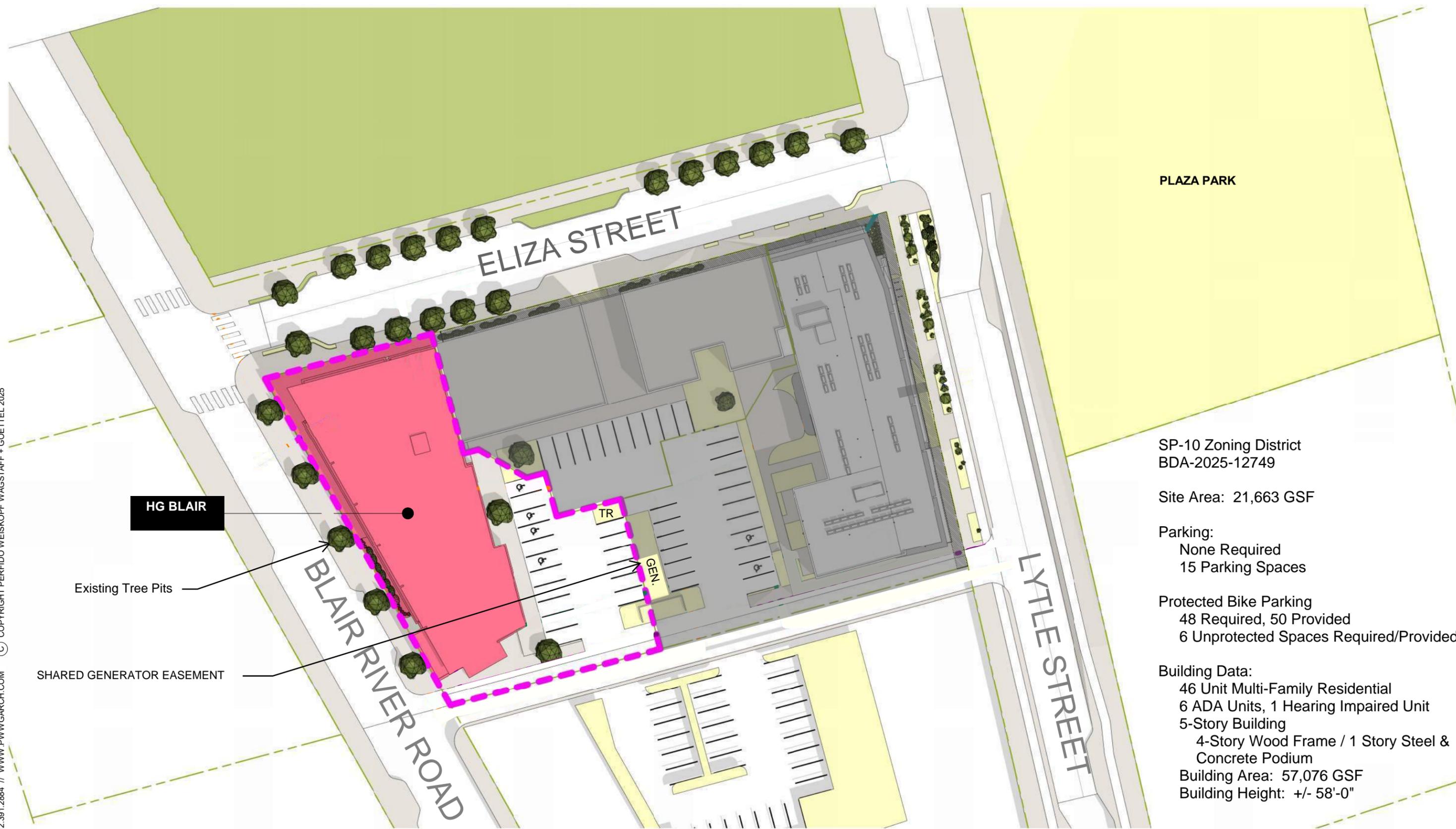


The Roundhouse	Pitt BioForge	Mill 19	Plaza Park	Eliza Commons	CMU RIC	Center of Life	Community Field
25kSF Coworking Desks & Offices available	180kSF Biomanufacturing Opening in 2026	3 buildings, 240kSF 2 occupied, 1 for lease	2 acres of park space Weekly programming	130 units + 4k Retail Commencing in 2025	150kSF Research Opening in 2025	140kSF Community Use Commencing 2026	4,000-seat stadium Commencing 2025



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PLAZA PARK

SP-10 Zoning District  
BDA-2025-12749

Site Area: 21,663 GSF

Parking:  
None Required  
15 Parking Spaces

Protected Bike Parking  
48 Required, 50 Provided  
6 Unprotected Spaces Required/Provided

Building Data:  
46 Unit Multi-Family Residential  
6 ADA Units, 1 Hearing Impaired Unit  
5-Story Building  
4-Story Wood Frame / 1 Story Steel &  
Concrete Podium  
Building Area: 57,076 GSF  
Building Height: +/- 58'-0"

