

LAWRENCEVILLE COMMUNITY DEVELOPMENT ACTIVITIES MEETING

Thursday, November 30 , 2023 | 6:30-8:00 PM



LAWRENCEVILLE
CORPORATION

Sign in at bit.ly/LUSignIn if you're joining by Facebook Live or watching this as a recording

LAWRENCEVILLE



UNITED

Tonight's Agenda

1. **Welcome (15 minutes)**
 - a. Introduction
 - b. Accessibility & Community Agreements
2. **Community Process Overview (5 minutes)**
3. **Proposed Development at 135 51st Street (50 minutes)**
 - a. Developer Presentation - 20 minutes
 - b. Q&A -30 minutes
4. **Closed Community Conversation (15 mins)**
5. **Upcoming Events & Closing (5 mins)**

About Lawrenceville United

- Mission: to improve and protect quality of life for all Lawrenceville residents
- Membership of over 800 residents
- Board comprised of all residents: elected by our membership
- Programs: Lawrenceville Farmers Market, supporting older adults, free food distributions, cleaning & greening, direct support & case management, advocacy, and more.



About Lawrenceville Corporation

- Mission: Driven by the Lawrenceville community, the Lawrenceville Corporation acts as the catalyst and conduit for responsible and sustainable growth.
- Membership: About 100, primarily business owners
- Board: Mostly comprised of residents, property owners, and business owners and elected by our membership - 16 members
- Programs: Business district management, policy and advocacy, community planning and development, real estate development, and communications and marketing



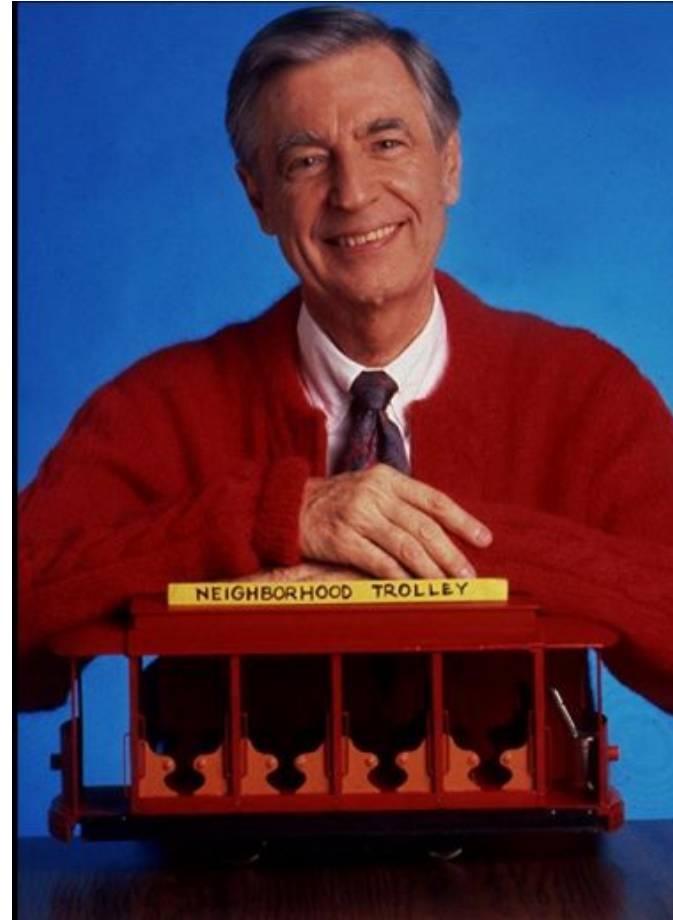
Safety & Accessibility

- This meeting is being streamed on Zoom & Facebook.
 - We will be monitoring the Facebook & Zoom chat for questions and comments
 - Project sheet can be found on LU's website at <http://www.lunited.org/wp-content/uploads/2023/11/153-51st-Street-Project-Sheet.docx.pdf>
- Please let us know your accessibility needs.

Community Agreements

Be neighborly.

