Lower Hill: Parcels G1 + G4
City of Pittsburgh
Planning Commission Hearing
May 04, 2021
G1/G4 Owner and Consultant Team

Bomani Howze
*The Buccini / Pollin Group*

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

Chris Buccini
*The Buccini / Pollin Group*

Boris Kaplan
*The Buccini / Pollin Group*

Amachie Ackah
*Clay Cove Capital*

Howard Graves
*Graves Design Group*

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

Angelica Ciranni
*Advantus Engineers, LLC*

Peter Stubb
*Gensler*

Steve Savich
*Michael Baker International*

Lisa Dugan
*UpStudio Landscapes*

Craig Dunham
*Dunham reGroup*

Lakeisha Byrd
*Communion™*

Cindy Jampole

Bill Sittig
*Sittig Cortese LLC*
Lower Hill G1/ G4: Introduction and Context
Parcel Plan: G1 + G4 Overview

- G1: 1.399 acres
- G2: Unknown acres
- G3: Unknown acres
- G4: .671 acres
- F: Unknown acres

WYLIE AVENUE RIGHT-OF-WAY

LOGAN STREET

CENTRE AVE

WASHINGTON PLACE

G2

G1

G3

G4

F

MAY 04, 2021   PAGE 5

Lower Hill : Parcels G1 + G4 FLDP Planning Commission Hearing
Historic Context

HISTORY OF THE HILL
Historic Context

1841 COLORED CONVENTION IN PENNSYLVANIA
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.
Project Context: Conceptual Master Plan View from Middle Hill
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 Hill G1 and G4 (“Project”) described in Developer’s Final Land Development Plan (“FLDP”) consistent with the terms of that Certain Community College Implementation Plan (“CCIP”) and pursuant to the Block Agreement to the Urban Redevelopment Authority of Pittsburgh and Allegheny County (“SEA”) #10 and #11 (“Project”).

Purpose: The Parties desire to identify, clarify and confirm the responsibilities and commitments related to the Project.

Developer Affirmations: Developer will continue its good faith efforts to align with the Amended and Recast Comprehensive Option Agreement (“CCIP”) and CCIP, more fully described in Exhibit A, as summarised as follows:

i. CCIP Focus Area 1 - M/WBE Inclusion
   a. Developer is implementing its M/WBE Plan described in Exhibit B attached hereto, for pre-development activities consistent with procurement goals.
   b. Hired local, diverse design professionals to pre-develop, activities consistent with procurement goals.
   c. Developer has created and is managing a pre-development M/WBE database with other developers and agencies to expand opportunities for identified consultants.
   d. Hired eHillings, a qualified 3rd party M/WBE.

ii. FNB Community Investments
   Participating in the Centre Ave YNCA project with $2.2 million HTCG, construction loan and $780k 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.

iii. FNB Gap Financing
   Development team will provide up to $400,000 of gap equity required to close first phase of projects that FNB / USA are undertaking in the Greater Hill.

Lower Hill Phase I - Community Reinvestment Summary Term Sheet

<table>
<thead>
<tr>
<th>Reinvestment Project</th>
<th>Block G - FNB Tower</th>
<th>Block E - Live Nation Garage</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>LERTA (90% Share of Tax Abatement)</td>
<td>$7,500,000 (estimated)</td>
<td>$4,000,000 (estimated)</td>
<td>$11,500,000 (estimated)</td>
</tr>
<tr>
<td>Development team to pay closing costs for the LERTA loan (legal, title, etc)</td>
<td>$250,000</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Parking Tax Abatement (PTD)</td>
<td>$3,500,000 (estimated)</td>
<td>$3,500,000 (estimated)</td>
<td>$7,000,000 (estimated)</td>
</tr>
<tr>
<td>FNB Community Investments</td>
<td>$17,000,000 (estimated)</td>
<td></td>
<td>$17,000,000 (estimated)</td>
</tr>
<tr>
<td>Total</td>
<td>$27,750,000 (estimated)</td>
<td>$7,500,000 (estimated)</td>
<td>$35,250,000 (estimated)</td>
</tr>
</tbody>
</table>