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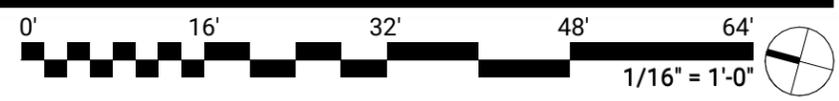
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HG B STEPBACK FRAMING  
145' - 3 1/8"

44' - 9 1/2"  
A.G.P. TO STEPBACK FRAMING

CORRUGATED ALUMINUM SIDING

FIBERGLASS WINDOWS

FIBER CEMENT PANELS

HG B ROOF  
156' - 2 1/2"

HG B FIFTH FL  
145' - 11 7/8"

HG B FOURTH FL  
135' - 9 1/4"

HG B THIRD FL  
125' - 6 5/8"

HG B SECOND FL  
115' - 4"

HG B FIRST FL C  
101' - 11"

HG B FIRST FL B  
100' - 9"

HG B FIRST FL A (COM)  
100' - 0"

AVERAGE GRADE PLANE

CEDAR SIDING

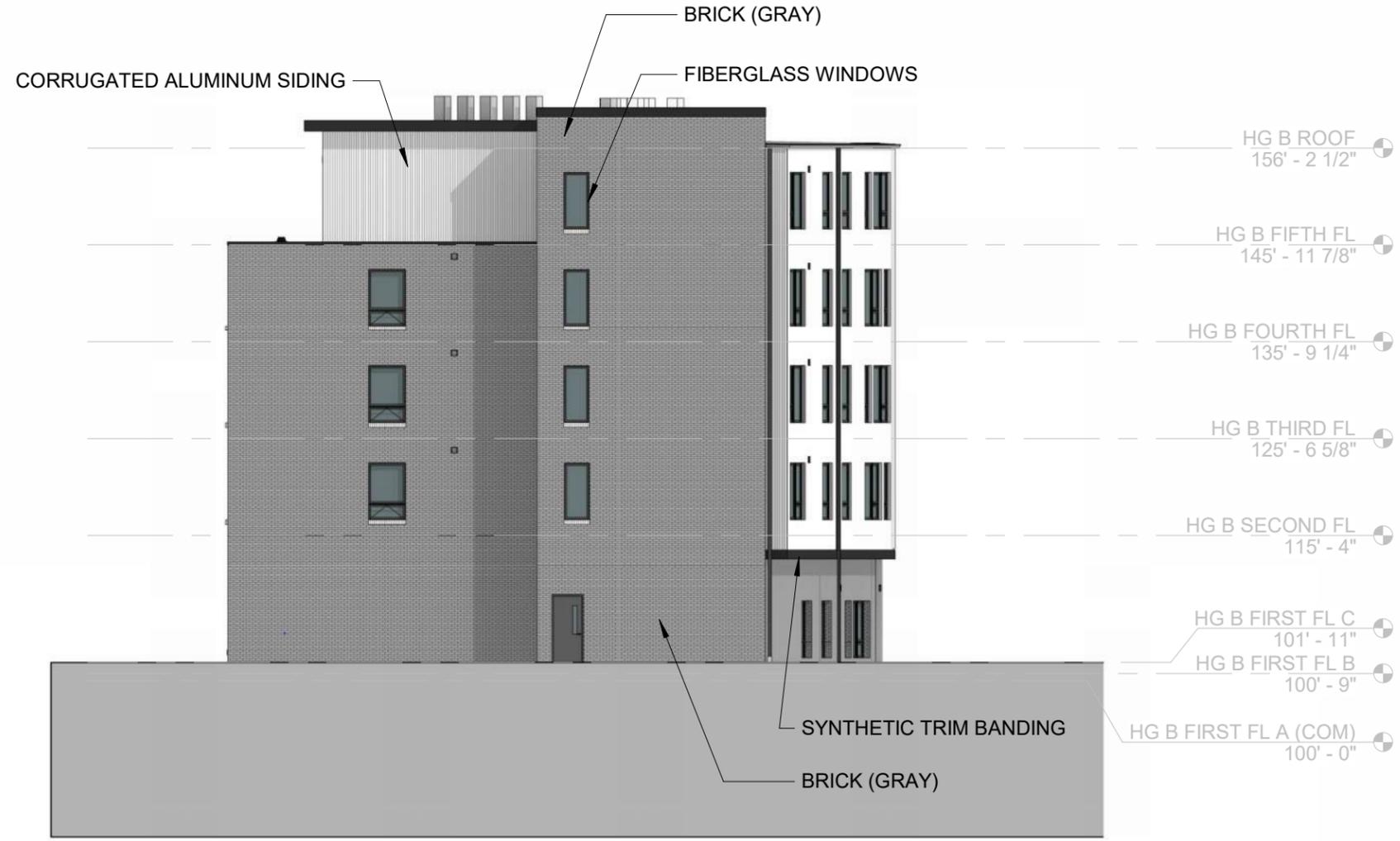
CORRUGATED ALUMINUM SIDING

BRICK (GRAY)

ALUMINUM AND GLASS STOREFRONT

METAL TRIM BANDING

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### PAC-CLAD CORRUGATED ALUMINUM PANEL

