Meeting Agenda

INTRODUCTIONS
LOWER HILL VISION
RESIDENTIAL - FIRST PHASE
COMMERCIAL - FIRST PHASE
SMALL BUSINESS & WORKFORCE
NEXT STEPS
How Intergen meets and exceeds the CCIP GOALS

- RECORD SETTING MBE HISTORY
- INCLUSIONARY WORKFORCE
- COMMUNITY WORKSPACE OPPORTUNITIES
- AFRICAN AMERICAN HISTORY AND CULTURE
- MINORITY PARTNERSHIP LEADERS
**About Intergen**

WE CREATE COMMUNITIES THAT CHANGE LIVES

REVITALIZING NEIGHBORHOODS WHILE PROVIDING ECONOMIC OPPORTUNITY

ENHANCING THE QUALITY OF LIFE FOR ALL RESIDENTS
About the Buccini Pollin Group

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

RECORD SETTING MBE HISTORY
INCLUSIONARY WORKFORCE
COMMUNITY WORKSPACE OPPORTUNITIES
AFRICAN AMERICAN HISTORY AND CULTURE
MINORITY PARTNERSHIP LEADERS
Our Beliefs

INVITE ALL

RECORD SETTING MBE HISTORY
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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

- **ENTERTAINMENT:** 100,000sf
- **RETAIL:** 60,000sf
- **PARKING:** 850 spots

**LEGEND**
- OFFICE
- RESIDENTIAL
- RETAIL/F&B
- ENTERTAINMENT
- HOTEL

**How Intergen meets and exceeds the CCIP GOALS**
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Phasing

ENTERTAINMENT: 100,000sf
RETAIL: 60,000sf
PARKING: 850 spots

CAP PARK
SUMMER 2019

COMMERCIAL
WINTER 2020

HOUSING
WINTER 2020

288 UNITS
58 AFFORDABLE UNITS

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RESIDENTIAL PHASE ONE

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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
COMMUNITY STRATEGY

• MWBE Plan
• Employment Plan
• Engagement Plan
• Stakeholder Updates
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ARRIVE

STROLL

CONNECT

LOWER HILL | COMMUNITY DISCUSSION

JULY 12, 2019

LOWER HILL DISTRICT

REDEVELOPMENT - BLOCK B

JULY 16, 2019   18
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Illustrative Masterplan

Block E is a critical catalyst for the success of the project.
Center of Energy

RELAXED ENERGY
Transitional, mixed programming

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

QUIET ENERGY
Residential, passive, community-programmed
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Exploring partnerships with URA, City and Hill CDC to incubate small, local businesses along Block E Wylie Street retail space.
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Block E Section
To provide opportunities for residents from the Greater Hill District and other predominately minority communities to be employed in the redevelopment of Lower Hill.

**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.

**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 PROGRAMS
- APRI, Pittsburgh
- CEA
- EIC
- I2TT

UNIONS
- Trades
- Builders Guild

EMC

PAR

BPG

DEVELOPMENT TEAM

Contract

LABOR TEAM

Labor Ready

COMMUNITY
- MWBE
- Sub-Contractors
- Laborers
- Professional Services

P4W

Referrals

DORIN DICKERSON

SUPPORT TEAM

Interface

How Intergen meets and exceeds the CCIP GOALS

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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
Wealth Building Initiatives

Community Engagement Strategies & Actions

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.

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 accommodate 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.

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

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.

District Energy Plan
We are currently working with a number of partners to develop a district energy plan.
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