

Lakeisha Byrd  
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2932 Wylie Avenue  
Pittsburgh, PA 15219  
Via email: [byrd@communionplace.com](mailto:byrd@communionplace.com)

September 18<sup>th</sup>, 2024

Dear Lakeisha:

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 Herron + Wylie based on its February 2024 submission to the DRP. Details about this submission can be found at [www.hilldistrict.org/drpproposals/herron-wylie-development](http://www.hilldistrict.org/drpproposals/herron-wylie-development).

### **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 their neighborhood's redevelopment. It is a partnership with seven (7) Hill District Community Based Organizations: Hill Community Development Corporation (Hill CDC), Hill District Ministers Alliance (HDMA), Uptown Partners, The Center that Cares, Neighborhood Resilience Project (NRP), Macedonia FACE, and the Center for Family Excellence 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 (GHMPP) 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.

### **Herron + Wylie**

The Herron + Wylie 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.

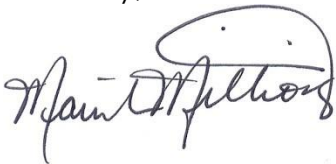
**We strongly encourage the development team to consider the feedback made by the Development Review Panel related to the project:**

- This project needs a comprehensive parking strategy due to the location and the influx of cars parked along Herron Avenue during academic semesters at universities.
- An ideal future tenant could be a bakery and/or healthy food option.

**Lastly, we request that you keep the DRP updated on the progress of the project, such as the start of construction, significant milestones, and any changes to the project.** These updates should be emailed to Hill CDC, Policy and Planning Department at [Policy@hilldistrict.org](mailto:Policy@hilldistrict.org) when 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, Hill CDC

Cc:

City of Pittsburgh Mayor Ed Gainey and Staff

City Councilman Daniel Lavelle

State Representative Aerion Abney

State Representative LaTasha Mayes

Urban Redevelopment Authority, Susheela Nemani-Stanger

Department of City Planning, Dr. Jamil Bey

City of Pittsburgh Planning Commission, Staff

City of Pittsburgh Zoning Board of Adjustments, Staff