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: 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

• 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
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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: Decomine Architects
Property Information
Address: Existing Warehouse building along Mintwood Street. (Address 777?)
Lot and Block: 1 consolidated lots (49-N-294, 49-N-285 & 49-N-272)
Lot Size: 53,800 SF (once we consolidate lots)
Zoning: R16-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 continuously 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 Woosterley way in the rear of the site. Total vehicular parking spaces will be 28. Unit sizes vary between 1,200 SF – 2,000 SF, and will all have access to exterior deck and patio space off of the back of the building. Changes to the facade include reinstalling glass where old glass has been removed and infilled 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) Administrator exception for roof deck setbacks.

Date and time of ZBA hearing: March 8th ( 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.
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
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.
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.
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
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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