

LOWER HILL

COMMUNITY CONVERSATION

*About Lower Hill Parking Garage,
Music Venue, CCIP Dashboard
& PLDP Amendment*

FNB

LOWER HILL



Stay Connected with Us!

LOWER HILL

For more information about the project:

www.lowerhillredevelopment.com

Upcoming Events:

Planning Commission Hearing - Tuesday, January 24th 2023

The Pittsburgh City Planning Commission will hold a virtual meeting to vote on the Lower Hill Redevelopment project, and specifically the proposal for the 900-space parking garage, 4,500-seat Live Nation entertainment venue and street level commercial and public space. If the Commission votes yes, the plan will move one big step closer to getting started!

Our portion of the agenda is expected to begin around 3:30 or 4:00pm. Here is [the Commission website](#). Please, let the Commission know how important it is for this project to move forward, and about your experience working with our team.

Zoom link will be shared when available

SCAN QR CODE FOR LINKS TO:



- Newsletter Sign up
- CCIP Dashboard
- First Source Center
- Social Media

*All links also provided on Resource Page

LOWER HILL

Welcome

Bomani Howze

Jessica Jeffries

CCIP Dashboard, Preliminary Land Development Plan Amendment (PLDP)

Craig Dunham

Project Overview, Parking Garage & Live Music Venue (Block E)

Boris Kaplan

Community Collaboration Implementation Plan (CCIP), Minority/Women Business Enterprises (M/WBE)

Bomani Howze

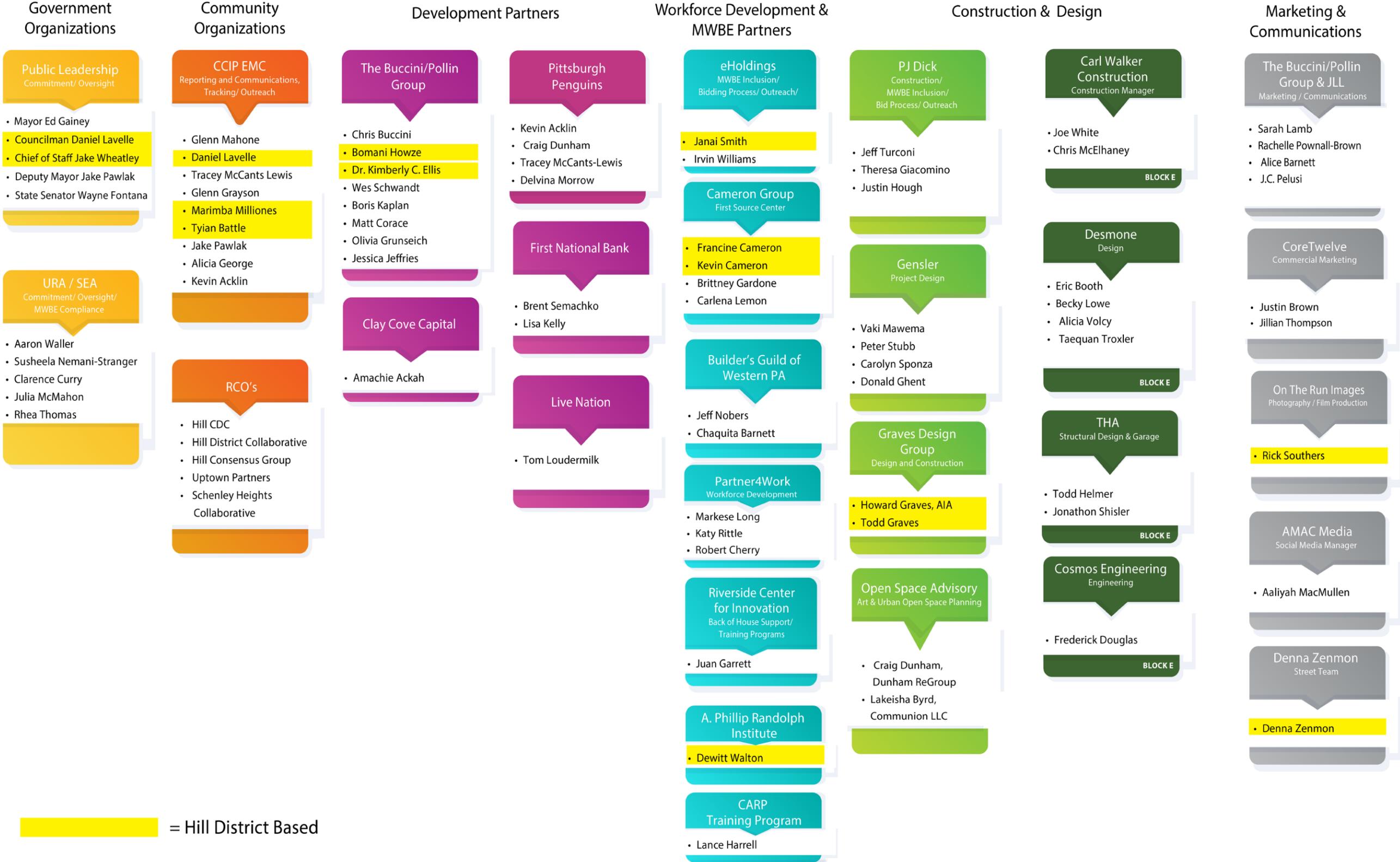
First Source Center & Upcoming Opportunities