CCIP Focus Area 2 - Local Transition / Workforce Development

<table>
<thead>
<tr>
<th>Focus Area 2 - Local Transition / Workforce Development</th>
<th>Project #1</th>
<th>Project #2</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>Developer has an agreement with Fort Pitt First to establish a jobs training program for better connect Hill District residents to Project employment opportunities including literacy to the trades and pre-apprenticeship classes aligned with construction schedule and job training programs connecting applicants to future training service and hospitality jobs</td>
<td>$100,000</td>
<td></td>
<td>$100,000</td>
</tr>
<tr>
<td>Developer/FLDP are working with PartnerWHD to locate a First Source Center on or near the Development for the benefit of workers, contractors and businesses seeking commercial</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
Community Impact

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 term sheets 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**
Project Overview

COMMUNITY IMPACT BY THE NUMBERS

$44 MILLION
investment going into the Middle and Upper Hill and job training programs.

$17 MILLION
FNB loans and grants both committed and proposed to Hill District initiatives and projects.

45% M/WBE
Contracts to be awarded to minority & women owned businesses throughout the project.

$7.5 MILLION
upfront payment to the Greater Hill Reinvestment Fund for community development in the neighborhood.

$2 MILLION
in contracts awarded to minority & women owned businesses to date.

3+ACRES
of planned public open space along Wylie Avenue for community recreation and celebration.

$10+ MILLION
dedicated to fund hill district housing stabilization initiatives.

$2 MILLION
of support for small business incubation & development.

WE'RE COMMITTED TO REAL IMPACT
Community Impact
COMMUNITY IMPACT
BY THE NUMERS

M/WBE PARTICIPATION
41.6%
OF TOTAL PRE-DEVELOPMENT
COMMITS

13.4%
WBE
28.2%
MBE

88
Interested in
Training

50
Signatory to
Union

495
MWBES
in Our
Database

339
MWBE
business
contacted

National MWBE Firms

Local

National
Community Impact
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 Impact

ECONOMIC REINVESTMENT

Ammon Community Recreation Center: Rec2Tech Computer Lab
Food Hall Opportunities: F&B Incubation

Live Nation Venue: Musicians, artists, food services

Wylie Avenue & Urban Open Space Kiosks: F&B and Retail incubation

Public Art Installations: Artists and Fabricators
Community Impact

WEALTH BUILDING

What is Wealth Building?

- Safe Public Park Space
- Transportation Access
- Technology and Information Access
- Health Care and Services Access
- Ethnic Group Economics
- Educational Opportunities
- Access to Financial Services
- Generational Wealth
- Housing Stability
- Economic & Workforce Development
Lower Hill Redevelopment – G1 and G4 CCIP

Overview

The Lower Hill Redevelopment project is poised to deliver significant impact for public-adjacent communities and the Greater Pittsburgh region both through direct and indirect economic benefits. The FNB Financial Center is the catalytic first phase of this $1 billion mixed-use development and is being designed to drive investment for the broader community across the Hill District in a manner consistent with the Community Collaboration and Implementation Plan (CCIP) dated September 11, 2014.

The Greater Hill District is a “severely distressed neighborhood” according to the Dept. of Treasury and has endured decades of under-investment. The Applicant affirmed its obligations to delivering community impacts and redevelopment objectives by signing an Affirmation to the CCIP for the Lower Hill Redevelopment (please see next page).

The development team has been engaged in extensive outreach efforts to communicate its strategies for maximizing the inclusion of the Greater Hill District and its residents in the redevelopment.

Engagement Chronology

The Applicant and The Option Agreement Optionee (PAR) have conducted community engagement in parallel with design/pre-development. Meeting invitations and notices have been published on available websites and listservs and newsletter updates have been emailed to nearly 600 registrants on the Project notification list. Following is a summary of community engagement activities, including direct engagement with Hill Community Development Corporation (CDC) the Development Review Panel (DRP) and CCIP Executive Management Committee (EMC):

SUMMARY OF PAST ENGAGEMENT

MASTER Planning Community Meetings
May 15, 2019  Master Plan / 1st Phase Commercial Development Public Meeting at Energy Innovation Center
July 16, 2019  Master Plan and First Phase Commercial Development Public Meeting at Energy Innovation Center

Newsletter Publications
May 2019
January 2020
April 2020
December 2020
February 2021
ST TATEMENT 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: 4/18/2019
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)

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.
## 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 Downtown. 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
G1/G4 Site Context: Photos

