FIGURE 3–1 Hazelwood Green Districts & Land Uses

* Note, the Light Industrial & Production and the Residential: Low areas comprise the only locations where that Land Use may be the sole land use on the Block (refer to Section 3.3).

FIGURE 3–2 Hazelwood Green Development by District

The following program reflects median development targets, with the intent to maintain a healthy balance of residents and jobs on site should density shift higher or lower.

HAZELWOOD GREEN

Gross Land Area 178 acres
Urban Open Space 30.6 acres
Development Land 98.2 acres
Total Building Area 8,115,000 sf
Non-Residential 4,315,000 sf
Residential 3,800,000 sf
Dwelling Units 3,800 du
Residential Density 30,200 ppl/mi²
Job Density 44,830 ppl/mi²
Jobs/Housing Ratio 3.07
Total Parking 3,090,800 sf
Maximum Parking 12,400 stalls

MILL DISTRICT

Gross Land Area 76.6 acres
Urban Open Space 13.8 acres
Development Land 44.3 acres
Total Building Area 3,067,000 sf
Non-Residential 1,767,000 sf
Residential 1,300,000 sf
Dwelling Units 1,300 du
Residential Density 23,400 ppl/mi²
Job Density 36,300 ppl/mi²
Jobs/Housing Ratio 3.35
Total Parking 1,332,600 sf
Maximum Parking 5,300 stalls

FLATS DISTRICT

Gross Land Area 47.6 acres
Urban Open Space 6.2 acres
Development Land 31.1 acres
Total Building Area 2,409,000 sf
Non-Residential 1,009,000 sf
Residential 1,400,000 sf
Dwelling Units 1,400 du
Residential Density 40,400 ppl/mi²
Job Density 38,400 ppl/mi²
Jobs/Housing Ratio 2.04
Total Parking 842,400 sf
Maximum Parking 3,370 stalls

RIVER DISTRICT

Gross Land Area 42.3 acres
Urban Open Space 10.6 acres
Development Land 22.8 acres
Total Building Area 2,639,000 sf
Non-Residential 1,539,000 sf
Residential 1,100,000 sf
Dwelling Units 1,100 du
Residential Density 36,300 ppl/mi²
Job Density 71,400 ppl/mi²
Jobs/Housing Ratio 4.29
Total Parking 915,800 sf
Maximum Parking 3,660 stalls

PROJECT LOCATION

Hazelwood Green Parcel 19 (Mill District)
Land Use: Light Industrial & Production
Lot and Block: 55-J -114 - C
Address: 4339 Lytle Street

PROJECT SUMMARY

Name: RIDC Mill 19C
Owner: RIDC
Size: 96,200 GSF
Floors: 3
Building Use: General Office, Lab, Research

RIDC Mill 19C is the third phase of the adaptive re-use of the former Jones and Laughlin Mill 19 building at Hazelwood Green. Like the previous two phases, a new speculative three story building is being built beneath the existing steel skeleton of Mill 19.
CONTEXT PHOTOS
VIEW FROM SOUTHWEST SHOWING COMPLETED PHASES A AND B
(PRIOR TO INSTALLATION OF SOLAR PV ARRAY)
CONTEXT PHOTOS
MILL 19 SOUTH PORCH (PRIOR TO INSTALLATION OF SOLAR PV ARRAY)
CONTEXT PHOTOS
MILL 19 LOGGIA AND I-BEAM SWINGS (PRIOR TO INSTALLATION OF SOLAR PV ARRAY)
PERSPECTIVE VIEW FROM CORNER OF LYTLE AND BEEHIVE STREETS
X-RAY VIEW THROUGH EXISTING SKELETON
PERSPECTIVE VIEW FROM CORNER OF LYTLE AND BEEHIVE STREETS
PERSPECTIVE VIEW AT MAIN ENTRY OFF LYTLE STREET
ELEVATIONS

