

# 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

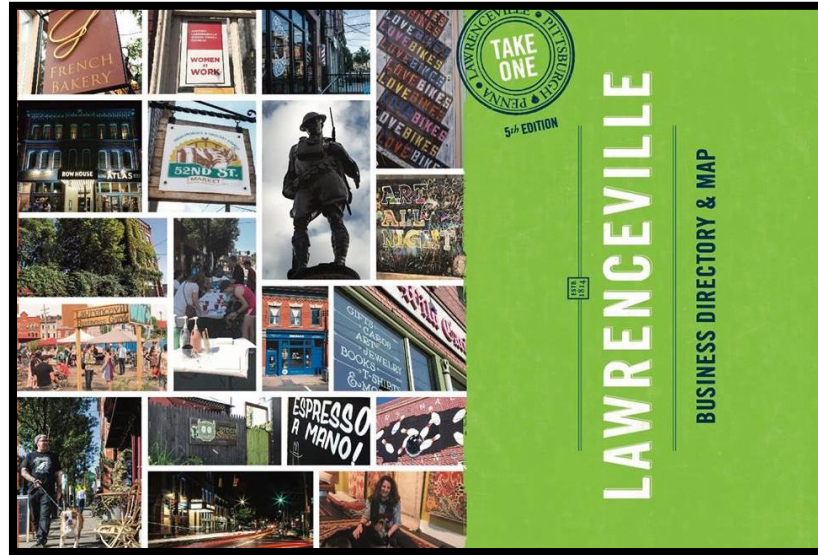
- Mission: Improve and protect quality of life for all Lawrenceville residents
- Membership of over 500 residents
- Board of Directors comprised of residents: elected by membership
- Programs: Public Safety, PEP Rally, AdvantAGE, Farmers Market, Cleaning and Greening, Community Events, advocacy, and 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: 21<sup>st</sup> 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

# 3523 Butler Street

- No zoning changes
- Has always existed as a restaurant/tavern space
- Liquor license transfer from former Pints on Penn

# 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

**Date:**

Monday,  
Jan 29  
7 p.m.

**Location:**

St. Augustine's  
Church, Lower  
Room –  
entrance from  
37<sup>th</sup> Street using  
steps down, or  
accessible  
entrance in the  
back on 36<sup>th</sup>  
Street.

## You're Invited: Community Meeting on the Mintwood Warehouse Conversion



Please join us on Monday, January 29th at 7 p.m. at the regularly scheduled 6<sup>th</sup> Ward Block Watch for an important community meeting. The meeting will be located at St. Augustine's Church in the Lower Room. Lawrenceville Properties LLC is proposing a conversion of a currently unused warehouse on the 3600 block of Mintwood Street to a 17-unit condo building. They are scheduled to appear before the Zoning Board of Adjustments on February 8<sup>th</sup> at 10 a.m. for a variance for use.

As part of Lawrenceville United and Lawrenceville Corporation's community process, you are encouraged to attend to learn more about the project, ask questions, and provide feedback.

Questions? Please call LU at (412) 802-7220.