View from Block G to Downtown

Aerial View of Block G

View to Block G from Downtown

View toward Upper Hill
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.
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
Parcel Plan: G1 + G4

- Parcel G1: 1.399 acres
- Parcel G4: .671 acres

WYLIE AVENUE RIGHT-OF-WAY

Lower Hill: Parcels G1 + G4 FLDP Planning Commission Hearing
Site Plan: G1 + G4 Overview

- Bedford Avenue
- Logan Street
- G2
- G3
- G4
- Great Lawn
- Outdoor dining & gathering
- Terraced planting & low walls
- Central Stair
- Office Forecourt
- Integrated Steps & Ramps
- PennDOT road sign
- Drop-off
- Existing Crosswalk
- Loga Street Plaza/Seating
- Kiosks
- Overlook/ art opportunity
- ‘Lounge’ seatwall/ seating
- Freestanding planters at median proposed (in separate site improvement package) to deter pedestrian movement mid-block
- Existing Crosswalk CAP Park

MAY 04, 2021   PAGE 37
Lower Hill : Parcels G1 + G4 FLDP Planning Commission Hearing
G1 Site Topography, Terraces and Plazas

LOGAN STREET 844'
F&B PLAZA 844'
MAIN PLAZA/LAWN 835'
RETAIL ENTRY 835'
OFFICE ENTRY 835'
OVERLOOK & PLAZA LEVEL 835'
TERRACE LEVEL 825'
TERRACE LEVEL 820'
TERRACE LEVEL 815'
WASHINGTON PL 844'
OFFICE & RETAIL FORECOURT 815'

LOADING ENTRY 831'
PARKING ENTRY 831'
OFFICE ENTRY 815'
RETAIL ENTRY 810'
WASHINGTON PL 810'
BEDFORD AVENUE
WASHINGTON PLACE
LOGAN STREET
F& B PLAZA
MAIN PLAZA/LAWN
RETAIL ENTRY
OFFICE ENTRY
OVERLOOK & PLAZA LEVEL
TERRACE LEVEL
WASHINGTON PL
OFFICE & RETAIL FORECOURT
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
Stone panel facade masks parking entry and back-of-house while maintaining articulation of facade based on 5' module of curtainwall.
Relief in vertical fins every 4 levels layers shield elements, adds intrigue in facade and depth when viewed obliquely (from prominent corridors adjacent to site).

Curtainwall mullions on 5’ center w/ accent fin/cap.

Spandrel glazing to match vision, with frit

Every 4 levels features a break in vertical fins at floor plate and spandrel glazing-continuous across facade.

Accent fins align with columns, differentiate bays in depth and width and add hierarchy to facade. This breaks the plane of glass on all facade, typ.

Fritted glass at parking levels obstructs view to cars, typ all facades.

Main entries feature a blade canopies that echo the sleek shield elements of facade.
G1 Elevation: East

Loading entrance sits 4’ below plaza grade, allowing for screening from prominent views while maintaining convenient access off of Bedford Ave.

Northeast blade element is shorter due to building massing at garage, this reveal offers access to roof terrace for office tenants.

Major fins (1'-0" deep) break plane of facade @ 30'-0" O.C.
Project View: Southwest
Project View: Southeast
Project View: Pedestrian view from G4 Plaza
G1 Materiality: Skin and Massing Concept

“shield” + wing detail
G1 Materiality: Skin and Massing Concept

FUTURE WORK

curtainwall with mullion “fin” extensions

“shield” + wing detail
G1 Materiality: Skin Articulation

- Shield Glass, Vision
  - Type 1A
- Shield Glass, Spandrel
  - Type 1B
- Reveal Glass, Vision
  - Type 2A
- Reveal Glass, Spandrel
  - Type 2B

- Mullion Cap 1,
  - 4 1/2” fin extension on 9’ interval
- Shield Glass, Frit @ Garage
  - Type 1C
- Lobby Glass, Vision
  - Type 2C

- Mullion Cap 2,
  - 12” cap extension on column line
Materiality: Vertical Articulation

- Facade accent fins (@ column line, typ)
- Facade surface articulation
  - Vertical fins @ 5' intervals
- Extruded fin acts as "cap" to shield element
- Facade accent fins (@ column line, typ)
- Fin breaks between every 4-5 levels, typ
- Plane of glass
- Plane of fins

- Accent fins @ 30'-0" OC across facade, typ.
**G1 Materiality:** Skin Articulation
G1 Materiality: Skin Articulation at Garage

Glass fritting masks
parking beyond

Bedford Avenue Facade Detail

Patterning can be a simple dot and void, or a complex pattern derived from halftone graphics

Precedent examples of fritting utilized in curtainwall panels
G1 Materiality: Skin Articulation at Garage

Change in metal panel and stone panel pattern creates rhythm of “openings” in facade.

