



November 7, 2024

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

Re: DCP-ZDR-2023-04749 – 4107 Willow St

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 Camp 8 Development located at 4107 Willow Street (DCP-ZDR-2023-04749).

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 Camp 8 Development in December 2022. Camp 8 presented in front of LC's Community Development Committee on February 2, 2023. A public, open community meeting was hosted on April 27, 2023 in which Camp 8 presented their plans for the site to the broader community. Over the past year, Camp 8 has kept LU and LC apprised of changes to their plans related to PWSA requirements.

Overall, Camp 8's plans have been received quite positively by the community and we are excited for the development to transform the corner of 43rd and Willow. Community members were pleased with additional units being affordable, an easement for the Green Boulevard, and improvements to this area of Lawrenceville. There was a general concern over the pedestrian safety along Willow Street since it is a City-designated Neighborway and there is a proposed garage entrance on Willow. We appreciate Camp 8's willingness to listen to the public and include the following Neighborhood Agreements which were a result of feedback heard through the public process:

- Camp 8 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.
- Camp 8 will work with the city and follow DOMI's recommendations for bumpouts, cross walks, and other traffic and parking plans including driveway spacing and pedestrian safety elements for new garage entrances.

- Camp 8 will replace the trees they are removing in front of the Foundry and also add those that are required for the new building to ensure that the tree canopy continues to increase.
- Camp 8 will share their construction mitigation plan prior to construction, provide contact information for the on-site construction manager and work with LC, LU and residents during the construction process.

We request that the Planning Commission attach these conditions as part of its approval. We thank the Planning Commission for its thorough review, and we thank Camp 8 Development and their team for participating in our community process.

Sincerely,



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