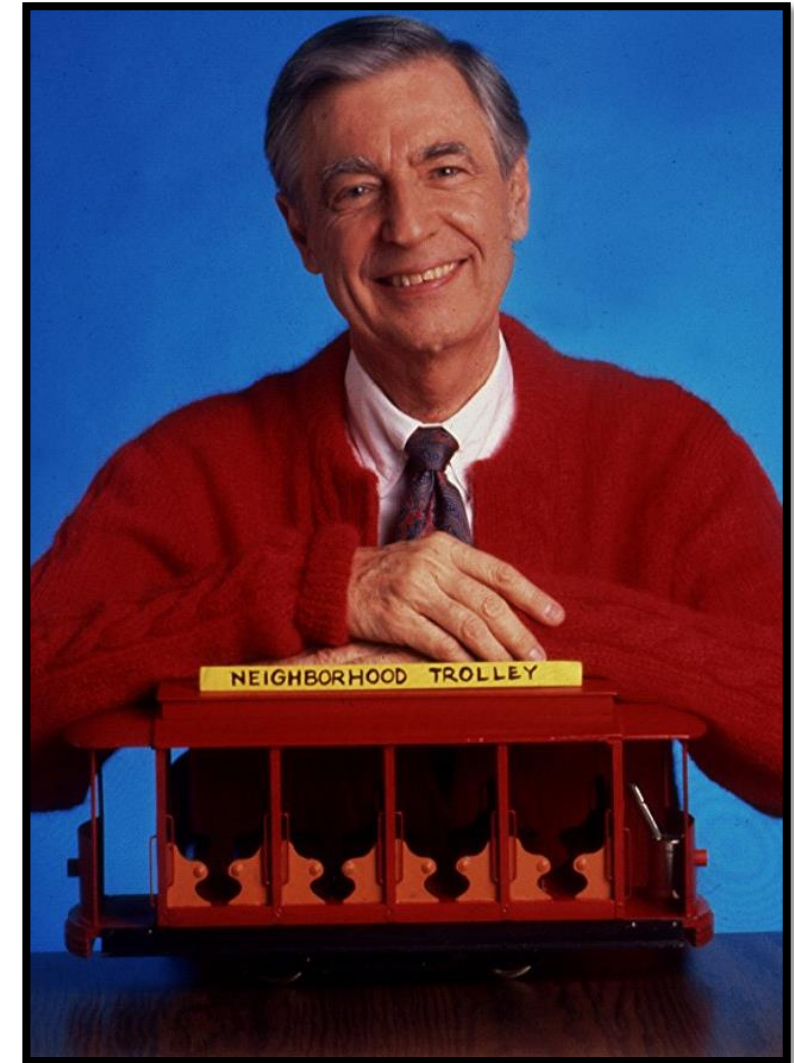


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# Ground Rules

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.



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## Mintwood Warehouse – Proposed Conversion

### Project Summary:

**Developer:** Lawrenceville Properties LLC

**Project Architect:** Desmone Architects

### **Property Information**

**Address:** Existing Warehouse building along Mintwood Street. (Address ???)

**Lot and Block:** 3 consolidated lots (49-N-294, 49-N-281 & 49-N-271)

**Lot Size:** +/-33,800 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, those 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 Wooslayer 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 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.

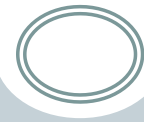
**Anticipated timeline:** Project commencement date of Summer 2018, estimated construction completion date of Spring/early Summer 2019.

### 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 8<sup>th</sup> (still to be confirmed)

# The Journeyman's Table



**AN INDEPENDENT RESTAURANT & LOUNGE**

**SERVING SEASONAL NEW AMERICAN DISHES**

**BEER & WINE ON TAP, WITH CRAFT COCKTAILS**

# 3523 Penn Ave



Has been a restaurant or tavern since 1887!

J McGeown's in 1944



3523 Penn Ave



And in 1948



# 3523 Penn Ave



Then made into a tavern, as Kopec's



# 3523 Penn Ave



## A friendly neighborhood dive



# 3523 Penn Ave



Pints on Penn arrived in 2014



# 3523 Penn Ave



Pints made the building bright and welcoming



Still a tavern, with little sit down dining



# The Journeyman's Table

# Our Concept



A restaurant that serves drinks,  
rather than a bar that serves food.

A comfortable, intimate, and relaxed environment, where the  
community can eat and drink wonderful things.