Dr. Kimberly C. Ellis

Questions from the Community

Jessica Jeffries (Moderator)

Lower Hill Redevelopment Team



Over the last few years....



FNB Financial Center Groundbreaking



Big Tom's Barbershop Groundbreaking



FNB Financial Center Groundbreaking



First Source Center Ribbon Cutting

The Lower Hill Team Has Been Delivering



F.N.B. Corporation Commits to the Pittsburgh Promise



First Source Center Job Fair



Contractor Appreciation & Block E Info Session Event



PPS - CTE Senior Sponsorship

Reinvestment Plan & CCIP Compliance Memo

LOWER HILL DEVELOPER LLC
1000 N. WEST STREET, SUITE 900
WILMINGTON, DELAWARE 19801

PITTSBURGH ARENA REAL ESTATE REDEVELOPMENT LP
1001 FIFTH AVE
PITTSBURGH, PA 15219

Date: January 9, 2023

To: Pittsburgh Planning Commission
CCIP EMC

From: Chris Buccini
Craig Dunham

Subject: Lower Hill PLDP



Work Performed for

Beginning in January 2021, E.H. and Women Owned (MWBE) Redevelopment project. This is August 2021 for the FNB Finan

1. OUTREACH AND COMMUNICATION

a. Assisted with Communication of Opportunities by virtually bid package sessions.

- i. Hosted general information session on March 24 to anticipate bid opportunities, express MWBE expectations, and respond to questions from key decision makers and respond to questions from:
 1. Total attendance: 255 registrants with 18:49% of firms in attendance were Majority SDB, or SVOB Certification; 15% of firms in
 2. Session feedback: **90% felt the information 100% felt the session was excellent, good interest in attending future sessions.**
 3. Key concerns: pending MWBE certifier MWBE requirements.

- ii. Hosted MWBE only information session on May 17 to provide information on bid opportunities, explain process for upcoming bids, and related resources.
 1. Total attendance: 100 participants; 95 individuals
 2. Session feedback: **81% felt the information 100% felt the session was excellent, good interest in attending future sessions.**
 3. Key concerns: identification of partnership assistance; access to capital; union affiliations

- iii. Proposed and implemented 8 weekly virtual sessions. The sessions were an opportunity for MWBEs to ask questions and get technical assistance while developing their proposals available for the June and July bid packages. Participants

- iv. From May through July, EHI co-hosted 10 information sessions with PJ Dick for construction or specific bid packages.
 1. The sessions were held virtually. The format included general project information, key contact for future communications, a draft project and bid schedule, general information on each series of upcoming bid packages and information on business support related resources. The format for the pre-bid



LOWER HILL REDEVELOPMENT: FNB OFFICE TOWER

COMMUNITY COLLABORATION AND INCLUSION PLAN (CCIP)

