

July 7, 2021

Alice Mitinger, Chairwoman, Zoning Board of Adjustment Department of City Planning
200 Ross Street, 3rd Floor
Pittsburgh, PA 15219 *via electronic submission*

RE: Zone Case 147 of 2021, 419 Melwood Avenue (26-S-135)

Dear Chairwoman Mitinger and Members of the Zoning Board:

I submit testimony on behalf of Oakland Planning and Development Corporation (OPDC), a community-based organization whose mission is to build a better Oakland and help neighbors thrive. Fundamental to our work is communicating to the public about development proposals and hosting public meetings to discuss plans and proposals. We are also the Registered Community Organization for the four Oakland neighborhoods.

Jonathan Hudson from Hudson Companies presented at our Oakland-Wide Development Activities meeting on April 27, 2021. Neighbors in attendance inquired about potential affordable units and plans for any retail components of the project. They raised concerns about the traffic circulation and impact on Melwood Avenue and nearby Gold Way and questioned the amount of parking for residents and their guests.

OPDC hosted a follow-up meeting on May 19, 2021 with the developers and representatives from the Department of City Planning, Councilman Lavelle's office, and bordering community groups to discuss traffic and parking concerns.

Hudson sent a memo and updated plans detailing changes to the project (including 148 units rather than 128 and 105 vehicle parking spaces instead of 93) to OPDC on June 30, 2021.

Meeting notes and recordings, plans, the June 30 memo, and a community feedback form are all archived on the project page at www.opdc.org. No residents have completed the feedback form at this time.

Sincerely,



Wanda E. Wilson
Executive Director