- Be respectful of all participants & hosts
- Don't denigrate groups of people
- Give space for all to participate



Ground Rules

- **Hold all questions/comments until the end of the presentation** (you can drop in the chat if you're joining by Zoom / Facebook Live).
- **Raise your hand to make a question/comment.** Please identify yourself and your relationship to the project.
- **Be respectful of all speakers.**
- **Limit questions/comments to 2 minutes each, with 1 clarification question/comment.**
- **If time permits, we will call on individuals who'd like to ask or make a second question/comment.**
- **Use the "feedback form" to ask more questions and give us your input**
- **If ground rules are violated, we will ask you to leave. If it continues, we will end the meeting.**

Community Process Overview

Background

- Co-facilitated by LU & LC since 2011
- Vetted over 100 development projects and over 50 liquor licenses since
- Goals:
 - ◆ Inform neighbors and collect direct feedback
 - ◆ Equip neighbors to participate in public processes
 - ◆ Build relationships between developers, businesses, and neighbors
 - ◆ Build consensus and ensure compliance with community plans and priorities



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

Projects that Trigger the Process

- Requires approvals from the Zoning Board of Adjustments, Planning Commission, URA, PA Liquor Control Board, City Council, Air Quality Permitting **AND...**
- Meets one of the following criteria:
 - ◆ 4+ residential units
 - ◆ New structures or expansions over 2,400 square feet
 - ◆ Requires use variance or zoning change
 - ◆ Liquor license application or transfer
 - ◆ OR... Has potential community-wide impact



Clarifying LU and LC's role

- We are not part of the development team
- We did not recruit this developer
- We have no authority to intervene in private transactions of property. The community process kicks in when there is a public process of some kind.

