

April 18, 2019

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

**Re: Zone Case 107 of 2019 (250-254 44<sup>th</sup> Street: Holy Family)**

Dear Esteemed Members of the Zoning Board of Adjustments:

On behalf of Lawrenceville United and Lawrenceville Corporation, we write today with conditional support for the zoning relief sought for Zone Case 107 of 2019 for 250-254 44<sup>th</sup> Street (the Holy Family site). Lawrenceville United's (LU) mission is to improve and protect the quality of life for all Lawrenceville residents. Lawrenceville Corporation (LC) serves as the catalyst and conduit for responsible growth and reinvestment in the Lawrenceville community. LU and 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. This process enables the local community organizations to identify priority issues that will help guide conversations with the developer through the planning and construction processes.

LU and LC convened well-attended open and public community meetings with E Properties & Development and Indovina Architects on November 20<sup>th</sup>, 2018 and April 9<sup>th</sup>, 2019. Notes from those community meetings are included with this letter. We thank the project team for participating in our community process.

Community members in attendance were generally supportive of the redevelopment of this site. We appreciate the project team's plans to preserve and adaptively reuse the church, an historic and iconic building in the Lawrenceville community. We also appreciate the project team's efforts to design townhomes that comport with the adjacent residential community in terms of setbacks and avoiding front-loading garages and minimizing curb cuts. Concerns that were raised by the community included: the project's impact on traffic flow and parking, lack of detail related to the design treatment of the historic church, and initial lack of detail about the location of the dumpster.

In response to these concerns, the project team has proposed a one-way in / one-way out for the drive court along Summit Street and a dumpster location near the parking lot along 43<sup>rd</sup> Street, which resolved some of the concerns we heard from residents.

LU and LC have also worked with E Properties & Development on agreements that are conditions of our support:

- The applicant shall not seek or obtain, or permit any of its future occupants to seek or obtain, any parking permits for any on-street parking areas designated by the City of Pittsburgh as permit parking areas for the church building.

- Upon completion of design development and prior to the development construction drawings, the applicant shall voluntarily submit to Lawrenceville Corporation, Lawrenceville United, and Preservation Pittsburgh all exterior design plans of the proposed church building renovation for review and feedback by Preservation Pittsburgh.

LU and LC respectfully request that these conditions be formalized through the zoning approval, and support the relief sought by the applicant today on that basis. We thank the project team for its participation in our community process, and we thank the Zoning Board of Adjustments for its consideration.

Sincerely,



Matthew Galluzzo  
Executive Director  
Lawrenceville Corporation  
100 43<sup>rd</sup> Street, Suite 106  
Pittsburgh, PA 15201  
(412) 621-1616  
[Matthew@LawrencevilleCorp.com](mailto:Matthew@LawrencevilleCorp.com)



Dave Breingan  
Executive Director  
Lawrenceville United  
118 52<sup>nd</sup> Street, Suite 2026  
Pittsburgh, PA 15201  
(412) 802-7220  
[Dave@LUnited.org](mailto:Dave@LUnited.org)