1/2" & 7/8" CORRUGATED PANEL

**MATERIALS**  
 302 aluminum 24 gauge steel  
 304 aluminum 22 gauge steel  
 309 aluminum Galvalume Plus

**SIZES**  
 36 1/2" Wide, 108" High  
 44 1/2" Wide, 12" High

**7/8" CORRUGATED**



**1/2" CORRUGATED**



**PRODUCT FEATURES**

- 30-year non-prorated finish warranty
- Available in various colors and finishes
- Closure strips available
- Panel sheet lengths 16'-0" minimum, 21'-0" on the 36"-42"
- 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 (309 aluminum)
- Galvalume Plus available

**FLORIDA BUILDING PRODUCT APPROVALS**

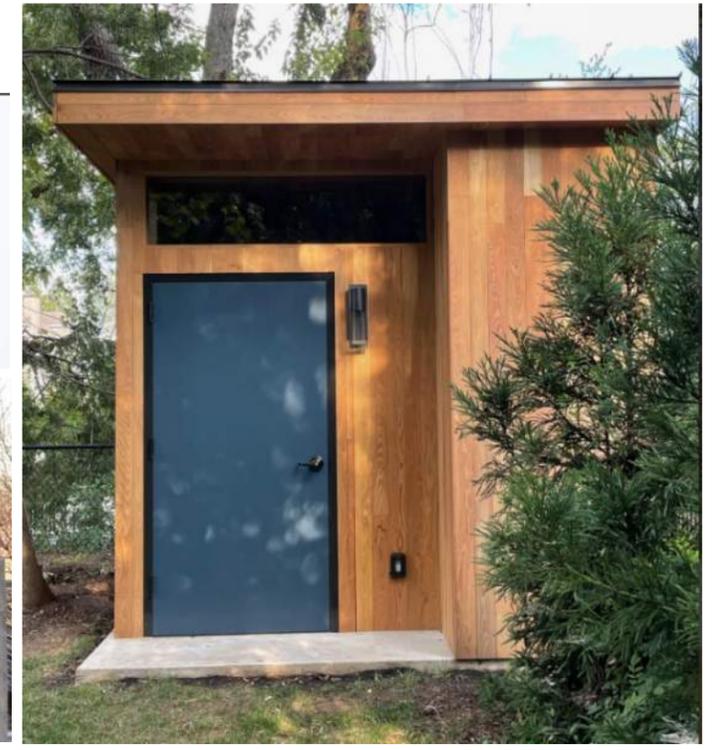
Please refer to the product approval numbers for approved fastener panels.



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### CEDAR or BLACK LOCUST SIDING



### GLEN-GERY KLAYCOAT URBAN GREY BRICK



Urban Grey Klaycoat

### PELLA® IMPERVIA® Fiberglass Casement Window



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DEVELOPMENT GROUP

Corner View  
**HG BLAIR**



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**TREK**  
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Blair Entrance  
**HG BLAIR**

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**TREK**  
DEVELOPMENT GROUP

View at the Private Way  
**HG BLAIR**

## Accessibility:

- 6 ADA/Ansi Type A Units (13% Total)
- 1 Unit for the Hearing/Visually Impaired
- All units designed to ANSI Type B Standards
- All entrances accessible, with elevator service to upper floors.

LEED BD+C: Multifamily Midrise v4			
<b>LEGEND:</b> Green: All are N/A or team is not seeking points (lines typically hidden) Yellow: Completed by GBC or already collected/received necessary information Pink: Non-compliance and/or documentation/information needed ASAP Red: Review and/or documentation/information needed from Project Team White: To be verified by Rater on site	Project ID # Project Name Project Address City State Zip Code	(need completed COAA to register) Highwood Green - Blair TBD Pittsburgh PA 15207	Building Type Construction Type Stories Multifamily HSA CFA S7809 Cert Goal: Gold

LEGEND: PWVG, Cosmos, Iams, Trek, Mistick

Credits	Location in plans/specs	GBC Comments	Project Team Comments
<b>INTEGRATIVE PROCESS</b>			
<b>LOCATION &amp; TRANSPORTATION</b>			
<b>Prereq. Floodplain Avoidance</b>		Confirmed project not in flood hazard area	
<b>LEED ND (Performance Path)</b>		Confirmed LEED ND certified (ID TEMPND061)	
<b>Site Selection</b>			
<b>Community Resources</b>		18 resources confirmed, RP credit earned (Can LT-based RP points be earned if NO cert is path? Yes, if they meet the threshold of that credit (Case: 03138101))	
<b>Access to Transit</b>			
<b>SUSTAINABLE SITES</b>			
<b>Prereq. Erosion Controls</b>			
Confirm all of the following measures were implemented on the project, as applicable:			
Installed AND protected disturbed topsoil from erosion.	CR02 Gen Note 8 & Activity Note 6, CR02 Activity Notes 4, 5	Confirmed on DD Set	
Controlled the path and velocity of runoff with silt fencing or comparable measures. Protected on-site storm sewer inlets, streams, and lakes with straw bales, silt fencing, silt socks, rock filters, or comparable measures.	CR02 Activity Notes 4, 6, 15	Confirmed on DD Set	
Provided weaves to divert surface water from hillside.		Confirmed N/A	
Used turf, erosion blankets, compost blankets, fiber socks, berms, or comparable measures to stabilize soils in any area with a slope of 15% (8.6:1) or more that was disturbed during construction.		Confirmed N/A	
Prevented air pollution from dust and particulate matter.	CR02 Gen Note 26	Confirmed on DD Set	
<b>Prereq. No Invasive Plants:</b>		Team to confirm with Landscape Designer - GBC to collect Landscape Plan/Plant List	
No invasive plant species have been introduced into the landscape			

