Previously Requested:

1. **GHDMC/CCIP/Term Sheet Matrix** - include all GHDMC Assessment Items from the Self-Evaluation, all CCIP Action Items, All Term Sheet Items and how this particular parcel fulfills them.

   - By design and intent, the plans for the redevelopment of the FNB-anchored Block G parcels (that were first submitted to the DRP in early January 2020 and since then reviewed with the Board) are broadly consistent with the Greater Hill District Master Plan and support many of its expressed goals. This was affirmed in the self-evaluation that accompanied the complete application material and readily apparent in subsequent presentations and clarifications. As the GHDMC was not formally recognized by the City and the development team has affirmed its commitment to achieve CCIP focus areas, we will continue to retain a sharp focus on meeting and exceeding CCIP objectives. Accordingly, a summary of these extensive efforts to achieve balanced / equitable development goals can be found in the compliance matrix dated 5/23 that was submitted in May 2020. A January 2021 update is provided as an attachment.

   - The Block G CCIP Commitments were summarized in both the Q+A with DRP (back in February) and in the March 4 and April 1 DRP presentations, during which design-phase procurement commitments were reviewed in detail with the DRP Board. The development team facilitated a follow-up presentation of construction phase M/WBE procurement plans by the PJ Dick outreach team to the CCIP EMC on Friday, 5/1/20. Several members of the DRP Board participated.

   - The development team seeks to avoid multiple, overlapping scorecards and summary matrix documents. The attached CCIP summary includes key achievements and objectives across all CCIP Focus Areas for the G block parcels (G1 and G4) associated with the FNB-anchored project and also captures commitments made during the October 2019 preliminary take down of parcels E and B. This compliance matrix will be the basis for future updates of progress, status and next steps to the EMC. The development team will work with the CCIP administrator to communicate important updates and milestone achievements on a regular basis in support of accountability and transparency objectives.

2. **MBE Plan** - how you plan to achieve commitments with schedule, metrics, accountability, and budget. Please also include a racial breakdown of all MBEs, WBEs, VBEs, and DBEs still identifying which ones you have had discussions with, proposals received, and contracts executed.

   - BPG and PAR have signed Affirmations to the CCIP.

   - There is a roadmap to implementing the CCIP and creating opportunities for Hill District businesses and residents that BPG and PAR have built with Gensler that has been shared with CCIP EMC and presented at public community meetings.
3. **Term Sheet** evidencing what will be legally binding commitments from PAR, BPG, and FNB with regard to this parcel.

- Commitments approved by URA on May 21, 2020 include:
  - Monetization of G1 LERTA
  - Monetization of E Parking Tax Diversion
  - Agreement with Partner 4 Work (P4W)

- The preliminary approvals from SEA and URA set forth commitments.

4. **NOTE**: In crafting the above documents, please refer to and address the bullet points from the summary of concerns (sent in a previous e-mail) as well as the ways in which you plan to improve the areas you needed the most improvement from the GHDMG and the CCIP (also sent in a previous e-mail)

**Summary of Concerns:**

**A. GHDMG/CCIP Commitments**

1. **Matrix for GHDMG, CCIP, and Term Sheet Commitments PER Block** (do not conflate Block E commitments with Block G1) Include all CCIP areas and action items, all GHDMG Development Principles and Non-Displacement strategies (See Self Evaluation) and how the proposal meets them. Some areas/action items/strategies may be blank.

- The development team seeks to avoid multiple, overlapping scorecards and summary matrix documents. The attached CCIP summary includes key achievements and objectives across all CCIP Focus Areas for the G block parcels (G1 and G4) associated with the FNB-anchored project and also captures commitments made during the October 2019 preliminary take down of parcels E and B. This compliance matrix will be the basis for future updates of progress and status. The development team will work with the CCIP administrator to communicate important updates and milestone achievements on a regular basis in support of accountability and transparency objective.