Proposed Development at 135 51st Street

Developer Presentation

51ST STREET TOWNHOMES

Lawrenceville Community Development Activities Meeting



Rothschild
Doyno
COLLABORATIVE
ARCHITECTURE AND URBAN DESIGN

SITE AERIALS



Aerial view from West

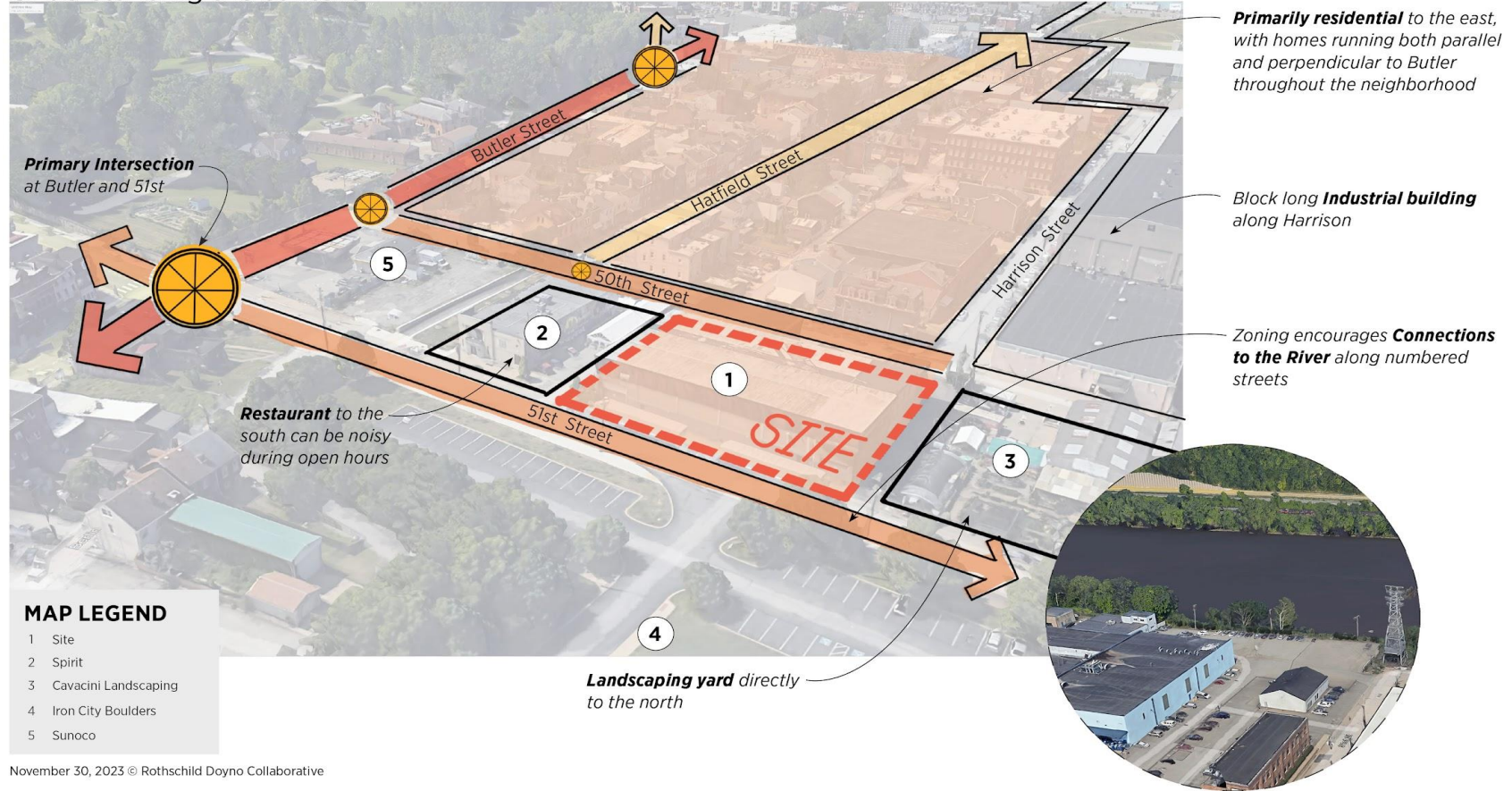
Images per Google Earth



Aerial view from East

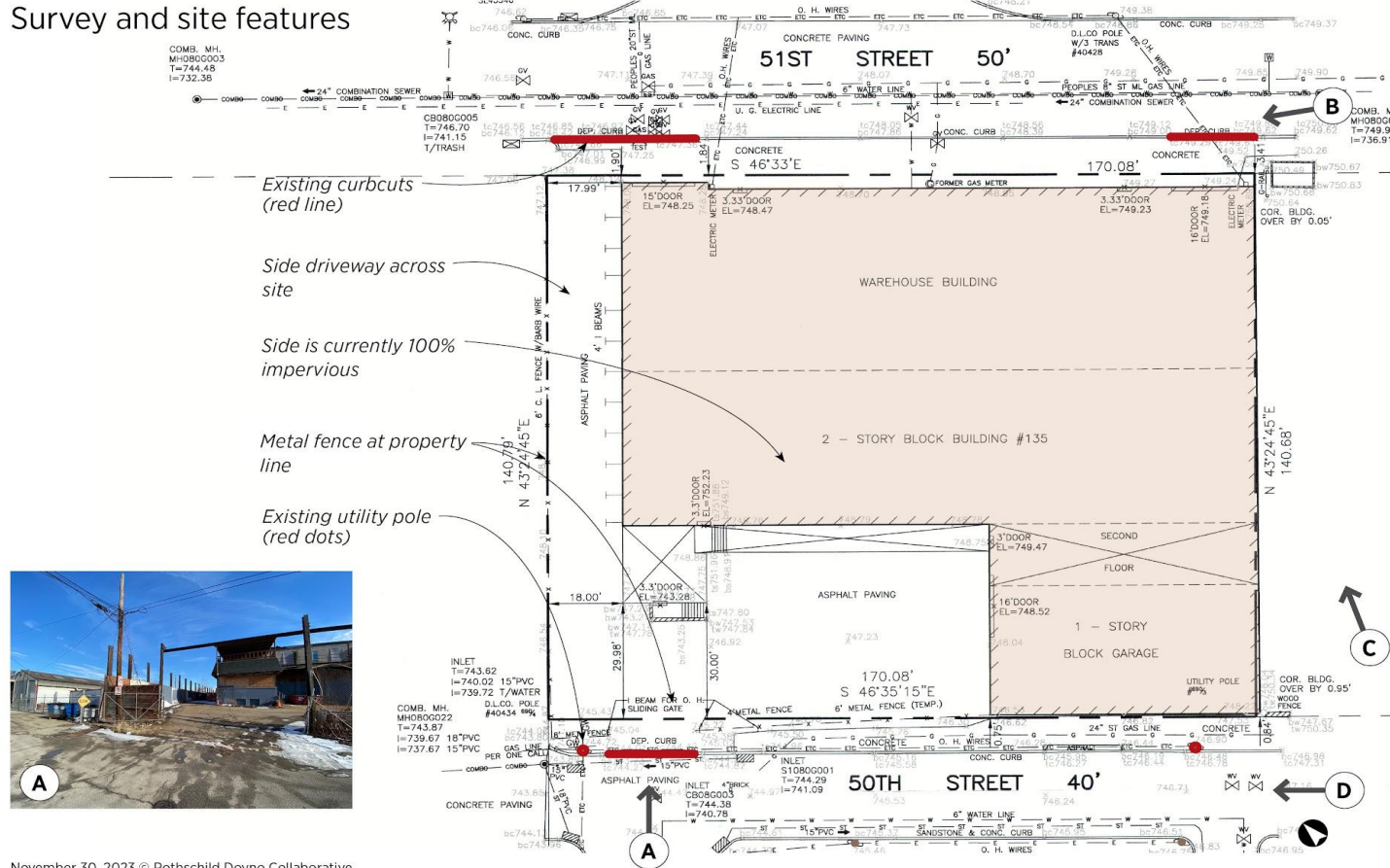
SITE FORCES

Understanding the context



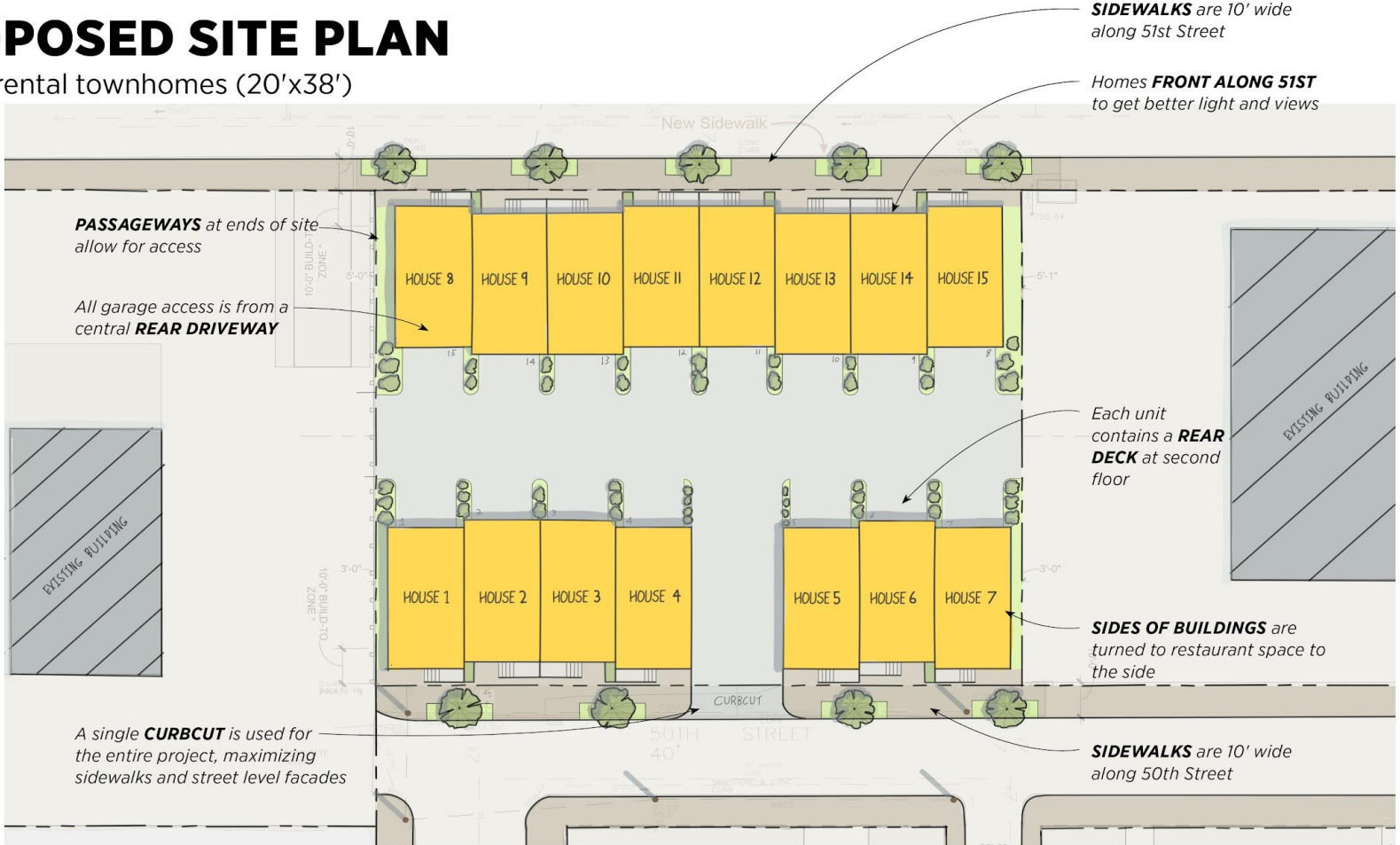
EXISTING CONDITIONS

Survey and site features



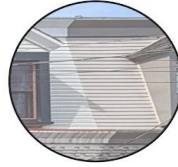
PROPOSED SITE PLAN

Fifteen rental townhomes (20'x38')



NEIGHBORHOOD CONTEXT

Architectural styles



Neutral Siding



Neutral Brick



Blue Brick



Red Brick



Gray Siding



50TH STREET PERSPECTIVE

Larger, more modern windows

More modern dormer

3rd floor has unique material



