



## LAWRENCEVILLE UNITED

A Resident Driven Organization

---

March 2, 2016

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

RE: Zoning Case 104 of 2015 – Butler St/ 39<sup>th</sup> St/ 40<sup>th</sup> St

Dear Chairperson Mitinger and 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 the former Arsenal Terminal Site by Milhaus Ventures and to offer conditional support for the project.

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. Our position in regards to a proposed project is reflective of this process and the collective priorities and concerns of impacted residents and stakeholders.

Lawrenceville United (LU) and Lawrenceville Corporation (LC) have worked with Milhaus Ventures over the last 9 months and have convened multiple community meetings with more than 400 residents, business owners, partner organizations, and elected officials to discuss specifically how and where the proposed project does and does not align with community plans and priorities.

Lawrenceville United supports the redevelopment of this parcel and the proposed use where it aligns with aspects of current community plans, including the Lola Plan, and Green Boulevard Plan, the Allegheny Riverfront Vision, and updated planning work that focused on this corridor and was completed by Sasaki Associates in 2015. Although we support the general redevelopment and reuse, we remain extremely concerned with aspects of the plan that we believe must be addressed through conditions being placed upon the project's approval. The "Milhaus Commitment Letter" (attached) outlines and defines the conditions that have been mutually agreed upon by Milhaus Ventures, Lawrenceville United, and Lawrenceville Corporation as a product of our community process. These conditions relate to public spaces, historic preservation, landscape design, streets and connectivity, parking, affordability, community partnerships, and construction management. We respectfully request that the Zoning Board of Adjustment apply these conditions as part of any decision that will be rendered. We appreciate Milhaus Ventures' willingness to spend time working with us to define and articulate these issues and their genuine interest in developing a project that is truly one of the neighborhood and not simply *in* the neighborhood by embracing these requests and conditions.

The project will undoubtedly and significantly impact traffic and parking as well as the quality of life of those immediately adjacent to the site - including hundreds of residents and our neighborhood schools- Pittsburgh Arsenal PreK-5 and Pittsburgh Arsenal 6-8. We hope that the City remains committed to working with Milhaus and the



## LAWRENCEVILLE UNITED

A Resident Driven Organization

---

community to identify solutions to not only address existing and poor mobility and traffic issues surrounding this site (40<sup>th</sup> St/ Butler St intersection, Foster St/ 40<sup>th</sup> intersection), but to actually improve the walkability and connectivity within the community. We also urge the city to create policies specific to affordable housing that can guide more diverse residential development to ensure that our community remains diverse, vibrant, and inclusive. Despite increased development and there being 1,000 new residential units in planning and construction within the community – the neighborhood is experiencing a real housing crisis: hundreds of residents have been and continue to be displaced due to increased rental housing prices and the lack of more affordable options while market rate housing continues to be planned and constructed.

We have attached a copy of survey results from a survey that was administered by Lawrenceville United throughout our community process that includes input and comments from residents and stakeholders who will be impacted by the project.

We appreciate Milhaus Ventures' work with us to date and their sincere willingness to embrace the community's priorities as their own. We appreciate the City's leadership on this project in advancing some of our parking, traffic, and public space improvements. We expect those partnerships to continue as we move from planning to implementation.

We sincerely appreciate the ZBA's consideration of our request to apply the specific and outlined conditions to any approval of the project.

Sincerely,

Lauren Byrne Connelly  
Executive Director  
Lawrenceville United