Metal and stone panels match curtainwall proportions uniting the facade through articulation while differentiating materiality.

Garage is comprised of articulated materials. There are reveals, joints, extrusions and openings that create a composition that aligns with the overall building composition in proportion and rhythm.
G1 Materiality: Material Board

Fitted Glass  Vision Glass  Metal Fins

Metal Screen Large + Small

Metal Fin

Stone Facade Panel
Stormwater Management

Lower Hill Redevelopment – G1 and G4 Stormwater Approach

Holistic Stormwater Management
The PLDP for the Lower Hill development addresses stormwater in the broader context of sustainability in Section 2.3.1 Sustainability Requirements. The context of development of the project area in conformance with the LEED ND guidance sets an initial threshold for stormwater management goals. However, the PLDP also establishes a specific codified requirement of 1.2 inches of rainfall retention to be incorporated into each FLDP application. It is the combination of these two elements that informs the stormwater approach for the G1/G4 parcels. Additionally, the design team has sought to integrate the stormwater management into the project from the onset as opposed to a reactive measure after the design is complete. This approach allows the idea of impervious surface reduction, increased vegetation, stormwater slowing and staging as well as infiltration to inform the design to ensure the project meets the goals.

Objectives
Objectives for stormwater management are defined within the LEED ND implementation plan as well as the PLDP guidance:
1. LEED ND
   a. Retain the 85th Percentile Storm Event
      i. For Pittsburgh, the 85th percentile event is equal to a 0.74” rainfall event.
2. PLDP Guidance
   a. Retain the first 1.2” of rainfall that falls on the impervious areas of any given site. Note this is the equivalent to the 96th percentile storm event.

Implementation
The implementation plan for incorporation of the stormwater goals on G1/G4 will include:
1. Maximize pervious spaces within the G4 parcel to include grasses, native ground covers and vegetation. The creative sequencing of strategic hardscape elements with the green space allows for a net reduction of stormwater runoff from the site but also serves to reduce heat island effect and create natural spaces for residents of the Hill District.
2. Integrate stormwater controls into the vertical features of the G4 parcel. While the vertical relief from Washington Boulevard to Logan Street represents a difference of 35 feet, the site approach of incremental terraces linked via a universally accessible route creates the opportunity to integrate stormwater as an active element of this landscape. The series of low walls and contained planters that create the terrace space are ideal for the collection and infiltration of the stormwater from each of the individual terraces. The movement of the water through the planting beds not only serves to add visual interest and irrigation; but also will increase the water quality.
3. The most significant stormwater feature planned for the G1/G4 parcels will be the infiltration bed that is planned for the mid-block location between Washington and Logan within the G4 parcel. This bed will consist of perforated pipes that will be designed to infiltrate the first 1.2” of rainfall from the site as well as control the flows from the site to the receiving sewers along Washington Boulevard.

The combination of these three implementation techniques will more than meet the stated goals for the site as well as provide a blueprint for the remaining development stormwater 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. 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.
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 $4.8 billion in square feet - has saved Partners $1.54 billion and avoided over 1.2 million metric tons of CO₂ 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

[Graph showing existing and new buildings and renovations with percentage reductions for energy and water usage]

Partner Signature & Committed Buildings

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

Signatory Signature:

Main Contact Information
Primary Contact Name: Ralph Rossi
Email: rossi@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
Building Name: FNB Financial Center
Gross square feet: 550,000 approximate
Rentable square feet: TBD
Tax Parcel ID: TBD
# Occupants/FT Employees: TBD
# Floors: TBD
Year built: TBD

Building 2
Building Name: TBD
Gross square feet: TBD
Rentable square feet: TBD
Tax Parcel ID: TBD
# Occupants/FT Employees: TBD
# Floors: TBD
Year built: TBD

