

September 23, 2019

Attn: Planning Commission  
City of Pittsburgh, Department of City Planning  
200 Ross St., Third Floor  
Pittsburgh, PA 15219

**Re: DCP-MPZC-2019-00027 and 19-PDP-00009 (Arsenal 201, Phase 2)**

Dear Esteemed Members of the Planning Commission

On behalf of Lawrenceville United and Lawrenceville Corporation, we write today in regards to Arsenal 201, Phase 2. 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 have been working for more than a year with Milhaus in regards to designs for Phase 2 of Arsenal 201, and we convened an open and public community meeting with Milhaus and their project team on July 11<sup>th</sup>, 2019. This follows a number of open and public community meetings that took place in 2016 in advance of Phase 1 of Arsenal 201 and resulted in commitments to the community that continue to be relevant. Notes from the 2019 community meeting are included with this letter.

We thank Milhaus and the project team for participating in our community process and we appreciate the commitments that have been made to the community to date, and as recent as yesterday, September 23, 2019, in response to those ongoing discussions (please see attached). While we appreciate the collaborative work to date, and are not in opposition to the project, some elements of the proposed project still lack detail at this point in time, despite numerous and continued discussions, and we continue to wish to see additional information and commitment provided. We respectfully request that the following commitments made by Milhaus, and those concerns and requests still outstanding, be reviewed, considered, and incorporated as conditions to any decision made by the Planning Commission. Those issues include the following:

- **Housing:** We sincerely appreciate Milhaus's commitment to meet the standards set in the Inclusionary Housing Interim Planning Overlay District by providing 35 units of affordable housing. Consistent with the intent of the Inclusionary Housing Interim Planning Overlay District and the need to address the shortage of Housing Choice Voucher units in the City of Pittsburgh, we continue to request that Milhaus commit to accepting Housing Choice Vouchers, while acknowledging that there are currently no legal requirements to do so. We emphasize that the allowable pricing for the affordable units under the IPOD is well below the Voucher Payment Standard, meaning that Milhaus could provide access to a lower range of incomes to the inclusionary units without bearing any additional cost.
- **Park/green space:** We appreciate Milhaus following through on their previous commitment to create a publicly accessible (though privately owned and maintained) green space on their site, with signage minimally located at the park entrance and Butler Street at Arsenal Alley to ensure accessibility for the public. We continue to believe further design and community engagement should take place for a new publicly-accessible green space of this scale.

- **Traffic/mobility:** We appreciate Milhaus's committed partnership to provide easements and connections as part of the development of the Green Boulevard as it relates to mobility infrastructure on site. Milhaus has also committed to installing a traffic signal at 39th and Butler St., if ultimately warranted by the traffic counts/analysis that will be completed between Trans Associates and the City of Pittsburgh's Department of Mobility Infrastructure (DOMI). If it isn't, the Developer has stated that they will provide thermoplastic crosswalks and a flashing beacon to improve pedestrian safety. We are requesting that these be provided and if not ultimately approved by DOMI, that other pedestrian safety measures be considered and applied, and that these plans be shared with the public as the Developer moves through those approval processes with DOMI, as pedestrian safety at 39<sup>th</sup> and Butler Street is a top priority.
- **Bus shelter:** The community organizations have provided suggestions from the architects who conducted the Butler Streetscape Design Guidelines project related to the design of the bus shelter. We appreciate Milhaus's commitment to supporting a community-supported design and committing \$5,000 towards the construction and installation of the bus shelter.
- **Historic preservation and mitigation:** We appreciate Milhaus's commitment to restore the historic Officers Quarters to Secretary of the Interior standards. Milhaus has indicated that they are working directly with SHPO to address stipulations in their Historic Mitigation MOU. We ask that they share updates on this process with the community organizations as it progresses.
- **Parking & Transportation Demand Management:** We appreciate Milhaus's commitment to work out an agreement with Pittsburgh Public Schools for use of 50 parking spots by staff at Arsenal PreK-5 and Arsenal 6-8 and their creation of additional public parking along Willow Street. Additionally, we look forward to learning how they plan to manage transportation demand as it relates to providing or encouraging the use of Port Authority bus passes, providing transit screens, and/or other efforts to encourage tenants to use public transit and have less dependence on single-occupancy vehicles.
- **Construction Management:** We appreciate Milhaus's commitment to share a Construction Management Plan and to meet with adjacent neighbors prior to the commencement of development activities, in order to review construction plans and discuss measures to mitigate impact on those most affected.

We look forward to continued conversations with Milhaus and the project team to address these issues and we thank the Planning Commission for their thorough review of the project.

Sincerely,



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