2. **Since PAR is presenting the redevelopment block by block, want to see sufficient CCIP items in each block. Don't want to kick the can down each Block and not realize certain elements of the CCIP**

- All seven focus areas of CCIP part of G1 / G4 program.

- While there's no housing proposed as part of the FNB project, FNB is committed to monetizing the Block E Parking Tax Diversion which will fund Housing Stabilization objectives in the Hill District.

- Block G is a critical catalyst for ancillary development.
iii. **What are PAR’s commitments as co-owners in the deals? Not FNB, not BPG**
   - PAR is helping to drive the entire development and pursing delivery of CCIP goals with an expanded and dedicated team of executives.

iv. **What is PAR’s ownership percentage for pre-development costs + land value.**
   - Not disclosed

v. **Review the areas of GHDM and CCIP that need the most improvement (sent in a previous email)**
   - Development Team has grown with direct employment of Hill Residents.
   - Working with non-profits, like the Riverside Center for Innovation, to offer programs to help smaller M/WBE firms build critical capacity for growth.
   - Working with Construction Manager to break apart larger contract awards to maximize opportunities for local, minority-owned businesses.
   - Secured investments from minority-owned investment partners (numerous equity investment proposals submitted)
   - Anchor Commercial Tenant (FNB) will assist with overall wealth-building goals for the redevelopment by offering financial literacy programs throughout the Greater Hill District and expanding its programs with the Hill District Federal Credit Union (HDFCU) as per the FNB Community Impact Plan that is part of the Take Down submission

**B. Documentation to evidence commitments, including a term sheet for each Block that anticipates and/or speaks to the full evolution of the development**

- BPG and PAR have signed Affirmations to the CCIP and will be delivering commitments under the preliminary SEA / URA Take Down approvals from May 2020.

**C. MWDBE Inclusion Plan**

i. **How will developer achieve the percentages they committed to? Need a plan with schedule, metrics, and accountability.**
   - BPG has presented elements of its inclusive procurement plan (schedules, metrics, points of contact and accountability) over the past 18 months+, has presented specific plans from its design (Gensler) and construction management (PJ Dick) outreach teams and has circulated these plans in narrative form to the CCIP EMC for review.
• Key elements include:
  o The M/WBE database (contacting every business!)
  o Outreach used to present opportunities (the newsletter, intake form,
    community meetings, RFQ, and collaboration with organizations)
  o Requiring M/WBE inclusion plans from lead designers and contractors.

• Updated metrics for pre-development will be available for review with DRP Board members in February.

ii. **Plan that was sent shows NO executed contracts with MBES or MWBES - only discussions or proposals received.**

• Final contracts issued to:
  o Dr. Kim Ellis
  o eHoldings
  o AWK Consulting (through M. Baker)
  o Monaloh Basin (through M. Baker)
  o Howard Graves and UpStudio (through Gensler)

iii. **Racial identity of MBEs, WBEs, VBEs, and DBEs is not identified - need to break down.**

• Will work on breakouts as part of compliance with CCIP EMC Administrator.

iv. **What is the budget for this work?**

• The outreach effort will be funded in a manner consistent with our CCIP affirmation.

• Both the construction and development budgets anticipate substantial internal and third party/consulting resources necessary to achieve CCIP Commitments.

• BPG and PAR have already incurred hundreds of thousands of dollars to date related to community engagement staffing, planning and outreach. These efforts and investments will only expand as projects accelerate to ground-breaking and launch with additional funding for:
  o continued outreach
  o wealth/capacity-building
  o bidding support for minority-firms as well as premiums/subsidies associated with the selection of competitive, but not lowest estimates from minority-owned firms (baked into the budget - not itemized by the contractors)
  o workforce/youth development efforts

D. **Greater Reinvestment Fund/LERTA**

i. **Schedule for capitalizing the entire $40 million.**

• $16MM LERTA loan in process with FNB and to be timed with financial closing / groundbreaking for FNB Tower (to be shared 50-50 between Lower Hill and Greater Hill Reinvestment Fund)

• Other LERTA funding is to be function of subsequent development projects being developed (once assessed by Taxing Bodies)
ii. **Block G1** will generate $9 million, numbers presented thus far have shown FNB is only considering capitalizing $6 million, what happens to the other $3 million?

