LOWER HILL
COMMUNITY DISCUSSION

JULY 2019

Gensler

Meeting Agenda

INTRODUCTIONS

LOWER HILL VISION

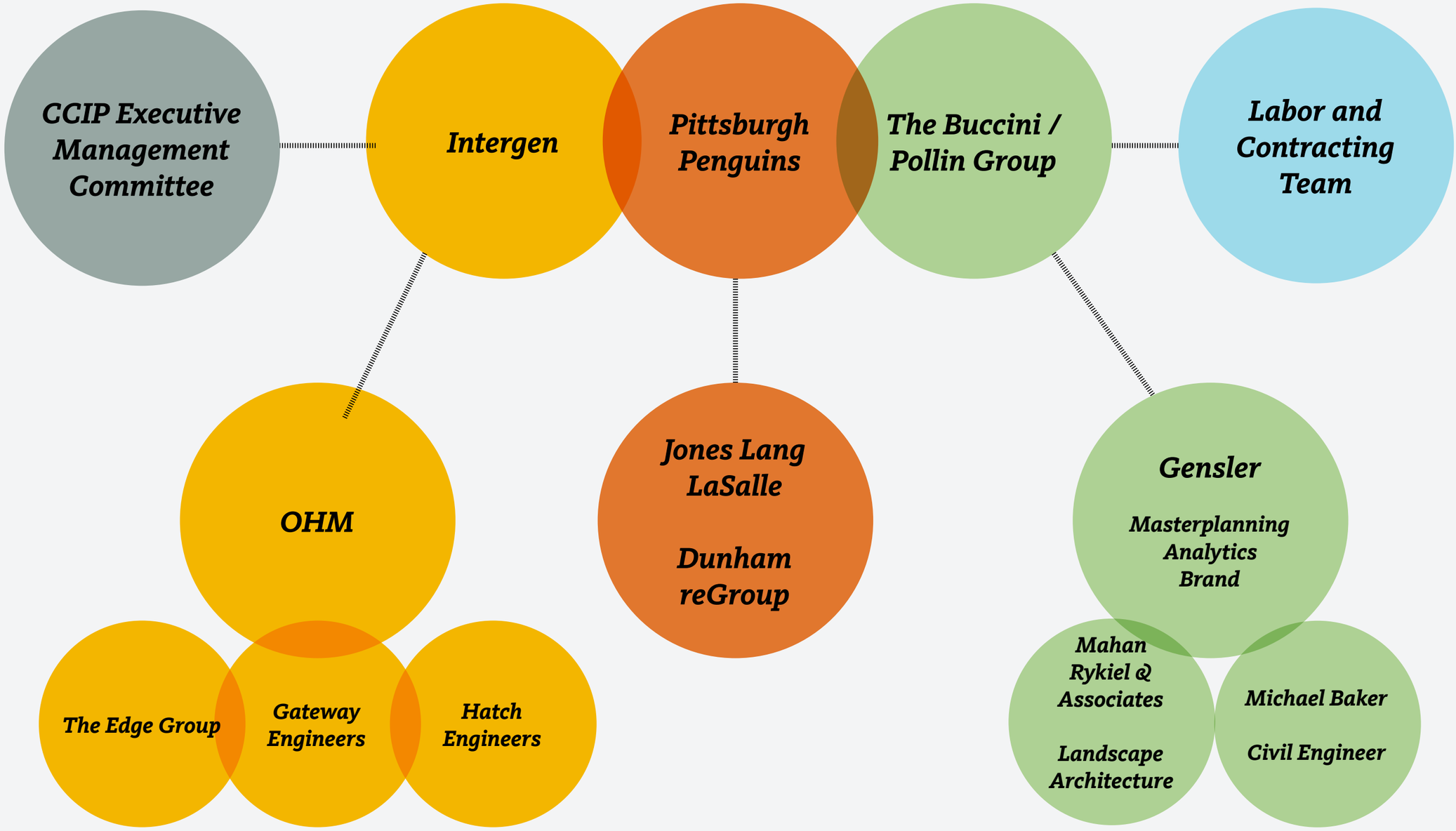
RESIDENTIAL - FIRST PHASE

COMMERCIAL - FIRST PHASE

SMALL BUSINESS & WORKFORCE

NEXT STEPS

Partners and Consultants



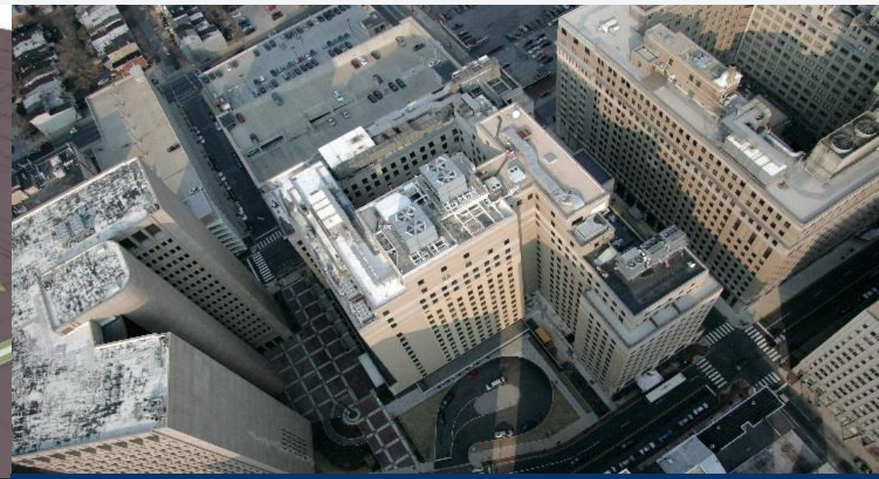
About Intergen

