

# COMMUNITY BENEFITS IMPACT REPORT FOR THE HISTORIC GAS PLANT DISTRICT DEVELOPMENT



HINES + TAMPA BAY RAYS

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Dear Community Benefits Advisory Council members,

The Hines Historic Gas Plant Partnership, comprised of Hines and the Tampa Bay Rays, is honored to present to the St. Petersburg Community Benefits Advisory Council our vision for the development of the Historic Gas Plant District. This will be a transformational project for the City of St. Petersburg, featuring more than \$6 billion in private investment in the development of a vibrant mixed-use destination and a new community ballpark while honoring the rich legacy of the Historic Gas Plant neighborhood.

Our partnership was selected by Mayor Ken Welch's administration as the preferred developer after a competitive RFP process and extensive community outreach efforts. The partnership and the City have reached an agreement on a term sheet, and we are proud of the significant community benefits featured in our proposal. Among the highlights are 1,200 affordable housing units, including 600 on-site, to help address the City's most pressing challenge. There also is a \$50 million commitment to intentional equity efforts, including support for small businesses and diverse hiring, and for educational programs in South St. Petersburg. There is also a commitment to help fund a new Woodson African American Museum on the site. Booker Creek will be restored and reinvigorated, the neighborhood street grid will be re-established, and 14 acres of new public parks, recreation and green spaces will be created.

We have further agreed to work with the African American Heritage Association of St. Petersburg and former residents and descendants of the Historic Gas Plant neighborhood to honor their legacy by incorporating historic mementos, art and design features.

Our project meets or exceeds the requirements detailed in the City's Community Benefit Agreement Program ordinance, including the targets for affordable housing, workforce hiring, environmental sustainability, transit and streets, and parking. Those details and much more are included in the attached Community Benefits Impact Report.

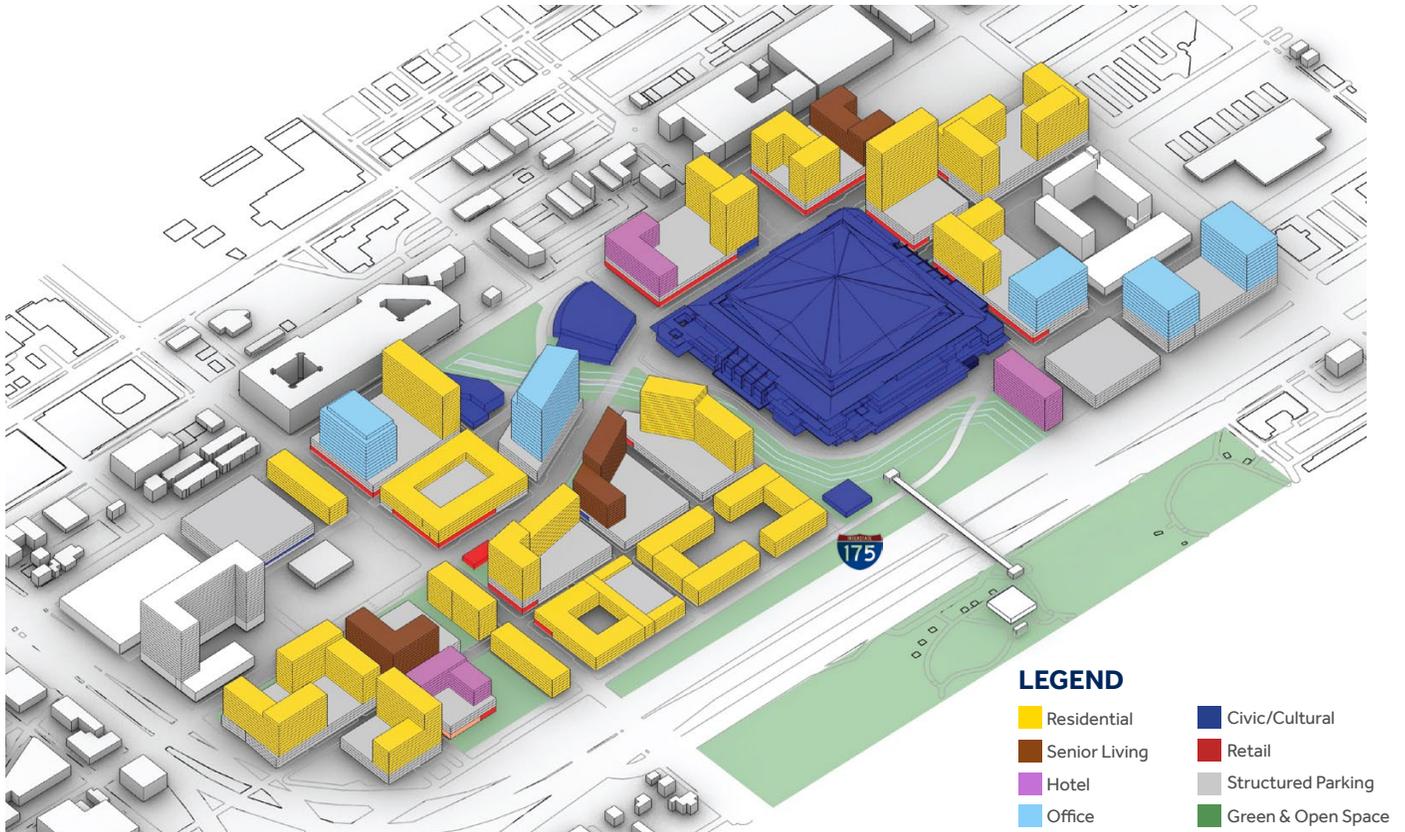
We appreciate this opportunity to share with you the details of this remarkable project that is intentionally designed to honor the past, address current challenges and shape the future of St. Petersburg. We look forward to answering your questions and working together to create a vibrant community that will be open and accessible to everyone for generations.

Sincerely,

**The Hines Historic Gas Plant Partnership**

## PROJECT DETAILS

Hines and the Rays are committed to creating a vibrant, city-defining mixed-use village surrounding a state-of-the-art new ballpark for the Rays. This placemaking project will become St. Petersburg's next great place to live, work, and play for everyone. We are committed to continuously providing intentional and restorative opportunities for economic equality and inclusion for African American and other purposefully disadvantaged and historically marginalized groups. We will honor the legacy of the Historic Gas Plant District while connecting and elevating St. Petersburg.



### LEGEND

<span style="color: yellow;">■</span> Residential	<span style="color: darkblue;">■</span> Civic/Cultural
<span style="color: brown;">■</span> Senior Living	<span style="color: red;">■</span> Retail
<span style="color: purple;">■</span> Hotel	<span style="color: grey;">■</span> Structured Parking
<span style="color: lightblue;">■</span> Office	<span style="color: green;">■</span> Green & Open Space

The approximately 7 million square foot destination district and community gathering space is planned to consist of the following target development program, anticipated to be constructed in four phases commencing in each 2024, 2028, 2032, and 2035.

