

BLOOMFIELD SQUARE

Bloomfield Development Corporation
Development Activities Meeting

PITTSBURGH, PENNSYLVANIA
NOVEMBER 1, 2021





ABOUT US

ECHO REALTY IS A LEADING PRIVATELY-HELD, PITTSBURGH-BASED DEVELOPER AND OWNER OF GROCERY-ANCHORED NECESSITY-BASED RETAIL SHOPPING CENTERS

Since inception, ECHO has developed or purchased over 250 properties exceeding 15 million square feet. ECHO currently owns 230 properties totaling over 10 million square feet located across nine states. The majority of ECHO's assets are supermarkets, supermarket- anchored shopping centers or convenience stores.

WHO WE ARE

Our team truly believes in being grocery-centered. We are committed to developing relationships with first-tier grocers and other complementary best-in-class necessity-based tenants. We balance our ambitious goals for rapid growth with a long-term approach to properties, relationships, and the communities we serve.

OUR SERVICES

The ECHO team is full-service and includes personnel specializing in acquisitions, development, leasing, construction, engineering, and property management. In all cases, we bring the same long-term dedication and focus to all aspects of retail real estate.

DEVELOPMENT & REDEVELOPMENT

BUILDING PROPERTIES AND RELATIONSHIPS FROM THE GROUND UP

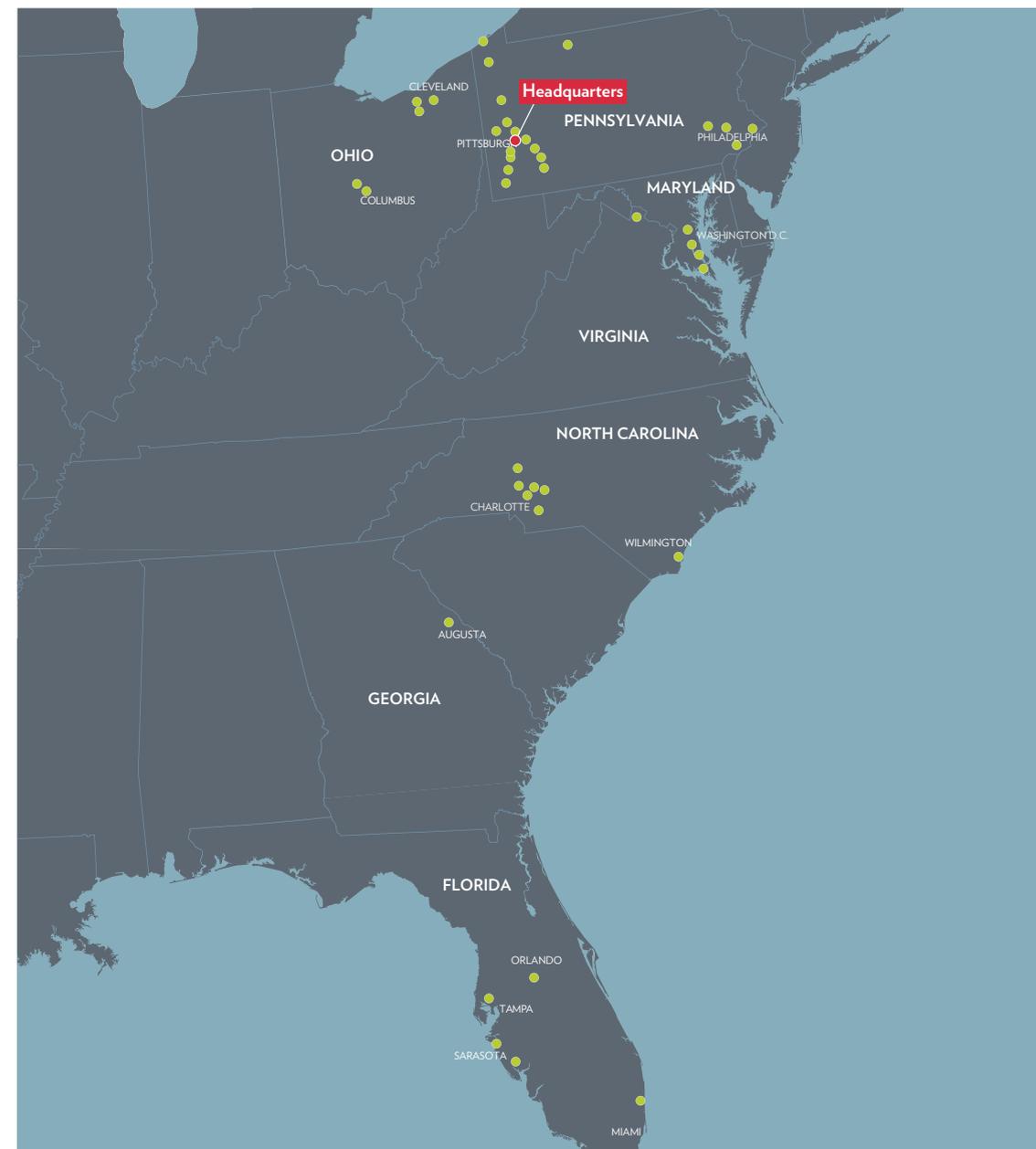
As a leader in the development of retail shopping centers ECHO has developed grocery-anchored shopping centers, neighborhood shopping centers and regional shopping centers ranging in size from 100,000 SF to over 1,200,000 SF.

