

**Meeting Notes on Community Meeting on 500 37<sup>th</sup> Street**  
9/24/2018 at Pittsburgh Arsenal PreK-5, Multi-Purpose Room

Approximately 12 people in attendance.

Meeting called to order at 7:02pm.

Dave introduced Art Nese, Matt Galluzzo, and Ofcr. Davis.

**Community Meeting on 500 37th Street Artisan Development**

Dave reviewed community process and ground rules and noted that the project is slated to go before the Zoning Board on 10/18/18.

Presentation from the Project Team

Johnny Miller, of Artisan Development. Joe Larkin, of Howard Hanna.

The development team is planning 10 new homes abutting Sullivan Field. Joe Larkin introduced himself, his connection to the neighborhood, and history with the site.

Johnny introduced the site, noting off-street parking, and reduced blight and vacancy. Developer plans to improve Howley and Clement Way.

Parking will be off Howley and Clement. The developer has a storm water management plan, and will make ADA improvements and landscaping along 37th Street.

Architectural style will be lap siding, metal, and hardie panel.

Floor plans include three stories plus roof-top deck.

**Q&A**

Dorothy Enright: Concerned about parking at Sullivan field, garbage receptacles, continued blight around site—even with those improvements.

- Johnny: Sidewalks are required around the parcel. Dumpster are likely a non-permitted use. It is likely a 311 issue.
- Joe: The existing gravel driveway will become a city street & improve streetscape.

Jim: Any concerns about the power plant?

- Johnny: No knowledge about concerns. We've done a lot of work between Penn and Liberty. We're working to improve property values. That helps the entire community.

Dorothy: When will you start? Worried about protracted delays on other projects.

- Johnny: Going to Zoning Board on 10/18 for lot area and setbacks & use variance. It will take 45 days after that for answers from Zoning Board. Project

would likely start in Spring '19. Funding has already been secured and it is a 12 month.

Joe: Price points for the units are about \$500,000—which is lower end for Lawrenceville.

Closed door discussion: Deemed unnecessary.