Community Meeting - Agenda

1. Review of Community Process & ground rules
2. Presentation from the project team
3. Facilitated Q&A
4. Closed door discussion
The Lawrenceville Community Process
About Us

• Mission: Improve and protect quality of life for all Lawrenceville residents
• Membership of over 500 residents
• Board of Directors comprised of residents: elected by membership
• Programs: Public Safety, PEP Rally, AdvantAGE, Farmers Market, Cleaning and Greening, Community Events, advocacy, and more.
About Us

• Mission: Serve as the catalyst and conduit for responsible growth and reinvestment in the Lawrenceville community.

• Membership of businesses

• Board of Directors comprised of residents, businesses, institutions

• Focus areas: 21st Century Business District, Market Maturity, EcoDistrict Communities, Riverfront
The Lawrenceville Community Process

Background

• Adopted in 2011

• Moved decision-making from Planning Team to more transparent and inclusive process

• Around 100 development projects and 50 liquor licenses have gone through the process

• Jointly facilitated by LU and LC
Goals

- Community knows what’s being proposed in Lawrenceville
- Community can provide direct feedback to organizations and is equipped to participate in public processes themselves
- Relationships built between businesses/owners and neighbors
- Get out front of potential issues
- Ensure compliance with community plans and priorities
- Build consensus around position
What Projects We Try to Take

Going through an existing public process:

✓ Zoning Board of Adjustments
☐ Planning Commission
☐ URA
☐ PA Liquor Control Board
☐ City Council
☐ Air quality permits through ACHD

*Exception: applications for medical marijuana dispensary/grow facility
What Projects We Try to Take

- 4 residential units or more
  - Use: variances (and some special exceptions)
- New structures or expansions: 2,400 square feet or more
- Zoning change
- Liquor license application or transfer

OR...

- Has potential community-wide impact
How Projects Come To Us

Owner or project team reaches out

City Planning connects

LU / LC discovers by monitoring ZBA, Planning Commission, URA, PLCB Hot List, etc.
Clarifying LU and LC’s Role

• We are NOT affiliated with the project
• We do NOT recruit developers/business owners
• We have NO authority to intervene in private transactions of property. The community process only kicks in when there is a public process of some kind (typically a variance from the zoning code or a liquor license application)
Introductory Meeting

- Meeting between LU, LC and developer or business owner to share plans.

Info Gathering

- LU and LC gather and verify information, work to understand approvals necessary, and measure plan against current community plans and priorities.

Community Meeting

- An open and public community meeting is held to give the owner or developer a chance to present vision and plans to the community.
- Community asks questions, identifies any concerns, gives input to LU and LC.

Outcomes

- LU and LC attempt to work on any concerns, take position(s) on the project.
Getting the Word Out

- Flyer within 500 feet
- LU website
- LU e-newsletter
- LU Facebook, Nextdoor Lawrenceville
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Ground Rules

1. Please hold all questions for the end of the presentation. We will go back to a slide if there is a specific question or comment, so please jot down notes that you may want to revisit when we open it for Q&A.

2. Once opened for Questions and Comments, please raise your hand and only proceed with your question or comment once you have been acknowledged by the facilitator. Please also identify yourself by name, and also your relationship or interest in the issue.

3. Please be respectful of all speakers, including those asking questions and making comments.

4. Questions/ comments will be limited to 2 minutes each. A clarification question or comment will be permitted.

5. If time permits, we will call on individuals who would like to ask or make a second or additional question or comment.

6. Please also use index cards available if you’d like to submit a comment or question but are not able to in the meeting. We will compile as part of notes from the meeting.

7. If the ground rules are violated or ignored, we will ask the individual to leave the meeting, and if it continues, we will end the meeting.
Table-Setting

• November 2014: Community Meeting #1
• April 2015: Community Meeting #2
• June 2015: Zoning Board hearing for the Foundry
• September 2015: ZBA approval with conditions
  • Tenants may not seek parking permits for on-street permit parking areas
  • Bay 4 shall be maintained as open space and...may be utilized for public and/or private programming that may involve...temporary structures
  • Area within 25’ setback along Willow shall be maintained as open space
Table-Setting, continued

• January 2017: Input from community on Bay 41 uses
• August 2017: Second meeting to collect input on Bay 41 uses from community
• April 2017: Community meeting on Phase 2 of the Foundry (TechMill)
• December 2018: Meeting #1 re: Bay 41 occupancy change
• TONIGHT: Meeting #2
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Mintwood Warehouse – Proposed Conversion

Project Summary:
Developer: Lawrenceville Properties LLC
Project Architect: Decomone Architects

Property Information
Address: Existing warehouse building along Mintwood Street. (Address 7777)
Lot and Block: 1 consolidated lots (49-N-294, 49-N-285 & 49-N-272)
Lot Size: 43,800 SF (once we consolidate lots)
Zoning: R10-H (High density)

History: Little is known about the age of the building, however, we do know that at some point the building was used for warehouse storage use for Giant Eagle. At one point the building had ample window openings and was filled with natural light, but over time, these windows were continually infilled with concrete block until there were only a few windows still able to be viewed from the exterior. The building has been vacant for over a decade, but remains in great shape on the interior and exterior.

