



LAWRENCEVILLE UNITED

A Resident Driven Organization

November 14, 2013

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

RE: 5251 Holmes Street, Zone Case 276 of 2013

Dear Ms. Watson 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 McCleary School, located at 5251 Holmes Street. Lawrenceville United's mission is to improve the quality of life for Lawrenceville residents through community engagement and advocacy, community restoration and beautification, and community planning and development. Lawrenceville United is committed to informing the community on proposed development plans, but also advocating for responsible development that aligns with existing community plans. Lawrenceville United also works closely with developers to ensure that they are responding to the concerns of the impacted and adjacent residents.

Lawrenceville United convened a community meeting with the residents within 500 ft. of this project to provide a forum for the E Properties Development Team to present their proposed use of this parcel and to address any concerns or questions from the residents on October 8, 2013. It was clear in the meeting that the community generally supported the residential reuse of this building, and the multi-family development as presented. E Properties addressed concerns related to parking issues, dumpster placement, and also the impact of the additional height on adjacent properties. A shadow study did reveal that the adjacent residential properties will not be impacted by the additional story because of its setback.

Lawrenceville United supports the final plan that the developer presented to the community, which included 22 rental units and 20 parking spaces, and Lawrenceville United supports the variances requested as part of this plan. E Properties has committed to developing with the values embraced and celebrated by the recently completed 10 Ward Plan in mind. We look forward to continued communication with E Properties relative to construction phasing, timeframes, and the final landscape designs for the project.

We thank E Properties and Development for their continued investment in Lawrenceville and look forward to working together moving forward.

Sincerely,

Lauren Byrne
Executive Director