

**Oakland Development Activities Meeting**  
**January 28, 2020, 6:00 p.m.**  
**Hosted by OPDC at 294 Semple Street**  
**Project: 411 S Craig Street**  
**Presenter: Juan Duque, ZILKA & Associates, Developer**

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Developer gave overview for project. First floor will become Mexican restaurant. They are under 2400 sq ft.

**Q:** Are you saving the pencil?

**A:** Pittsburgh Historic Center is going to take the pencil.

Developer gave overview of issues they are addressing. They are in conversation with zoning about the regulation requiring a tree in front of all buildings built or renovated. There is a tree to the left of the facade, but power cables underneath, a parking meter and a pole so no room to plant a tree in front.

Old façade is supported by beam which is anchored at the roof line – structurally secure, will focus on repainting and fixing parapet caps. Will have new top windows and infill the top triangle – infill flooring and extend roofing across to the façade. New layout comes to edge of property where front column is. Will have seating for 71, 56 tables, counter facing the street, operable bifold window, no seating on sidewalk.

City requested landing towards the back of the restaurant, so that is being provided. Building is not required to have sprinklers because it is under 5000 square feet.

**Q:** Building is not required to have sprinklers, even with an open kitchen?

**A:** Correct.

**Q:** What are you going to do to the roof?

**A:** Clarification that the only modification is to extend the front to infill.

**Q:** Is the restaurant accessible to get into?

**A:** The restaurant is 'pretty much' flat with the sidewalk – clarified there is not even a step, so they do not need a ramp.

**Q:** What is happening with the second floor?

**A:** The front is being extended, clarification that the second floor is a separate business, a comic store which will remain in place