



# Lower Hill Update

Presented by the  
Buccini/Pollin Group

April 2020



Djhggd

**PROJECT UPDATE**

**PUBLIC IMPACT AND INCLUSIVE  
PROCUREMENT UPDATE**

**COMMUNITY ENGAGEMENT AND  
NEXT STEPS**

# Proposed Project Timeline

2019			2020				2021				2022				2023		
Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3



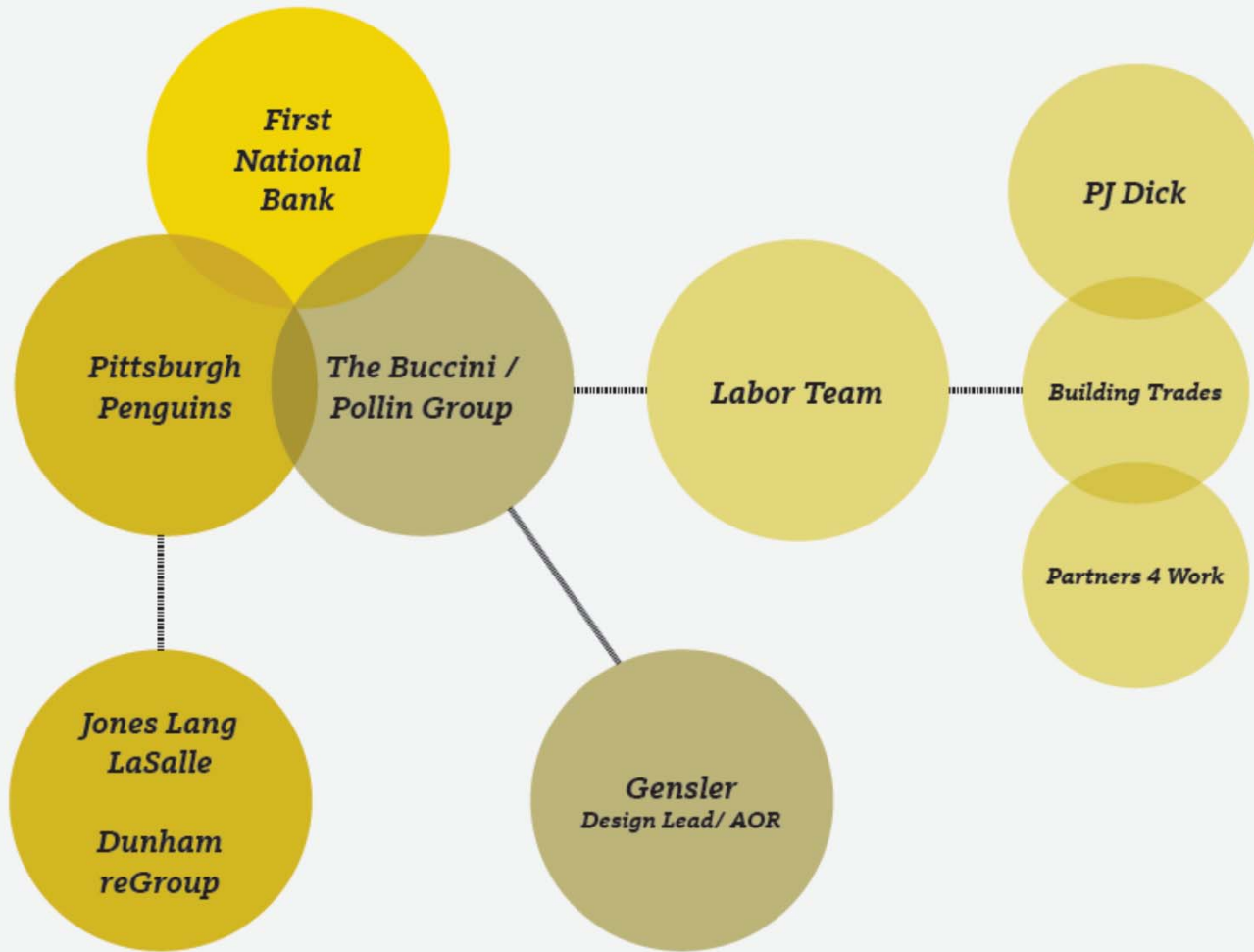
ONGOING CONTRACTOR IDENTIFICATION, M/WBE DATABASE DEVELOPMENT AND PROCUREMENT

## **Approvals / Development Milestones**

City Staff Review Package	April 27, 2020
Preliminary Approval – SEA/URA	May 14, 2020
FLDP Submittal	May 29, 2020
PLDP Amendment submittal	May 29, 2020
CDAP Submission & Review	June 23, 2020
Transportation Report Submittal	April 27, 2020
RCO Meeting	June 30, 2020
Planning Briefing	July 14, 2020
Planning Hearing	July 28, 2020
Subdivision Approved	July 28, 2020
Final SEA/URA Approval	Oct 08, 2020
Financial Closing	Nov 08, 2020
Commence Construction	Nov 2020
Core & Shell complete	Nov 2022
FNB Complete (lower floors)	Nov 2022

