



LAWRENCEVILLE UNITED

A Resident Driven Organization

June 25, 2014

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

RE: Zoning Case 150/14 – 3601 Butler 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 at 3601 Butler 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, in partnership with the Lawrenceville Corporation, is committed to informing the community on proposed development plans, but also advocating for responsible development that aligns with community plans and responds to and addresses the needs and concerns of the impacted and adjacent existing community.

Lawrenceville United, and Lawrenceville Corporation, convened a community meeting with the residents and business owners within 500 ft. of this project to provide a forum for Anthony Dolan and his team to present their proposed use of this parcel and to address any concerns or questions from the community stakeholders on June 9, 2014. In the meeting residents and business owners raised concerns and questions. Lawrenceville United supports the scale of this development, given our Lower Lawrenceville Urban Design Plan calls for 3-5 story buildings along the Butler Street Corridor and this intersection specifically. We also appreciate his willingness to provide additional information (sun studies, contextual renderings) at our request in order to more efficiently and articulately address concerns and answer questions.

Although we support the scale of the project proposed, that necessitates the approval of a height and FAR variance, we do support with the following conditions/ qualifications:

- Mr. Dolan and his contractor 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 morning and late evening hours, staging of construction equipment, street closures, Saturday afternoon noise, traffic patterns). LU will help to facilitate those conversations.
- Mr. Dolan will make every effort to attract and retain locally-owned businesses in the retail space as part of the development.
- Mr. Dolan will work with the Lawrenceville Corporation to look more closely at unifying the design of the structure.



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- Mr. Dolan will work with the community and Department of Public Works to address traffic issues, impacts, and concerns that the new development will create.
- Mr. Dolan will work with the Urban Forester to provide adequate greening, trees, and screening around the perimeter of the building.

We thank Mr. Dolan for his investment in the community, and for working with the community organizations to address concerns and questions, and expect the communication to continue as the project moves towards construction and implementation. Thank you to the ZBA for your consideration.

Sincerely,

Lauren Byrne
Executive Director