- Projections for monetized value of Block G1 off-site LERTA (Greater Hill Reinvestment Fund) is approx. $8M based on a $16MM total LERTA loan from FNB (shared 50-50 between Lower Hill and Greater Hill Fund)

E. **Shared parking revenue for all garages per CCIP funding streams**

- There is no Parking Tax Diversion on parcel G1.

F. **FNB Community Plan**

i. **Why would FNB review proposals for Greater Reinvestment Fund?** The Advisory Board will review and make decisions.

- FNB will not be involved in reviewing Greater Hill Reinvestment Fund proposals

G. **Requesting signature page of Statement of Affirmation (you have provided)**

- Sent to and received by Hill CDC in May 2020.

H. **Need a minority owner for the commercial - CCIP Calls for 25% to be developed by an MWBE (MWBE Inclusion)**

i. **PAR must complete and release RFP.**

- Clay Cove Capital announced in October 2020 as major equity investor in the project.

- Clay Cove’s Managing Partner Amachie Ackah scheduled for an introduction to the full CCIP EMC on January 29, 2021.

5. **Areas of Improvement**

A. **GHDMMP**

i. **Build Upon the African American Cultural Legacy**

- The Lower Hill has been the historic marketplace of the Greater Hill District and this project is the critical catalyst to reestablish that marketplace in coordination with other development activities in the Centre Avenue corridor.
• Project will be a cornerstone for reestablishing connections with the Greater Hill District.

• Project’s Design stresses the lost connection along Wylie Avenue. With the development of open space along Wylie in the first commercial phase, the Project establishes Wylie as an important visual, pedestrian and commercial connector from the Greater Hill to Downtown.

• Hired Dr. Kim Ellis to inform architects, design firms and art curators of the African American History and culture of the Lower and Greater Hill District.

iii. Economic Empowerment (did not see an answer for this question)
• BPG and PAR have executed CCIP Affirmations and are pursuing inclusive procurement strategies to satisfy 30% MBE and 15% WBE objectives.
• Contracts for architect and construction manager include appropriate CCIP exhibits and provisions. Both Gensler and PJ Dick have made multiple presentations of their plans and progress to the CCIP EMC.
• PAR and FNB have recently made additional investments in the Hill District Federal Credit Union.
• Development has been “designed to benefit existing and future community residents and businesses, while allowing for future growth of retail and commercial spaces.”
• “commercial and retail development plans for the Lower Hill District” are committed to “best efforts to achieve a balance retail mix of local, regional and national companies.”

iv. Mobility and Transportation
• Working on bridging the Washington Avenue divide.
• Updated and submitted overall Transportation Study (Trans Associates) showing no additional off-site traffic impacts from the Lower Hill development (consistent with transit model from 2014)

B. CCIP

i. Wealth Building Initiatives
• Wealth Building addressed above.

ii. Cultural and Community Legacy Initiatives
• Cultural Legacy addressed above.

iii. Coordinated Community Development Strategies
• Project will add to the reestablishment of the Lower Hill as the gateway to the Greater Hill District and will be the cornerstone of the Lower Hill commercial development.
• Project tax abatement (LERTA) to be monetized and shared 50-50 with the Greater Hill Reinvestment Fund.

• Planning for the G1 project also includes extending sustainable infrastructure like District Energy to the Lower Hill redevelopment site and beyond.

• Building capacity in coordination with CCIP EMC to track compliance metrics.

• Parking Tax Diversion funds (years 1-20) from parking district to support Greater Hill housing stabilization goals.

