Lower Hill Update

Presented by the Buccini/Pollin Group

April 2020
PROJECT UPDATE

PUBLIC IMPACT AND INCLUSIVE PROCUREMENT UPDATE

COMMUNITY ENGAGEMENT AND NEXT STEPS
Proposed Project Timeline

**E**
- DESIGN
- E CONSTRUCTION
- E OPERATIONS

**G**
- DESIGN
- G CONSTRUCTION
- G OPERATIONS

**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
Block G Partners and Consultant Team

First National Bank

Pittsburgh Penguins

The Buccini / Pollin Group

Labor Team

Gensler Design Lead/ AOR

Jones Lang LaSalle

Dunham reGroup

PJ Dick

Building Trades

Partners 4 Work
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

- **BLOCK E**
  - Entertainment, Retail, Parking & Public Open Space

- **BLOCK G**
  - Office, Retail, Parking & Public Open Space

- **BLOCK B**
  - Residential

- **BPG INTERGEN**

- **CAP PARK**

- **PPG PAINTS ARENA**
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

The Lawn: Primary Flexible Open Space

Centre Ave Gateway

Gateways Art/Legacy Element

Neighborhood Squares

Crossroads/Festival Street
Block G1 - Typical Office Floorplan
## Lower Hill - Term Sheet Compliance Chart

<table>
<thead>
<tr>
<th>Block E</th>
<th>Action Item</th>
<th>Responsible</th>
<th>Status</th>
</tr>
</thead>
<tbody>
<tr>
<td>Al</td>
<td>Rescue 2 / EMS 14 Station</td>
<td>BPG and City</td>
<td>Parcel E design and construction; pre-development</td>
</tr>
<tr>
<td>Al</td>
<td>Catapult Space</td>
<td>BPG and URA</td>
<td>Parcel E design and construction; pre-development</td>
</tr>
<tr>
<td>Al</td>
<td>Coordination with New Granada Theater</td>
<td>PAR and Hill CDC</td>
<td>Discussions pending with Hill CDC and LiveNation</td>
</tr>
<tr>
<td>Bii</td>
<td>HACP Financing</td>
<td>Intergen</td>
<td>Intergen filed application with HACP</td>
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<thead>
<tr>
<th>Block B</th>
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<th>Status</th>
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</thead>
<tbody>
<tr>
<td>B</td>
<td>Monetize LERTA (50% offsite) for Greater Hill Reinvestment Fund</td>
<td>PAR and FNB</td>
<td>See FNB Community Impact Plan</td>
</tr>
<tr>
<td>Cii</td>
<td>Ammon Community Recreation Center (play spaces, Rec 2 Tech)</td>
<td>PAR and City</td>
<td>See Ammon Recreation Center Project Plan</td>
</tr>
<tr>
<td>Cii</td>
<td>Coordination with Macedonia Church</td>
<td>PAR and City</td>
<td>Pending discussions through R. Taylor</td>
</tr>
<tr>
<td>Cii</td>
<td>First Source Center (on or near option premises)</td>
<td>PAR and P4W</td>
<td>See Partners 4 Work Project Plan</td>
</tr>
<tr>
<td>Cii</td>
<td>Intro to the Trades Construction Training (2 classes)</td>
<td>PAR and P4W</td>
<td>See Partners 4 Work Project Plan</td>
</tr>
<tr>
<td>Cii</td>
<td>Building Service and Hospitality Post Construction Training (2 classes)</td>
<td>PAR and P4W</td>
<td>See Partners 4 Work Project Plan</td>
</tr>
<tr>
<td>Cii</td>
<td>Curtain Call (funding gap, support for design and installation)</td>
<td>PAR and SEA</td>
<td>Contract executed with Walter Hood</td>
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<tr>
<td>Di</td>
<td>LERTA Guidelines</td>
<td>URA</td>
<td>Pending URA approval</td>
</tr>
<tr>
<td>Di</td>
<td>Engage with City, County, School Board on LERTA</td>
<td>All</td>
<td>Pending County approval of 3TB letter</td>
</tr>
<tr>
<td>Di</td>
<td>Coordinate efforts to secure funding for public infrastructure</td>
<td>All</td>
<td>PAR is preparing master open space and infrastructure project funding plan</td>
</tr>
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<tr>
<td>Di</td>
<td>Parking Tax Diversion (75% over 19 years)</td>
<td>City and URA</td>
<td>Approved by City in December 2019; FNB evaluating monetization of 25% to support Hill District Housing Opportunity Fund</td>
</tr>
<tr>
<td>Di</td>
<td>$3M for Parking Structure</td>
<td>City and URA</td>
<td>Pending</td>
</tr>
<tr>
<td>Di</td>
<td>$1M Loan for Residential First Phase (contingent on HACP funding)</td>
<td>Intergen and URA</td>
<td>Pending</td>
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Block G1 and G4 - Community Amenities

- Energy District catalyst
- Open Space Anchor
- Block EParking catalyst
- 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

PENNSLYVANIA 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

- 8.37% WBE ($430,000)
- 26.75% MBE ($1.44 MILLION)
Thank You