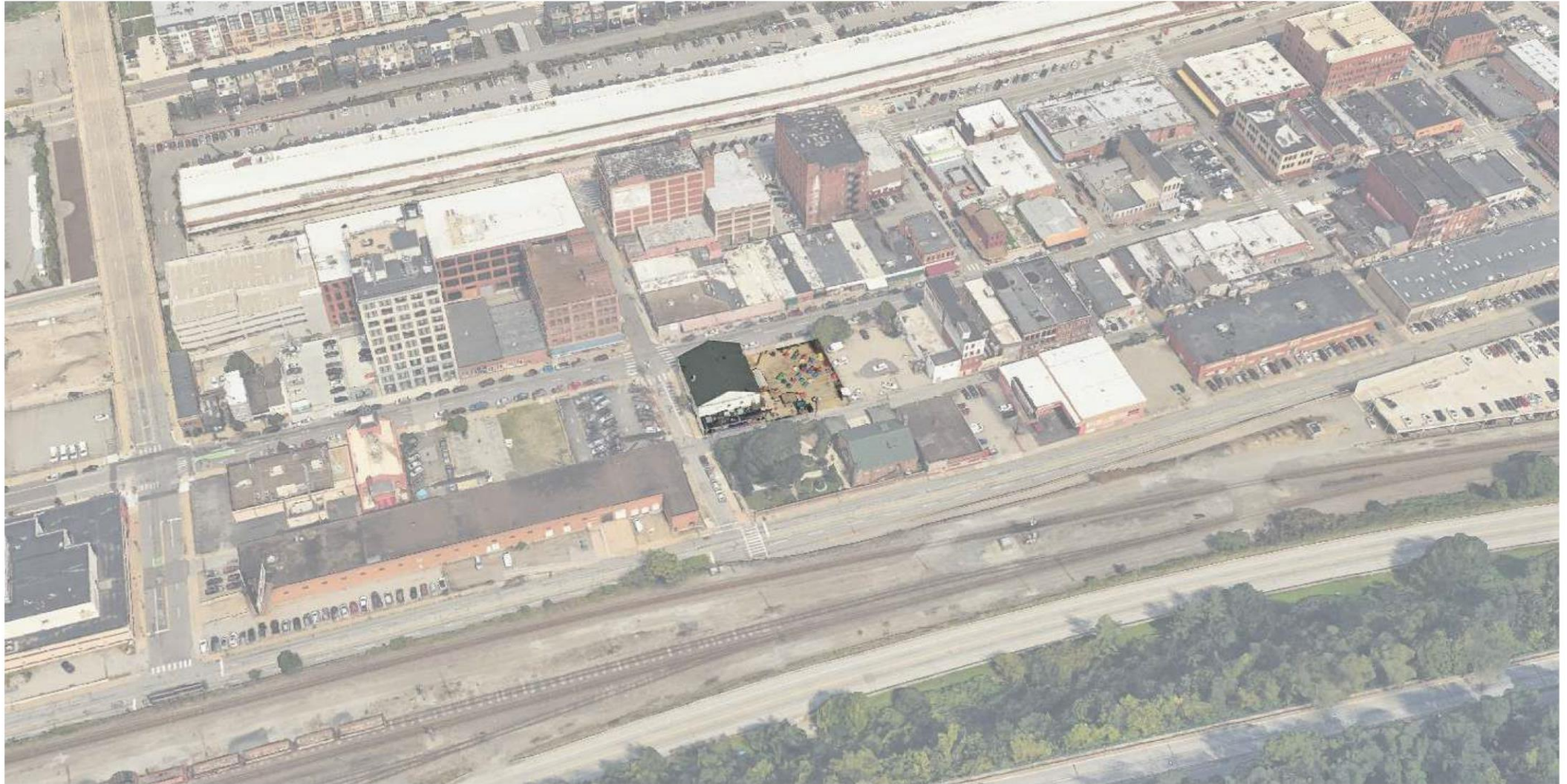


1/29/2025

Site Location



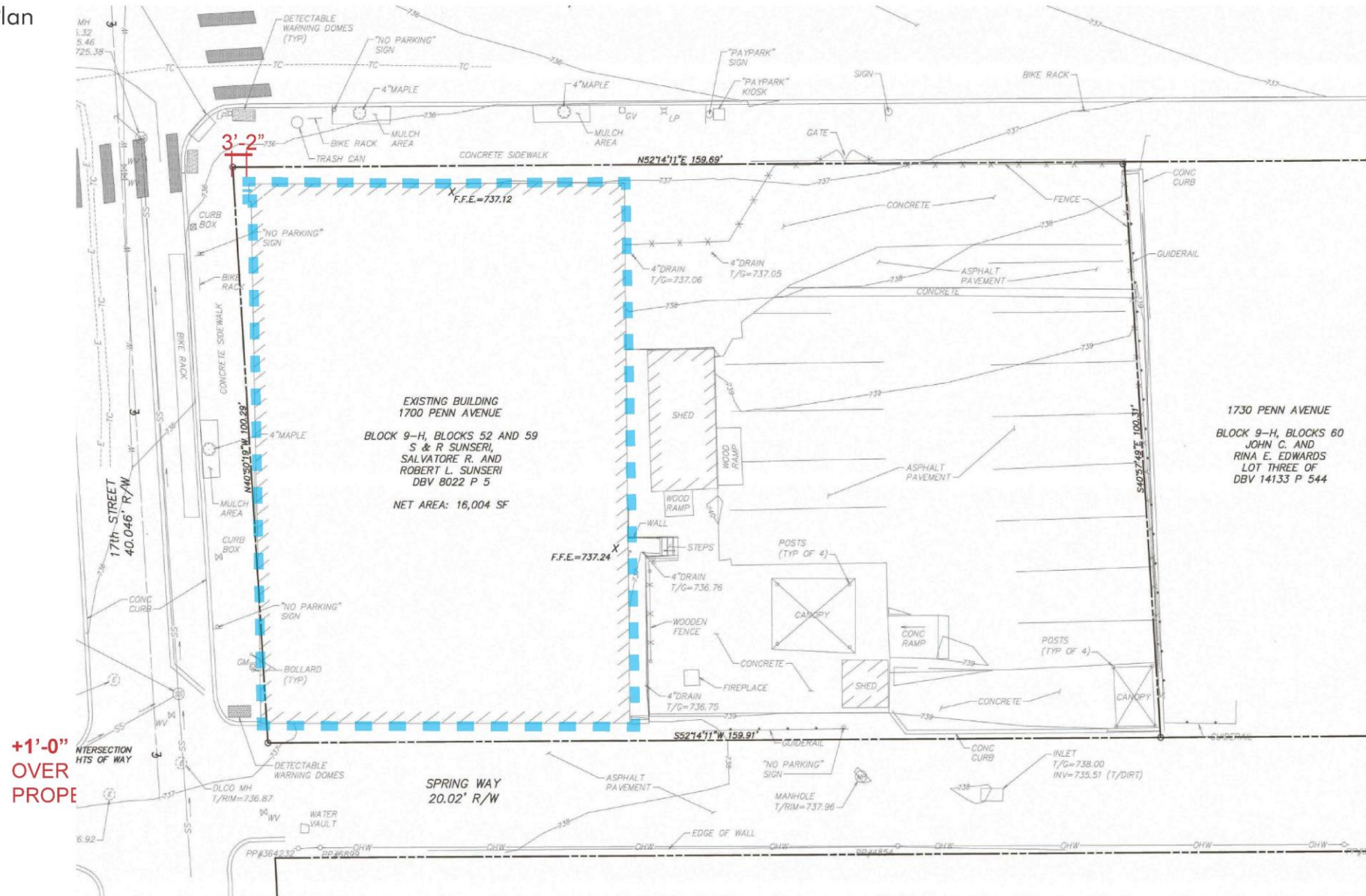
Site Aerial Location



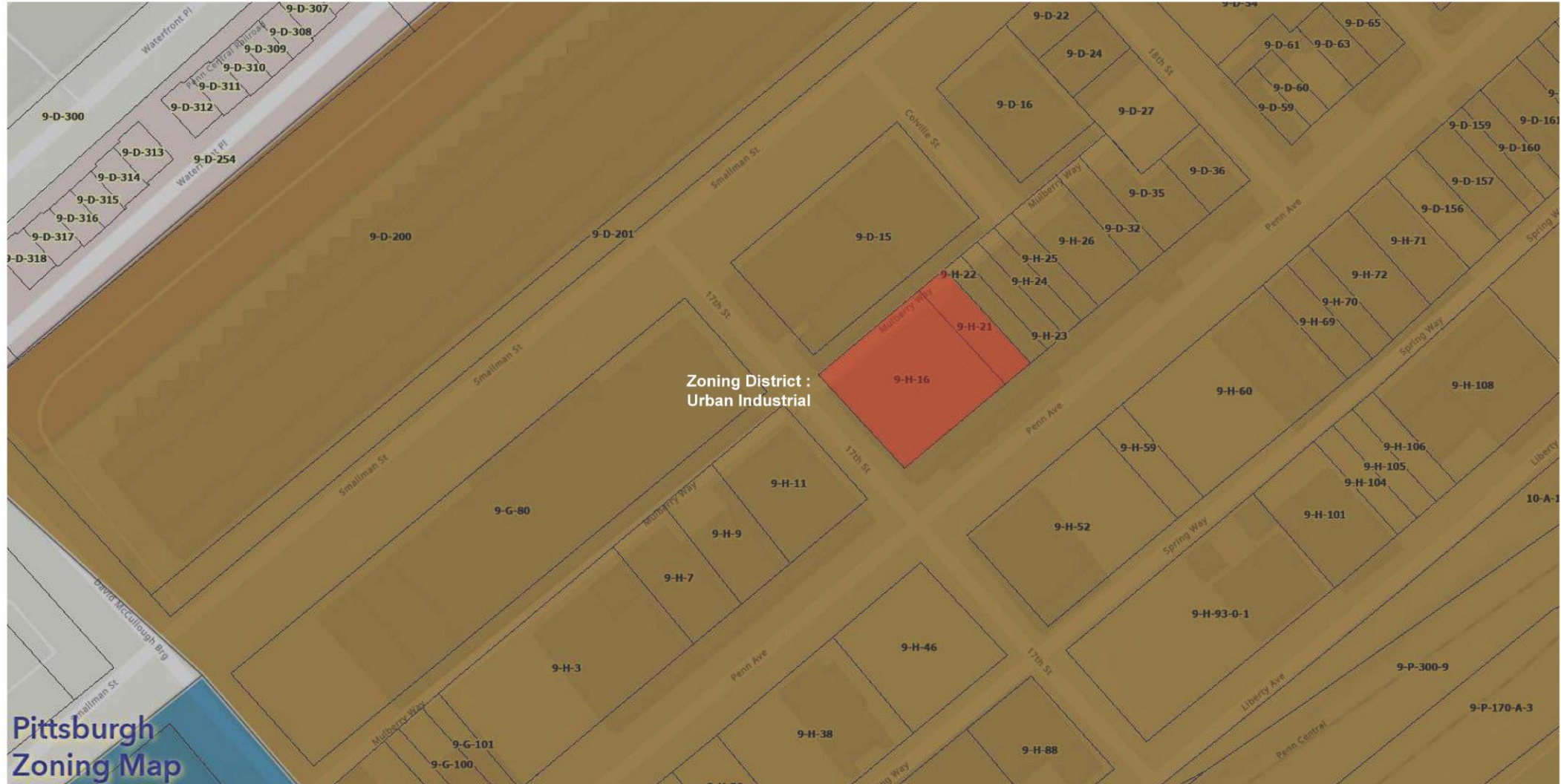
Site Photos Existing Conditions



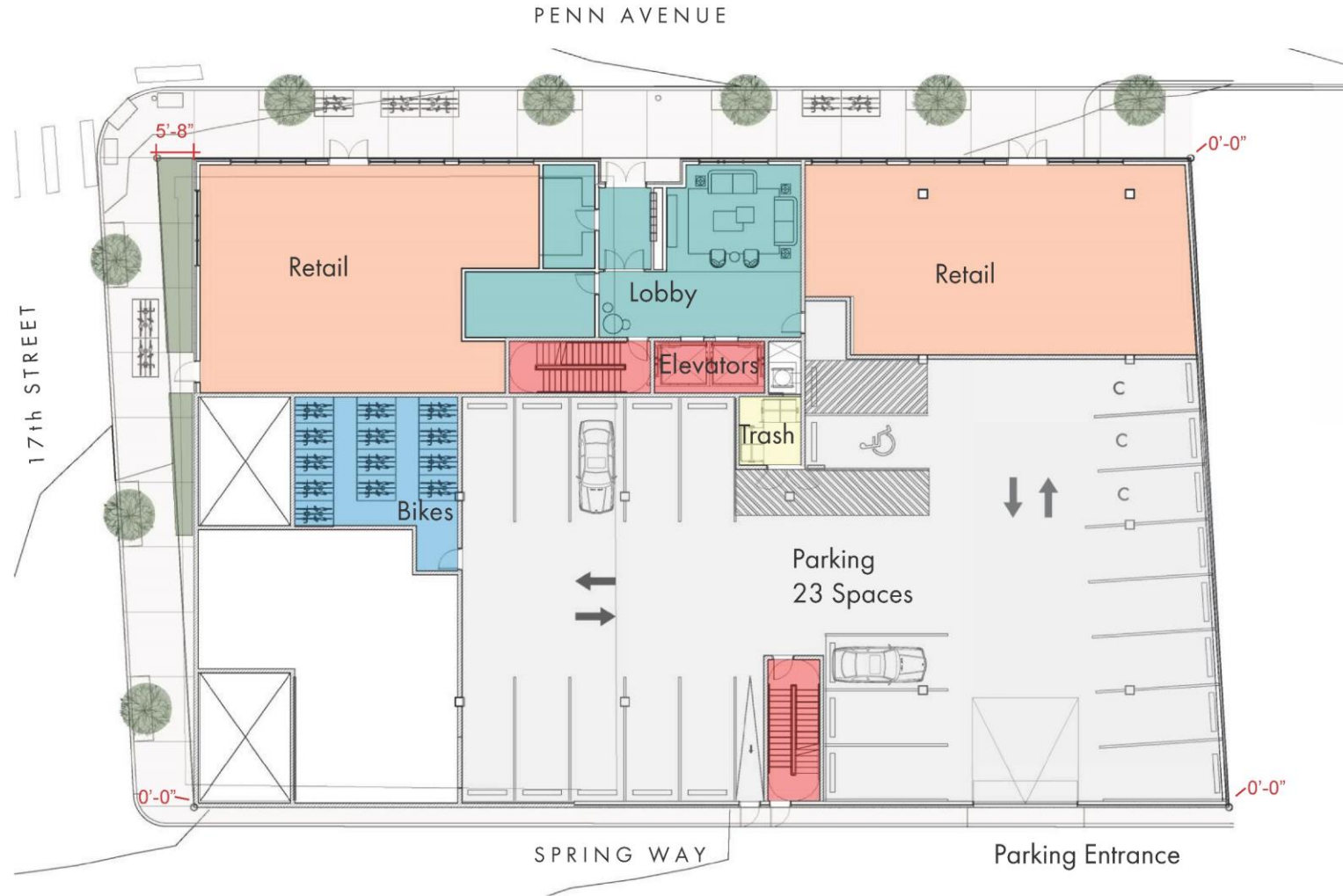
Site Plan



