Reimagine Redevelopment

South Beatty & Mignonette Streets Opportunity
From Parking to Placemaking

The Beatty Apartment Block turns vacant lots into a place for

Families to make their home
Neighbors to make connections
Investment to make impact
Our Team

• Developer/Owner: Catalyst Communities LLC
• Property Manager: Beacon Residential Management
• Design & Engineering:

Desmone Architects
Integrated Engineering Solutions* – Structural Engineer
Allen & Sharif* – MEP Engineer
Sci-Tek* - GeoTech Consultant
Pashek + MTR* - Landscape Designers
Civil and Environmental Consultants

* denotes M/WBE firm
Local leadership rooted in 30+ years of development success combined with the financial strength and community management expertise of Beacon Communities, a 50 year old firm ranked as one of the country’s top affordable housing developers, owners, and managers.
Beacon Residential Management

Curb appeal
High performing properties
Resident satisfaction
Beacon Residential Management

18,000 Residences
150 Communities
13 States

Award winning staff
Resident services
Local presence
Our Vision
reimagine redevelopment

Apartments & Parking
PROJECT SUMMARY

- Residential:
  - Two, 5 story buildings
  - 15,330 sf/floor
  - 76,650 sf total per building

- 153,300 sf total residential

- 156 units total
  - 16 studio
  - 104 1 bedroom
  - 36 2 bedroom

- Parking Structure:
  - 4 stories + roof
  - 26,600 sf/floor
  - 321 spaces

- 106,400 sf total + 26,600 roof
  - Approx 3000 sf green roof
  - 400 sf "flex kiosk"
Project Phasing Plan

Existing Sites
S. Beatty Lot = 135 Spaces
Mignonette Lot = 75 Spaces
Total Parking Count = 210 Spaces

Phase 1 = Parking Garage
Maintain S. Beatty Lot = 135 Spaces
(Lose Mignonette Lot)
Total Parking Maintained = 135 Spaces

Phase 2 = Residential Buildings
Parking Garage Complete = 321 Spaces
(Lose S. Beatty Lot)
Total Parking Count at Project Completion = 321 Spaces
Greenway Design: Reconciling Conflicting Grids

Anticipated Brownfield Redevelopment

Resultant Pathways from Grid Approach

12,400 sf Urban Open Space

Urban Corridor: Access to Community Assets

• ELPC
• Parking
• Urban Open Space
• Pedestrian Path
• Penn Ave Bus. District
• Library

URBAN CORRIDOR/ GREENWAY

p4 I.2 Community Assets

URBAN CORRIDOR

Conceptual Diagrams

S. Beatty and Mignonette Streets
Pittsburgh, PA

URBAN RFP Response For
Catalyst Communities LLC

DESOMNE ARCHITECTS

12,400 sf Urban Open Space

Approach from Euclid

Approach from Penn
URA RFP Response For
S. Beatty and Mignonette Streets
Pittsburgh, PA

View from Euclid Toward Penn Circle
URB RFP Response for
S. Beatty and Mignonette Streets
Pittsburgh, PA

View from S. Beatty Toward Garage
Beatty Apartments Summary

Two apartment towers
Unique 321 parking space garage
Pedestrian plaza and active street level uses to enliven neighborhood

<table>
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<tr>
<th>Unit Type</th>
<th>&lt; 50% AMI</th>
<th>&lt; 60% AMI</th>
<th>&lt; 80% AMI</th>
<th>Unrestricted</th>
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<tr>
<td>2 Bedroom</td>
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<td>8</td>
<td>5</td>
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<td>51</td>
<td>48</td>
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Proposed rents will range from $770 per month to $1,975 per month
Financing Plan

Maximize private debt and equity
Minimize public investment
Embody sustainability
### Sources

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<tr>
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<th>Phase 1</th>
<th>Phase 2</th>
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<td>Residential + Parking</td>
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<td>LIHTC Equity</td>
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<td>Loans</td>
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<td>FHLB AHP</td>
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<td><strong>Total</strong></td>
<td><strong>$29,875,817</strong></td>
<td><strong>$18,154,364</strong></td>
<td><strong>$48,030,181</strong></td>
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### Uses

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<tr>
<td><strong>Total</strong></td>
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Community Engagement

- Review proposal with stakeholders
- Series of sessions with stakeholders to review community expectations
- Continuous outreach: coUrbanize, email blasts or newsletter updates
- Update meetings with representative group of community stakeholders at each milestone
Commitment to Equity & Inclusion

Development Staff and Team
Construction Workforce
Property Management Site Staff

*Project team currently includes 18% minority and 9% women participation*
Why Catalyst?

EXPERIENCE

CAPACITY

VISION

VALUES