<b>Heat Island Reduction:</b>			
<b>Roof &amp; Hardscapes</b>			
Percentage of roof area covered by reflective or compliant nonabsorptive material (at least 50% for flat, 75% for 2 pts)		GBC to perform calculations once submittal RCVD	
<b>Nontoxic Pest Control</b>			
Use all exterior cracks, joints, penetrations, edges, and entry points with appropriate caulking (install rodent) and corrosion-proof screens (e.g., copper or stainless steel mesh) on all openings greater than 1/8 inch (6 millimeters), except where code prohibits their installation. (0.5 point)	M-000	Note 26 on M-000.	
Design discharge points for rain gutters, air-conditioning condensation lines, steam vent lines, or any other moisture sources such that discharge is at least 24 inches (600 millimeters) from the foundation. (0.5 point)	P-111.2, A-201.	Unclear if all instances comply, Team to confirm compliance.	
Develop an integrated pest management policy. The policy must include guidance for residents on pesticide use, housekeeping and prompt reporting of pest problems and incorporate policies to the Landscape Education Manual. (Required for Multi-family)		Property Management Group to supply near close of project	
<b>WATER EFFICIENCY</b>			
<b>Prereq. Minimum Points (20% or 3 points)</b>			
Option 2: Indoor and Outdoor Water Use: Active: 1-point for each indoor Water Use and/or 1st credit Outdoor Water Use		5 points planned in WE	
<b>Prereq. Water Meter</b>			
Select one of the following:			
A water meter or submeter is installed for each unit.		N/A	
A water meter or submeter is installed for the whole building.		Team confirmed	
<b>Indoor Water Use:</b>			
There are no decorative water fountains		Rater to verify at Final Inspection	
<b>Lavatory Faucets</b>			
All installed lavatory faucets and/or faucet aerators are WaterSense labeled.	P-000	Team to confirm. See plumbing review. It looks like the 5 options are not watersense certified.	
Average rated flow rate: Must not exceed 1.5 gpm for 1 pt, 1.8 gpm for 2 pts	P-000	See above note. Currently no points achieved.	
<b>Showers</b>			
All installed showerhead fixtures and fittings are WaterSense labeled.	P-000	All showers and hand showers show WaterSense on Schedule	
Total rated flow volume per shower compartment: Must not exceed 1.75 gpm for 1 pt, or 1.5 gpm for 2 pts	P-000	All showers and hand showers show 1.5 GPM on Schedule	
<b>Toilets</b>			
All installed toilet fixtures and fittings are WaterSense labeled.	P-000	All Toilets show WaterSense on Schedule	
Average rated flush volume across all toilets: Must not exceed 1.10 gpf for 1 pt	P-000	All toilets are 1.1 GPF on schedule. Point gained in checklist	
<b>Outdoor Water Use:</b>			
<b>Efficient Landscaping (native plants %)</b>			
10% grass area or percentage of landscape hardscape area: Must be <40% for 1 pt, <40% for 2 pts, <20% for 3 pts, <5% for 4 pts, <20%		Team to confirm with Landscape Designer - GBC to collect Landscape Plan/Plant List	
<b>ENERGY &amp; ATMOSPHERE</b>			
<b>Prereq. Minimum Energy Performance</b>			
<b>Prereq. Whole-Building Energy Simulation</b>			

- LEED Gold Target (Targeting 63.5 Points)
- P4 Project Tracking
- Integration with existing SP-10 Stormwater Management Systems