Our success as a retail developer stems from strong partnerships with landowners, local governments, consultants, tenants and financial institutions. Our team is involved in every stage of the development process from land acquisition to entitlement, construction management, tenant relations and financing.

REBUILDING PROPERTIES AND STRENGTHENING COMMUNITIES

Redeveloping a center can at times have as much impact as building a new one. We take great pride in bringing under-performing centers back to their full potential. Obviously, the same partnerships and hands-on approach that aid our success in ground-up developments play a key role in our redevelopment pipelines as well.

GROCERY-ANCHORED CENTERS



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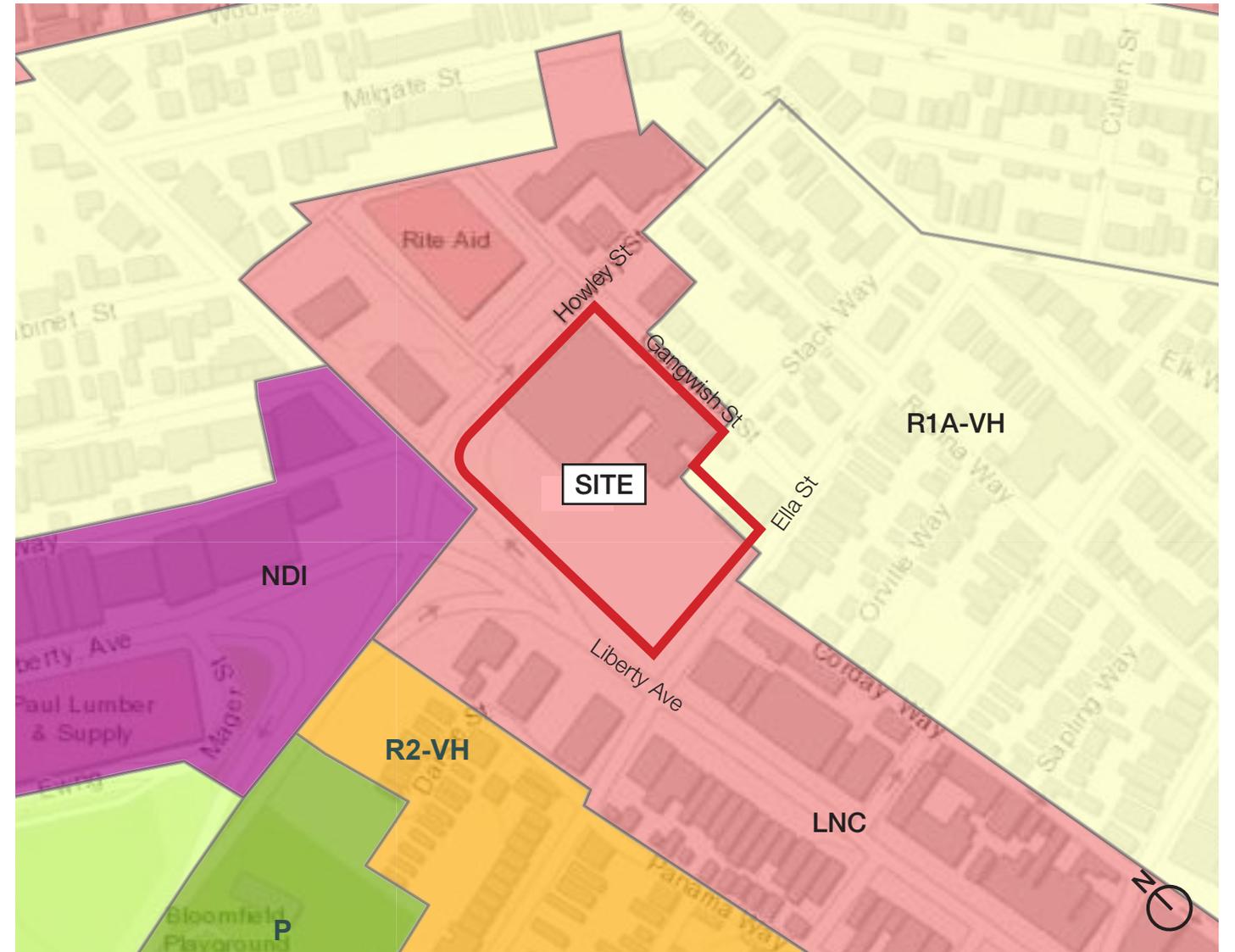
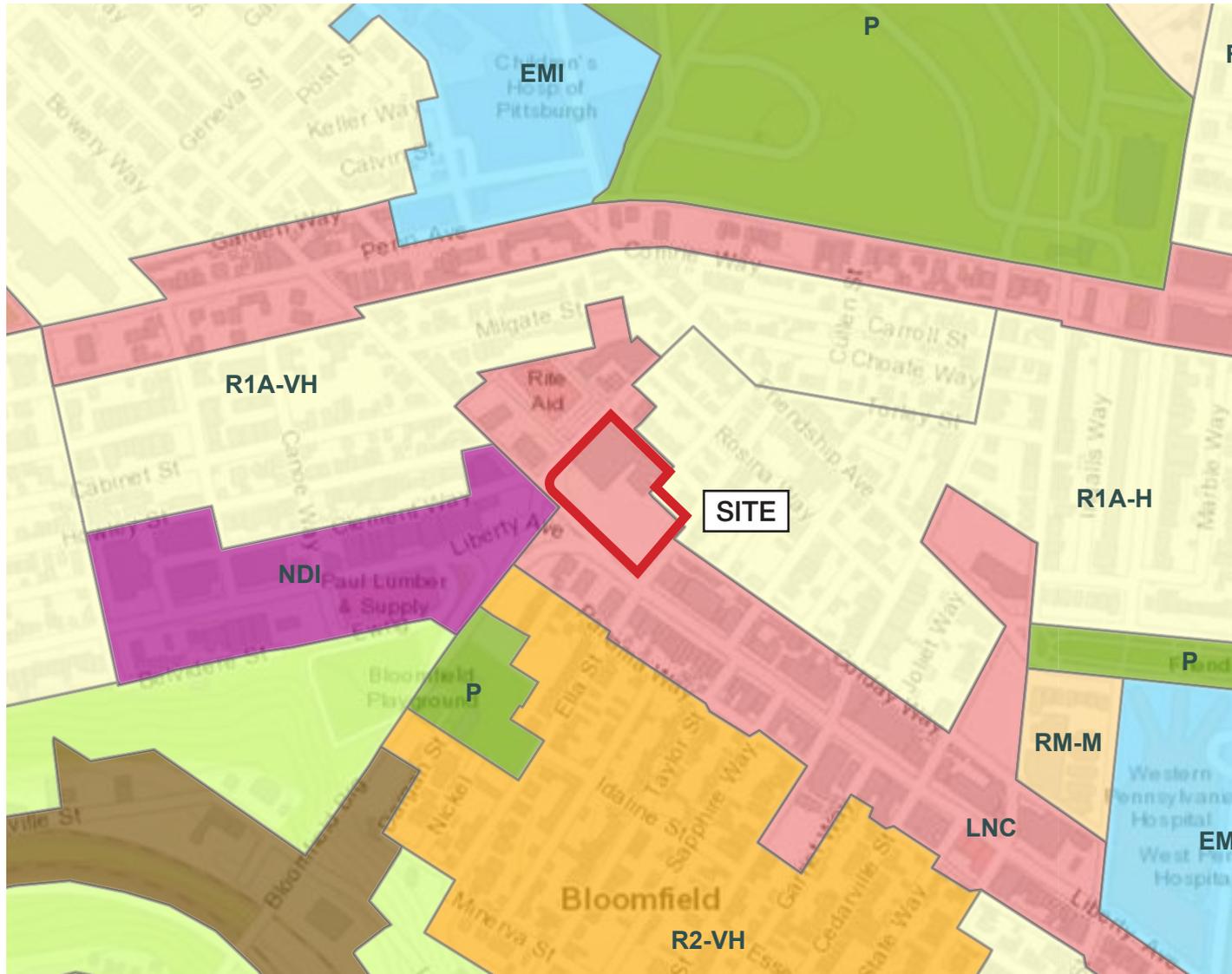
Site & Context

