

PRESENTATION FOR

# SOUTH BEATTY AND MIGNONETTE STREETS REDEVELOPMENT



**ura** Urban  
Redevelopment  
Authority  
of Pittsburgh

**SOUTH BEATTY  
DEVELOPMENT, LLC**  
BRIDGING THE GAP  
DEVELOPMENT, LLC + HB Development LLC  
Pittsburgh, Pennsylvania

# Meet the Team: Locally Based. National Expertise.

## Architecture fwd | A+U



## Urban Design, Engineering



## Community, Accounting



## Construction



## Legal



# Overarching Goals for the Project

- Create connected public open space
- Connected public realm
- Around the clock activity – destination and point of origin
- Attractive location with robust amenity space and sense of place
- Improve East Liberty's pedestrian experience





Your new view down Mignonette Street...



...from pass-through to public space



An architectural rendering of a modern library courtyard. The courtyard is a paved outdoor space with various seating areas, including curved wooden benches and low, colorful circular platforms. People are shown walking, sitting, and playing in the space. A large, colorful mural of hands is painted on the side of a modern building. A banner with a large 'L' hangs from a string of lanterns. In the background, a historic brick building with many windows is visible. The scene is framed by a green and blue sky with a rainbow-like graphic element.

Your new view of the Carnegie Library...

...from pass-through to public space





The new view from Eva Street...



