



**Bloomfield
Development
CORPORATION**

Bloomfield Development Corp.
At West Penn Hospital
366 Gross Street
Pittsburgh, PA 15224

February 2, 2017

Attn: Planning Commission
Department of City Planning
200 Ross Street, Fourth Floor
Pittsburgh, PA 15219

Re: 4520 Penn Avenue

Dear Esteemed Members of the Planning Commission:

On behalf of Bloomfield Development Corporation (BDC), I write today to convey the resolution as voted on by the BDC board of directors on the variances sought by Michael Kratsas of M.P. Kratsas for proposed development of the property located at 4520 Penn Avenue.

On December 14, 2016, BDC, Lawrenceville Corporation, and Lawrenceville United jointly convened an open and public community meeting attended by over 22 residents and business owners. Michael Kratsas, developer of the property at 4520 Penn Avenue, presented his proposal to remove the existing structure and erect a 4-story, 44-foot tall hotel development on the site with integral parking. The result of that community meeting was that the attendees felt that the proposal was not clear or firm enough in order to take a position. A list of specific items requested by the community was sent to the developer, with a request to attend a second meeting prior to their zoning hearing.

On January 30, 2017, BDC, LC, and LU convened a second open and public meeting to review the requested additional information, which was attended by over 17 residents. At this meeting, raw traffic data was presented verbally, and a verbal outline for a construction plan was presented. Both the completed traffic and construction plans were requested by the community multiple times in order to fully weigh how the requested special exception use of a hotel will impact the surrounding neighborhood. Completed plans were not presented at this meeting.

On February 1, 2017, BDC's board of directors reviewed the community's opinion that, while a hotel could work at this site, not enough information had been provided to prove that traffic safety in the surrounding streets would not be negatively impacted. Specifically, significant concern has been raised regarding the Comrie Way parking garage access, as well as egress onto Penn Avenue, and these concerns have not been addressed by the developer in the development's designs. Therefore, the BDC board of directors passed a resolution to deny support of the request made to the Planning Commission for the special exception use of hotel as described in this letter, as it was presented on January 30, 2017.

It should be noted that of the attendees, most of which live directly adjacent to the proposed development, the majority believe that a hotel or similarly dense multi-unit housing development could work at this location, and hope that the developer creates a clear plan for mitigating the impact of the development on the surrounding community.

We thank the Zoning Board for their further consideration.

Sincerely,

Christina Howell
Executive Director