



LAWRENCEVILLE UNITED

A Resident Driven Organization

October 11, 2012

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

RE: The Holy Family Development Project, 250-256 44th Street, Lot and Block: 49-B-287, 49-B-299, 49-B-304

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 Holy Family Church and School. Lawrenceville United has a growing membership of more than 800 residents within the community and the organization'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 community plans and that responds to and addresses the needs and concerns of the adjacent existing community.

Lawrenceville United convened meetings with the developer and residents within the community to discuss and consider the redevelopment of the former Holy Family Church and School and E Properties & Development's proposed plans. The iterative community process included a large initial community meeting, smaller focus-group sessions with residents from different impact areas, and then report back sessions. Hundreds of residents participated in the process. It was clear that there were major concerns with the initial plan presented around density, the number of units, the height of the additions to the existing structure, and overall impact of the project on surrounding neighbors and streets. As part of the community process, the developer did change his plans to address some of the concerns presented in those meetings.

Lawrenceville United supports the final plan that the developer presented to the community in September and that which the ZBA is now reviewing. The developer has dropped the unit count from 88 residential units to 57, and more parking has been provided to accommodate all residents (a parking space for each bedroom planned) and visitor parking with a total of 88 parking stalls.

We support the plan and the developer's requests for special exceptions based on the team's participation in the community process and efforts made to address concerns raised by the community as part of that process. We believe that the impact of multi-family residential use for this site is less intense than the impact that the former school and church had on the existing community. We also believe that a residential reuse of this building that provides adequate parking makes sense for the community, fits with current community plans,



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and is one that is supported by market data and analysis. The setback requested will allow for additional parking which residents have stated is a priority.

We do thank the development team but also all of the residents who have participated in the process and who are committed to keeping their community healthy, safe and vibrant. We expect the developer to stay committed to community process and open lines of communications with all of those impacted by this project. We also give support to the plan with the understanding that the developer will stay in constant communication with all of those impacted by the project, will implement parking restrictions on tenants, and will implement responsible property management practices as promised in public meetings.

We ask that the Zoning Board of Adjustment thoughtfully consider the testimony from the many residents who have participated in the process over the past six months, and we trust that the Zoning Board will make an objective decision regarding the variances that follows precedent and the code.

Sincerely,

Lauren Byrne
Executive Director