*Confidentially Notes: All individual energy/water use information, transportation, or GBA data will be released independently of aggregated District totals without the express permission of the Property Partner.
Transportation Study | Bicycle Facilities

Site Plan Enlargement
Block G Site

Legend:
- On-Street Bike Route
- Protected Bike Lane
- Cautionary Bike Route
- Health Ride Stations

Planned exterior bike rack
Potential additional exterior bike rack
Construct a right-in/right-out garage driveway with stop control on the driveway approach and a right-in/right-out loading driveway with a stop control on the driveway approach. See Figure S4 for details.

Optimize traffic signal timing and offset.
Lower Hill Redevelopment – G1 and G4 Narrative

**Introduction**
The major components of the FNB Tower include but are not limited to temporary earth retention, caissons, concrete foundations, concrete slab on grade, concrete slab on deck, structural steel, cold form stud framing, drywall, curtainwall, metal panels, roofing, casework, paint, flooring, plumbing, fire protection, HVAC Systems, electrical systems, fire alarm systems, security systems, elevators and other miscellaneous required items. The Project is expected to commence in the field Summer 2021 and complete in 2024. PJD anticipates that over 30 Subcontractors will perform work on site in addition to approximately 100 other vendors, fabricators and suppliers that will be involved throughout the duration of the Project.

The FNB Tower construction will require hundreds of workers from the local Unions to construct the building. The Project will certainly result in an economic boost to the City of Pittsburgh and the neighborhoods adjacent to the Project both during construction and after the building is complete and tenants move in. Standard working hours for the 1st phase of the Project will be from 7:00AM – 3:30PM. As the building progresses, a 2nd shift will be required (standard working hours of 3:30PM – Midnight) due to limitations on tower crane and other hoisting means. We also anticipate the requirement for night shift operations related to utility tie-ins in public roadways.

**Transportation Routing**
The construction of the FNB Tower will require (1) tower crane. The crane will be most likely be located on the Washington Place side of the building footprint. The delivery, erection, operation and removal of any crane used on the Project will be coordinated and scheduled to minimize the impact to the surrounding areas, businesses and neighborhoods.

All deliveries will be directed to these gates and the items will include, but are not limited to, dumpster delivery, dumpster removal, caisson materials, excavated spoil removal, reinforcing steel deliveries, concrete deliveries, structural steel deliveries, masonry deliveries, glass deliveries, cold form stud deliveries, drywall deliveries, flooring deliveries, electrical component deliveries, plumbing deliveries and other types of materials and equipment deliveries. While an exact amount of deliveries cannot be determined on a Project of this size, it is reasonable to assume there will be over 4,000 different deliveries. All deliveries will be scheduled and managed to ensure the safety of pedestrians, vehicular traffic and local businesses.

**Street Closures & Obstructions**
Please see the following diagrams showing potential street and road closures. Formal street and road closure details will follow the further develop of the building design.

**Debris/Dumpster Maintenance**
PJD Dick will locate, manage and maintain all trash and debris dumpsters required for the FNB Tower. The dumpsters will be located within the Project boundary and just outside of the footprint of the new building. The dumpsters will be located in close proximity to the construction gates to allow the dumpsters to be loaded with trash and to provide access for the trucks to drop and remove the dumpsters. The anticipated quantity of dumpsters for this Project is 300 dumpsters that are 30 yards in size. Please note that every dumpster that is delivered to and removed from the site will be directed and controlled by a certified flag person. Each dumpster that is removed from the site will also be covered with debris netting to prevent any trash from leaving the dumpster and falling onto the streets.
**Worker Parking**

The FNB Tower cannot support work crew parking on the direct project site. The only vehicles that will be permitted on site will be for material deliveries, dumpster deliveries, dumpster removals, surveying crew vehicles and equipment maintenance vehicles. As shown on the attached preliminary logistics plan, we anticipate craft parking being available in Lot C. PJD’s experience is that many workers on construction projects in the downtown area will carpool with fellow workers to avoid fuels costs and parking expenses. This approach also minimizes the environmental impact to businesses in the surrounding area.