GLAZING % - FULL BUILDING

- LVL 1 GLAZING
  - %: 34%
  - ENVELOPE SF: 37,781 SF
  - GLAZING SF: 4,714 SF

- LVLS 2-3 GLAZING
  - %: 44%
  - ENVELOPE SF: 38,760 SF
  - GLAZING SF: 13,964 SF

GLAZING % - WEST FACADE

- W. FACADE GLAZING
  - %: 47%
  - ENVELOPE SF: 35,092 SF
  - GLAZING SF: 8,935 SF

EXISTING STRUCTURE

- EXISTING STEEL
  - WEATHERED STEEL

CLADDING

- 2) METAL PANEL
  - FLAT 30" WIDE PANEL
  - 1/2" REVEAL
  - CHARCOAL GRAY OR AQUARIUM TEAL

- 3) METAL PANEL
  - VERTICAL BOX RIB
  - MEDIUM GRAY OR AQUARIUM TEAL

- 4) GLASS
  - CURTAIN WALL
  - 2 1/4" X 6" MULLIONS, TYP BLACK

- 5) GARAGE DOOR
  - INSULATED METAL
  - DARK GRAY

EXTERIOR CIRCULATION

- 6) STAIRS AND WALKWAYS
  - PAINTED STEEL STRINGERS
  - METAL MESH RAILINGS
  - YELLOW

- 7) GROUND FACED BLOCK
  - DARK GRAY STONE
- 8) METAL LOUVERED GATE
  - DARK GRAY
- 9) CONIFER SHRUBS
  - TRANSFORMER SCREENING

PV ARRAY - PREVIOUS PROJECT PHASE

TRANSLUCENT ARRAY COVERING ENTIRE WEST SLOPE OF EXISTING ROOF STRUCTURE

MILL 19

MSRDesign

TEXXTE

WEST ELEVATION
EAST ELEVATION

GLAZING % - FULL BUILDING
- LVL 1 GLAZING %: 34%
- LVL 1 ENVELOPE SF: 13,781 SF
- LVL 1 GLAZING SF: 4,774 SF
- LVLS 2-3 GLAZING %: 44%
- LVLS 2-3 ENVELOPE SF: 38,780 SF
- LVLS 2-3 GLAZING SF: 13,964 SF

GLAZING % - EAST FACADE
- E. FACADE GLAZING %: 34%
- E. FACADE ENVELOPE SF: 10,052 SF
- E. FACADE GLAZING SF: 6,482 SF

EXISTING STRUCTURE
1) EXISTING STEEL
WEATHERED STEEL

CLADDING
2) METAL PANEL
FLAT 30" WIDE PANEL
1/2" REVEAL
CHARCOAL GRAY OR AQUARIUM TEAL

3) METAL PANEL
VERTICAL BOX RIB
MEDIUM GRAY OR AQUARIUM TEAL

4) GLASS
CURTAIN WALL
2 1/4" X 6" MULLIONS, TYP BLACK

5) GARAGE DOOR
INSULATED METAL
DARK GRAY

EXTERIOR CIRCULATION
6) STAIRS AND WALKWAYS
PAINTED STEEL STRINGERS
METAL MESH RAILINGS
YELLOW

TRASH ENCLOSURE AND TRANSFORMER SCREENING
7) GROUND FACED BLOCK
DARK GRAY STONE

8) METAL LOUVERED GATE
DARK GRAY

9) CONIFER SHRUBS
TRANSFORMER SCREENING

PARAPET
46'-10"
LEVEL 3
31'-11"
LEVEL 2
17'-11"
LEVEL 1
0'-0"
FULL MILL 19 BUILDING

NEW PHASE C  EXISTING PHASE B  EXISTING PHASE A

PERSPECTIVE ELEVATIONS VIEWED FROM THE WEST
KEY FEATURES

01. Carbon Garden
02. North Porch
03. Artifact Garden
04. The Wedge
05. Swings
06. Large Gathering Room
07. Bosque
08. Picnic Shed
09. Entry Bridge
10. Sunken Plinth
11. Raingarden Overlook
12. C/B Passage Plaza

