

# Special Board Meeting

**May 26, 2021**

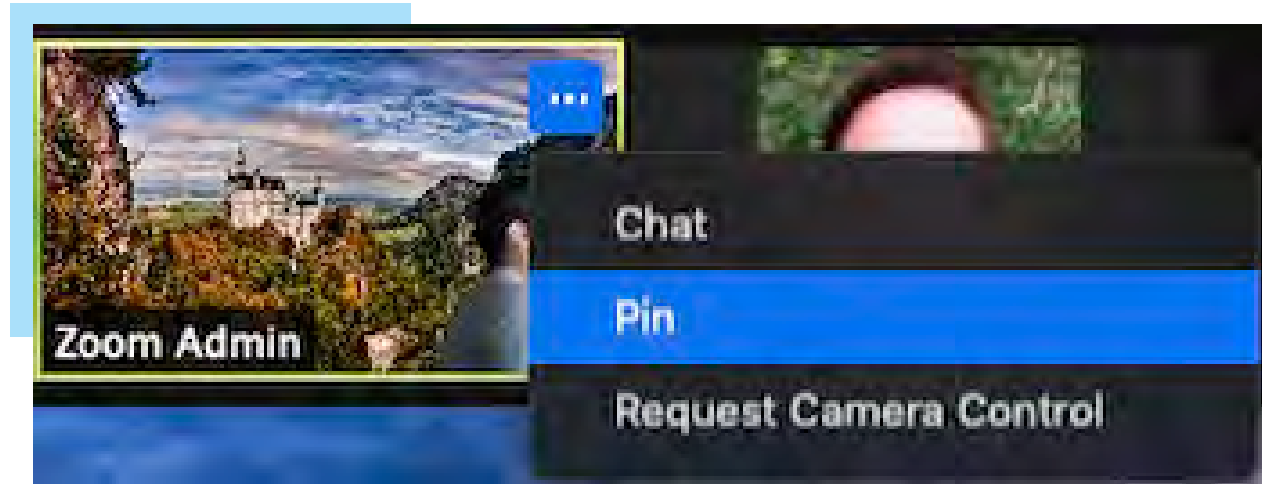
**Today's URA Board meeting will begin at approximately 2:00 p.m.**

**During the meeting, attendees may submit questions to the Board via Zoom Q&A.**



# ASL Interpretation Available!

To follow ASL Interpretation, open the video panel, click on panelists **Chad Barnett** or **Meghan Aitken's** video, click on the [...], and select "Pin."



# General

- **Roll Call**
- **Purpose of Today's Meeting**



# Purpose of Today's Board Meeting

- Prior to closing on Block G, the URA Board needs to give approvals.
- The URA Board agreed to give advanced notice prior to considering votes related to the Lower Hill.
- No formal Board action will occur today – Board action on items discussed at today's meeting is scheduled to occur on *Thursday, June 10*.



# Today's Agenda

- I. May 2020 Special URA Board Meeting Recap**
- II. URA Staff Briefings**
  - **Block G-1 (FNB Tower) and Block G-4 (Public Open Space)**
  - **Lower Hill LERTA, Greater Hill District Reinvestment Fund Guidelines & Retained Amount Guidelines**
  - **Community Engagement / Community Collaboration & Implementation Plan (CCIP) Alignment**
- III. Development Team Presentation**
- IV. Public Comment**
- V. Proposed Next Steps**



# I. Recap



# May 2020 Special Board Meeting

## Here's the recap

**Staff briefed the Board and meeting attendees on:**

- **Greater Hill District Reinvestment Fund Guidelines that will be funded through the LERTA and monetized at the closing of Block G-1;**
- **Retained Amount Guidelines, which will guide the use of onsite LERTA funds; and**
- **Hill District Housing Reinvestment Account Guidelines that will be funded by the Parking Tax Diversion for Block E.**




# May 2020 Special Board Meeting

## The Board voted to:

- Preliminarily approve Lower Hill Developer, LLC as a redeveloper for the take down of Block G-1;
- Preliminarily approve a Conceptual Development Plan for Block G-1;
- Communicate the intent of the URA for Lower Hill Developer, LLC, any other equity owners of Block G-1 and the CCIP Executive Management Committee give their best efforts to reach agreement on a Community Impact Plan that is consistent with the CCIP and the Community Impact Plan that was presented;
  - Staff was directed to provide guidance and a compliance assessment to the Board to assist in assessing whether such efforts have been made in advance of future votes.

DEVELOPMENT SERVICES

### Lower Hill: Approval of Developer and Conceptual Development Plan



#### Action(s)

**Preliminary Developer Approval**  
**What this means:**  
 Provides initial approval for the developer Buccini/Pollin Group, Inc. to purchase a part of the Lower Hill site

- As a condition of the purchase, Buccini/Pollin Group, Inc. must follow rules laid out in a separate Option Agreement

**Preliminary Approval of Conceptual Development Plan**  
**What this means:**

- Provides initial approval of the developer's **conceptual plans (drawings)** for the site, which currently include a 26-story mixed-use tower with:
  - 382,000 square feet of office space
  - 35,000 square feet of ground floor retail
  - 112 spaces of structured parking
- The board will approve final "shovel ready" drawings at a future meeting

DEVELOPMENT SERVICES

### Lower Hill: Approval of Developer and Conceptual Development Plan

**Additional Project Info**

Total Project Costs: approximately \$200 million

- 26-story mixed-use office tower containing:
  - 434,000 square feet office space
  - 20,000 square feet retail
  - 110 structured parking spaces

**Other funding sources:**


- Private debt and equity investment
- LERTA

**Development Team:**

- The Buccini/Pollin Group, Inc., Gensler Architects, Pittsburgh Penguins

**URA providing preliminary approval:**

- Developer must present to URA board again for final approval of development



Above: Slides from the May 2020 Special Board Meeting




# May 2020 Special Board Meeting

## The Board also voted to:

- Amend previous resolutions to extend deadlines for Block E; and
  - These deadlines were further extended at the December 2020 URA Board Meeting
- Enter into an MOU with Partner4Work to collaborate on a First Source Hiring Center for workforce, small business support, and other services to the Hill District.

BUSINESS SOLUTIONS

**First Source Hiring Center  
Memorandum of Understanding**



**Action(s)**


MOU with Partner4Work to leverage URA support for the First Source Hiring Center and workforce / small business-related support in the Lower Hill

**What this means:**

- Activation of the First Source Hiring Center can begin in earnest upon execution of the MOU
- Creation of a First Source Hiring Center located within the Hill District will provide Hill District residents with access to:
  - Well-paying union construction jobs on the Lower Hill site
  - Job opportunities throughout the region
  - Small Business support
  - BankWork\$, Fund My Future and BizFit Programs

DEVELOPMENT SERVICES

**Lower Hill – Extension of Previous Resolutions for Block E**



**Action(s)**

- Amendment of Resolution No. 179 (2020) to extend the preliminary approval of Lower Hill Developer LLC (or an affiliated entity) as a redeveloper and preliminary approval of a Conceptual Development Plan for the take down of Block E (Block 2-C, Lot 406), in the 3rd Ward ("Take Down Tract #7") with no future expiration date

Top: Slide from the May 2020 Special URA Board Meeting  
Bottom: Slide from the December 2020, Regular Board Meeting

## II. URA Staff Briefings

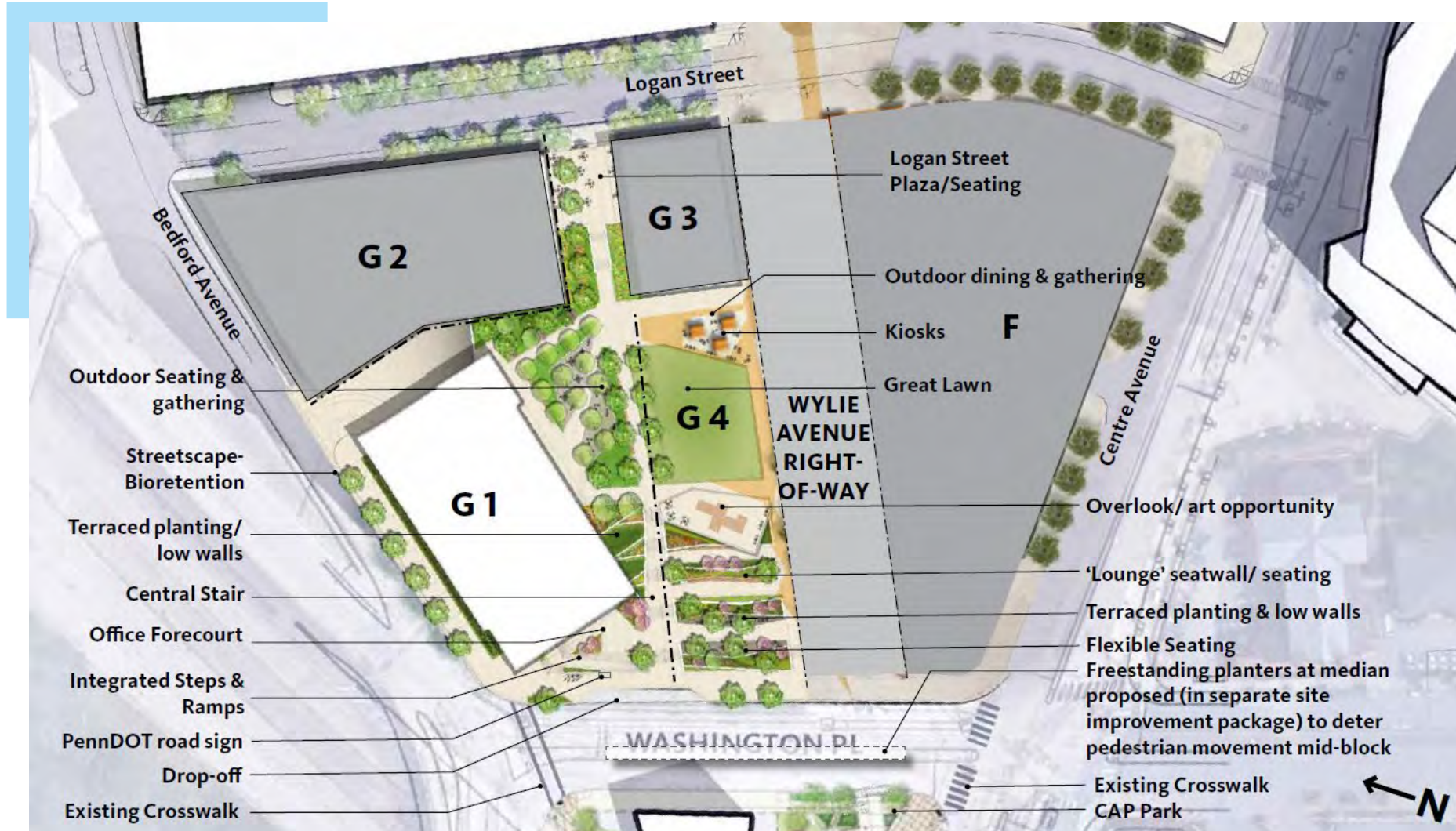


# Staff Presentations Include:

- **Block G-1 (FNB Tower) Briefing**
- **Block G-4 (Public Open Space) Briefing**
- **Greater Hill District Reinvestment Fund Guidelines & Retained Amount Guidelines Briefings**
- **Community Engagement / Community Collaboration & Implementation Plan (CCIP) Alignment**



# Site Plan – Blocks G1 & G4 Overview



# Block G-1 – FNB Tower



## Key Elements

- 418-foot tower of 26 stories
  - Buildings of similar height include the Alcoa Building (410 feet) and EQT Plaza (430 feet)
- 547,888 square feet
- Redeveloper and Property Owner: Office Partners XXIII Block G1 LLC
  - Will be subdivided into 4 commercial condominiums
- Anchor Tenant: First National Bank
- Anticipating LEED Silver Certification
- Total Development Cost: \$230 Million

# Block G-4 – Public Open Space



## Key Elements

- **0.67 Acres of publicly accessible open space**
- **Will connect to future Urban Open Space on Block F**
- **Redeveloper: Office Partners XXIII Block G1 LLC**
- **Property Owner and Conservator: Lower Hill District Conservancy**
- **Total Development Cost: \$3.3 Million**

# Option Agreement Seller Approvals & Related Procedures

Approval / Procedure	Block G-1	Block G-4
1. Introductory Letter	✓	✓
2. Pre-Take Down Meeting	✓	✓
3. Letter of Intent	✓	✓
4. Staff Review of Redeveloper Criteria	✓	✓
5. License Agreement	✓	✓
6. Take Down Notice	<i>Submitted - Redeveloper working to submit outstanding information</i>	<b>***Redeveloper is here***</b> <i>Submitted - Redeveloper working to submit outstanding information</i>
7. Preliminary Board Approval	✓	
8. City Council Approval	<b>Not Applicable (SEA-owned)</b>	<b>Not Applicable (SEA-owned)</b>
9. Pre-Final Board Approval Board Period	<b>***Redeveloper is here***</b>	
10. Final Board Approval		
11. Pre-Closing Period		
12. Closing		
13. Start of Construction		
14. Completion of Construction		
15. Post Construction Obligations		

# On the June Voting Agenda

## Final Approvals for Block G-1 (FNB Tower)

1. Final Board Approval pursuant to the Comprehensive Option Agreement among this Authority, the Sports & Exhibition Authority of Pittsburgh and Allegheny County, and Pittsburgh Arena Real Estate Redevelopment LP, of a Conceptual Development Plan for the Take Down of Block G-1 (a portion of Block 2-C, Lot 401), in the 3rd Ward (“Take Down Tract #10”) subject to all reviews and approvals provided in the Option Agreement.
2. Final Board Approval of Office Partners XXIII Block G1 LLC as a Redeveloper for the Take Down of Block G-1 (a portion of Block 2-C, Lot 401), in the 3rd Ward (“Take Down Tract #10”).
3. Final Board Approval of the Take Down of Block G-1 (a portion of Block 2-C, Lot 401), in the 3rd Ward (“Take Down Tract #10”) subject to all reviews and approvals provided in the Option Agreement.
4. The proper officers and agents of this Authority are authorized and directed to take all actions and execute such documents as are related and proper to affect the terms of the foregoing.





# On the June Voting Agenda

## Preliminary & Final Approvals for Block G-4 (Public Open Space)

1. Preliminary and Final Board Approval, pursuant to the Comprehensive Option Agreement among this Authority, the Sports & Exhibition Authority of Pittsburgh and Allegheny County (the “SEA”), and Pittsburgh Arena Real Estate Redevelopment LP, of a Conceptual Development Plan for the Take Down of Block G-4 (a portion of Block 2-C, Lot 401), in the 3rd Ward (“Take Down Tract #11”), subject to all reviews and approvals provided in the Option Agreement.
2. Preliminary and Final Board Approval of Office Partners XXIII Block G1 LLC as a Redeveloper, and Lower Hill District Conservancy, a to be formed Pennsylvania unincorporated association as property owner and conservator, for the Take Down of Block G-4 (a portion of Block 2-C, Lot 401), in the 3rd Ward (“Take Down Tract #11”).
3. Final Board Approval of the Take Down of Block G-4 (a portion of Block 2-C, Lot 401), in the 3rd Ward (“Take Down Tract #11”) subject to all reviews and approvals provided in the Option Agreement.
4. The proper officers and agents of this Authority are authorized and directed to take all actions and execute such documents as are related and proper to affect the terms of the foregoing.



# Community Collaboration and Implementation Plan

The CCIP lists seven focus areas:

1. Minority/Women Business Enterprise (M/WBE) Inclusion
2. Job Creation, Local Inclusion, and Workforce Development
3. Inclusionary and Homeownership Housing Programs
4. Communications, Reporting, and Tracking
5. Wealth Building Initiatives
6. Cultural and Community Legacy Initiatives
7. Coordinated Community Development Strategies



# Community Benefits

On May 3, 2021, the development team shared a letter with the Hill District community, committing to a series of community benefits.



May 3, 2021

## An Open Letter to the Historic Hill District Community

Dear Historic Hill Residents, Stakeholders and All Those Concerned:

We know you have heard a great deal over these last few weeks about the Lower Hill and we wanted to communicate with you, directly, because there has been some misinformation and negativity spread about our project that is simply inaccurate. We must set the record straight. The Development Team of the Buccini Pollin Group (BPG), Clay Cove Capital, First National Bank, and the Pittsburgh Penguins has been engaging in good faith for well over a year with the Community Collaborative Implementation Plan (CCIP) Executive Management Committee (EMC), with respect to the first phase of the Lower Hill redevelopment, the First National Bank tower and open space proposed to be built on Parcels G-1 and G-4.

To get this redevelopment done right, we hired several members of the Hill community to join the team --- Bomani M. Howze as Vice President of Development, Dr. Kimberly C. Ellis as Director of Community, Arts and Culture, Janai Smith of eHoldings, Inc. to handle our Minority and Women's Business outreach, Howard Graves, as the local architect, Lakeisha Byrd, an architect working on the Open Space and Rick Southers of On the Run Images to support our marketing efforts. These colleagues are joined by other Hill Community members such as elected officials, State Representative Jake Wheatley and City Councilman Daniel Lavelle, URA Deputy Director Diamonte Walker, Tyian Battle of ACH Pathways and Marimba Milliones of the Hill CDC. America needs a new model for equitable development, and we are working with Hill District stakeholders to create it. We are particularly grateful to Councilman Daniel Lavelle for his determined leadership to help elevate our engagement efforts.

As a result of the ongoing engagement, the project has been improved and is further aligned with the goals of the CCIP, which was created in 2014, long before our specific development was identified. The proposed FNB mixed-use tower project is a powerful economic catalyst that will kick start equitable redevelopment on the Lower Hill, after more than a decade of disinvestment, development delays and parking lots. Several of our colleagues participated in the creation of the CCIP back in 2014. They are struck by how many of the right notes this first project hits and how much more development and reinvestment it will undoubtedly unlock – if given the chance to advance out of the starting blocks!

# Proposed Community Benefits

COMMITMENT	CCIP FOCUS AREA TARGETED
Monetization of the LERTA for Block G-1	<ul style="list-style-type: none"> <li>• All</li> </ul>
Monetization of the Block E Parking Tax Diversion	<ul style="list-style-type: none"> <li>• Inclusionary Homeownership Housing Programs</li> <li>• Wealth Building Initiatives</li> </ul>
Development Team has committed to raising a \$5M Opportunity Zone Fund	<ul style="list-style-type: none"> <li>• Job Creation, Local Inclusion, and Workforce Development</li> </ul>
FNB has committed to investing an additional \$5M in funding toward closing gap funding for real estate projects in the Hill District	<ul style="list-style-type: none"> <li>• MWBE Inclusion</li> <li>• Job Creation, Local Inclusion, and Workforce Development</li> <li>• Inclusionary Homeownership Housing Programs</li> <li>• Wealth Building Initiatives</li> <li>• Coordinated Community Development Strategies</li> </ul>

# Proposed Community Benefits

COMMITMENT	CCIP FOCUS AREA TARGETED
<p>FNB has committed to investing an additional \$2M to support small to medium-sized businesses in the Hill District</p>	<ul style="list-style-type: none"> <li>• MWBE Inclusion</li> <li>• Job Creation, Local Inclusion, and Workforce Development</li> <li>• Wealth Building Initiatives</li> <li>• Cultural and Community Legacy Initiatives</li> </ul>
<p>Renovations of the First Source Center at the Hill House</p>	<ul style="list-style-type: none"> <li>• MWBE Inclusion</li> <li>• Job creation, Local Inclusion, and Workforce Development</li> <li>• Coordinated Community Development Strategies</li> </ul>
<p>Meeting with the EMC to consider a crowd sourcing mechanism</p>	<ul style="list-style-type: none"> <li>• Wealth Building Initiatives</li> <li>• Coordinated Community Development Strategies</li> </ul>
<p>PAR has raised \$2M toward the installation of Curtain Call and has reengaged Walter Hood</p>	<ul style="list-style-type: none"> <li>• MWBE Inclusion</li> <li>• Cultural and Community Legacy Initiatives</li> <li>• Coordinated Community Development Strategies</li> </ul>

# Proposed Community Benefits

COMMITMENT	CCIP FOCUS AREA TARGETED
Support arts entrepreneurs and business incubation in the open space	<ul style="list-style-type: none"> <li>• Wealth Building Initiatives</li> <li>• Cultural and Community Legacy Initiatives</li> <li>• Coordinated Community Development Strategies</li> </ul>
Commitment to MWBE participation on the project, including a current demonstration of 41% MWBE participation in predevelopment	<ul style="list-style-type: none"> <li>• MWBE Inclusion</li> <li>• Job Creation, Local Inclusion, and Workforce Development</li> <li>• Communications, Reporting, and Tracking</li> <li>• Coordinated Community Development Strategies</li> </ul>
Multiple presentations from the development to confirm the team's MWBE inclusion plans	<ul style="list-style-type: none"> <li>• MWBE Inclusion</li> <li>• Job Creation, Local Inclusion, and Workforce Development</li> <li>• Communications, Reporting, and Tracking</li> </ul>
Development team has committed to exploring partnerships to alleviate poverty and advance generational wealth	<ul style="list-style-type: none"> <li>• Coordinated Community Development Strategies</li> </ul>

# CCIP Scorecard

- At the May 2020 meeting, the URA Board asked the developer and the CCIP Executive Management Committee (EMC) to give best efforts to reach agreement on a Community Impact Plan that is consistent with the CCIP.
- Also directed staff to give guidance and a compliance assessment of whether such good faith efforts have been made in advance of future votes.
- URA circulated a CCIP scorecard to collect response from Lower Hill EMC members in accordance with the board's request.

## EMC Members

Kevin Acklin

Tyian Battle

Glenn Grayson, Jr.

Majestic Lane

Cmn. Daniel Lavelle

Tracey McCants Lewis

Glenn Mahone

Marimba Milliones

Irv Williams

### Blocks G-1 and G-4 Project Scorecard

The Community Collaboration and Implementation Plan (CCIP) Executive Management Committee (EMC) was formed to oversee the implementation of the CCIP and ensure all developers and development is in compliance with the plan. In fulfillment of this role, each EMC member will need to complete the project scorecard below for the proposed Block G-1 and G-4 projects. At the May 2020 board vote, the URA's Board of Directors requested a compilation of feedback from the EMC. All responses received will be incorporated into the information shared with the URA's Board of Directors as requested.

The most recent presentation for the Block G-1 and G-4 projects can be viewed here: [https://aopps.pittsburghpa.gov/redtail/mgaqs/14119\\_DCP-ZDR-2021-00265\\_Lower\\_Hill\\_FDDP\\_2021-05-04\\_Presentation.pdf](https://aopps.pittsburghpa.gov/redtail/mgaqs/14119_DCP-ZDR-2021-00265_Lower_Hill_FDDP_2021-05-04_Presentation.pdf)

The survey will take approximately 10 minutes to complete. Responses are due on or before Monday, May 24th.

