



August 29, 2024

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

Re: DCP-ZDR-2024-00001 – 135 51st 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 Lobos Management development located at 135 51st Street (DCP-ZDR-2024-00001).

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. 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 architects from Rothschild Doyno in September 2023. Rothschild Doyno and Lobos Management presented in front of LC's Community Development Committee on October 5, 2023. A public, open community meeting was hosted on November 30, 2023 where Lobos Management presented their plans for the site to the broader community.

Overall, Lobos Management'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 community expressed concerns about the entrance to the parking lot being on 50th Street. With no traffic control device at 50th and Butler, it could result in a dangerous turning movement. It was suggested that the entrance be moved to 51st Street since there is a signalized intersection at 51st and Butler Street. Lobos Management accommodated the request and moved the entrance to 51st Street. We also encouraged Lobos to increase the tree canopy as much as possible and suggested they include a landscape buffer along the south side of the project. We appreciate Lobos Management's willingness to listen to the public. We request the following:

- Lobos Management continues open communication with LC/LU throughout the project to alleviate resident concerns about construction staging and noise.
- Lobos Management share landscaping plan when completed.
- Lobos Management not exclude Housing Choice Vouchers for any eligible rental properties within the voucher payment standards.

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 Lobos Management and their team for participating in our community process.

Sincerely,



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