<b>Prereq. Option 1. Commissioning Using ENERGY STAR Protocols</b>			
Select the ENERGY STAR Multifamily New Construction (MFNC) National Program Requirements for design review, field checklists, and functional testing checklists.			Project will certify to ES MFNC: ERI Path
<b>Prereq. Energy Metering</b>			
Electric submeters are installed in each residential unit.	E-001	Each unit submetered	
A whole-building gas meter or submeter for each residential unit is installed.		N/A, all electric	
<b>Prereq. Operations &amp; Maintenance Manual</b>			
An operations and maintenance manual, binder, or CD has been provided to all individuals or organizations responsible for the maintenance of the home. A minimum four walkthrough of the home with the occupants has been conducted for buildings with building managers, include the building manager. The walkthrough must feature the following: identification of all installed equipment; instruction in how to use and operate the equipment; and information on its maintenance.		GBC to provide completed Manual at close of project	
<b>Annual Energy Use:</b>			
<b>HERS Index (SAF Adjusted)</b>			keep this section for projects using v4.1 trade-off credits or MFNC:ERI Path
<b>New Construction:</b>			
<b>HERS Index/ERI Rating</b>			conservative avg. ERI estimate of 50
<b>Points for achieving HERS Index/ERI Rating</b>			19 points + 5.5 HSA points per LI #10491. ~24.5 Points
<b>Pipe Insulation</b>			
Insulation R-value (must be at least R-4)	P-000	Confirmed 1" Fiberglass Batt (R-4)	
<b>Third-Party Utility Reporting</b>			
<b>Whole-Building Master Meter</b>			Required for MFNC cert, Team to share with USGBC for point
<b>MATERIALS &amp; RESOURCES</b>			
<b>No Tropical Wood</b>			
All wood in the building is nontropical, reused or reclaimed, or certified by the Forest Stewardship Council, or USGBC-approved equivalent.			Unclear in plans. No Project Manual. Team to confirm compliance.
<b>Prereq. Durability Management:</b>			
<b>Nonpaper faced backer board</b>	A-601, A-611	Confirmed in DD Set.	
<b>Water-resistant flooring in kitchen, bathroom, laundry</b>			No carpet found in these areas.
<b>Prereq. No carpet in entryways within 3' of exterior doors</b>			

<b>Prereq. Drain &amp; drain pan, etc. for tanked water heaters</b>	A-101.1F	Unclear in plans. Team to confirm compliance.	
A drain and drain pan, drain and automatic water shut-off or flow restrictor, or floor drain with floor sloped to drain was installed for all tank water heaters in or over living spaces.	Z: P-400	Drain pan shown for WHs	
<b>Prereq. Drain &amp; drain pan, etc. for clothes washers</b>	P-200	Drain pan for washers shown (where washer present in unit type)	
A braided washer hose, drain and drain pan, drain pan and automatic water shut-off or flow restrictor, or floor drain with floor sloped to drain was installed for clothes washer in or over living spaces.			
<b>Prereq. Dryers vented directly to outdoors</b>	M-200; M-201	Shows DV for dryers (where present in unit type)	
Conventional clothes dryers exhaust directly to outdoors.			
<b>Environmentally Preferable Products:</b>			
<b>Local - aggregate for concrete &amp; foundation</b>			Typical. Team to send submittal to GBC.
Percentage of local products aggregate for concrete and foundations (%) (0.5 point) Must be at least 50%			
<b>EPP - Insulation</b>			
*25% postconsumer or 50% preconsumer recycled content; *Sustainable Agriculture Standard; OR *Extended producer responsibility. At least 90% for 1 point		Unclear in plans. No Project Manual. Team to send submittal to GBC.	
<b>EPP - Drywall</b>			Unclear in plans. No Project Manual. Team to send submittal to GBC.
*For synthetic, 90% recycled content (pre-, post-, or combination) *For non-synthetic, 10% post-consumer recycled content. At least 90% for 1 point			
<b>Construction Waste Mgmt.</b>			Planned point, waste report submittals required
Reduce total construction waste or divert from landfills and incorporate a large proportion of the waste generated during construction. Excavated soil, land-clearing debris, and alternative daily cover (ADC) do not qualify for this credit. Any waste-to-energy is not considered recycling for this credit. Submit waste tracking reports for documentation. v4.1 Trade-Off Credit Option: Divert at least 50% of the total construction material and 3 material streams for type 70% and 4 material streams for 2 pts.			
<b>INDOOR ENVIRONMENTAL QUALITY</b>			
<b>Prereq. Local Exhaust:</b>			
<b>Prereq. Local exhaust systems tested to meet ASHRAE 62.2</b>	M-401	Central ERVs. Baths will have 20cfm continuous exhaust, kitchens will have 25 cfm continuous exhaust. Need to collect 5 ACH calculation of kitchens to confirm 25cfm exhaust will comply.	
Local exhaust systems designed and third-party tested to meet the requirements of ASHRAE Standard 62.2-2010, Sections 5 and 7 or local equivalent, whichever is more stringent, were installed in all bathrooms (including half-baths) and the kitchen.			
<b>Prereq. Exhaust air directly to outside</b>	M-401	Confirmed, via ERV	
Local exhaust systems exhaust air directly to the outdoors.			
<b>Prereq. All bathroom exhaust fans are ENERGY STAR</b>	M-401	N/A, no bath fans will be installed (all via ERV)	
All bathroom exhaust fans are ENERGY STAR labeled or an IEER or ERV is used.			
<b>Prereq. If kitchen exhaust tests over 400cfm, makeup air is installed to meet criteria</b>	M-400, M-401	N/A, no range hoods will be installed. Team to confirm exhaust through ERV.	
For all mechanical systems capable of exhausting in excess of 400 cubic feet per minute (188 liters per second), makeup air is provided at a rate approximately equal to the exhaust air rate. Makeup air systems have a means of closure and can be automatically controlled to start and operate simultaneously with the exhaust system.			
<b>Prereq. Whole Unit Mechanical Ventilation:</b>			
<b>Prereq. Units tested to meet ASHRAE 62.2</b>			