• The project creates a destination public open space that benefits the entire community, as part of the overall open space master plan that exceeds PLDP requirements Community Development Strategies.
<table>
<thead>
<tr>
<th>Initiative Area</th>
<th>Initiative Details</th>
<th>Responsible</th>
<th>Status</th>
<th>Next Steps</th>
</tr>
</thead>
<tbody>
<tr>
<td>Engagement with local and regional M/WBE certified contractors within growing database built and managed by developer</td>
<td>HPC</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
</tr>
<tr>
<td>20/8% MBE &amp; 15% WBE inclusive procurement targets for Construction Manager and Architect of Record contracts</td>
<td>BOC/Geisler/Peck</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
</tr>
<tr>
<td>Ruby Week Agreements:</td>
<td>PWD/Granny Flat</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
</tr>
<tr>
<td>- View Source Center</td>
<td>- Coordination of apprenticeship programs</td>
<td>- Management of recruitment and intake process</td>
<td>- Overall Clearinghouse for development jobs</td>
<td>N/A</td>
</tr>
<tr>
<td>Commitment from Construction Manager to meet 20% Minority Workforce Goal</td>
<td>Bisd</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
</tr>
<tr>
<td>Parking Lot (1428 S 16 St) from parking district to support community housing development (currently sold and will be rezoned as a school)</td>
<td>HPC and PNR</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
</tr>
<tr>
<td>Regular exchanges of public meetings, stakeholder outreach and dissemination of project updates to CCP EMC and beyond</td>
<td>BOC/Parklands</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
</tr>
<tr>
<td>PAI helped secure funding for CCP EMC. Advisory committee to assist with tracking and compliance metrics</td>
<td>BOC/Parklands</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
</tr>
<tr>
<td>Nearing investments from numerous minority-owned investment firms</td>
<td>BOC/Parklands</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
</tr>
<tr>
<td>Working with nonprofits (like the Riverside Center for Innovation) to offer programs to help smaller M/WBE firms build critical capacity for growth</td>
<td>BOC</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
</tr>
<tr>
<td>Concept plans for retail and use on block 6 open space and complementary mixed-use development on block 7 to include retail business incubator in coordination with the USA</td>
<td>BOC</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
</tr>
<tr>
<td>FNB Greater Hill District Wealth Building Initiatives:</td>
<td>BOC/Parklands/FNB</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
</tr>
<tr>
<td>- Capital Partnership with HHS District Federal Credit Union</td>
<td>- Community Financial Literacy Programming for Individuals</td>
<td>- ESA Loan Partnership Programming</td>
<td>N/A</td>
<td>N/A</td>
</tr>
<tr>
<td>The Lower Hill has been the historic, marketplace of the Greater Hill District and this project is the critical catalyst to reestablish that marketplace in coordination with other developments in the Greater Hill area.</td>
<td>BOC/Parklands/FNB</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
</tr>
<tr>
<td>The PAI [Essential City] does not add to the city skyline, but it also provides an Inclusive, welcoming Public Open Space, reconnecting a vital, recreational, commercial and pedestrian connection between Hill District and downtown Wythe Avenue.</td>
<td>BOC</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
</tr>
<tr>
<td>Various neighborhood events to be celebrated with urban design best practices and interactive public art.</td>
<td>BOC</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
</tr>
<tr>
<td>Project Tax Assessment (CJRTA) to be monetized and shared 3/9/21 with the Greater Hill Redevelopment Fund to seed neighborhood economic development</td>
<td>BOC/Parklands/FNB</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
</tr>
<tr>
<td>Project will aid in the monetization of the Lower Hill as the gateway to the Greater Hill District and will be the cornerstone of the Lower Hill commercial development.</td>
<td>BOC/Parklands/FNB</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
</tr>
<tr>
<td>The project creates a destination public open space that benefits the entire community, as part of the overall open space master plan that meets PCU requirements</td>
<td>BOC/Parklands/FNB</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
</tr>
<tr>
<td>New Parkside/McKee Station</td>
<td>BOC/Parklands</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
</tr>
<tr>
<td>Coordination with New Orleans Theater</td>
<td>BOC/Peck</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
</tr>
<tr>
<td>Coordination with Recreational/Community Facilities (Amemon/Maccobinia)</td>
<td>BOC/Parklands</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
</tr>
</tbody>
</table>

