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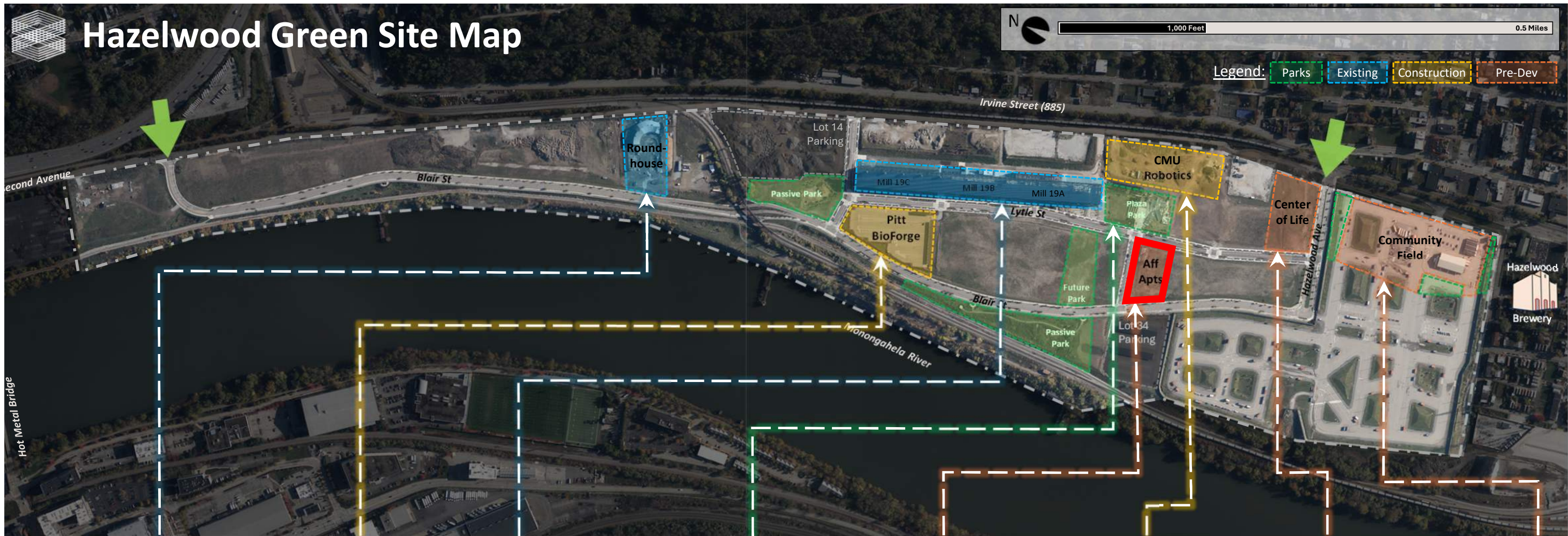


HAZELWOOD GREEN

MULTI-FAMILY HOUSING

50-Unit Multi-Family Affordable Housing Project
SP-10 Hazelwood Green Zoning District, Parcel 36