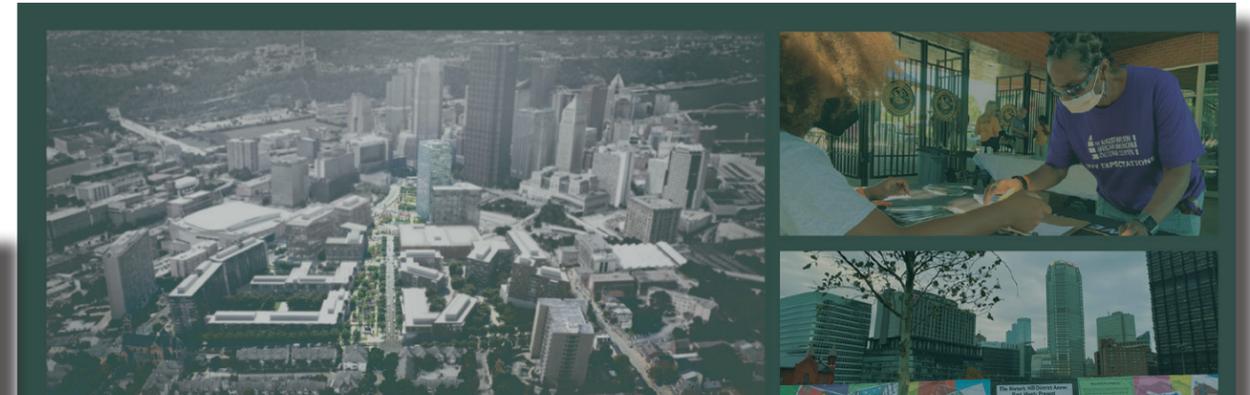
August 30, 2021

20 Pages

M/WBE Technical Backup from PJ Dick (Block G Construction Manager)

10 Pages MBE Certifications

5 Pages Exhibit Pages



Community Collaboration

Lower Hill District

January 2023

Statement on the Ongoing Bethel AME Engagement
January 9, 2023

The Lower Hill development team remains committed to a restorative redevelopment outcome with Bethel AME.

We have factually confirmed that the original church property that was vacated in 1958 is partially under a rebuilt road and partially on land designated for open space and development.

We reaffirm our original proposal to create a mixed-use, housing development opportunity for Bethel on Parcel C, which we believe to be consistent with the goals and aspirations of the CCIP.

Even though the original church parcel was 13,100 sq. ft., we agree to increase the development parcel up to 1.5 acres, which is nearly 5x the size of the original parcel.

The Penguins did not exist until a decade after the Bethel AME demolition, and we understand that while Bethel AME received compensation in 1958 under the eminent domain statute and a new Bethel AME church was built on Webster Avenue, Bethel has requested additional financial compensation beyond our generous offer to provide a development opportunity.

Any discussion about additional financial compensation related to the former church should be directed to the city and public authorities that were involved at the time of the church's demolition.

We look forward to meeting with the Bethel AME community and the public partners over the coming weeks to pursue a restorative development together.

40 Pages

CCIP Dashboard Summary

5 Pages

Cover Letter

20 Pages M/WBE Outreach by Diversity Consultant E.Holdings

1 Page Statement on Ongoing Bethel AME Engagement

A Summary of Communications / Outreach Efforts

2019 - 2023	CCIP EMC Briefings and Reviews	
2020 - 2022	RCO Briefings and Reviews	
04/28/2022	Project Pre-Application Meeting	
06/13/2022	Zoning Development Initial Review – DCP-ZDR-2022-06099	
06/16/2022	DOMI TIS Scoping Meeting	
07/15/2022	City SWM Submission	<ul style="list-style-type: none"> • Conceptual plan approved 10/14/2022. In for technical review.
08/01/2022	Receipt of Urban Design Targets from City Planning Staff	<ul style="list-style-type: none"> • Response to UDT emailed to City Planning Staff on 08/19/2022
08/05/2022	DOMI TIS Submission	<ul style="list-style-type: none"> • Approved 08/22/2022
10/17/2022	Hill District Consensus Group Meeting	
10/17/2022	Hill Community Development Corporation Meeting	
10/17/2022	Hill District Collaborative Meeting	
10/25/2022	Contextual Design Review Panel Design (CDAP) Review	
12/13/2022	City Planning Briefing	
1/19/2023	Community Conversation	
1/24/2023	City Planning Hearing	

Preliminary Land Development Plan (PLDP) Amendment Background and Context

The 28- acre former Civic Arena site and the PPG Paints Arena are a 42 acre Specially Planned Zoning District; “SP-11-Lower Hill” established in February 2015.