WE CREATE COMMUNITIES THAT CHANGE LIVES

REVITALIZING NEIGHBORHOODS WHILE PROVIDING ECONOMIC OPPORTUNITY

ENHANCING THE QUALITY OF LIFE FOR ALL RESIDENTS

WE ARE MIXED-USE DEVELOPERS



BPG ACQUIRES, DEVELOPS, LEASES, AND MANAGES ITS COMMERCIAL PORTFOLIO

5 MILLION SF OF OFFICE/ RETAIL

MORE THAN 40 HOTELS ACROSS THE USA

2,000 MULTIFAMILY HOUSING UNITS

SPORTS AND ENTERTAINMENT VENUES

LOWER HILL VISION

Our Beliefs

INVITE ALL

Our Beliefs

TO CREATE BETTER

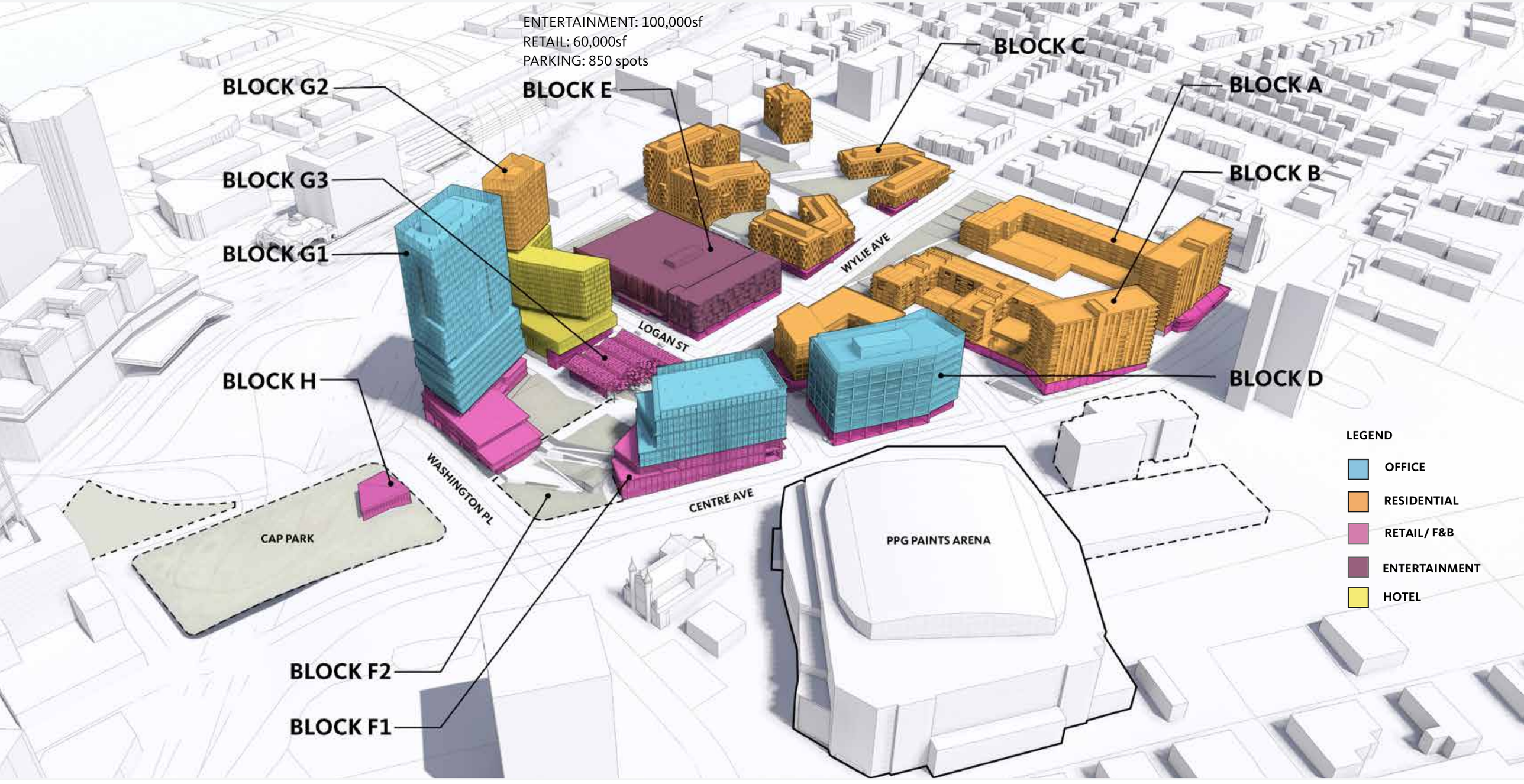
Our Beliefs

AND **CELEBRATE**
TOGETHER.

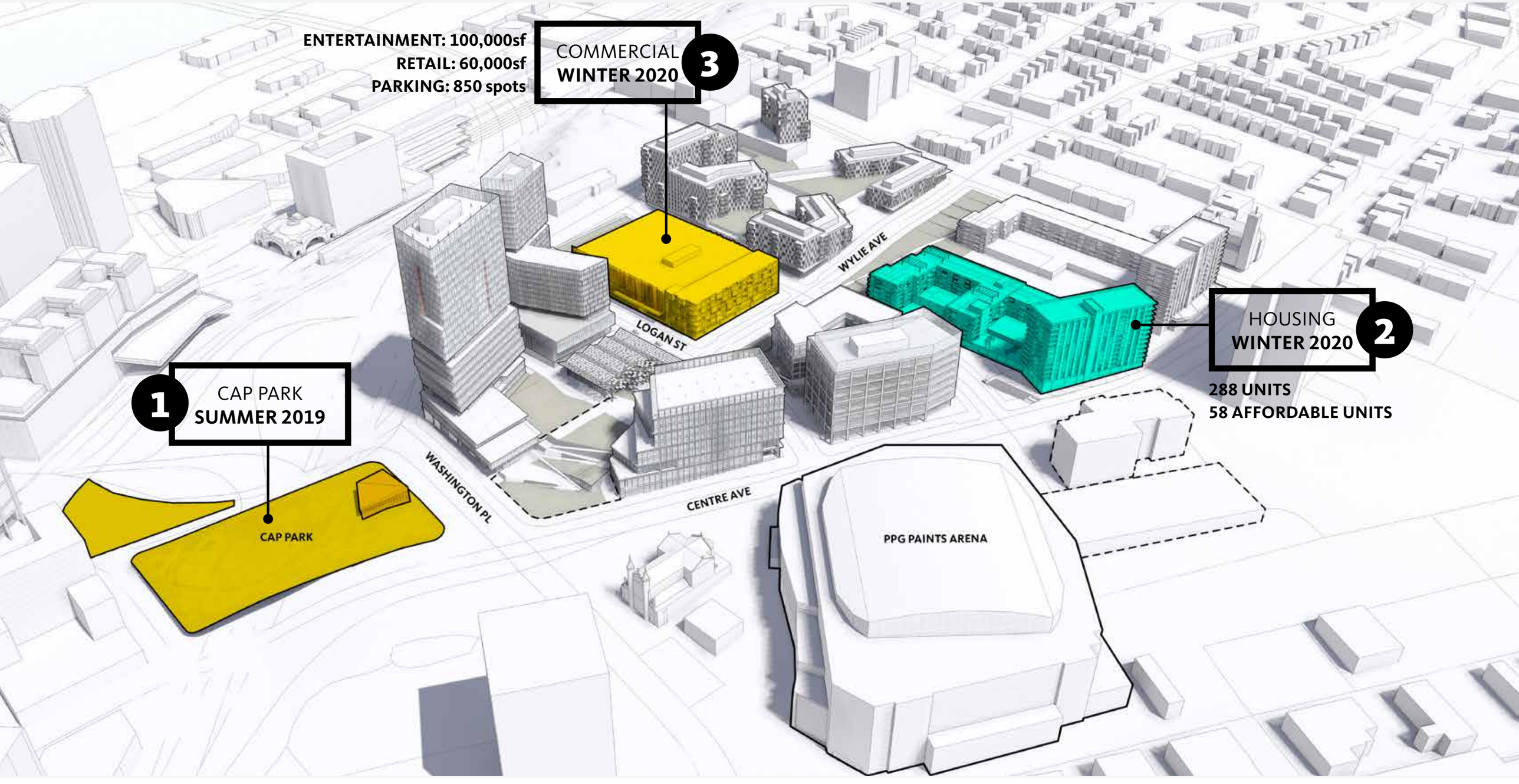
Here on The Hill, welcome to the **center of energy for Pittsburgh.**