- 4,800 market-rate residential units
- 1,200 affordable/workforce residential units (on and off-site)
- 1,400,000 square feet office/medical space
- 750,000 square feet retail space
- 750 hotel rooms
- 600 senior living units
- 100,000 square feet entertainment space (including a 3,000-4,000 person concert venue)
- 50,000 square feet cultural/community spaces, (including the Woodson African American Museum of Florida)
- 100,000 square feet conference and meeting space
- 14 acres public open space
- 14,000 structured parking spaces





## THE HISTORIC GAS PLANT NEIGHBORHOOD

The driving forces behind the significant community benefits to be realized through the Historic Gas Plant District Development are anchored in the history of the site and the neighborhood that once thrived there. Cooper's Quarters was a neighborhood established by African American workers who helped build the Orange Belt Railway. Though geographically limited to the space allotted to them, African Americans made Cooper's Quarters home, creating a flourishing neighborhood and multiplying throughout generations. Cooper's Quarters would eventually become known as the Gas Plant neighborhood, an early example of the twenty-minute neighborhood. Within a twenty-minute walk, you could find a dentist, communal fish fry or BBQ, a thriving small business, the Harlem Theater, a church of your choice, and a porch to rest and have community conversations. The Gas Plant neighborhood was an African American neighborhood that thrived.

The first major spatial separation from what was once a vibrant community was the construction of I-175 through the Gas Plant neighborhood, displacing many residents and disrupting the community's connection to the Deuces Cultural Arts venues and what is now Campbell Park.

Another factor contributing to the demise of the Gas Plant Neighborhood was the operation of the gas plant, which resulted in compromised soil, prompting the City to promise redevelopment and job opportunities for the neighborhood. Unfortunately, the promises were not fulfilled and instead resulted in the displacement of 296 structures, including 475 housing units (in 262 structures), 19 commercial structures, 6 industrial structures, and 9 institutional structures.

Therefore, Hines and the Rays are committed to an equitable urban planning philosophy, an approach that will reallocate resources through a restorative process that will honor the history of the Gas Plant neighborhood. We aim to reintegrate, restore, and implement growth potential for the African American community that comprised the former Gas Plant neighborhood of St. Petersburg.

How do we empower people? How do we develop neighborhoods? How do we celebrate the rich history of the Gas Plant neighborhood while also acknowledging its generational trauma? Is it possible to do this while maintaining a progressive vision for the future? The answers to these questions are not easy; however, they have been considered heavily in the collective minds of our development and design team. The development will honor the site's history while creating a future where economic opportunities are significant and inclusive.



**'Laurel Park' Public Housing Changes Set**

The Royal Court Apartments now has a new management, the St. Petersburg Housing Authority, and a new name, "Laurel Park."

Some changes in appearance also are planned.

**THE AUTHORITY** became owners of Royal Court July 26 and immediately began the job of turning the 167 apartments into low-income, public housing. To give substance to the new name, the authority has bought nearly \$3,000 worth of large palm trees to be planted throughout the apartment complex.

Gerald Metko, the authority's executive director, said he hoped the palms would break up the "institutional" look of the two-story, look-alike apartment buildings.

Metko said the first of the

—Staff Photo by Weaver Tripp

**Housing Project Given New Name**

St. Petersburg's new low-income, public housing called "Laurel Park" actually is a new name for the old Royal Court Apartments, purchased recently by the St. Petersburg Housing Authority. Shown (from left) are Mrs. Annetta Smith, Mrs. Gwendolyn Lumpkin and Gerald Metko, all members of the authority's staff.



**“We were a self-sustaining, close-knit, proud, 5-minute neighborhood.”**

- MS. GWEN REESE  
Former resident of the Historic Gas Plant neighborhood

**HONORING THE HISTORIC GAS PLANT NEIGHBORHOOD**

Our site plan accepts both the challenge and deep responsibility to the Historic Gas Plant District neighborhood. Our project envisions a \$50 million intentional equity commitment in partnership with the South St. Petersburg community, one that aims to produce a rich, urban experience mixing multiple scales of ground-floor retail, multi-generation affordable restorative housing, space for education, recreational play, and bolstering of MBE/SBE job opportunities.

Several intentional placemaking strategies will be implemented in the master planning of the site including:

- **Educational facilities** will anchor the development including the Woodson African American Museum, which will provide a memorial and a place for residents and visitors to learn more about St. Petersburg. There will be dedicated space to honor the history of the Gas Plant neighborhood and expanded access to public educational opportunities.
- **The African American Cultural Heritage loop**, within the site's vibrant new park system, will connect to the existing African American Heritage Trail through historical marker signage and digital displays.
- **Integrating public art** and sculptures throughout the site will demonstrate community vibrancy. Through tactical applications in underpass murals and events that activate community imagination, the development will tell the history and cast a vision for the future. We will integrate the Historic Gas Plant District neighborhood history through artful interpretations of history.
- **Activated outdoor space** will bring the community into the neighborhood and provide outdoor event space, emblematic paving, connective tree cover, and a victory garden.
- Historically, the Gas Plant neighborhood was a vibrant arts and culture district, with social events held regularly at the Manhattan Casino. Building on the past, a range of **diverse community amenities** will bring to life arts and culture opportunities for the historic neighborhood.
- To capture and build on the collective public imagination, names of **culturally significant historic businesses, people, and places** will be connected to features in the development.

Throughout these efforts, non-profit partnerships will build on the work already present in the development and amplify existing initiatives and efforts in neighboring communities. Programming and activations that further celebrate the historic legacy of the Gas Plant neighborhood will serve as a creative and diverse mechanism to bring new voices, perspectives, and audiences to the site.

### HISTORIC GAS PLANT DISTRICT NAME

In naming this historical project, Hines and the Rays will work closely with the community. Not just understanding the history but living and loving the Historic Gas Plant District, former residents and descendants will work together to develop potential names for the redevelopment. The team will then engage local designers and artists to create visuals for a subset of the options. The general public will provide feedback through an engagement process for the future name of the redevelopment over a designated time frame, before a name is ultimately selected in close collaboration with the former residents and descendants of the site. This name will inspire people, honor history, and capture the essence of the change and cultural transformation this community needs.

### OAKLAWN CEMETERY

The Oaklawn Cemetery was in operation from 1905–1926, neighboring Moffett's and Evergreen Cemetery. The site of the former cemetery is now where a portion of the Tropicana Field Parking is located. The African American Burial Grounds and Remembering Project research team utilized ground-penetrating radar (GPR) to study the area and locate undisturbed burials.