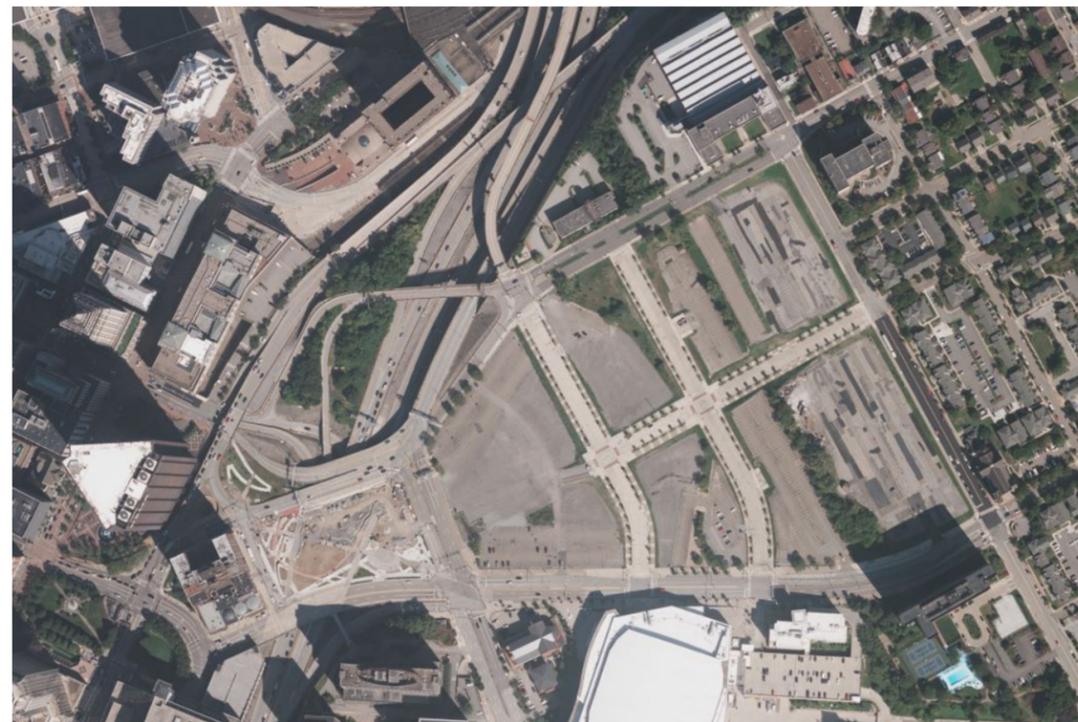
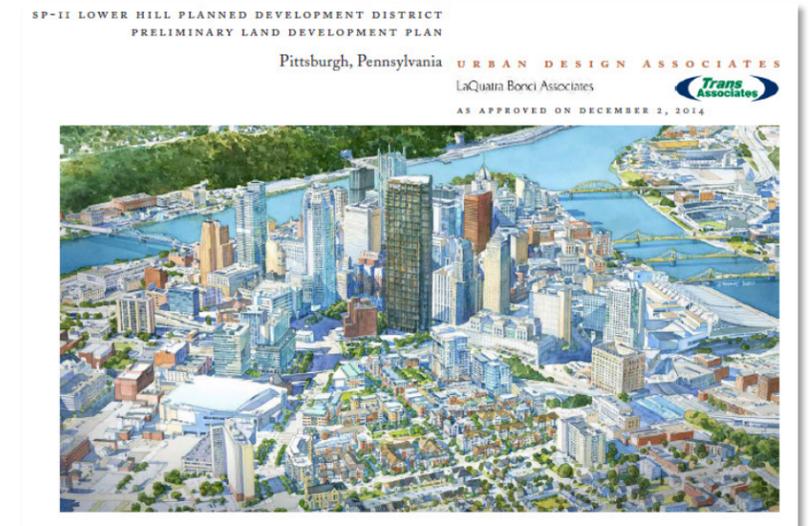
SP-11 identifies specific permitted and not-permitted Uses, building heights and other unique conditions within the Lower Hill District. No changes are proposed to SP-11 at this time.