Illustrative Site Plan

Illustrative Program Distribution



Phasing


ENTERTAINMENT: 100,000sf
RETAIL: 60,000sf
PARKING: 850 spots
COMMERCIAL
WINTER 2020
3
HOUSING
WINTER 2020
2
288 UNITS
58 AFFORDABLE UNITS
1
CAP PARK
SUMMER 2019
CAP PARK
WYLIE AVE
LOGAN ST
WASHINGTON PL
CENTRE AVE
PPG PAINTS ARENA

RESIDENTIAL PHASE ONE

DEVELOPMENT PLAN

Block B

- 288 Units
- 58 Affordable Units
- 12 story & 4 story building
- Pool, parking, open space, multiple terraces

DEVELOPMENT TIMELINE

- Take down/site – Fall 2019
- Vertical – Spring 2020
- Completion – Spring 2022

Unit Matrix

Low-Rise

Unit Type	Building Total
2 Bedroom	30
1 Bedroom	72
Studio	57
Micro	8
	167

Tower

Unit Type	Building Total
2 Bedroom	32
1 Bedroom	59
Studio	20
Micro	10
	121

	Provided Total
Grand Total	**288**

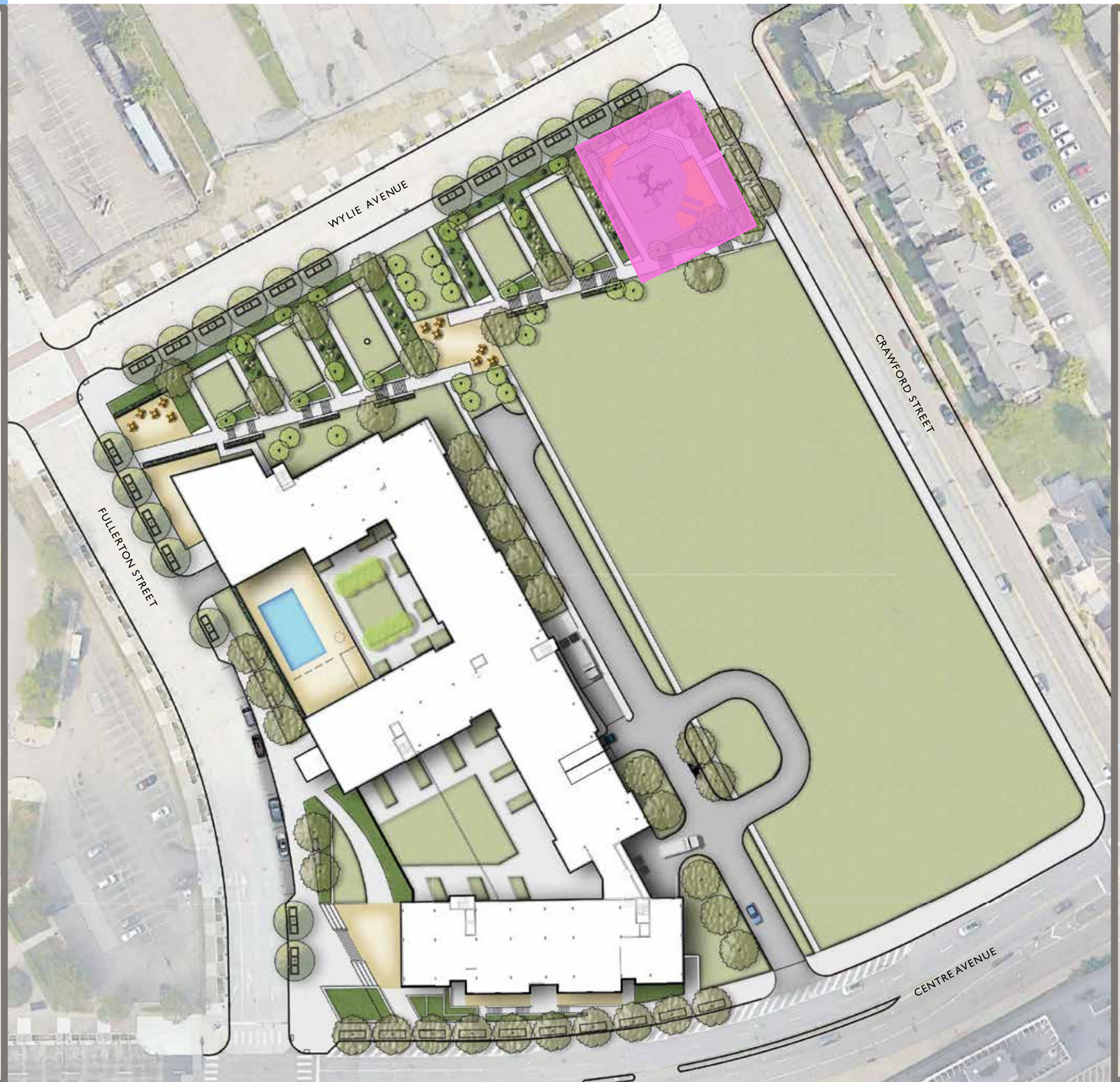
COMMUNITY STRATEGY

