



February 28, 2017

John Ginocchi, AICP
Vice President of Development
Century Building
130 7th Street, Suite 300
Pittsburgh, PA 15222

Via email: jginocchi@trekdevelopment.com

RE: Miller Reed for Sale Development Proposal

Dear Mr. Ginocchi:

On behalf of the Hill District's Development Review Panel (DRP), we offer this response letter to Trek Development based on your June 2016 submission of the Miller Reed for Sale development proposal.

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. The DRP is a partnership with the Hill District Consensus Group that streamlines community level review while assuring transparency and sufficient community feedback.

The Miller Reed for Sale development proposal scored a cumulative 70 out of 100 points at the DRP and community review levels. This score indicates that the plan did not sufficiently align with the Greater Hill District Master Plan.

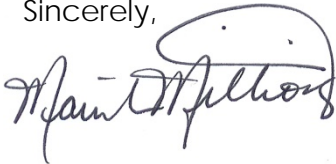
Although the community could appreciate the larger work Trek has done to develop affordable housing with opportunities for homeownership, a few points of concern noted by the community that need addressed are:

- The lack of affordability for the Miller Reed for Sale project.
- The housing size is too small and does not sufficiently meet the need for an increase in family-style housing in the Hill District.
- The modular style home does not blend with the existing housing stock in the Hill District.

As such, we recommend that you spend additional time and effort exploring ways to ensure that this development project is reflective of the community's vision. We wish you the best in your development endeavors. We ask that subsequent changes to the scope of your project be shared with the Hill CDC and Development Review Panel at the time that they occur should the project move forward to the implementation stage.

We appreciate the time and effort taken to participate in the development review process.

Sincerely,



Marimba Milliones
President and CEO

Cc:

Tom Cummings, URA Housing Department
Carl Redwood, Hill Consensus Group
Bill Gatti, Trek Development
Kevin Acklin, Mayor's Office/URA
City Councilman Daniel Lavelle
State Representative Jake Wheatley