Development on the Lower Hill is administered by the Planning Commission through the framework of Regulatory Requirements and Guidelines outlined in a Preliminary Land Development Plan (PLDP).

The initial PLDP was approved in December 2014.

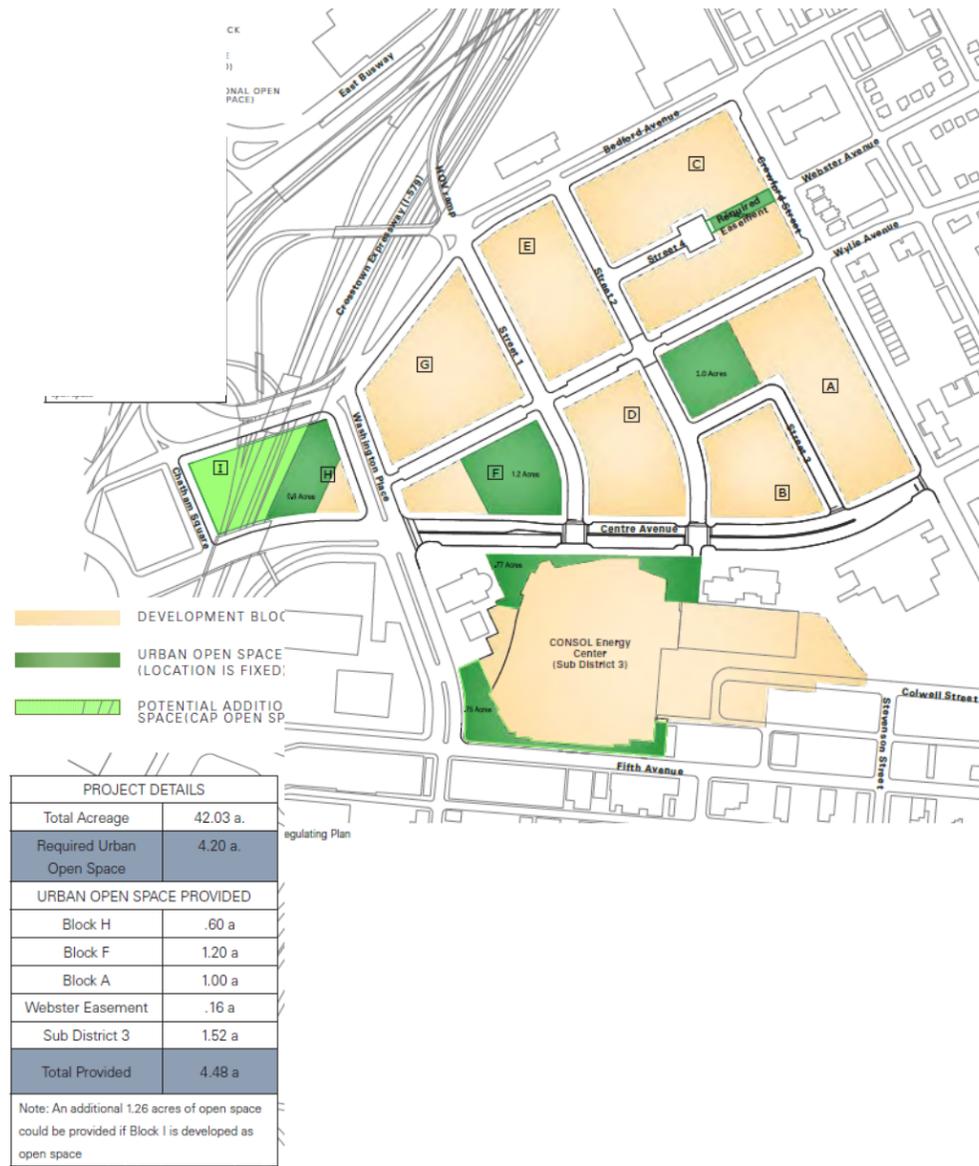
First Amendment proposed

- Update to reflect what has occurred
- Revise based on no new streets
- Reorganize Open Spaces



