EXECUTIVE SUMMARY FOR THE HISTORIC GAS PLANT DISTRICT

Hines + Rays
PROJECT TEAM

Developers
- Hines: One of the world’s largest developers
- Dantes Partners: World-class affordable housing developer
- Tampa Bay Rays: St. Petersburg’s hometown Major League Baseball team

Design & Engineering Team
- Master Plan Architect: Gensler
- Stadium Architect: Populous
- Local Architect: Storyn Studio for Architecture
- Landscape Design: EDSA and Hood Design Studio
- Civil & Transportation Engineers: Kimley-Horn
- Environmental Consultant: Tampa Bay Watch and Janicki Environmental
- Parking Consultant: HWA Parking
- Restorative Equity Consultants: Best Source Consulting, Beck, Envision, Keys Consulting, Twin Pillar Capital, Gwendolyn Reese, and Cornerstone Strategic Partners

PROJECT SCOPE (PHASES 1, 2, & 3)
- Site Size: 86 acres
- Residential: 5,728 units
- Office: 1.4 million square feet
- Retail: 320,000 square feet
- Hotel: 700 keys
- Senior Living: 600 units
- Public Space: 14 acres
- Parking: 14,000 stalls
- Total Expected Investment: $4.6 billion

AFFORDABLE HOUSING

<table>
<thead>
<tr>
<th>Affordable/Workforce Housing</th>
<th>Units</th>
</tr>
</thead>
<tbody>
<tr>
<td>On-Site Workforce/Affordable Housing</td>
<td>859 Units</td>
</tr>
<tr>
<td>Off-Site Housing Grants</td>
<td>600 Units</td>
</tr>
<tr>
<td><strong>Total Affordable/Workforce Housing Units</strong></td>
<td><strong>1,459 Units</strong></td>
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ECONOMIC BENEFIT

- **Economic Impact - During Construction:** It is estimated to generate a total economic output of $2.9 billion in Pinellas County, labor wages of $1.5 billion and over 23,000 full-time equivalent job years.

- **Economic Impact - Construction Completion:** Once fully built out, the project is estimated to generate an annual economic impact of nearly $1.4 billion ($700 million in present-day dollars) in Pinellas County. Estimated labor earnings are $656 million ($338 million present-day) and over 5,500 full-time equivalent jobs.

COMMUNITY BENEFIT PROGRAM

Hines and the Rays have committed **$50 million** to intentional equity initiatives in partnership with the South St. Petersburg community.

- **Housing:** $15 million is dedicated to housing opportunities at a wide range of affordability levels and to providing support of ownership and residential opportunities, all focused on current South St. Petersburg residents, on and off site.

- **Small Business:** $13 million is dedicated to support business incubation, ownership, and placement opportunities on the site, with a focus on minority/Women-owned businesses, descendants of the residents of the Historic Gas Plant District and current South St. Petersburg residents and businesses.

- **Employment:** $3.75 million is committed to diverse hiring and supplier contracts for construction projects, funding to support job training, and entrepreneurship programs. It will also support internships, and mentorship/apprentice programs leading to job placement during the construction phase, and small business ownership and employment opportunities during the ongoing operation of the site.

- **Education:** $17.5 million is dedicated to financial investments in support of currently-operating educational programs in South St. Petersburg, from daycare and early learning through postsecondary and vocational programs. As part of the project’s commitment to education and youth development, the proposed music & performance venue will be realized in partnership with St. Petersburg’s Arts Conservatory for Teens. The investment also integrates community, cultural, and civic uses including 10 million dollars toward the design and construction of the new Woodson African-American Museum

- **Outreach:** $750,000 will fund outreach that brings the community together through a thoughtful, inclusive process including online tools, public town halls, community and youth steering committees, and a welcome center on the site to serve as a resource for local residents and businesses to connect to opportunities on the site.