<b>Prereq. Whole house ventilation fans rated for sound at a maximum of 1.0 sone (unless remote mounted)</b>	M-401	ERVs will supply 45cfm per unit. Meets ASHRAE 62.2	
Each unit is designed and third-party tested to meet ASHRAE Standard 62.2-2010 Sections 4 and 7 or local equivalent, whichever is more stringent.			
<b>Prereq. Non-Unit Spaces:</b>			
The project meets the minimum requirements of ASHRAE Standard 62.2-2010 Sections 4.7 for local equivalent, whichever is more stringent.	M-400	Must collect IAQ Ventilation calculator for pre-approval by GBC and confirmation of compliance.	
If the project is located in a non-attainment area for PM 2.5, the project has installed MERV 11 or higher filters.		Project is in PM 2.5 area. Unclear on plans - Note 1. Need minimum MERV 11 for OA.	
If the project is located in a non-attainment area for ozone, the project has installed MERV 11 or higher filters.		N/A, not in ozone area	
<b>Prereq. Combustion Venting:</b>			
<b>Prereq. No unvented combustion appliances installed (ovens and ranges excluded)</b>	M-400, A-611	Confirmed, all electric	
<b>Prereq. CO monitor on each floor of each unit, hard-wired with battery backup</b>		CO monitors not seen in DD Set (required by LEED even when all-electric)	
<b>Prereq. Radon Resistant Construction:</b>			
<b>Prereq. EPA Radon Zone</b>		Zone 1	
<b>Prereq. Capillary break (6 mil poly)</b>			
There is a capillary break per the Indoor AIRPLUS specifications.	I: P-401	Confirmed per DD plan set	
<b>Prereq. Electrical outlet provided near vent pipe in attic</b>			
An electrical outlet has been provided near vent piping in the attic to facilitate future fan installation.	I: P-401	Confirmed per DD plan set	
<b>Prereq. Gas-tight vertical vent pipe installed through the conditioned spaces and terminating above roof</b>			
A gas-tight vertical vent pipe extending up through the conditioned spaces and terminating above the roof opening has been installed.	I: P-401	Confirmed per DD plan set	
<b>Prereq. Air Filtering</b>			
<b>Prereq. MERV filter (8 minimum)</b>	M-400	HP AHU Schedule does note filters as MERV 8	
MERV rating of filters on recirculating space conditioning systems.			
<b>Prereq. MERV filter of OA systems with 10+ of ductwork (6 minimum)</b>			Project is in PM 2.5 area. Unclear on plans - Note 1. Need minimum MERV 11 for OA.
MERV rating of filters on mechanically supplied outdoor air systems with 10 ft (3 m) or more of ductwork.			
<b>Prereq. Environmental Tobacco Smoke</b>			
Smoking is prohibited in all common areas of the building.	G-008	No Smoking sign shown. Team to confirm applies to all common areas.	
Smoking is prohibited outside the project building(s) except in designated smoking areas located at least 25 ft from entrances, outdoor air intakes, and operable windows.	G-008	Team to confirm no Smoking signage for within 25' of building.	
Signage communicating the smoking policy has been installed.	G-008	Team to confirm signage for all applicable areas.	
<b>Prereq. Compartmentalization</b>			
Each residential unit has sealed penetrations through walls, ceilings, and floors and central-chase adjacent to walls.	G-007, G-010	Confirmed on DD Set.	
All doors in the residential units leading to common hallways have weatherstripping.	A-621	Unclear in plans. Team to confirm compliance.	

<b>Prereq. Enhanced Local Exhaust</b>	M-400, M-401	Central ERVs. Baths will have 20cfm continuous exhaust.	
Additional bathroom exhaust fan control type in every bathroom with a shower, bathtub, or spa (occupancy sensor, or humidistat, or 20min delay timer, or combination).			
<b>Prereq. Enhanced Whole-House Ventilation (ERV)</b>	M-400, M-401	Central ERVs / DOAS	
A balanced whole-house ventilation system was designed and installed that meets ASHRAE 62.2-2010 Section 4 and 7 in each home or unit.	M-400, M-401		
The system does not exceed ASHRAE 62.2-2010 requirements by more than 10%.			
<b>Contaminant Control:</b>			
<b>Prereq. Preoccupancy Flush:</b>			will earn IAP label as part of ZERH requirements
At install, all permanent ducts and vents covered.		using IAP path	
After construction, any dust and debris removed from ducts.		using IAP path	
After construction, 60-hour flush.		using IAP path	
The home was flushed out for 48 hours, with all windows open, a fan run continuously for all HVAC fans and exhaust fans.		using IAP path	
<b>Balancing of Heating &amp; Cooling Distribution System:</b>			
<b>Multiple Zones (or mult. Systems)</b>			avg. unit size is 799 sq. ft. Compliant.
The project is a multifamily building whose average unit size is less than 1200 sq. ft.			
<b>Pressure Balancing</b>			Rater to test onsite (MEP to confirm design will meet)
The pressure differential between each bedroom and rest of the house is less than 1 Pa.			
<b>Credit Combustion Venting:</b>			
<b>Opt. 1. No fireproof or woodstove installed; OR</b>			no FP planned, none found in plans
<b>No Attached Garage</b>			
No garage has been constructed.	A-101	Confirmed, no garage planned	
A detached garage has been constructed.	A-101	Confirmed, no garage planned	
<b>Low-Emitting Products:</b>			
<b>Site-applied Interior Paints &amp; Coatings</b>	A-611	Confirmed Sherwin Williams on DD Set. Will need to collect submittal.	
90% of all interior paints and coatings applied onsite meet the requirements of CA Section 01350			
<b>Flooring</b>	A-611	Luxury Vinyl Tile, Carpet. Team to confirm Low VOC (Floor Score, Green Guard Gold). Will need to collect submittal.	
90% of all flooring has been tested and meets the requirements of CA Section 01350			
<b>Insulation</b>			Unclear in plans. No Project Manual. Will need to collect submittal.
90% of all insulation has been tested and meets the requirements of CA Section 01350			
<b>No Environmental Tobacco Smoke:</b>			
Smoking is prohibited throughout the building, including within units.	G-008	No Smoking sign shown. Team to confirm applies to 100% of building.	
The prohibition is communicated to tenants through building rental or lease agreements or in condo-co-op association covenants. Restrictions and provisions for enforcement are also included.		Will need to collect lease language from Property Management Team at close of project.	
<b>INNOVATION</b>			
<b>Prereq. Prelim Meeting</b>			