Preliminary Land Development Plan (PLDP) Amendment Section 2.4 & 2.6 - Blocks, Open Spaces and Courtyards

2014 PLDP: 2.96 acres



Proposed: 3.83 acres

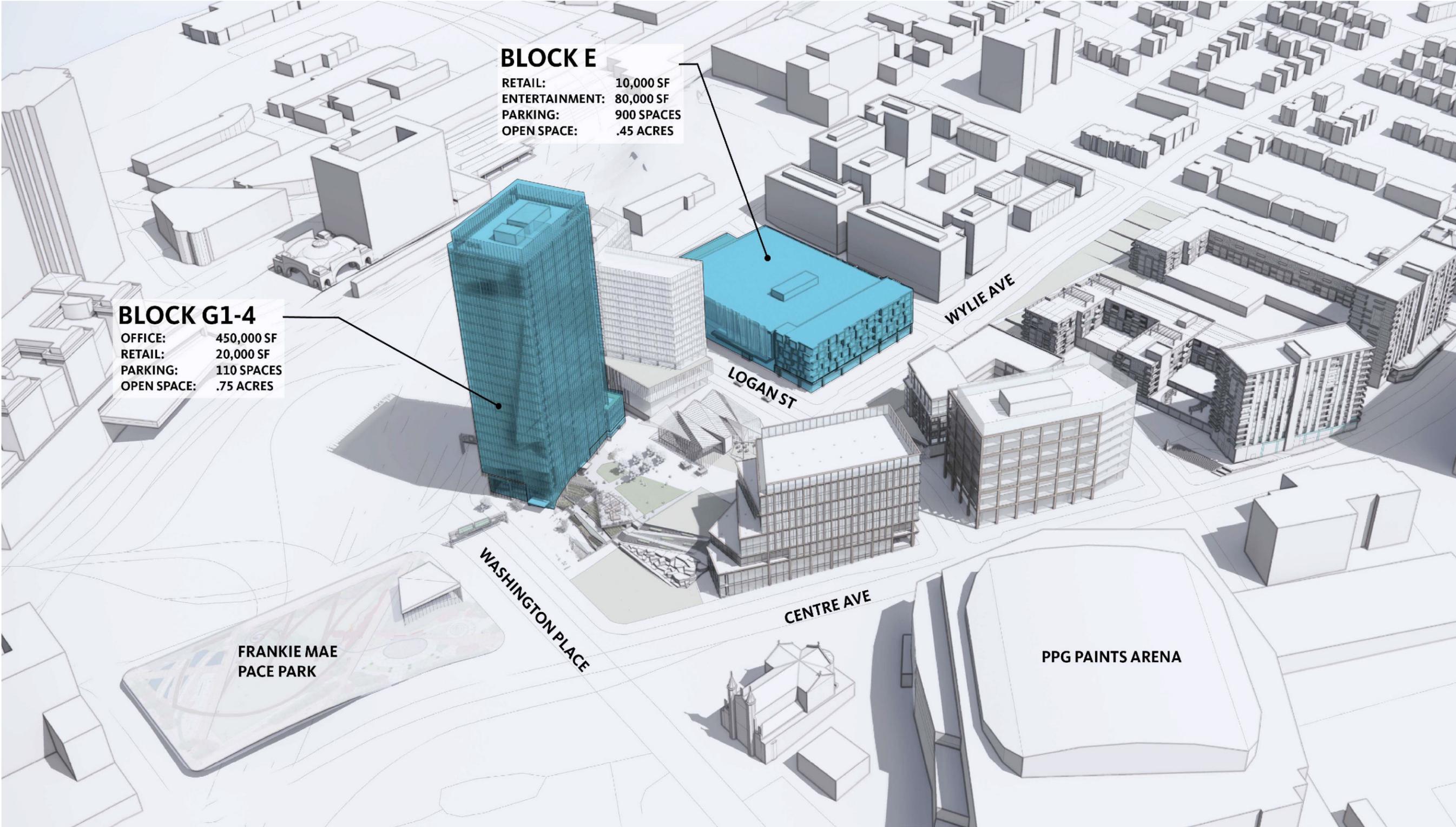


Figure 2.27 and 2.29 Urban Open Space and Courtyards Regulating Plan

Lower Hill Block E: Introduction and Context



Lower Hill District Development Program



Block E Snapshot



4,500 Person
MUSIC VENUE (INDOOR ONLY)