Location



Zoning

Zoning Map

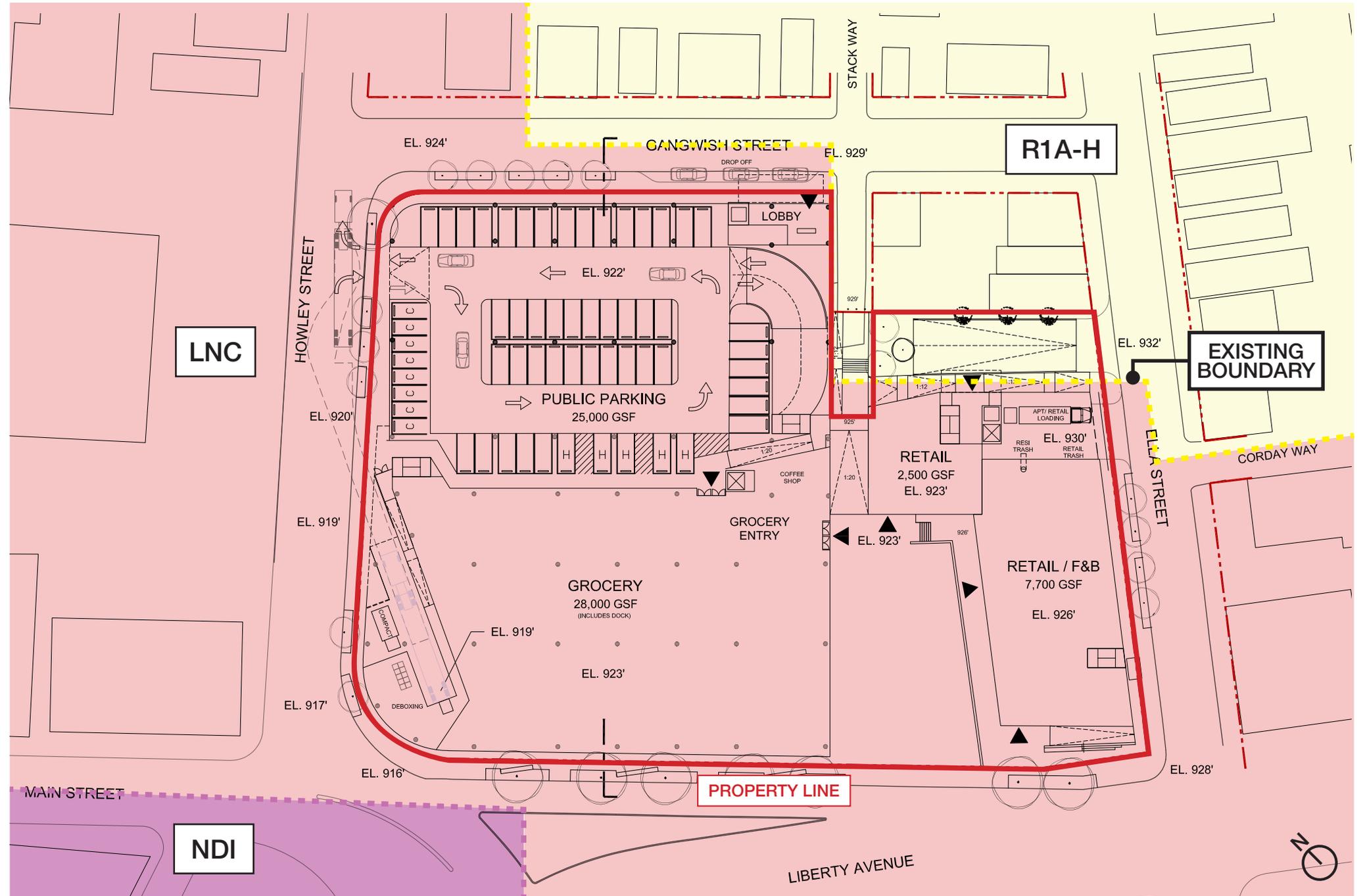


Zoning Districts	Parks	Local Neighborhood Commercial	Two-Unit Residential
Riverfront	Hillside	Urban Neighborhood Commercial	Three-Unit Residential
Planned Unit Development	Neighborhood Industrial	Single-Unit Attached Residential	Multi-Unit Residential