...from parking lot to place



# Site Plan

Site of Future Penn  
Plaza Development

S. EUCLID AVE

EVA ST

S. BEATTY ST

BAUM BLVD

PENN AVE

Duolingo

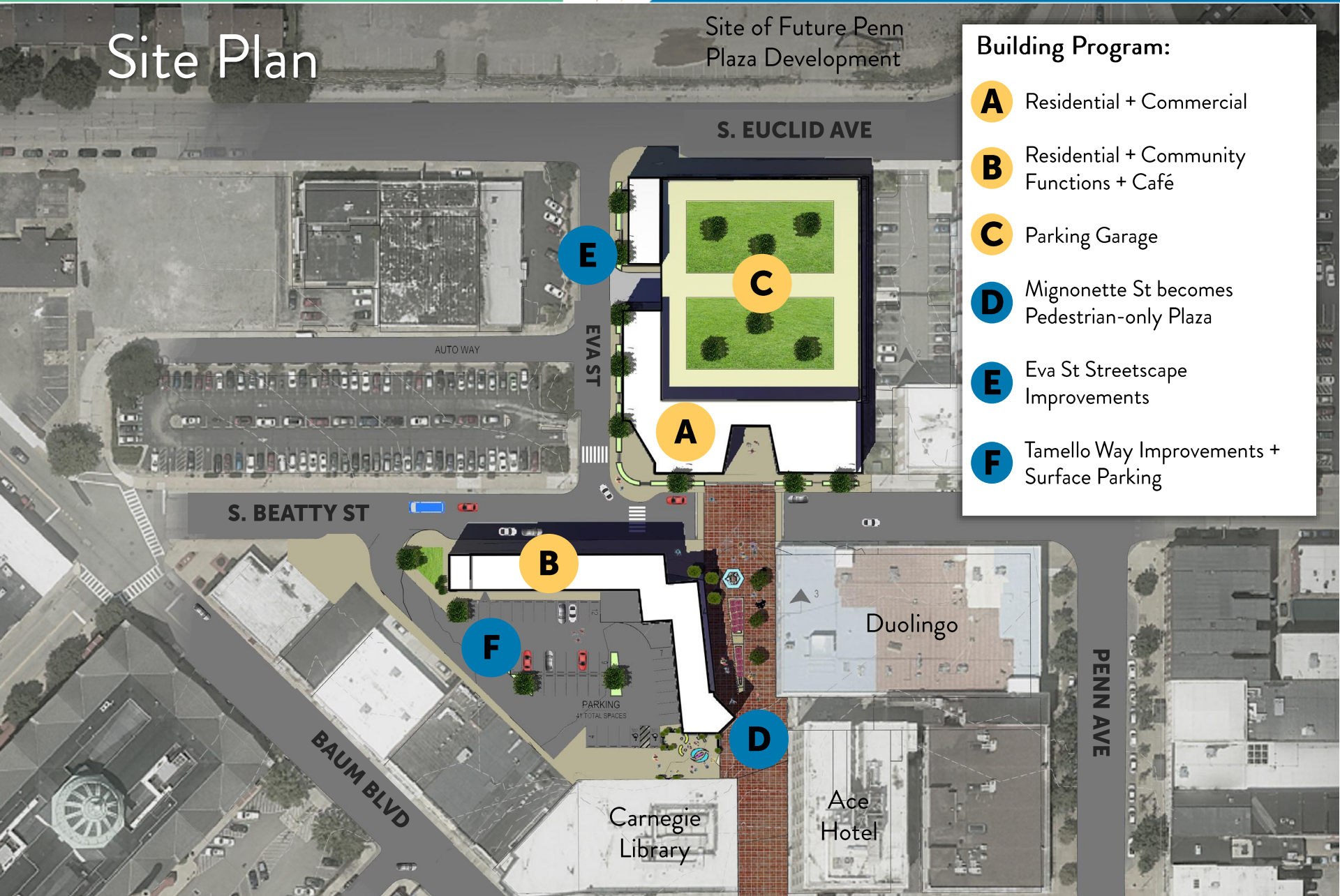
Ace  
Hotel

Carnegie  
Library

PARKING  
41 TOTAL SPACES

## Building Program:

- A** Residential + Commercial
- B** Residential + Community Functions + Café
- C** Parking Garage
- D** Mignonette St becomes Pedestrian-only Plaza
- E** Eva St Streetscape Improvements
- F** Tamello Way Improvements + Surface Parking

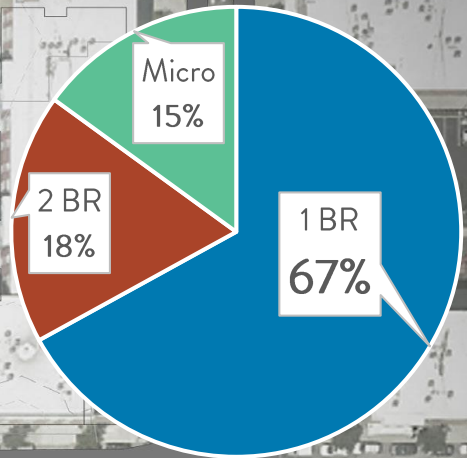


# Overview of Site Uses

Site of Future Penn  
Plaza Development

S. EUCLID AVE

Unit Mix:



111  
units

EVA ST

AUTO WAY

18% for  
<50% AMI

21% for  
<60% AMI

53%  
affordable  
units

5% for  
<20% AMI

50  
units

Duolingo

PENN AVE



Residential



Retail



Community/  
Commercial



# Overview of Site Uses

Site of Future Penn  
Plaza Development

9,100  
sq ft  
total

Employee &  
customer parking  
access

6,100 flexible retail  
space – single or  
multiple tenant

3,000 sq ft space  
retail

3,000  
sq ft  
total

3,000 sq ft space  
flexible space for  
community activities  
or commercial use