# Zoning Map



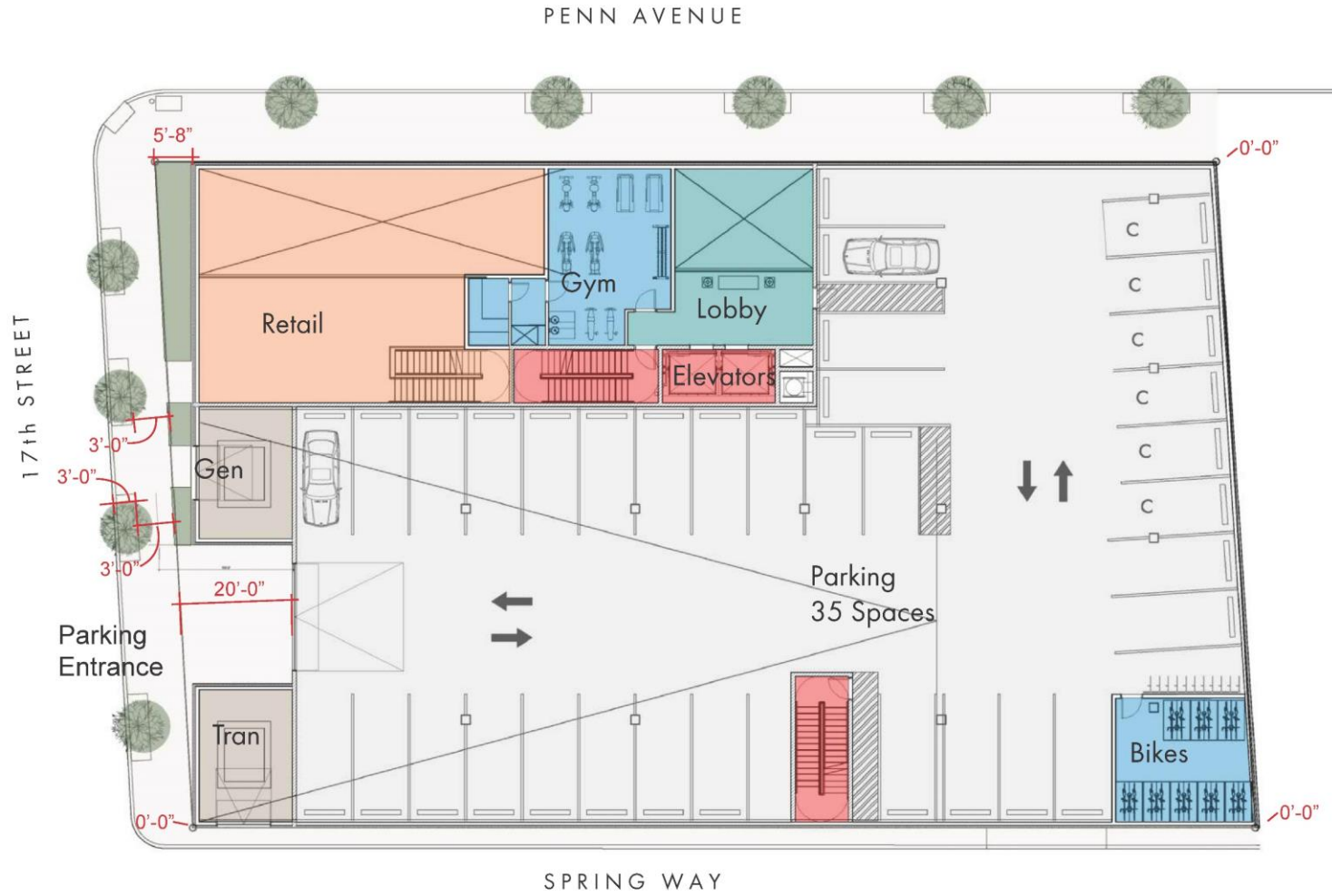
First Floor



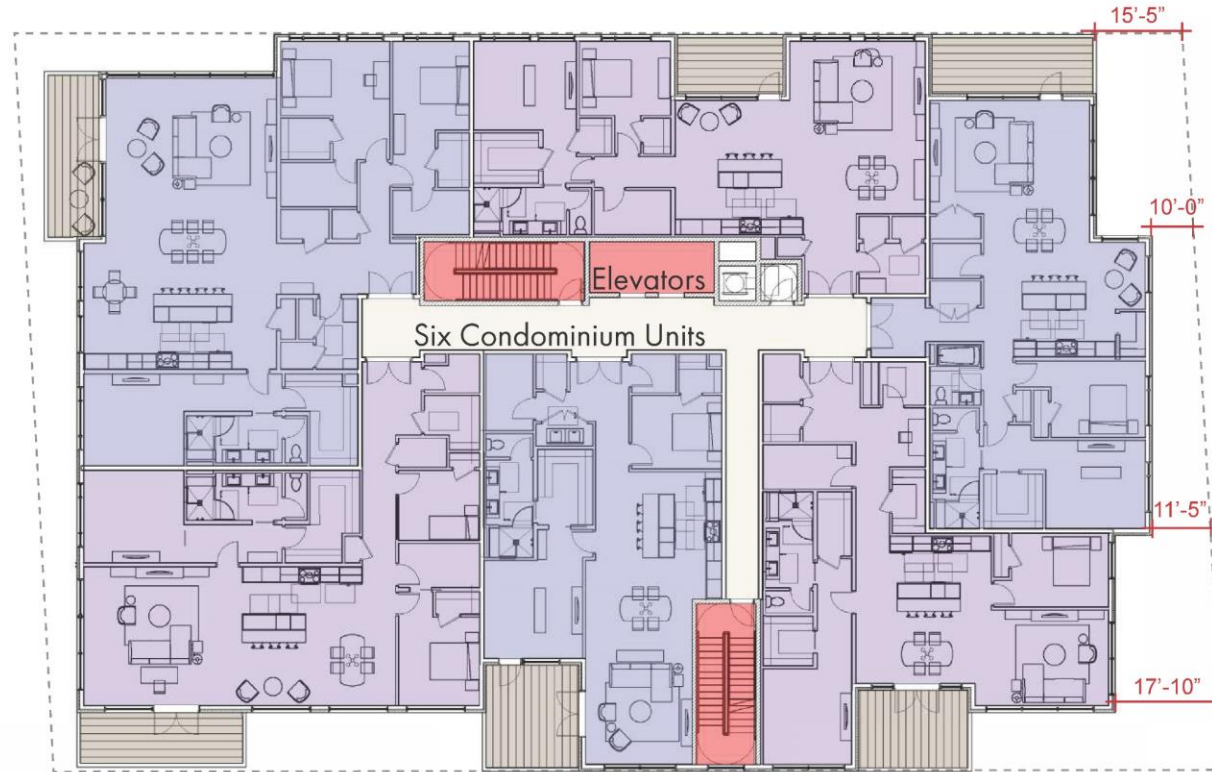


Second Floor

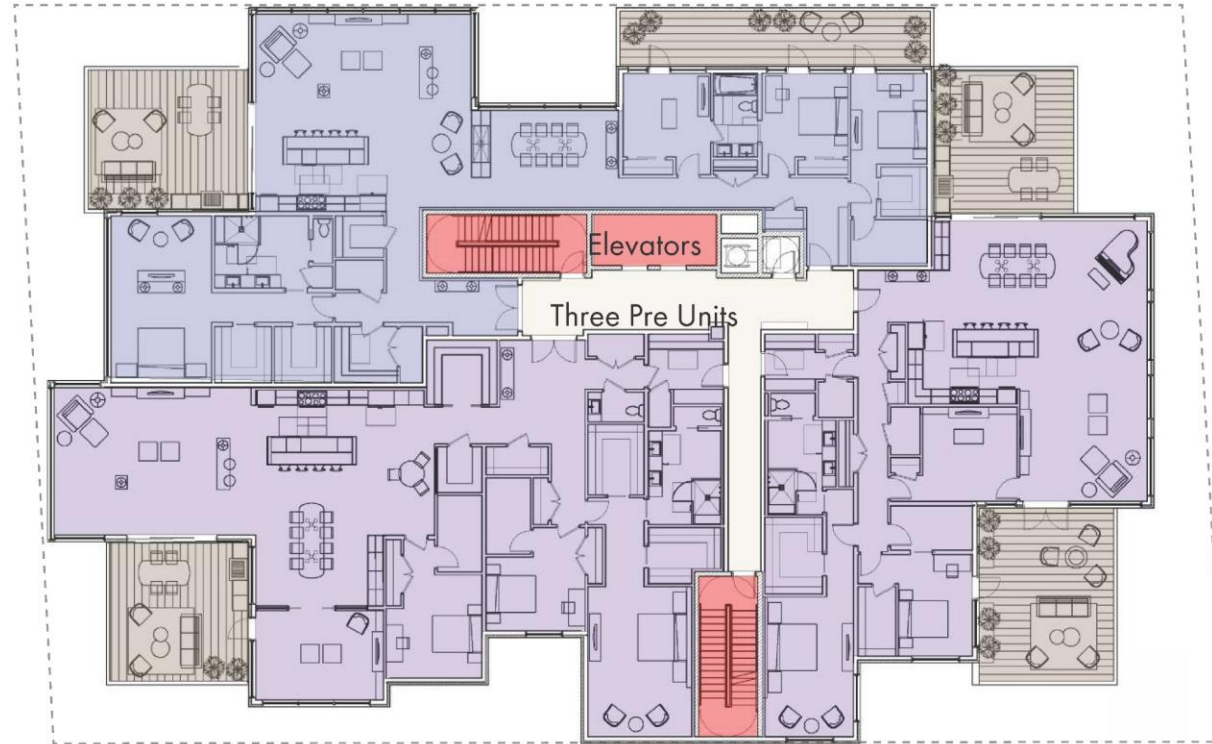
Penn Rose Building  
143'-6"



# Typical Residential Floor



# Premium Floors



Rendering



# Zoning Info

1700 Penn Avenue  
9-H-52, 9-H-59 , 25-N 270  
Base Zoning UI Urban Industrial

## Actions Requested

### Use

Special Exception Section 911.04.A.85 Residential Use in a UI Urban Industrial district  
**904.07. - UI, Urban Industrial District.**

#### 904.07.A Purpose

The UI, Urban Industrial District, is intended to:

**4. ....allow the development of high density multi-unit residential buildings.**

**Requested 54 Residential Units**

### Height

Base Zoning 4 Stories and 60'  
Special Exception Section 904.07.C Height above 4 Stories and 60'  
Additional height above four (4) stories in the UI District shall be allowed in accordance with the Special Exception procedures of [Sec. 922.07](#) with the following standards:

**Requested 12 Stories and 145'-4" (105' -8" and 117' -4" at Street Facade)**

### Floor Area Ratio (FAR)

Base Zoning FAR 3:1  
Special Exception Section 904.07.C.5 FAR not to exceed 10:1  
Where at least seventy-five (75) percent of the building will be used for multi-unit residential purposes, the Maximum Floor Area Ratio ("FAR") may be increased, provided the applicant meets the Special Exception procedures of [Section 922.07](#) and satisfies the following standards:

**(i) The Maximum FAR shall not exceed 10:**

**Requested FAR 9.48:1**

## Zoning Info

### Variance

**Setbacks** Section 904.07

#### Variance

Exterior Side yard Setback

Section 904.07.C

10' under base zoning

Existing building footprint

Existing Exterior Side yard Setback

0'

**Requested**

0' -0"

Interior Side yard Setback

Section 904.07.C

10' under base zoning

**Requested**

**0' – Ground level only for parking footprint**

All floors above 10'

### Site Plan

Access door to Structured parking

Section 914.09.F

20' setback from sidewalks

**Requested**

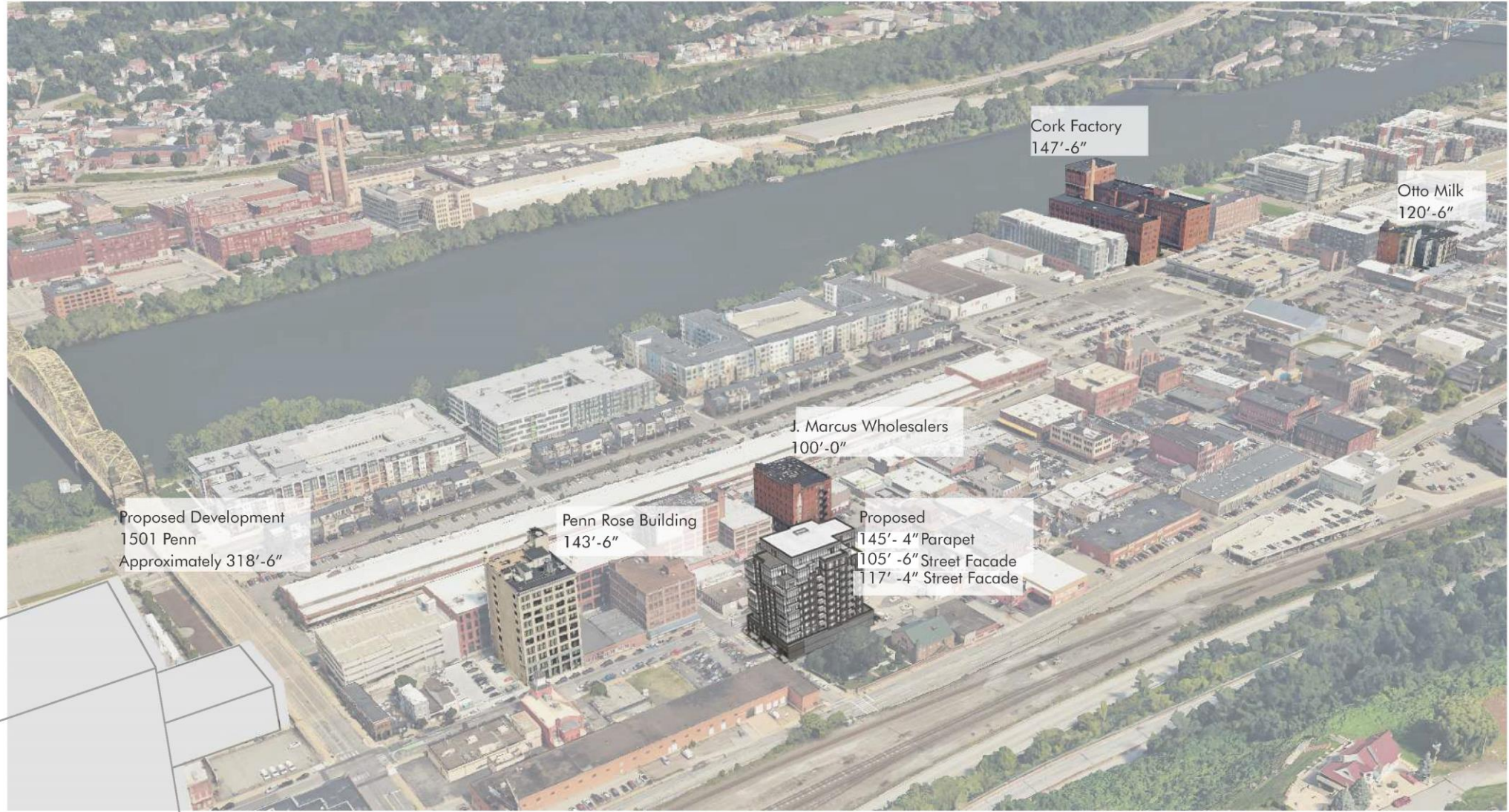
**Provided**

Administrator's Exception

**Exceptions to Off Street Loading Schedule**

914.11.B.2

# Proposed Building Height



Proposed Development  
1501 Penn  
Approximately 318'-6"

