

October 13, 2016

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

Re: 3700 Butler Street

Dear Esteemed Members of the Zoning Board of Adjustment:

On behalf of Lawrenceville United and Lawrenceville Corporation, we write today to conditionally support the variances sought by Botero Development for 3700 Butler Street. Lawrenceville United's (LU) mission is to improve and protect the quality of life for all Lawrenceville residents. Lawrenceville Corporation (LC) serves as the catalyst and conduit for responsible growth and reinvestment in the Lawrenceville community. LU and 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 convened an open and public community meeting on Monday, September 26th with Brian and Irwin Mendelsohn of Botero Development. We thank Botero Development for participating in the community process.

Based on the feedback from the community process, LU and LC understand that the community supports the redevelopment of this site and the plans to repurpose it for office use, but there were concerns raised about the parking variances potentially creating a negative impact in an area that is already crowded for parking.

LU and LC have reached an agreement with Botero Development around a set of conditions to mitigate negative impacts to the neighborhood. If the conditions below are applied to the zoning decision, LU and LC support the variances requested, including a parking variance for the ground floor commercial space (for a total variance from 38 to 12). In effect, these conditions aim to restrict particular uses that have proven to create the biggest impact on residents, especially as they relate to parking:

1. Property owner will require, as part of any lease agreement, all tenants to be Bike Pittsburgh "gold members" to provide their employees with training and shower and storage facilities that encourage employees to bike to work.
2. Property owner will require, as part of any lease agreement, all tenants to be enrolled in the Port Authority Job Perks Program, which provides employees discounts on bus passes through the employer.
3. Ground floor commercial space will close no later than 11 PM daily.
4. Property owner agrees to prohibit commercial kitchen hood ventilation for ground floor commercial space, unless the use is for day-time only and closing no later than 6 PM.

5. Property owner agrees to prohibit liquor licenses for the premises, unless 75% or more of liquor sales are "to go" and not consumed on site.

If at a future date, the property owner is able to lease off-site parking and wishes to revisit conditions #3-5, LU and LC agree to revisit these conditions subject to a community process that again invites residents to participate in an open and public meeting. We thank Botero Development for working with the community, and we thank the Zoning Board for your consideration. If you have any questions, please feel free to reach us below.

Sincerely,



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