

LAWRENCEVILLE COMMUNITY DEVELOPMENT ACTIVITIES MEETING

Thursday, December 14 , 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



Tonight's Agenda

1. **Welcome (15 minutes)**
 - a. Introduction
 - b. Accessibility & Community Agreements
2. **Community Process Overview (5 minutes)**
3. **Proposed Development at 3634 Penn Ave (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



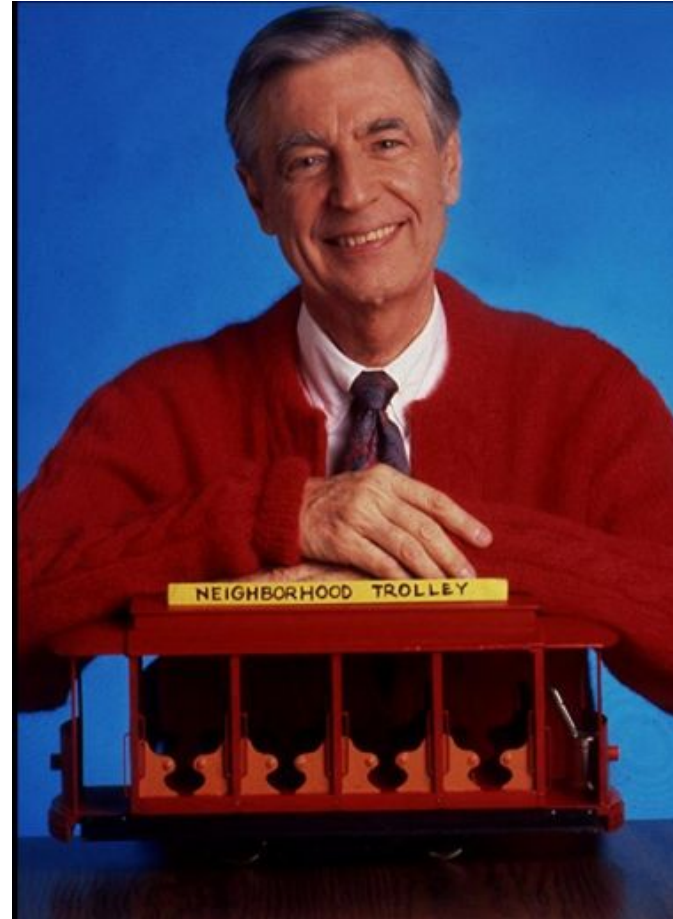
Safety & Accessibility

- This meeting is being streamed on Zoom & Facebook.
 - We will be monitoring the Facebook & Zoom chat for questions and comments
 - Project sheet and ground rules can be found on [LU's website](#)
- 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 3634 Penn Ave