**Site Maintenance**

Please see the attached diagrams which show the general proposed locations of the 6’-0” chainlink worksite temporary fencing and sidewalk/street closures. All deliveries to the site will be scheduled in advance and all visitors will be directed with signage to check-in at the jobsite office prior to entering the site. The proposed jobsite office location will be the lower portion of Lot C. All workers and visitors will be required to wear all required PPE including hardhats, safety glasses, reflective clothing and proper shoes or boots. All workers and visitors will also comply with all CDC and City of Pittsburgh requirements for COVID-19. FNB Tower will be a drug free and alcohol-free jobsite.

All subcontractors are required to clean up their work areas and the jobsite on a daily basis. PJD will not allow or permit any trash to accumulate on the site or to migrate to the adjacent areas or neighborhoods.

When the Project will be exposed to severe weather conditions including high winds, PJ Dick and all subcontractors will escalate cleanup efforts. This will ensure that all materials stored on site are properly stored, secured and protected.

PJ Dick firmly believes that a clean jobsite has a positive impact on the safety performance of the job, the quality of a project, the production on the Project and the relationships with surrounding areas, neighborhoods and residents.

The entire Project team will make every effort to minimize any negative impact to the local streets, surrounding areas, residents and neighborhoods during the construction of the FNB Tower.
NOTES:
- 1 LANE CLOSURE ON BOTH WASHINGTON AND BEDFORD WILL BE REQUIRED (see page 3 and 4 for additional clarifications)
- SIDEWALKS CLOSURES WILL BE REQUIRED ALONG LOGAN, WASHINGTON AND BEDFORD

Lot to be used for craft parking during day.
Lot to be utilized as laydown, storage and office trailers for Construction on Parcel E to begin early Spring of 2022
Area to be utilized for CM Field office complex and subcontractor field offices

Lower Hill : Parcels G1 + G4 FLDP Planning Commission Hearing  MAY 04, 2021  PAGE 70
Construction Implementation Plan

Closures

Lane closure and sidewalk closure on Washington and Bedford

Sidewalk Closed Cross Here
Conceptual Masterplan
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 District.
G1/G4 Accessibility and Pathways: Initial

**Legend**
- **Building Entry**
- **ADA Accessibility**
- **Stairs**
- **Temporary Accessible Connection to upper plaza**

**Temporary access via lobby**

**Retaining wall along edge of parcel**

**Centre Avenue**

**WYLINE AVENUE - RIGHT-OF-WAY**

**N**

**G1**

**G2**

**G3**

**G4**

**F**

**Barcode**

**Building Entry**

**ADA Accessibility**

**Stairs**

**Temporary Accessible Connection to upper plaza**

**Logan Street**

**Bedford Avenue**

**Washington Place**

**PLAZA FOODHALL** 5,160 SF (NOT INCLUDED IN SF TABULATION)

**FUTURE PARCEL**

**EL. 835’ - 0”**

**BEDFORD AVENUE**

**WASHINGTON PLACE**

**LOGAN STREET**

**SERVICE CORRIDOR**

**RETAIL** 3,050 SF (NOT INCLUDED IN SF TABULATION)

**OPEN TO BELOW**

47’ - 0”

40’ - 0”

30’ - 0”

35’ - 0”

**SERVICE CORRIDOR**

**OFFICE LOBBY** 2,682 SF

**RETAIL** 12,190 SF

**CLEAR @ ALLEY** 60’ - 0”

**212’ - 0”**

**138’ - 9”**

53’ - 8”

44’ - 3”

**38’ - 6”**

**112’ - 6”**

**171’ - 0”**

**Gensler**

© Gensler 2020

**PITTSBURGH ARENA DISTRICT | BLOCK G**

**FLOOR PLAN**

- LEVEL 02

**Temporary Accessible Connection to upper plaza**

**Stairs**

**WYLIE AVENUE - RIGHT-OF-WAY**

**Retaining wall along edge of parcel**

**Stair**

**Lower Hill : Parcels G1 + G4 FLDP Planning Commission Hearing**

**MAY 04, 2021 PAGE 74**
G1/G4 Accessibility and Pathways: Initial

Precedent imagery: Concrete or concrete-faced retaining wall at edge of parcel

Precedent imagery: Potential art integration

Elevation diagram: Retaining wall at south side of G4 Parcel
G1/G4 Accessibility and Pathways: Final Proposed