Residential



Retail



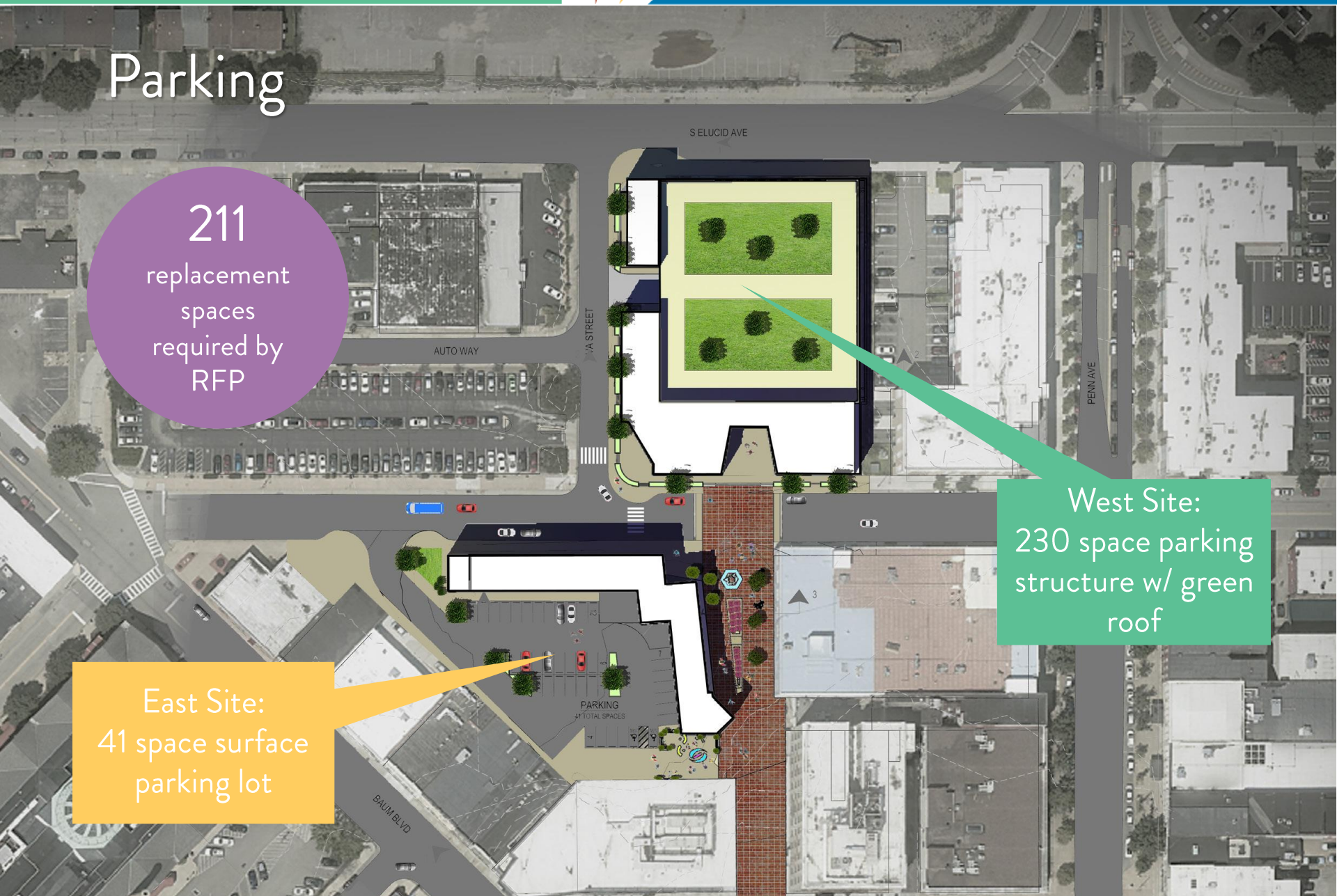
Community/  
Commercial

# Parking

211  
replacement  
spaces  
required by  
RFP

East Site:  
41 space surface  
parking lot

West Site:  
230 space parking  
structure w/ green  
roof





# Public Infrastructure

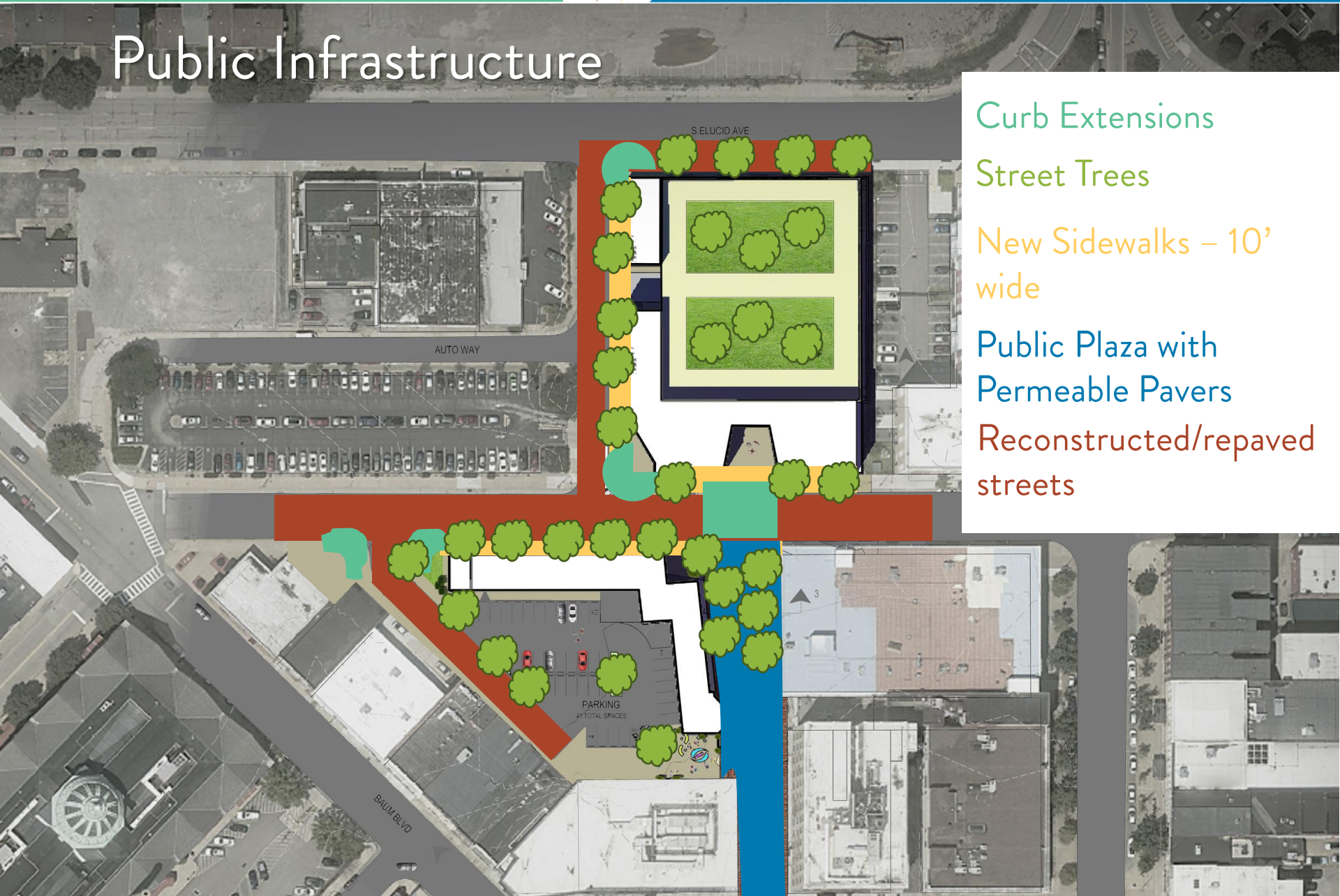
Curb Extensions

Street Trees

New Sidewalks – 10' wide

Public Plaza with Permeable Pavers

Reconstructed/repaved streets





# Additional Investment From DOMI/URA





# Pittsburgh

## Highlights

### Performance Measures



- Partnership with Builders Guild, goal for employment from East Liberty/Larimer at least 10%, at least 25% minority; living wage jobs



- 53% affordable housing units, 5% deeply affordable (20% AMI); exceeds UFAS goals for visitability



- Highest potential for transit, walking, biking usage in the region—East Busway is 1/3 mile away, bike share will be on-site, groceries and other shopping needs are within 5 minute walk. On-site car-share available for longer trips