Developer Presentation



37th Street Apartments

Concept Design

PITTSBURGH, PENNSYLVANIA
DECEMBER 14, 2023

| **Q37**

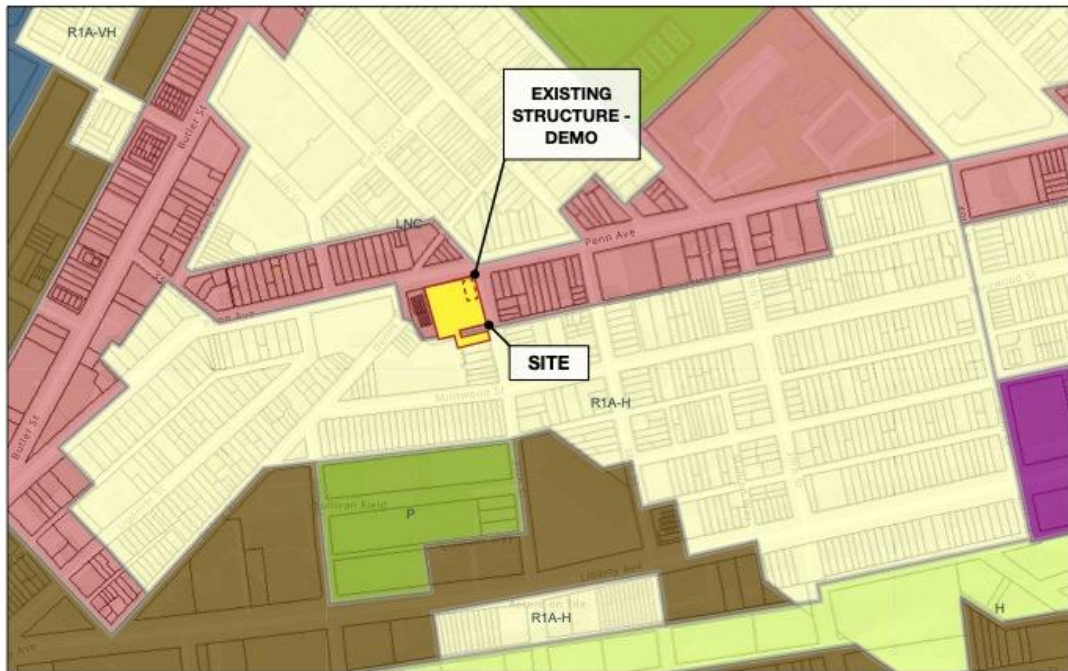
Site / Context

Location - Lower Lawrenceville

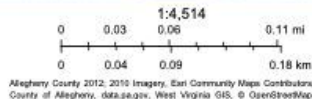


Site / Context

Zoning



4/19/2023



BASE DIMENSIONAL STANDARDS

- Base Zoning District: LNC
- Lots to be Consolidated:
 - Parcel 49-N-247: 0.25 acres
 - Parcel 49-N-246: 0.07 acres
 - Parcel 49-N-244: 0.05 acres
 - Parcel 49-N-242: 0.05 acres
 - [Reported Additional Lot Area on Woolslayer: 0.03 acres]
- Total Site Area: Base lots 0.42 acres / 18,295 square feet
- Site Area Plus Estimate Woolslayer Add: 0.44 acres / 19,800 square feet
- Maximum Floor Area Ratio = 2:1
- Maximum Lot Coverage = 90%
- Minimum Front Setback: 0 ft
- Minimum Rear Setback: 20 ft (not adjacent to a way), 0 ft (adjacent to a way)
- Minimum Exterior Sideyard Setback: 0 ft
- Minimum Interior Sideyard Setback: 0 ft
- Maximum Height: 45 ft / 3 stories