Educational/Medical Institution	Urban Industrial	Single-Unit Detached Residential	Zoning Districts Outlines

Zoning

Zoning District Boundaries - Existing

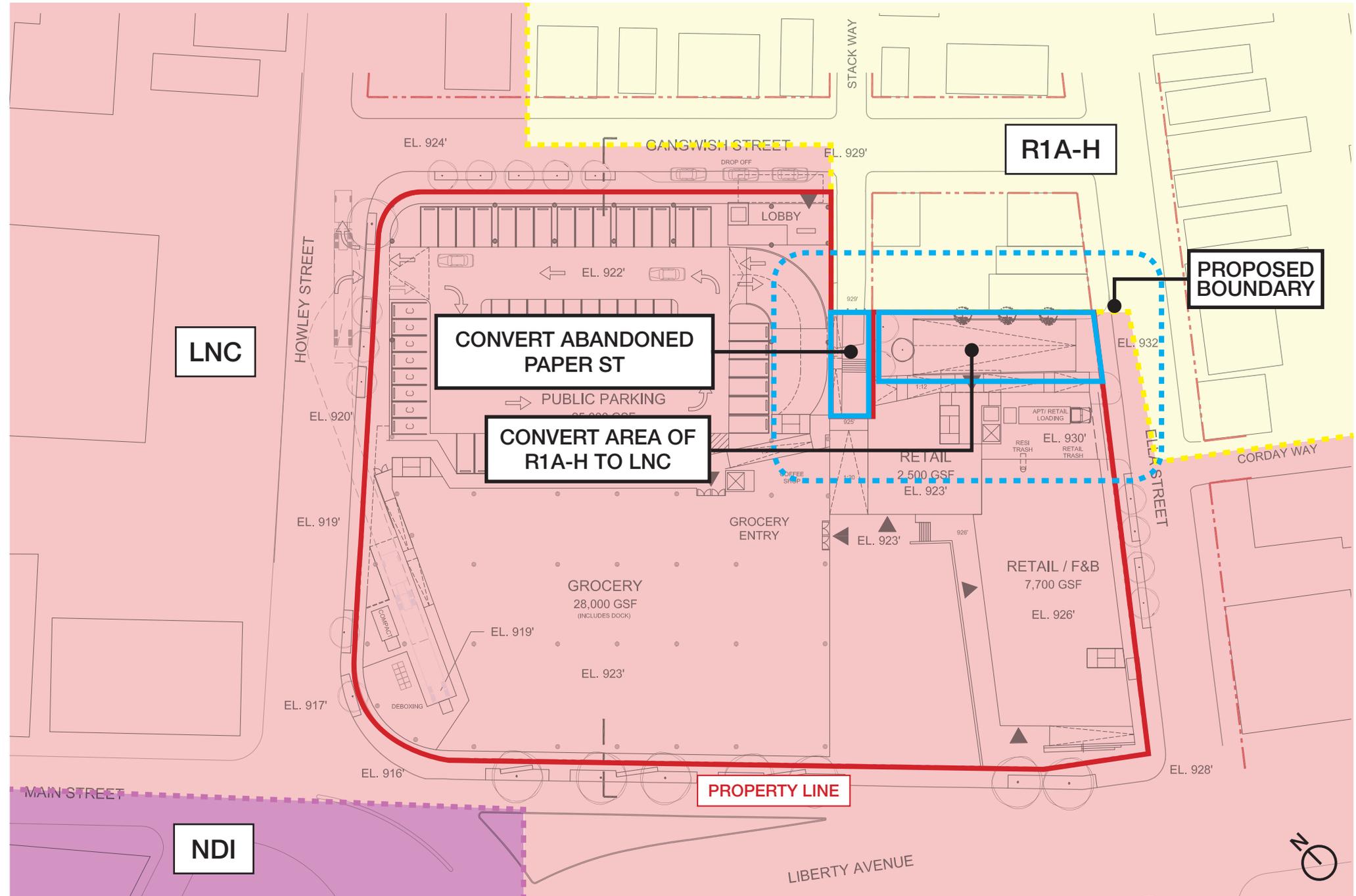
-  LNC
LOCAL NEIGHBORHOOD COMMERCIAL
-  NDI
NEIGHBORHOOD INDUSTRIAL
-  R1A-H
SINGLE UNIT ATTACHED RESIDENTIAL - HIGH DENSITY



