



Woods Village

Development without Displacement

Hazelwood, Pittsburgh PA

Community Update – September 15, 2022

Agenda

- General Project Update
- Key Focus Areas Update
- Anticipated Project Schedule
- Wrap up and Next Steps

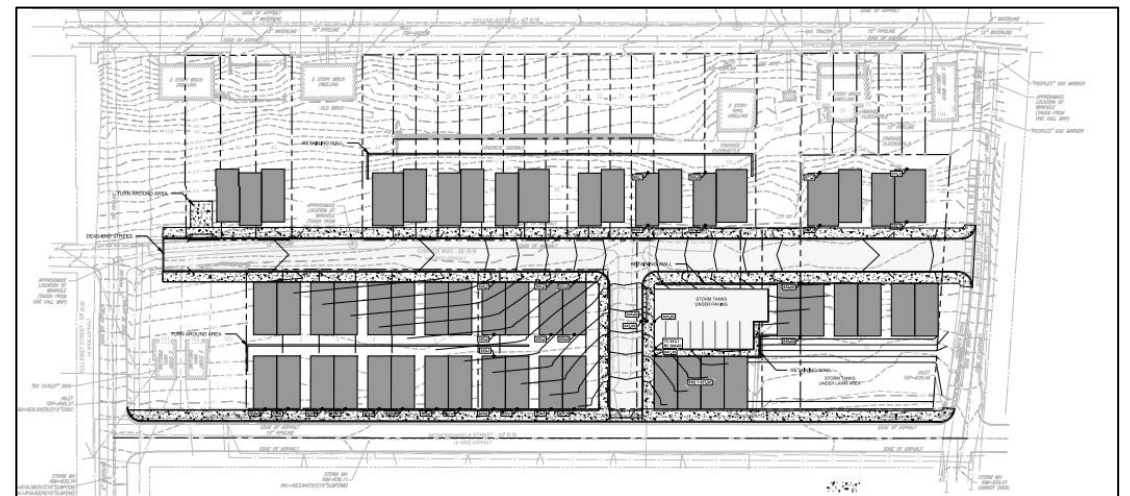


General Project Update

Woods Village - comfortable homes that create a neighborhood



- ✓ Minor change in Project Scope:
 - Reduction of 5 residential units (1 townhouse and 4 studios) and 4 retail units to allow for better stormwater management (was 62 Residential Units and 8 Retail Units)
- ✓ Massaro completed formal cost estimate
- ✓ PVE (Geotechnical Consultant) completed Geotechnical Study and Phase 1 ESA
- ✓ Indovina (architect) engaged in updating plans and support zoning
- ✓ Continue to Engage with URA and Partner4Work on Workforce Development



Key Focus Area – Environmental Study Update

Geotechnical Analysis Completed

Scope of the geotechnical exploration included:

- Test-drilling program to evaluate the existing site conditions
- Laboratory testing
- Analysis of the data collected
- Review of preliminary grading plans
- Report preparation

Eight Standard Penetration Test (SPT) borings were performed to provide an assessment of the existing subsurface conditions across the project area

Conclusion:

- ***No fatal flaws were identified***
- ***Seismic classification for design identified***
- ***Site preparation recommendations provided***
 - ***Foundation requirements identified***