HG1 Lytle



The Roundhouse



25kSF Coworking
Desks & Offices available

Pitt BioForge



180kSF Biomanufacturing
Opening in 2026

Mill 19



3 buildings, 240kSF
2 occupied, 1 for lease

Plaza Park



2 acres of park space
Weekly programming

Eliza Commons



130 units + 4k Retail
Commencing in 2025

CMU RIC



150kSF Research
Opening in 2025

Center of Life



140kSF Community Use
Commencing 2026

Community Field



4,000-seat stadium
Commencing 2025

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TISHMAN SPEYER

TREK
DEVELOPMENT GROUP

HAZELWOOD GREEN

MULTI-FAMILY HOUSING

HAZELWOOD GREEN SITE MAP



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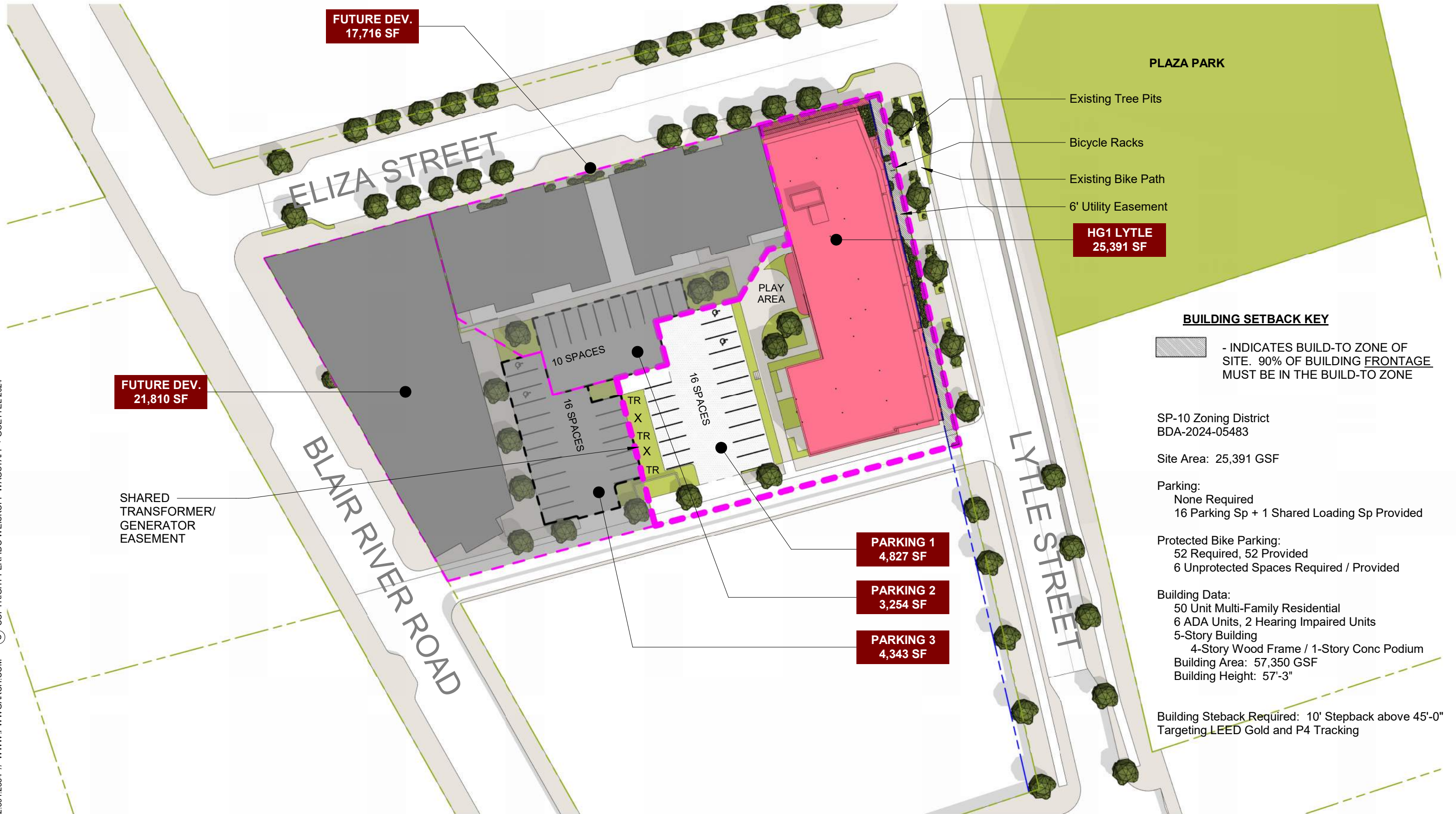
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Existing Conditions