LEGEND
- Building Entry
- ADA Accessibility
- Stairs
- Potential F2 Accessible Connection
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: Landscape Concepts

geometric layered landscape

gathering spaces with moveable seating & permeable paving
G1/G4 Perspective: Terraced Planting Concept
**G1 Perspective:** Office and Retail Forecourt Concept

- Integrated steps and sloped accessible walkway
G1+G4 Site Furnishings
Precedents
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

Long shadows and yellow light accentuate the colors and textures of native foliage at the end of hot summer days.
G1+G4 Landscape Lighting

Precedents

Inspiration: Edge Illumination

Inspiration: Bench Edge Illumination

Inspiration: Selective Uplighting

Option: Pedestrian Light

Option: Bollard 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

The diagram illustrates the site planning approach for G1 + G4 parcels in Lower Hill, focusing on Art, Cultural Legacy, and Activation. It highlights the integration of various elements:

- **G1 + G4 Site**: Central to the planning, the G1 + G4 parcels are designated for a comprehensive approach.
- **CAP PARK**: Adjacent to the G1 + G4 site, this area is crucial for public access and cultural activities.
- **PPG PAINTS ARENA**: Located within the G1 + G4 parcel, this venue is pivotal for events and community engagement.
- **Neighborhood and Circulation**: The diagram emphasizes connectivity with neighborhoods and commercial areas, suggesting a vibrant and accessible community.

The overall planning aims to activate the site through strategic design, ensuring cultural heritage is preserved and enhanced for the benefit of the community.
Activation & Programming Framework - Evening

- MOVIES ON THE LAWN
- PERFORMANCE ART
- READING SERIES (POETS, AUTHORS)
- FOOD TRUCK FESTIVAL
- COMMUNITY FESTIVALS / PARADES
- CAP PARK EVENTS
- EVENING CONCERTS
- NIGHT MARKETS
Process | Cultural Connection to the Cap Park
Art, Cultural Legacy, and Activation | Locations at G1 + G4

Potential metal art screen
Kiosks
Seating plinth by local artist
Stories at overlook
Keisha signage

*NOTE: Art locations shown are indicative.*
Art, Cultural Legacy, and Activation | Section through G4 terraces art opportunities

Keisha signage  
Stories at overlook  
Seating plinth by local artist
Lower Hill Redevelopment – G1 and G4 Open Space Implementation

1. G4 UOS (.671 acre) far exceeds required Urban Open Space for entirety of Block G (3.1 acre) Public Urban Open Space requirement defined by PLDP (10% req.= .31 acre)

2. The FLDP for G4 Urban Open Space will be implemented through extensive public process to incorporate design standards and a public art plan for the entire Lower Hill development.

3. Take-down of parcel G4 UOS will be concurrent with parcel G1 takedown.
Lower Hill Redevelopment – G1 and G4 Public Art Plan

*Invite All; Create Better; Celebrate Together*

**Objectives**

Art elevates communal spaces by connecting people, celebrating creativity and inviting reflection. The integration of publicly accessible artworks into the Lower Hill redevelopment is one key aspect of the overall plan to create a high-quality mixed-use development based on world-class design, sustainability and commercial vitality. Public Art will be one aspect of the project to attract and inspire the people of the region, city and immediate neighborhoods.

The vision for the Lower Hill Public Art Plan will be realized in phases and is built around incorporating the best urban design principles and community engagement processes to promote an overall public realm activation program. Public art is both an aspect of the Preliminary Land Development Plan / SP-11 District obligations as well as a key component of the Cultural and Community Legacy Initiatives within the Community Collaboration and Implementation Plan (CCIP).

Public art will be integrated into urban open spaces and building public areas. Spaces for performance art will be created as part of the open space design. The art plan seeks to engage local artists.

**Implementation**

The Pittsburgh Office of Public Art, the Arts in the Hill District or an individual consultant will be engaged to facilitate the artist selection processes. Solicitation of artist proposals will follow the design schedules for each project with a call to artists being issued during the Design Development phase. Selection and integration of the art works will occur during the Construction Documentation phase. Selection of artists will be completed by the project developer/owner with guidance from the Advisory Committee. An Advisory Committee of consultants and stakeholders will convene at key points during the design process for input, community engagement and overall guidance.
Revitalized Lower Hill