The development team will utilize report recommendations identified in the Oaklawn Cemetery GPR Study and additional due diligence being conducted to remediate any potential environmental issues, and honor the families and individuals affected by the lack of relocation of their loved ones. Efforts will be undertaken to identify descendants and stakeholders connected to Oaklawn Cemetery, and a thorough archaeological work plan will be created before any additional development is pursued on the site. We will work with the City on the next steps resulting from the continued studies being conducted.

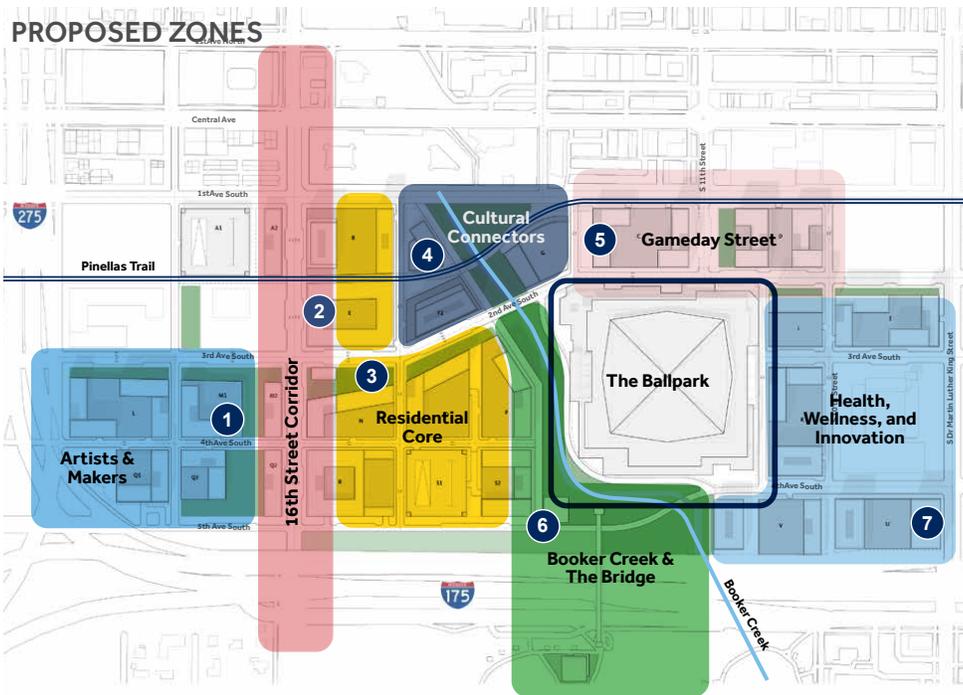
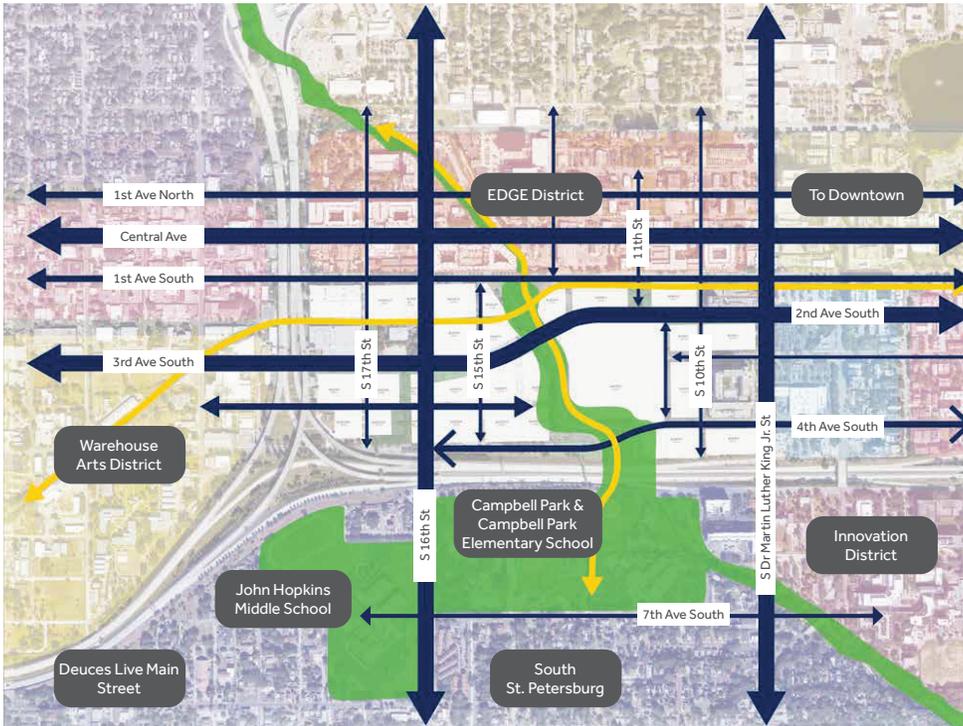
Regardless of the final findings, the team desires to incorporate a memorial garden or garden of remembrance for the burial grounds in the long-term and locate it along I-175 at the southern portion of that tract of land to serve as a spiritual and historical marker for current and future generations.

### RECONNECTING THE CITY

Just as the Historic Gas Plant Neighborhood once extended south of the current site beyond Campbell Park, the project will engage the communities and neighborhoods beyond its boundaries, through physical, programmatic, and cultural connections.

### COMPLETE STREETS

The Historic Gas Plant District redevelopment will adhere to the recommendations of the Complete Streets Implementation Plan for previously identified public rights-of-way within the site, and will employ the core tenets of



Complete Streets guidelines for the new public rights-of-way created through redevelopment. The new public rights-of-way will ensure that a robust, interconnected public realm complete with wide sidewalks, planting zones, and seating areas is integrated into each new roadway within the site, with special attention paid to crosswalks and trail connections to ensure pedestrian safety and comfort.

New transit has been identified along First Avenue South with the addition of the SunRunner BRT system. In the future, separated bicycle lanes will be installed along Sixteenth Street South and Dr. Martin Luther King Junior Street. A bike lane along Thirteenth Street South is identified to terminate at the northern bounds of the site, offering an exciting active transportation gateway experience. Furthermore, these street design modifications will make the site significantly more accessible to the broader public of St. Petersburg and improve pedestrian connectivity and safety between the site and immediately adjacent neighborhoods.

## MICROMOBILITY

Prioritizing equitable access and connections to all surrounding neighborhoods, via all modes of transportation, is vital to ensuring inclusive economic growth and opportunity. The unparalleled regional access of the Historic Gas Plant site will be maintained while strengthening connectivity between neighborhoods and ensuring St. Petersburg continues to thrive as the walkable community that makes it so special.