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Site Plan

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ELIZA STREET

LYTLE STREET

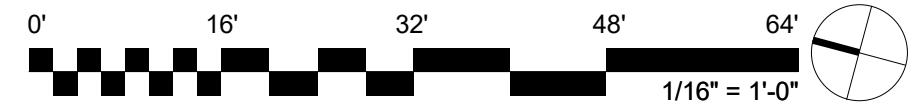


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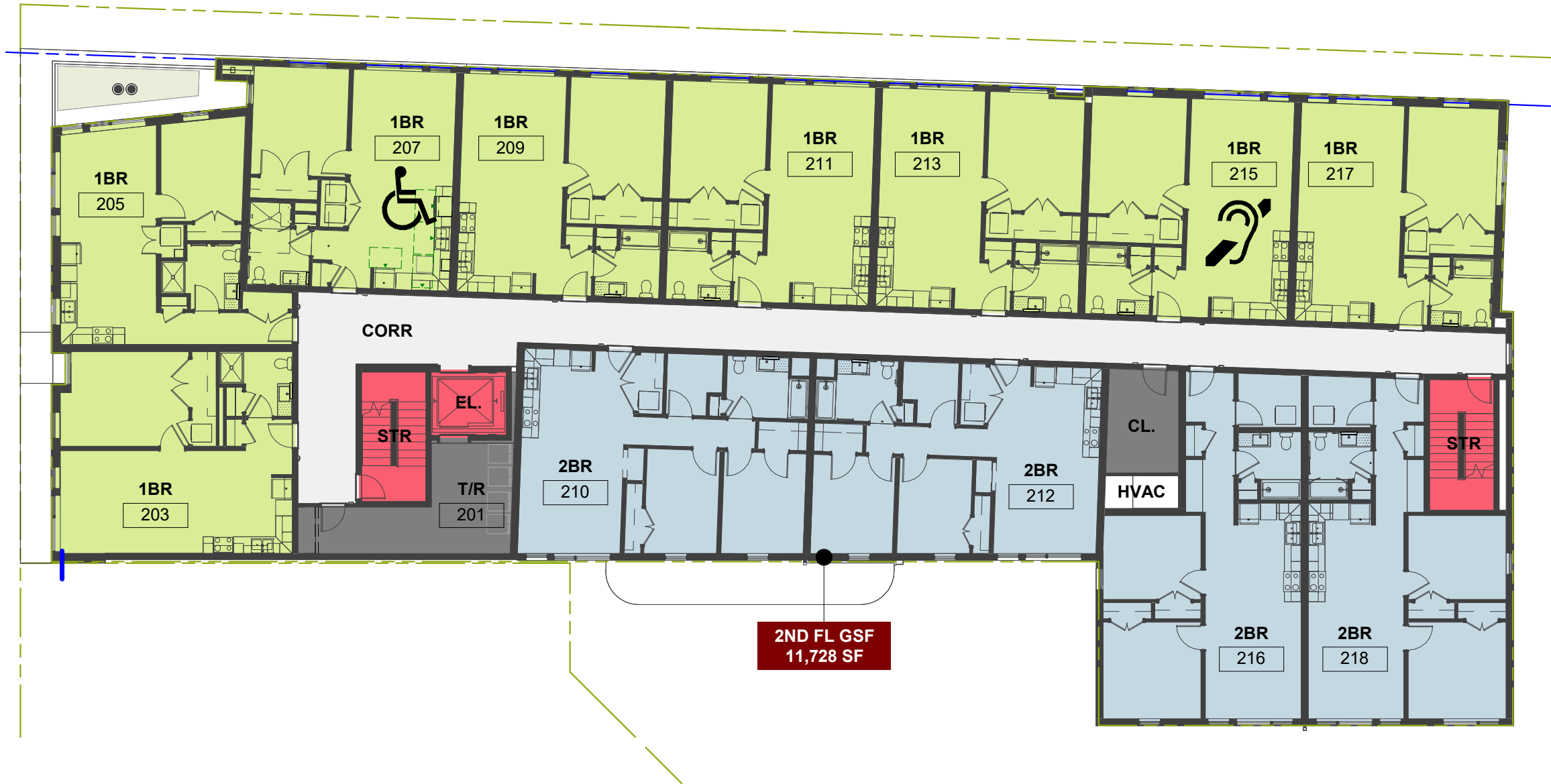