Included in Block 1 Form Sheet

DRAFT

Confidential

printed January 15, 2021
Parcel Plan: G1 + G4

- G1: 1.51 acres
- G2
- G3
- G4: .57 acres

Lower Hill: Parcels G1 + G4 Design Review Submission
Site Plan: G1 + G4
PLDP Compliance: Parcel G1 + G4
parcel extents and location

[Diagram showing parcel extents and locations]
PLDP Compliance
Stormwater Management

Legend:
- **GREEN ROOF**
- **LANDSCAPED PUBLIC OPEN SPACE**
- **PERMEABLE PAVEMENT AREAS**
- **PUBLIC SEWER & AERAS**
- **UNDERGROUND INFILTRATION BED**
- **STORMWATER CONVEYANCE**
- **STREET TREE & RETENTION**
- **APPLICATION LIMITS**
- **FUTURE GREEN ROOF**
- **FUTURE LANDSCAPED OPEN SPACE**
- **FUTURE PERMEABLE PAVEMENT AREAS**
- **FUTURE PUBLIC SEWER & AERAS**
- **FUTURE UNDERGROUND INFILTRATION BED**
- **FUTURE STORMWATER CONVEYANCE**
- **FUTURE STREET TREE & RETENTION**

Scale: 1" = 60'
PLDP Compliance: Section 2
entrances and primary access

Section 2.6.A
Above-grade parking is a part of the G1 building stack (Level 2+3 above Plaza) and will need to be screened

Section 2.7
G1 fronts on Urban Open Space G4; Building faces are set back 20' from Sub-parcel line (formerly Block G primary frontage on Wylie Ave)
## PLDP Compliance: Section 2

<table>
<thead>
<tr>
<th>Section 2</th>
<th>Compliant</th>
<th>Detail</th>
<th>Notes</th>
</tr>
</thead>
<tbody>
<tr>
<td>2.2 Specially Planned District</td>
<td>X</td>
<td>LEED ND v4 compliance</td>
<td>Pre-Certified Gold under LEED #1000053179</td>
</tr>
<tr>
<td>2.3 Sustainability Requirements</td>
<td>X</td>
<td>On-site rainwater retention requirement</td>
<td>Site has no permeable green space; establish shared retention strategy with adjacent urban Open Space on G4</td>
</tr>
<tr>
<td>2.4 Blocks</td>
<td>N/A</td>
<td>Urban Open Space G4 is provided within Block G</td>
<td>Parcel G4 becomes part of cohesive linear green space along Wylie Avenue, and is limited to service vehicle access.</td>
</tr>
<tr>
<td>2.5 Streets &amp; Pedestrian Connections</td>
<td>N/A</td>
<td>Pedestrian connection is achieved between Logan and Washington Place via G1 Plaza. Temporary easement from Logan to G4 is requested.</td>
<td>A key planning principle is the creation of a cohesive linear green space along Wylie Avenue, as both a physical and social connector and an engine for neighborhood enterprise. Parcel G4 becomes a central part of this cohesive green space, and should be maintained as pedestrian-only or limited vehicular access.</td>
</tr>
<tr>
<td>2.6 Open Space &amp; Courtyards</td>
<td>X</td>
<td>Urban Open Space G4 is provided within Block G. Total Open Space (G1+G4) is 1.37 acres</td>
<td>Urban Open Space G4 provides increased capacity for level festival lawn adjacent to Major Public Destination Facility</td>
</tr>
<tr>
<td>2.7 Street Frontages</td>
<td>X</td>
<td>G1 fronts on Urban Open Space G4; Building faces are set back 20' from Sub-parcel line</td>
<td>Setbacks provide zones for outdoor seating and retail spillout for G1 retail/F&amp;B tenants to activate Urban Open Space; Maximum setback for SP-11 District is 20'</td>
</tr>
<tr>
<td>2.8 Building Height &amp; View Corridor</td>
<td>X</td>
<td></td>
<td></td>
</tr>
<tr>
<td>2.9 Parking &amp; Service</td>
<td>X</td>
<td></td>
<td></td>
</tr>
<tr>
<td>2.10 Subdistrict 3</td>
<td>N/A</td>
<td></td>
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</table>
### PLDP Compliance: Section 3 + 4