<b>Innovation / Pilot / Exemplary Performance:</b>			
To achieve all five innovation points, a project team must achieve at least one pilot credit, at least one innovation credit and no more than two exemplary performance credits.			
<b>Innovation: Green Vehicles</b>			Confirmed on Permit Set. Will need to collect submittal.
planned H-QUTO credentialed contractor, to confirm with collection of credential and completed ES functional Testing Checklists.			
<b>Innovation: HVAC Start-up Credentialing</b>			
LEED Accredited Professional			confirmed per LI #30374
At least one principal participant of the project team must be a LEED AP with a specialty appropriate for the project.			
<b>REGIONAL PRIORITY</b>			
<b>Annual Energy Use (threshold 8)</b>			Currently planned to earn 19+ points. Must confirm unit ventilation cfm will be within 10% of ASHRAE 62.2-2010 to meet threshold points.
<b>Enhanced Ventilation (threshold 3)</b>			Research shows compliance.
<b>Community Resources (threshold 2)</b>			

<b>63.5 Current Points</b>			
<b>Certification Thresholds</b>	Certified: 40-49, Silver: 50-59, Gold: 60-79, Platinum: 80-110		



**HG-Blair 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.

In the Fall of 2023, TREK Development Group began working with Tishman Speyer to develop a phased development strategy to 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, the development team continued the process engaging community stakeholders about the phased development strategy.

In December of 2023, TREK presented the phased development plan at Hazelwood Initiative’s monthly meeting. At that meeting, we were reminded of the community’s commitment to sustainability and accessibility, as well as a desire for more 3-bedroom units. With this information, the development team was able to adjust the phase II building unit mix that was later presented at the October 2024 Hazelwood Initiative meeting. HI has continued to be a supporter of the two phases, offering letters of support for both projects in a number of funding applications.

In September of 2025, Trek’s general contractor, Mistick Construction, broke ground on the Phase 1 building. Mistick has engaged local Hazelwood organizations to advertise hiring opportunities for construction related activity. As construction progresses, Trek’s lease up team will be working to establish a residency preference for existing Hazelwood residents as a commitment to the community’s overarching goal 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 & GHCCares 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 – Phase 1 DAM Meeting  
+ presentation of Phase 2 TS+Trek
- 02/10/2026 – Phase 2 DAM Meeting TS+Trek

March 19, 2026  
Construction Management Plan  
HG Blair Apartments

## **Project Description**

**Insert project description here**

### **Construction Management Plan - Scope and Details**

The following are the operational aspects of the project:

#### *Transportation and Routing*

The project intends to utilize Blair Street and Eliza Street as access to and from the property. Workers will arrive at approximately 7:00AM and depart at approximately 4:00PM. Deliveries will occur daily, with various size trucks and equipment necessary for each stage of construction.

The existing public sidewalks that front of the property will be Existing to remain. During construction of these aprons, barriers will be placed on the sidewalk and temporary access will be provided around these work zones on the project property to allow continued pedestrian access. The contractor will obtain a temporary sidewalk closure permit from Public Works.

#### *Street Closures and Obstructions*

During construction of the building it will be necessary to close the Public sidewalks along Blair Street and Eliza Streets fronting the project site due to the proximity of the building to the Public ROW . There will utility tie ins that will extend into a public roadway will be for a water and sanitary taps. The contractor will obtain any required permits through Public Works.

#### *Debris/dumpster Maintenance*

The contractor will have dumpsters on-site for the duration of construction and will empty them when full or at least once per week. Dumpsters will be placed as far from public view as possible.

#### *Work Crew Parking*

The contractor and subcontractor will park within the property adjacent to Eliza Street and Blair Street for the duration of the project.