- MWBE Plan
- Employment Plan
- Engagement Plan
- Stakeholder Updates

Residential Phase One

REFLECT

ARRIVE



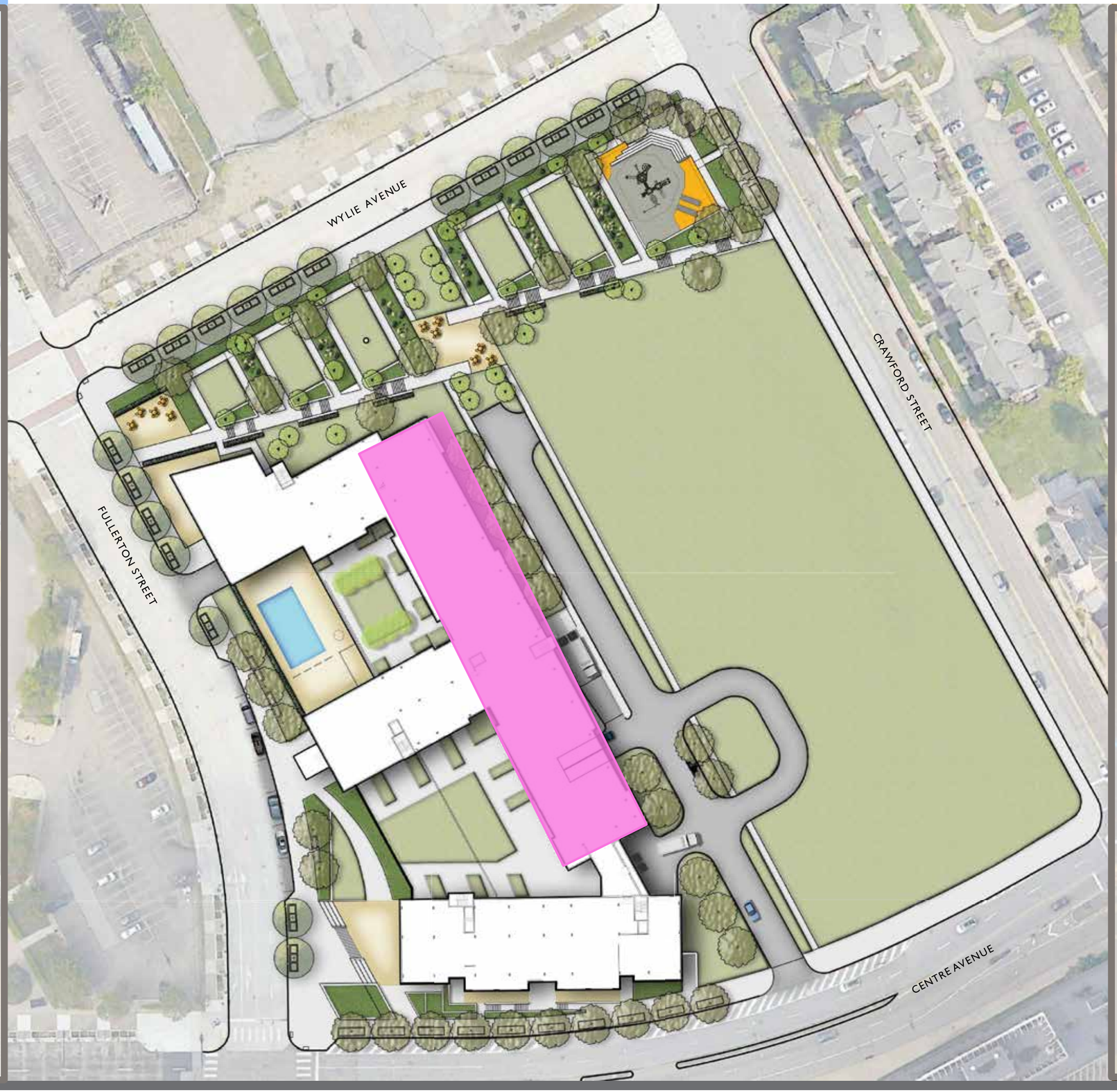
STROLL

CONNECT

JULY 12, 2019

REFLECT

ARRIVE



STROLL

CONNECT

REFLECT

ARRIVE

STROLL

CONNECT

UPMC
IN Q 3003

REFLECT

ARRIVE

STROLL

CONNECT

JULY 12, 2019

COMMERCIAL PHASE ONE

Illustrative Masterplan

Center of Energy

HIGH ENERGY
Extroverted, active, owner-programmed, bright, dynamic

QUIET ENERGY
Residential, passive, community-programmed

RELAXED ENERGY
Transitional, mixed programming

Block E Ground Floor Plan

VENUE LEVEL SF	
Name	Area
PARKING/STORAGE	42,926 SF
VENUE	32,923 SF
VENUE LOBBY	16,677 SF
RESI LOBBY	1,088 SF
	93,614 SF

Exploring partnerships with URA, City and Hill CDC to incubate small, local businesses along Block E Wylie Street retail space.

