



Mr. William Gatti  
President/CEO  
Trek Development Group  
130 7th Street, Suite 300  
Pittsburgh, PA 15222  
Via email: [bgatti@trekdevelopment.com](mailto:bgatti@trekdevelopment.com)

March 18, 2024

Dear Mr. Gatti:

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 Bedford Dwellings Phase II Francis Street team based on its submission to the DRP. Details about this submission can be found at [www.hilldistrict.org/drpproposals/bedford-dwellings-francis-court](http://www.hilldistrict.org/drpproposals/bedford-dwellings-francis-court)

### **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 eight (8) Hill District Community Based Organizations: Hill Community Development Corporation (Hill CDC), Hill District Education Council (HDEC), Hill District Ministers Alliance (HDMA), Uptown Partners, 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 of Pittsburgh, actions which accurately reflect the community's position."** This process ensures transparency and sufficient implementation of community vision and goals.

### **Bedford Dwellings Phase II Francis Street**

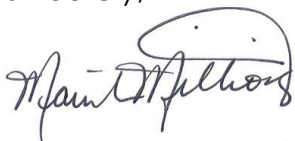
The Francis Court development proposal scored a cumulative **83 % - B** grade at the DRP committee and community review levels. **To receive a letter of support, a proposal must receive a minimum cumulative score of 80%. Accordingly, your score indicates that the plan sufficiently aligns with the Greater 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 unresolved committee and community comments made by the Development Review Panel related to the project:**

- Residents want to encourage an increase in the number of three to four-bedroom units to encourage previously displaced families to move back to Bedford Dwellings.
- The development team should explore whether greenspace could be reserved for resident gardening initiatives or a community greenhouse.
  - Additionally, several comments were verbally communicated about reducing green space for the purpose of including more housing.
- A detailed explanation of the relocation process, including timeframes and reasons a tenant may not be relocated, was requested by several residents.
- Continue further involvement with the community through listening sessions and other forms of engagement.

**Lastly, we request that you keep the DRP updated on the project's progress, 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 they are available. If a change is significant, the DRP may request that you attend a DRP meeting to give an updated presentation.

Sincerely,



Marimba Milliones  
President and CEO, Hill CDC

Cc:

City of Pittsburgh Mayor Ed Gainey/Staff

City Council President Daniel Lavelle

State Representative Aerion Abney

State Representative LaTasha Mayes

Urban Redevelopment Authority, Susheela Nemani-Stanger

City of Pittsburgh Housing Authority, Caster D. Binion

Department of City Planning, Karen Abrams

City of Pittsburgh Planning Commission, Staff

City of Pittsburgh Zoning Board of Adjustments, Staff

US Representative Summer Lee

US Senator Bob Casey

US Senator John Fetterman