



Community Meeting on Holy Family

9/14/2021, 6 p.m.

By Zoom

Please sign in: bit.ly/LUSignIn

Community Meeting - Agenda

- 1. Review of Community Process & ground rules**
2. Presentation from the project team
3. Facilitated Q&A + feedback
4. Closed door discussion



Accessibility Notes

- ★ LU is committed to making these meetings accessible.
- ★ People without internet access can phone in.
- ★ If you have any issues navigating technology, LU will help:
 - (412) 802-7220 (LU office)
 - (412) 397-8488 (in the moment help tonight)
- ★ Presenters are encouraged to describe any visuals for people joining by phone or with visual impairments
- ★ Please let us know if you need anything else to participate fully.

 - We will monitor the chats of the Zoom and Facebook Live video



Security for tonight's meeting

- ★ “Zoom bombing” is when someone intentionally disrupts a virtual meeting
 - ★ Because this has happened, we tightened our protocols
 - ★ If it occurs, we will:
 - Check in via direct chat if it's unclear what's going on
 - Mute, disable, or remove individual(s)
 - Suspend all participant activity
 - If there are too many disruptors to handle, we may end meeting
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The Lawrenceville Community Process





About Us

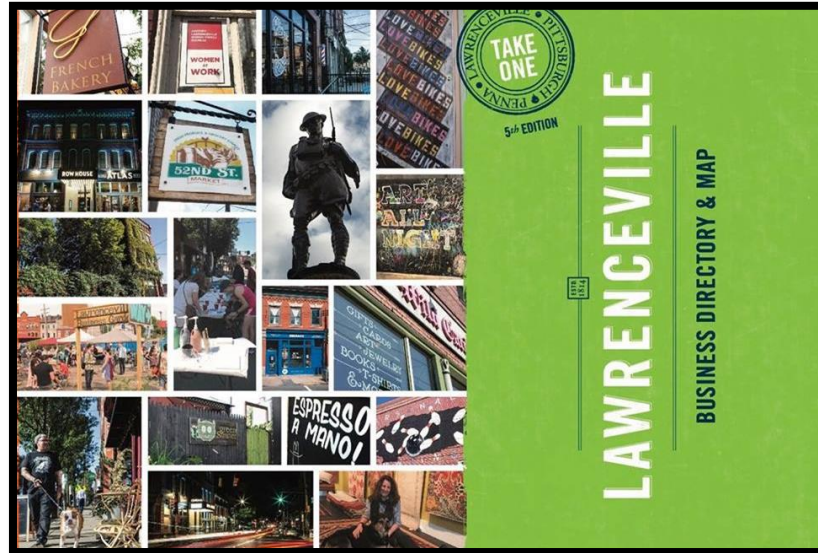
- Mission: Improve and protect quality of life for all Lawrenceville residents
- Membership of over 700 residents
- Board of Directors comprised of residents: elected by membership
- Programs: Public Safety, PEP Rally, AdvantAGE, Farmers Market, Cleaning and Greening, Community Events, advocacy, and more.



About Us



- Mission: Serve as the catalyst and conduit for responsible growth and reinvestment in the Lawrenceville community.
- Membership of businesses, organizations, stakeholders
- 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
- Over 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, expansions, or rehabs: 2,400 square feet or more
- ☐ Zoning change
- ☐ Liquor license application or transfer

OR...

- ☐ Has potential community-wide impact

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
37th Street using
steps down, or
accessible
entrance in the
back on 36th
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 6th 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 8th 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.