Reestablishing the street grid on-site will serve to connect neighboring communities and the local transportation network, enabling mobility throughout downtown and surrounding neighborhoods. Micromobility can help further connect people to Campbell Park south of the site, Warehouse Arts District and Deuces Live and Grand Central to the west, Edge District to the west, and downtown to the east. Our vision is focused on ensuring safe, comfortable walkability and other micromobility options throughout the site, and in connection to adjacent neighborhoods. Streets will be designed to not just accommodate but encourage micromobility, through the Complete Streets Implementation Plan.

The site plan is also designed to foster micromobility connections to the broader transportation network. The SunRunner stop adjacent to the site will be fully integrated into the site plan and provide safe and easy access throughout the site, including directional signage and crosswalks. Safe and accessible micromobility hubs—such as bike storage, bike share locations, and scooter locations—will be strategically located on the site, including adjacent to the SunRunner stop. The Downtown Looper Trolley, Central Avenue Trolley, and PSTA bus routes provide additional options near the site for transportation to surrounding neighborhoods and key destinations.

## PARKING

At this stage, it is expected that approximately 14,000 structured parking spaces will be constructed within the development at full buildout, though a comprehensive parking, traffic, and transportation study will be completed. Many of these parking spaces will be made available for public use and be strategically located to ease parking demands in neighboring communities, while providing a parking option in close proximity of the SunRunner stop and other transportation options.

## HOUSING

We understand the importance of a variety of housing types and products to the Historic Gas Plant District redevelopment, given its historic legacy of a thriving community that supported a mix of renters, homeowners, and seniors as well as a very contemporary need to create accessible housing options in St. Petersburg and beyond. Overall, a total of 6,000 housing units/residences are planned to be constructed as part of the project, representing a diverse variety of unit types, sizes, and numbers of bedrooms.

Our affordable housing commitment will encompass 1,200 units/residences which is 20% of the total housing proposed for the project. Those units/residences will be strategically designed to be inclusive and accommodate a mix of income levels:

- 120% AMI: 500 units
- 100% AMI: 100 units
- 80% AMI: 300 units
- 60% AMI: 300 units

Moving forward in earnest from the outset with the development of these units will be a priority of the project. While it is anticipated that delivery of these units will occur sooner, Hines and the Rays have committed to delivery of 300 of these units/residences by 2030, and an additional 300 units every five years thereafter, with all 1,200 units delivered no later than 2047.

Year	Units/ Residences
2030	300
2037	300
2042	300
2047	300
<b>Total</b>	<b>1,200</b>



On-site affordable/workforce units will be developed on parcels leased by the City to Hines and the Rays for 99-years, and accompanied by rent restriction covenants, ensuring those units/residences will remain at affordable rental rates far into the future. A minimum 100 of these units/residences will be developed for independent senior living. The affordable and workforce housing commitments represent a significant step toward the goals outlined in the City’s Housing Opportunities for All Plan.

In addition, Hines and the Rays are committing an estimated \$15 million to the City in support of Housing for All and the development of additional affordable and workforce housing residences in St. Petersburg. A contribution of approximately \$3,125 will be made at the time each market-rate residential unit is constructed as part of the project (planned to total 4,800).

Affordable/Workforce Housing	Units	%
Total Affordable Housing Units	1,200	20%
Total Market Rate Units	4,800	80%
<b>Total Units</b>	<b>6,000</b>	<b>100%</b>

### INTENTIONAL EQUITY COMMITMENT

With deep expertise in Diversity, Equity, and Inclusion in the Tampa Bay Area and St. Petersburg, the Rays have partnered with a group of local Access, Communications, and Equity Consultants including BEST SOURCE Consulting, LLC (Best Source). As it relates to the stakeholders of the Historic Gas Plant District redevelopment (the descendants of Historic Gas Plant District neighborhood and the residents of South St. Petersburg), a Bloomberg/ Harvard City Leadership Initiative study identified five pathways to Economic Equity as employment, generational wealth, home ownership, business growth, and entrepreneurship/business ownership.

Through the proposed restorative process, we are confident we can begin the process of achieving the equity goals laid out by the City of St. Petersburg in the following categories:

- Real Estate: Restorative Ownership and Occupancy
- Outreach: Restorative Conversations
- Employment: Restorative Enterprise
- Employment: Restorative Talent Pipeline
- Education: Restorative Pipeline

Commitment	
<b>Real Estate: Restorative Ownership and Occupancy</b>	
St. Petersburg Affordable Housing	\$15,000,000
Subtotal	\$15,000,000
<b>Outreach: Restorative Conversations</b>	
Community Engagement	\$750,000
Subtotal	\$750,000
<b>Employment: Restorative Enterprise</b>	
Entrepreneur/Business Creation	\$2,500,000
Mentorship/Apprentice Program	\$2,500,000
Restorative Business Occupancy	\$3,000,000
Multi-Cultural Incubator	\$5,000,000
Subtotal	\$13,000,000
<b>Employment: Restorative Talent Pipeline</b>	
Diverse Supplier Internship Matching	\$1,250,000
Technical Internship Placement	\$1,250,000
Remote Internship Hub	\$1,250,000
Subtotal	\$3,750,000
<b>Education: Restorative Pipeline</b>	
SSP Infrastructure Enhancement	\$3,000,000
Enoch D. Davis Center	\$2,000,000
Financial Bridges	\$100,000
African American Museum	\$10,000,000
Environmental Pavilion	\$2,000,000
Innovation District	\$400,000
Subtotal	\$17,500,000
<b>Total</b>	<b>\$50,000,000</b>

**\$50M**  
Hines and the Rays  
commitment to the  
Historic Gas Plant  
District community

**REAL ESTATE: RESTORATIVE OWNERSHIP AND OCCUPANCY**

Restorative Ownership and Occupancy is intended to provide a pathway for stakeholders affected by the removal of the original Gas Plant Neighborhood, and current residents of the South St. Petersburg Community, to live on-site and off-site. The stakeholders for this component are defined as Historic Gas Plant District neighborhood descendants and South St. Petersburg CRA Residents. Hines and the Rays are committing an estimated \$15 million to the City in support of Housing for All and the affordable and workforce housing initiatives in St. Petersburg.

**OUTREACH: RESTORATIVE CONVERSATIONS**

Our team brings a dynamic set of tools and expertise in facilitating participatory, energetic, empathetic, and meaningful community conversations, executed with justice-centered inclusive practices. We must listen in order to understand. We must engage in a manner that confers the proper respect and acknowledgment our constituents have earned. To date, we have been informed by hundreds of conversations; however, our outreach plan includes hearing from at least one thousand more voices of our community before finalizing our vision. The team is committing \$750,000 to this program. Additional funds for ongoing community engagement are included within project development and operating budgets on top of this initial commitment.