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# Block G Partners and Consultant Team



# Newsletter and Updates



## Lower Hill

### News & Updates

Spring 2020 | Bulletin 2

Greetings from the Lower Hill development team. We have been closely monitoring the COVID-19 developments and the unprecedented public response. As recommended by the CDC and World Health Organization, in order to ensure the safety of all stakeholders, and do our part to help stop the spread of the COVID-19 virus, we have taken our development efforts virtual.

**While our physical office may be temporarily closed, WE ARE STILL OPEN, the project is advancing, and we look forward to connecting with you.**

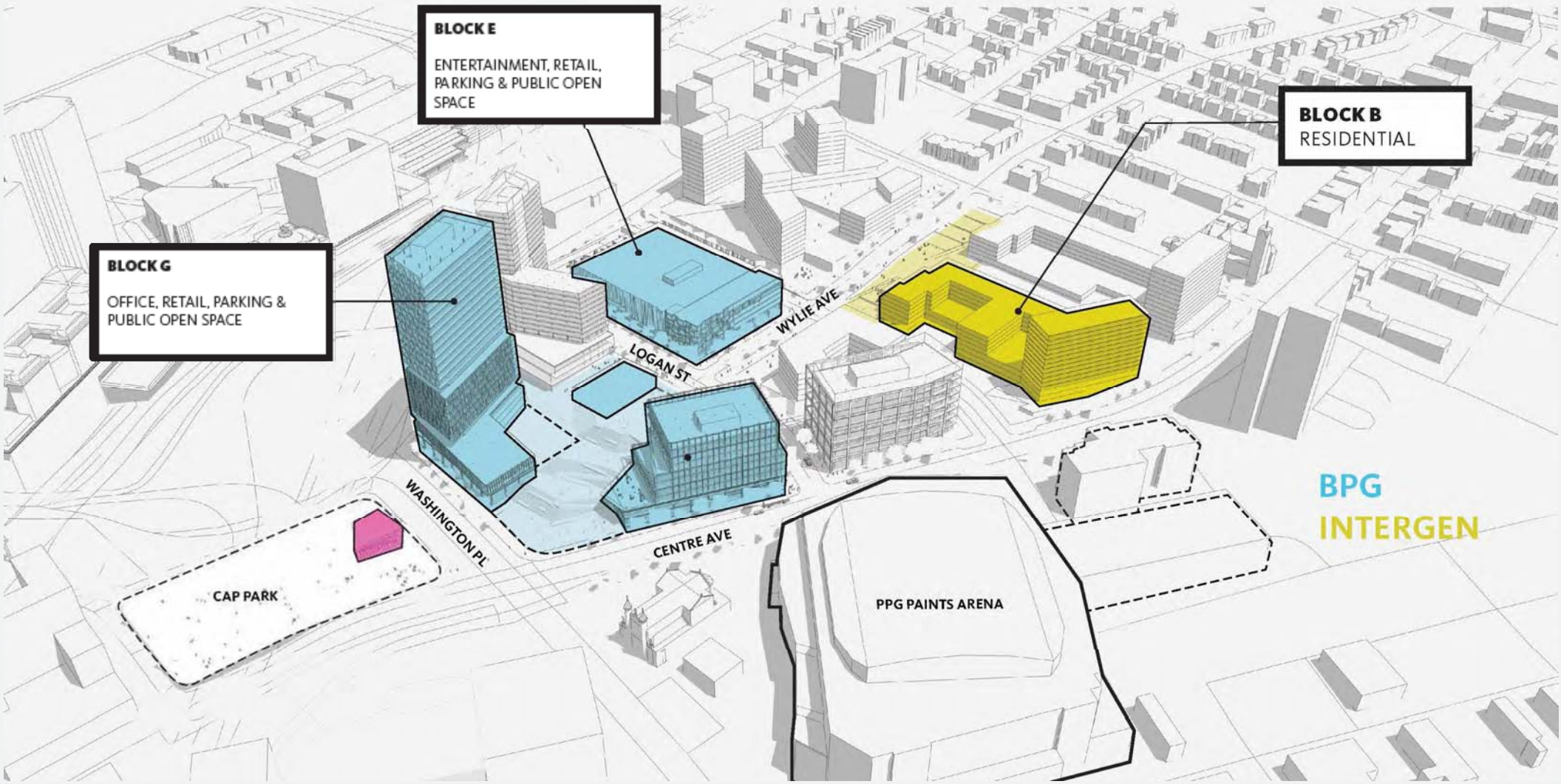
Accordingly, our next community meeting has been prerecorded virtually and is posted online for you to review when convenient. The prerecorded presentation—along with several profiles on the project in this newsletter—combine to provide a summary of current development and inclusive procurement efforts.