# The Journeyman's Table

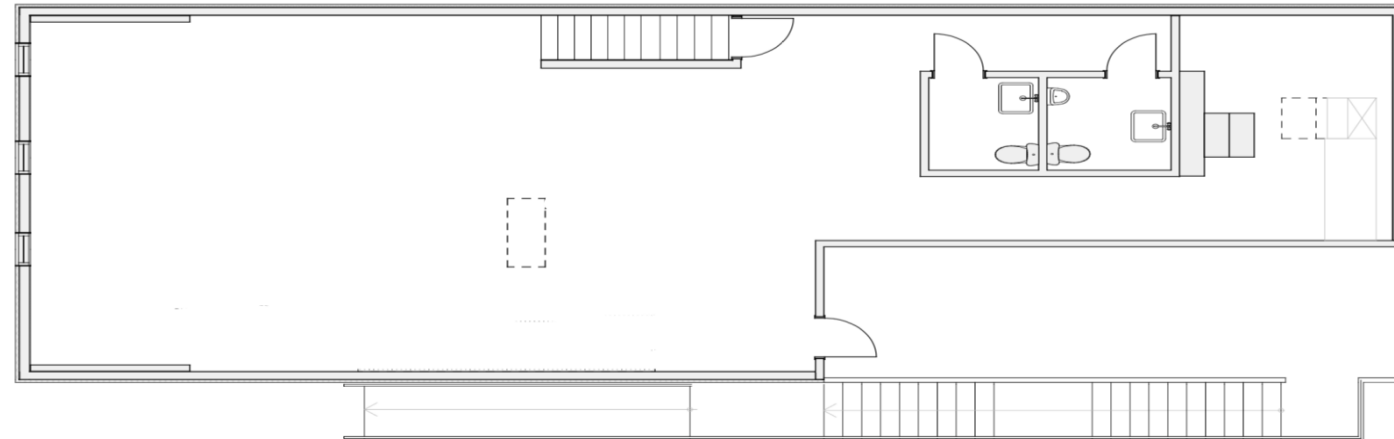
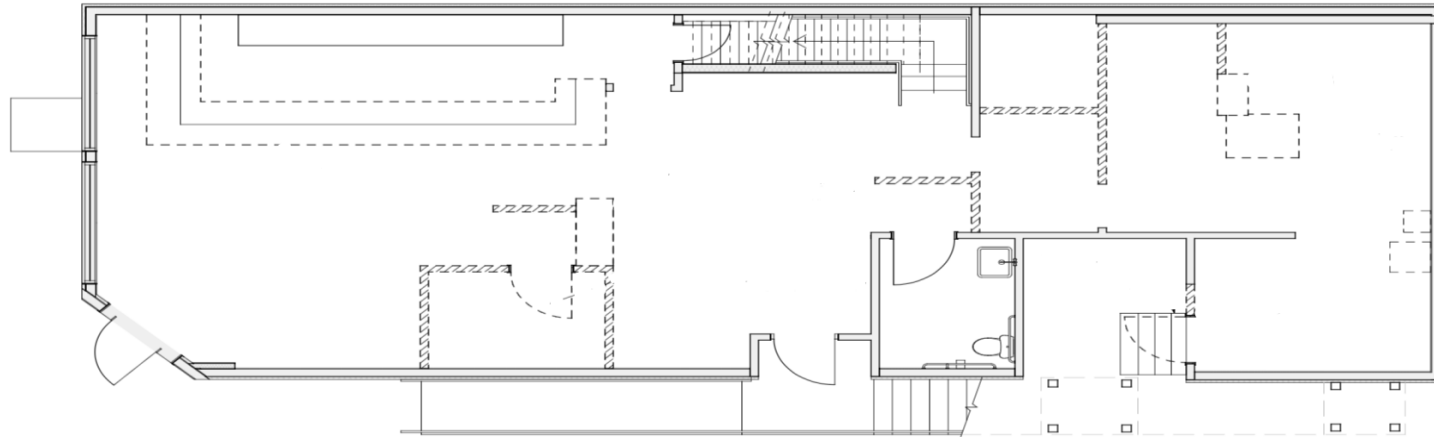


Our goal is to bring great, scratch made food and drink into a warm, neighborhood location.

