



January 9, 2017

Attn: Zoning Board of Adjustment
Department of City Planning
200 Ross St., Fourth Floor
Pittsburgh, PA 15219

Re: 46th and Davison

Dear Esteemed Members of the Zoning Board of Adjustment:

On behalf of Lawrenceville United, we write today about the variances sought by Regent Penn for the proposed development project of five new 3-story single-family attached dwellings at 46th and Davison Streets. Lawrenceville United's (LU) mission is to improve and protect the quality of life for all Lawrenceville residents. LU and Lawrenceville Corporation (LC) have created a community process that provides a forum where proposed development projects can be discussed, vetted, and measured against community plans and priorities. This process enables the local community organizations to identify priority issues that will help guide conversations with the developer through the planning and construction processes.

LU and LC convened open and public community meetings on November 15th and December 12th, after notifying residents and business owners within 500 feet of the property. We thank Regent Penn for participating in the community process.

As part of these community meetings, nearby residents expressed a number of concerns related to the project, which are demonstrated by a resident petition that garnered 57 signatures opposing these variances:

- *Affordability*: The project does not include any price points that make housing accessible to people who reflect area median income. The community urgently desires to see residential development that is inclusive of low and moderate income people.
- *Parking*: The proposed development calls for integral garages for each unit to meet the zoning requirement. Yet as is seen across Lawrenceville, new development places an additional burden on residential parking availability, even when off-street parking demand is met, because new curb cuts eliminate existing on-street parking spots. Parking requirements through zoning are also often insufficient when accounting for multiple cars per unit and visitors.
- *Traffic*: Residents also expressed concerns about the impact of 5 new units on traffic along 46th Street and Davison Street, which are already seeing increased traffic as the result of other new residential development projects in the area.
- *Number of units*: Residents expressed concerns about the number of units proposed for the site and felt that a smaller number that fit the minimum lot size requirement under zoning would be more appropriate. Regent Penn has indicated that a reduction in units is not feasible for them.

Lawrenceville United supports Regent Penn's plans for the use of quality and contextual materials, the designs of the homes, and their intention to build with pre-fabricated modules to mitigate the impact of construction on the community. However, given the consensus of concerns voiced by nearby residents, LU opposes the variances sought for this proposed project as it currently stands. LU is not opposed to any development on this site and would support a reduced unit count that could address some of the concerns listed above and satisfy the community to support this project.

We thank Regent Penn for participating in the community process and engaging with us throughout, and we thank the Zoning Board for your consideration.



LAWRENCEVILLE UNITED
A Resident Driven Organization

Sincerely,

A handwritten signature in black ink that reads "Dave Breingan". The signature is written in a cursive, flowing style.

Dave Breingan
Executive Director
Lawrenceville United
4839 Butler Street
(412) 802-7220
Dave@LUnited.org