900 Space
PARKING GARAGE

.45 Acre
OPEN SPACE

50 – 50
LERTA SPLIT WITH
GREATER HILL
NEIGHBORHOOD
REINVESTMENT FUND

30%
MBE CONTRACTING

\$ Millions over 20 Years
FOR HOUSING REHABILITATION AND STABILIZATION
FUND FROM PARKING TAX DIVERSION

10,000 RSF
GROUND FLOOR COMMERCIAL SPACE
(WITH LOCAL BUSINESS INCUBATOR)

VIEW FROM INTERSECTION OF WYLIE AND LOGAN



VIEW FROM INTERSECTION OF WYLIE AND FULLERTON



VIEW FROM INTERSECTION OF BEDFORD AND FULLERTON



VIEW FROM INTERSECTION OF LOGAN AND BEDFORD



Community Collaboration & Implementation Plan (CCIP) Focus Areas & Statement of Affirmation

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, Tracking
- 5. Wealth Building Initiatives
- 6. Cultural and Community Legacy Initiatives
- 7. Coordinated Community Development Strategies



SIGNED STATEMENT OF AFFIRMATION

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: [Signature]
Title: MANAGER/ADMINISTRATOR

Date 4/8/2019

[CLICK HERE FOR FULL CCIP DASHBOARD](#)



Community Collaboration & Implementation Plan (CCIP) Dashboard

Lower Hill District

January 2023

[CLICK HERE FOR FULL CCIP DASHBOARD](#)

DRAFT

Community Collaboration and Implementation Plan (CCIP) Update

MINORITY / WOMEN BUSINESS ENTERPRISE (M/WBE) INCLUSION

- BPG continues to update their engagement with local and regional DBE certified contractors within its growing M/WBE database and continues to advertise its search for M/WBEs online and in construction periodicals
- Implementing successful efforts taken by other local projects and insights from Hill-District based diversity consultant E.Holdings to expand the BPG database and direct outreach to M/WBE's
- Over \$45 million in M/WBE commitments to over 70 businesses in the predevelopment and construction of the first commercial phase
- Minority owned equity partner in Blocks G and E

INCLUSIONARY & HOMEOWNERSHIP HOUSING PROGRAMS

- Parking Tax Diversion funds (years 1 – 20) from parking district (Block E) to support community housing rehabilitation and stabilization goals
- Project tax abatement (LERTA) expected to support Hill District housing initiatives, as determined by the Greater Hill District Neighborhood Reinvestment Fund
- Project Partner FNB offering expanded closing costs grants in LMI communities like the Hill District

COORDINATED COMMUNITY DEVELOPMENT STRATEGIES

- Block G 10-year tax abatement LERTA was monetized and shared 50-50 with the Greater Hill Reinvestment Fund to seed neighborhood economic development with \$7.18 M in Sept 2021. Block E (and all future blocks) to feature a 10-year LERTA as well
- The project creates a destination public open space that benefits the entire community, part of an open space master plan that exceeds planning requirements
- Initial commercial development plans to include relocation of Public Safety Facility to the Hill District and improvements to community recreational center
- Block E music venue operator is coordinating with New Grenada Theater on future programming
- Lower Hill grant writer is supporting Hill District health, education and infrastructure initiatives

COMMUNICATIONS, REPORTING & TRACKING

- Regular cadence of public meetings, stakeholder outreach and dissemination of project updates
- Built capacity in coordination with community stakeholders (CCIP EMC, Authorities, RCOs) to track and report impact metrics
- Hired Street Team to assist with community engagement

[CLICK HERE FOR FULL CCIP DASHBOARD](#)