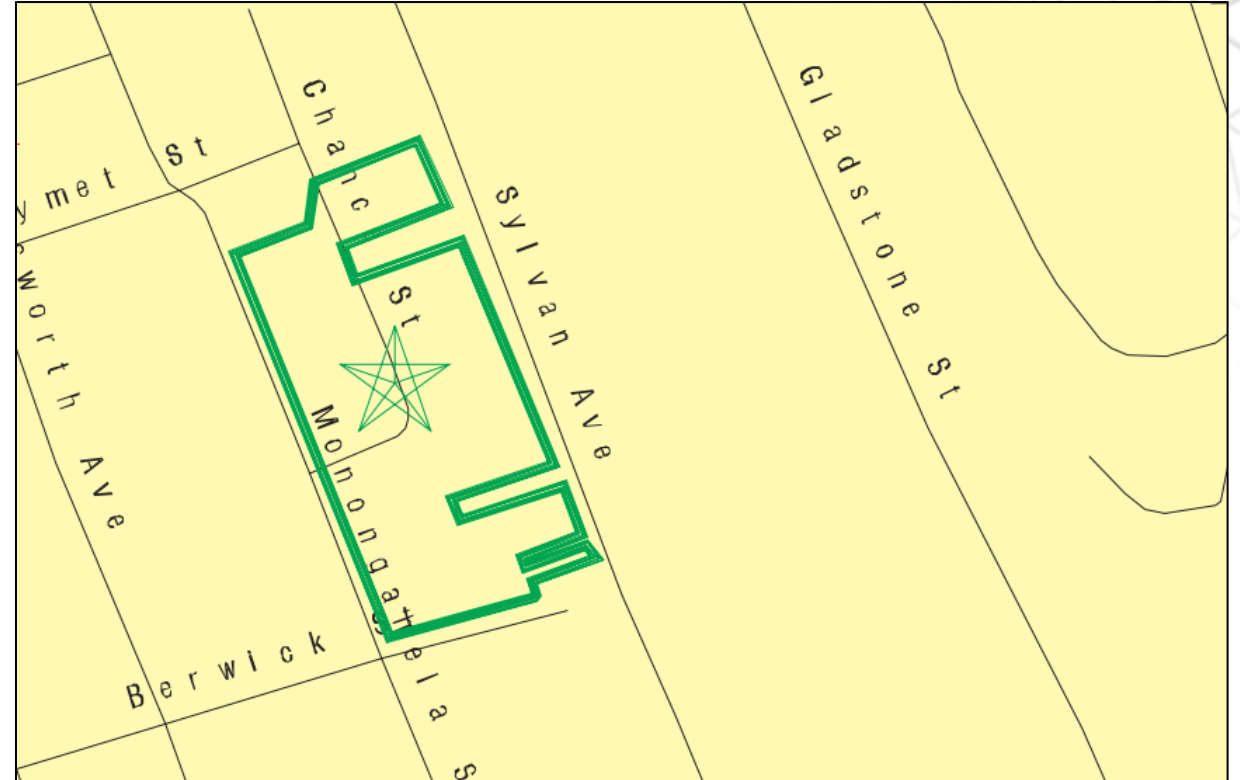
Key Focus Area – Environmental Study Update

Environmental Site Assessment Completed



Scope of ESA included:

- Identify recognized environmental conditions (RECs) with respect to the range of contaminants
- Identify presence or likely presence of any hazardous substances or petroleum products in, on, or at a property which is, will or can pose a material threat of a future release to the environment.
- Consideration is given to potential impacts to soil, groundwater, vapor, and other media.



Conclusion:

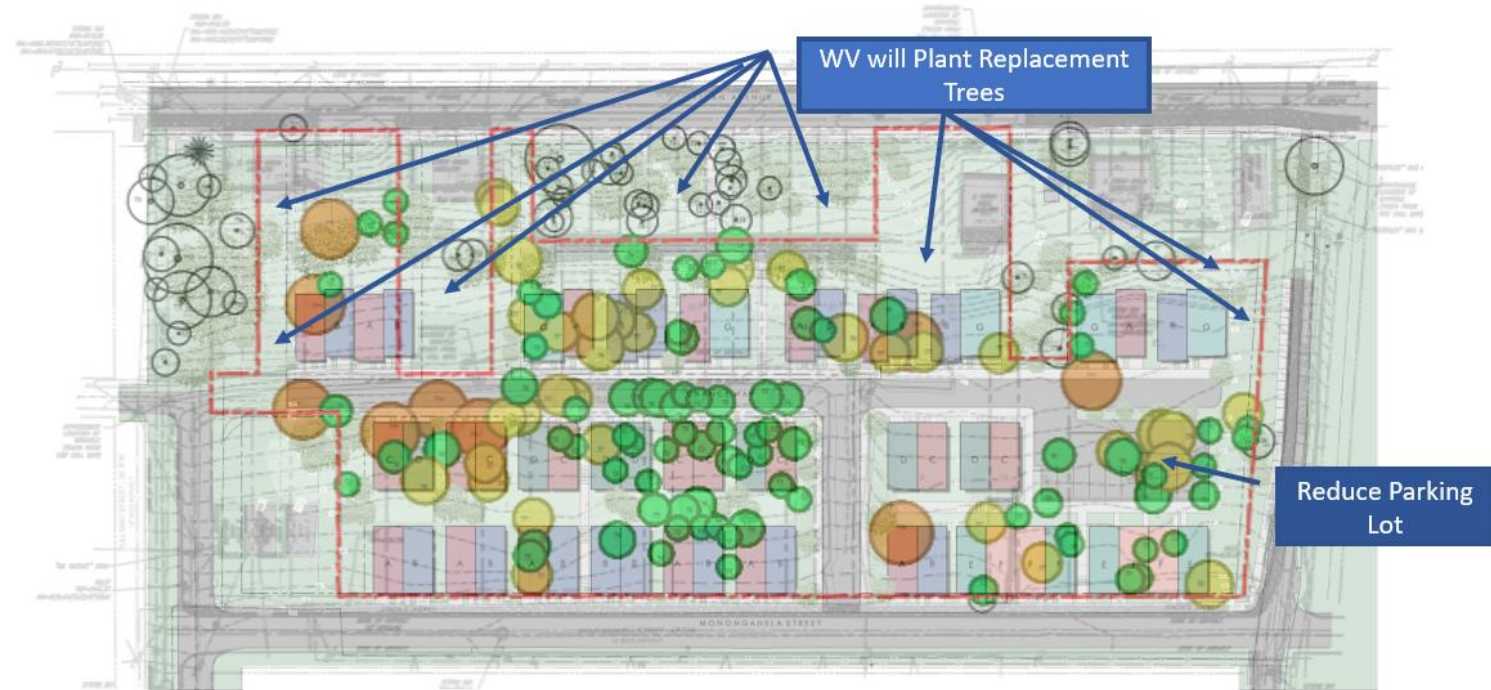
- ***No Recognized Environmental Conditions present***

Key Focus Area – Environmental Study Update

Re-vegetation & landscaping



- Survey identified existing trees with DBH of 12 inches. Re-vegetation and replacement will per city environmental standards - Sec 915.02.B,C,D
- In addition, 1 tree per every 30' of street frontage. 25 sq. ft. of landscaping per parking space and 1 tree per 5 spaces.
- Other environmental programs to support greenery are being explored:
 - Provide better walkability/ connectivity to the Greenway
 - Explore Greenway beautification efforts working with community groups



We would like the replanting strategy and environmental programs to be a collaborative effort with the community

Key Focus Areas – Other



➤ **Traffic Study**

- Initial discussions with Department of City Planning – no traffic study required with current unit count. We will conduct a development transportation impact assessment:
 - Automobile access and parking plan
 - Bicycle parking
 - Loading

➤ **Workforce Development**

- Concept remains the same - build a program that leverages Hazelwood projects to jumpstart and help prepare recruits from Hazelwood and other parts of City for a formal union/non-union accredited apprenticeship program.
- Parties have been identified to support the program once the Project moves forward
- Discussion with URA and Partner4work in progress.

Next Steps

Woods Village - comfortable homes that create a neighborhood

- ✓ Submit Re-development proposal to the URA
- ✓ Finalize disposition and other agreements with the URA
- ✓ Develop detailed project schedule based on URA/City timeline for site access
- ✓ Finalize financing and project execution plans
- ✓ Progress design and engineering
- ✓ Develop final MWBE and minority work plans
- ✓ Finalize workforce development execution methodology
- ✓ Develop environmental, and sustainability goals/plans
- ✓ Follow up on actions from today

