



April 13, 2016

Attn: Zoning Board of Adjustment  
City Planning  
200 Ross Street--Fourth Floor  
Pittsburgh, PA 15219

**RE: Zoning Case 55 of 2016; 3801 Liberty Avenue**

Dear Esteemed Members of the Zoning Board of Adjustment:

On behalf of the Lawrenceville Corporation (LC) and Lawrenceville United (LU) we are writing this letter in order to express our conditional support for the requested variances at 3801 Liberty Avenue by Desmone & Associates.

LC and LU created a process by which plans for potential developments can be presented to residents prior to a ZBA hearing. Through this process, developers are able to meet with potentially impacted residents to present their plans and answer any questions that may arise. The development team met with the community on Wednesday, April 6<sup>th</sup> to present their plans for the site. Additionally, the same representatives presented their plans to Lawrenceville Corporation's Real Estate Committee and solicited feedback on both the general concept and final design.

We believe that the scale and use of the proposed building comports with neighborhood plans, and we are pleased to see this project bring additional investment to this portion of Liberty Avenue. This site presents a great opportunity for a successful, appropriately designed adaptive reuse project. During the community meeting, residents and stakeholders raised concerns with the parking and traffic conditions that the development might create, as well as concerns with the operations of the retail tenants. We support the project as presented in the community meeting as it meets the parking requirement and creates 7 additional parking spaces to address community concerns, as well as includes bike racks and bike parking. We urge the retail tenants to work with LC, LU, and their adjacent neighbors to address any quality of life issues that may arise during planning and operation. Finally, we trust that the development team will communicate regularly with the community as they move from planning to construction phase – providing notice to adjacent stakeholders on construction phasing, work, and overall timeframe. Please feel free to contact us if you have any questions or concerns.

Sincerely,

A handwritten signature in black ink, appearing to read 'Matthew Galluzzo'.

Matthew Galluzzo  
Executive Director, LC  
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412-681-8777 ext. 101

A handwritten signature in black ink, appearing to read 'Lauren Byrne Connolly'.

Lauren Byrne Connolly  
Executive Director, LU  
[lauren@Lunited.org](mailto:lauren@Lunited.org)  
412-802-7220