RESIDENTIAL COMPATIBILITY STANDARDS / CONTEXTUAL STANDARDS

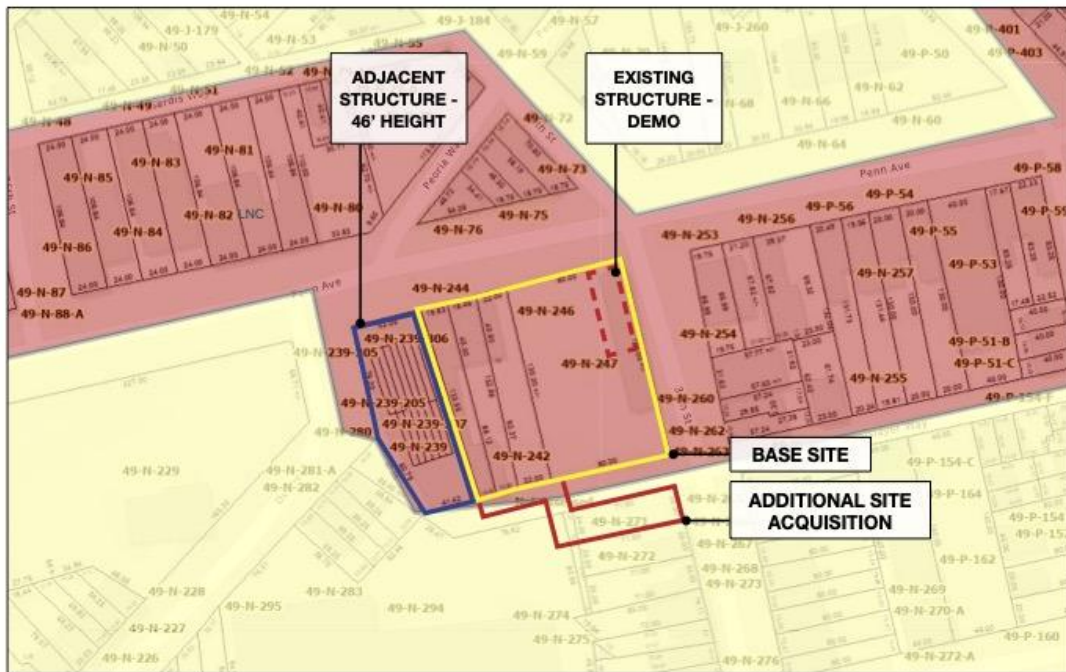
- R1A-H zones within 100' of property (south and northeast) – subject to **Residential Compatibility Standards** per 916
- Not believed to apply - 916.02.A.3: Street sideyard minimum 15', where across the street from R-zoned front yard
- 916.02.A.2: Front Setback same as R1A zone across way: 15', up to 50' from residential zoning lot (applies at south end of Woolslayer way, see Contextual Setbacks below)
- 916.02.B.1 – Max. 40' height/3 stories within 50' of R-zoned property
- 916.02.B.2 – Max. 50' height/4 stories within 50' of R-zoned property. Note that this is higher than base zoning requirement
- **Contextual Setbacks and Contextual Building Ht** allowed per Sec 925.06 and 925.07
- 925.06.B - Front setback may be same as adjacent building on same street side, or build-to line established by at least 50% of building on same block and street side, "for any building with a street frontage"
- 925.07.D - May adjust height limit to average height of existing buildings on adjoining lots oriented on same street side. May not conflict with Residential Compatibility Standard.

USE

- LNC is Mixed Use District - Permitted per Use Table 911.02 (including but not limited to):
 - Multi-Unit Residential
 - Retail Sales and Service <10,000 GSF
 - Restaurant <2,400 GSF