\* Required

#### CCIP Alignment

For each of the CCIP Focus Areas, please score the project for compliance on the following scale:

1 - Current efforts do not meet CCIP Goal  
 2 - Unsatisfactory alignment with CCIP Goal  
 3 - Satisfactory alignment with CCIP Goal  
 4 - Significant alignment with CCIP Goal  
 5 - Project is on target to exceed CCIP Goal

1. Which EMC member are you? \*

Select your answer

2. CCIP Focus Area 1: Minority/Women Business Enterprise (M/WBE) Inclusion

Overarching Goal: To facilitate opportunities for minority and women business enterprises to participate in the ownership, development, design, construction, operation, and management of the redevelopment of the Development Site. \*

Does Not Meet  1  2  3  4  5 Exceeds Goal

3. CCIP Focus Area 2: Job Creation, Local Inclusion, and Workforce Development

Overarching Goal: To provide opportunities for residents from the Greater Hill District and other predominately minority communities to be employed in the redevelopment of the Lower Hill. \*

Does Not Meet  1  2  3  4  5 Exceeds Goal

# CCIP Scorecard

Members were asked to score the project for compliance, for each of the CCIP Focus Areas, on the following scale:

1 - Current efforts do not meet CCIP Goal

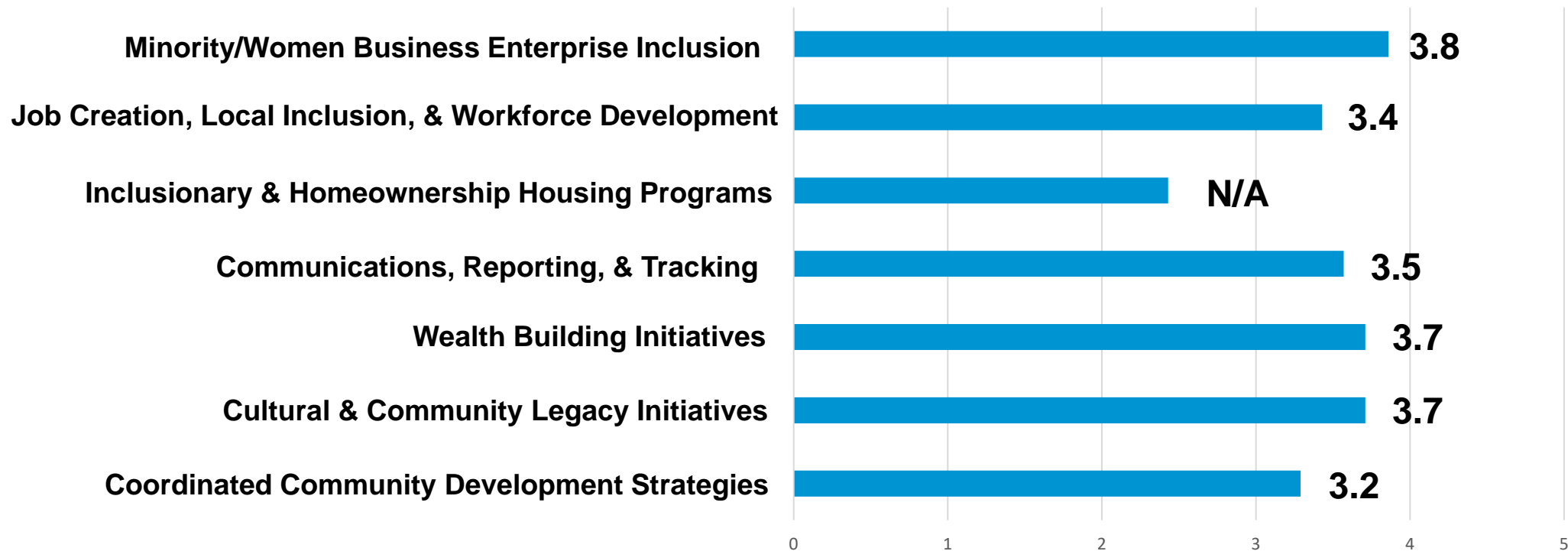
2 - Unsatisfactory alignment with CCIP Goal

3 - Satisfactory alignment with CCIP Goal

4 - Significant alignment with CCIP Goal

5 - Project is on target to exceed CCIP Goal

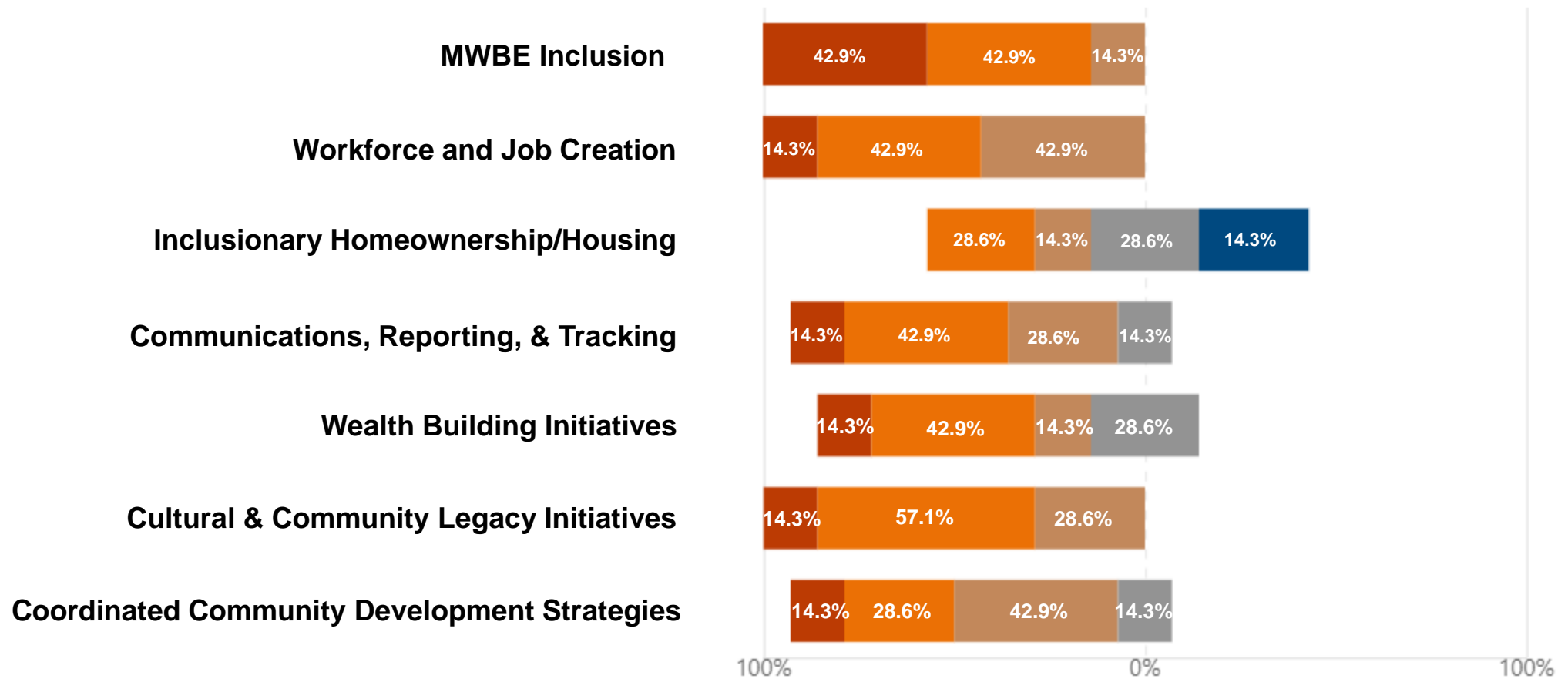
CCIP Focus Areas





# CCIP Scorecard

Members were asked to grade developers' CCIP Alignment efforts using this scale:



# CCIP Scorecard

The developer committed to the below list of community benefits. Members were asked to mark whether they believe each exceeds, aligns, or does not align with the CCIP goals.

Upfront monetization of the LERTA to capitalize the Greater Hill District Reinvestment Fund

Upfront monetization of the Parking Tax Diversion for Block E to capitalize the Hill District Housing Reinvestment Account

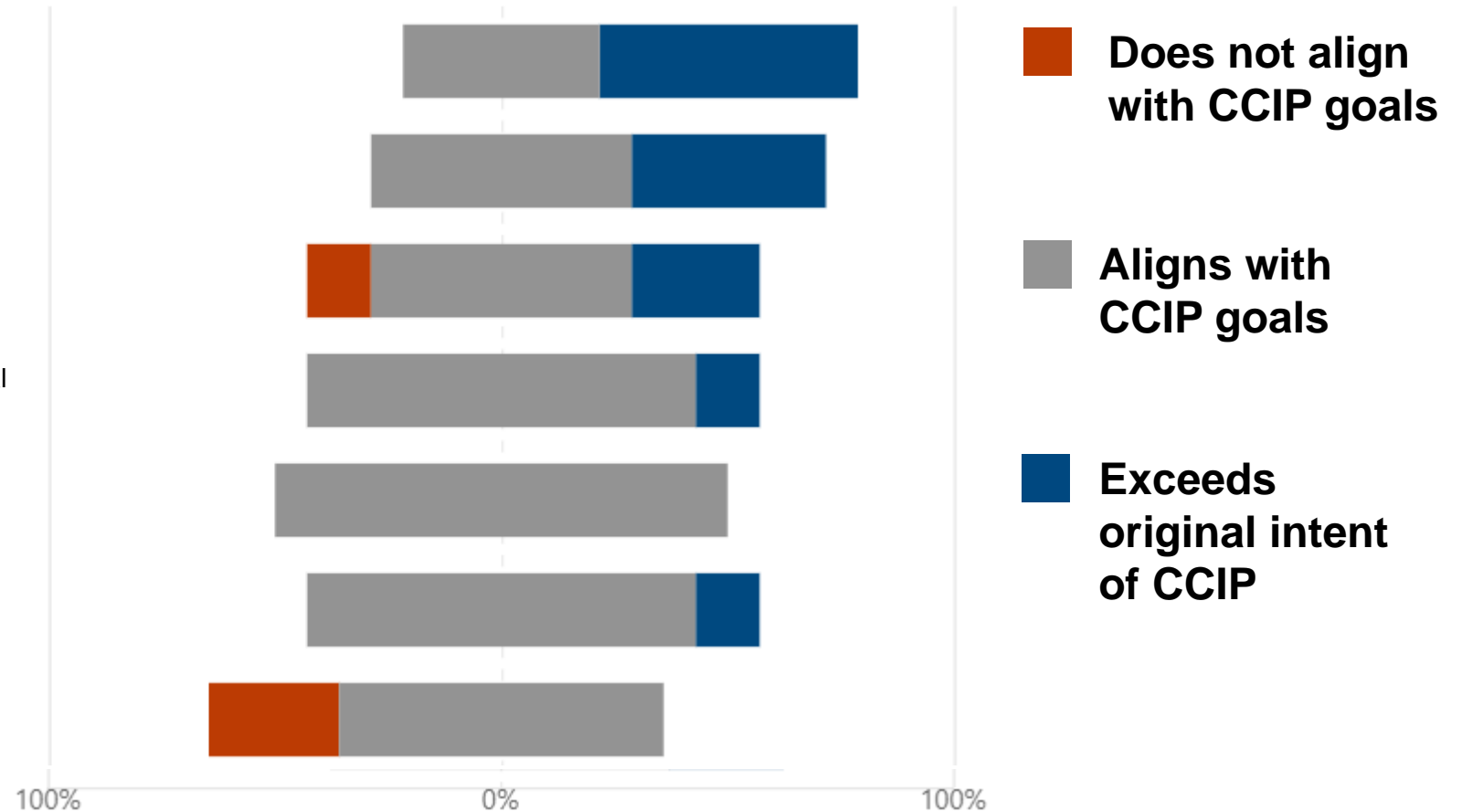
Raising a \$5M Opportunity Zone Fund for direct investment in real estate projects in the Hill District to combat gentrification

\$5M in funding from FNB to provide gap funding for real estate projects in the Hill District

FNB's commitment to invest \$2M to support small and medium size businesses operating in the Hill District

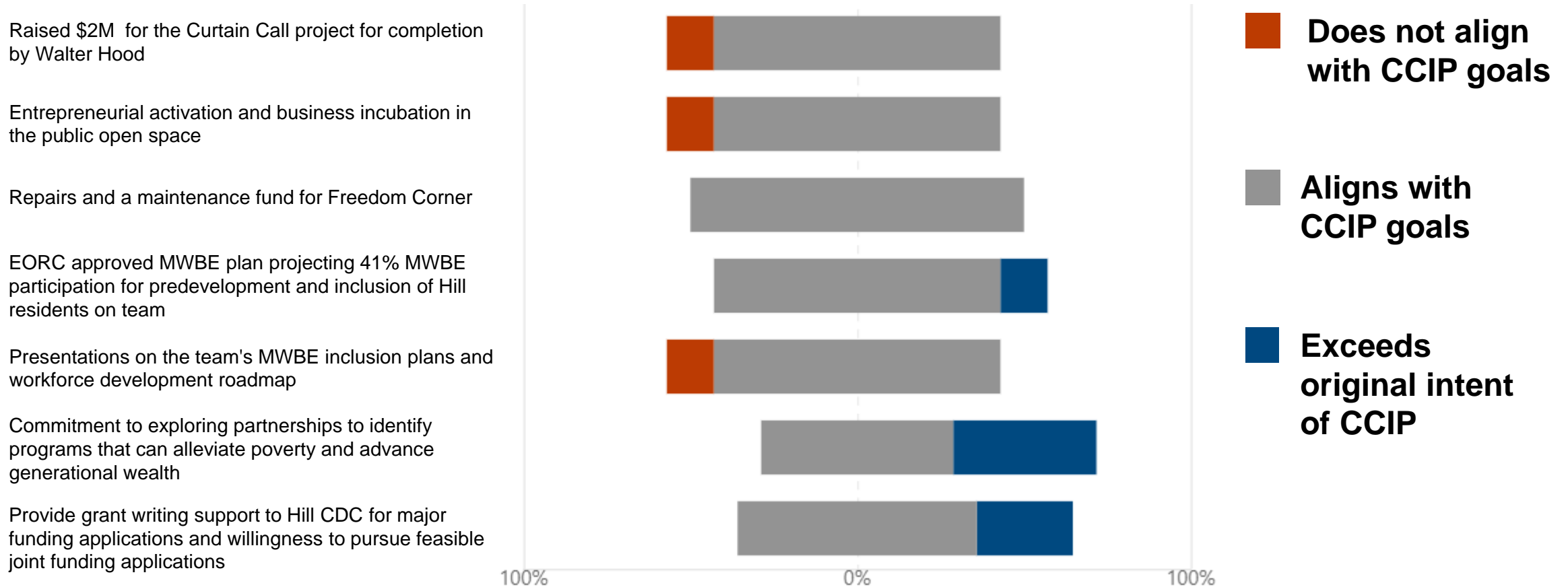
Completed renovations at the First Source Center at the Hill House for Workforce Programming using Hill District Black-owned construction firm

Working with the EMC to consider a crowd-sourcing funding mechanism for future developments on the Lower Hill



# CCIP Scorecard

The developer committed to the below list of community benefits. Members were asked to mark whether they believe each exceeds, aligns, or does not align with the CCIP goals. A Majority of the responses indicated alignment.



# CCIP Scorecard

**Do you believe this project and proposed benefits seek to positively affect the Greater Hill District?**

---

**100%  
yes**

**Do you believe this project and proposed community benefits align with the needs of Hill District residents and stakeholders?**

---

**100%  
yes**

**Do you believe the developer and/or their partners (Buccini/Pollin Group, Inc., PAR, Clay Cove Capital, and FNB) have worked in good faith to work with the EMC and align with the CCIP goals?**

**100%  
yes**

# CCIP Scorecard

Please provide any additional comments you have regarding the Parcel G-1 and G-4 projects.

“

Parcel G-1 and G-4 are the catalytic beginning for the realization of the best aspirations of the CCIP for the development of the Lower, Middle and Upper Hill. Groundwork being undertaken now provides reasonable expectation that ultimately significant outcomes will flow from present and ongoing good faith efforts and collaborations by the Developer to continue to align with the CCIP goals and the EMC. Much remains to be done, of course, but I am encouraged by the prospects.”

– CCIP EMC Member

# Local Economic Revitalization Tax Assistance (LERTA)

In 2015, a LERTA District was established for the Lower Hill to achieve 2 main objectives:

1. Satisfy the commitments made in the CCIP to leverage investments in the Lower Hill to fund programs and capital improvements within the Greater Hill District, and;
2. Provide a funding source for public infrastructure and other improvements within the Lower Hill Site and in the Greater Hill District.

URA was designated by the Taxing Bodies as the Administrator of the Lower Hill LERTA.



*Above: Approximation of the LERTA District and GHDRF Area*

# Local Economic Revitalization Tax Assistance (LERTA)

The Lower Hill LERTA allows each taxing body to divert up to \$250,000 in real estate tax increment, generated per structure, for a period of 10 years (post development) to the following funds:

- 50% of future real property taxes will be retained by PAR
- 50% of future real property taxes will be placed into the Greater Hill District Reinvestment Fund

Development team has committed to monetizing the funds earmarked for the Greater Hill District Reinvestment Fund at the financial closing for Block G. At the May 2020 Special Board Meeting, all preliminary approvals were conditioned upon confirmation acceptable to URA staff that capitalization would occur at the real estate closing.



Above: Approximation of the LERTA District and GHDRF Area

# Retained Amount Guidelines

## URA Administration and Approvals

- **Application for Proposed Retained Amount Investments due to URA 60 days prior to desired URA approval**
- **Non-refundable Application Fee of \$5,000 is due to URA upon submission of an Application**
- **After the URA Board has approved an Application, Redeveloper shall make Bi-annual Reports, in June and December of each year, detailing:**
  - **The actual Retained Amount Investments, substantiated by Paid Invoices;**
  - **Inspection Reports of Retained Amount Investments; and**
  - **A comprehensive accounting of cumulative LERTA benefits.**
- **Each Bi-annual Report shall be accompanied by a Commitment Letter from Redeveloper; contents dictated by Guidelines.**
- **1% of the amounts on deposit in the Retained Amount Fund shall be paid to the School District on or before May 1 of each year (School District Annual Fee)**
  - **The School District Annual Fee shall be paid prior to any other payments from the Fund**



# Greater Hill District Reinvestment Fund Guidelines

## Key Points:

- **Purpose of fund is to attract funding and generate revenue to implement the goals, objectives, strategies, and process in the CCIP**
- **Establishes policies and procedures for the fund and its community-driven advisory board**
- **Establishes Hill CDC and District 6 Council representatives as Co-Chairs**
- **Eligible uses of the fund include:**
  - **Administration, activities, and efforts consistent with the CCIP**
  - **Recurring revenue initiatives under community control**
  - **Funding for Hill District Institutional Preservation**
  - **Matching funds to leverage local, state, and federal programs**

# Greater Hill District Reinvestment Fund Guidelines

## Community-informed Updates (May 2020)

- **Broadened the explicit uses of the funds for Institutional Preservation and Recurring Revenue Under Community Control, while removing overly specific language around defining eligible CCIP activities**
- **A reworked Conflict of Interest policy; the previous policy was too restrictive for a community-driven fund**
- **Updated the composition of the advisory board to remove certain defunct institutions, such as the Hill House Association and Urban Innovation 21**
- **Updated background narrative to include historical evolution of the fund's creation**
- **Made various technical and administrative updates**

# Greater Hill District Reinvestment Fund Guidelines

## Changes since May 2020 Draft Version

- **Complete overhaul and updated background narrative** to reflect the Hill CDC's role in creation of the fund
- **Establishing a Co-Chair structure** in which the Hill CDC and Council District 6 members jointly chair the Advisory Board
  - **Powers of Co-Chair are consistent with Roberts Rules**
  - **Powers may be altered by an adoption of Advisory Board bylaws that explicitly define powers of the chairs**
  - **Until bylaws are adopted, powers may be altered by a 2/3 vote of all Advisory Board voting members**

# Greater Hill District Reinvestment Fund Guidelines

## Changes since May 2020 Draft Version (continued)

- **Provides the Hill CDC with annual operating funds: 4% of LERTA funds, upon receipt in the fund account**
  - **Assuming LERTA generates \$40M total, value to Hill CDC \$1.6M**
- **Makes all elected officials ex-officio members of the Advisory Board**
  - **Creates a board with 7 voting members, 6 ex-officio members**
  - **Previous draft:**
    - **Voting: Council District 6, Hill District State Rep, Allegheny County Executive**
    - **Ex-officio members: Pittsburgh Mayor, Pittsburgh School District, County Council**

# LERTA

## Future Actions:

1. Authorization to amend the LERTA by entering into the First Amendment to the Declaration for Restrictive Covenants, and authorization to accept funds and execute any documentation necessary for the Authority to administer the LERTA, pursuant to the Cooperation Agreement regarding the Lower Hill Local Economic Revitalization Tax Assistance District.
2. Approval of the Lower Hill Local Economic Revitalization Tax Assistance District Retained Amount Guidelines.
3. Approval of Optionee's Application for Proposed Retained Amount Investments, due to the URA by [MONTH, DATE, YEAR], for authorization to utilize the Retained Amount funds for such investments.
4. Approval of Greater Hill District Reinvestment Fund Guidelines.
5. That it is the intent of the Authority that Lower Hill Developer LLC, any other equity owners of the Block G-1 development, and the Executive Management Committee of the Community Collaboration and Implementation Plan ("CCIP") give their best efforts to reach agreement on a Community Impact Plan and that such Community Impact Plan is consistent with the CCIP and with the Community Impact Plan put forward by the development team in April 2020. URA Staff will provide guidance and a compliance assessment to the Board to assist in assessing whether such efforts have been made in advance of future votes is hereby approved.

# III. Development Team's Presentation



# Lower Hill : Parcels G1 + G4

## URA Take Down Update May 26, 2021



FUTURE WORK

## G1/G4 Owner and Consultant Team

Bomani Howze  
*The Buccini / Pollin Group*

Chris Buccini  
*The Buccini / Pollin Group*

Amachie Ackah  
*Clay Cove Capital*

Dr. Kimberly C. Ellis  
*The Buccini / Pollin Group*

Peter Stubb  
*Gensler*

Lisa Dugan  
*UpStudio Landscapes*

Lakeisha Byrd  
*Communion™*

Cindy Jampole  
*Trans Associates Engineering  
Consultants, Inc.*

Kevin Acklin  
*Pittsburgh Arena Real Estate Redevelopment LP (PAR)*

Boris Kaplan  
*The Buccini / Pollin Group*

Howard Graves  
*Graves Design Group*

Angelica Ciranni  
*Advantus Engineers, LLC*

Steve Savich  
*Michael Baker International*

Craig Dunham  
*Dunham reGroup*

Bill Sittig  
*Sittig Cortese LLC*

Rebecca Lando  
*Buchanan Ingersoll & Rooney*



**Gensler**



COMMUNION  
ARCHITECTURE IS

**Michael Baker**  
INTERNATIONAL

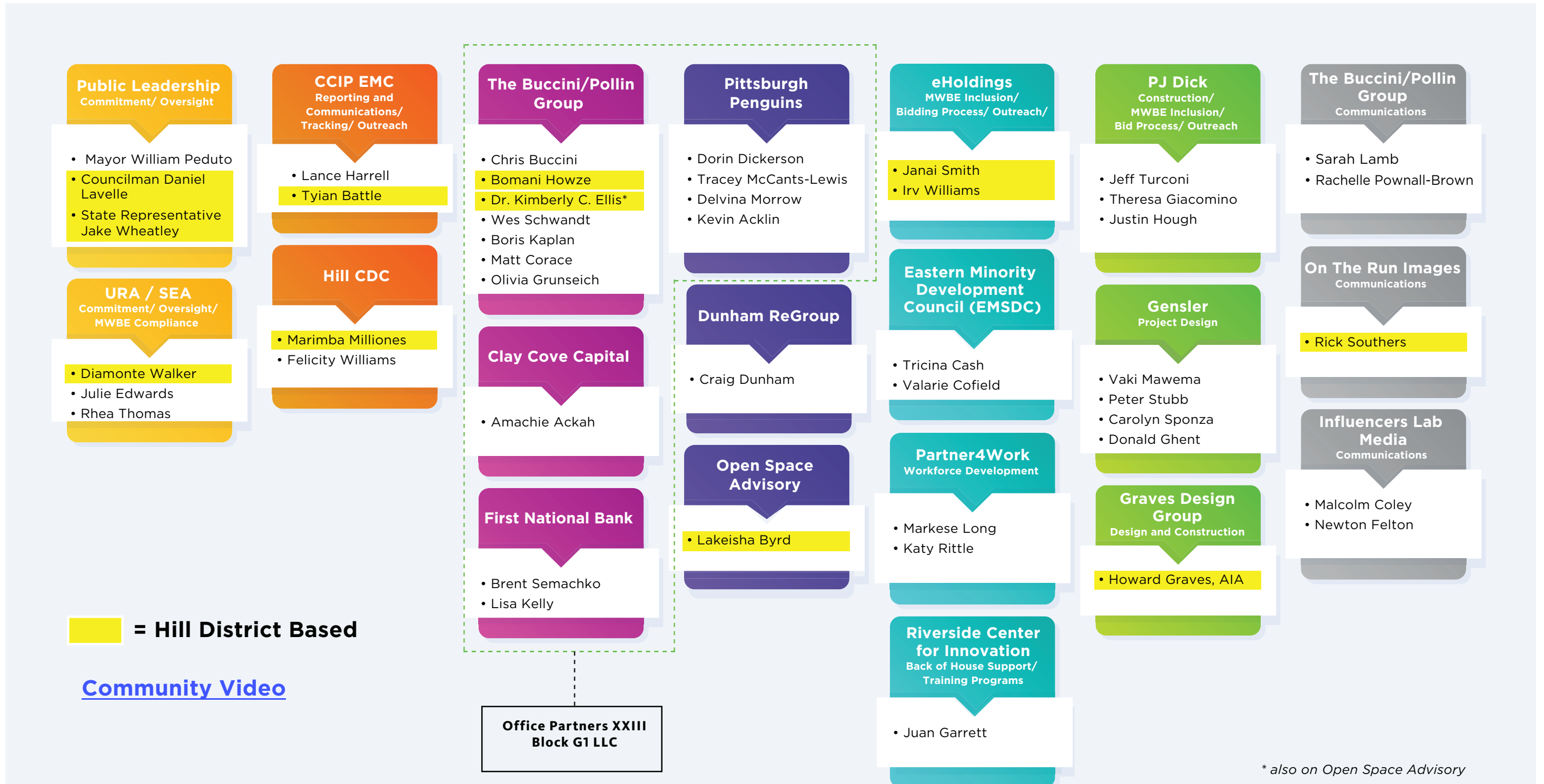
**Trans**  
ASSOCIATES



# Project Status

1. Fully Financed Project
  - a) Equity Committed (BPG, Clay Cove, PAR, FNB) \$47,625,977
    - Clay Cove Capital – minority owned capital secured and exceeds 25% MWBE ownership of retail target in the Community Collaboration and Implementation Plan
  - b) Financing Secured (FNB) \$170,000,000
  - c) LERTA loan advancing
2. Major Entitlements Progress and Milestone Achievement
  - a) Planning Commission – Final Land Development Plan Approved 7-0 (5/4/21)
  - b) Environmental Covenant (ACT II) Recorded
  - c) DOMI (Traffic Impact Studies) in final review
  - d) Stormwater – NPDES permit submitted to County Conservation District in March
  - e) Submitted for Building Permit
3. Spending Millions on Design; Putting Contractors To Work and Building Reinvestment Momentum
  - a) M/WBE Spend (over 40%)
  - b) Local Spend
4. The Team is In Place
  - a) Public – Private
  - b) Anchor Tenant Commitment
  - c) Consultants, Contractors and Suppliers
  - d) Project Leadership and Ownership

