



March 12, 2024

Attn: Zoning Board of Adjustment
City of Pittsburgh, Department of City Planning
200 Ross St., Third Floor
Pittsburgh, PA 15219

Re: DCP-ZDR-2024-09665 – 3634 Penn Ave

Dear Esteemed Members of the Zoning Board of Adjustment:

On behalf of Lawrenceville United and Lawrenceville Corporation, we write today in conditional support of the zoning relief sought in Zoning Case 23 of 2024 (3634 Penn Ave).

Lawrenceville United's (LU) mission is to improve and protect the quality of life for all Lawrenceville residents. Lawrenceville Corporation (LC) serves as a conduit for responsible and sustainable growth in the Lawrenceville community. Together, our community process provides a forum where proposed development projects can be discussed, vetted, and measured against community plans and priorities. As you are aware, this process enables the local community organizations to identify priority issues that will help guide conversations with the developer and/or business through the planning and construction processes.

LU and LC initially met with New Burgh Real Estate in October 2023. New Burgh presented at LC's Community Development Committee Meeting in November 2023. Their team then presented at an open Community Meeting in December that was well attended.

Overall, New Burgh's Development plans have been received positively by the community. Community members were pleased to see redevelopment on mostly vacant land. We appreciate New Burgh's willingness to listen to the public and include the following Neighborhood Agreements that were a result of feedback heard through the public process:

- All eligible housing units, and minimally, all inclusionary units, will accept Housing Choice Vouchers.
- The developer will work with LU, LC, and the community as designs get further developed to prioritize pedestrian safety along Penn Avenue by instituting pedestrian safety measures, especially as it relates to the interaction between the sidewalk and the driveway to the garage.
- The developer will incorporate other traffic calming and safety measures in the public realm, including bump outs or speed tables, if approved by DOMI.

We encourage the Zoning Board to approve the zoning relief sought today and to make these commitments conditions of their approval. We thank the Zoning Board and we thank New Burgh Real Estate and their team for participating in our community process and being highly responsive throughout.

Sincerely,



Sarah Trbovic
Executive Director
Lawrenceville Corporation
100 43rd Street, Suite 208
Pittsburgh, PA 15201
(412) 621-1616
saraht@lawrencevillecorp.com



Dave Breingan
Executive Director
Lawrenceville United
118 52nd Street, Suite 2026
Pittsburgh, PA 15201
(412) 802-7220
Dave@LUnited.org