- Green roof and permeable pavers to capture at least first 1.5” of rainfall

# Our Investment in the Community

West Site:  
\$28,127,905  
total development cost

East Site:  
\$12,023,800  
total development cost

Combined total: \$40,151,705







## Funding Sources

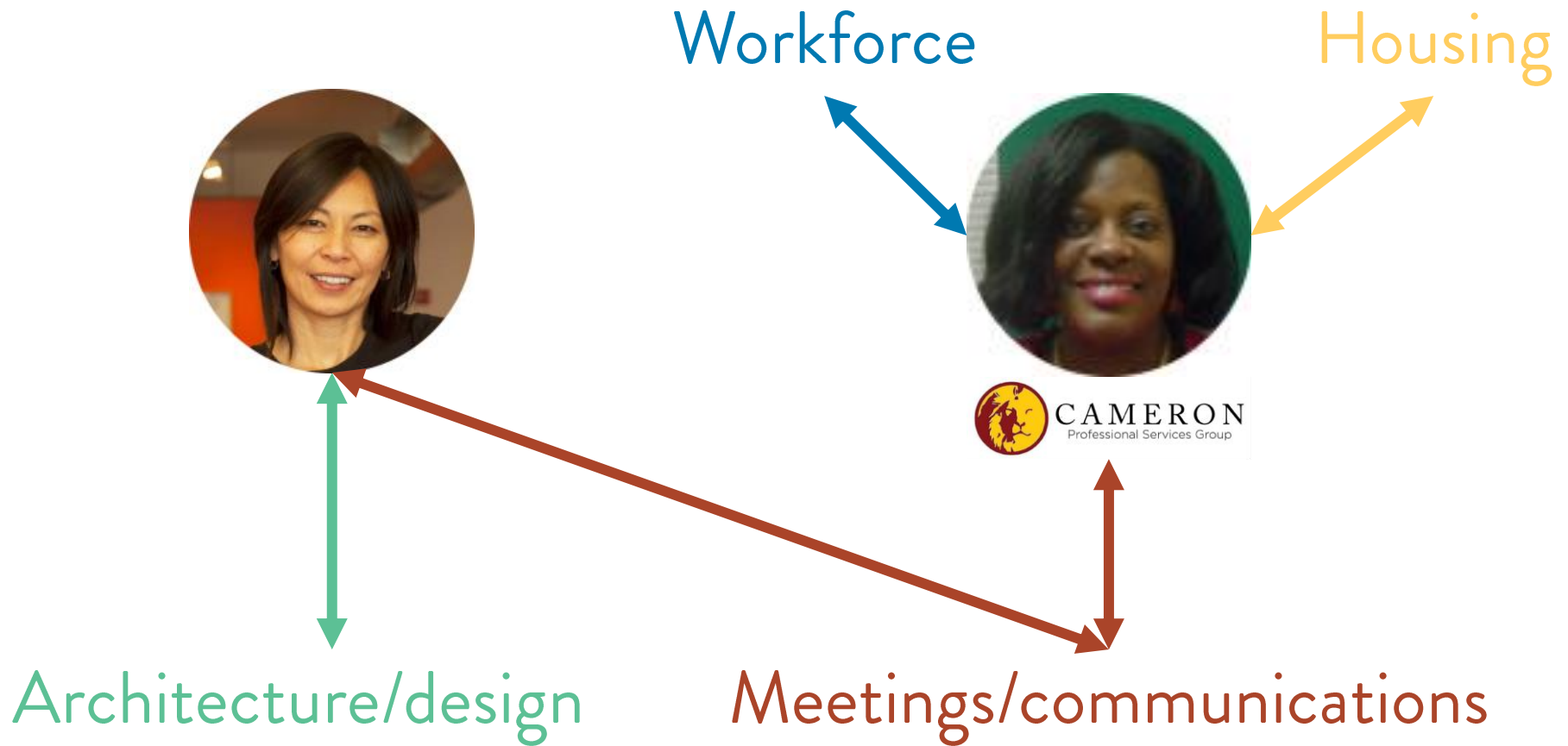
### East Site:

- \$12,000,000: 9% LIHTC Credits
- \$23,800: Pittsburgh Housing Opportunity Fund

### West Site:

- \$12,000,000: 9% LIHTC Credits
- \$7,137,905: HUD 221D4 Loan
- \$2,000,000: Multi-modal Transportation Grant
- \$2,000,000: URA Soft Gap Loan
- \$1,500,000: Alcosan Infrastructure Grant
- \$3,490,000 CFA Grant

# Community Engagement





# M/WBE Commitment

- **Developers:**

- Bridging the Gap Development, LLC – Certified MBE
- HB Development, LLC – 27.5% minority-owned

