



June 24, 2024

City of Pittsburgh, Department of City Planning
Attn: Planning Commission
100 Ross Street, Suite 202
Pittsburgh, PA 15219

Re: DCP-ZDR-2023-01893 – 3812 Foster Street

Dear Esteemed Members of the City of Pittsburgh Planning Commission:

On behalf of Lawrenceville United and Lawrenceville Corporation, we write today in conditional support of the Planning Commission's approval of the Dalian Development located at 3812 Foster Street (DCP-ZDR-2023-01893).

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 Dalian Development in July 2022. Dalian Development presented in front of LC's Community Development Committee on August 3rd, 2023. A public, open community meeting was hosted on May 30, 2024 in which Dalian Development presented their plans for the site to the broader community.

Overall, Dalian Development's plans have been received quite positively by the community. Community members were pleased with the creation of housing where there are currently warehouses, the extension of the Green Boulevard, and moving some utilities underground. Nearby residents are concerned about additional traffic, high speeds on 39th and parking pressures on the limited number of spaces along the adjacent streets. We appreciate Dalian's willingness to listen to the public and include the following Neighborhood Agreements which were a result of feedback heard through the public process:

- Dalian will meet the standards set in the Inclusionary Zoning Overlay District and set aside 10% of total units as affordable (50% of AMI). All eligible housing units, and minimally, all inclusionary units, will accept Housing Choice Vouchers.
- Dalian will dedicate a twelve (12') foot wide easement along the north edge of the property line, adjacent to the Allegheny Valley Railroad right of way to allow for the later extension of the Green Boulevard pedestrian and bicycle trail.
- The development will follow the transportation memo and create a 4 way stop at Foster and 39th.

- In an effort to mitigate parking impacts on adjacent residential streets, Dalian agrees that its tenants of the development will not be eligible to obtain permits of any future RPP areas established in this area of Lawrenceville.
- Dalian will work with the city and follow DOMI's recommendations for bumpouts, cross walks, and other traffic and parking plans.
- Dalian development will share their construction mitigation plan prior to construction, provide contact information for the on-site construction manager and work with LU and residents during the construction process.

We request that the Planning Commission attach these as conditions of its approval. We thank the Planning Commission for its thorough review, and we thank Dalian Development and their team for participating in our community process.

Sincerely,



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