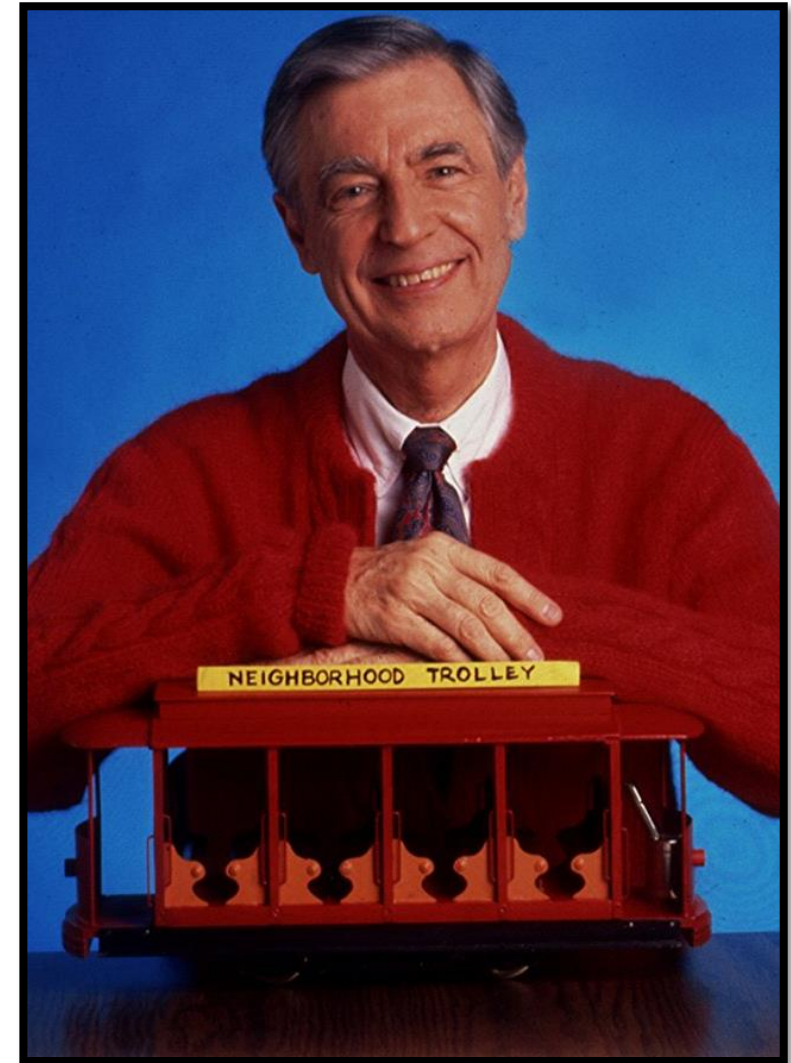


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Ground Rules

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 the chat feature 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.



Background

- May 2012 – first community meetings
 - 80 residential units, neighborhood opposition
- Revised plans with LU, LC, residents
- October 11, 2012 – ZBA Hearing
 - LU, LC, and 40+ residents in favor
- January 2013 – ZBA approved variance requests
- February 2013 – neighbor appealed ZBA decision
- February 2016 – settlement agreement on ZBA appeal

Background (continued)

- November 2016 – listed property for sale
 - Selling the building and modified zoning approval
- December 2017 – sign agreement with potential buyer
 - Planned was to demolish all structures and build townhouses
- April 2018 – discuss demolition request with LU, LC, LS, LHS and neighbor
- May – June 2018 – submitted and later withdrew demo application
- June 2018 – historic nomination filed
- Collaborated with LU, LC, LHS, and Preservation Pittsburgh on development plans
 - Created agreement to withdraw historic nomination and create development process
- November 2018 – introductory community meeting of new site plans

Background (continued)

- November 2018 - Community meeting #1 on new site plans
- April 2019 - Community meeting #2 on new site plans
- April 2019 - Zoning hearing
- July 2019 - Zoning Board conditionally approves new site plans
 - Residential units not eligible for Residential Permit Parking Program
 - Development shall be subject to review and approval from the Planning Commission, which should include review of the external design plans of the Church building, with input from the community organizations

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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 Woolslayer 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 8th (still to be confirmed)

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Positions We Take

- ☐ Support
- ☐ Support with conditions
- ☐ Oppose
- ☐ Neither support nor oppose

Next Steps

- Submit questions in chat or to info@LUnited.org or by phone at 412-802-7220 if 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
- Planning Commission hearing TBD - if you signed in, we will email you when we find out

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	Notes
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Zoning Board of Adjustments Hearing	03/08/2018	N/A
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Other News and Upcoming Events

Liquor License Updates

- Arsenal Lanes Update
- 5247 Butler Street

KiwiBot/ Personal Delivery Device Pilot

Amazon Meeting: 9/24/21, 6:30 pm, ZOOM, register at bit.ly/AZResponse4 or by calling 412-802-7220

LC Annual Meeting: 9/30/21, 5- 7:30 pm, Clemente Museum, register via Facebook or www.lvpgh.com