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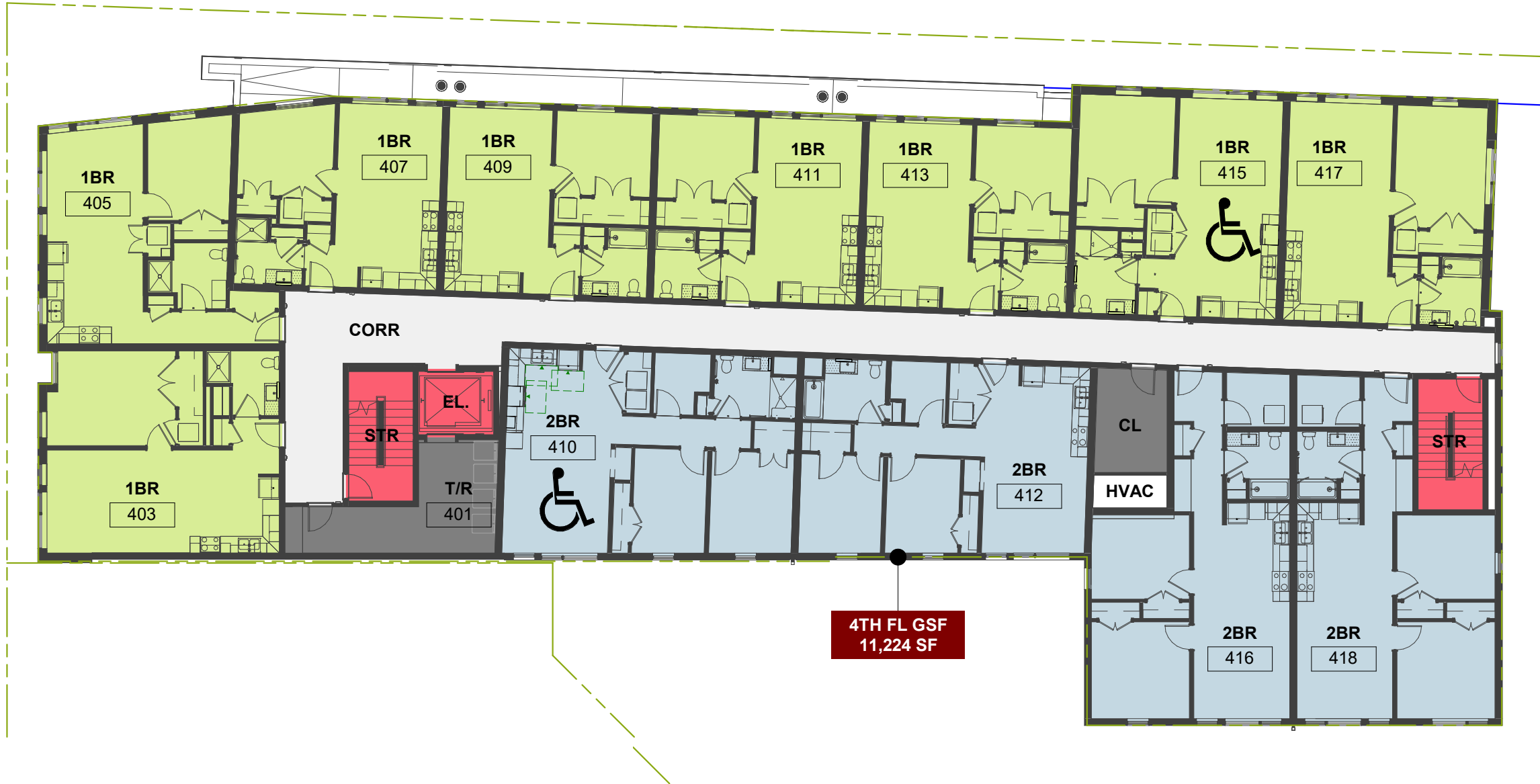