## EDUCATION AND AWARENESS

- **Oral History Project “Understand My Name”:** This oral history project will capture voices of the community through the personal narrative and visuals of the respected former residents of this flourishing and vibrant community as they reflect on the past and provide insight on the needs of the future. We will help tell the rich history of the Historic Gas Plant District through their stories and potentially build a documentary film around it.
- **Cultural Training for Businesses:** We will build partnerships with local providers to ensure that all new businesses entering the district participate in training sessions to understand the local history of the area, as well as to ensure that they are serving in an inclusive manner. These trainings will include education on accommodating the Americans with Disabilities Act and the biases attached to systemic racism.

## COMMUNITY ENGAGEMENT OUTREACH COMPONENTS

- **Welcome Center:** The Welcome Center will serve as a one-stop storefront for all information related to the development. Local residents will staff the Center in cooperation with St. Petersburg Works and other community groups, and will direct visitors to business and job opportunities, upcoming events, and more.
- **Online Community Engagement:** We will build a website to serve as an online destination for the entire community to explore, engage, and deliver feedback. The site will post content to social media sites for ease of access and connection.
- **Public Town Halls:** We will conduct three community workshops per year to inform and educate the public on all activities, programs, and participation opportunities affiliated with the development. These meetings will be held in a hybrid format, allowing for virtual and in-person attendance.
- **Community Advisory Council:** We will hold quarterly meetings of the Council consisting of twenty to thirty local business, civic, and community partners for the life of the development. It will comprise representatives from entities such as St. Petersburg College, The Deuces, Campbell Park Neighborhood Association, St. Petersburg Arts Alliance, the Pinellas County Urban League, Pinellas Technical College (PTEC), 16th Street Business Corridor Association, and individuals including local historians, scholars, and former residents of the Historic Gas Plant District Neighborhood. Membership in the group will rotate to keep ideas and perspectives fresh and provide plenty of opportunity for participants.
- **Youth Committee and Succession:** The Youth Committee will be comprised of a group of sixteen to twenty-three-year-olds that have a connection to St. Petersburg. The purpose of this group is for the community to understand what the next generation needs and wants in order to stay and return to their hometown. It is our goal to include students from local high schools such as Gibbs, Lakewood, Boca Ciega, as well as students from St. Petersburg College Midtown campus and Pinellas Technical College. This group would be a committee of the Community Advisory Council and participate in a similar cadence of meetings and engagements.
- **Community Impact Report and Quarterly Reporting:** For more than fifty years, The Weekly Challenger newspaper has been the most comprehensive source for gathering, organizing, and presenting news and information to the African American communities of Tampa Bay. We would utilize this media outlet and others for our quarterly reporting and community impact report along with our website. Topics for the report may include updates relative to the project’s fiscal, housing, employment, utility, traffic, small business, environmental, health, and sustainability/ resiliency impacts.
- **Project Community Outreach Coordinator(s) and Street Team:** The Coordinator(s) will oversee a grassroots team of local individuals tasked with disseminating information to the community through attendance at local events. In addition, the Coordinator(s) will participate in recruitment fairs at local colleges, technical colleges, and Historically Black Colleges and Universities (HBCUs) to continue to recruit talent for the redevelopment project.

### Multi-Channel Outreach



## COMMITMENT TO SMALL BUSINESSES, MINORITY BUSINESSES, AND WOMEN-OWNED BUSINESSES

We believe strongly in maximizing SBE/MBE participation in the project and are committed to working to exceed the current recommended minimum for St. Petersburg of 10% SBE/MBE participation, with a long-term goal of 30% participation as SBE/MBE firms are able to grow and scale up, at least in part as a result of these intentional equity efforts.

As noted previously, our Affordable Housing Partner, Dantes Partners and our Architect Partner, Storyn Studio, are Black-owned businesses and they bring a decade of experience maximizing SBE, MBE and Black participation to this process, as well as awareness of the St. Petersburg and Tampa Bay area and sources to achieve and exceed participation goals. Separately from tracking our SBE/MBE performance, we will also track our local and Black-owned business participation. Growing our local business talent base is a primary goal of our team.

## EMPLOYMENT: RESTORATIVE ENTERPRISE

Restorative Enterprise provides a path of financial restitution for the stakeholders affected by the removal of the Historic Gas Plant District through employment, job creation, business creation, and entrepreneurship. The target stakeholders for our community impact initiatives are defined as Gas Plant Neighborhood Descendants and South St. Petersburg CRA Residents. We are committing \$13 million to this initiative outside of actual physical work being performed on the project, and will work closely with apprenticeship programs registered with the Florida Department of Education and other St. Petersburg-based employment, civic, and philanthropic organizations for job placement opportunities. The funding will support entrepreneurship and business creation, mentorship programs, diverse supplier internship matching programs, and technical internship placement programs over five-to-ten years. These programs have the potential to impact up to three hundred small local businesses over the course of the programs.

- **Entrepreneur/Business Creation:** A five-year commitment to train in business stewardship and stability in preparation for job pipeline needs for site development, business operations, and targeted business in RFP (Grow Smarter Technical Industries). Program will support up to thirty businesses annually.
- **Mentorship/Apprentice Program:** A five-year commitment to train in business capacity building, scaling, and growth in preparation for job pipeline needs for site development, business operations, and targeted business in RFP (Grow Smarter Technical Industries). This program will support up to thirty businesses annually.
- **Multi-Cultural Incubator:** The team has committed \$5 million for a Multi-Cultural Incubator that will include a cooperative working space for diverse entities including non-profits, businesses, and entrepreneurs to work and collaborate in scalable business space. The space will be supported in collaboration with Tampa Bay Black Business Investment Corporation and other local St. Petersburg organizations. Funding would be split between both capital and operating costs to ensure long-term sustainability for the space and its community of users.
- **Restorative Business Occupancy:** Subsidize tenant space for minority businesses, driven by equitable access through funding provided by Tampa Bay Black Business Investment Corporation.

## EMPLOYMENT: RESTORATIVE TALENT PLACEMENT

Restorative Talent Placement provides a path for internships to produce needed talent development for the workforce generated from the project and the Grow Smarter St. Petersburg Program. The stakeholders for this component are defined as Gas Plant Neighborhood Descendants, South St. Petersburg CRA Residents, students from schools located in St. Petersburg, and businesses that are part of the Restorative Ownership Program. We are committing \$3.75 million to this initiative.

- **Diverse Supplier Internship Matching:** A five-year commitment for up to twenty students annually for internships with Diverse Suppliers that are part of the Supplier Diversity Program.
- **Technical Internship Placement:** A five-year commitment for up to twenty students for internships with companies that are part of the St. Petersburg Grow Smarter Program.
- **Remote Internship Hub:** A five-year commitment for up to twenty students annually for internships with Big Tech firms in a remote capacity in conjunction with businesses that are committed to supporting talent development in an incubator environment.