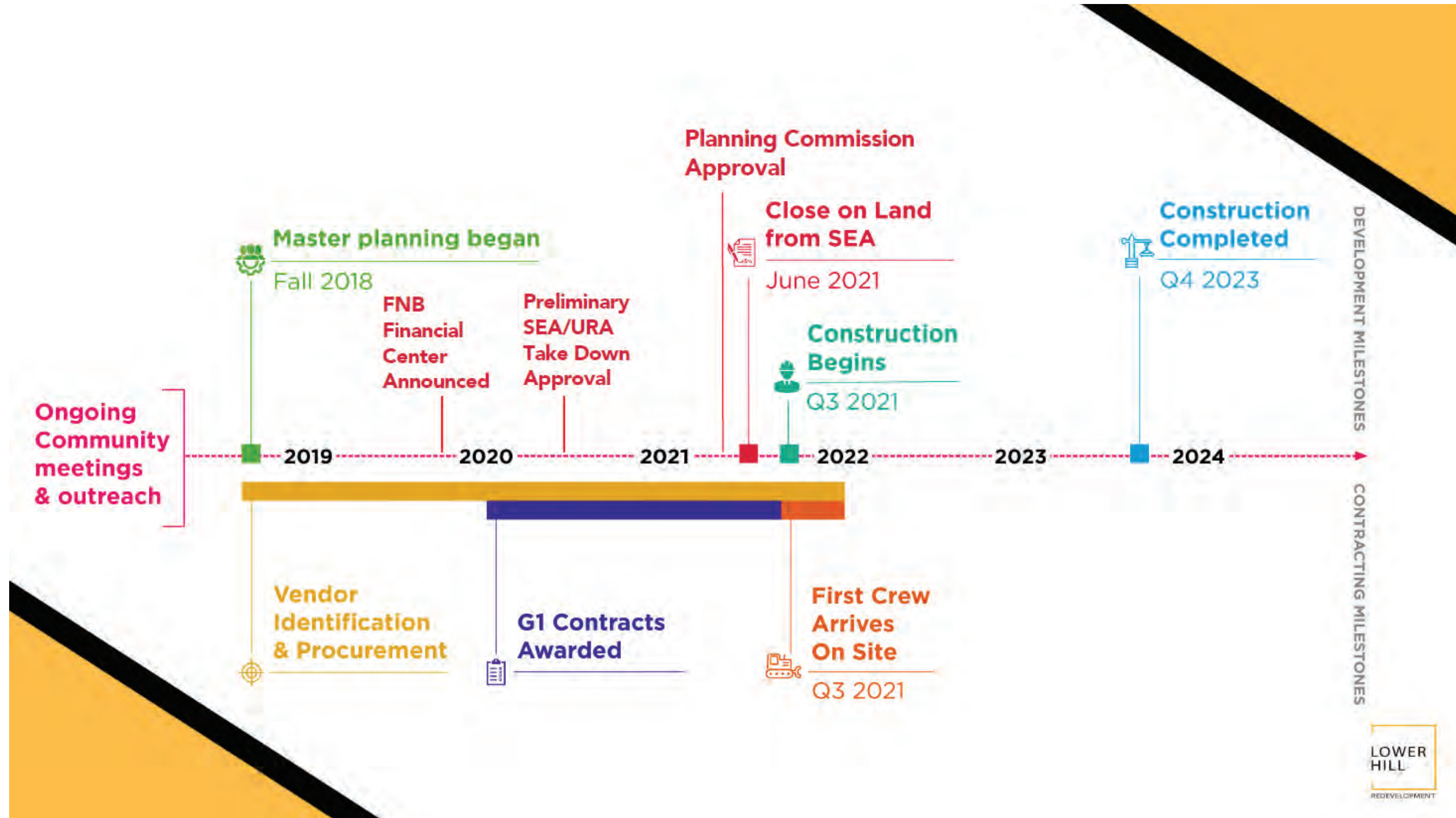
# G1/G4 Project Team



# Lower Hill District Update



# Development Schedule and Milestones



# Project Overview

## CRITICAL PATH

### Completed Prior to Closing

Agency	Type	Timeframe	Status	Completion
Pittsburgh, Department of Planning and Zoning	Final Land Development Plan (FLDP)		Complete	Complete
Pittsburgh, Department of Planning and Zoning	Construction Management Plan (FLDP)		Complete	Complete
Pittsburgh, Department of Planning and Zoning	Subdivision Plan	30 days	City Staff approved based on 4/27/21 submittal SEA review underway Submittal: 5/17/21	Planning Commission Hearing: 6/1/21 (Recording immediately thereafter)
Pittsburgh, Department of Mobility, and Infrastructure/ Public Works (DOMI/DPW)	Transportation Impact Study (TIS)	30-45 days	Submitted: 3/12/21 ROW Dedication approved	5/30/21

# Project Overview

## CRITICAL PATH

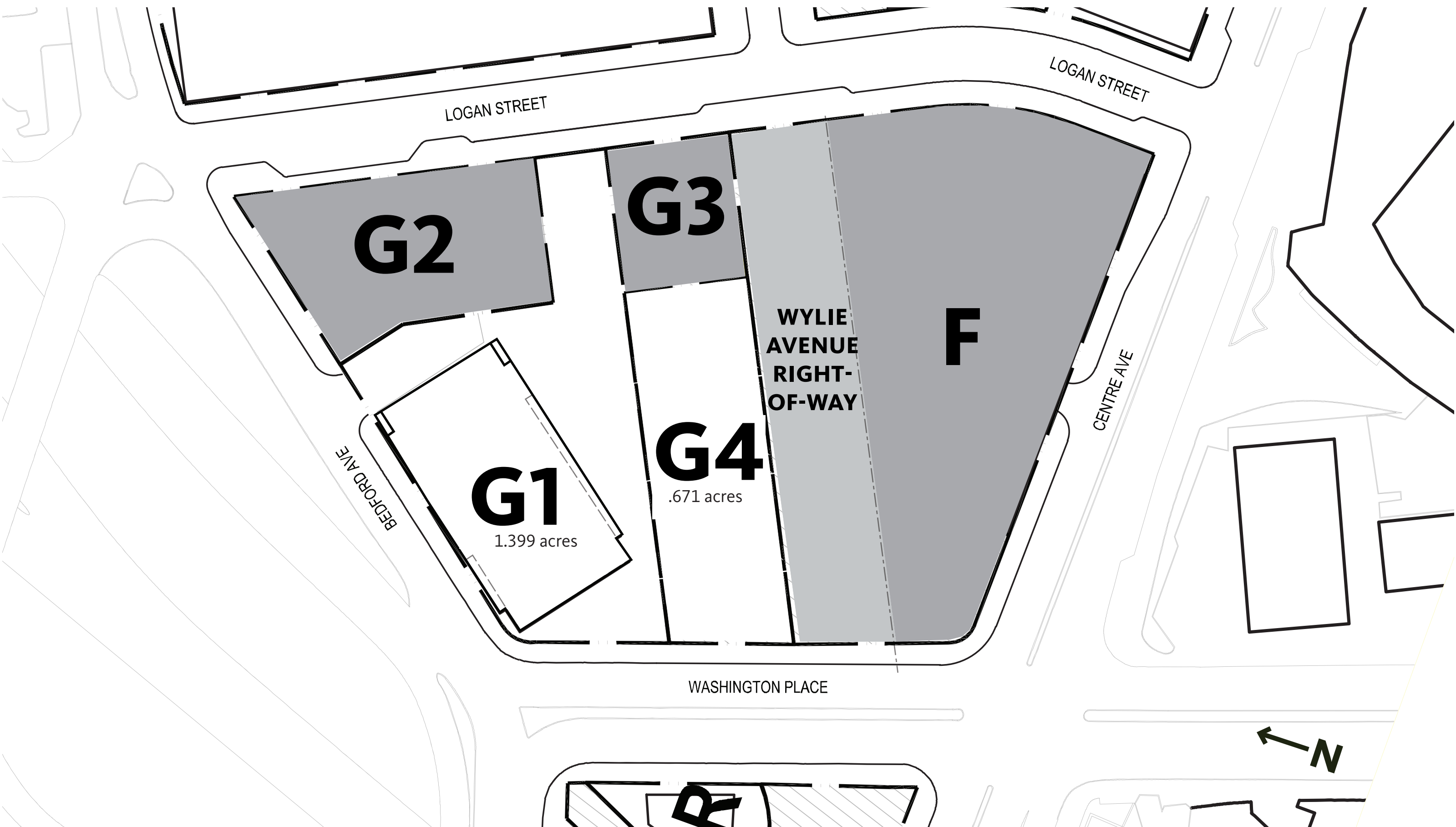
### Submitted Prior to Closing, but may not be Received by Closing

Agency	Type	Timeframe	Status	Completion
Allegheny County Conservation District (ACCD)	General NPDES Permit	14 weeks	Submitted: 3/26/21	6/30/21
Pittsburgh Water and Sewer Authority (PWSA)	Water Tap (capacity)	6-9 months	Pre-Application: 4/8/21	07/30/21
	Water Tap (distribution)		Submittal: 05/13/21	07/30/21
	Sewer Tap (capacity)			07/30/21
	Sewer Tap (collection)			07/30/21
Pittsburgh, Department of Planning and Zoning	Zoning Voucher	45 days	Submittal: 5/14/21 (concurrent with Building Permit)	7/1/21
Pittsburgh, Permits Licenses, and Inspections (PLI)	Building Permit (Foundation)	45 days	Submittal: 5/14/21	7/1/21
Allegheny County Health Dept- Plumbing	Plumbing Permit	60 days	Submittal: 5/14/21	7/14/21
DOMI/DPW	Right of Way Improvements Plan	3 months	Submitted: 5/11/21	7/15/21
DOMI/DPW	MTP Plan	30 days	Target Submittal: 6/1/2021	6/30/21

# Lower Hill G1/ G4: Introduction and Context



# Parcel Plan: G1 + G4 Overview and Subdivision





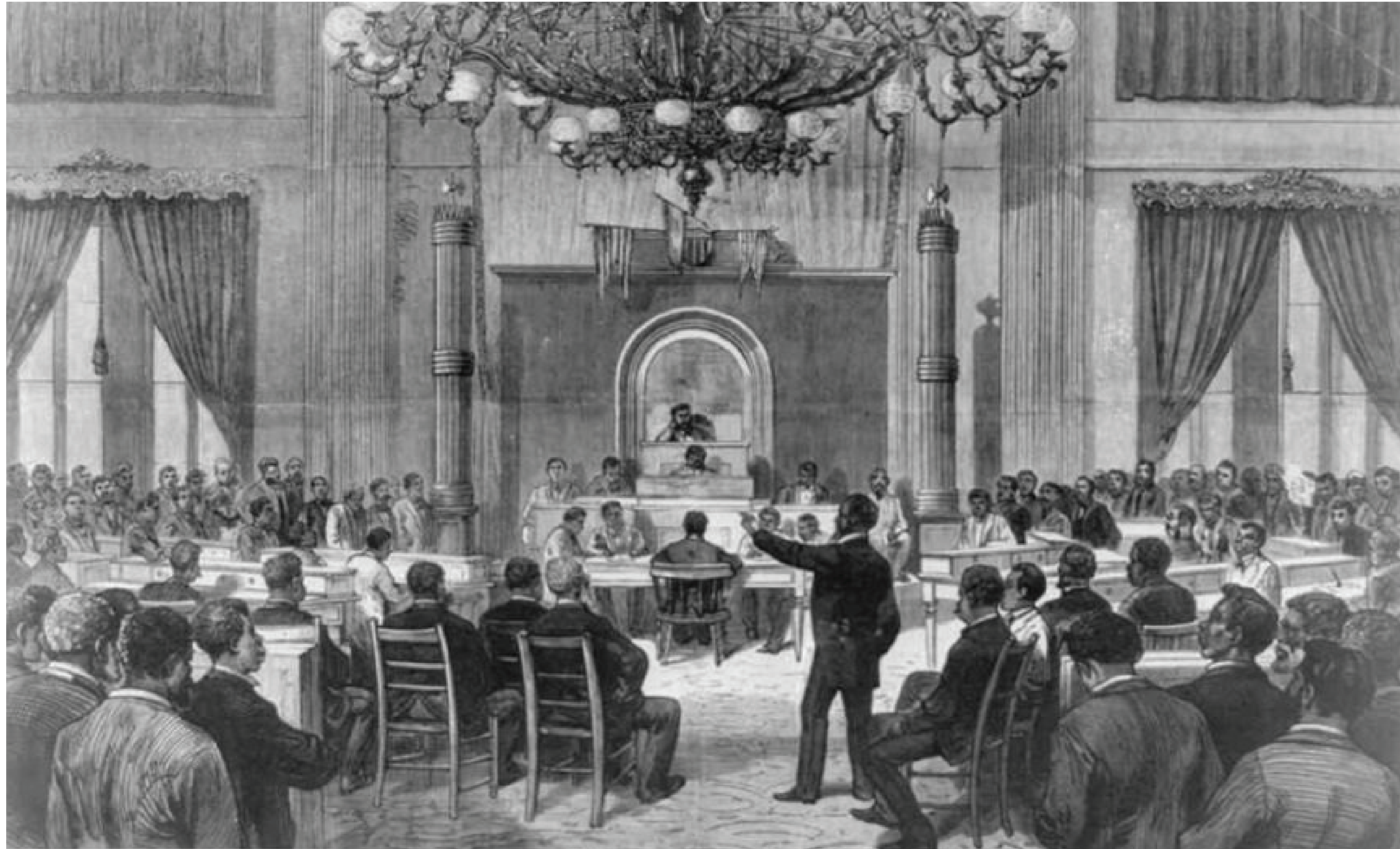
## Historic Context

# HISTORY OF THE HILL



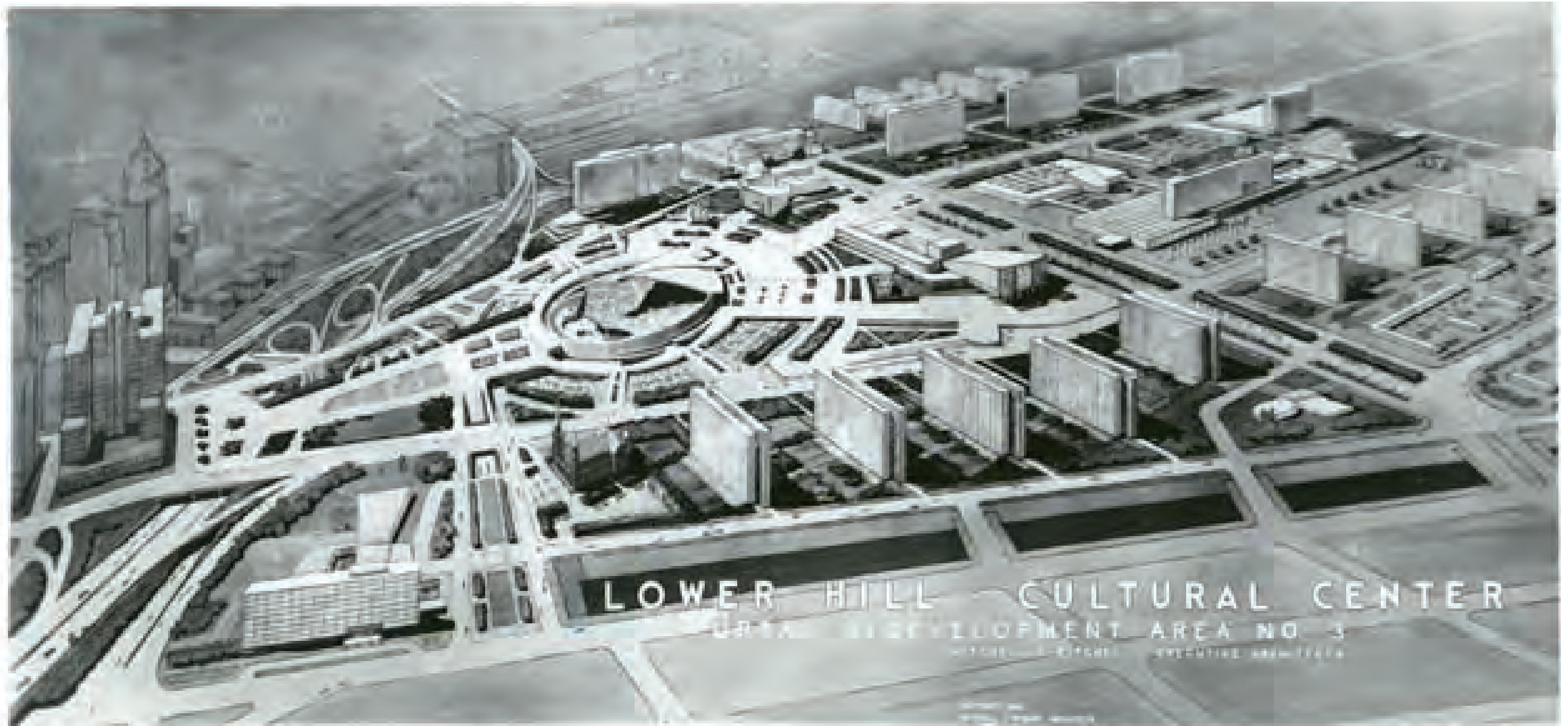
## Historic Context

# 1841 COLORED CONVENTION IN PENNSYLVANIA



## Historic Context

# ORIGINAL PLANS OF THE LOWER HILL CULTURAL CENTER



# HILL LOOKING EAST TOWARDS OAKLAND 1967



## Historic Context

# HONOR AND REPAIR

### Pittsburgh's Legacy of Urban Redevelopment and the Opportunity to Get it Right, This Time



## Historic and Economic Context

# STERLING JOHNSON, CONTRACTOR

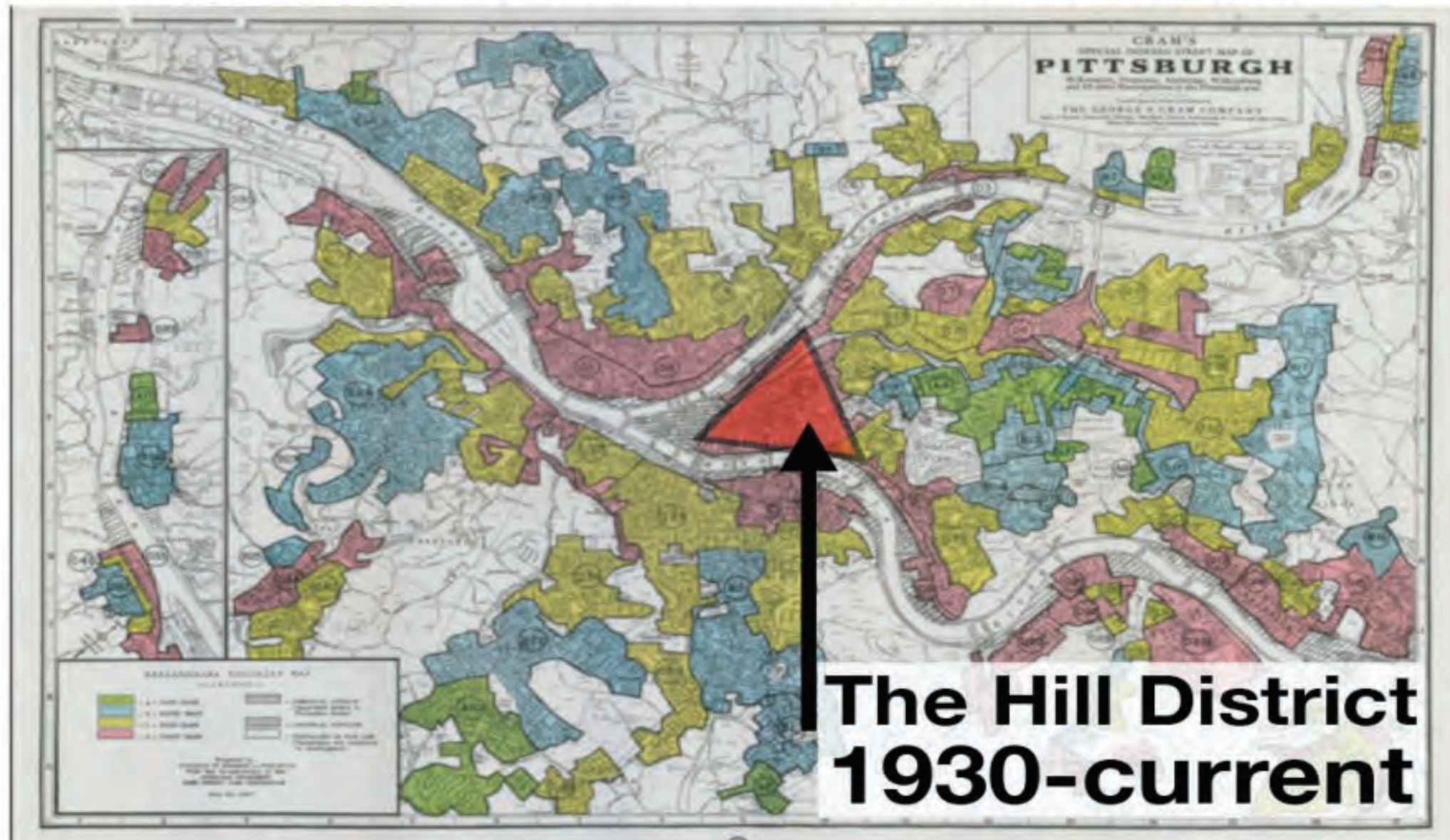
from August Wilson's "Radio Golf" is relying on the Lower Hill's EORC-Approved M/WBE Plan to Deliver Opportunity and Build Wealth.



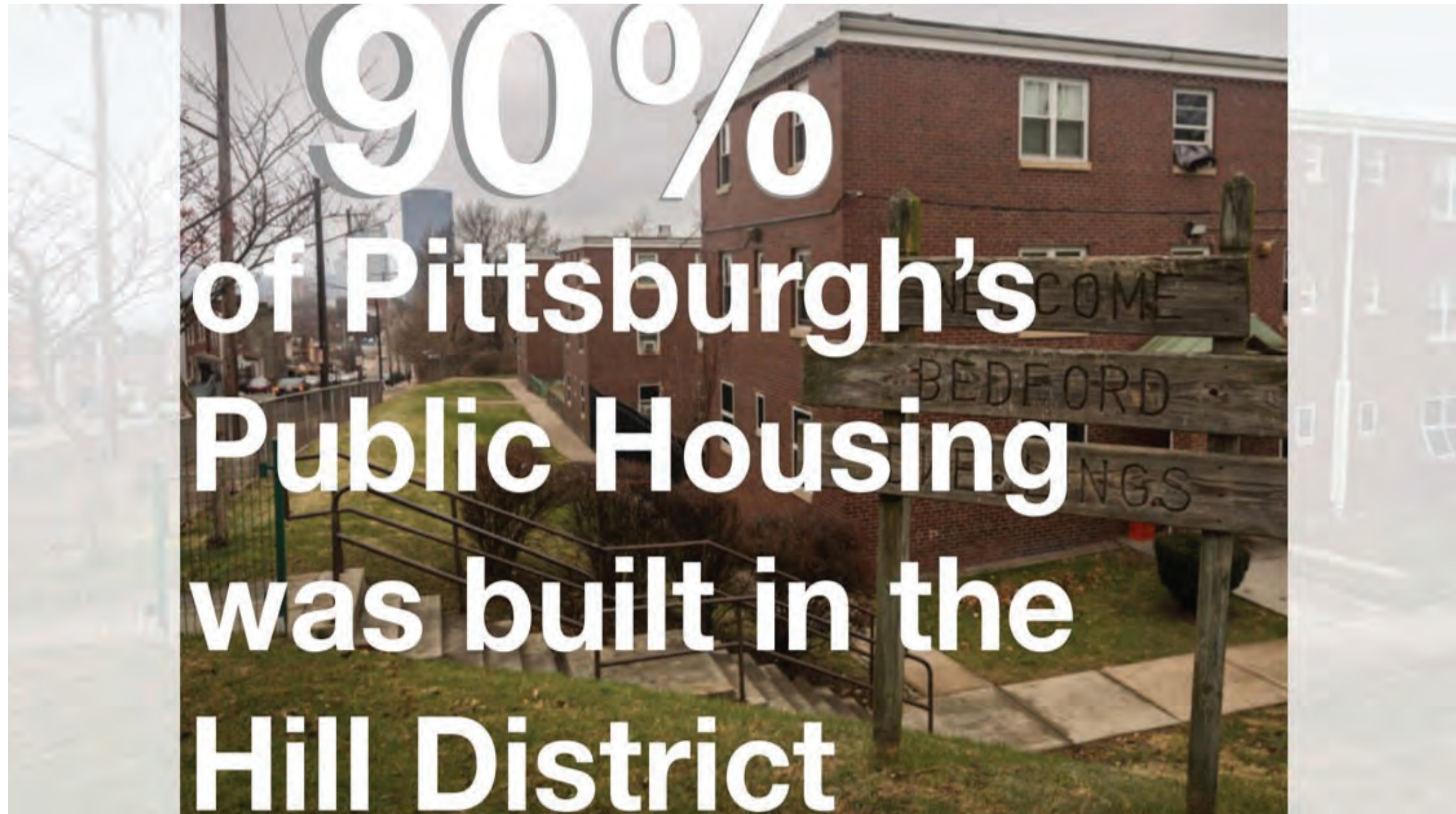
## Historic and Economic Context

# REDLINING MAP OF PITTSBURGH, PA

Federal Home Loan Bank's "Residential Security Maps"



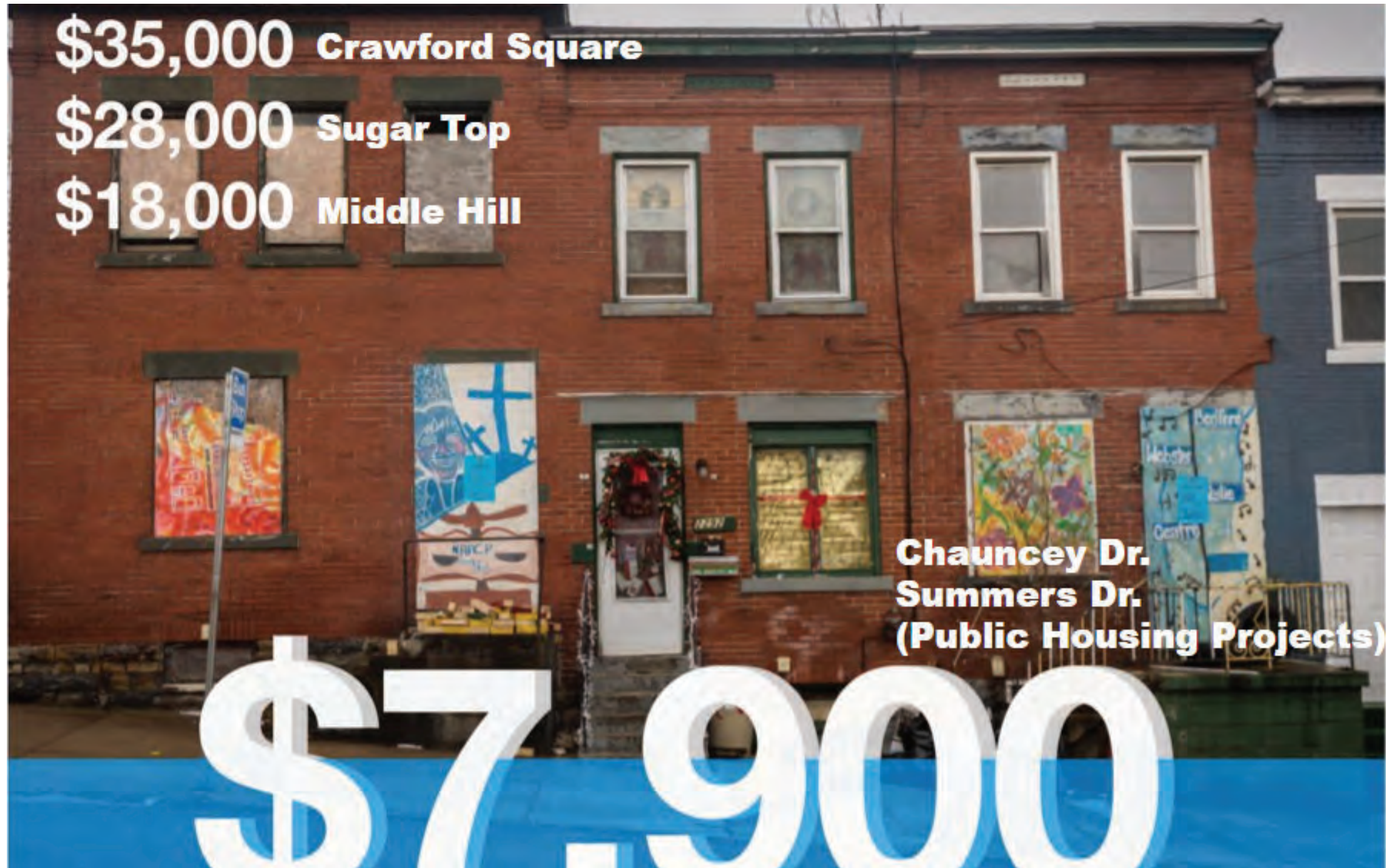
## Historic and Economic Context





## Historic and Economic Context

# HILL DISTRICT MEDIAN HOUSEHOLD INCOME LEVELS



## Historic and Economic Context



# Project Context: Conceptual Master Plan View from Middle Hill



# Community Collaboration & Implementation Plan

## CCIP Focus Areas:

1. Minority/Women Business Enterprise (M/WBE) Inclusion
2. Job Creation, Local Inclusion, and Workforce Development
3. Inclusionary and Homeownership Housing Programs:
4. Communications, Reporting, and Tracking
5. Wealth Building Initiatives
6. Cultural and Community Legacy Initiatives
7. Coordinated Community Development Strategies

### STATEMENT OF AFFIRMATION

As a developer for a portion of the Development Site, the undersigned endorses this Lower Hill Redevelopment Community Collaboration and Implementation Plan and will use commercially reasonable efforts to collaborate on its implementation.