[Watch The Lower Hill Update and Submit Your Questions](#)



- 3/31 Virtual Community Meeting
- March 2020 Newsletter
- Distribution to hundreds of emails and community stakeholders
- Sharing newsletter outside of direct email through social media platforms of local organizations
- Purchased Facebook ads to expand reach

# First Phase of Mixed Use Development



# Key Tenant Secured: First National Bank





# FNB - Anchored Block G1 and G4 Project Overview



**Class:** Tall Building and Plaza

**Scale:** 26-Stories, 400+ ft. tall

**Zoning:** 300ft - 700ft

**Uses:** 434,000sf Office

20,000sf Retail

110 Parking Spaces

2.5 Acres of Public Open Space

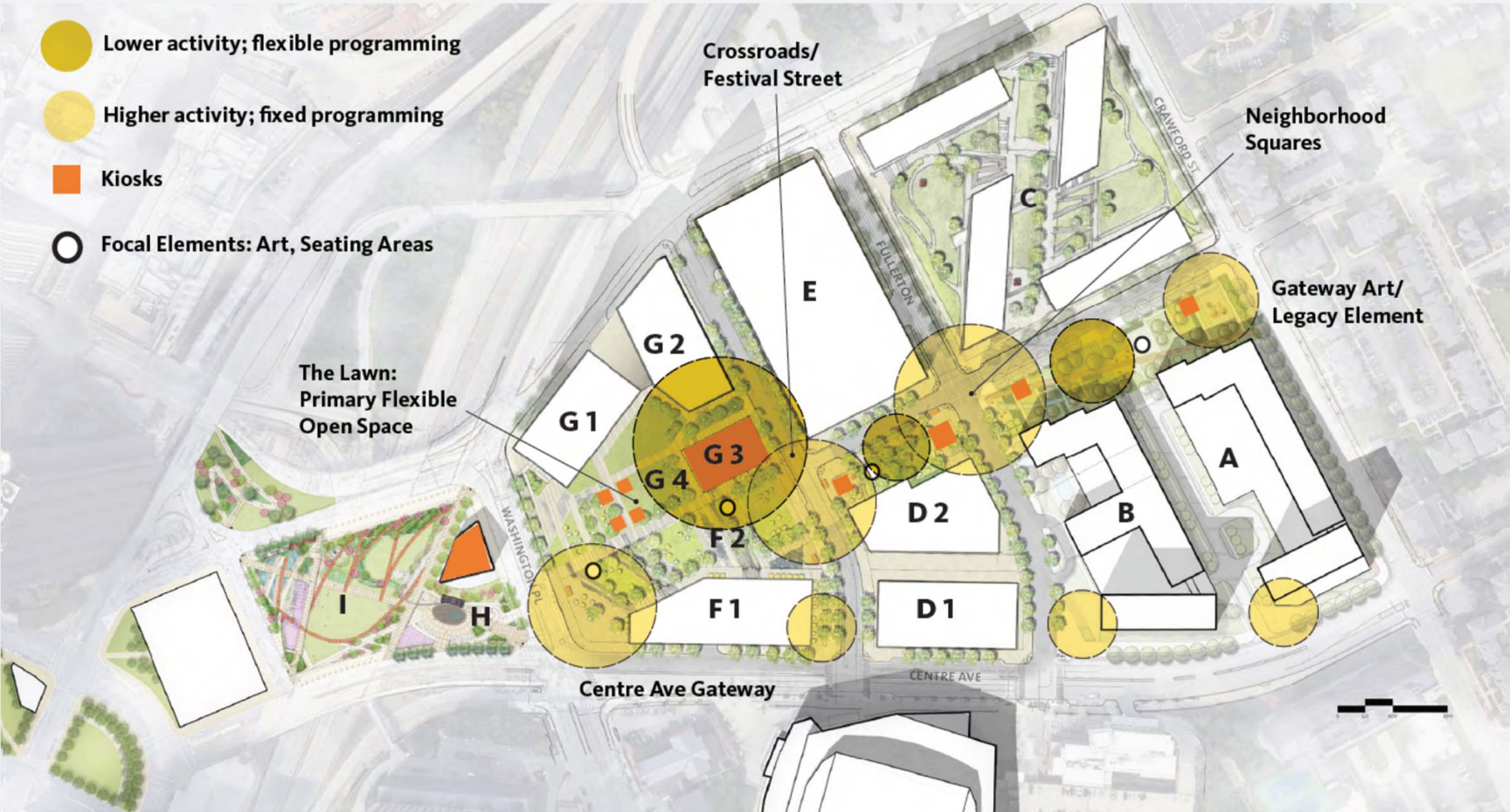
**Construction:** Core & Shell

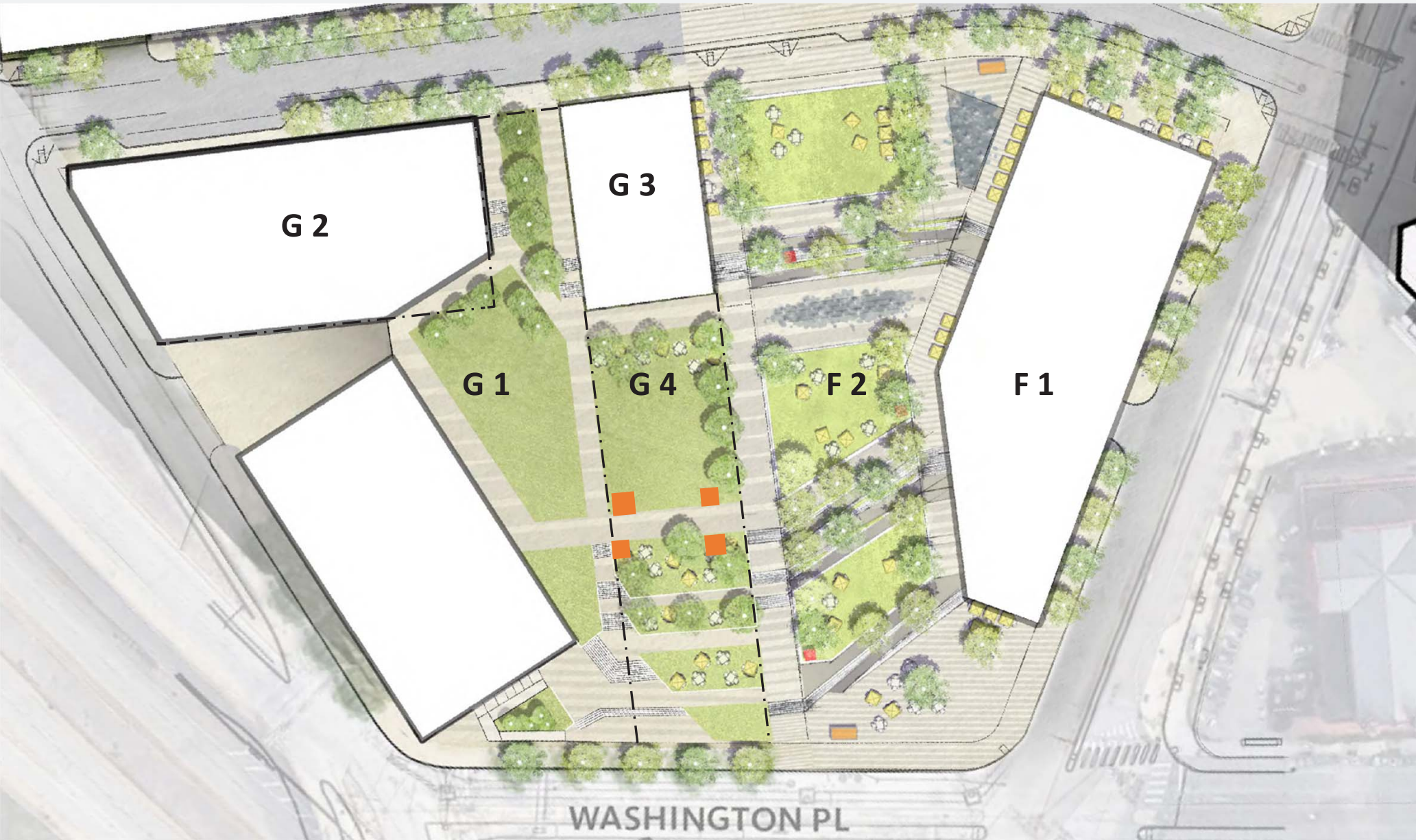
# View from Wylie Avenue



# Activation Framework

- Lower activity; flexible programming
- Higher activity; fixed programming
- Kiosks
- Focal Elements: Art, Seating Areas