## EDUCATION: RESTORATIVE PIPELINE

Restorative Pipeline provides a path of educational and technical certification for the stakeholders affected by the removal of the original Gas Plant District. The Stakeholders for this component are defined as Gas Plant Neighborhood Descendants and South St. Petersburg CRA Residents. There is \$17.5 million dedicated to this initiative.

- **South St. Petersburg Infrastructure Enhancement:** There is \$3 million dedicated to enhancing current programs and tools that support educational institutions in the South St. Petersburg Community from daycare access to post-secondary studies. Vocational and technical trainings will also be supported under this initiative.
- **Enoch D. Davis Center:** There is \$2 million dedicated to capital repairs and improvements at the Enoch D. Davis multi-service center located in St. Petersburg.

- **Financial Bridges:** There is \$100,000 dedicated to this initiative. Financial Bridges provide educational guidance on financial literacy and how to participate in programs and opportunities offered through this development.
- **African American Museum:** There is \$10 million dedicated to subsidizing a new African American Museum that will serve as an educational repository of local, state, and national exhibits of African American History.
- **Environmental Pavilion:** There is \$2 million dedicated for a recreational pavilion along Booker Creek with an emphasis on environmental education and connectivity. Environmentally focused programming in partnership with Tampa Bay Watch and other local non-profits would be held in this space to educate the public on sustainability and environmental stewardship.
- **Innovation District:** There is \$400 thousand dedicated to launching a learning program coordinated between the middle and high schools of South St. Petersburg and the Innovation District focusing on S.T.E.M. development.

### CHILDCARE FACILITIES

Hines and the Rays are committed to providing space for early education on-site and communicating childcare services as a priority to potential tenants and partners. From an intentional equity perspective, early education creates positive early experiences for children and provides safe, reliable options for parents that are working to support their families.

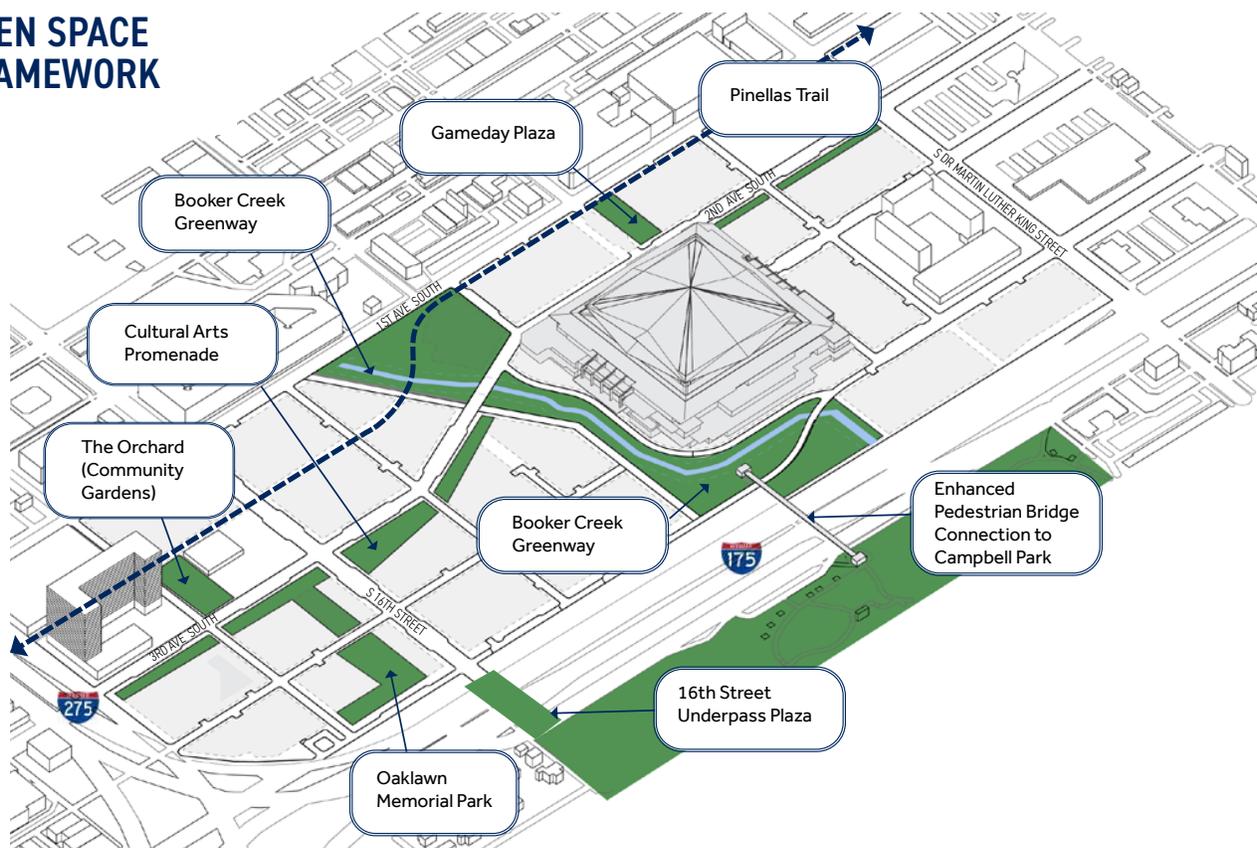
Our approach is to work with existing pre-schools in South St. Petersburg to build their capacity and potentially include satellite locations for those existing small businesses in the Historic Gas Plant District. In addition, partners such as Tampa Bay Watch are interested in supporting environmentally focused daycare programming on-site at the eco-pavilion, and the Boys and Girls Club of Suncoast is interested in supporting after-school opportunities.

### RECREATION, PARKS, & OPEN SPACE

A total of 14 acres of parks and signature public open spaces are planned as part of the project. Two interlocking open space systems will connect the site north to south and east to west, each with its own series of smaller parks, activity nodes, and informal gathering spaces:

- The Cultural Arts Promenade will run parallel and adjacent to Second Avenue South from I-275 to the Gameday Plaza at 11th Street.
- The Booker Creek Greenway will extend south from a new cultural zone along First Avenue South to Campbell Park.
- Other green spaces will include cultural landscapes such as the Orchard, a new community garden, and a memorial park at the Oaklawn Cemetery site.

### OPEN SPACE FRAMEWORK



## BOOKER CREEK

Booker Creek is a significant natural asset for the development and the community. Our shared vision for the future of Booker Creek is to rehabilitate, reconnect, activate, and educate. The proposed development will not only embrace the Creek, but will enhance its function, quality, and aesthetic.

