



THE COMMUNITY TABLE

June 22, 2017

Michael B. Harle, MHS  
President / Chief Executive Officer, Gaudenzia, Inc.  
06 West Main Street  
Norristown, PA 19401

Via email: [mharle@gaudenzia.org](mailto:mharle@gaudenzia.org)

**RE: Gaudenzia Centre Avenue Mixed-Use Development Proposal**

Dear Mr. Harle:

On behalf of the Hill District's Development Review Panel (DRP), we offer this response letter to Gaudenzia Pittsburgh based on your January 2017 submission of the Gaudenzia Centre Avenue Mixed-Use 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.

As a matter of record, it is important to note that despite several early requests by the Hill CDC for Gaudenzia to come through the Development Review Panel, which is the Hill District community's designated development review process, Gaudenzia sought other measures to garner community support. As a result, Gaudenzia secured what could be viewed as a support letter, dated October 21, 2016, from then acting Director of the Hill District Consensus Group. Upon further review of the development plan, it has been determined that this letter shall supersede any letter(s) that might be construed as a letter of support for the Gaudenzia project.

Upon initial and subsequent review of the development proposal, the Development Review Panel determined that Gaudenzia's proposed plan does not adequately align with the Greater Hill District Master Plan and Centre Avenue Redevelopment and Design Plan. As a follow-up to the DRP's determination, the Hill CDC extended an offer to help Gaudenzia find more suitable development locations along the corridor and/or throughout the Hill District. Gaudenzia

accepted the tour offer, but decided the alternatives were not suitable. Gaudenzia then expressed the intent to move forward with the plan as originally proposed, and ceased community engagement with the DRP.

Gaudenzia's mixed-use project is described as including:

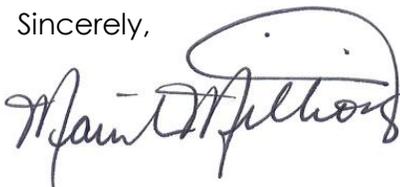
- A drug and alcohol residential facility behind the proposed new development along Grove Street.
- Proposed demolition of the existing historic building, formerly House of the Crossroads.
- 9,000 square feet of commercial space with twenty-six (26) affordable rental units along Centre Avenue.
  - A daycare facility and multi-purpose recreational space were cited as two potential uses of the 9,000 square feet of commercial space.
  - Due to the nature of Gaudenzia's business, uses of commercial space would be limited, specifically liquor licenses and alcohol-serving venues were identified as an issue.

In light of the limited potential uses of the commercial and housing units, the DRP determined that there are better potential uses for the land where this project is envisioned, and more appropriate uses that align with the community's articulated vision as an entertainment and cultural hub with attractive amenities to serve as a destination point with communal and city-wide appeal. Gaudenzia's proposed mixed-use project, coupled with a drug and alcohol recovery facility does not meet the community's stated goals.

We must inform you that the Gaudenzia development proposal does not sufficiently align with the Greater Hill District Master Plan and Centre Avenue Redevelopment Plan to garner the support of the community.

We appreciate the time and effort taken to participate in the development review process. Should you have questions, or concerns please free to contact us.

Sincerely,



Marimba Milliones  
President and CEO

Cc:

Robert Rubinstein, URA  
Tom Cummings, URA  
Kyra Straussman, URA  
Larry Demarzo, Hill District Consensus Group  
Kevin Acklin, Mayor's Office/URA  
City Councilman Daniel Lavelle  
State Representative Jake Wheatley, Jr.