

6th Ward Block Watch & Community Meeting on 3485 Butler St (Edge Case Research)
Meeting Notes
8/26/2019, 7 p.m. @ St. Augustine's Church, Lower Room

Approximately a dozen people in attendance.

1. Introductions

2. Zone 2 Police Report

- Next Lawrenceville Wide Public Safety Meeting is October 15 at library. PPC will talk about the second phase of their Parks Listening Tour. They came out to all the block watches of this year. They're having a second round and launching a campaign for their vision for the next chapter of the parks. Two other things we have heard that we may cover: 311 vs 911, bigger areas of education content, etc. we also had some interest in using Narcan to reverse overdose. Let us know if you have any input.

3. Community Meeting on 3485 Butler Street (Edge Case Research)

- Community process and ground rules were reviewed by LU and LC.
- Presentation from project team. Shawn Kichline with Oxide Real Estate: We buy historic buildings and renovate them to higher and better uses. We just bought the building b/c we love it. Had tenant in place. Horse stable in 1800s converted to office space in 1998. We love the building.
 - Kelly: Senior Director of Operations at Edge Case, we were formed in 2014 by Mike Wager from CMU. Spin off of NREC. We currently have location in Pittsburgh, 3485 Butler. Also location in Germany. 40 employees. Not all work in Pgh. Looking to grow. One of the reasons for request for expansion was that. We have 5,300 SF and want to add 4,000. Lower level now is unbuilt storage/warehouse space. Important part is Edge Case started in Lawrenceville. We want to stay in the neighborhood. We're growing. We're trying to help accommodate.
- Q: Changing exterior?
 - No. Historic easement on facade so we can never change for another 10 years.
- Q: Did you know it was a garage repair shop?
 - Shawn: oh yeah, we had to do environmental test.
- Q: Parking issue?
 - Shawn: that's why we're here. Simply put, the building occupies the whole site, we don't have parking. We're toward the southern end, light industrial use and not as much residential. More up Penn Ave. I think practically most people would not park near residents.
 - Seems like its rapidly changing with Doughboy project, yoga studio.

- Shawn: as part of this process, reached out to local owners to try and get parking. Not a lot of parking was possible. But one thing we feel good about in terms of impact is its daytime use. The opposite of parking demand. Really important to keep the liveliness of the neighborhood. 24/7 neighborhood rather than drifting.
- This is the image of zoning district. Images of building, mezzanine level right on Butler. Edge Case loves that. Helps with recruiting. People want to be on Butler and be able to walk and not have a car is why they wanna work there. A young demographic so majority of employees are 20 something early 30 range where they wanna be in this part of the town. Its nice to be at a place where they can walk. And still have housing. This is existing space. Been like it since 98. Our proposal to help is to build out lower level, combo of office seating and conference rooms. Doing a shower. Bike parking. Covered bike parking. 5.6 spaces required, round up to 6. Daytime population we talked about. Standard company trends to more young professionals b/c they can walk or bike. Not a lot of traffic company in. alt transportation options. Specifically requested to be bike friendly.
- Q: What's the timeline?
 - Start build out in 2020 and finish in 2020. 6 month timeline.
- Dave: no zoning hearing yet?
 - Shawn: figure out lease terms, space planning, then go for ZBA hearing soon.
- Q: Roughly how many employees added?
 - Kelly: total number of desks was for 20-22. We would be adding probably 15 new people. Start lower and go forward. Our work is controlled for government. We do have requirements for safeguarding data. Having an additional level would help with that. Much smaller team.
- Paige: with that in mind is there a way to direct other people to bike or walk?
- The back of the commuters will be seeprate off;. We haven't decided which way so still up for discussion. The lower level opens up to the alleyway.

4. Other Updates - LU

- Inclusionary zoning passed, happy to have that. We also had another community project, four proposed new townhomes on 38th. We opposed that based on concerns from neighbors that it was too dense and that the minimum lot size variance would have negative impact son neighbors and they have since retracted and came back with 3 instead of 4 units.
- Arsenal 201- large development between 39th and 40th; about to enter into Phase 2, another 340 some units. We had a meeting back in July about that meeting. All of those minutes are on the website. Still ongoing. Still in phase of negotiation. Eventually be going to planning commission. It's a big project so a lot of moving parts. When they did phase 1 we had robust process, they made commitments in all phases. So part of it is seeing through those commitments; a

traffic signal improvement at 39. That is still up for debate bc their transportation analysis showed that the numbers don't really add up to warrant it. Other improvements we could make: top priority to make more pedestrian friendly for kids, bus stop users, etc. Committed to making a bus shelter around there. Phase 2 includes Officers Quarters from the Allegheny Arsenal. Historic preservation of that building. Affordability kinda solved now with IZ but providing 34 units of affordable housing. Encouraging them to go beyond that and include more than 2 bedroom units to accommodate families. Traffic is another big issue. Plan to connect Willow and Foster Streets to 40th. There would be below Butler connections through neighborhood. Foster Street connection, city has expressed some timidity around that connection. The Willow Street is still planned. Another point is Green Boulevard which is a multi-modal pathway. Connect downtown to Highland Park and run through Lawrenceville. Hasn't been a lot of energy on that larger vision, so we have gotten commitments from individual property owners to provide easements for that to piece it together. They already have an easement for that there. Challenge in that the county's DPW site is blocking Willow connection. So interim strategy of going around that and then long term finding connection. Green Boulevard is biking and walking and riverfront trail would be more natural. Public space: they dedicated some greenspace to the end of the property furthest from Butler. Triangular lot at the end. They wanna have it for reasons to make their living more attractive. Making that publically available. Pushing to allow public to have some voice in design. Almost the size of Schenley Plaza. Tying it into Arsenal Park work. How it works in relation to other public green spaces.

- Technically just on other side of Lawrenceville is 3250 Liberty Avenue, in Polish Hill, on other side of Herron, they just had a community meeting in Polish Hill. Mostly vacant land but proposing 274 apartments, adaptive reuse, more time to weigh in on that. Working with partners on Polish Hill and Bloomfield. Thinking about impacts.
- 3900 Liberty – new townhomes proposed there. I still have not received a letter of approval or denial of their zoning decision. Still outstanding. I haven't heard anything since then. Last update was they acquired the corner property, which would permit access to the parking the way we requested.
- Mintwood Warehouse: they got approved. Office use. Flex space. They did start construction.
- Farmers market from 4-7 every Tuesday. Please spread the word. Wisdom Keeper Day is tomorrow. Recognize older adults in the neighborhood, etc.
- Doing some clean ups on the Doughboy with City Forestry department. September 4 and October 7. Weeding and mulching, etc. do a little easy work with neighbors. Come on out.
- Our annual fundraiser is coming up in two weeks on September 7. Annual fundraiser. Big party @ Teamsters Temple. Tickets are 25 in advance; 35 day off. Salem's. local breweries. Arsenal. Roundabout. Hop farm. Wine also. We award

neighbor of the year and partner of the year. You can make a nomination right now. Accepting nominations until tomorrow evening.

- Garbage Olympics: we compete with other neighborhoods across the city every year. Want to bring home the trophy this year!

Adjourn.