- Rehabilitate and restore the Creek to improve water quality and flood mitigation with a focus on removing concrete bulkheads where possible and bringing it back to its natural state with softer, natural edges and a native landscape.
- Promote biological habitat creation and implement methodologies to filter and cleanse the Creek water as it passes through the site. Methodologies to promote habitat creation and natural drainage solutions such as bioswales will also be used where appropriate to help with surrounding stormwater treatment and attenuation for the site before it is released slowly into the natural drainage pathways that include the Creek.
- Reconnect the Creek to the community through strong connections of pedestrian and bike- friendly pathways that include areas of gathering at various scales along the Creek
- Educate the community and visitors on the assets and history of the Creek through an Environmental Center located adjacent to the Creek.

## PINELLAS TRAIL

The Historic Gas Plant District is uniquely located on the Pinellas Trail, the 58-mile trail network that runs throughout Pinellas County and runs directly through the site. Maintaining and enhancing this community asset is key to our vision of maximizing the local and regional connectivity of the site.

Hines and the Rays will strive to seamlessly integrate Pinellas Trail into the development project. Meaningful improvements to the trail have been budgeted for, including hardscaping, landscaping and shade trees, and lighting enhancements. Micromobility hubs will be strategically located on the site, including bike storage and locker locations.



## SUSTAINABILITY

Public health goals laid out in the StPete2050 Vision Plan and the City's Integrated Sustainability Action Plan (ISAP) provide a framework for a resilient, sustainable community. Nine sustainability strategies have been identified to be deployed in the development project that will advance City priorities and continue to position St. Petersburg as a leader in sustainability.

### 1. TARGETING SUSTAINABLE CONSTRUCTION METHODOLOGIES

Hines and the Rays propose multiple mass timber, mid-rise office buildings for the project. The development team is dedicated to building some of the world's most sustainable projects, and Hines' modern mass timber office product called T3 is proof of that philosophy. T3, which stands for Timber, Transit, and Technology, utilizes all-timber construction, a rapidly renewable material when sustainably sourced. Hines currently has more than twenty-five T3 properties completed or underway globally, and is exploring mass timber in the residential space.

### 2. OPTIMIZING RENEWABLE ENERGY AND BUILDING EFFICIENCY

Hines and the Rays are working with Duke Energy to identify opportunities to build infrastructure that is efficient and renewables-ready; creating and procuring renewable energy; and developing a smart, reliable, and resilient energy system. Development at the Historic Gas Plant District will use energy-efficient infrastructure, robust energy storage, passive design strategies, and use of artificial intelligence for automated building and grid-energy management systems, modulating use on an as-needed basis. Water efficient strategies deploy the use of active leak detection, efficient fixtures, sinks, toilets, building chillers and boilers, and use of greywater and water retention systems.

### 3. MAXIMIZING GREEN ACCESS AND CONNECTIVITY ACROSS THE SITE AND INTO THE NEIGHBORHOODS

The network of pedestrian green routes connects the parks located throughout the project with surrounding neighborhoods, strengthening accessibility and promoting exercise and healthy living.

### 4. INVESTING IN DISTRICT-WIDE THERMAL COMFORT STRATEGIES SUCH AS SHADING AND TREE COVER

Throughout the masterplan, extensive consideration has been given to integrating shade canopies and overhangs to support thermal comfort along pedestrian pathways and public open spaces. In addition, a connective tree canopy is planned to engage adjacent neighborhoods with a target of one thousand trees on the site to provide critical shade. Sustainable construction methods, such as the T3 approach mentioned above, alongside thoughtful native plantings, are central to the landscape approach to further mitigate Urban Heat Island Effect and improve thermal comfort across the district.

### 5. DESIGNING THE BALLPARK AS AN EMERGENCY SERVICES HUB

With a natural elevation above the flood plain and outside the CHHA, the ballpark will serve as a hub for emergency services during inclement weather. The current stadium has been used for a variety of public benefits including COVID testing, emergency food and aid distribution, ballot drop-offs, and emergency power vehicle staging. The new Rays ballpark will be designed to support community needs such as generator-supported electrical and EV charging, and spaces for food distribution and gathering and organizing. We will continue to work with the City and community to determine how best to use the ballpark for emergency purposes.

### 6. CATALYZING EMPLOYMENT IN GREEN INFRASTRUCTURE AND DEVELOPMENT

The development of green infrastructure at the Historic Gas Plant District aims to set a new precedent for environmental and social resilience. As the development uses sustainable landscaping strategies and robust, natural infrastructure for stormwater management, this will employ local enterprises and help catalyze productivity in the green infrastructure industry in Florida. Ensuring a rich economy and ecosystem of green jobs in the environmental resilience sector will help ensure the long-term sustainability of the City, as well as build capacity for small businesses and local contractors in St. Petersburg.

### 7. RESTORING AND PROTECTING BOOKER CREEK AND DOWNSTREAM WATERS

Techniques used to address the restoration and protection of Booker Creek and downstream waters will ensure sustainability by addressing climate change, sea level rise, and rainfall patterns. Our stormwater approach will be holistic, looking at stormwater management from the roof down to the Creek. This will be accomplished with the partnership of the entire design team from building design to the landscape and infrastructure that eventually contributes to Booker Creek and downstream waters.

## 8. PROMOTING ACTIVE TRANSPORTATION AND ENHANCED AIR QUALITY

Development at the Historic Gas Plant District will empower visitors to use more ecologically friendly, active transportation methods, such as biking, walking, or cycling. This will help elevate the City's status as a place where all residents and visitors can enjoy the benefits of emissions-free transportation.

## 9. WASTE MANAGEMENT AND RECYCLING

Sustainable waste management and recycling at the Historic Gas Plant District will address over-consumption, reduce greenhouse gas emissions, promote sanitation, and create a more livable community for St. Petersburg and all visitors to the district. Sustainable waste management will take place throughout the project's life cycle: from initial demolition and renovation and continuing into ongoing operations. It will incorporate widespread recycling of paper, plastic, and metals, and composting, and education throughout the site will help raise public consciousness.

## HINES SUSTAINABILITY

Hines was named the 2021 ESG Firm of the Year from Global PERE Awards, with over 2,172 Energy Star Labels to date, 15 Sustained Excellence Awards, and 18 Partner of the Year Awards. As a global organization, Hines is committed to our recently published target of Net Zero Operational Carbon in our building portfolio by 2040 in line with a 1.5° science-based pathway. At 555 Greenwich, Hines was able to utilize circular energy infrastructure to reduce carbon emissions and keep building occupants comfortable. The Hines team reduced embodied carbon at the Salesforce Tower in Chicago by 19%. For the Willow Village Project in the Bay area, Hines prepared the Design Development stage documents for an all-electric development of over 1.2M SF of Class A mass timber office buildings.

