

November 15, 2016

Attn: Zoning Board of Adjustment
Department of City Planning
200 Ross St., Fourth Floor
Pittsburgh, PA 15219

RE: Hatfield Row Project

Dear Esteemed Members of the Zoning Board of Adjustment:

On behalf of Lawrenceville United and Lawrenceville Corporation, we write today about the proposed new construction of four single family attached dwellings on Hatfield Street in Central Lawrenceville. We thank Gupta Properties and Red Swing Group for participating in our community process.

Lawrenceville United's (LU) 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. LU and Lawrenceville Corporation (LC) have created a community process that provides a forum where proposed development projects can be discussed, vetted, and measured against community plans and priorities.

As part of our process, LU and LC convened a community meeting for this project on October 18th, 2016. Gupta Properties and the project team presented their proposed redevelopment of this parcel, which reflects changes from their original plans that were presented to the ZBA in June of 2016 for five single family attached dwellings. During the October community meeting, they also answered questions raised by community members in attendance. We appreciate the development team's willingness to work with the community for a second round, and to address concerns and questions raised by neighbors.

While our organizations are neither opposing nor supporting the proposed project, we did want to report the input that we received during the community process for the ZBA's benefit. In both community meetings, residents expressed some concerns around:

- *Parking:* As is seen across Lawrenceville, new development places an additional burden on residential parking availability, as new curb cuts are created and/or new residents use on-street parking. Residents expressed concerns around this.
- *Decks:* The proposed decks would directly face homes on Blackberry Way and reduce the privacy these residents experience. Residents would like to ensure that the second-story decks are properly screened.
- *Setbacks:* The applicant has requested variances for multiple setbacks. Residents on Hatfield Street and Blackberry Way are concerned about the collective impact of this, which would increase the footprint of these properties.
- *Affordability:* The project does not include any price points that make housing accessible to people who reflect area median income.

We would also like to acknowledge Gupta Properties' modifications of their original plans to accommodate feedback from nearby residents during the first community process. In particular:

- *Density*: The new plans show one less unit and also one less curb cut consequently.
- *Setbacks*: The addition of setbacks for an egress on either side is preferred over the previous plan, which did not include them.
- *Conjoining construction*: The removal of conjoining construction is supported by the neighborhood.
- *Storm water management*: Improved plans for storm water management are also supported.
- *Communication*: Gupta Properties has agreed to communicate with nearby residents about the construction timeline.

All of these changes are favored by the community, and we thank Gupta Properties and Red Swing Group for making them to accommodate the preferences of neighbors.

We appreciate their participation in the community process, and we thank the ZBA for your consideration.

Sincerely,



Matthew Galluzzo
Executive Director
Lawrenceville Corporation
100 43rd Street, Suite 106
Pittsburgh, PA 15201
(412) 621-1616



Dave Breingan
Executive Director
Lawrenceville United
4839 Butler Street
Pittsburgh, PA 15201
(412) 802-7220