On behalf of LOWER HILL DEVELOPER LLC

By:

Title:

Date

*[Handwritten Signature]*  
 \_\_\_\_\_  
*Assistant Secretary*  
 \_\_\_\_\_

*4/8/2019*  
 \_\_\_\_\_

# Community Impact

**TERM SHEET**  
**BLOCK G1 and G4**  
**REINVESTMENT COMMITMENTS**

March \_\_, 2021 (the "Effective Date")

- Parties:** Hill Community Development Corporation ("CDC") and Lower Hill Developer LLC ("Developer").
- Background:** Developer seeks to redevelop Blocks G1 and G4 ("Option Premises") as described in Developer's Final Land Development Plan ("FLDP") consistent with the terms of that certain Community Collaboration and Implementation Plan ("CCIP") and pursuant to the Block G1 / G4 Letters of Intent to the Urban Redevelopment Authority of Pittsburgh ("URA") and the Sports & Exhibition Authority of Pittsburgh and Allegheny County ("SEA") #10 and #11 ("Project").
- Purpose:** The Parties desire to identify, clarify and confirm their respective responsibilities and commitments related to the Project.
- Developer Affirmations:** Developer will continue its good faith efforts to align development activities with the Amended and Restated Comprehensive Option Agreement Option Agreement") and CCIP, more fully described in Exhibit A attached hereto, summarized as follows:
- i. CCIP Focus Area 1 - M/WBE Inclusion
    - a. Developer is implementing its M/WBE Plan, as more fully described in Exhibit B attached hereto, for professional services, construction services and property operations.
    - b. Hired local / diverse design professionals to advance 1<sup>st</sup> Phase pre-development activities consistent with inclusive procurement goals.
    - c. Developer has created and is managing a growing database of minority and women-owned businesses and has shared the database with other developers/agencies across the region to expand opportunities for identified consultants and contractors.
    - d. Hired eHoldings, a qualified 3<sup>rd</sup> party M/WBE consultant with

## Block G Term Sheet As Presented to Development Review Panel and CCIP Executive Management Committee

Lower Hill Phase I - Community Reinvestment		Summary Term Sheet		DRAFT
	Public Benefit	Reinvestment Projection		Total
		Block G - FNB Tower	Block E - Live Nation Garage	
<b>LERTA (50% Share of Tax Abatement)</b>	The Greater Hill Reinvestment Fund (GHRF) will receive 50% of the LERTA generated over a 10-year abatement period. FNB Bank has committed to monetize the future 10 years of payments for Block G so a payment to the Reinvestment Fund can be made at financing closing.  Development team to pay closing costs for the LERTA loan (legal, title, etc)	\$9,500,000 (estimated and non-monetized value)	\$4,200,000 (estimated and non-monetized value)	\$13,700,000 (estimated and non-monetized value)
<b>Parking Tax Diversion (PTD)</b>	The Greater Hill Housing Stabilization Fund will receive 25% of parking taxes (i.e. Parking Tax Diversion) generated over a period of 20 years from and after the opening of each structured parking garage. FNB Bank has committed to monetize the future 20 years of payments so a payment can be made at financing closing.	\$11,400,000 (estimated)		\$11,400,000 (estimated)
<b>FNB Community Investments</b>	Participating in Centre Ave YMCA project with \$2.2 mil. HTCs, construction loan and \$750k AHP grant FNB is Evaluating projects in the Hill to fund housing and mixed-use initiatives with minority developers in the form of loans, equity and tax credit investments. In the past few months, FNB has issued 8 senior loan term sheets (additional pending) for a total of \$8.8 million in the Greater Hill; Proposals pending for over \$5 million in tax credit investments FNB announced a Hill District Gap Lending Program which is designed to address financing gaps on community projects with flexible lending parameters for local businesses	\$22,000,000 (estimated)		\$22,000,000 (estimated)
<b>Developer Community Investment Fund</b>	Development team will form a Hill District Opportunity Zone fund to provide up to \$5,000,000 of gap equity required to close projects that FNB / URA are underwriting in the Greater Hill.	\$5,000,000		\$5,000,000
<b>Open Space</b>	Development team is building 3.5 acres of open space	\$2,500,000	\$2,500,000	\$5,000,000
<b>CCIP Focus Areas</b>				
<i>Focus Area 1 / M/WBE Inclusion</i>	<ul style="list-style-type: none"> <li>Developer has built and is implementing the EORC-approved MWBE plan</li> <li>Targeting 30% MBE and 15% WBE participation in project</li> <li>Developer has achieved the 30%/15% target on first \$5 million of pre-development contracts that have been executed</li> <li>Developer hired eHoldings, a local MWBE consultant, and EMSDC to maximize MWBE plans/contracts/participation for the Project</li> <li>Implemented the Nov 2020 RFQ for MWBEs in collaboration with the CCIP EMC</li> <li>Vet and hire local and regional MWBE certified contractors and consultants within growing database built and managed by Developer</li> </ul>	\$2,100,000		\$2,100,000
<i>Focus Area 2 / Local Inclusion / Workforce Development</i>	<ul style="list-style-type: none"> <li>Developer/PAR has an agreement with Partner4Work to establish a jobs training program to better connect Hill District residents to Project employment opportunities including Intro to the Trades pre-apprenticeship classes aligned with the construction schedule and job training programs connecting applicants to future building service and hospitality jobs</li> <li>Developer/PAR are working with Partner4Work to open and operate a First Source Center at the Hill House for the benefit of workers, contractors and businesses seeking commercial opportunities in the Project, and pursue the job creation, local inclusion and workforce development goals and strategies described in the CCIP</li> </ul>	\$150,000  \$100,000		\$150,000  \$100,000
<i>Focus Area 3 / Inclusionary Housing</i>	<ul style="list-style-type: none"> <li>Residential is being developed by another developer (Intergen)</li> <li>FNB monetizing the Parking Tax Diversion for the Housing Stabilization Fund - see above</li> </ul>			

## Community Collaboration & Implementation Plan

# Tangible Benefits from the \$50 million Reinvestment Plan from Block G

### DAY ONE FUNDING TO COMMUNITY

#### **\$7,500,000** – *Greater Hill Reinvestment Fund*

- Funding of medium and large developments solely in the Middle and Upper Hill
- Developer will have no control of these funds

#### **\$2,500,000** – *Support for Small Business*

- FNB launching \$2mm microlending and line of credit program for minority owned businesses, with majority going to the Hill District
- Investment in the Hill District Federal Credit Union
- Construction of Kiosks to be occupied by local small businesses
- Riverside Center for Innovation funding and technical support

#### **\$2,100,000** – *MWBE Inclusion*

- Hiring of local, Black and Women owned businesses during pre-development
- Hill-based eHoldings leading local supplier diversity and outreach efforts
- Additional tens of millions of dollars for minority business construction contracts

#### **\$250,000** – *Workforce development*

- Construction and staffing of a Hiring and Job training Center with Partners4Work at the Hill House

**SUBTOTAL - \$12,350,000**

### ONGOING FUNDING TO COMMUNITY

#### **\$17,000,000** – *Coordinated Development in Middle and Upper Hill*

- FNB additional Community Investments
- Centre Ave YMC (Construction loan, Grant, HTCs) plus 8 additional pending termsheets for senior loan and tax credit investments

#### **\$8,000,000** – *Greater Hill Housing Stabilization Fund*

- \$3mm funded at closing of Parcel E, Parking Garage/Live Nation) with the remaining \$5mm funded annually over 20 years
- These proceeds will be used to revitalize and rehab homes in the Middle and Upper Hill

#### **\$5,000,000** – *Claycove/BPG GREATER HILL OPPORTUNITY FUND*

To make equity investments in real estate projects in the Middle and Upper Hill

#### **\$2,500,000** – *1.5 acre community open space*

#### **\$5,000,000** – *FNB committing to community development and non-traditional banking products*

**SUBTOTAL - \$37,500,000**

# Community Collaboration & Implementation Plan

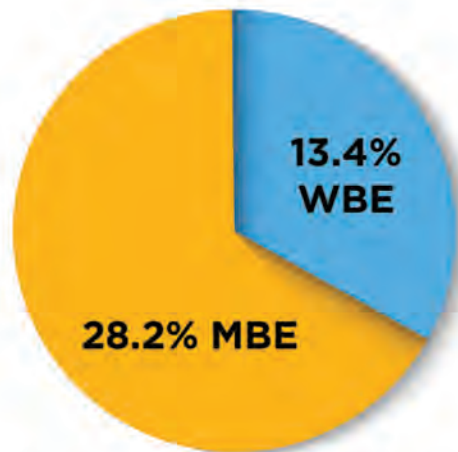
## COMMUNITY IMPACT BY THE NUMBERS



# Community Collaboration & Implementation Plan

## COMMUNITY IMPACT BY THE NUMBERS

M/WBE PARTICIPATION  
**41.6%**  
 OF TOTAL PRE-DEVELOPMENT  
 COMMITMENTS

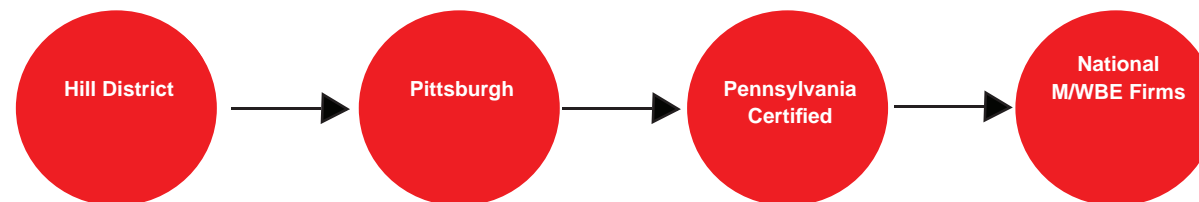


**88**  
 Interested in  
 Training

**50**  
 Signatory to  
 Union

**495**  
 MWBEs  
 in Our  
 Database

**339**  
 MWBE  
 business  
 contacted



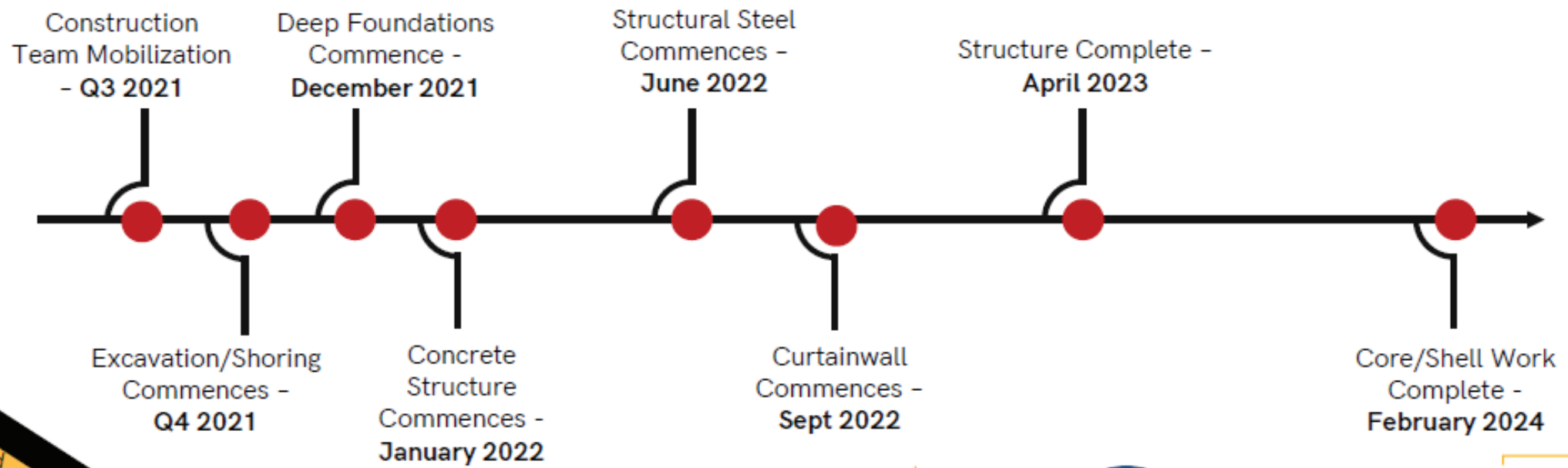


# Community Collaboration & Implementation Plan

## Upcoming Bid Opportunities

**General Requirements, Site Work, Concrete, Waterproofing, MEP, Fire Protection, Structural Steel, and Elevators**  
**Issue Date: June 7, 2021**  
**Due Date: June 25, 2021**

**Roofing, Interiors, Exterior Site**  
**Issue Date: July 7, 2021**  
**Due Date: TBD**



*Note: Developer and project partners are expected to start late summer / early fall*



## Community Collaboration & Implementation Plan

# Bid Information Session

- Contact Us to let us know you are interested  
via email [diversity@eholdingsinc.com](mailto:diversity@eholdingsinc.com)  
Phone 412-434-6571  
Website: <https://www.lowerhillredevelopment.com/mwbe.html>
- Attend an upcoming bidder info session

### Bidder Information Session 2

## May 20<sup>th</sup> at 3:00 PM

PJ Dick, in association with Mascaro and Massaro, will be hosting a bidder information session for the upcoming construction of the G1- FNB Financial Center to review upcoming bid and vendor opportunities, project details and schedule, as well as the bid process.

15



# Community Collaboration & Implementation Plan

## WORKFORCE DEVELOPMENT

### Ongoing Outreach and Engagement

Development Team is supporting outreach to Hill District residents for Intro to the Trades Program and the Pittsburgh Public Schools' CTE program.



### Promote Training Program Network

Collaboration with Partner 4 Work, Builders Guild and PJ Dick to identify and direct potential construction workers into trade learning programs.



### Establish First Source Center

Development Team is collaborating with the URA for a First Source Center in the Hill District to support on the ground outreach and job readiness efforts.



### Expand Scholarship & Internship Programs

Professional service consultants and vendors will support scholarships and internships for Hill District residents.



### Establish Pre-Apprenticeship & Apprenticeship Program Agreements

Contractors and subs will support both pre-apprenticeships and apprenticeships ongoing throughout projects sourced from trade training programs.

# Community Collaboration & Implementation Plan ECONOMIC REINVESTMENT



# Community Collaboration & Implementation Plan ECONOMIC REINVESTMENT



# Community Collaboration & Implementation Plan

## BRIDGING FINANCIAL INSTITUTION COMMITMENTS TO THE HILL DISTRICT



## Community Collaboration & Implementation Plan

# ATTRACTING CAPITAL AND DEVELOPMENT EXPERTISE TO THE MIDDLE & UPPER HILL



Economic Support and Expertise to Scale Small Hill District Businesses



Dorian Moorefield, Owner of Grandma B's

## Community Collaboration & Implementation Plan

# SMALL BUSINESS OPPORTUNITIES



### Wylie Avenue & Urban Open Space Kiosks:

F&B and Retail incubation



### Public Art Installations:

Artists and Fabricators



### Live Nation Venue:

Musicians, artists,  
food services





### Food Hall Opportunities:

F&B Incubation



# Community Collaboration & Implementation Plan

### COMMUNITY PRESENTATIONS








### INFORMATIONAL EVENTS






### WEBSITE COMMUNICATION



# Community Collaboration & Implementation Plan

## CONTRACTOR CONVERSATIONS

Steve Rucker  
Rucker's Crew LLC

Gilbert Lowe  
CRAWLS&RIE

Scott Tunstall  
Powell 59 Construction

## ONGOING OUTREACH

Lower Hill Redevelopment  
APRIL 2021

WHY IT'S IMPORTANT  
WHY YOU SHOULD GET INVOLVED

\$7.3 MILLION  
3+ ACRES  
\$2 MILLION  
\$2 MILLION  
\$2 MILLION

WE'RE COMMITTED TO REAL IMPACT

STAY IN THE KNOW  
OPPORTUNITIES AND UPDATES ISSUED OUTEN

UPCOMING TRAINING OPPORTUNITIES  
Students: Class Lettings

CONSTRUCTION TRADES

UPCOMING EVENTS

Lower Hill Redevelopment  
Open Bid Opportunity

Block G1: (FNB) Office Tower  
Design-Assist: Curtain Wall

www.lowerhillredevelopment.com  
@LowerHillRedev

## FIRST SOURCE CENTER (OPENING MAY 2021)

JAMES F. HENRY HILL HOUSE CENTER

# Project Information



## Project Information

### Parcel G1

**Address:** Washington Place & Bedford Avenue, Pittsburgh, PA

**Zoning District:** SP-11

**Height:** 26 Stories, 418 Feet

**Site Area:** 1.399 Acres

**Floor Area:** 547,888 Square Feet

**Use:** Core-and-shell commercial mixed-use office building

**Parking Provided:** 108 spaces

### Parcel G4

**Address:** Washington Place & Bedford Avenue, Pittsburgh, PA

**Zoning District:** SP-11

**Site Area:** 0.671 ACRES

**Use:** Urban open space

## Design Narrative

The following project narrative describes a proposed office, retail, and open space development on parcels within Block G in the Lower Hill Planned Development District. The two parcels, referred to as Parcel G1 & Parcel G4, comprise +/-2.07 acres of area fronting on Washington Place and Bedford Avenue.

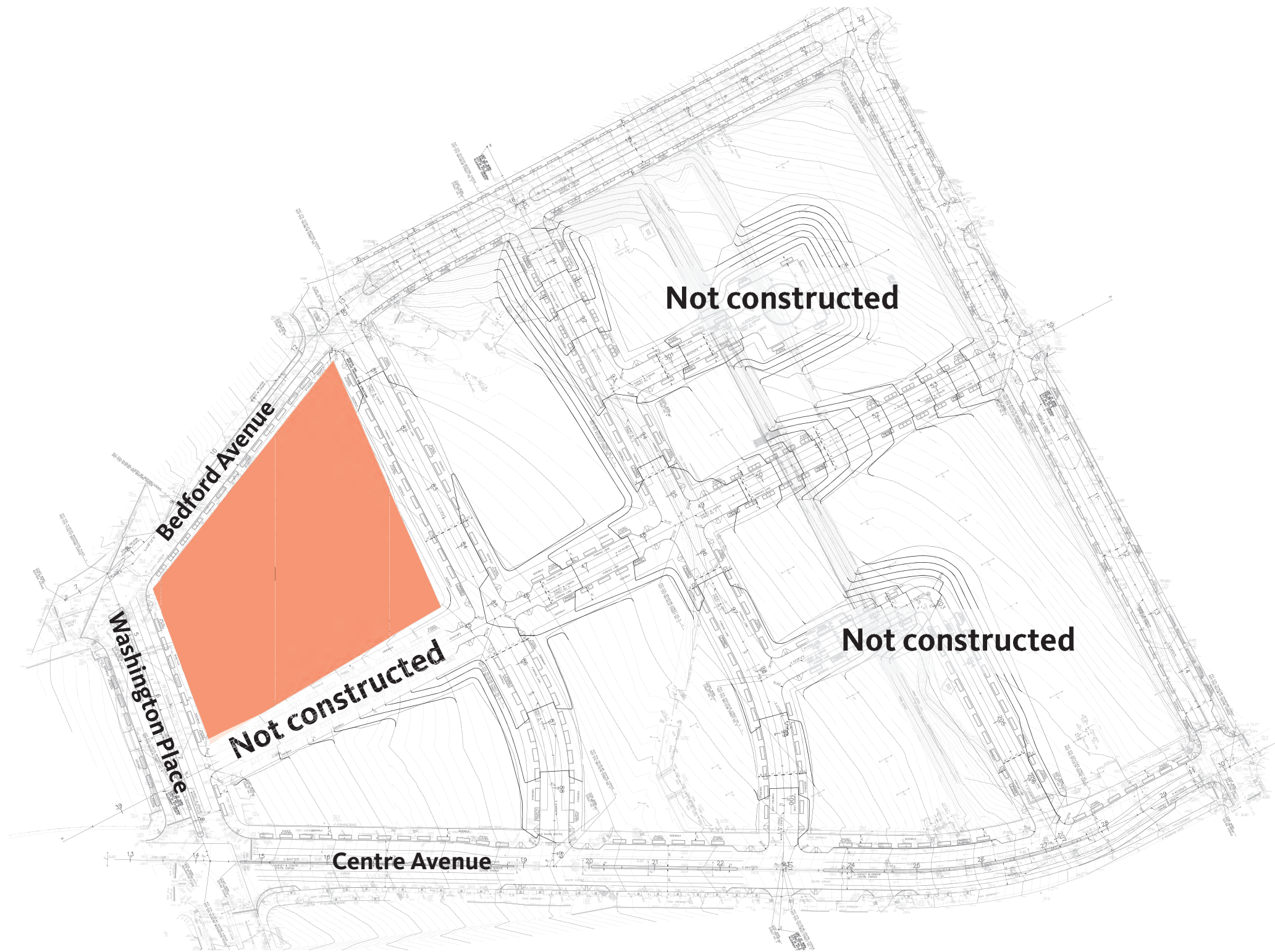
Anchoring this development is a signature mixed-use tower sited on Parcel G1, establishing a new presence on the city's skyline. Its glassy form is carefully sculpted to reflect the unique setting of this highly visible, easily accessible location. An expression of crisp verticality dominates the design, visually bridging to nearby skyscrapers and downtown landmarks, while shifts in massing recognize a relationship to the lower-scale character of the adjacent development and residential neighborhood beyond.

Enhancing this vertical development will be the creation of new public Plaza on Parcel G1 and urban open space on Parcel G4 that revitalizes Wylie Avenue as a critical connector between the Historic Hill District and Downtwn. Combined, these two parcels will offer 1.36 acres of new public open space.

The G Block of the Lower Hill redevelopment area has significant slopes with overall grade changes of approximately 25 vertical feet. In response to this topography, the design of the G1 Plaza and G4 Urban Open Space is envisioned as a series of terraced areas and stepped pathways that transition from the lower elevation of Washington Place to the large elevated open plaza on G1 and G4. From this plaza, a connection to Logan Street provides direct access to future development.