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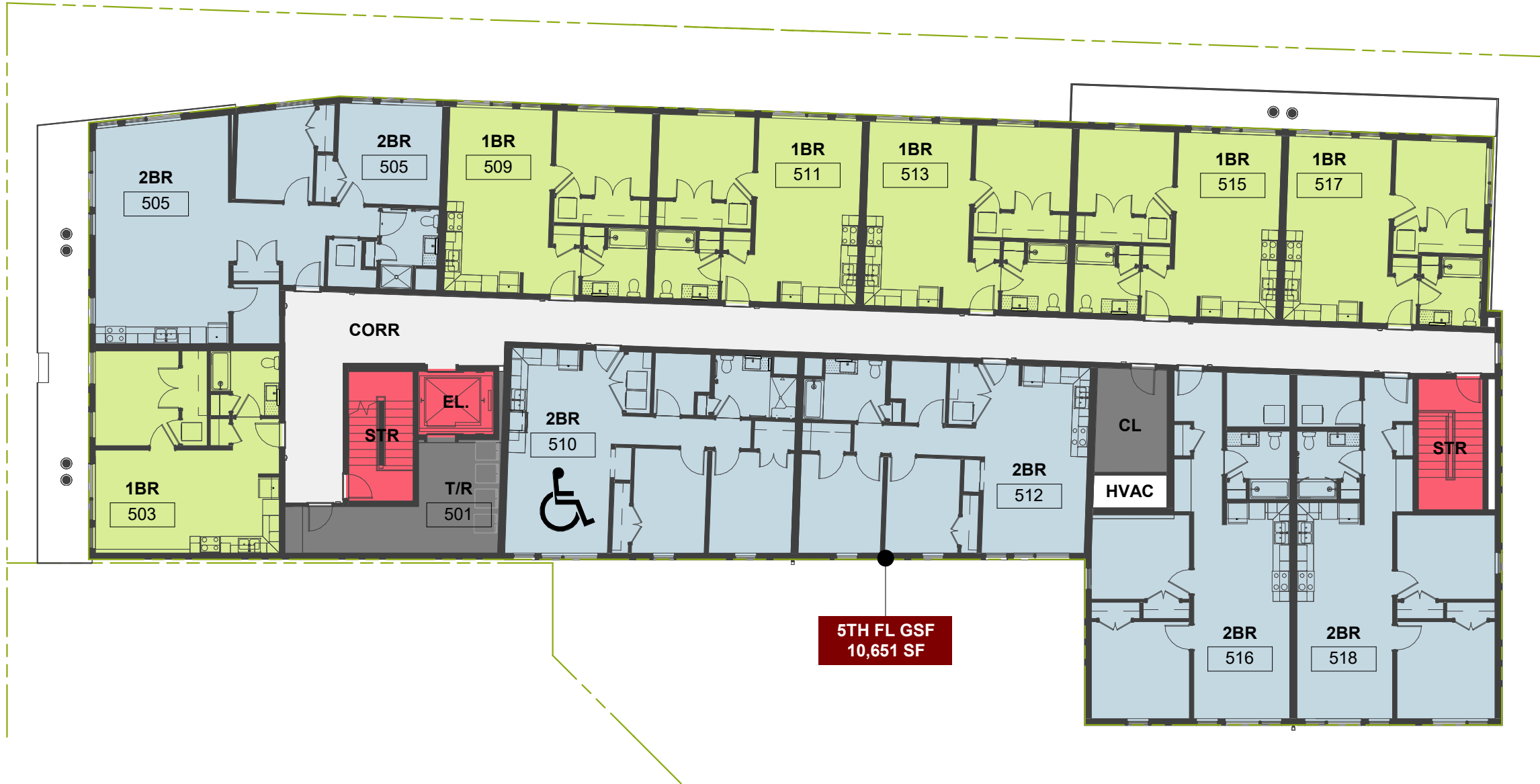


