



September 5, 2023

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

Re: DCP-ZDR-2022-13832 – 5303 Butler Street

Dear Esteemed Members of the City of Pittsburgh Planning Commission:

On behalf of Lawrenceville United and Lawrenceville Corporation, we write today in support of the Planning Commission's approval of the Albion Development located at 5303 Butler Street (ZDR-13832 of 2022).

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 Albion Development in May 2022. We hosted a small group meeting with historic preservationist groups with ties to Lawrenceville and Albion Development on July 13, 2022 to dialogue around the treatment of the historic fire station building. A public, open community meeting was hosted on November 15, 2022 in which Albion Development presented their plans for the site to the broader community.

Overall, Albion Development's plans have been received quite positively by the community. A wide majority of responses from our "follow up form" selected that they supported the project. Community members were pleased to see redevelopment on mostly vacant land that will help to connect the Upper Lawrenceville business district, which continues to be the section of Lawrenceville experiencing the highest rates of commercial vacancy. We appreciate Albion's willingness to listen to the public and include the following Neighborhood Agreements which 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 development will comply with the guidelines outlined in the Butler Street Design Guidelines plan, including installation of bump outs at Butler/McCandless & Butler/53rd and a bus shelter.

- The dog park will be made accessible to the public during the hours that it's open, and signs will be created to indicate this.
- Albion Development will work with LU and LC to establish a construction mitigation plan prior to construction to minimize disruptions to the Persad Center and other stakeholders.

Another item that was discussed during the public process was the safety of pedestrians and cyclists in the area. Many cyclists prefer to travel away from the busy Butler Street and LU & LC were proposing that Berlin Way could be this alternative route. Albion was committed to opening Berlin Way to pedestrians and cyclists while limiting vehicular traffic due to our concerns. It sounds like it is possibly still under review but the initial requirements from DOMI are for Albion to fully open Berlin Way for car traffic in addition to bicycle traffic. We would like to reiterate this concern and suggest that we review this in the future once the site is operational, especially if future plans include a Neighborway for this area of Lawrenceville since we have neighborways in other parts of Lawrenceville and they are designed as vital connections in a citywide bike network, for streets located away from the main roads.

We thank the Planning Commission for its thorough review, and we thank Albion Development 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