Site / Context

Zoning



4/19/2023

Zoning Districts

Local Neighborhood Commercial

Single-Unit Attached Residential

Zoning Districts Outlines

Parcels



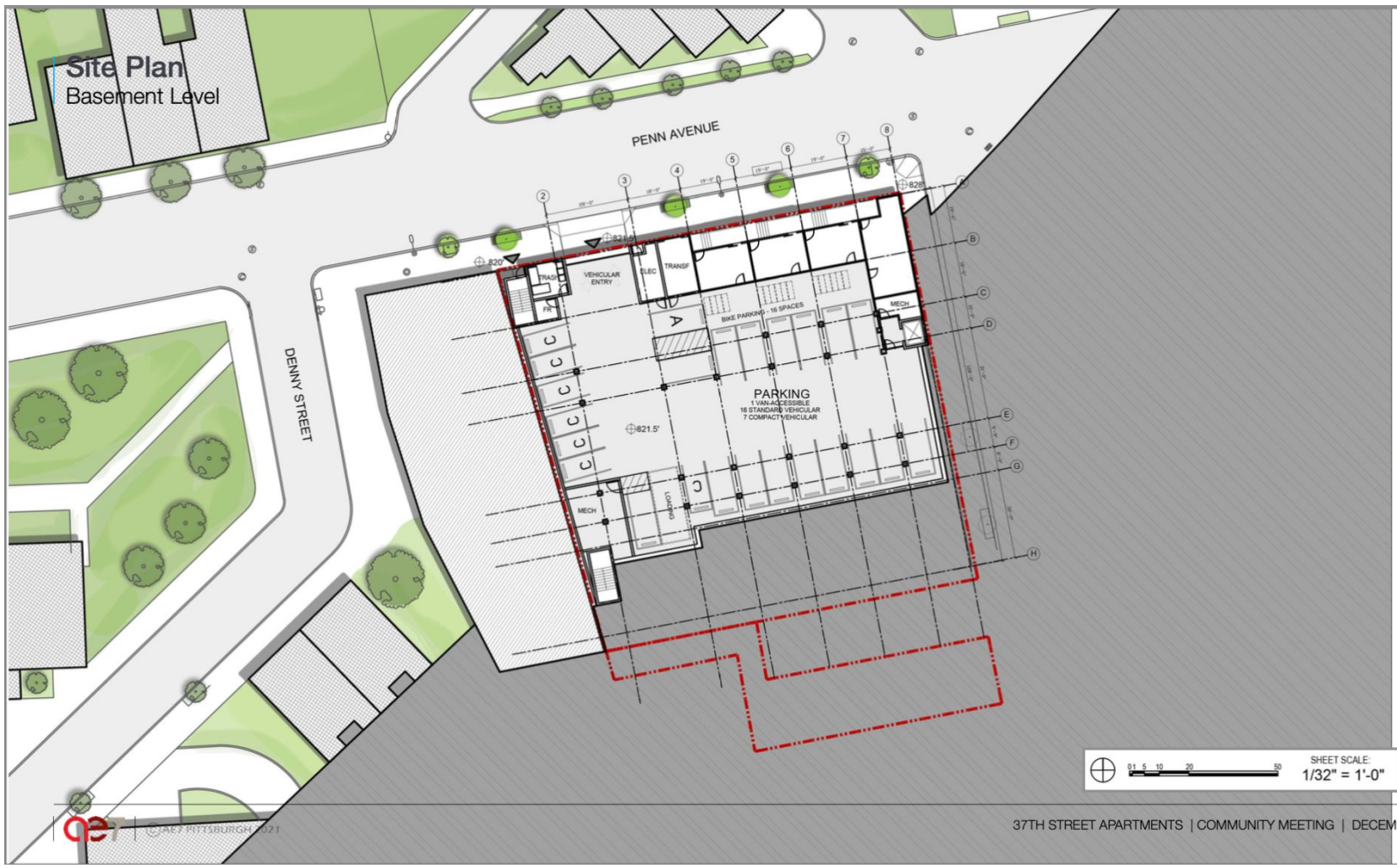
MEASUREMENTS AND DEFINITIONS

- FLOOR AREA RATIO based on gross floor area, measured from exterior walls, and excluding non-primary use structured parking, uncovered steps, terraces, breezeways, open porches, and exterior balconies, and including interior balconies and mezzanines, elevator shafts and stairwells at each floor, floor space used for mechanical equipment
- 925.07.B HEIGHT, measured in stories
 - Basement counted as full story, if dwellings or primary occupancy
 - Basement counted as full story, if 60% or more of street wall is above ground (9' down from first floor level)














PARKING AND LOADING

- Parking Spaces: 1 per unit min., 1 accessible
- Accessible: 19' x 8' x 8'-2" wide, 5' wide aisle/8' for van
- 90 degrees - 24' aisle
 - Min. 60% standard: 8.5'x19'
 - Up to 40% compact 7.75'x16.50'
- 45 degrees - 11.48' aisle
 - Min. 60% standard: 8.5'x27.50'
 - Up to 40% compact 7.75'x24.25'
- Bike Parking space: 4'x6' for (2), protected and equally accessible to auto, 4' wide access aisle
 - 1 per 3 dwelling units, if 12 or more units
 - Per 914.05.E, may sub bike parking for up to 30% of units, 1 for 1
- 914.10.A - Multi-Unit Residential - 1 off-street loading space
 - 10' wide, 25' long
 - Require variance for omission
- Ability to modify via Zoning Board of Adjustment or Alternative Access and Parking Plan
- Zoning Administrator may approve exception to off-street loading - 914.11.B.2

