

WEXFORD DEVELOPMENT, LLC

801 West Baltimore Street, Suite 505
Baltimore, Maryland 21201

July 16, 2019

VIA EMAIL ONLY

Oakland Planning and Development Corporation
235 Atwood Street
Pittsburgh, PA 15213
Attn: Wanda Wilson
wwilson@opdc.org

Re: follow up from call today

Dear Wanda,

Thanks for identifying these issues. We are in the early stages, but are continuing to consider each of the requests. The following represents our current thoughts on each of the below issues:

Upon further consideration, Wexford is able to increase its contribution for youth programming to \$1.25 per additional SF of FAR. Wexford will similarly increase its contribution for senior housing. Therefore, it will commit to \$150,612.50 each for a total of \$301,225.00 to be contributed over 2 years.

It is unfortunate that we have not been sufficiently clear about the tax credit component of OPDC's request for contribution of \$900,000 for each of the two EITC programs for a total of \$1.8 million dollars. While it is theoretically possible for tax credits to reduce the expense of such a contribution to as little as \$25,000 for certain taxpayers, we believe it to be unlikely that Wexford and its partner entity will benefit from these tax credits. As a result, this request will not be reduced to \$25,000, but must be budgeted at its actual cost. This project cannot sustain an additional outlay of \$1.8 million.

In addition to its initial contribution of \$50,000 to the Farmers Market, Wexford will contribute \$25,000.00 in year two to the Farmers Market. As an alternative, that additional sum could be redirected to some other community improvement project, such as the Louisa Steps. Wexford also intends to work with adjoining owners to improve the condition and functioning of Iroquois, as this public space will become much more important given the expansion of the green space between the hotel and the proposed Wexford Building.

Wexford is committed to complying with the requirements of the Department of Mobility and Infrastructure (DOMI) for traffic demand management, and to coordinating its planning with OTMA. As Wexford completes the building design and works with the City to obtain requisite planning approvals, it will be completing traffic studies, and working with its transportation

consultant to determine proper TDM strategies, and evaluative tools. We believe that the parking provided is adequate to serve those who will be working in the building, but have reached out to our traffic engineer, DOMI and OTMA to address effective performance measures for TDM. Wexford continues to be committed to a \$2,500 annual contribution towards residential permit parking enforcement, comparable to that offered by other developers. We would also be interested in additional strategies to improve the residential parking problems faced by the Oakland community.

As to employment commitments, we will work with existing programs at OPDC and with the local universities to ensure that employment opportunities are available to local residents, and will reach out directly to OPDC on building operations jobs as they become available. Please share with us any other avenues that might increase the potential for employment of local residents.

Use of the lot at the corner of Iroquois Way and Coltart is an interesting, and novel idea. We'll make some inquiries, and follow up with you. We don't control that property, but will further explore this idea.

Based on our recent meetings it seems that different members of the Oakland residential community have different views about appropriate benefits to the community and that some of those whom we've met will oppose our development proposal under any circumstance. We recognize that this is beyond your control but it is essential that Wexford identify the interests of all community groups. Therefore, as we work toward an agreement with the community, Wexford's participation will be conditioned upon approval and execution by the below listed community groups:

Oakland Planning and Development Corporation
Oakcliffe Community Organization
Bellefield Area Citizens Association
South Oakland Neighborhood Group
Coltart/Halket and Panther Hollow Community Groups
Oakland Square Historic District Community Organization
Schenley Farms Civic Association
West Oakland Neighborhood Council

We view regular meetings with all of the community and improving the public realm as being good neighbors and leading to the creation of high quality urban environments, regardless of whether required by city ordinance and regulation.

We also believe that a comprehensive, district-wide plan for supporting the community which engages new developers, existing property owners, and the broader Oakland community may help to improve engagement processes and provide consistent support to Oakland over the long term. We anticipate that such district wide plan will be developed, and that all of Wexford's commitments specific to 3440 Forbes will ultimately be incorporated within that district-wide plan.

Sincerely,
WEXFORD DEVELOPMENT, LLC

Joseph A. Reagan, Jr., AIA
Northeast Region Executive
Senior Vice President