



November 30, 2021

Kevin Cordek

Via email: [designbuild3@yahoo.com](mailto:designbuild3@yahoo.com)

**RE: 346 Miller Street**

Dear Mr. Cordek:

On behalf of the Hill District's Development Review Panel (DRP), and the Hill CDC as the Registered Community Organization (RCO), we offer this letter of support to you based on the August 2021 submission for the 346 Miller Street proposal. Details about this submission can be found at [www.hilldistrict.org/millerstreetbaptistchurch](http://www.hilldistrict.org/millerstreetbaptistchurch).

**ABOUT THE DRP AND RCO**

**The DRP is the Hill District's unified and comprehensive community review process that gives every Hill District resident a voice in the redevelopment of their neighborhood. It is a partnership with nine (9) Hill District Community Based Organizations: Hill Community Development Corporation (Hill CDC), Hill District Education Council (HDEC), Hill District Ministers Alliance (HDMA), Uptown Partners, Hill District Consensus Group (HDCG), Center that Cares, Neighborhood Resilience Project (NRP), Macedonia FACE, and Ujamaa Collective that streamlines community level review while assuring transparency and sufficient community feedback.**

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 DRP process.

**The Hill CDC is also the Registered Community Organization (RCO) for the Greater Hill District, the boundaries of which are defined by the Greater Hill District Master Plan (GHDM) and include this project. In agreement with our commitment to the Hill District's unified community review process, we do not issue independent letters on development proposals and have 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.**

### **346 MILLER PROPOSAL**

The 346 Miller Street proposal scored a cumulative **81% - B** at the DRP and community review levels. **In order to receive a letter of support a proposal must receive a minimum cumulative score of 80%. Accordingly, your score indicates that the plan sufficiently aligns with the Greater Hill District Master Plan and has received community support.** As such, we wish you the best in your development endeavors and look forward to supporting this development project.

**We recognize the following commitments made by the development team related to the project:**

- Commission of mural on exterior wall of building with a Hill District artist
- Minimum 30% MBE and 15% WBE participation partnering with the Hill CDC's MBE Maximization Initiative and other community partners
- 30% of the units affordable at 50% AMI for 15 years

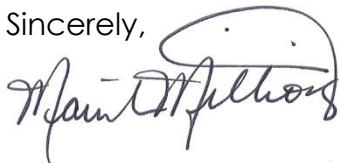
**We would also like to add the following feedback received from the community on the scorecards from the Development Activities Meeting (DAM) held in November 2021 to guide your project:**

- Parking is already an issue. I heard them say they working on it but I'm also concerned about underground parking & the air quality for those living above the garage. The apartments will need special air filtering units so tenant don't get sick from carbon monoxide.

**Lastly, we do request that you keep the DRP updated on the progress of the project, such as start of construction, significant milestones, as well as any changes to the project.** These updates should be emailed to Felicity Williams, Programs and Policy Manager at [fwilliams@hilldistrict.org](mailto:fwilliams@hilldistrict.org) when they are available. If a change is significant, the DRP may request that you attend a DRP meeting to give an updated presentation.

Congratulations again!

Sincerely,



Marimba Milliones  
President and CEO

Cc:

City Councilman Daniel Lavelle  
State Representative Jake Wheatley  
Derek Dauphin, Department of City Planning  
City of Pittsburgh Planning Commission  
City of Pittsburgh Zoning Board of Adjustments