



December 13, 2018

Attn: Svetlana Ipatova and Jack Miller
Zoning Board of Adjustment
Department of City Planning
200 Ross Street, Fourth Floor
Pittsburgh, PA 15219

Re: 4433 Howley Street

Dear Esteemed Members of the Zoning Board:

On behalf of Bloomfield Development Corporation (BDC), I write today to convey the community opinion and resolution as voted on by the BDC executive committee in lieu of the board on the variances sought by Jason Lardo of Icon Development for proposed development of the property located at 4433 Howley Street with parking lot access on Milgate Street.

On December 12, 2018, BDC convened an open and public community meeting attended by 7 community residents. Jason Lardo of Icon Development presented plans to renovate the interior of the existing building as well as the facade of the building and the adjacent parking lot. It should be noted that these plans were fairly preliminary and did not include any plans showing the parking lot. With that noted, and with Mr. Lardo outlining many plans for the building verbally rather than in the presented drawings, BDC tried to be as clear as possible with asks or recommendations, although that may not have always been achieved. The community process for this development reflects the community's existing process, and provides a forum where proposed development projects can be discussed, vetted, and measured against community plans and priorities.

4433 Howley Street plans were presented to the community during the community process for new development that BDC hosts for any new development seeking zoning variances. As the plans and drawings demonstrated a project that restores a building that is currently considered to be an eyesore by most in the community, the unanimous opinion was to support the special zoning exceptions required by the development, with conditions for support. To underscore, **the neighbors in residence are very happy to see the building receive a facelift, the weeds and pests be removed, and the building put back into productive use.**

The extremely close proximity of the building and parking lot to the surrounding residences gave rise to some concerns about the impact the development could have on the adjacent properties and residents. Those concerns are reflected below as conditions of support:

1. The community reviewed plans for, and is approving with conditions, the following: The presented plans demonstrated that there will be no additional structures built on the site



or added to the existing building. The plans also demonstrated that the 30 spaces of parking lot already on the site were sufficient for the plan and that no reductions or additional parking would be needed. The presentation showed that the Howley Street facing side of the building would feature two commercial/retail front spaces which could be used as office space or as retail space. The plans demonstrated that the variance requested by the developer is a use change to increase the amount of office space from the existing 8000 square feet to approximately 11,000 square feet while retaining about 11,000 square feet in warehouse space.

2. That beyond compliance with zoning code [916.07](#), action be taken to address further concerns of residents on adjacent properties *should lighting prove to be intrusive* on their properties once the renovation is complete.
3. **Limits on sound produced during construction** exceed the restrictions in the zoning code and be confined to the hours of 8:00am - 6:00pm.
4. All construction worker's personal vehicles, as well as equipment used for the site, will not be permitted to use street parking on Milgate Street. The preference is for all equipment, including dumpsters, to either be contained within the site or located on Howley directly in front of the building.
5. Understanding that the Small Project Stormwater Worksheet required by zoning code [915.03](#), for new construction or an addition may not apply to this project, and that **paving over a currently permeable surface parking lot could force water into adjacent homes** with negative consequences, stormwater remediation needs to be a significant concern of this site renovation. *It is highly recommended that permeable surface pavers be added when resurfacing the lot.* Regrading of the parking lot towards the center and away from adjacent residences, as well as adding a drain in the middle attached to a holding tank, are desirable courses of action if the parking lot is paved with an impermeable surface as indicated during the presentation. Additionally, the community urges the developer to consider creating a green space buffer around the parking lot if an impermeable surface is added in order to further absorb rainwater.
6. While zoning code 918.02.B requires one tree for every 5 parking spaces, or 6 trees for this site, the currently unused parking lot will be reactivated for a different use with more traffic in and out daily. Therefore, **more buffering is requested** between 4438 Milgate and 4440 Milgate and their backyards in the form of trees and tall shrubs, with a minimum of 10 trees planted on the site.
7. Acknowledging that a print shop where workers arrive and leave at nearly the same time each day has a different impact on traffic than office and retail that potentially turns over 30 spaces more than 8 times each day, the following is requested:
 - a. **Pavement striping across the ingress/egress on Milgate** to indicate and preserve the pedestrian right of way.
 - b. **A stop sign for those exiting the parking lot** to require that cars stop before pulling into the pedestrian right of way.



- c. It is acknowledged that there is the intent for medical office or retail space that would increase the number of trips as there will be a higher turnover of parking spaces. This could create traffic issues and safety impacts across all transportation modes on Milgate Street. *While a traffic study is not required, it is recommended* in order to better understand the impact of reactivating a parking lot with ingress/egress on Milgate so close to the Friendship Avenue intersection. *Signage may be needed for those vehicles/bicyclists turning left from Friendship, which could be moving at, or above, speed limits onto Milgate that alerts them to slow moving cars turning from parking lot.*
8. While garbage collection is typically restricted to between 6am and 10pm by zoning code [916.05.A](#), we ask that garbage collection be further **restricted to between the hours of 10am and 5pm** due to the outdoor location of the dumpsters and the proximity to residential homes.
9. **Bike parking be added to both the front and rear of the building**, so that both customers of the retail/office space as well as employees and owners of the commercial/retail/warehouse space can choose to safely park their bicycles.

Also, we applaud the developer's effort to incorporate itself into the walkable, main street-oriented neighborhood in which it resides. Therefore the community would like to reassert that the Howley-facing side of the building should continue to include access for pedestrian entry, human scale design and facade treatment to reflect the character of the Bloomfield business district.

Therefore, the BDC Executive Committee in lieu of full board passed a resolution of support with outlined conditions on December 17, 2018 of the special exception requested by the developer and made to the Zoning board of Adjustment. We thank the Zoning Board for their further consideration.

Sincerely,

A handwritten signature in blue ink, appearing to read "Christina Howell", written in a cursive style.

Christina Howell
Executive Director, Bloomfield Development Corp.