Penn Rose Building  
143'-6"

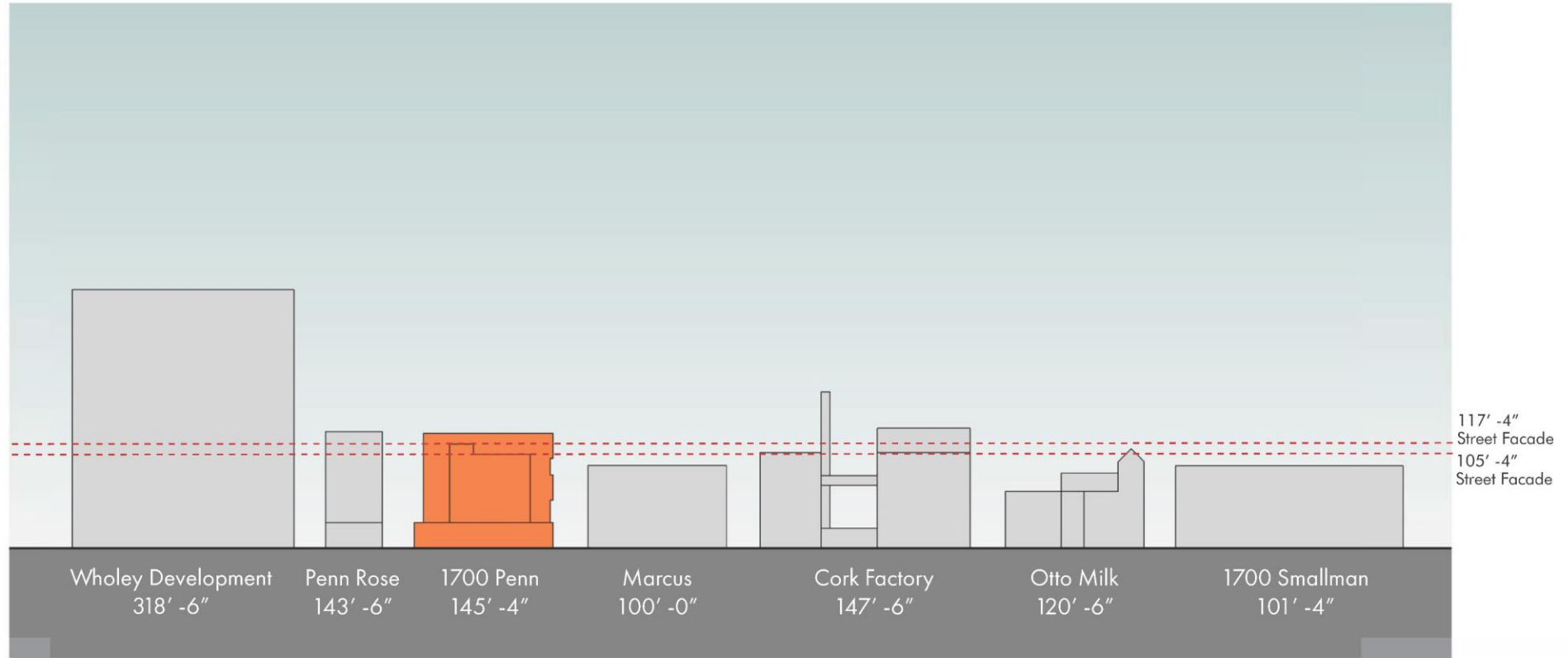
J. Marcus Wholesalers  
100'-0"

Proposed  
145'- 4" Parapet  
105'- 6" Street Facade  
117'- 4" Street Facade

Cork Factory  
147'-6"

Otto Milk  
120'-6"

# Streetscape





Penn Ave. Elevation



17th St. Elevation



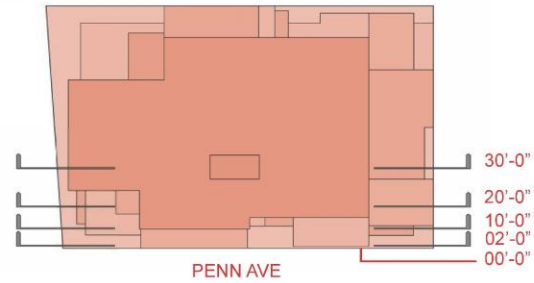
Spring Way Elevation



Parking Lot Elevation



# Building Setbacks





3D View



3D View







QUESTIONS?