



InterGen Real Estate Group is proposing a redevelopment of 288 multi-family residential units on Block B and a portion of Block A within the Residential Redevelopment Site (the “Residential Redevelopment”). The Residential Redevelopment will be undertaken in a single phase over a roughly two-year time horizon. The Conceptual Land Development Plan contemplates the development of an approximately 1.0-acre tract of land as Urban Open Space in two phases. The Conceptual Plan indicates that Street 3, as identified in the PLDP and Site Improvement Subdivision Plan, will not be constructed and that a private lane way will be constructed instead as part of the Residential Redevelopment. Such private lane would be owned by the owners of Block B and the adjacent development on Block A, or by the same entity that owns the Urban Open Space.

It is anticipated that the Residential Redevelopment will be consistent with the approved PLDP, which addresses the balance between density and use consistent with an urban environment. In addition, this development will advance the sustainability initiatives outlined within the PLDP through the implementation of stormwater management best practices and residential energy conservation. Further details of the design include:

- Of the 288 apartments, 167 will be located within a low-rise (6-story) building (the “Low-Rise Building”), of which 34 will be affordable at levels constant with the CCIP and the remaining 121 will be located within a high-rise (12-story) building (the “High-Rise Building”), of which 24 will be affordable at levels constant with the CCIP.
- Excluding the parking facility, total square footage of the project will be approximately 305,000 square feet.
- The parking facility is anticipated as primarily underground with two flat levels within a concrete structure with approximately 219 spaces plus utility rooms, trash rooms and related spaces needed to support the building, at approximately 33,000 square feet per level.
- Both the low-rise and the high-rise will be located on Block B and a portion of Block A, which collectively comprise approximately 3.5 acres.
- Amenities planned for the development include an integrated mix of public outdoor spaces and resident-only amenities such as fitness centers, community rooms, outdoor pools, sundecks, rooftop patios and typical support spaces. In total, there is planned approximately 15,000 – 20,000 square feet of amenity space.
- In-unit features include 9-foot ceilings; plank flooring; washer/dryer units; full kitchen packages; central heating and cooling, all of which is inclusive in the monthly rental rates assumed.
- Building materials will include concrete for the High-Rise Building and wood frame for the Low-Rise Building.
- Setback and zoning will be consistent with PLDP.
- The current plans reflect a maximum of six floors for the Low-Rise Building and a maximum of 14 floors for the High-Rise Building.

Lower Hill Redevelopment - Overview

The Pittsburgh Arena Real Estate Redevelopment (PAR), an affiliate of the Pittsburgh Penguins, and its development partners have introduced a master plan for the redevelopment of the 28-acre site next to the PPG Paints Arena. The development will include meaningful connections to historic and cultural attributes of the Hill District and will attract hundreds of millions in private investment to the centrally-located, highly-visible redevelopment area.

The project will feature a mix of residential, commercial/office, entertainment and food venues, retail and parks/green space and an innovative energy hub. Intergen, short for Intergenerational, is poised to build approximately 500 units of rental housing, with the first phase of approximately 288 units to begin by Fall 2019. The team includes a bright young developer from the Hill District, Bomani Howze, CEO of OLMEC Development Company, and Robert Agbede, a seasoned Pittsburgh Executive with Hatch and Associates, an engineering company with over a 100-year history in Pittsburgh. Keith B. Key, Intergen's third member, is CEO of KBK Enterprises, an active real estate development company with offices in Pittsburgh, PA and Columbus, OH. Both Key and Howze were born and raised in the Hill District.

The Lower Hill Redevelopment is anticipated to attract over \$750 million in private investment, generate over 4,000 construction and 3,000 permanent jobs and generate around \$25 million in annual tax revenues to the City, City schools, County and Commonwealth. Under the Greater Hill District Reinvestment Fund established in 2015, an additional estimated \$25 million in funding is expected to be generated from the project for direct investment in the middle and upper Hill District. PAR and its development partners have also begun working closely with the regional building trades unions, the Pittsburgh Promise and Partners 4 Work on building a workforce development plan to leverage opportunities for students to find better access and opportunities to work with the building trades.

The development team has been working closely with the Community Collaboration and Implementation Plan (CCIP) executive committee toward delivering a development that optimizes its impact within the Greater Hill District and is transformational for the entire City of Pittsburgh and region.

Economic Development Plan

Community Impact & Inclusion

Minority/Women Business (M/WBE) Inclusion

Facilitate opportunities for minority and women business enterprises (“M/WBE”) to participate in the ownership, development, design, construction, operation and management of the redevelopment of the Development site.

Inclusionary Housing Programs

Provide opportunities for affordable housing on the development site and throughout the Greater Hill District.

Communications, Reporting and Tracking

Promote and facilitate communication between the parties during the pre-development, development and post-development of the development site as well as to track the established metrics for success for the plan and to report on the progress throughout its course.

Wealth Building Initiatives

Cultivate opportunities for residents of the Hill District to form their own businesses that could benefit from a) investment in the redevelopment of the Lower Hill in the near term or b) investment in the future development opportunities that may arise in the Greater Hill District, including the development.

Culture and Community Legacy Initiatives

Work with the community to preserve and incorporate the history of the Greater Hill District in the design of the public areas within the Development Site and to preserve the vision and spirit of the Preliminary Land Development Plan.

Coordinated Community Development Strategies

Coordinate community development efforts including communication and marketing efforts with respect to Downtown and the Greater Hill District to present an inclusive community and to maximize economic benefit for all residents and stakeholders.