FIRST FLOOR PLAN









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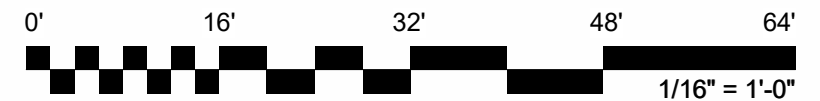
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East Elevation

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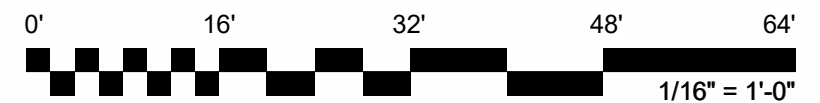
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North Elevation

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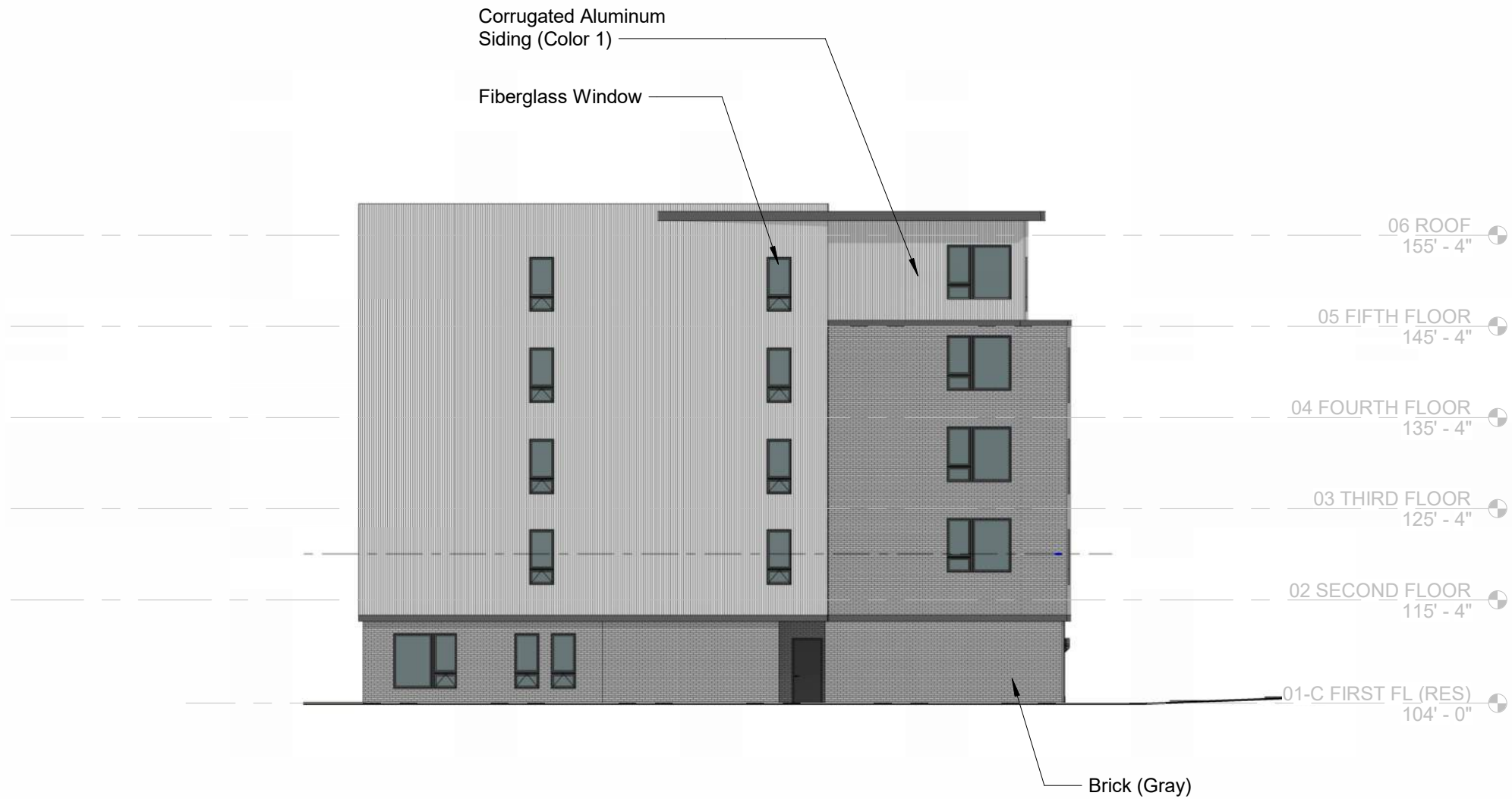
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MULTI-FAMILY HOUSING



West Elevation





PAC-CLAD CORRUGATED ALUMINUM PANEL

1/2" & 7/8" CORRUGATED PANEL

MATERIALS

- 302 aluminum
- 304 aluminum
- 304 aluminum

24 gauge steel

22 gauge steel

Galvalume Plus

SIZES

36" Wide, 108" High

44.5" Wide, 112" High

7/8" CORRUGATED

12.31" NOMINAL COVERAGE WITH 1 LAPPED RIB FOR SIDING

12.31" NOMINAL COVERAGE WITH 1 LAPPED RIB FOR SIDING

12.31" NOMINAL COVERAGE WITH 1 LAPPED RIB FOR SIDING

1/2" CORRUGATED

12.31" NOMINAL COVERAGE WITH 1 LAPPED RIB FOR SIDING

12.31" NOMINAL COVERAGE WITH 1 LAPPED RIB FOR SIDING

PRODUCT FEATURES

- 50-year non-prorated finish warranty
- Matching corners and miter
- Closure strips available
- Product sheet lengths (5'-0" minimum) (9'-0" on the 34'-0")
- Panel lengths up to 30' on steel and 22' on aluminum