PARKING

PARKING/STORAGE
42926 SF

VENUE
32923 SF

RESI LOBBY
1088 SF

VENUE LOBBY

RETAIL +/-8000SF

PARKING LOBBY

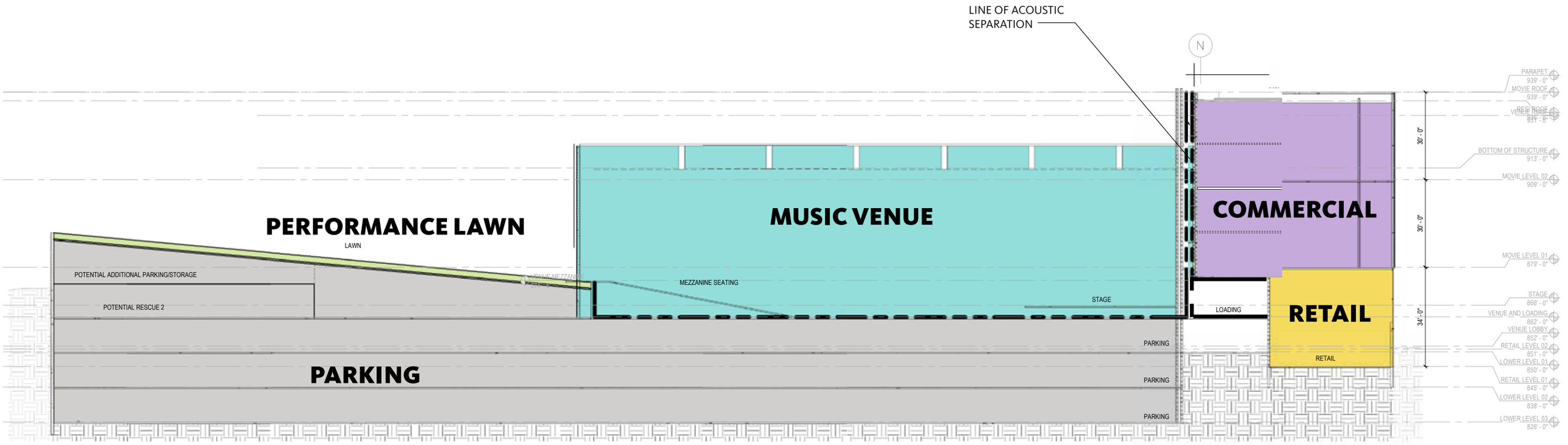
RETAIL +/- 8300 SF

CINEMA LOBBY

VENUE LOBBY
16677 SF

RETAIL
6854 SF

Block E Section



VENUE

COMMERCIAL

RETAIL

PARKING

SMALL BUSINESS & WORKFORCE

Job Creation, Local Inclusion and Workforce Development

Community Engagement Strategies & Actions

CCIP GOAL

To provide opportunities for residents from the Greater Hill District and other predominately minority communities to be employed in the redevelopment of Lower Hill.

WHAT WE'RE DOING

Workforce Development

We are working with different organizations Partners 4 Work, Pittsburgh Promise and the Builder's Guild in collaboration with the building trade unions to open up apprenticeships and training opportunities for Greater Hill District Residents. We are in the process of establishing our workforce development structure in collaboration with the contracting team.

