



August 24, 2021

Ray Bowman

Via email: rbowman@hilldistrict.org

RE: New Granada Building and Offices

Dear Mr. Bowman:

On behalf of the Hill District's Development Review Panel (DRP), and the Hill CDC as the Registered Community Organization (RCO), we offer this letter of support to you based on the May 2021 submission for the New Granada Building and Offices proposal. Details about this submission can be found at www.hilldistrict.org/newgranadabuilding.

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 six (6) 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) and the Center that Cares 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 the Registered Community Organization (RCO) for the Greater Hill District, the boundaries of which are defined by the Greater Hill District Master Plan (GHDMP). 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 New Granada Building and Offices proposal scored a cumulative **91% - A** at the DRP 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 would also like to add the following **feedback** received from the community on the scorecards from the Development Activities Meeting (DAM) held in August 2021 to guide your project:

- Excellent project! Lots of hard work paying off! :-)
- Entertainment and restaurant hub is necessary in the Hill District
- A media broadcast studio would add a extra dimension
- This neighborhood needs visual instead of vacant buildings to brighten up the main avenue.
- Are there going to be temporary living quarters for artists?

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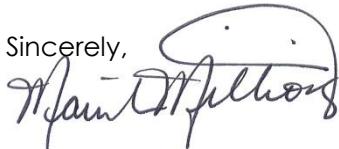
Hill Community Development Corporation 2015 – 2017 Centre Ave, 2nd Floor, Pittsburgh PA 15219 P 412.765.1820 F 412.765.1829

- This is a catalytic project and well developed as well as an economic boost for the Hill District community. It provides opportunity, affordable living and will be a tremendous stimulus and anchor for the Centre Avenue business corridor.
- This is a great project for the Hill Community
- It would be great to see the New Granada flourish again. Went there in my youth
- Much needed would like to see more business development on Centre Avenue
- We need to build Capacity for our CDC and really hold Pitt Accountable for additional resources
- Glad to see the building put to use for the people rather they live on the Hill or not. This will be the cultural center on the hill.
- Parking is still going to be an issue and people will park where people live.
- I am neutral right now but I admire what is being planned for the site. I must admit I had no hope for the building except to be torn down and have a name plate stuck in the ground. I am not clear on what all would be housed in the building and the total area obtained for the offices and apartments. Would parking be underground or located around Wylie and Centre by chance. If there is a concert/program would people park at the old Shop 'n Save and be driven to site.
- Like the project. Concerned it may help gentrify the neighborhood

Lastly, we do request that you keep the DRP updated on the progress of the project, such as funding awards, start of construction, significant milestones, as well as any changes to the project. These updates should be emailed to Felicity Williams, Programs and Policy Manager at fwilliams@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 Milliones
President and CEO

Cc:

Greg Flisram, URA
Daniel Gilman, Mayor's Office
City Councilman Daniel Lavelle
State Representative Jake Wheatley
Marimba Milliones, Hill CDC
Irvin Henderson, Henderson & Co.
Kevin Krulewitch, Henderson & Co.