The building's lobby is multi-story and will provide internal connection from the Washington Place entry to an entry to the G1 Plaza and G4 urban open space. The large G4 terrace area is envisioned as a multi-function central urban green space, for use by tenants, Hill District residents, and visitors alike. This central lawn area offers space for individual activities as well as larger events and civic gathering. The series of small terraces will offer places for small gathering opportunities and will house retail kiosks which will activate the greenspace. A palette of natural and man-made materials such as stone, wood, and concrete will shape the plazas, walls, and benches. This palette will feature a planting scheme that will prioritize native species.

# G1/G4 Site Context: Existing Site Plan



View of Block G from Washington Place



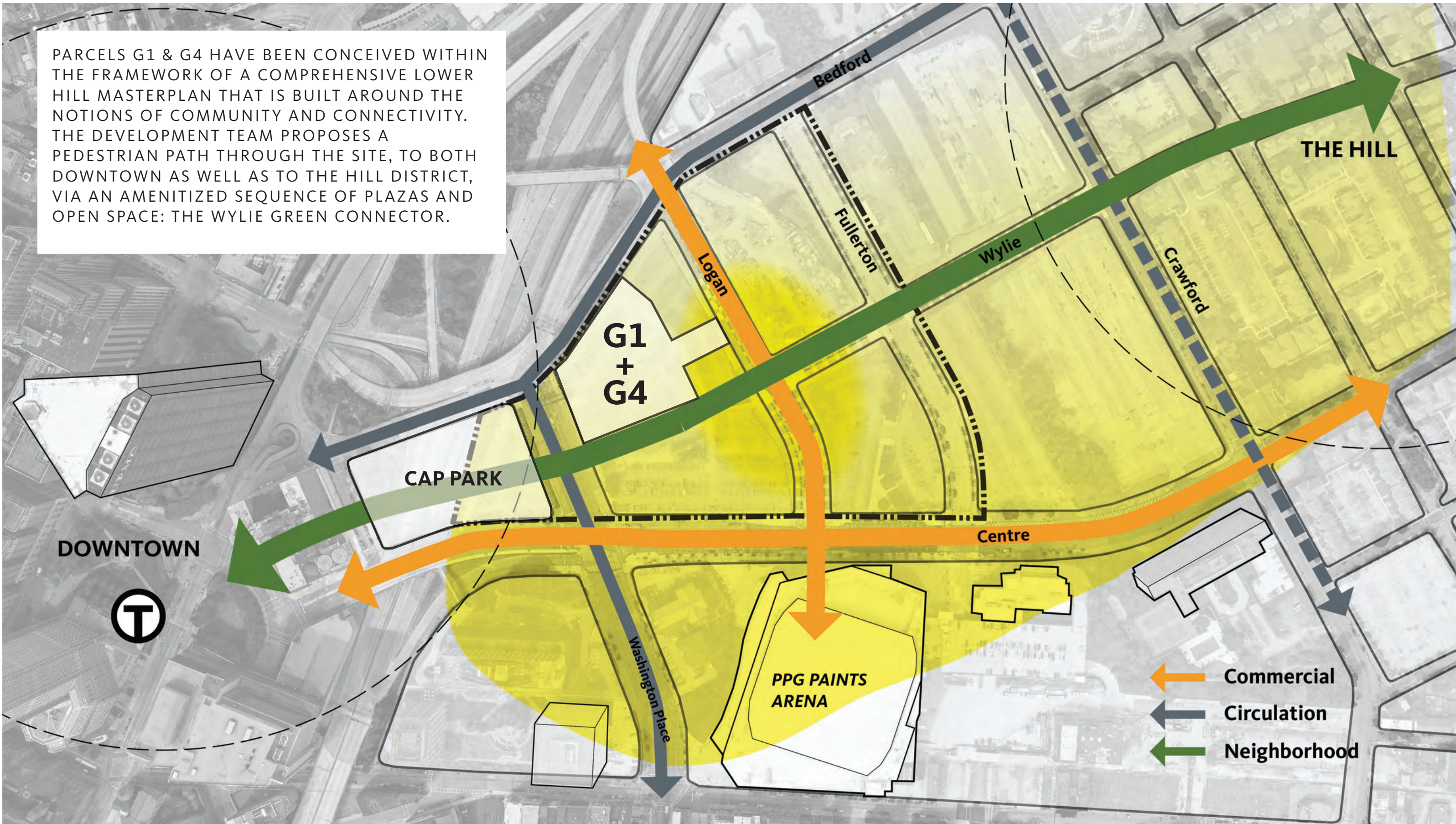
View of Block G along Logan Street



View of Block G along Bedford Avenue

# Overall Plan Approach | G1/G4 Site Planning

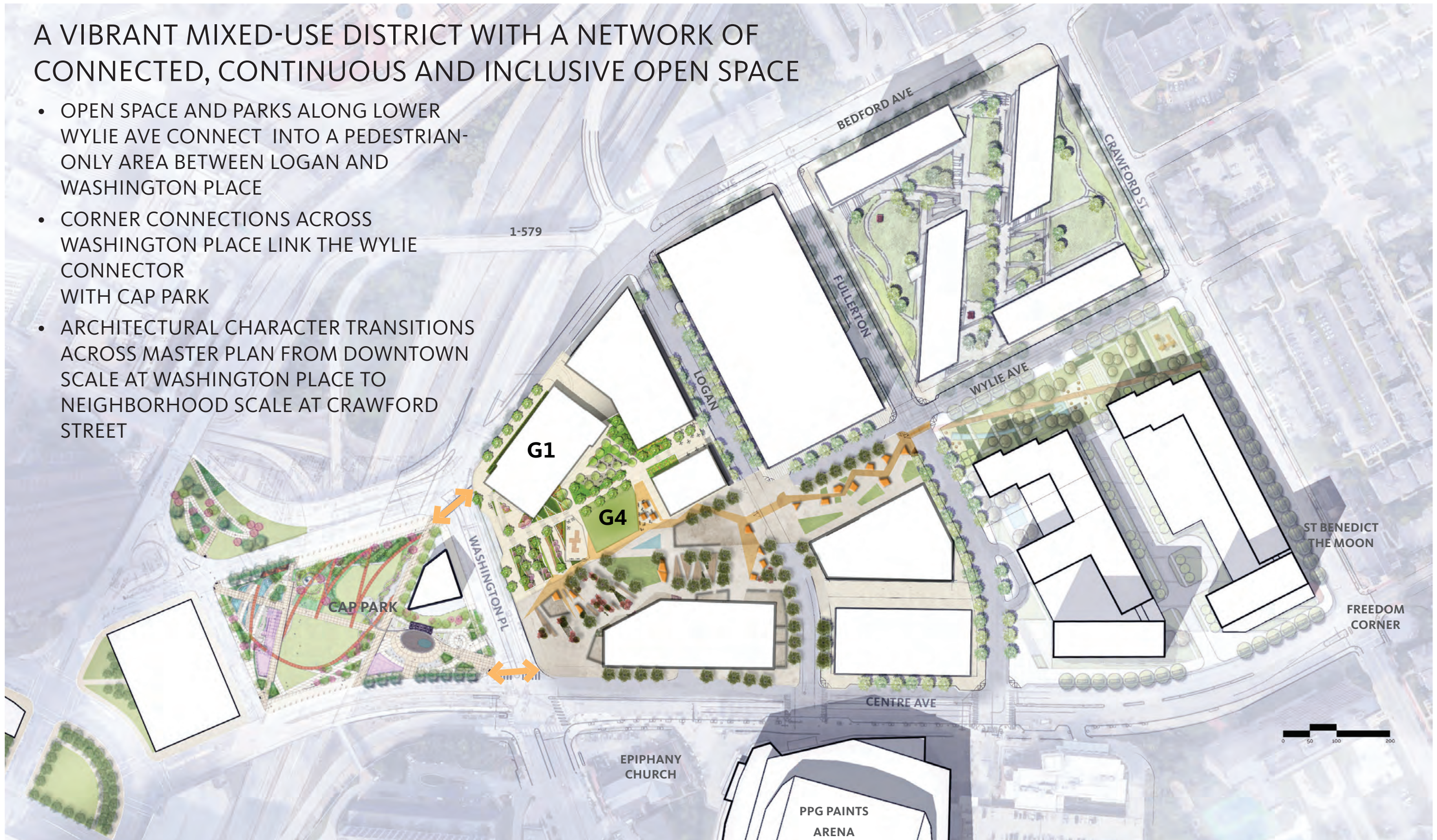
PARCELS G1 & G4 HAVE BEEN CONCEIVED WITHIN THE FRAMEWORK OF A COMPREHENSIVE LOWER HILL MASTERPLAN THAT IS BUILT AROUND THE NOTIONS OF COMMUNITY AND CONNECTIVITY. THE DEVELOPMENT TEAM PROPOSES A PEDESTRIAN PATH THROUGH THE SITE, TO BOTH DOWNTOWN AS WELL AS TO THE HILL DISTRICT, VIA AN AMENITIZED SEQUENCE OF PLAZAS AND OPEN SPACE: THE WYLIE GREEN CONNECTOR.



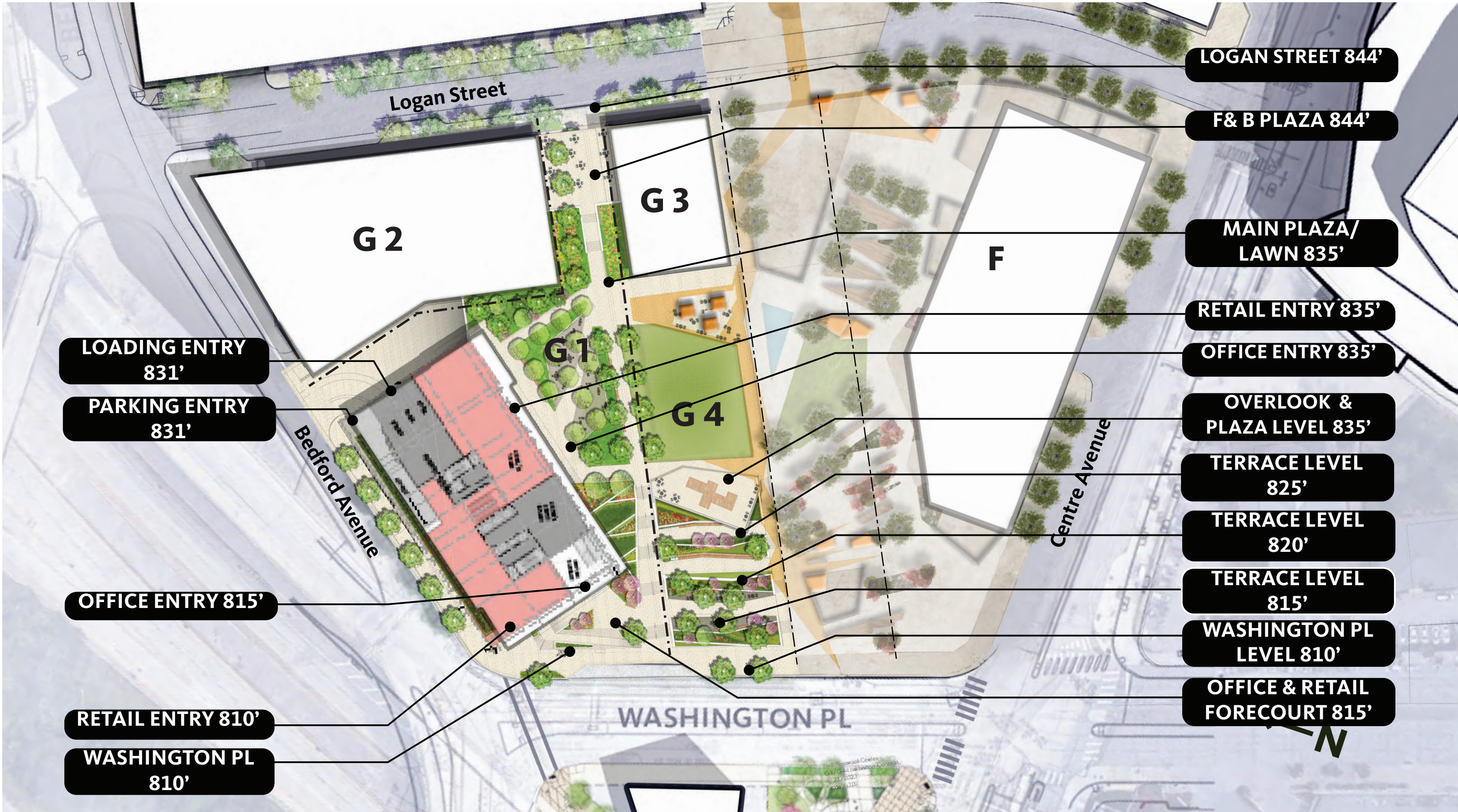
## Overall Plan Approach | Conceptual Masterplan

A VIBRANT MIXED-USE DISTRICT WITH A NETWORK OF CONNECTED, CONTINUOUS AND INCLUSIVE OPEN SPACE

- OPEN SPACE AND PARKS ALONG LOWER WYLIE AVE CONNECT INTO A PEDESTRIAN-ONLY AREA BETWEEN LOGAN AND WASHINGTON PLACE
- CORNER CONNECTIONS ACROSS WASHINGTON PLACE LINK THE WYLIE CONNECTOR WITH CAP PARK
- ARCHITECTURAL CHARACTER TRANSITIONS ACROSS MASTER PLAN FROM DOWNTOWN SCALE AT WASHINGTON PLACE TO NEIGHBORHOOD SCALE AT CRAWFORD STREET



# G1 Site Topography, Terraces and Plazas





# Project View: Pedestrian view from G4 Plaza

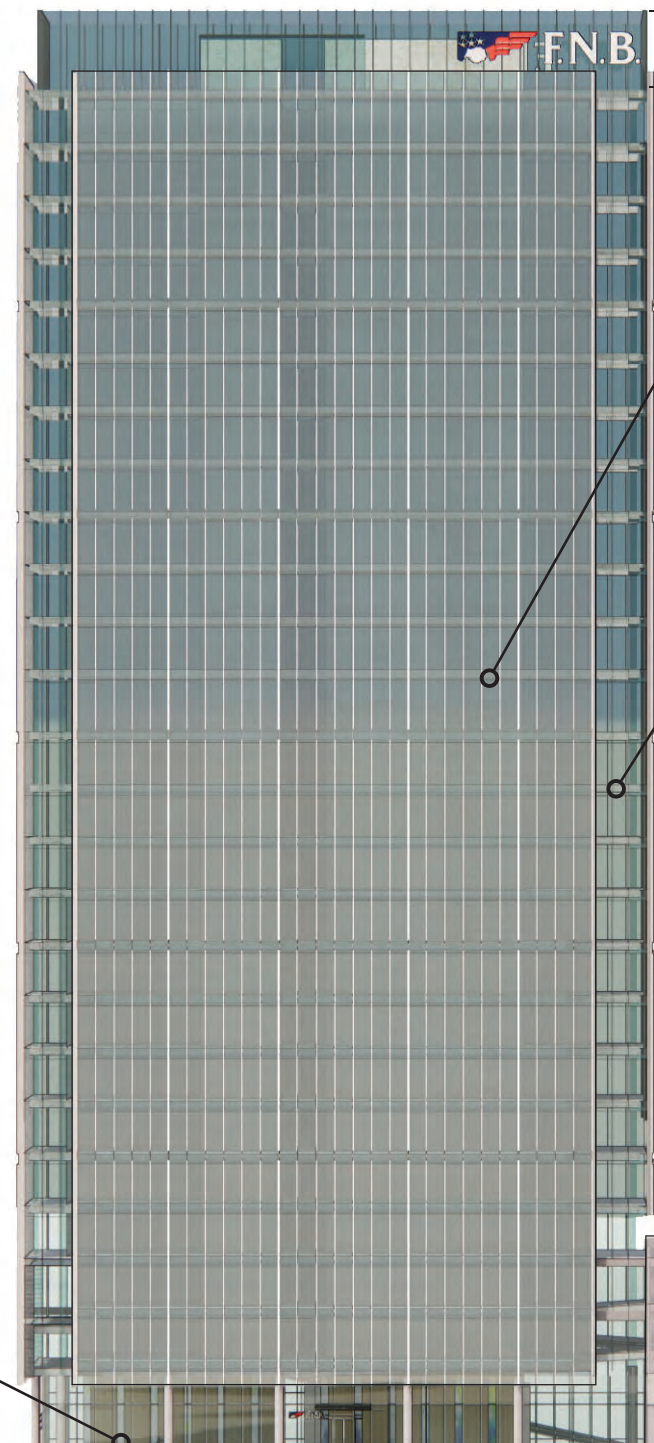


# Project View: G4 at Washington Place



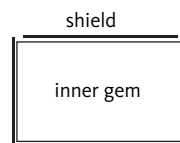
# G1 Elevation: South

Building Height 418' from Washington Place



"Crown" element defines top of tower

Shield elements feature surface articulation - vertical fins @ 5' intervals



Reveals in facade define inner "gem", feature a different glazing panel and extend to crown element

Parking garage w/ perforated metal panel facade matching proportion and articulation of shield elements

Retail entrance defined by "carve" in stone facade to differentiate from office lobby. Stone panels to align with metal panels above

Lobby is defined by clear glass and open connection to plaza-feature wall and materiality to compliment plaza design

LOGAN

WASHINGTON PLACE

WASHINGTON PLACE ENTRANCE @ 815'

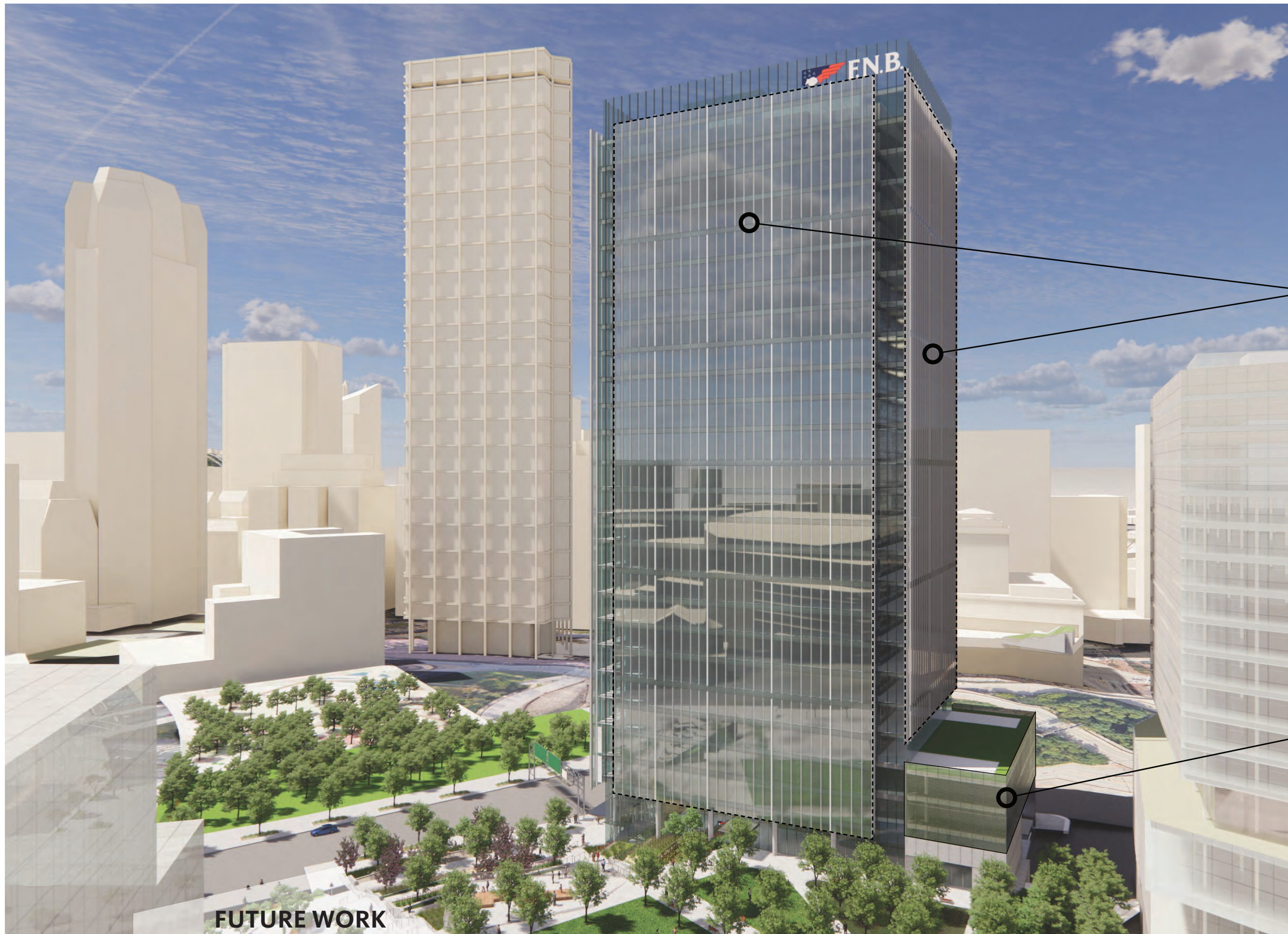
PLAZA ENTRANCE @ 835'