- **Architecture:**

- evolveEA – Certified WBE
- Fu+Wilmers Design – Certified WBE

- **Professional Services:**

- Cameron Professional Services Group – Certified MBE and WBE
- Berman Indictor – Certified WBE
- Stone Sherrick Consulting Group – Certified WBE

- **Program Partner:**

- Reed Building Supply – Certified MBE

# Minority Workforce Commitment

- **Builders Guild of Western Pennsylvania** (Workforce Skills Training)
  - The Builders Guild represents 15 regional trade unions.
  - Our team will work with the Guild to implement a pre-apprentice program on-site.
  - We're creating long-range employment solutions for community residents.





# Support Letters

## NEIGHBORHOOD ALLIES

May 9, 2019

Ms. Claren Healey, Development Officer  
Real Estate Department  
Urban Redevelopment Authority of Pittsburgh  
200 Ross Street - 10th Floor  
Pittsburgh, PA 15219

RE: South Beatty & Mignonette Streets RFP

Dear Ms. Healey:

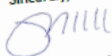
I write on behalf Mr. Derrick Tillman and his company, Bridging the Gap Development, LLC (BTG) and the HB Development LLC team to express my support. This project seeks to redevelop the vacant lots in the East Liberty section of Pittsburgh into mixed income affordable housing that will help to revitalize this community while providing economic redevelopment.

This Development team has devised a strategy that will be both transformational and that seeks to bridge the affordable housing gaps in our City. We believe that they have their pulse on the issues that have been at the forefront of this community and that they understand how some residents were displaced and are excited to understand that they will offer priority leasing for former Penn Plaza residents as long as they pass the background check. The building will offer amenities for the residents such as community rooms, office space for supportive services and property management and co-working commercial space. Additionally, they're plan addresses parking for both the residents and replacement parking for the Pittsburgh Parking Authority.

This project is vital to the success of this community and Neighborhood Allies is dedicated and very passionate about seeing this project come to fruition. We believe in Mr. Tillman and his team and look forward to working with them for years to come and consider him an ally!

I submit this letter on behalf of South Beatty Development LLC team and hope they are awarded the contract to execute their catalytic proposal.

Sincerely,



Presley Gillespie  
President  
Neighborhood Allies

429 Fourth Ave Suite 1900, Pittsburgh, PA 15219  
p: 412.471.3727 f: 412.471.3746

neighborhoodallies.org | #NBDAlliespg



Labor & Management • Building Our Region's Success

April 22, 2019

Mr. Gene Boyer III  
South Beatty Development LLC

Re: Letter of Support

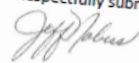
Dear Mr. Boyer,

Thank you for sharing your team's plans for the redevelopment of parcels identified for the South Beatty residential / parking development. Your design approach is very strong and your understanding of how to engage the community will no doubt benefit the residents, the city and our membership as well. Having worked with you in the past, we are confident that you are committed to working to continuing to eliminate barriers to the trades for residents of underserved communities.

To that end, this letter states our support of the effort to take a fresh and innovative approach to redevelop these parcels in the East End neighborhood. As you know, we have worked very hard to engage community leaders in identifying and preparing residents to take advantage of heretofore unprecedented opportunities to enter the skilled trades. As Executive Director of the Builders Guild of Western Pennsylvania, I commit our organization's support for this project and our desire to work with your group through our unique "Introduction to the Construction Trades" program. The program, taught at the Energy Innovation Center, is focused on helping minorities, women, and other underserved persons to prepare for and enter into a successful career in the region's union building and construction industry. We see the potential to become an active part of the community and workforce engagement / preparation effort.

While we are involved in similar initiatives in other areas of the Hill District, we see your development plans as a way to further engage the community and to increase trade participation by residents who may have previously not had the same level of access. We wish you the very best with your pursuit and once again state our desire to work with you.

Respectfully submitted,



Jeffrey Nobers, Executive Director



We are invested in this community.  
We are dedicated to lifting people up  
through affordable housing and jobs.  
We are committed to implementing  
this community's plan.