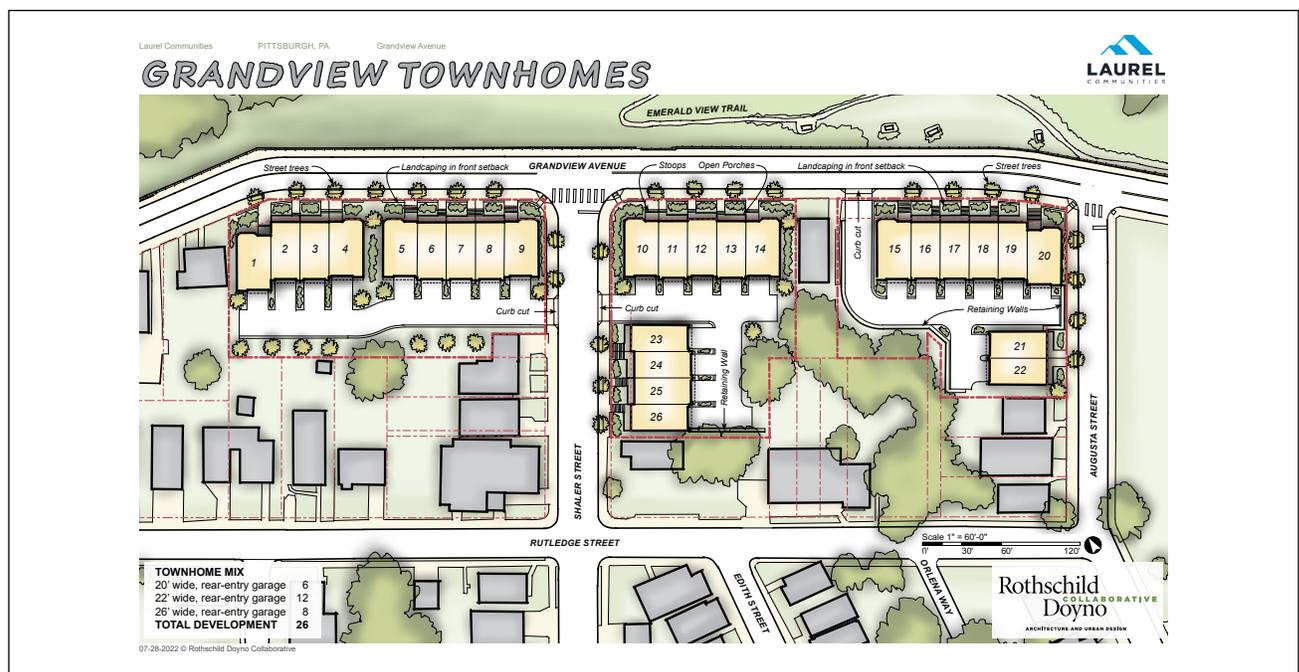


# PITTSBURGH BUSINESS TIMES

April 4, 2022

## Laurel Communities proposes 26-townhouse project along Grandview Avenue on long-dormant site

By Tim Schooley



Two long-empty blocks along Mount Washington's Grandview Avenue may soon get new development after more than 20 years.

Laurel Communities, working with Strip District-based Rothschild Doyno Collaborative as the architect, proposes to build 26 new townhouses between Augusta and Republic Streets along Grandview Avenue.

A total of 20 of the proposed townhouses are slated to front onto Grandview Avenue itself,

with six tucked behind them, in a location on the Duquesne Heights side of Mount Washington close to Emerald View Park.

Gordon Davidson, executive director of the Mount Washington Community Development Corp., said it's the biggest development project to be proposed along Grandview in some time on one of three remaining undeveloped sites along the corridor.

"In terms of the homes along Grandview Avenue, it's very significant," he said, of what

could be two blocks of new development that has sat all but vacant for 20 years or more.

Laurel principal Marty Gillespie, whose firm has been active with townhouse development in the city at Bakery Square and in the Strip District and is also pursuing a relatively sizable project in Polish Hill, wasn't immediately available for comment.

Geoff Campbell, an architect for Rothschild Doyno Collaborative on the project's design, said the approach seeks to be respectful



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of the pedestrian values of Grandview. That means minimizing curb cuts and putting garages to the rear of the new homes.

"We're really recognizing the value of Grandview Avenue and the signature nature of the views and really tried to design something that captures the views and respects Grandview Avenue in general," Campbell said when reached late afternoon before the meeting.

Davidson expected a major part of the discussion to revolve around encouraging Laurel to install the project's utilities underground, avoiding view-cluttering electric lines.

For an open lot that once had its share of houses and commercial buildings, Davidson acknowledged that some residents of the community have expressed that they'll be glad to finally have the area developed.

He expects specific sources of contention will likely come from nearby neighbors.

"In the grand scheme of things, the impact on the neighborhood is negligible," he said. "The impact on individual homeowners could be significant."

"They will by definition have views that will probably never be able to be disrupted," he said.