Project Overview: Project consists of conversion of existing warehouse space to new multi-family residential use. Project will contain 17 total units for sale, interior parking and amenity spaces. The project also consists of a new small 8-car parking area off of Wooster Way in the rear of the site. Total vehicular parking spaces will be 28. Unit sizes vary between 1,200 SF – 2,000 SF, and will all have access to exterior deck and patio space off of the back of the building. Changes to the facade include reinstalling glass where old glass has been removed and infilled with block, and providing new doors for unit access.

Current Status: Currently the project is in the Design Development and consultant coordination stage. We have met with the city and have completed our initial site plan review and design reviews, and are working towards bidding the project in Mid-Late February.

Anticipated Timeline: Project commencement date of Summer 2019, estimated construction completion date of Spring/Early Summer 2020.

Zoning Variance: Special exception for nonconforming use/changes of use to residential (multi-family) Administrators exception for roof deck setbacks.

Date and time of ZBA hearing: March 8th (still to be confirmed)
Bay 41 Community Meeting
3/26/19
"DEMOLISH EVERYTHING"

The owner of the industrial property solicited advice from real estate developers and commercial brokers who were in agreement that the site should be entirely demolished to make way for new development.
The property consists of six industrial bays, side-by-side, named Bay 1 through Bay 6. Each bay is approximately 300 feet long. The center bay of the property, Bay 4, is directly aligned with 41st Street. The façade of Bay 4, as well as the entire industrial property, is a barrier to connecting the neighborhood to the Allegheny River.
Steel mill buildings, like the interior of Bay 4 pictured here, once populated both sides of the three rivers of Pittsburgh for miles in all directions. Today, there are few left. These industrial structures were the foundation of what made Pittsburgh unique.
Hours of Operation

- 9 am – 9 pm Sunday through Thursday
- 9 am – 10 pm Friday and Saturday.
- Annually – May through December (not limited to these months, this represents the main event season)
- Over 97% of the year Bay 41 will not be occupied with any type of event or gathering, it will be a public plaza.
Event Tiers

- Ticketed/Private Invite Events
  - Small and Large
- Community/Public Events
  - Small and Large
Ticketed/Private Invite SMALL Events
Ticketed/Private Invite SMALL Events

- Maximum 500 attendees (includes weddings, galas, chef’s dinner, rallies, etc.). Also includes 50 people or less for fitness classes.
- Maximum 20 events per year.
- Parking available – Locations, Techmill 41 (161 spaces, when available) and Ice House (35+ spaces, available when requested or required).
Ticketed/Private Invite LARGE Events
Ticketed/Private Invite LARGE Events

• Maximum 1200 attendees.
• Maximum 6 events per year.
• Fridays and Saturdays only.
• Special events permit required.
• Parking and traffic control per special events permit.
Uber Drop – Off
Community/Public SMALL Events
Community/Public SMALL Events

• Maximum 500 attendees at any given time (attendance may be rolling).
• Maximum 20 events per year.
• Parking available – Locations, Techmill 41 (161 spaces, when available) and Ice House (35+ spaces, when requested or required).
Community/Public LARGE Events
Community/Public LARGE Events

- Maximum 1200 attendees at any given time (attendance may be rolling).
- Maximum 20 events per year.
- Fridays and Saturdays, if event is placed on a Sunday this type of event must be over by 6 pm.
- Special events permit may be required, if so parking and traffic control will be required.
- Parking available – Locations, Techmill 41 (161 spaces, when available) and Ice House (35+ spaces, when requested or required).
What Bay 41 Requires Before an Event

• If the facility is being rented there is a signed vendor agreement.
• Sitemap is completed prior to the event and includes.
  • Vendor, performance and activation spot locations.
  • Bathroom locations
  • Entrance and Exits
  • Bollard locations
  • Fencing (if needed)
Possible Soundproofing Addition to Bay 41
Questions & Discussion
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Positions We Take

- Support
- Support with conditions
- Oppose
- Neither support nor oppose
Next Steps

• Turn in any questions you didn’t get to ask and we will follow up to get them answered

• LU will post meeting notes on website and e-newsletter

• Reach out to LU at 412-802-7220 or info@LUnited.org with any other questions or additional comments as we determine our position

• ZBA Hearing is scheduled for ??? at 200 Ross Street, Pittsburgh, PA 15219 (downtown)