## ENVIRONMENTAL REMEDIATION

Hines and the Rays are committed to remediating environmental issues on-site and ensuring the health and safety of future inhabitants. The team has the environmental experts in place to navigate permitting and mitigation requirements through the Florida Department of Environmental Protection (FDEP). Given the location of the known environmental contamination, our preliminary strategy for remediation includes identifying the depths of contamination, hauling off any contaminated fill in the area where the cut is proposed to an appropriate landfill, and placing a cap that would be acceptable to FDEP.

## CONSTRUCTION IMPACTS

Hines, in partnership with the Rays, will leverage decades of experience managing large-scale development projects. Over the multi-phase buildout of the project, it is anticipated that construction impacts will be primarily contained within the development site. Road and/or sidewalk closures and impacts to the pedestrian environment will be minimal and constrained to the greatest extent possible. Parking necessary to service construction projects will be contained on the site and will not impact surrounding neighborhoods, and it is anticipated that surface parking on the site will be replaced in structured garages at least one-to-one at all times as development occurs. Construction sites will be fenced, monitored, and secured at all times, and construction will occur only during designated time windows per City requirements.



## JOBS AND EMPLOYMENT

The City of St. Petersburg’s Grow Smarter Strategy identifies five target industry sectors primed for growth and development in St. Petersburg: marine and life science, data analytics, specialized manufacturing, creative arts and design, and financial services. In the post-pandemic landscape, companies in these industries are increasingly relocating to cities like St. Petersburg to attract and retain top talent. The masterplan has been designed to locate office buildings on the site as part of a strategy that targets these Grow Smarter industries and creates environments in which they can thrive in the City of St. Petersburg.

The Health, Wellness, and Innovation District zone, located on the east portion of the site, will feature a concentration of modern mid- to high-rise office buildings. This zone, adjacent to and strategically connected to the St. Petersburg Innovation District, will create opportunities to host medical office space for sports medicine, sports science, and other life sciences research on-site. The development will leverage proximity to Bayfront Health and USF St. Petersburg to support and promote public health and well-being for the residents of St. Petersburg.

The additional concentration of Class-A office space planned along First Avenue South and Booker Creek is well- positioned to serve financial services, data analytics, and creative arts and design sectors. This area is also strongly positioned for marine sciences research and development programming, with proximity to the Booker Creek Greenway and the Pinellas Trail that links tenants to the heart of the Downtown St. Petersburg Waterfront.

As the largest private office developer in the world, Hines, alongside the Rays, will work with community advocates to incorporate a variety of tenant types, including local users, within the master plan. Hines has developed relationships with some of the world’s most influential, innovative companies in diverse business sectors from e-commerce to finance and everything in between, including many Fortune 500 companies. We create tailored workplace experiences unique to each corporate culture, helping our tenants attract, retain, and motivate their top talent. Continued partnerships with these organizations is proof of Hines’ commitment to attracting top tenants by delivering the highest quality projects on time and on budget. Hines will leverage these relationships to attract tenants to the Historic Gas Plant District redevelopment.

## ECONOMIC & FISCAL IMPACT

Third-party firm Brailsford & Dunlavey completed a preliminary assessment of the economic impact resulting from the construction of a new Rays ballpark and 7 million square feet of development planned for the Historic Gas Plant District. This overall construction investment of greater than \$6 billion is estimated to generate total economic output of \$2.9 billion in Pinellas County, labor wages of \$1.5 billion, and greater than 23,000 full-time equivalent job years. As outlined, Hines and the Rays have made substantial commitments to ensure these impacts are delivered equitably and with a focus on creating intentional and restorative opportunities for economic equity and inclusion for everyone.

### ONE-TIME ECONOMIC IMPACT OF CONSTRUCTION

#### PINELLAS COUNTY

Direct Benefits	
Economic Output	\$1.9 Billion
Labor Earnings	\$0.6 Billion
Full-Time Equivalent Job Years	10,772
Indirect & Induced Benefits	
Economic Output	\$1.0 Billion
Labor Earnings	\$0.9 Billion
Full-Time Equivalent Job Years	12,431
Total Benefits	
Economic Output	\$2.9 Billion
Labor Earnings	\$1.5 Billion
Full-Time Equivalent Jobs Years	23,203

(Average 1,136 FTE jobs per year over 20 years of construction)

The development will create an active, thriving district and economic magnet in St. Petersburg not just for Rays games, but 365 days per year. Over the first 20 years while the masterplan is developed in phases, it is estimated the overall project will generate a cumulative economic impact of greater than \$17 billion in Pinellas County and labor earnings of \$8 billion. Once fully built out, it is estimated the project will generate an annual economic impact in Pinellas County of nearly \$1.4 billion (\$700 million in present-day dollars), labor earnings of \$656 million (\$338 million present-day), and greater than 5,500 jobs. Hines and the Rays have ensured plans for the redevelopment include substantial commitments to job training, entrepreneurship and incubation programs, internships and mentorship/apprentice programs, and funds dedicated to provide the tools needed for job and small business opportunities on the site.

## ONGOING ECONOMIC IMPACT OF OPERATIONS

### PINELLAS COUNTY

	Cumulative 20-Year Total During Phased Buildout (2027-2046)*	Annual Total At Buildout (2047)*	Annual Total At Buildout (Present-Day Dollars)
<b>Direct Impact</b>			
Economic Output	\$9.3 B	\$698.1 M	\$356.8 M
Labor Earnings	\$5.0 B	\$386.2 M	\$201.5 M
Full-Time Equivalent Jobs	51,913 Job Years (Average 2,596 / Yr)	3,084	3,084
<b>Indirect &amp; Induced Impact</b>			
Economic Output	\$8.1 B	\$669.5 M	\$324.7 M
Labor Earnings	\$3.4 B	\$270.0 M	\$136.5 M
Full-Time Equivalent Jobs	39,165 Job Years (Average 1,958 / Yr)	2,420	2,420
<b>Total Impact</b>			
Economic Output	\$17.4 B	\$1,367.6 M	\$681.5 M
Labor Earnings	\$8.4 B	\$656.2 M	\$338.0 M
Full-Time Equivalent Jobs	91,077 Job Years (Average 2,596 / Yr)	5,505	5,505

The development of the site will also generate significant new tax revenue for the City. Planning firm HR&A was engaged to conduct an analysis of new property tax revenue to be collected by the City and other local jurisdictions over the next 30 years as the project is built out.

<b>Gross Property Tax Breakdown (30 Years Cumulative)</b>	
County	\$415 million
City	\$475 million
School Local	\$200 million
School State	\$230 million
SW FLA Water Management	\$20 million
Juvenile Welfare Board	\$60 million
Suncoast Transit Authority	\$55 million
<b>Local Jurisdiction Total</b>	<b>\$1.46 billion</b>