



MEMORANDUM

To: City of Pittsburgh Department of City Planning

From: Hill CDC

Date: November 29, 2021

Re: 1014 Fifth Avenue

This memo is to outline engagement with the development team for 1014 Fifth Avenue. The mission of the Hill CDC is to work in partnership with residents and stakeholders to create, promote, and implement strategies and programs that connect plans, policies, and people to drive compelling community development opportunities in the Greater Hill District. The Hill CDC is responsible for facilitating the implementation of the Greater Hill District Master Plan, specifically addressing any community concerns regarding redevelopment and economic opportunities in the area. As part of our role, we staff and facilitate the Development Review Panel (“DRP”) process. The Hill CDC is also the Registered Community Organization (“RCO”) for the Greater Hill District, the boundaries of which include this development project.

In agreement with our commitment to the Hill District's unified community review process, the Hill CDC does not issue independent letters on development proposals and has integrated the DRP with the RCO regulatory requirements. Per the RCO Ordinance, the DRP is our community's “orderly and democratic means for forming representative public input,” and is our “clear method for reporting to the city, actions which accurately reflect the community's position.” This process ensures transparency and sufficient implementation of community vision and goals. You can find information about the DRP at www.hilldistrict.org/drp.

However, as this project only includes the development of 4 new units of housing, it does not qualify for full review by the DRP. Instead, we require notification and a modified submission, which the development team completed November 24, 2021. Unfortunately, this was completed after the November DRP Committee meeting, so we were unable to brief them for any input. Please see the details of engagement below.

Engagement with the Development Team:

- The development team reached out to the Hill CDC to share their presentation and engage in discussion. Unfortunately, our schedules did not allow us to connect at

the time.

- The development team participated in a Development Activities Meeting on November 10, 2021 and was receptive to input. There were no concerns raised by any attendees. Hill CDC noted that they would like to see an increased MWBE participation commitment and would follow-up on scheduling a meeting to discuss some additional items and the modified DRP submission.
- Following that meeting, Hill CDC met with Heather Knuth, member of the development team, to discuss: increased MWBE participation, temporary relocation of existing residents during construction, marketing of the units, public art, and additional Hill District business, resident, and organizational opportunities.
- Heather had already connected with the other members of the development team and communicated agreement to the 30% MBE and 15% WBE participation commitments, as well as working with the Hill CDC's MBE Maximization Initiative to achieve those commitments. She also provided updates on the temporary relocation plan of existing residents, for which none will be displaced. Lastly, she agreed to follow-up with the other members of the development team and Hill CDC on marketing, public art, and additional opportunities for Hill District residents, businesses, and organizations.
- As noted above, the development completed their modified DRP submission on November 24, 2021. The Hill CDC will share the modified submission and discussion with the development team with the Hill District Development Review Panel ("DRP"), www.hilldistrict.org/drp and will keep you abreast of any discussions of significance.

Please take this engagement into consideration as you are reviewing their application.