POTENTIAL WATER FEATURE
INTERIOR BIKE STORAGE

MILL 19C FIRST FLOOR CORE

BIKE SHOWERS
BIKE STORAGE

EXTERIOR BIKE RACKS

NOTE: EXTERIOR BIKE RACKS ARE LOCATED UNDER THE SOLAR PV CANOPY, OFFERING PARTIAL PROTECTION FROM THE ELEMENTS

BICYCLE PARKING

INTERIOR PROTECTED BIKE STORAGE FOR TWENTY BIKES

NINE EXTERIOR BIKE RACKS FOR EIGHTEEN BIKES

38 TOTAL BICYCLE PARKING SPACES
ROOFTOP DEDICATED OUTSIDE AIR UNIT
SCREENING ROOFTOP UNITS

DEDICATED OUTSIDE AIR UNIT:
UNIT IS SET BACK FROM EAST FACADE 11’ AND
SET BACK FROM WEST FACADE 45’.
TOP EDGE OF UNIT IS VISIBLE FROM THE NORTH-
EAST CORNER, BUT THE EXISTING STRUCTURE
SCREENS IT.
TRASH AND TRANSFORMER SCREENING

MILL 19

COMPLETED MILL 19 PHASE B TRASH ENCLOSURE
### Exterior Material Samples

#### Metal Panels

<table>
<thead>
<tr>
<th>A) Metal Panel</th>
<th>A.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Flat 30&quot; wide panel</td>
<td>Weathered Zinc (Mica)</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>B) Metal Panel</th>
<th>B.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Vertical Box Rib Profile</td>
<td>Silversmith (Mica)</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>C) ACM (Aluminum Composite) Panel</th>
<th>C.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Color: Dusty Charcoal</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>D) Metal Panel Accent</th>
<th>D.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Flat 30&quot; wide panel</td>
<td>Aquarium Teal*</td>
</tr>
<tr>
<td>*Final PVDF Finish TBD</td>
<td></td>
</tr>
</tbody>
</table>

#### Glazing & Framing

<table>
<thead>
<tr>
<th>E) Steel Plate Fins</th>
<th>E.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Painted</td>
<td>Color: Charcoal</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>F) Mullions</th>
<th>F.</th>
</tr>
</thead>
<tbody>
<tr>
<td>2 1/4&quot; x 8&quot;</td>
<td>Color: Black</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>G) Glass</th>
<th>G.</th>
</tr>
</thead>
<tbody>
<tr>
<td>1&quot; Insulated Glazing Unit</td>
<td>Clear-Clear</td>
</tr>
</tbody>
</table>

#### Stairs and Walkways

<table>
<thead>
<tr>
<th>H) Painted Steel</th>
<th>H.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Metal Mesh Railings</td>
<td>Exterior Stairs</td>
</tr>
<tr>
<td>Color: Yellow</td>
<td></td>
</tr>
</tbody>
</table>

---

**Mill 19**

MSRDesign

TENXTEN

**R IDC**
EXTERIOR MATERIAL SAMPLES - MILL 19C MATERIALS AS SEEN AT PREVIOUSLY COMPLETED MILL 19 PHASES

- A: Metal Panel
- B: Metal Panel (Box Rib)
- C: ACM Panel
- D: Metal Panel Accent
- E: Steel Plate Fins
- F: Mullions
- G: Glass
- H: Painted Steel
SUMMARY

• No re-routing of public transportation is anticipated.
• A partial closure of Beehive Street and part of its sidewalk will be required only during excavation, steel erection, and enclosure construction.
• No street closures are anticipated for Lytle Street.
• A partial closure of the privately owned shared way on the East side of Mill 19 (plan north), will be required for the duration of the construction.
• Subcontractor parking will be off the Mill 19C site at another RIDC-owned vacant lot that was used for contractor parking during Phases A & B.
• The site will be fenced in and protected from the public.
• The mobile crane will be within the site fence.
• Construction duration: October 2021 - November 2022.
• All re-routing of pedestrians due to sidewalk closures will maintain ADA accessibility.
ACCESSIBILITY AND UNIVERSAL DESIGN SUMMARY