MATERIAL

- 45 stock colors (24 gauge steel)
- 16 stock colors (22 gauge steel)
- 36 stock colors (302 aluminum)
- 22 stock colors (304 aluminum)
- 26 stock colors (304 aluminum)
- Galvalume Plus available

FLORIDA BUILDING PRODUCT APPROVALS

Please refer to pac-clad.com or your local factory for specific product approval numbers for proposed fastener panels.

PAC-CLAD

800 PAC CLAD | PAC-CLAD.COM

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CEDAR or BLACK LOCUST SIDING



GLEN-GERY KLAYCOAT URBAN GREY BRICK

Urban Grey Klaycoat



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PROPOSED EXTERIOR MATERIALS



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HAZELWOOD GREEN

MULTI-FAMILY HOUSING

Corner View



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MULTI-FAMILY HOUSING



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Lytle Street Detail





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MULTI-FAMILY HOUSING

Eliza 3D Elevation

Accessibility:

- 6 ADA/Ansi Type A Units (12% Total)
- 2 Units for the Hearing/Visually Impaired
- All units designed to ANSI Type B Standards, and Fair Housing Standards
- All entrances accessible, with elevator service to upper floors.

Hazelwood Green Scorecard (ID:)

Project Address , Hazelwood Green, TBD (temp: 4605 Lytle St) Pittsburgh, PA

Note: The information on this tab is READ-ONLY. To edit this information, see the Credit Category tabs.

Total	Certification Level:	Not Certified	Verified	16
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	Integrative Process	Preliminary	Y	0 of 2	M	1	Verified	0
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IPc	Integrative Process	0 of 2	1
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	Location and Transportation	Preliminary	Y	15 of 15	M	0	Verified	15
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	LTp	Floodplain Avoidance	Required		Verified
	LTc	LEED for Neighborhood Development	15 of 15	0	15
	LTc	Site Selection	0 of 8	0	
	LTc	Compact Development	0 of 3	0	
	LTc	Community Resources	0 of 2	0	
	LTc	Access to Transit	0 of 2	0	


	Sustainable Sites	Preliminary	Y	1 of 7	M	1	Verified	0
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	SSp	Construction Activity Pollution Prevention	Required	Not Verified
	SSp	No Invasive Plants	Required	Not Verified
	SSc	Heat Island Reduction	0 of 2	1
	SSc	Rainwater Management	0 of 3	0
	SSc	Nontoxic Pest Control	1 of 2	0

	Water Efficiency	Preliminary	Y	7 of 12	M	1	Verified	0
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	WEp	Water Metering	Required	Not Verified
	WEc	Total Water Use	0 of 12	0
	WEc	Indoor Water Use	5 of 6	0
	WEc	Outdoor Water Use	2 of 4	1

	Energy and Atmosphere	Preliminary	Y	27.6 of 37	M	1	Verified	0
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	EAp	Minimum Energy Performance	Required	Not Verified
	EAp	Energy Metering	Required	Not Verified
	EAp	Education of the Homeowner, Tenant or Building Manager	Required	Not Verified
	EAc	Annual Energy Use	24.6 of 30	1
	EAc	Efficient Hot Water Distribution System	2 of 5	0
	EAc	Advanced Utility Tracking	1 of 2	0