#### *Site Maintenance*

The project will obtain an NPDES permit, which obligates the contractor to install erosion and sedimentation control measures for the duration of the project. The site will be cleaned at least once per day, streets swept and trash collected.

#### *Duration of Construction*

The project will be constructed at one time (not multiple phases) by a single general contractor, Mistick Construction, previously selected by the owners. Site Preparation activities (grading, storm water management installation) will begin in Fall 2026 and is anticipated to last 2 months. Housing construction will begin immediately following Site Preparation and is anticipated to last 18 months.

### **Construction Management Plan - Mitigation**

Construction is temporary, but will have an impact on the neighborhood. The following are measures the contractor will employ to mitigate for adverse aspects of construction.

#### *Construction Noise*

To the greatest extent possible, the contractor will limit excessively noise activities (jack hammering, concrete saws, etc.) to occur during the middle of the work day. The contractor intends to install the roof and windows on the new structures early in construction, so interior noise will be lessened.

#### *Traffic*

The contractor will prohibit delivery trucks from driving through the adjacent neighborhood, except for designated routes. The contractor will avoid, to the greatest extent possible, temporary road closures during morning and evening rush hour. The contractor will employ flag men, signage and other devices to alert drivers and pedestrians of the on-going construction.

#### *Parking*

Worker parking will occur on the property, adjacent to Blair Street.

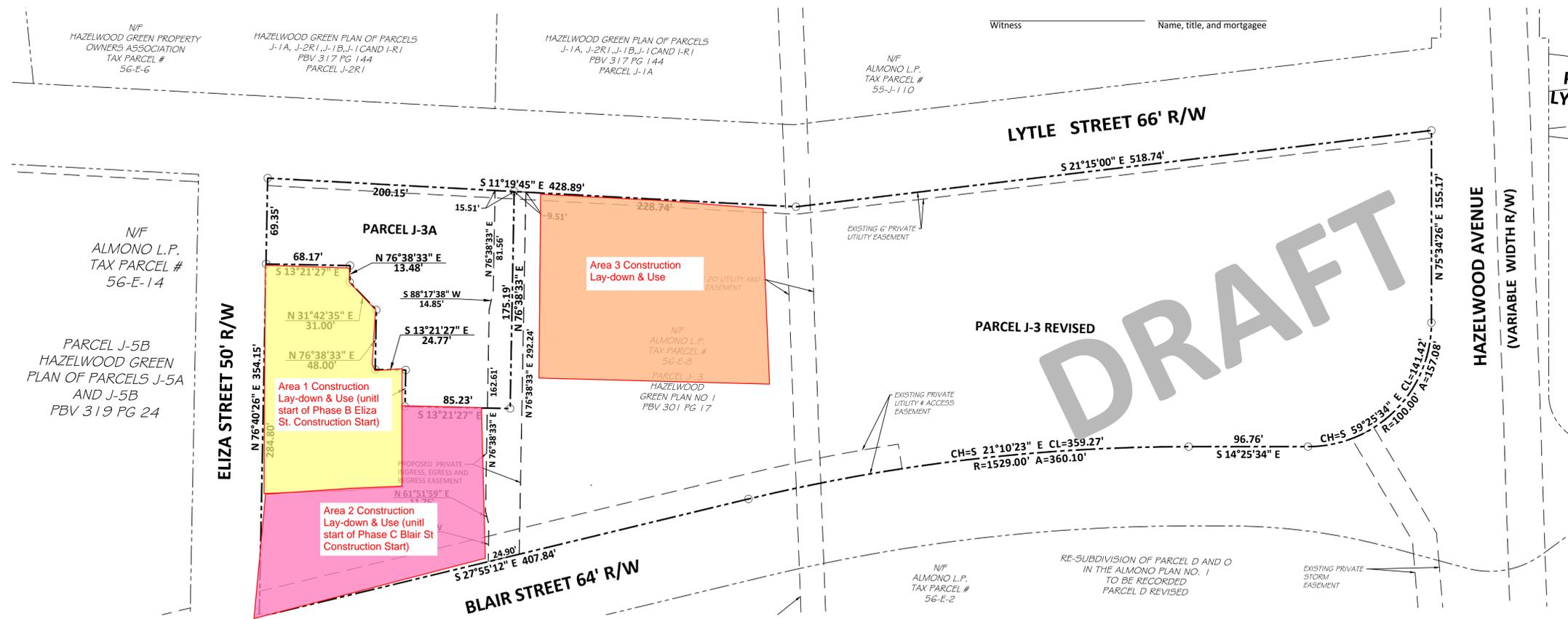
#### *Air*

As required by Allegheny County code, the contractor will employ periodic watering as a dust prevention measure. The contractor will develop a relationship with the adjacent neighbors and periodically check-in to be sure the air quality is acceptable.

#### *Light*

Work will not be conducted at night so lights will not be used.

END OF CONSTRUCTION MANAGEMENT PLAN



Temporary Construction Lay-down Area for HG Lot 36 PH A - Lytle Street Project  
 Date: 7-2-2025

Note: Lay-down areas are subject to relocation in order to not impeded future and/or impending development.