IMPROVING THE REGION FOR OVER 60 YEARS

RiDC Industrial Park-O’Hara - 1967
RiDC Park West - 1979
City Center of Duquesne - 1980s
RiDC Keystone Commons - 1990s
Collaborative Innovation Center - 2000s
Carnegie Robotics - Today
RIDC IMPACT

$3 Billion
Annual

$45 Million
Budget

65
Buildings Constructed

7 Million
Square Feet Owned

$3.3 Million
Annual Real Estate Taxes

17,000
Jobs

1,000+
Acres Owned

92
Companies

4,953
Jobs
<table>
<thead>
<tr>
<th><strong>FORMER USE</strong></th>
<th>US Steel</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>LOCATION</strong></td>
<td>Cities of Duquesne &amp; McKeesport</td>
</tr>
<tr>
<td><strong>DATE OF ACQUISITION</strong></td>
<td>1989-1990</td>
</tr>
<tr>
<td><strong>SIZE</strong></td>
<td>290+ acres</td>
</tr>
<tr>
<td><strong>ESTIMATED IMPACT</strong></td>
<td>900+ jobs, 17 buildings, 26 companies, 1.3 million square feet</td>
</tr>
</tbody>
</table>
# KEYSTONE COMMONS - 1989

<table>
<thead>
<tr>
<th>FORMER USE</th>
<th>Westinghouse East Pittsburgh Plant</th>
</tr>
</thead>
<tbody>
<tr>
<td>LOCATION</td>
<td>Turtle Creek, East Pittsburgh, North Versailles</td>
</tr>
<tr>
<td>DATE OF RIDC ACQUISITION</td>
<td>1989</td>
</tr>
<tr>
<td>SIZE</td>
<td>110 acres, 2.2 million square feet, 11 buildings</td>
</tr>
<tr>
<td>ESTIMATED IMPACT</td>
<td>40+ companies, 1100+ jobs, $1.4 million in annual real estate taxes</td>
</tr>
</tbody>
</table>
RIDC WESTMORELAND

- Former Sony plant
- 2.8 million square feet under one roof
- 6 companies
- 500+ jobs
- 2018 Siemens addition
# LAWRENCEVILLE TECHNOLOGY CENTER

<table>
<thead>
<tr>
<th>FORMER USE</th>
<th>Geoffrey Boehm Chocolates Heppenstall Steel</th>
</tr>
</thead>
<tbody>
<tr>
<td>LOCATION</td>
<td>Lawrenceville, City of Pittsburgh</td>
</tr>
<tr>
<td>DATE OF RIDC ACQUISITION</td>
<td>1996  2002</td>
</tr>
<tr>
<td>SIZE</td>
<td>14 acres  200,000 square feet</td>
</tr>
<tr>
<td>ESTIMATED IMPACT</td>
<td>8 companies  300+ jobs</td>
</tr>
</tbody>
</table>
LAWRENCEVILLE - FUTURE

- Growing high-tech and robotics cluster
- Master Plan looking to expand based on demand

**A**
- Total Flex GSF: 22,875 GSF
- Total Office GSF: 91,500 GSF
- Total Parking GSF: 139,495 GSF
- Parking Count: 454 Spaces
- Total BLDG GSF: 253,870 GSF

**C**
- Total Parking GSF: 190,930 GSF
- Parking Count: 558 Spaces

**D**
- Total Flex GSF: 21,742 GSF
- Total Office GSF: 101,625 GSF
- Total BLDG GSF: 128,405 GSF

**E**
- Total Office GSF: 129,000 GSF
- Total Parking GSF: 104,400 GSF
- Parking Count: 298 Spaces
- Total BLDG GSF: 233,400 GSF

*NOTE: Maximum building envelope NOT realized - 2 stories remaining*
INNOVATION RIDGE

• Near Rt 19 / I-76 / I-79 interchange Marshall Township
• High-tech office and R&D park
• 80+ acres for sale
• 5 parcels constructed into rough-graded pads
• 1 building under construction
# Mill 19 @ HAZELWOOD GREEN

<table>
<thead>
<tr>
<th>FORMER USE</th>
<th>J&amp;L Coke Works</th>
</tr>
</thead>
<tbody>
<tr>
<td>LOCATION</td>
<td>Hazelwood/Oakland, City of Pittsburgh</td>
</tr>
<tr>
<td>DATE OF ACQUISITION</td>
<td>2002 by Almono (RIDC and Four Philanthropic Foundations), RIDC executed site prep and is currently building 265K square feet.</td>
</tr>
<tr>
<td>SIZE</td>
<td>178 acres</td>
</tr>
<tr>
<td>ESTIMATED IMPACT</td>
<td>6000+ jobs</td>
</tr>
<tr>
<td></td>
<td>$1 Billion+ investment</td>
</tr>
</tbody>
</table>

Mill 19 street view

Mill 19 Progress Photo – October 2018
Mill 19

CONCEPTUAL PLAN
QUESTIONS?

Mill 19 TODAY

WEST ELEVATION AT PEDESTRIAN PASS-THROUGH BETWEEN PHASE 1 AND FUTURE PHASE 2

Philip Strunk, P.E.  
Director of Engineering, RIDC  
pstrunk@ridc.org  
412-315-6449