PLAZA

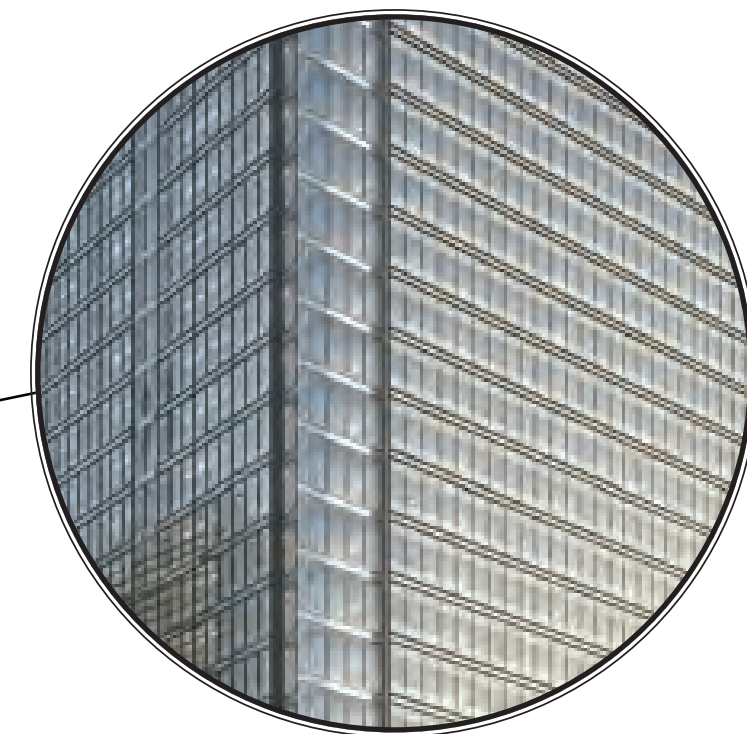
# Project View: Southwest



# G1 Materiality: Skin and Massing Concept



curtainwall with mullion "fin" extensions

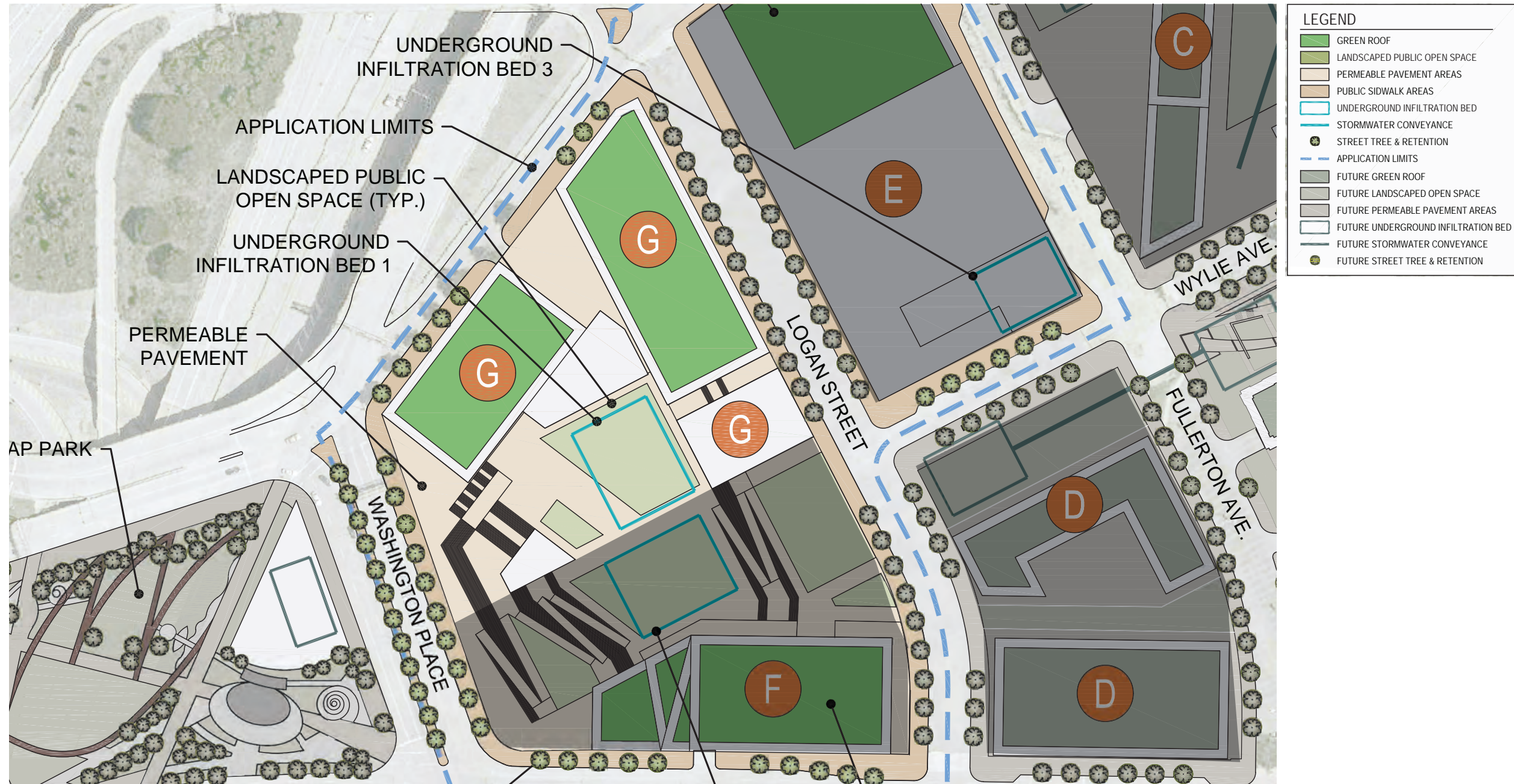


"shield" + wing detail

# Building Materiality



# Stormwater Management

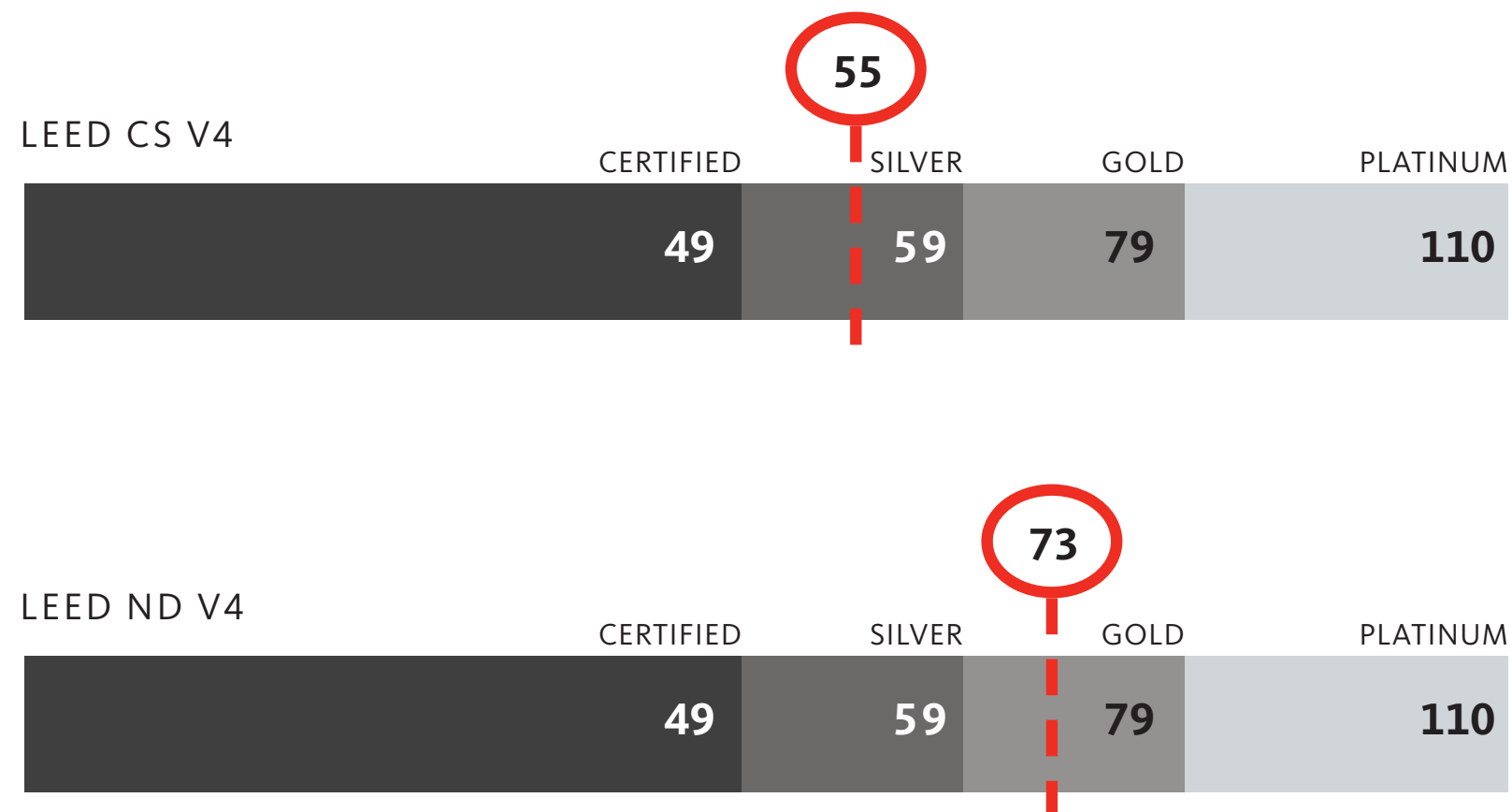


# Sustainability Approach

## Lower Hill Redevelopment – G1 and G4 Sustainability Narrative

The project is located within the LEED for Neighborhood Development (LEED ND) Gold-certified Lower Hill Redevelopment. It will align with the site’s LEED ND strategy and is seeking LEED for Building Design + Construction: Core and Shell v4 (LEED CS) certification. The project registered in February 2021 for LEED CS certification under project 1000141206 - LEED v4 BD+C: CS. Based on the current design not including strategies that will be developed further as design progresses, the project is tracking 55 points which would achieve LEED Silver. Sustainability actions will continue to be evaluated to enable achievement of the highest commercially-reasonable level of LEED certification.

The project is a Property Partner of the Pittsburgh 2030 District and will utilize best efforts to meet the goals of the 2030 Challenge. As a 2030 District Partner, the project will contribute to network collaboration, annually report its energy and water usage to Green Building Alliance, and participate in the District’s benchmarking efforts for transportation emissions and indoor air quality.



Graph of LEED Targets



# Sustainability Approach

© Green Building Alliance

## Pittsburgh 2030 District Property Partner Commitment Pledge

### Locally driven, internationally recognized

The Pittsburgh 2030 District, a strategic initiative of Green Building Alliance (GBA) sets national standards for high performance building by committing properties to the 2030 Challenge goals: 50% reductions in energy and water consumption, as well as transportation emissions by the year 2030, while improving indoor air quality. As the largest 2030 District in the world, the robust network of over 540 properties - representing more than 84.8 million sq ft - has saved Partners \$154 million and avoided over 1.2 million metric tons of CO<sub>2</sub> to date.

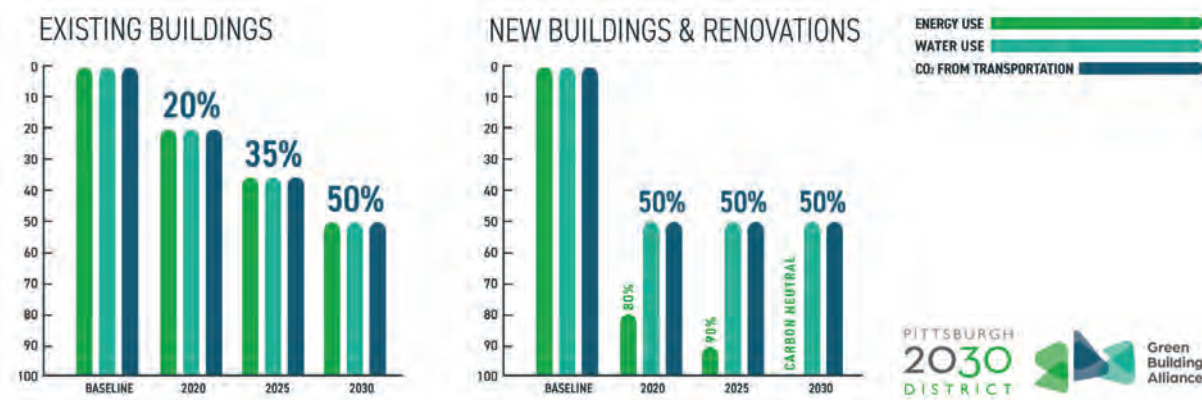
### Benefits

- Annual building performance reports
- Invitations to exclusive, educational monthly Partner meetings with discussions on market trends, new technology, and financing
- Access to technical assistance on all building projects from GBA staff
- Recognition on published lists of committed partners and maps
- Connections to Pittsburgh 2030 District Resource and Community Partners
- Support with City Benchmarking Ordinance

### Requested Actions

- Support GBA through organizational membership - contact Elisabeth Udyawar (elisabethu@gbapgh.org)
- Make a good faith effort to improve building performance and reach 2030 Challenge Goals
- Report annual water and energy usage to GBA staff via an excel document, or Energy Star Portfolio Manager account
- Contact Paige Colao (paigec@gbapgh.org) if you have any technical assistance needs!

## 2030 Challenge Goals



© Green Building Alliance

## Partner Signature & Committed Buildings

### Partner Signature

By providing my signature below, I am expressing my organization's commitment to becoming a partner of the Pittsburgh 2030 District. We agree to confidential reporting\* of building performance information and lessons learned to Green Building Alliance (GBA) and the City of Pittsburgh.

Name: Ralph Rossi	Title: SVP Commercial Operations
Company/Organization: BPG Real Estate Services	Date: February 25, 2021
Signature: 	*Confidentiality Note: No individual energy/water use information, transportation, or IAQ data will be released independent of aggregated District totals without the express permission of the Property Partner.

### Main Contact Information

Primary Contact Name: Ralph Rossi	Title: SVP Commercial Operations
Email: rrossi@bpg360.com	Phone: 302-691-4065

Check here if you permit GBA to share building characteristics, use types, and energy/water use information with the City of Pittsburgh Department of City Planning as per the City Benchmarking Ordinance.

### Building 1 \*\*if submitting more than two buildings, please send as an excel file to Paige Colao (paigec@gbapgh.org)

Building Name: FNB Financial Center	Gross square feet: 550,000 approximate		
Address: TBD	Rentable square feet:		
Tax Parcel ID:	# Occupants/FT Employees:	# Floors:	Year built:

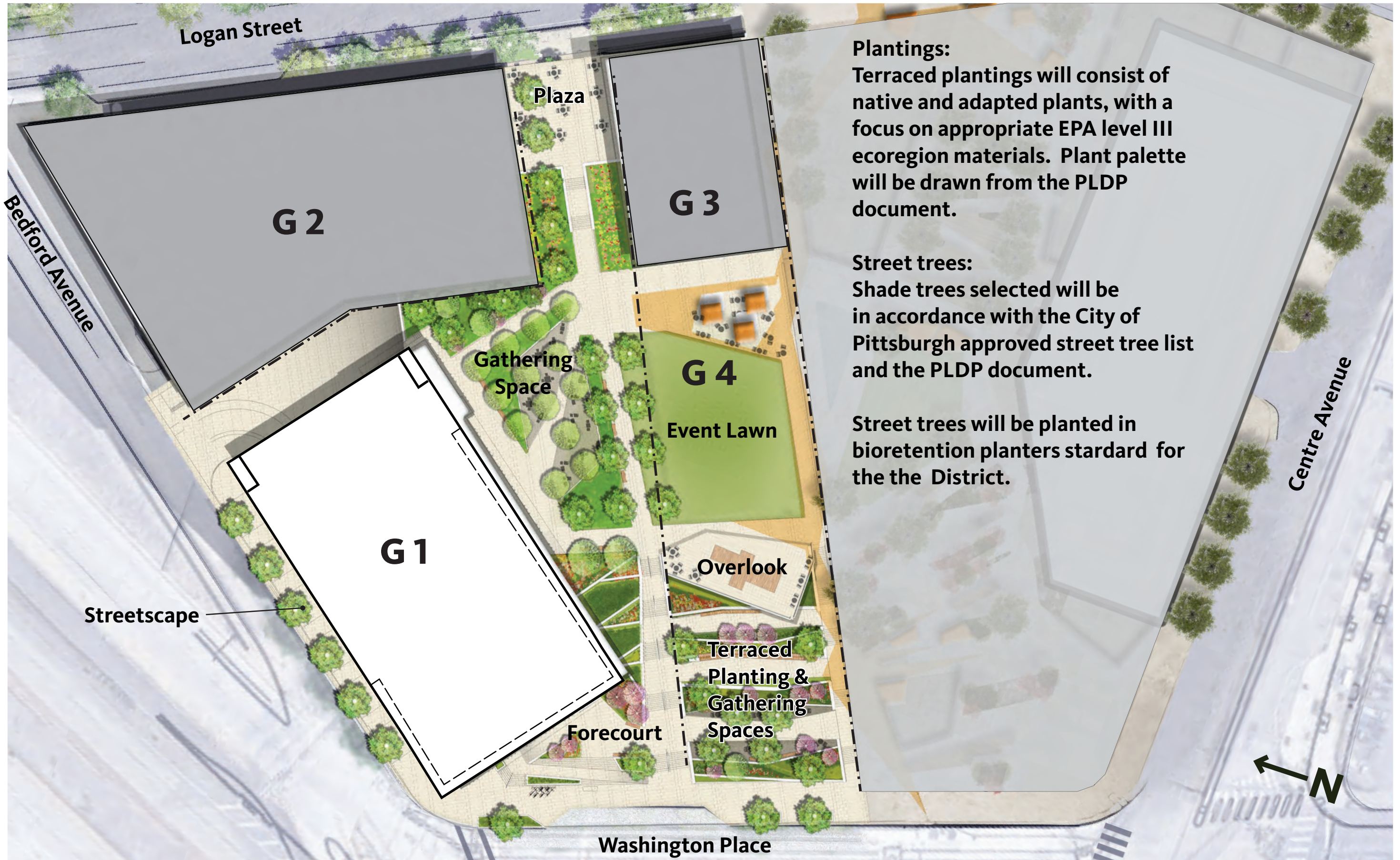
### Building 2

Building Name:	Gross square feet:		
Address:	Rentable square feet:		
Tax Parcel ID:	# Occupants/FT Employees:	# Floors:	Year built:

# Conceptual Masterplan



# Site Plan: G1 + G4 Overview

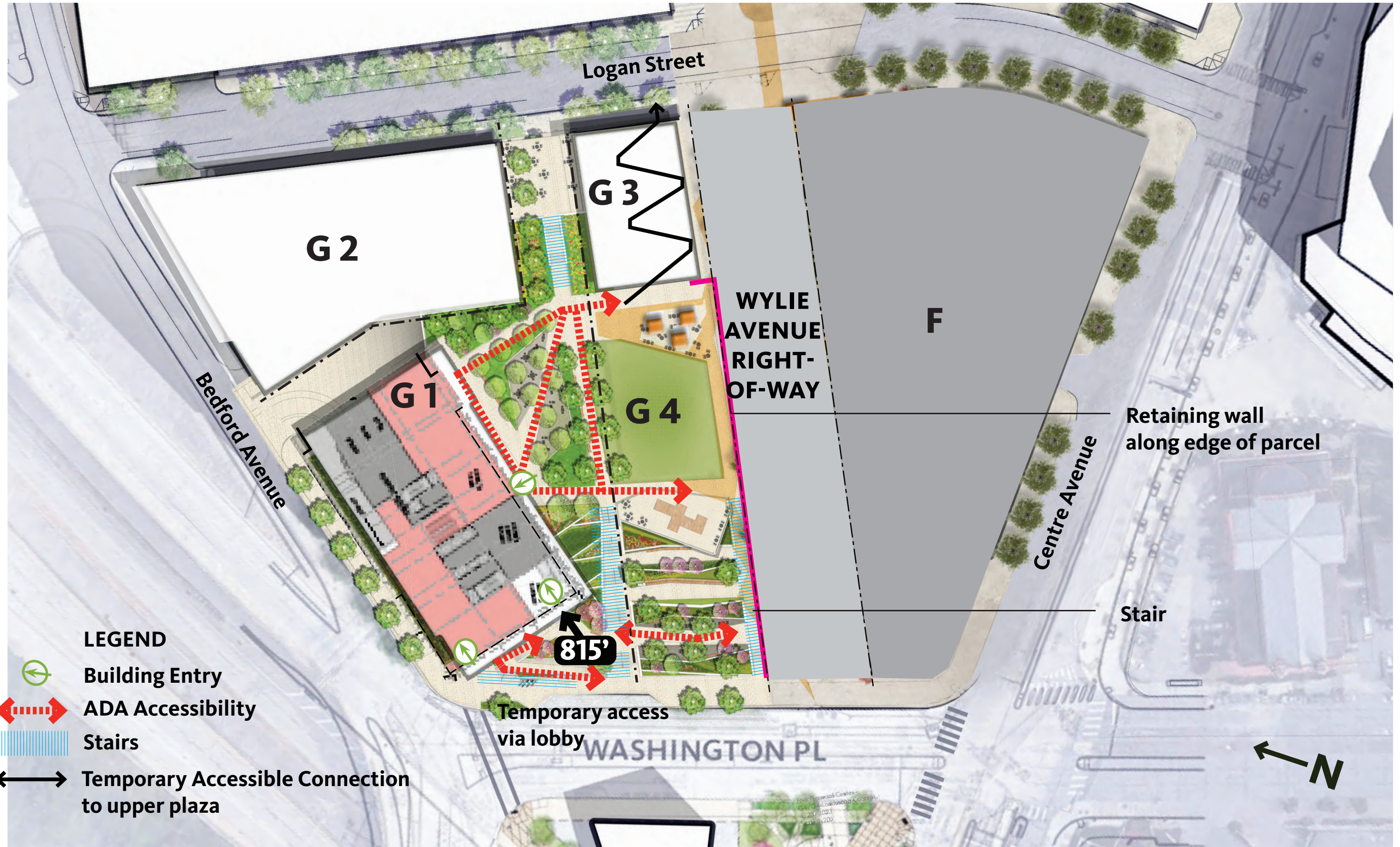


**Plantings:**  
Terraced plantings will consist of native and adapted plants, with a focus on appropriate EPA level III ecoregion materials. Plant palette will be drawn from the PLDP document.

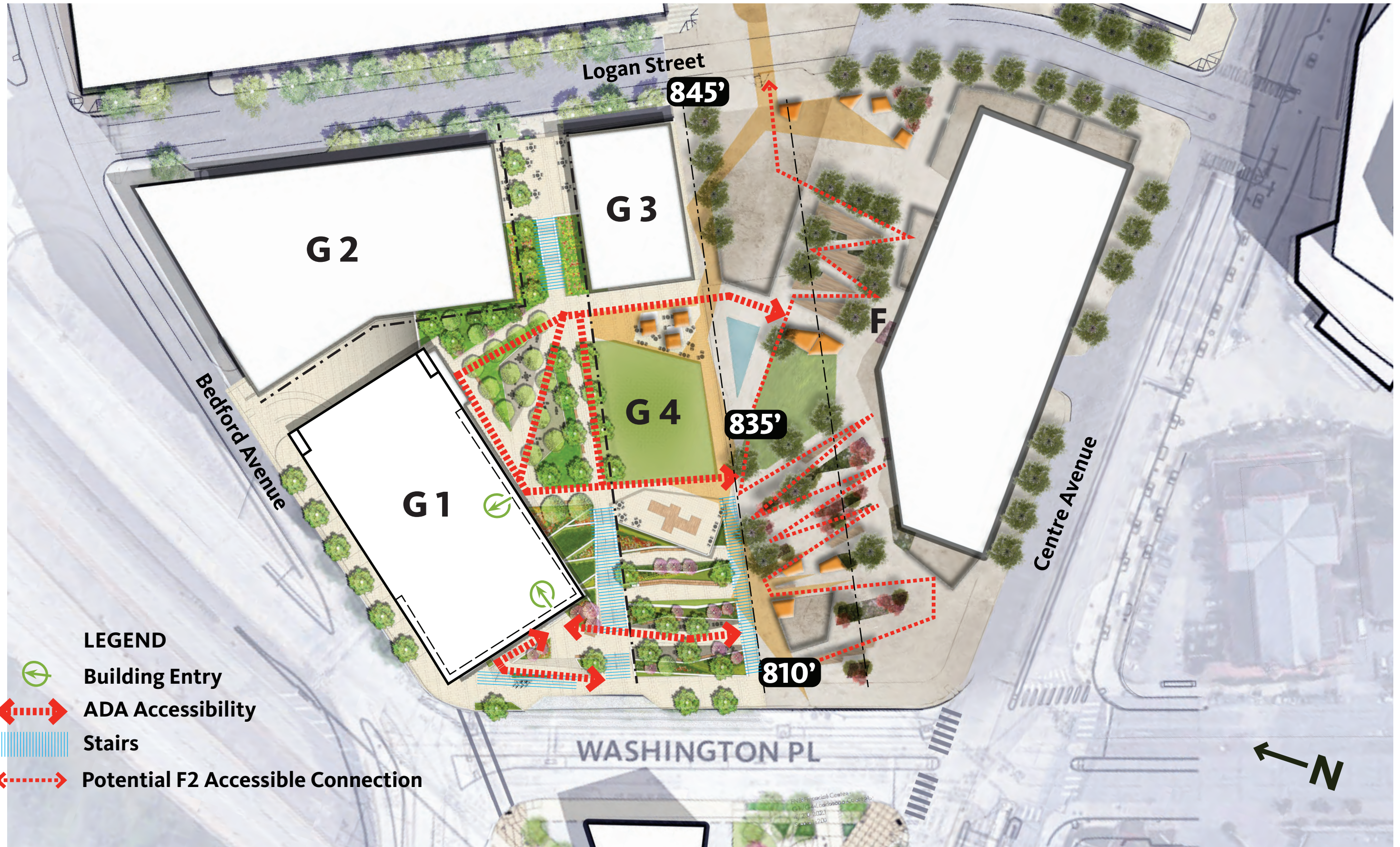
**Street trees:**  
Shade trees selected will be in accordance with the City of Pittsburgh approved street tree list and the PLDP document.

Street trees will be planted in bioretention planters standard for the the District.

# G1/G4 Accessibility and Pathways: Initial

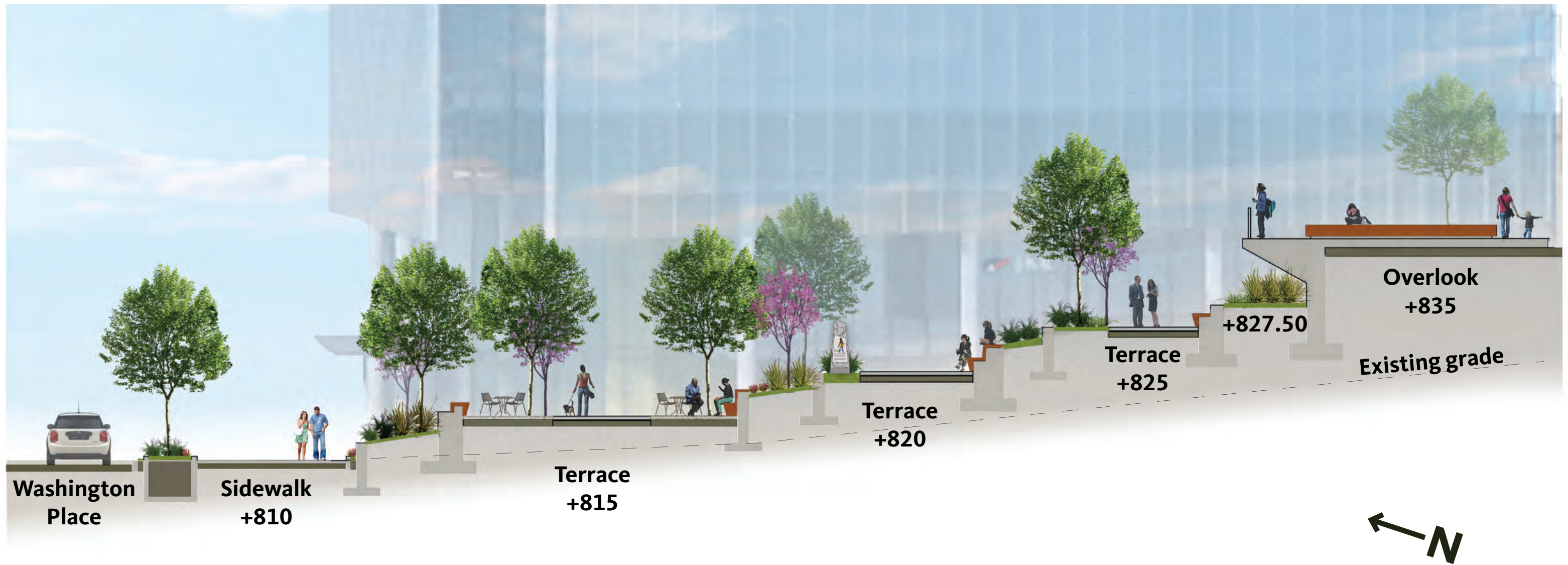


# G1/G4 Accessibility and Pathways: Final Proposed



## Site Section: G4 Landscape Terraces

- LANDSCAPE TERRACES EXTEND TOWARDS WASHINGTON PLACE WITH LOW WALLS & SLOPED PLANTING BEDS
- WALKWAYS EXTEND HORIZONTALLY CONNECTING TO THE FUTURE ACCESSIBLE ROUTES OF THE F2 PLAZA
- FLEXIBLE SEATING AREAS, INTIMATE GATHERING SPACES, AND INTEGRATED WOOD LOUNGE SEATING ARE INCLUDED ALONG THE WALKWAYS
- PLANTING AREAS PROVIDE ADDITIONAL OPPORTUNITIES FOR STORMWATER MANAGEMENT



# G1/G4 Perspective: Terraced Planting Concept



terraced planting & low walls



# G1 Perspective: Office and Retail Forecourt Concept



integrated steps and sloped accessible walkway



# Project View: G4 Aerial



# G1+G4 Paving, Walls & Handrails Precedents



Plank Unit Paving (mix of grays/paver finishes)