<table>
<thead>
<tr>
<th>Parcel G1 + G4</th>
<th>Compliant</th>
<th>Detail</th>
<th>Notes</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Section 3 Street Types</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>3.4 Street Type C</td>
<td>N/A</td>
<td></td>
<td></td>
</tr>
<tr>
<td>3.9 Washington</td>
<td>X</td>
<td></td>
<td></td>
</tr>
<tr>
<td>3.9 Bedford</td>
<td>X</td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Section 4 Building Types</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>4.1 Introduction</td>
<td>X</td>
<td></td>
<td>Parcel G1 building falls under Building Type III</td>
</tr>
<tr>
<td>4.2 General Regulations</td>
<td>X</td>
<td>LEED-ND Prerequisites (10% energy savings over ASHRAE 2007; 20% indoor water use savings over Energy Policy Act of 2005 baseline)</td>
<td>TBD</td>
</tr>
<tr>
<td>4.3 Building Materials &amp; Systems</td>
<td>X</td>
<td></td>
<td></td>
</tr>
<tr>
<td>4.4 Building Elements</td>
<td>X</td>
<td></td>
<td></td>
</tr>
<tr>
<td>4.5 Type I Building</td>
<td>N/A</td>
<td></td>
<td></td>
</tr>
<tr>
<td>4.6 Type II Building</td>
<td>N/A</td>
<td></td>
<td></td>
</tr>
<tr>
<td>4.7 Type III Building</td>
<td>X</td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Section 5 Signage</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>5.1 Signage</td>
<td>TBD</td>
<td></td>
<td>Building signage compliant, Open Space signage package under development</td>
</tr>
</tbody>
</table>

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Lower Hill: Parcels G1 + G4 Design Review Submission
G1 Points of Entry: Washington Place Level

- Retail Entry 810'
- Office Entry 815'

Pollin Group

Lower Hill: Parcels G1 + G4 Design Review Submission
G1 Points of Entry: Plaza Level

- **LOADING ENTRY 830’**
- **PARKING ENTRY 830’**
- **RETAIL ENTRY 835’**
- **OFFICE ENTRY 835’**

**PLAZA FOODHALL**
5,160 SF
(NOT INCLUDED IN SF TABULATION)

**FUTURE PARCEL**
EL. 835’ - 0”

**BEDFORD AVENUE**
**WASHINGTON PLACE**
**LOGAN STREET**

**SERVICE CORRIDOR**

**RETAIL**
3,050 SF
(NOT INCLUDED IN SF TABULATION)

**OPEN TO BELOW**
47’ - 0”
40’ - 0”
30’ - 0”
30’ - 0”
30’ - 0”
35’ - 0”

**RAMP UP**
212’ - 0”

**OFFICE LOBBY**
2,682 SF

**RETAIL**
12,190 SF

**CLEAR @ ALLEY**
60’ - 0”

**38’ - 6”**

**112’ - 6”**

**171’ - 0”**

**53’ - 8”**

**44’ - 3”**

**PRELIMINARY CONCEPT**

**PITTSBURGH ARENA DISTRICT | BLOCK G**

**FLOOR PLAN - LEVEL 02**

**Pollin Group**
Pathways + Access: Final

Lower Hill: Parcels G1 + G4 Design Review Submission
Pathways + Access: Temporary

Lower Hill: Parcels G1 + G4 Design Review Submission
G1 Plan: Washington Place - Level 01