# Block G1 - Typical Office Floorplan



# Block G1 - Building Section



# Block E Public Amenity Diagram



Rescue 2



Retail Storefronts



Public Parking/Bike Storage



Potential for Club-Sized Live Music Venue



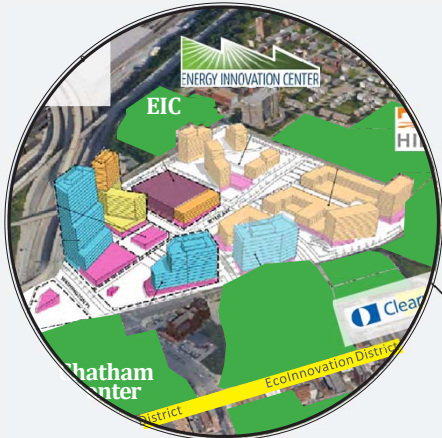
Catapult Incubator

# Lower Hill - Term Sheet Compliance Chart

		Action Item	Responsible	Status	
Block E	Ai	Rescue 2 / EMS 14 Station	BPG and City	Parcel E design and construction; pre-development	
	Aii	Catapult Space	BPG and URA	Parcel E design and construction; pre-development	
	Aiii	Coordination with New Granada Theater	PAR and Hill CDC	Discussions pending with Hill CDC and LiveNation	
Block B	B	HACP Financing	Intergen	Intergen filed application with HACP	
Additional Commitments	Ci	Monetize LERTA (50% offsite) for Greater Hill Reinvestment Fund	PAR and FNB	See FNB Community Impact Plan	
	Cii	Ammon Community Recreation Center (play spaces, Rec 2 Tech)	PAR and City	See Ammon Recreation Center Project Plan	
	Cii	Coordination with Macedonia Church	PAR and City	Pending discussions through R. Taylor	
	Ciii	Ciii	First Source Center (on or near option premises)	PAR and P4W	See Partners 4 Work Project Plan
		Ciii	Intro to the Trades Construction Training (2 classes)	PAR and P4W	See Partners 4 Work Project Plan
		Ciii	Building Service and Hospitality Post Construction Training (2 classes)	PAR and P4W	See Partners 4 Work Project Plan
	Civ	Curtain Call (funding gap, support for design and installation)	PAR and SEA	Contract executed with Walter Hood	
All	Di	LERTA Guidelines	URA	Pending URA approval	
		Engage with City, County, School Board on LERTA	All	Pending County approval of 3TB letter	
	Di	Coordinate efforts to secure funding for public infrastructure	All	PAR is preparing master open space and infrastructure project funding plan	
Block E	Dii	Parking Tax Diversion (75% over 19 years)	City and URA	Approved by City in December 2019; FNB evaluating monetization of 25% to support Hill District Housing Opportunity Fund	
	Diii	\$3M for Parking Structure	City and URA	Pending	
Block B	Div	\$1M Loan for Residential First Phase (contingent on HACP funding)	Intergen and URA	Pending	



# Block G1 and G4 - Community Amenities



Energy District catalyst



Block EParking catalyst



Open Space Anchor



Food Hall synergy

## Block G1 and G4 Public Impact



- Architect of Record, construction managers and tenants committed to inclusive procurement and workforce development.
- \$6 Million in LERTA Funding for Greater Hill Reinvestment Fund.
- Construction will employ over 1,350 people
- Businesses located in tower are expected to employ over 2,000 people.
- Site will feature 2.5 acres of open public space with retail kiosks and signature design elements
- Sustainable design to include LEED-certified building in LEED-ND district.
- Anchor tenant committed to expanding neighborhood impacts.