Plank Unit Paving



Stainless Steel Handrail



Exposed Aggregate Concrete  
(ROW sidewalks-accent)



Broom Finish Concrete



Permeable Granular Material (Seating Areas)



Accent Concrete Walls- Board Form Finish

# G1+G4 Landscape Lighting Precedents



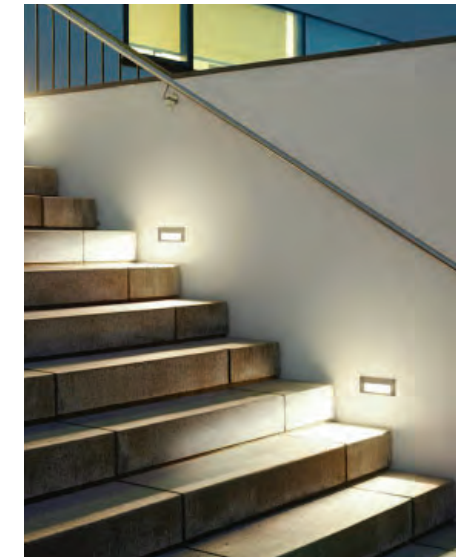
Option: Bollard Light



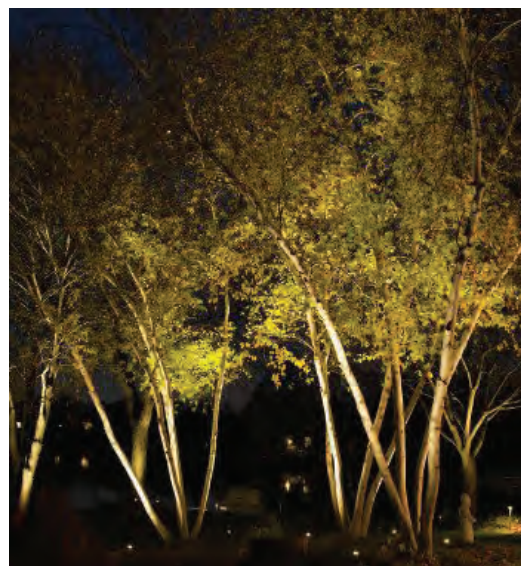
Option: Pedestrian Light



Option: Tall Poles



Option: Step Lighting



Inspiration: Selective Uplighting



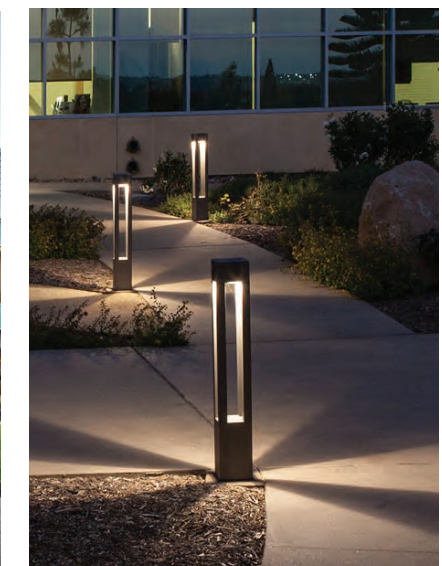
Inspiration: Bench Edge Illumination



Inspiration: Edge Illumination

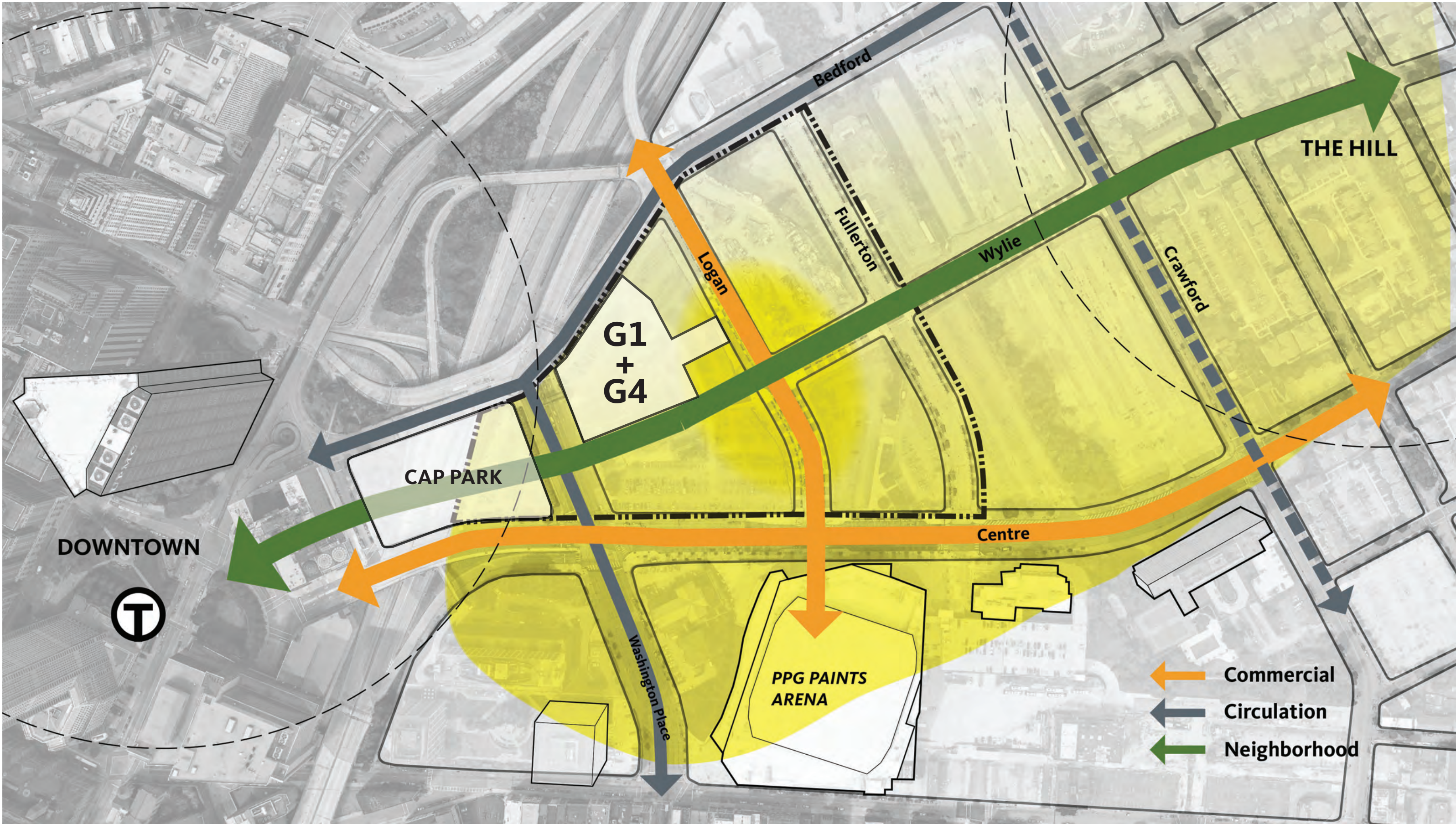


Option: Pedestrian Light



Option: Bollard Light

# Art, Cultural Legacy, and Activation | G1/G4 Site Planning Approach



# Art, Cultural Legacy, and Activation | Conceptual Masterplan



# Activation & Programming Framework- Daytime



YOGA ON THE LAWN



COMMUNITY CHESS



FOOD TRUCKS  
(REGULARLY SCHEDULED)



TEMPORARY/POP-UP  
PLAY



LENDING LIBRARY



CAP PARK EVENTS



LUNCHTIME CONCERTS



KIOSKS



LOCAL ARTISAN POP-UPS

# Activation & Programming Framework- Evening



MOVIES ON THE LAWN



READING SERIES  
(POETS, AUTHORS)



FOOD TRUCK FESTIVAL



COMMUNITY FESTIVALS /  
PARADES



PERFORMANCE ART



CAP PARK EVENTS



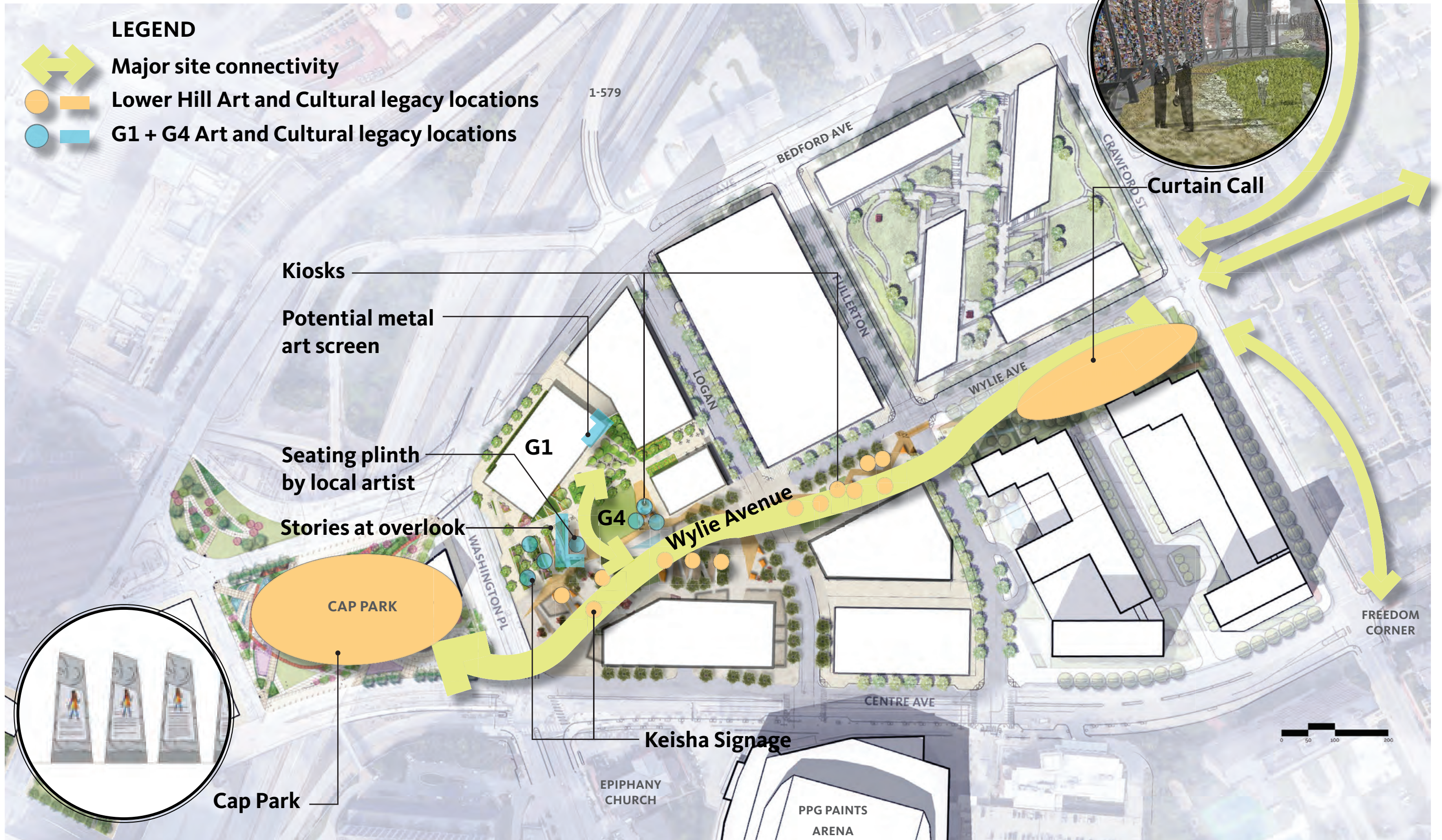
EVENING CONCERTS



NIGHT MARKETS



# Art, Cultural Legacy, and Activation | Locations



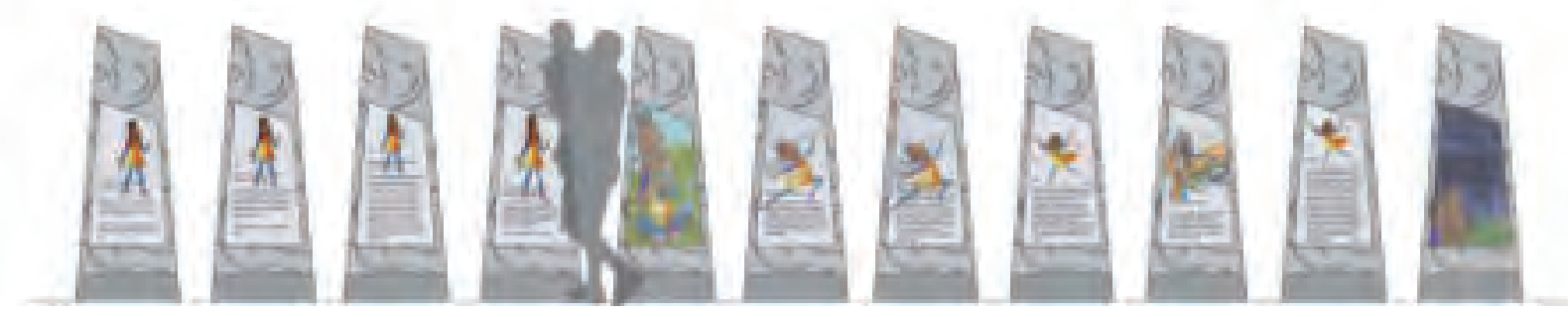
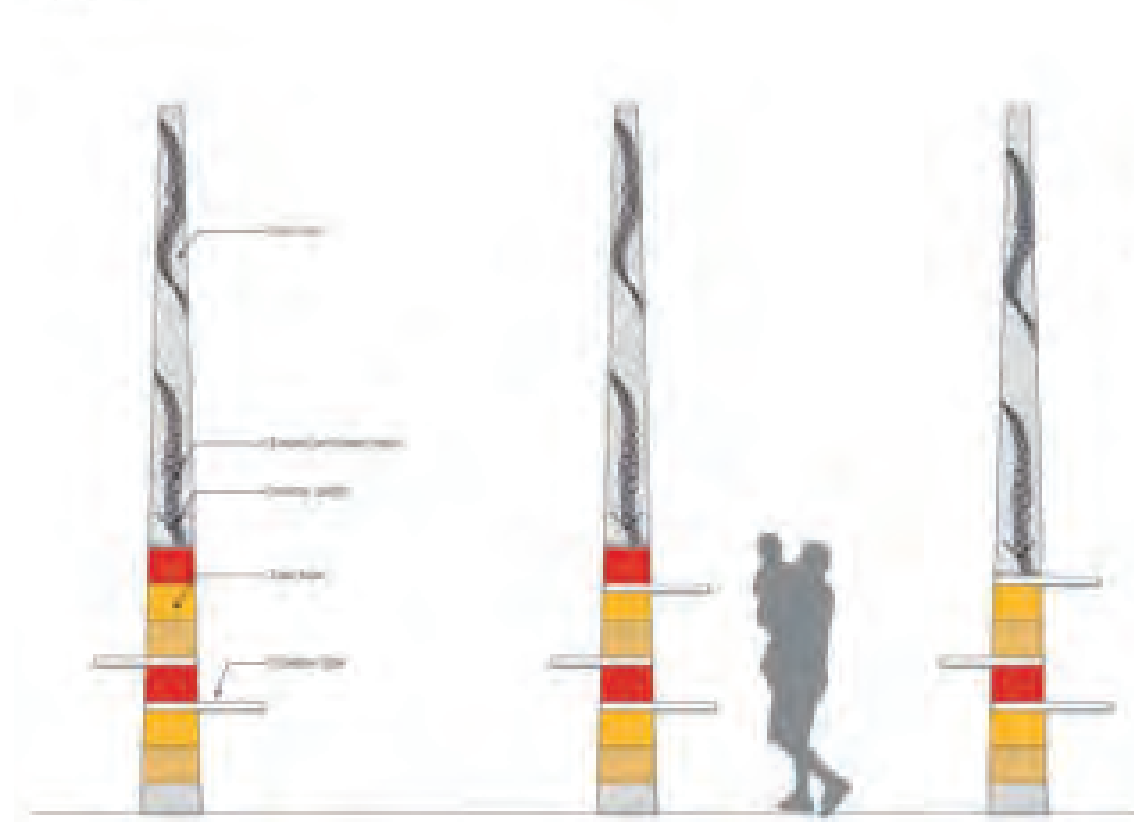


# Process | Cultural Connection to the Cap Park

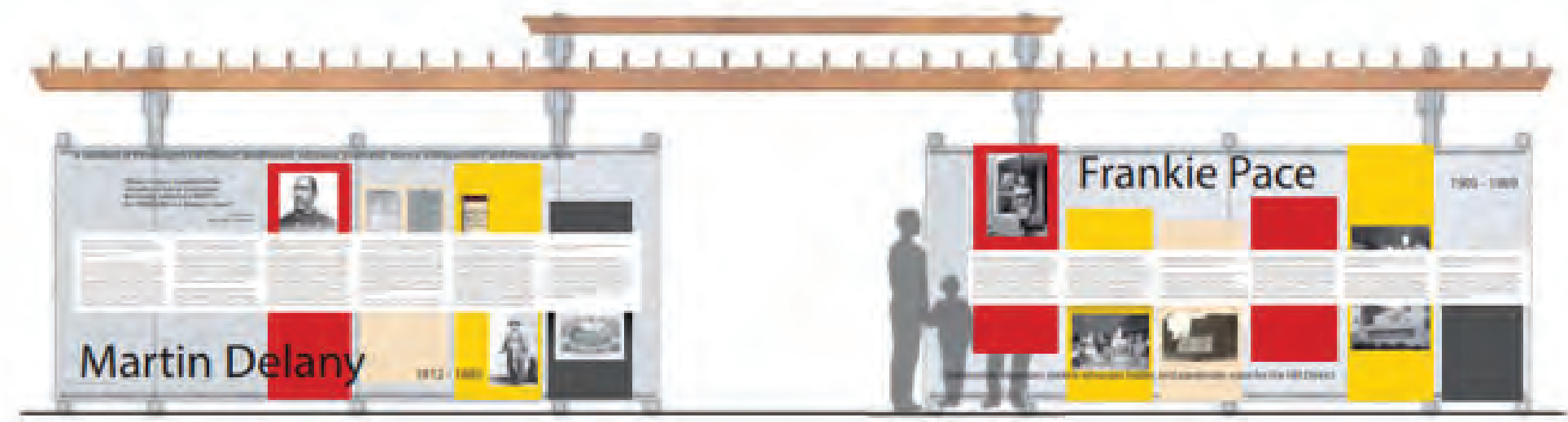
DESIGN ENHANCEMENTS  
KESHA TRIBUTE



DESIGN ENHANCEMENTS  
TOTEEM



"Kesha" Totem with Totem



Story Wall 1 & 2 - Elevation

# Art, Cultural Legacy, and Activation | Locations at G1 + G4



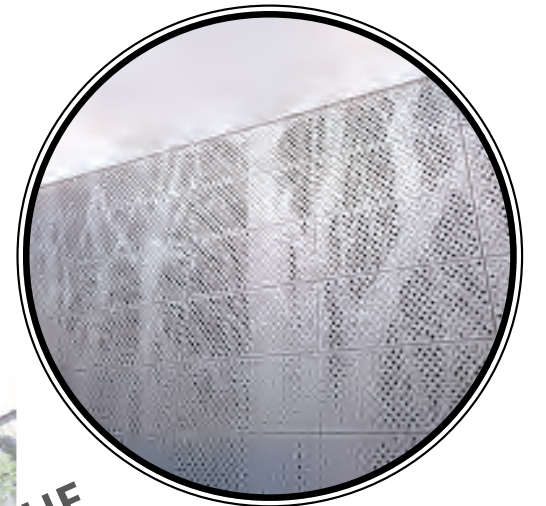
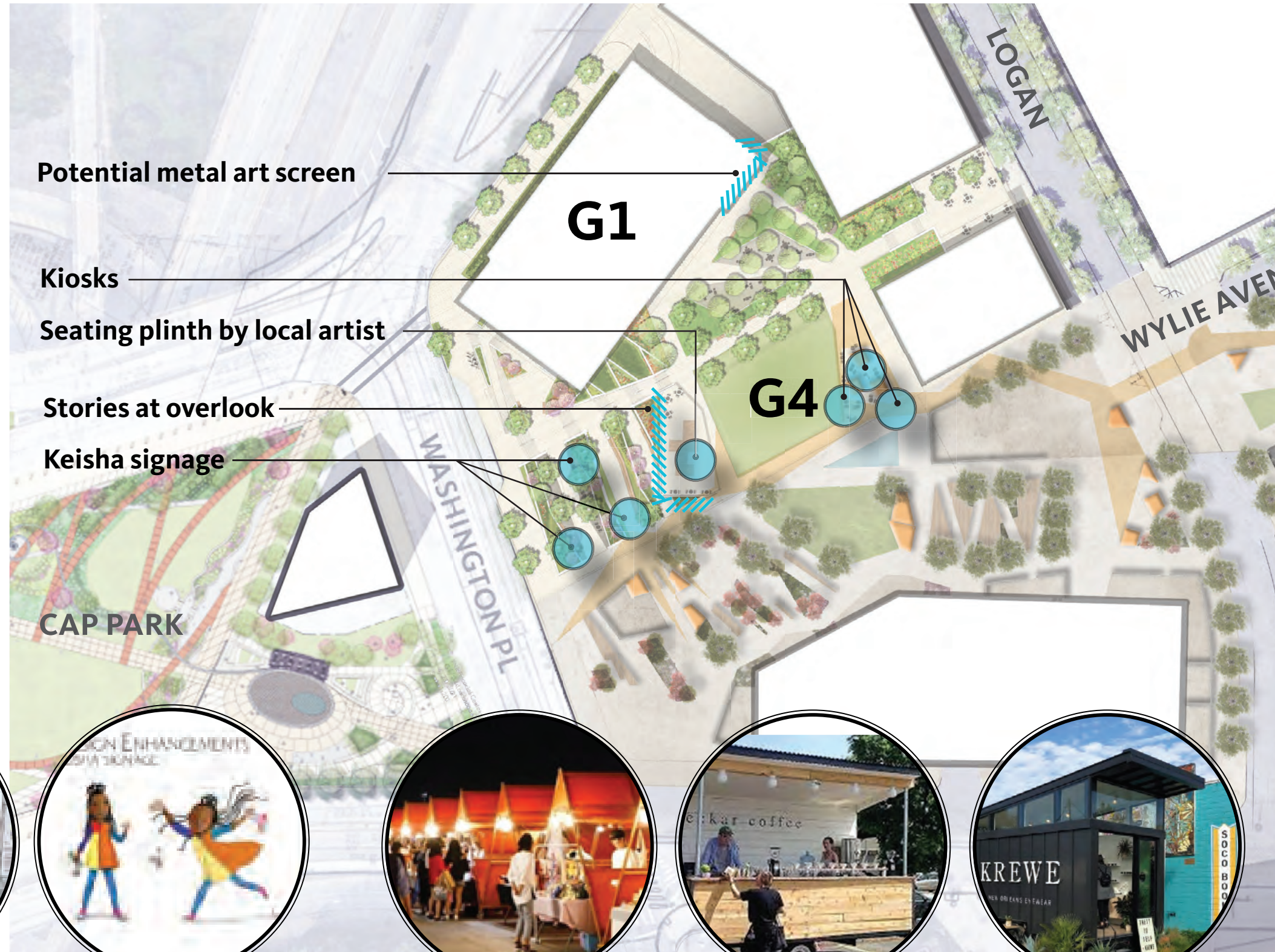
STORIES AT OVERLOOK