Zoning

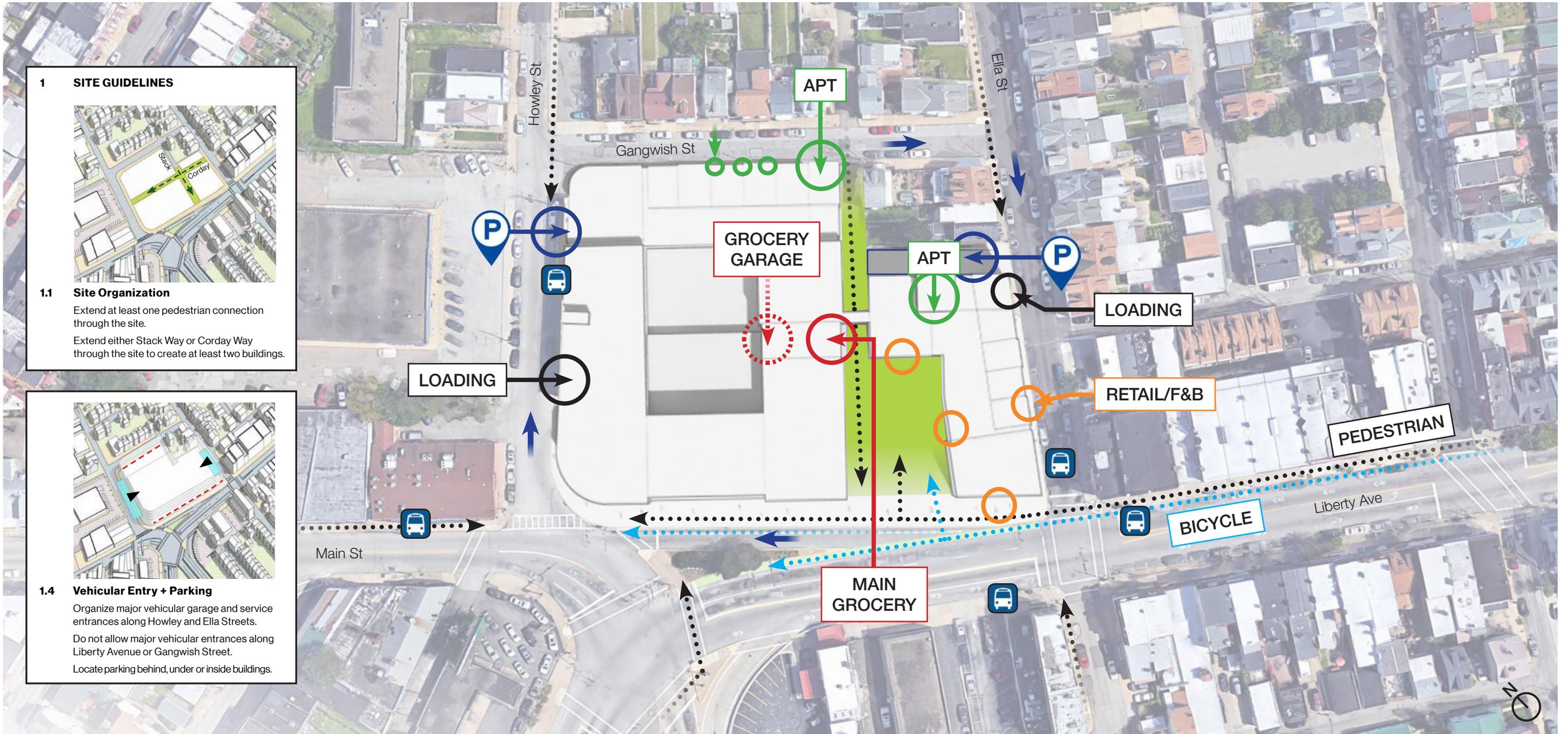
Zoning District Boundaries - Proposed

-  LNC
LOCAL NEIGHBORHOOD COMMERCIAL
-  NDI
NEIGHBORHOOD INDUSTRIAL
-  R1A-H
SINGLE UNIT ATTACHED RESIDENTIAL - HIGH DENSITY



Planning

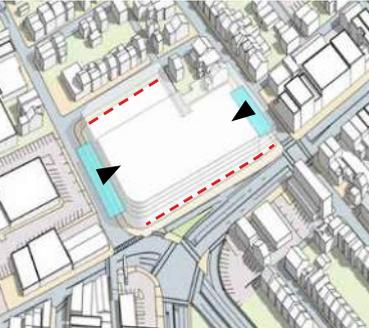
Access



1 SITE GUIDELINES



1.1 Site Organization
 Extend at least one pedestrian connection through the site.