WHAT WE'RE EXPLORING

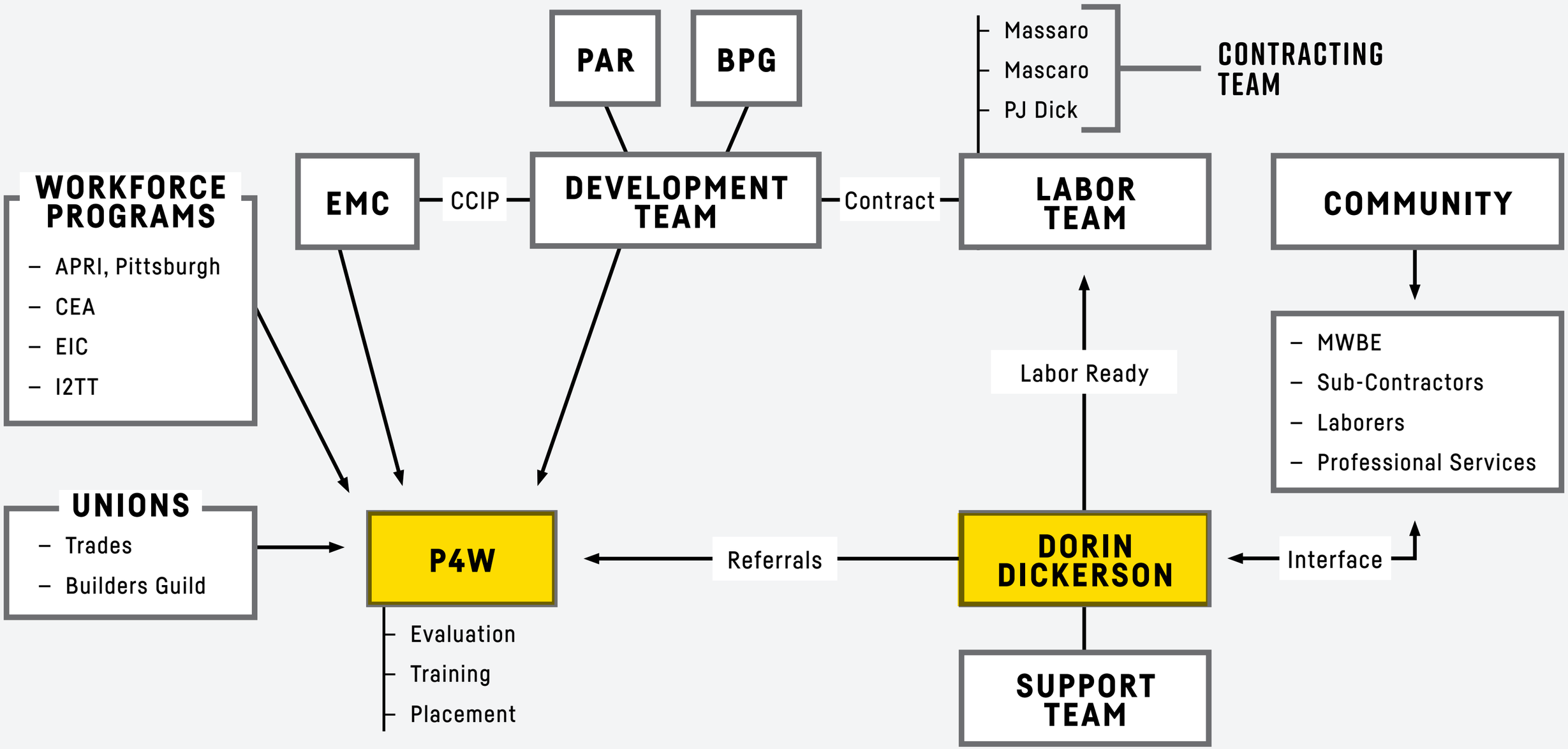
Construction

Community College Training Program
Allegheny Conference Workforce Committee Collaboration
Junior Achievement Partnership
Pre-Apprenticeship Training

Ongoing Operations

Workforce Development Commitments by Commercial Tenants

Job Creation, Local Inclusion and Workforce Development



Workforce Opportunities in Construction, Pre-Development + Post Construction

- Introduction: Earl Buford, Dorin Dickerson
- Proactively identify and compile data base of individuals interested in working on this project
- Assess skills and develop necessary training to prepare for career in construction
- Ensure individuals obtains necessary training (both soft skills and technical)
- Participate in trades program at I2TT (Intro To The Trades)
- Ensure individual is prepared to gain entry into building trade union
- RESULT: Ready to work when project starts!
- Prepare for employment opportunities beyond construction

PARTNER 4 WORK

Wealth Building Initiatives

Community Engagement Strategies & Actions

CCIP GOAL

To cultivate opportunities for residents of the Greater Hill District to form their own businesses that could benefit from a) investment in the redevelopment of the Lower Hill (e.g. owning retail establishments or other assets in the Greater Hill District, including the Development Site) in the near term of b) investment in the future development opportunities that may arise in the Greater Hill District, including the Development Site.

WHAT WE'RE DOING

Commercial Development