KEISHA SIGNAGE



KIOSKS



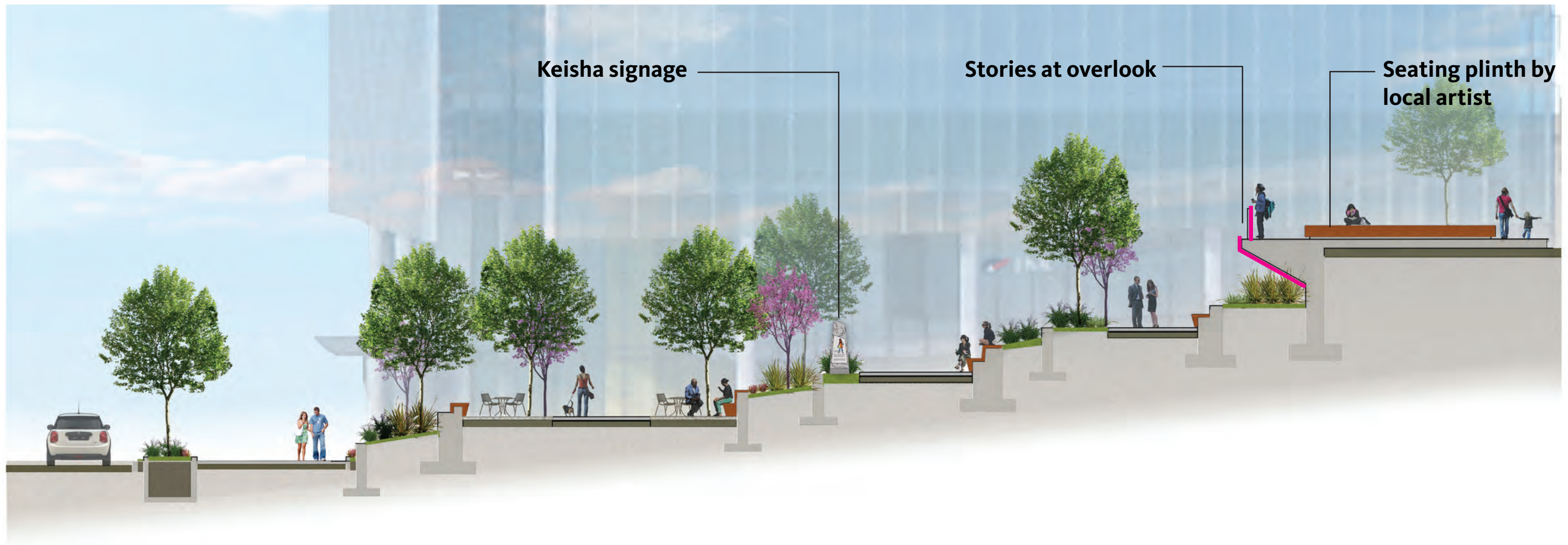
METAL ART SCREEN



SEATING PLINTH

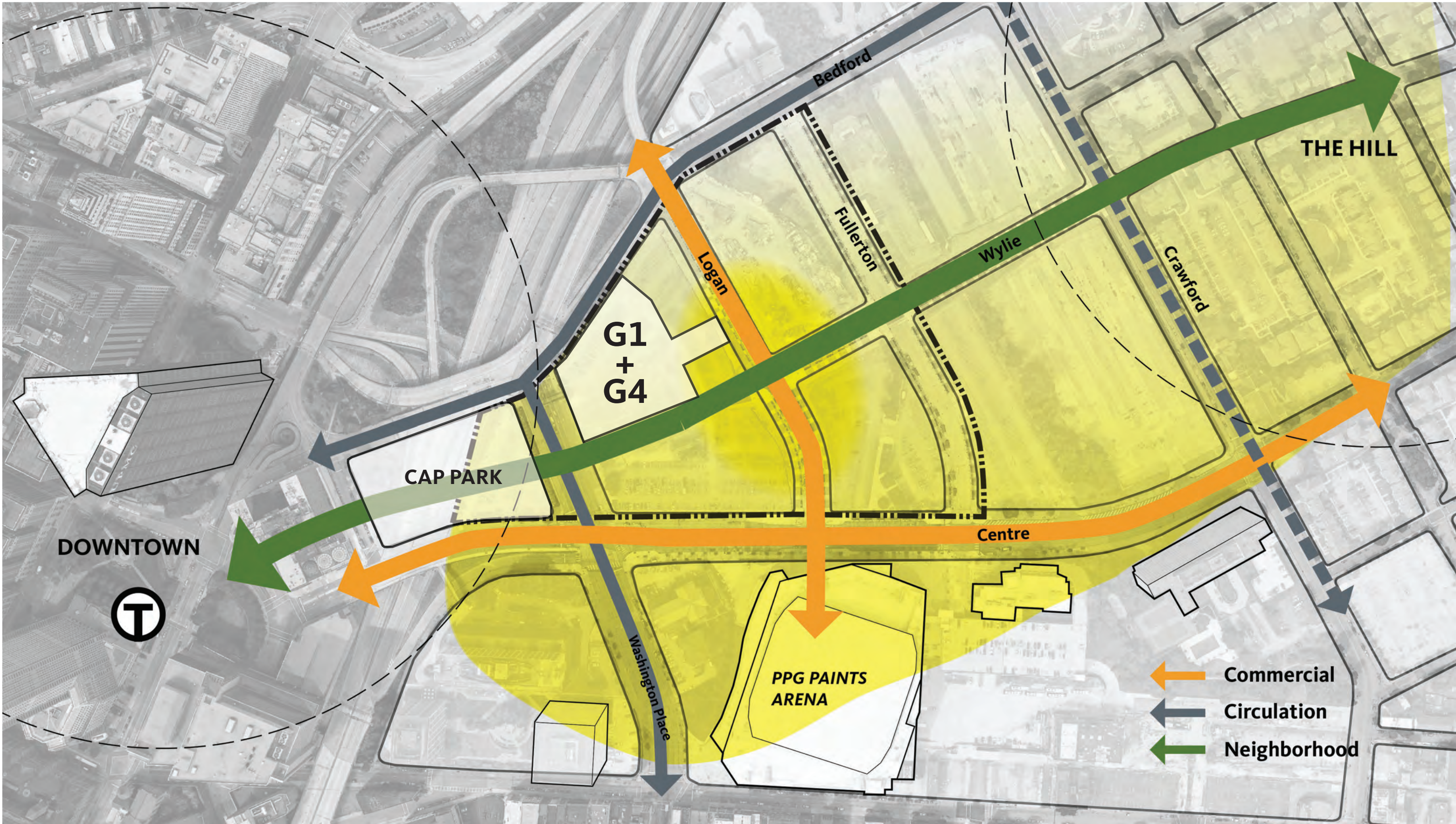
\*NOTE: Art locations shown are indicative.

# Art, Cultural Legacy, and Activation | Section through G4 terraces art opportunities





# Art, Cultural Legacy, and Activation | G1/G4 Site Planning Approach



# Revitalized Lower Hill



# APPENDIX

# Community Impact

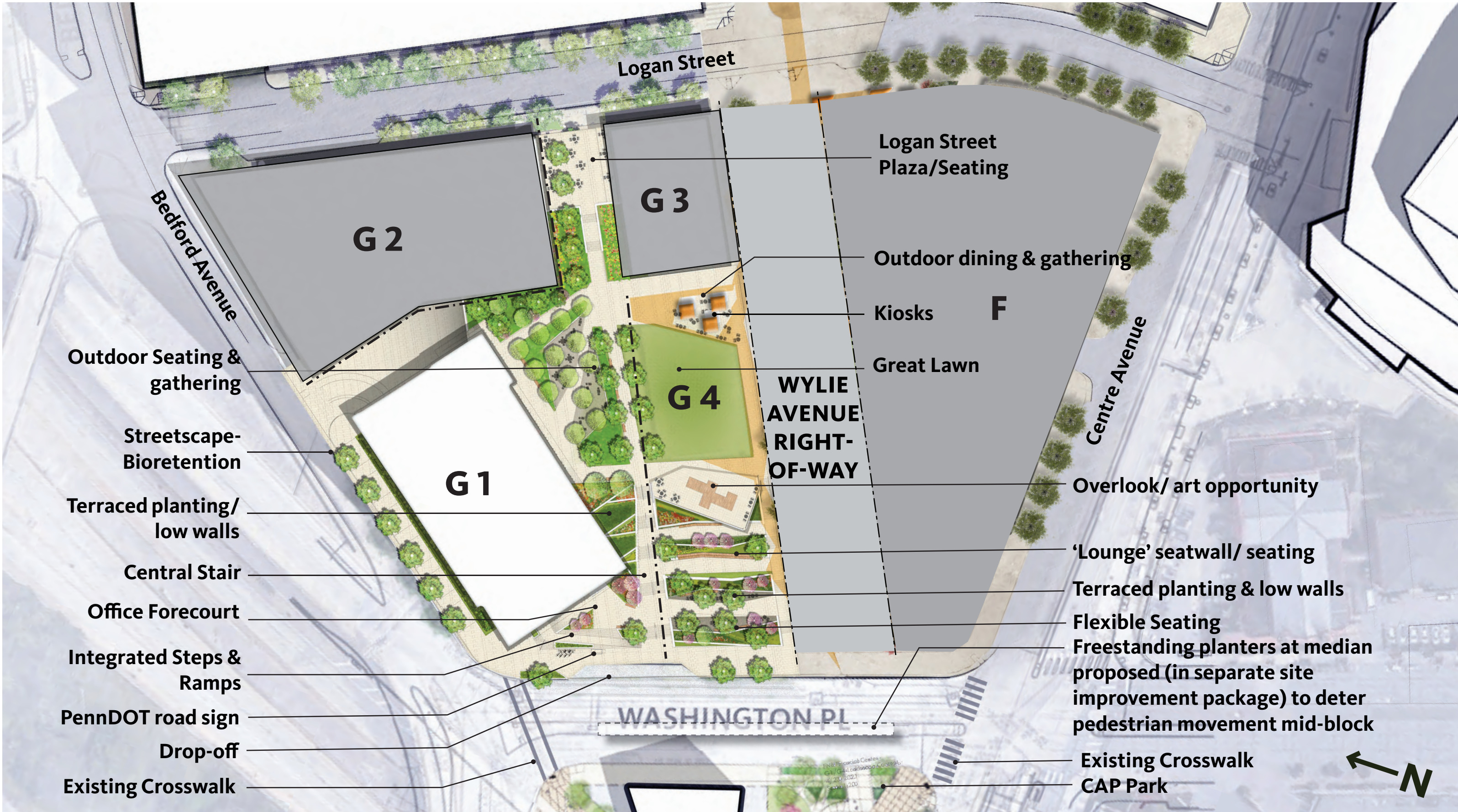
## ECONOMIC REINVESTMENT

**Ammon Community  
Recreation Center:  
Rec2Tech Computer Lab**



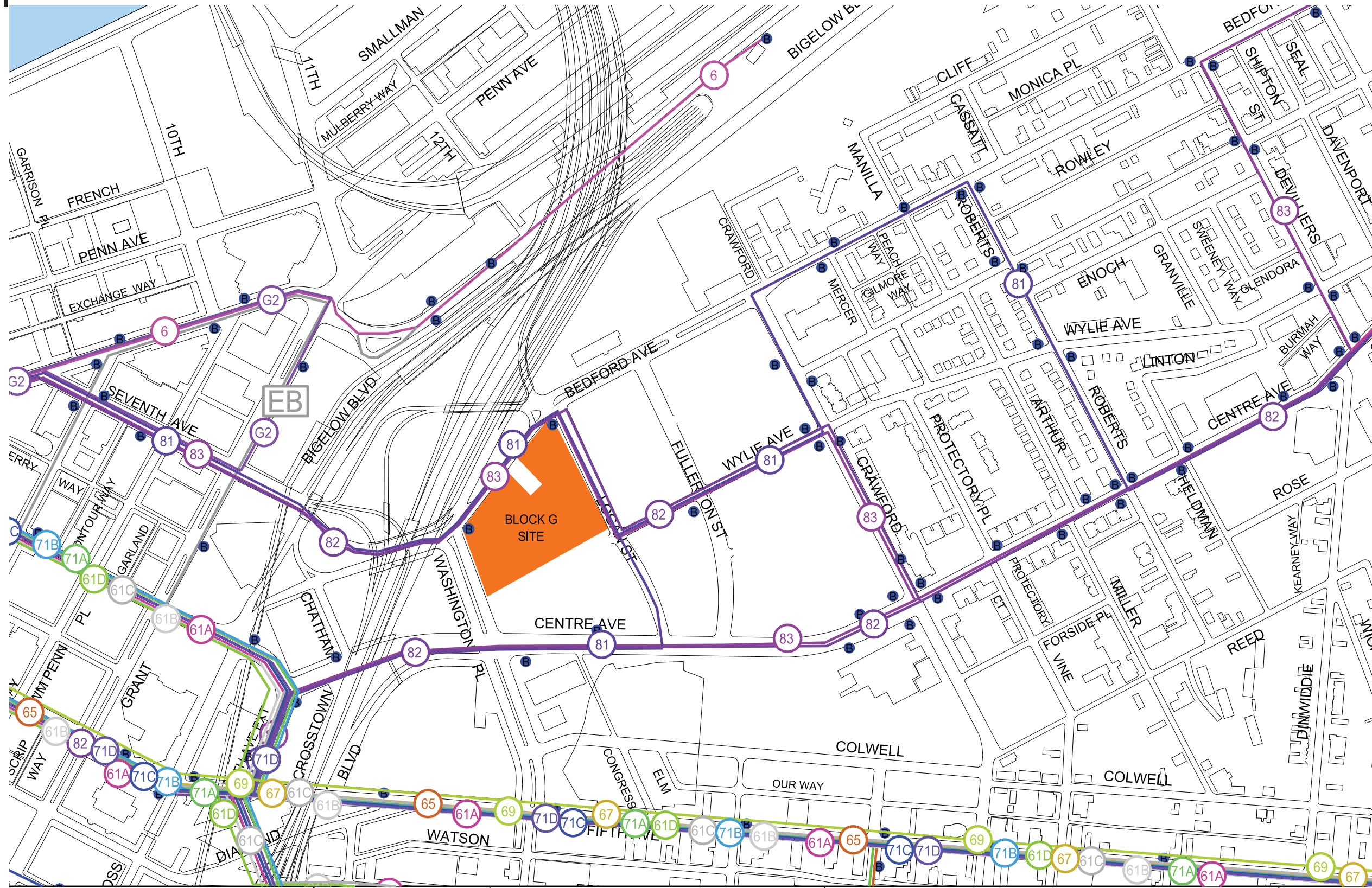


# Site Plan: G1 + G4 Overview





# Transportation Study | Public Transit

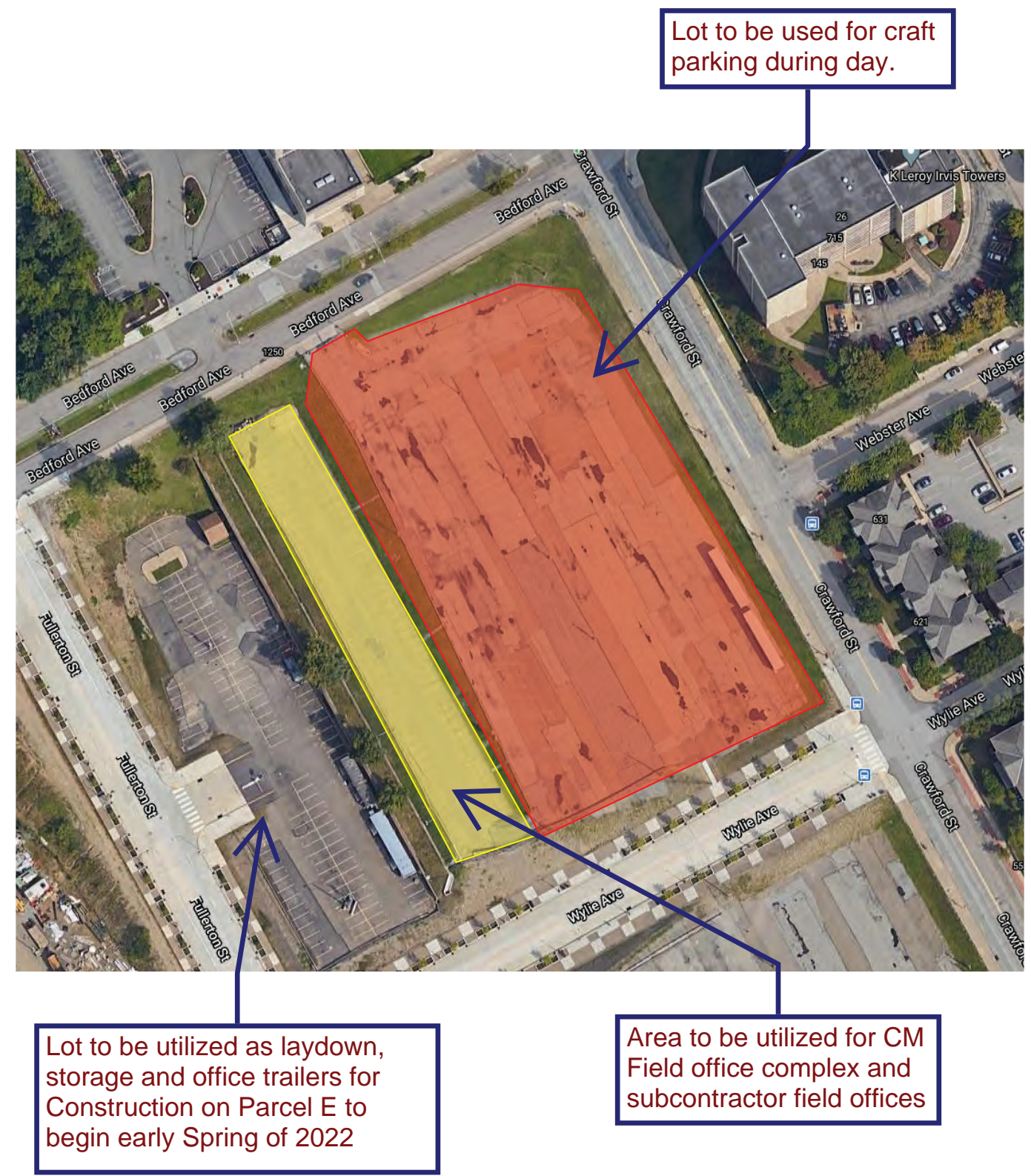
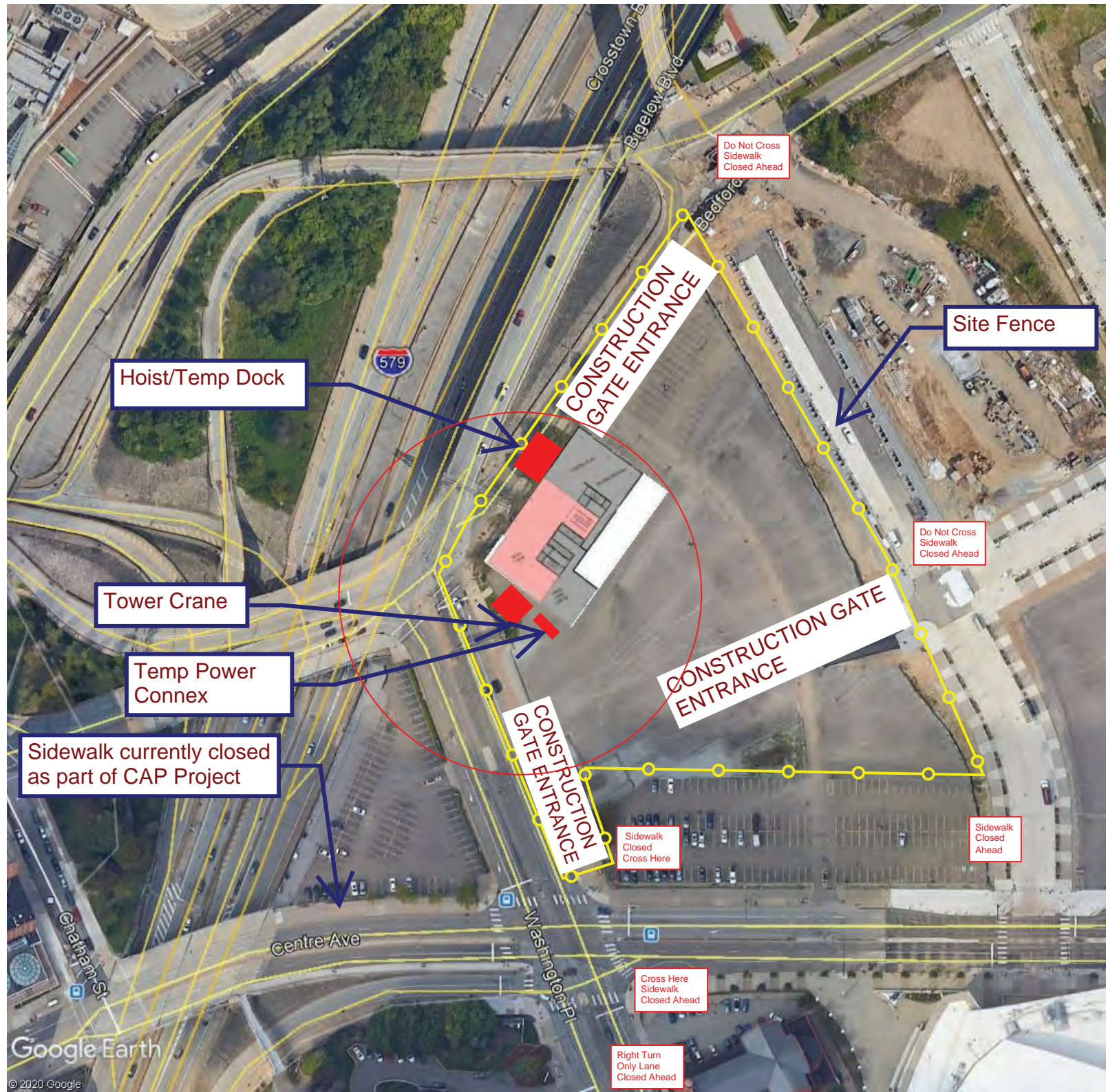


### Legend:

- 99 - PAAC Bus Route
- - Bus Stop

# Construction Implementation Plan

Logistics



# Community Collaboration & Implementation Plan

## Community Meetings + Events

### 2019

Dec 12, 2019 FNB Public Announcement on Parcel G  
 Dec 13 CCIP Meeting on Parcel G  
 Dec 30 Parcel E Submission to DRP

### 2020

Jan 6, 2020 Parcel G Submission to DRPe  
 Jan 10 CCIP Meeting  
 Jan 24 CCIP Meeting (preview of Jan 28 Public Meeting)  
 Jan 28 Public Meeting at EIC (Parcel G, Parcel E and Workforce)

Feb 7 CCIP Meeting (Parcel G, Parcel E and Workforce)  
 Feb 17 Additional Parcel G Information Submission to DRP  
 Feb 21 CCIP Meeting (Parcel G, Parcel E and Workforce)  
 Feb 21 FNB Meeting with Richard Witherspoon (HDFCU)

March 4 Initial Parcel Block G presentation to DRP Committee  
 March 6 CCIP Meeting (Parcel G and URA Guidelines)  
 March 20 CCIP Meeting (Parcel G with Gensler)  
 March 31 Block G Workforce Development Virtual -distributed to community (posted on YouTube with newsletter links and Facebook ads)

April 1 Second Block G presentation to DRP Committee  
 April 3 CCIP Public Meeting on Block G  
 April 16 URA/SEA introduction of Block G FNB Project  
 April 21 Notice from DRP that additional work needed to advance to Community Presentation stage

May 1 PJ Dick Block G MWBE/Workforce Presentation to CCIP EMC  
 May 7 Third Block G presentation to DRP Committee  
 May 21 URA Public Board meeting and preliminary take down approval of FNB Financial Center Project  
 May 28 Submission of DRP Block G Responses and Requested Documentation

June-September Monthly progress updates to the CCIP EMC

Oct 16 PJ Dick Parcel G-1 MWBE / Workforce Presentation II to CCIP EMC

Dec 16 Winter Newsletter - Block G Progress & Local Additions to Development Team  
 Dec 18 Progress update to the CCIP EMC along with FNB and PAR

# Community Collaboration & Implementation Plan

## Community Meetings + Events

### 2021

January 15	Submission of Block G Requested Documentation to DRP (with request to appear at Feb 3 DRP Meeting)
January 29	Presented Block G pre-development MWBE procurement metrics to CCIP EMC and DRP members
February 3	Fourth DRP meeting to review Block G Submissions
February 17	Submission of DRP Responses, Updated M/WBE Plan Detail and Open Space Summary
February 19	Submission to DRP of Reinvestment Term Sheet
February 24	Developer Participates in Virtual Black History Month Celebrations and Q+A
February 26	CCIP EMC Meeting and Review of Summary Reinvestment Term Sheet
March 1	Spring Newsletter – M/WBE Contracting Update, Upcoming Events, Cultural Legacy Overview by Dr. Kimberly C. Ellis
March 3	Fifth DRP meeting to review Block G Summary Term Sheet Submissions
March 15	Development Advisory Meeting Hosted by Hill CDC
March 18	Lower Hill M/WBE Plans Reviewed and Approved (Unanimously) by Independent Equal Opportunity Review Commission (EORC) at Public Hearing
March 24	Meeting with Hill CDC
March 25	Construction Manager, Developer and Supplier Diversity Consultant Hosted Bidder Information Session to Outline Plans for Procurement of Construction Services
March 26	CCIP EMC Meeting and Review of Community Impacts - Developer Progress Report Submitted
March 31	Developer hosted Economic Impact Roundtable
April 8	Community Impact Plan Updates to EMC Requests Submitted by Developer to CCIP EMC (with copies to DRP and Public Stakeholders)
April 19	Community Letters of Support Submitted to Planning Commission, URA and SEA
April 19	Construction Start and Press Announcement of Developer-Funded First Source Center in the Hill District
April 20	Planning Commission Briefing
April 23	CCIP EMC Meeting (executive session – Developer Progress Report Submitted)
May 04	Planning Commission Hearing - Unanimous Approval of G1 / G4 FLDP
May 21	CCIP EMC Meeting (Developer Progress Report Submitted)

In sum, the community is aware of the Block G-1/G-4 FNB Tower project through the direct engagements listed above as well as numerous stories in local print and news media. The Applicant will continue to engage in an extensive community process required to design the Civic Open Space, Community Open Space and Art Plans. The FNB Tower is the catalyst for designing and constructing these inclusive, activated open spaces.

# IV. Public Comment



# Public Comment

**The URA Board will now hear Public Comment.**

**There were 2 ways to give comment for today's meeting:**

Submit written public comment by 1:00 PM on 5/26

Register for live public comment (3 minutes) by 1:00 PM on 5/26





# V. Proposed Next Steps



# Next Steps

- The URA Board plans to vote on the items reviewed during today's briefing on Thursday, June 10 at 2:00 PM.
- Accordingly, the Regular June URA Board meeting will be pushed back by one week – to Thursday, June 17 at 2:00 PM
- Members of the public may continue to submit public comment in writing/pre-register for public comment at the June 10<sup>th</sup> and 17<sup>th</sup> meetings by visiting [tinyurl.com/uraboardmeeting](http://tinyurl.com/uraboardmeeting)

MAY 2021						
SUN	MON	TUE	WED	THU	FRI	SAT
23	24	25	26 TODAY  Special Lower Hill Briefing	27	28	29
JUNE 2021						
SUN	MON	TUE	WED	THU	FRI	SAT
30	31 Memorial Day	1	2	3	4	5
6	7	8	9	10 Board Vote on Lower Hill Items 2:00 PM <i>Register for Public Comment by 1:00 PM</i>	11	12
13	14	15	16	17 Regular June URA Board Meeting 2:00 PM <i>Register for Public Comment by 1:00 PM</i>	18 Juneteenth (Observed)	19 Juneteenth