Site Plan
Basement Level



LEGEND














-  NEW STREET TREE AND TREE WELL
-  EXISTING STREET TREE AND TREE WELL
-  EXISTING BUILDING
-  NEW INTERIOR (NON PARKING) AREA - FAR
-  VEGETATED LANDSCAPED AREA - ON GRADE
-  VEGETATED LANDSCAPED AREA - OVER STRUCTURE
-  BELOW GRADE
-  PRIMARY BUILDING ENTRANCE
-  SECONDARY BUILDING ENTRANCE
-  SPOT ELEVATION
-  PROPERTY LINE
-  PARCEL BOX
-  MAILBOX





Site Plan
Grade Level



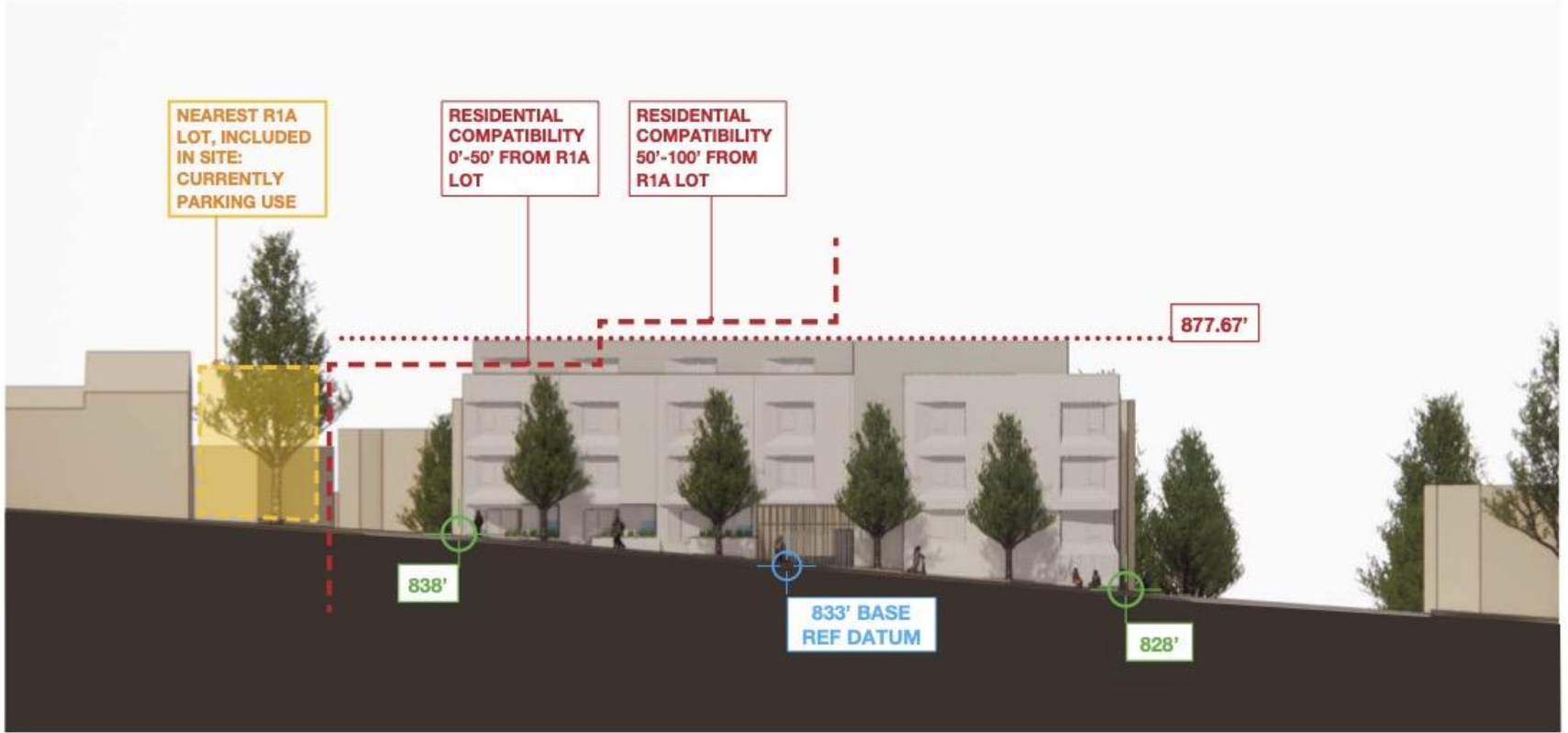
LEGEND

-  NEW STREET TREE AND TREE WELL
-  EXISTING STREET TREE AND TREE WELL
-  EXISTING BUILDING
-  NEW INTERIOR (NON PARKING) AREA - PAR
-  VEGETATED LANDSCAPED AREA - ON GRADE
-  VEGETATED LANDSCAPED AREA - OVER STRUCTURE
-  BELOW GRADE
-  PRIMARY BUILDING ENTRANCE
-  SECONDARY BUILDING ENTRANCE
-  SPOT ELEVATION
-  PROPERTY LINE
-  PARCEL BOX
-  MAILBOX



 SHEET SCALE:
 1/32" = 1'-0"

Massing Elevation

East / 37th Street



Preliminary Views

Penn Avenue, view to South



Preliminary Views

Corner of Penn and 37th, view to West



Preliminary Views

Corner of 37th and Woolslayer, view to North



Preliminary Views

37th Street Elevation



PROJECT INFORMATION

- 3 stories, with top level mezzanines, and basement level parking
- 50 apartments
- 40,000 gross square feet
- 8,000 square feet exterior circulation
- 9,000 square feet parking

UNIT MIX

- 3 Ground Floor 1BR+ Townhouses
- 4 Ground Floor 1BR Flats
- 2 Courtyard-Access Micros
- 16 Courtyard-Access Studios
- 8 Courtyard-Access 1BRs