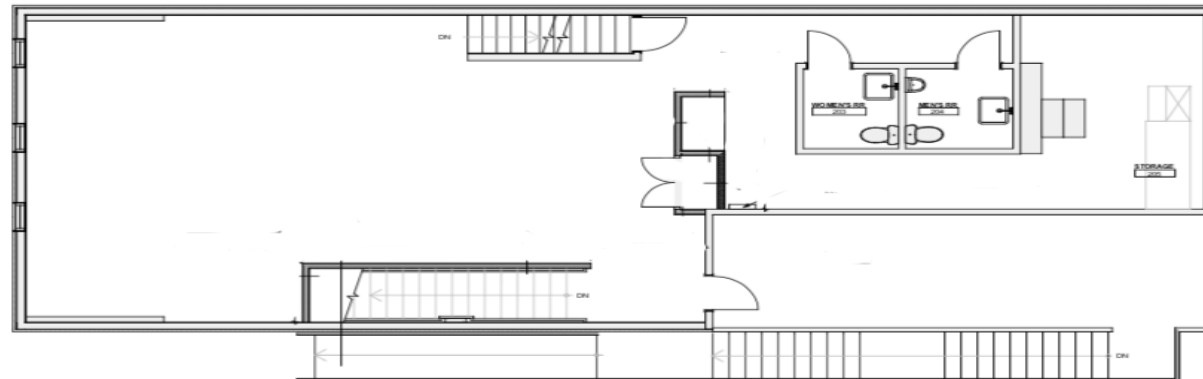
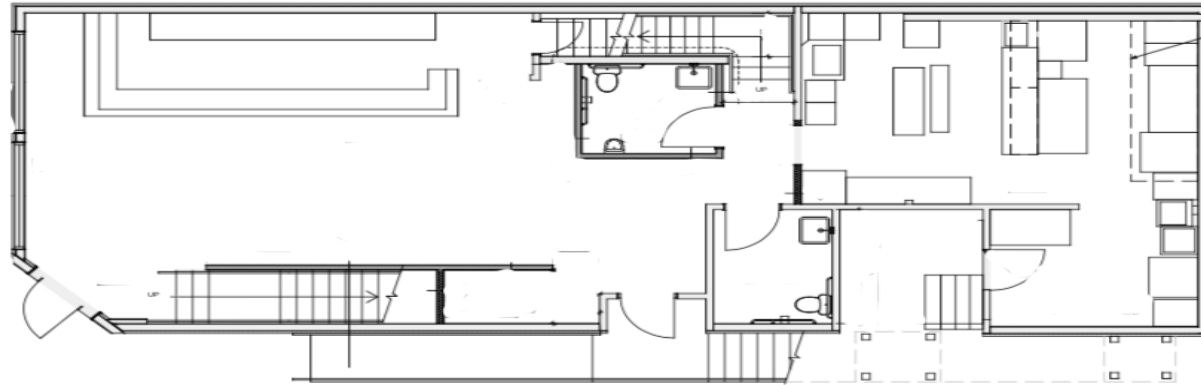
We will be nearly bottle-less, using the taps for all beer & almost all wine. This allows much more variety & portion options, while greatly reducing the amount of waste generated.

Making as much as possible on site allows for much higher quality, and local sourcing, at reasonable prices.

# Current Blueprint



# New Blueprint



# Our Food



Our menu will be seasonal & frequently changing.

Focus on fine dining food presented casually, with an emphasis on fresh pasta and smoked meats.

Wide selection of bar bites, salads, and smaller plates, to allow snacking and easy pairing with drinks.

Limited take away menu.

# Our Drinks



Thirty-seven taps for local and domestic beers, red and white wine, sparkling wine and nitro coffee.

Small selection of wines by the bottle.

Wide and frequently changing selection of infused and craft cocktails.

# Staff & operations



The Journeyman's Table will employ:

16 Full time employees; 10 salaried, 6 hourly

6+ part time employees, hourly

Seeking to culture a staff for the long term, avoiding the rapid turn over  
that plagues restaurants

# Neighborhood integration



Building to remain in original configuration.

No zoning changes are proposed.

Dinner only, scratch cooking, and bottle-less concept all reduce impact on surrounding neighbors.

Discussions underway with local lots to determine if additional parking is feasible.

Use of space outside of dinner service for local gatherings and meetings.

# Thank You



## The Journeyman's Table

Opening Jan/Feb 2020

Looking forward to joining the  
Lawrenceville community.

[dan@journeymanpgh.com](mailto:dan@journeymanpgh.com)

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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](mailto:info@LUnited.org) with any other questions or additional comments as we determine our position

## Development in Lawrenceville

*Lawrenceville United is committed to keeping residents and stakeholders involved and educated in planning and development for the community. Together with Lawrenceville Corporation, we have created a community process to ensure that residents, along with anyone interested, have an opportunity to meet with developers and business owners prior to any zoning or liquor board hearings. These community meetings allow the developers/ business owners to present their plans, then provide a platform for questions and comments from the community. Where appropriate, we will also circulate petitions to oppose or support the application that Lawrenceville United can present at hearings on behalf of the community.*

### Projects (click for more info)

3615 Butler St – Driftwood Oven

4306 Butler St – The Vandal

Mintwood Warehouse Conversion

### Mintwood Warehouse Conversion

#### Mintwood Warehouse Conversion - In Progress

- [Announcement Flyer](#)
- [Project Sheet](#)
- [Presentation](#)
- [LU Position](#)

Notes from Community Meeting	01/29/2018	<a href="#">Notes</a>
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Zoning Board of Adjustments Hearing	03/08/2018	N/A
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