Community Meeting - Agenda

1. Review of Community Process & ground rules
2. Presentation from the project team
3. Facilitated Q&A + feedback
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

• Over 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, expansions, or rehabs: 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 own 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.
Background

• May 2012 – first community meetings
  • 80 residential units, neighborhood opposition
• Revised plans with LU, LC, residents
• October 11, 2012 – ZBA Hearing
  • LU, LC, and 40+ residents in favor
• January 2013 – ZBA approved variance requests
• February 2013 – neighbor appealed ZBA decision
• February 2016 – settlement agreement on ZBA appeal
Background (continued)

• November 2016 – listed property for sale
  • Selling the building and modified zoning approval
• December 2017 – sign agreement with potential buyer
  • Planned was to demolish all structures and build townhouses
• April 2018 – discuss demolition request with LU, LC, LS, LHS and neighbor
• May – June 2018 – submitted and later withdrew demo application
• June 2018 – historic nomination filed
• Collaborated with LU, LC, LHS, and Preservation Pittsburgh on development plans
  • Created agreement to withdraw historic nomination and create development process
• November 2018 – introductory community meeting of new site plans
ZBA Hearing: April 18th at 10:30 a.m.

• Variance: multi-family residential use is not permitted in R1A zone
• Variance: maximum height 40’ / 3 stories permitted and 41’ / 4 stories proposed
• Variance: minimum 15’ rear setback required and 3’8” requested
• Variance: minimum 15’ exterior side setback required and 7.5’ requested
• Variance: 2 off-street loading spaces required
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Mintwood Warehouse – Proposed Conversion

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

Property Information:
Address: Existing Warehouse building along Mintwood Street. (Address?)
Lot and Block: 1 consolidated lots (49-N-294, 49-N-288 & 49-N-272)
Lot Size: ~3,800 SF (once we consolidate lots)
Zoning: R1A-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 the years, these windows were continuously filled 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 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 1200 SF – 2000 SF, and will all have access to exterior deck and patio space off of the back of the building. Changes to the façade include reinstalling glass where old glass has been removed and filled with black, 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 2018, estimated construction completion date of Spring/Early Summer 2019.

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

Date and Time of ZBA hearing: March 8th (still to be confirmed)
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Site Plan - As by right per Zoning requirements

Lawrenceville Community Presentation - April 9th 2019
Redevelopment of Holy Family Church Site
Conceptual 3D View - Overview of 22 Townhouses

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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 on 4/18 at 10:30 a.m. at 200 Ross Street downtown.