ALL MILL 19C INTERIOR AND EXTERIOR SPACES ARE DESIGNED TO BE FULLY ACCESSIBLE.
MINIMUM OF LEED CORE & SHELL GOLD RATING

SAMPLING OF SUSTAINABLE FEATURES OF MILL 19C

- All electric HVAC for zero carbon combustion on site
- Up to 50% of the building's power will come from on-site solar generation
- LEED EQ enhanced indoor air quality
- Enhanced commissioning
- Native vegetation
- 33% indoor water use reduction

STORMWATER PLAN SUMMARY

- Project meets City of Pittsburgh stormwater reqs.
- Restoring 15% of the previously developed Mill 19C site with native/adapted plants
- Project does not require revisions to the existing PADEP NPDES permit
- Mill 19C site includes a 1/4 acre rainwater infiltration garden
- The planned development reduces all existing peak flows and volumes

PITTSBURGH p4 measures will be documented

PITTSBURGH 2030 DISTRICT

RIDC has already pledged participation of Mill 19 in the Pittsburgh 2030 District.

SUSTAINABILITY AND STORMWATER MANAGEMENT PLAN SUMMARY
PUBLIC ART PLAN

SUMMARY

• LANDSCAPE ARCHITECTS TEN X TEN ARE PARTNERED WITH HAZELWOOD ARTIST AND RESIDENT EDITH ABEYTA TO COLLABORATE ON A COMMUNITY-BASED PUBLIC ART SELECTION PROCESS FOR MILL 19C.

• TOGETHER, THE GROUP WILL CREATE A SHORTLIST OF INTERESTED REGIONAL AND COMMUNITY ARTISTS FOR A COLLABORATIVE SELECTION PROCESS.

• THROUGH TWO COMMUNITY WORKSHOPS, THE COMMUNITY WILL SELECT THE ARTIST AND LOCATE THE ARTWORKS WITHIN THE MILL 19C SITE.

• THE COMMUNITY WILL BE ASKED TO CONSIDER INTEGRATING DIFFERENT TYPES OF ART INTO THE PROJECT AND TO SELECT THE DIRECTION THEY FEEL BEST SPEAKS TO THEM AND THAT SUITS THE PROJECT.

• COLLABORATION BETWEEN THE ARTIST AND COMMUNITY IS ENCOURAGED, THOUGH ULTIMATELY DEPENDANT ON THE ARTIST SELECTED BY THE COMMUNITY.

• THE DESIGN TEAM WILL WORK WITH THE ARTIST(S) TO SUCCESSFULLY INTEGRATE THE ART INTO THE LANDSCAPE

• THOUGH THE ART WILL BE LOCATED ON PRIVATELY OWNED LAND, THE ART’S LOCATION WILL ALLOW IT TO BE EXPERIENCED BY THE GENERAL PUBLIC.

• THE PLACEMENT OF THE ART WILL ALLOW IT TO BE FULLY ACCESSIBLE IN TERMS OF ACCESSIBILITY AND UNIVERSAL DESIGN

[Image: RENDERING OF PROPOSED MILL19C LANDSCAPE FEATURE: TIMBER PATH & ARTIFACT GARDEN]
MAY 8, 2021
HAZELWOOD GREEN PLAZA GRAND OPENING

• RIDC HOSTED A MILL 19C TENT AT THE EVENT TO EXPLAIN THE PROJECT TO COMMUNITY MEMBERS (PICTURED, LEFT)
• THE COMMUNITY WAS ENCOURAGED TO TOUR THE EXTERIOR OF THE PREVIOUS TWO PHASES (PICTURED, FAR LEFT)

JUNE 8, 2021
DEVELOPMENT ADVISORY MEETING HOSTED BY HAZELWOOD INITIATIVE (A HAZELWOOD RCO)

• MILL 19C DEVELOPMENT PLANS PRESENTED VIA ZOOM TO THE HAZELWOOD COMMUNITY

JULY 13, 2021
INITIAL PRESENTATION OF PUBLIC ART PLAN HOSTED BY HAZELWOOD INITIATIVE
FIGURE 6–1 Urban Open Space Implementation Approach

The following table is intended to provide a strategy for the design and development of Urban Open Spaces at Hazelwood Green. The acreages and timelines are approximations.