BEDFORD AVENUE
CENTRAL PLANT
OFFICE LOBBY
2,740 SF
RETAIL
6,759 SF
RETAIL MEZZANINE
+/- 3,771 SF
38' - 6"
112' - 6"
G1 Plan: Washington Place - Level 01

BEDFORD AVE
WAHInGTOn
PLa
N
JANUARY 2021   PAGE 16
Lower Hill : Parcels G1 + G4 Design Review Submission
G1 Plan: Plaza Level - Level 02

BEDFORD AVE

38' - 6"

171' - 0"

RAMP UP

SINGLE

SERVICE CORRIDOR

OFFICE LOBBY 2,682 SF

RETAIL 12,190 SF

OPEN TO BELOW

G1 Plan: Plaza Level - Level 02

BEDFORD aVE

WaSHInGTOn

PLa

CE
G1 Plan: Parking - Level 03

BEDFORD AVE

26 SPACES

RAMP DN
16% SF

RAMP UP
5,548 SF

18' - 0"

24' - 0"

10' - 6"

25' - 7"

G1 Plan: Parking - Level 03
G1 Plan: Parking - Level 04
+/- 112 Spaces Total
5% parking ramp

16% speed ramp w/ 8% shoulders at each end

G1 Axon: Parking- Level 03 + 04
G1 Plan: Typical Office Level - Level 05-26

OFFICE 20,440 GSF

BEDFORD AVE

G1 Plan: Typical Office Level - Level 05-26
G1 Elevation: North

G2
SERVICE AND PARKING ENTRANCE @ 830' BEDFORD AVE WASHINGTON PLACE
G1 Elevation: West

WASHINGTON PLACE
ENTRANCE @ 815'
G1 Perspective: Skin and Massing Concept

“shield” + wing detail

Lower Hill: Parcels G1 + G4 Design Review Submission
G1 Perspective: Skin and Massing Concept

curtainwall with mullion “fin” extensions
perforated metal at parking
**G1 Perspective: Skin and Massing Concept**

- Entrance canopy
- Louvered facade for ventilation at parking levels 03+04
- Vertical SSG Curtainwall at reveals
G1 Perspective: Skin and Massing Concept

stone panel + curtainwall facade system
Urban Open Space
Proposed Development Plan

- Key elements and changes from PLDP
  - Deletion of unbuilt section of Wylie Avenue between Logan and Washington Place and consolidation of area into G4 and F2 UOS
  - Deletion of unbuilt Streets 3 and 4 (Blocks B+C)
  - Private plaza proposed at parcel G1

<table>
<thead>
<tr>
<th>Block</th>
<th>Acres</th>
</tr>
</thead>
<tbody>
<tr>
<td>Block A/B</td>
<td>1.01</td>
</tr>
<tr>
<td>Block C: Webster Easement</td>
<td>.16</td>
</tr>
<tr>
<td>Block D</td>
<td>.33</td>
</tr>
<tr>
<td>Block G</td>
<td>.57</td>
</tr>
<tr>
<td>Block F (incl Wylie row)</td>
<td>1.72</td>
</tr>
<tr>
<td>Block H</td>
<td>.66</td>
</tr>
<tr>
<td>Total</td>
<td>4.45</td>
</tr>
</tbody>
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2019 Master Plan revisioning by PAR, BPG, Intergen and Gensler
G4 Implementation

Plan

1. G4 UOS (.57 acre) meets required Urban Open Space for entirety of Block G (3.1 acre) Public Urban Open Space requirement defined by PLDP (10% req.= .31 acre)

2. The FLDP for G4 Urban Open Space is under development and will incorporate design standards and a public art plan.

3. The Civic Open Space planned for Block F is under development as part of a community planning and engagement process, including public art.

4. Parcel G4 UOS FLDP submitted concurrent with parcel G1 FLDP

5. Take-down of parcel G4 UOS will be concurrent with parcel G1 takedown

6. Parcel G4 UOS completion with temporary easement onto Block F concurrent with G1 (refer to p.15)

7. Lighting Plan under development
Thank You