- 9 Mezzanine Studio+ Units
- 8 Mezzanine 1BR+ Units

BASE DIMENSIONS

- FAR: 2:1 (excludes exterior spaces and balconies)
- Lot coverage:
 - 76% (courtyard excluded)
 - 83% (courtyard excluded)
- Height: 44'-6"

Preliminary Views

Penn Avenue Elevation



- R-zoned lots to south: COMPLIES
- 50'-100'/50': applied at northeast corner, originating from R-zoned lots to northeast: COMPLIES
- 50'-100'/50': applied at southwest corner originating from R-zoned lots to west: COMPLIES
- Front Setback not applied at southeast; Contextual Setback (approximately 0' along 37th Street) applies

PARKING AND LOADING

- 35 total vehicular (.7 per unit, with bike parking adjustment)
- 23 in-building (below grade accessed from Penn)
- 3 accessed directly from Woolslayer
- 7 south of Woolslayer
- 2 available by shared parking agreement, opposite of Woolslayer
- 16 bike parking spaces
- 1 loading space

Design Inspiration

Exterior Elevation Precedents



Design Inspiration

Exterior Elevation Precedents



New Development at 3634 Penn

Q & A

Closed Community Conversation

Next steps

- **Make sure you signed in**
 - ◆ Facebook Live: bit.ly/LUSignIn
- **Give us your feedback**
 - ◆ Zoom/Facebook Live: bit.ly/Penn3634
- **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





HAPPY
Holidays

- LC Office Closed 12/22 - 1/1
- LU Office Closed 12/25 - 1/1

Thank you!

Lawrenceville United
info@LUnited.org
412-802-7220

Lawrenceville Corporation
info@LawrencevilleCorp.com
412-621-1616