



LAWRENCEVILLE UNITED

A Resident Driven Organization

June 25, 2015

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

RE: Zoning Case 124 of 2015 – 4644 Plummer Street

Dear Zoning Board of Adjustment (ZBA) Members:

On behalf of the Board of Directors and staff of Lawrenceville United, I write this letter in regards to the proposed redevelopment of 4644 Plummer Street by Lowla LP, with Moss Architects as the project architect, and to support the variances requested by the applicant:

Variance 903.03.E.2. Minimum lot size 1,200 sq. ft. required and 828 sq. ft. for lots B,C,D,E, and 710 sq. ft. for lots A, F, requested.
Minimum 5ft. front, exterior, and interior setbacks required and 0 ft. requested
Minimum 15 ft. rear setback required and 0 ft. for lots A. F requested.
Maximum height 40 ft. / 3 stories permitted and 44 ft. / 4 stories requested for lots B & C.

Lawrenceville United's mission is to improve and protect the quality of life for Lawrenceville residents through community engagement and advocacy, community restoration and beautification, and community planning and development. As part of our work, and in partnership with the Lawrenceville Corporation, we have created a community process that provides a forum where development plans and projects can be discussed, vetted, and measured against community plans and priorities. As part of this process, the local community organizations are able to identify priority issues that will help guide conversations with the developer through the planning and entitlement processes.

As part of our process, Lawrenceville United and Lawrenceville Corporation, convened a community meeting with interested stakeholders and impacted residents on February 24, 2015. Randy Morris of Lowla, LP and Andrew Moss of Moss Architects attended and presented their proposed redevelopment of this parcel. We appreciate the development team's willingness to work with the community and to address concerns and questions raised by neighbors.

The majority of residents in attendance supported the redevelopment of this parcel.

Although we support the project based on the feedback from local residents, we do support with the following conditions/ qualifications:

- *Traffic Issues:* This project will have an impact on Lycurgus Way – which is a very narrow alley. There are existing concerns with the traffic that will enter into and out of Lycurgus Way with the parking off of the alleyway. We hope that the corner will be treated to make it safer for vehicular and pedestrian traffic.
- *Construction:* The Development team will work with those most impacted to create a formal agreement related to construction impact and logistics (including but not limited to, limited hours of work and noise in the early



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morning and late evening hours, staging of construction equipment, street closures, dumpster placement, noise, traffic patterns). LU will help to facilitate those conversations.

- *Landscaping:* Residents would like to see large tree pits and trees line the 47th and Plummer Street sides of the development project, and hope that the development team plans to meet landscaping and regulation codes. The existing condition of the site is a community garden. We hope that an investment will be made to include green infrastructure.

We thank Mr. Morris, Mr. Moss, and their team for their investment in the community, and for working with the community organizations and local residents to address concerns and questions, and expect the communication to continue as the project progresses. Thank you to the ZBA for your consideration, and we hope that you consider all of the requests and concerns raised by any other Lawrenceville residents.

Sincerely,

A handwritten signature in cursive script that reads "Lauren Byrne".

Lauren Byrne
Executive Director