Materials and Resources		Preliminary	Y	1 of 9	M	3.5	Verified	0
MRp	Certified Tropical Wood	Required					Not Verified	
MRp	Durability Management	Required					Not Verified	
MRc	Durability Management Verification	0 of 1		0				
MRc	Environmentally Preferable Products	0 of 5		2.5				
MRc	Construction Waste Management	1 of 3		1				
Indoor Environmental Quality		Preliminary	Y	11 of 18	M	0	Verified	1
EQp	Ventilation	Required					Not Verified	
EQp	Combustion Venting	Required					Not Verified	
EQp	Garage Pollutant Protection	Required					Not Verified	
EQp	Radon-Resistant Construction	Required					Not Verified	
EQp	Air Filtering	Required					Not Verified	
EQp	Environmental Tobacco Smoke	Required					Not Verified	
EQp	Compartmentalization	Required					Not Verified	
EQc	Enhanced Ventilation	3 of 3		0				
EQc	Contaminant Control	0.5 of 2		0				
EQc	Balancing of Heating and Cooling Distribution Systems	2 of 3		0			1	
EQc	Enhanced Compartmentalization	0 of 3		0				
EQc	Combustion Venting	2 of 2		0				
EQc	Enhanced Garage Pollutant Protection	1 of 1		0				
EQc	Low-Emitting Products	1.5 of 3		0				
EQc	No Environmental Tobacco Smoke	1 of 1		0				
Innovation		Preliminary	Y	2 of 6	M	1	Verified	0
INp	Preliminary Rating	Required					Verified	
INc	Innovation	1 of 5		1				
INc	LEED Accredited Professional	1 of 1		0				
Regional Priority		Preliminary	Y	2 of 4	M	1	Verified	0
RPC	Regional Priority	2 of 4		1				
Point Floors								
The project earned at least 8 points total in Location and Transportation and Energy and Atmosphere								
The project earned at least 3 points in Water Efficiency								
The project earned at least 3 points in Indoor Environmental Quality								
Total		Preliminary	Y	66.6 of 110	M	9.5	Verified	16
Certification Thresholds		Certified: 40-49, Silver: 50-59, Gold: 60-79, Platinum: 80-110						

- LEED Gold Target (Targeting 66 Points)
- P4 Project Tracking
- Integration with existing SP-10 Stormwater Management Systems



HG1-Lytle Community Engagement Narrative

Hazelwood Green Master Developer, Tishman Speyer began engaging community stakeholders about affordable housing at Hazelwood Green at the start of 2022. At the time, they proposed a conjoined two-building development creating 105 apartment units, including 54 Project-based Voucher units. Together with Hazelwood Initiative, they hosted a community “open house” which provided opportunity for community stakeholders to learn of the proposed development at Lytle and Eliza Streets and provide feedback on neighborhood needs and goals. Following the open house, the project was formally presented at Hazelwood Initiative’s regular monthly meeting in April 2022. Hazelwood Initiative supports the proposed development and its alignment with the Greater Hazelwood Neighborhood Plan. Hazelwood

Since then, TREK Development Group has been working with Tishman Speyer to develop a phased development strategy which will create 50 apartment units, including 25 Project-based Voucher units in phase I, HG1-Lytle, and 46 apartment units, including 24 Project-based Voucher units in phase II, HG-Blair. With a firm financing strategy in place, our development team has started the process of re-engaging community stakeholders about the phase development strategy. In October 2024, Trek along with the Pittsburgh Department of City Planning and the project architect, Perfido, Weiskopf, Wagstaff, and Goettel (PWWG), presented to community members at a Development Activities Meeting (DAM). At this meeting, Trek received critical community feedback and has worked earnestly to respond to community needs and goals. Hazelwood Initiative has continued to be a strong supporter of the two developments, offering letters of support for both projects in a number of funding applications. As predevelopment continues for both Phase I and Phase II, Trek intends to continue engaging Hazelwood Initiative and other community groups through meetings and design charettes to provide even further opportunity for community participation and remains firmly committed to their overarching go to “develop without displacement”.

Below is a summary of community engagement activities to date:

- | | |
|--|-------------|
| • 02/08/2022 - RCO Public Meeting | TS |
| • 03/03/2022 - Present at Hazelwood Initiative | TS |
| • 04/12/2022 - RCO Public meeting | TS |
| • 10/19/2023 - Present to Hazelwood Initiative | TS |
| • 12/06/2023 - Discussion with POORLAW & GHCares | TS + Almono |
| • 12/08/2023 - Presentation to COL | TS+Trek |
| • 12/12/2023 - RCO Public Meeting | TS+Trek |
| • 01/11/2024 - Presentation to GHCC | TS+Trek |
| • 10/08/2024 - DAM Meeting | TS+Trek |