 Extend either Stack Way or Corday Way through the site to create at least two buildings.



1.4 Vehicular Entry + Parking
 Organize major vehicular garage and service entrances along Howley and Ella Streets.
 Do not allow major vehicular entrances along Liberty Avenue or Gangwish Street.
 Locate parking behind, under or inside buildings.

Planning

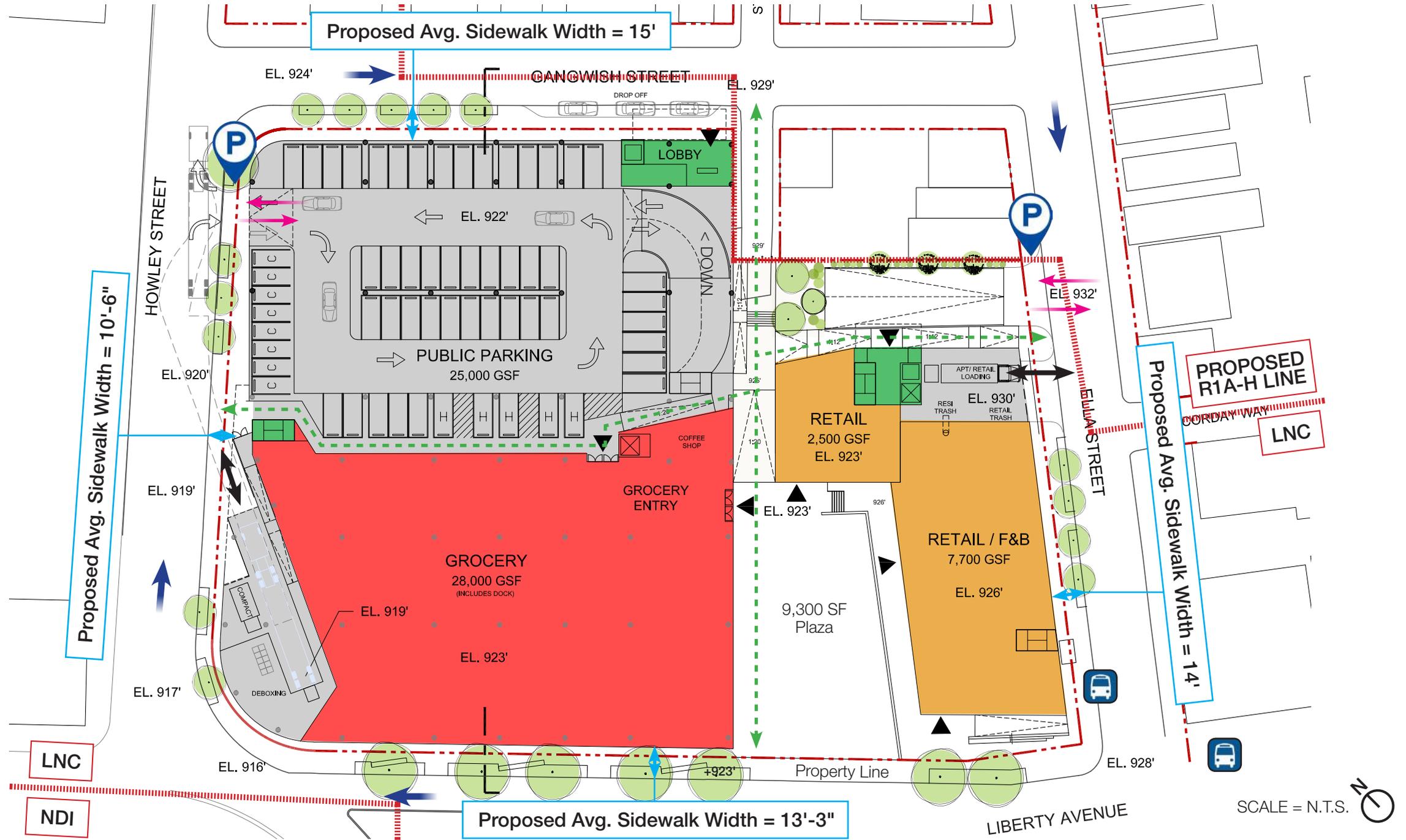
Ground Floor (1)

