



April 21, 2023  
 Michael Polite  
 429 Fourth Ave Suite 2010  
 Pittsburgh, Pa 15219  
 Via email: [mpolite@BeaconCommunitiesLLC.com](mailto:mpolite@BeaconCommunitiesLLC.com)

Dear Mr. Polite:

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 The Standard on Fifth, based on its August 2022 development proposal submission. Details about this submission can be found at [www.hilldistrict.org/drpproposals/the-standard-on-fifth](http://www.hilldistrict.org/drpproposals/the-standard-on-fifth).

**ABOUT THE DRP AND RCO**

**The DRP is the Hill District's unified community review process that gives every 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.

**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 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.

## **The Standard on Fifth**

The Standard on Fifth development proposal scored a cumulative **82% - B** 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 wide community support.** As such, we wish you the best in your development endeavors and look forward to supporting this development project.

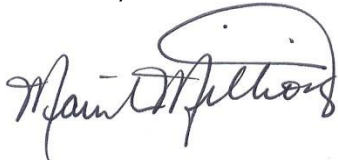
### **We strongly encourage the development team to consider the feedback made by the Development Review Panel and community members related to the project:**

- Address all community concerns regarding the need for additional parking and desire for an updated appearance that is more child/family friendly
- Assure development contract enforcement with documentation of an achieved minimum MBE participation rate of 30% and WBE participation rate of 15%
- Increase transportation services to address residents' traffic congestion concerns
- Ensure transparency to the current neighborhood residents during the development, planning, and leasing processes

**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](mailto: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,



Marimba Millions  
President and CEO

Cc:

City of Pittsburgh Mayor Ed Gainey/Staff  
City Councilman Daniel Lavelle  
State Representative Aerion Abney  
State Representative Latasha Mayes  
Urban Redevelopment Authority, Susheela Nemani-Stanger  
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