## **FNB Community Impact Plan**

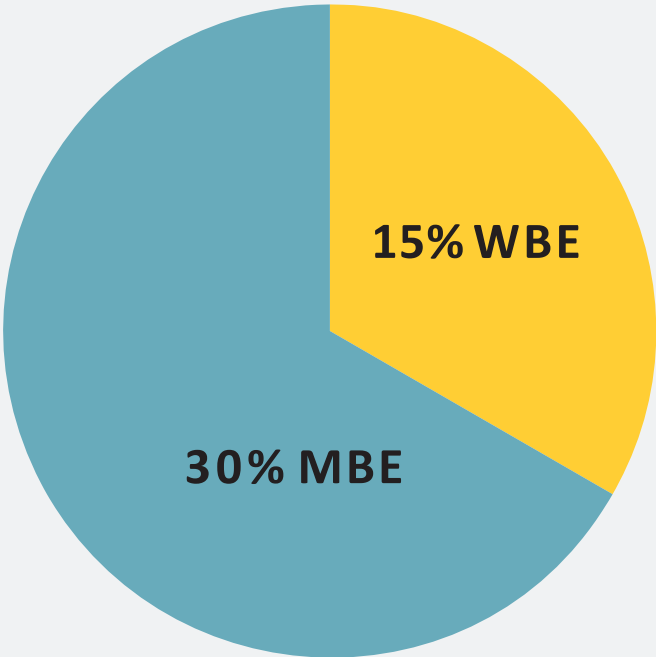
- Monetizing the off-site LERTA for the Greater Hill Reinvestment Fund
- Expanding FNB's existing relationship with Greater Hill Federal Credit Union
- Monetizing public portion (25%) of the approved Parking Tax Diversion for the URA's Hill District Housing Opportunity Fund
- Partnership with URA to serve as Small Business Administration (SBA) Loan Partner
- Strengthening Community Partnerships through Neighborhood Partnership Program (NPP)
- Community Wealth Building and Special Initiatives Programming

# Target M/WBE Participation

M/WBE PARTICIPATION (TARGET)

# 45%

OF TOTAL DESIGN FEE



Typical URA project targets 18% MBE / 7% WBE

# M/WBE Participation

**GREATER  
HILL**

**PITTSBURGH**

**PENNSYLVANIA  
CERTIFIED**

**NATIONAL MWBE  
FIRMS**

LOCAL

NATIONAL



# M/WBE Participation



**GENSLER  
PITTSBURGH  
TEAM**



**BUCCINI  
POLLIN  
UPDATED DBE  
DATABASE**



**PHONE CALLS  
PERSONAL  
CONTACTS**



**NETWORKING**



**PREVIOUS  
GENSLER  
PROJECTS**



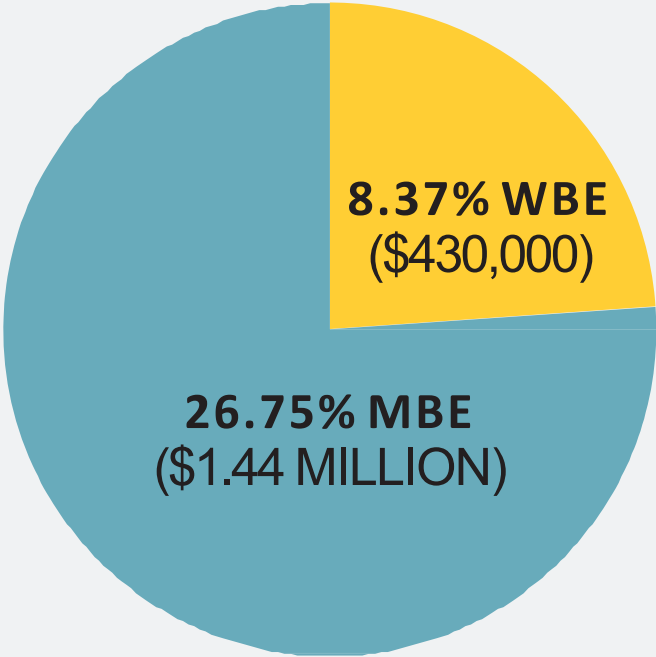
**REFERENCE  
RESEARCH**



**INTERVIEW  
FACE TO  
FACE  
MEETINGS**

# Current M/WBE Participation

M/WBE PARTICIPATION (CURRENT)  
**35%**  
OF TOTAL DESIGN FEE







An architectural rendering of a modern urban plaza. The scene is dominated by two large, multi-story glass buildings with prominent horizontal bands. The plaza is filled with people of various ages and ethnicities, some walking, some sitting on benches, and some playing. There are several trees with autumn-colored foliage scattered throughout the space. A paved walkway runs through the foreground, and a large, open grassy area is in the center. The overall atmosphere is bright and lively, suggesting a vibrant community space.

# Thank You