



August 30, 2022

Annette Fetchko
905 Watson Street
Pittsburgh, Pa 15219
Via email: AFetchko@bethlehemhaven.org

Dear Ms. Fetchko:

On behalf of the Hill District's Development Review Panel (DRP), and the Hill CDC as a Registered Community Organization (RCO), we offer this letter of support to Bethlehem Haven, based on its March 2022 submission for the 1400-1406 & 1410 Fifth Avenue development proposal. Details about this submission can be found at <http://hilldistrict.org/drpproposals/phase-1-1410-5th-ave>.

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), The 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 a Registered Community Organization (RCO) for the Greater Hill District, the boundaries of which are defined by the Greater Hill District Master Plan (GHDMP) and include this project.

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Hill Community Development Corporation 2015 – 2017 Centre Ave, 2nd Floor, Pittsburgh PA 15219 P 412.765.1820 F 412.765.1829

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.

Bethlehem Haven

The Bethlehem Haven 1400-1406 & 1410 development proposal scored a cumulative **90% - A** at the DRP committee 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 strongly encourage the development team to consider the feedback made by the Development Review Panel related to the project:

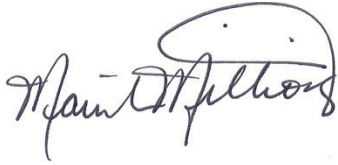
- Address all community concerns regarding the need for additional parking
- Assure development contract enforcement of a minimum MBE participation rate of 30% and WBE participation rate of 15%
- Non-Displacement strategies to those who will be temporarily displaced due to development
- Ensure greater access for Greater Hill District residents to Bethlehem Haven services. The organization should utilize a racial equity lens to assure service provision to Black residents and clients given its location within a predominantly Black community in desperate need.
- Increase Transportation services
- Ensure transparency to the current residents during the development and planning process
- Include artwork and outreach to Hill District artists that honors the historic and African American cultural legacy of the Hill District

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 Hill CDC, Programs and Policy Department at Policy@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,

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Marimba Milliones
President and CEO

Cc:

City of Pittsburgh Mayor Ed Gainey/Staff
City Councilman Daniel Lavelle
State Representative Aerion Abney
State Representative Martell Covington
Urban Redevelopment Authority, Greg Flisram
Department of City Planning, Karen Abrams
City of Pittsburgh Planning Commission, Staff
City of Pittsburgh Zoning Board of Adjustments, Staff
City of Pittsburgh Housing Authority, Caster D. Binion