Existing Avg. Sidewalk Widths
 Liberty Avenue = 9'-8"
 Howley Street = 6'-8"
 Gangwish Street = 10'-0"
 Ella Street = 9'-0"

Ground Floor Area Totals:
 Grocery
 28,000 GSF (Incl. Loading Dock)
 Retail / F&B
 10,500 GSF
 Public Plaza
 9,300 GSF

Ground Floor Parking Allocation
 Public Parking
 25,000 GSF (60 Spaces)

- Pedestrian Circulation
- Vehicular Circulation
- Parking Circulation
- Loading Access
- Building Entry
- Residential
- Grocery
- Retail / F&B
- Plaza/Terrace
- Parking/Serviceing



Planning

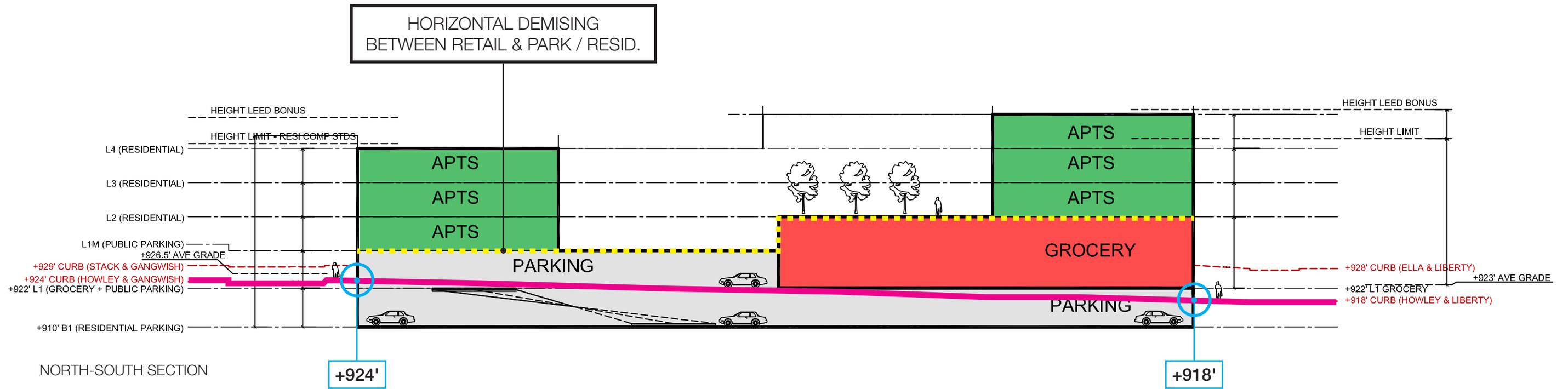
Basement (B)



Below Grade Parking Allocation
 Public / Grocery Parking
 61 Spaces
 Residential Parking
 139 Spaces

- Bike Storage
- Residential
- Grocery
- Retail / F&B
- Plaza/Terrace
- Parking/Serviceing

SCALE = N.T.S.



- Residential
- Grocery
- Retail / F&B
- Plaza/Terrace
- Parking/Serviceing

BLOOMFIELD SQUARE

Thank You