Single window aligned above door

Black windows

Entry stoops

Cantilevered projection

51ST STREET PERSPECTIVE

Larger, more modern windows

More modern dormer

3rd floor has unique material



Single window aligned above door

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DISCUSSION/ COMMENTS



Rothschild
Doyno
COLLABORATIVE
ARCHITECTURE AND URBAN DESIGN

Closed Community Conversation

Next steps

- **Make sure you signed in**
 - ◆ Facebook Live: bit.ly/LUSignIn
- **Give us your feedback**
 - ◆ Zoom/Facebook Live: bit.ly/153_51stSt
- **Meeting video/presentations will be shared on LU's website at www.LUnited.org**
- **We will contact participants when any public hearings are scheduled**
- **Contact LU with any other questions/input**
 - ◆ 412-802-7220 | info@LUnited.org



Lawrenceville Survey

**LAWRENCEVILLE COMMUNITY:
WE WANT YOUR FEEDBACK!**



Lawrenceville United and Lawrenceville Corporation are undergoing strategic planning for our next five years and we want your feedback. How are our organizations doing and how we can meet the needs of Lawrenceville to come?

If you're a resident or business owner, we'd love to hear from you!

Complete the Survey
at bit.ly/survey15201





Upcoming Events

- **NREC Tour** - 12/4, 5:00 - 7:00 PM (10 40th Street)
- **MED Celebration** - 12/5, 5:00 - 7 PM @ Trace Brewing (4312 Main St)
- **Cookie Tour** - 12/9 and 12/10 on Butler and Penn with Cookie Mall at Boys and Girls Club (4600 Butler Street) 1-4 PM on 12/9
- **CDAM Meeting** - 12/14 Presentation on 3634 Penn Ave 6:30 PM @ New Alliance Federal Credit Union (3709 Butler Street)



Thank you!

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