The masterplan includes a focus on commercial/retail leasing along Centre Avenue to support continuity and connection with existing Centre Avenue Corridor. There will be a mix of large and small format commercial spaces to accomodate growing businesses. The Reinvestment Fund will support offsite commercial activity.

Small Business Incubators

We are designing the public space to include a series of kiosks to be subsidized by The Reinvestment Fund in order to support and incubate small businesses from the Hill District. The food hall can provide a location for regular pop-ups that support local businesses.

WHAT WE'RE EXPLORING

Commercial Development

Potential to sponsor a project in the Greater Hill District such as the New Grenada Theatre Food Hall. We are seeking complentary tenants so as to support success of commercial activity in the Hill.

District Energy Plan

We are currently working with a number of partners to develop a district energy plan

Local Tenancy

We will connect with the Hill District CDC and business association to identify businesses that might be interested in the project and could be viable tenants.

Small Business Opportunities

- Introduction: Jennifer Barnes (Intergen), Matt Corace (BPG)
- Exploring partnerships with URA, City and Hill CDC to incubate small, local businesses along Block E Wylie Street retail space, Block B, Food Hall and others.
- Intake forms available after the meeting
- Partnership structure and support process is in progress
- Opening a one stop shop development office along Centre Avenue

Q&A

THANK YOU