<table>
<thead>
<tr>
<th>Urban Open Space (UOS)</th>
<th>Acres</th>
<th>Design Begins</th>
<th>Constructed &amp; Opened to the Public</th>
</tr>
</thead>
<tbody>
<tr>
<td>Blocks 1 &amp; 16</td>
<td>54.51</td>
<td>Phase A: 2014 – design for the trail connection to Hot Metal Bridge and Hazelwood Ave began (3.50 acres)</td>
<td>Phase A: 2018 – Trail along Blair Street (Blocks 1 and 17) will open to the public</td>
</tr>
<tr>
<td>Block 7 UOS #2</td>
<td>0.72</td>
<td>Phase A: 2014</td>
<td>Phase B: TBD – The completion of Blocks 1 and 16 (and 17) contingent on when funding is secured for the regional asset</td>
</tr>
<tr>
<td>Block 15 UOS #3</td>
<td>1.21</td>
<td>Phase A: 2014</td>
<td>Phase B: Completed and open to the public when at least 50% of the land area of Blocks 14 and 16 is built with occupancy permits.</td>
</tr>
<tr>
<td>Block 29 UOS #5</td>
<td>1.13</td>
<td>Design for this UOS must begin when the first of the surrounding Development Blocks (25, 26, 30, and/or 31) begins design.</td>
<td>This UOS must be completed and open to the public when half (50%) of the total land area of the surrounding Blocks 25, 26, 30, and/or 31 is built with occupancy permits.</td>
</tr>
<tr>
<td>Block 32 UOS #6</td>
<td>1.35</td>
<td>As of Spring 2018, under design.</td>
<td>Expected to be completed and open to the public by the end of 2019.</td>
</tr>
<tr>
<td>Blocks 53, 54, 55, 56</td>
<td>4.29</td>
<td>Design for the UOS must start when design for Blocks 48, 49, 57, 58, 59, and/or 60 begins.</td>
<td>UOS Blocks 53 and 54 must be completed and open to the public when half (50%) of the total land area of Blocks 53 and 54 is built with occupancy permits. UOS Blocks 55 and 56 must be completed and open to the public when half (50%) of the land area of Blocks 55 and 56 is built with occupancy permits.</td>
</tr>
<tr>
<td>Blocks 65, 66, 67 UOS #8</td>
<td>1.95</td>
<td>Design for the UOS must begin when the first of the surrounding Development Blocks (61, 62, 63, and/or 64) begins design.</td>
<td>Each UOS Block must be completed and open to the public when half (50%) of the land area of each adjacent UOS Block is built with occupancy permits. For example, Block 65 must be completed by the time that Block 62 is 50% built with occupancy permits.</td>
</tr>
</tbody>
</table>

Note: The completion and opening of the UOS is dependent on the timeline of the infrastructure projects, both below and above ground.

As per Hazelwood Green PLDP Section 6.1.6 Urban Open Space: The Combined 4.7 Acre Completion of Phase A of Urban Open Space #4 (Block 17) and the Urban Open Space #6 (Block 32, “The Plaza”) meets the Minimum Urban Open Space Requirements to develop all of the Mill District.

**Update on Hazelwood Green Urban Open Spaces**

**THE PHASE A TRAIL ALONG BLAIR STREET WAS OPENED IN 2019**

**PHASE A COMPLETED AND OPEN AS OF PLDP WRITING**

**COMPLETE AND OPENED TO THE PUBLIC ON MAY 8, 2021.**