Community Collaboration and Implementation Plan (CCIP) Update

JOB CREATION, LOCAL INCLUSION & WORKFORCE DEVELOPMENT

- Launched the Lower Hill First Source Center prior to closing on 1st commercial phase of development (FNB Financial Center)
- Promote job training programs through Builders Guild, APRI and CARP and remove employment barriers for Hill District residents
- Partner4Work (P4W) and Cameron Group agreements include:
 - First Source Center Concierge to coordinate recruitment, intake and overall clearing requirements
 - Coordination with the Registered Apprenticeship system, community-based organizations, and the public/private Workforce Development system

WEALTH BUILDING INITIATIVES

- Working with established non-profits (like Riverside Center for innovation) to offer programs to help smaller M/WBE firms build critical capacity for growth
- Initial commercial tenants will assist with overall wealth building goals for the redevelopment by offering access to capital programs for M/WBEs, financial literacy programs throughout the Greater Hill District and expanding programs with the Hill District Federal Credit Union (HDFCU)
- Small business kiosks and street-level incubator to lower barriers to entry for local businesses

CULTURE & COMMUNITY LEGACY INITIATIVES

- Project is the critical catalyst to reestablish a lost neighborhood connection to the Downtown and a historical market place along Wylie Avenue – in coordination with other development activities in the Centre Avenue corridor
- Vibrant neighborhood history to be celebrated with urban design best practices and interactive public art from local and national artists like the highly esteemed Walter Hood and through initiatives like Call for Artists
- Legacy expressions built into the design process for Block E

[CLICK HERE FOR FULL CCIP DASHBOARD](#)



Minority/Women Business Enterprise (M/WBE) Inclusion

Community Reinvestment Strategies Status

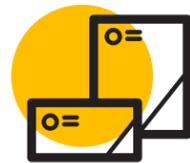
CCIP GOAL

To facilitate opportunities for minority and women business enterprises (“M/WBE”) to participate in the ownership, development, design, construction, operation and management of the redevelopment of the Development Site.



Built MWBE Database for Hill District (and Beyond)

Over the span of multiple years, BPG has developed a comprehensive database of M/WBE businesses in and around Pittsburgh, by utilizing resources from project partners and Pittsburgh agencies. With the help of diversity consultant, this database has evolved and grown to over 475 firms. The database has not only been utilized for pre-development contracts and construction bidding, but has been shared with over a dozen organizations and project partners.



Developed Inclusive Contracting Plans

Working with contracting partners on M/WBE game plan during pre-construction. Hired eHoldings as an M/WBE inclusion consultant to help develop a phased approach to RFP package releases to permit robust engagement with M/WBE community. Extensive Outreach, contractor forums, Q&A sessions and one on one support to supplement procurement process. Supported the CCIP EMC in their consultant RFP in late 2020.



Establishing BOH Training Curriculum/ Program

Training program collaboration through RCI to support contractor capacity building and education in need areas such as estimating, bonding capability, payroll, accounting and legal matters. Funding provided by FNB; training supported by all key partners.



Block E Summary

M/WBE plans for Block E approved by EORC. Pre-Development Team includes 10 M/WBEs. Rolling out E.Holdings contractor sessions to sustain constructing momentum from Block G

WHAT WE'RE DOING

KEY PARTNERS

BPG - Bomani Howze
 PJ Dick - Theresa Giacomino
 eHoldings- Janai Smith
 Consultant & Vendor Partners

SUCCESS METRICS / CURRENT STATE

Hired eHoldings to support M/WBE engagement, vetting and procurement process.

CCIP affirmations and **compliance requirements** built into typical contracts.

Multi-million dollar ownership stake in Block G and E by minority-owned Clay Cove Capital

Built a **M/WBE Database with over 475 firms** and have shared it with projects / authorities across Pittsburgh

Secured over **\$2.75 MM in pre-development commitments** across 24 M/WBE companies for the development of the FNB Tower on Parcel G

\$45 MM in M/WBE contract commitments for construction services across 40+ M/WBE firms

CCIP Focus Area I

Minority/Women Business Enterprise (M/WBE) Inclusion



Community Collaboration & Implementation Plan (CCIP) Dashboard

Lower Hill District

January 2023

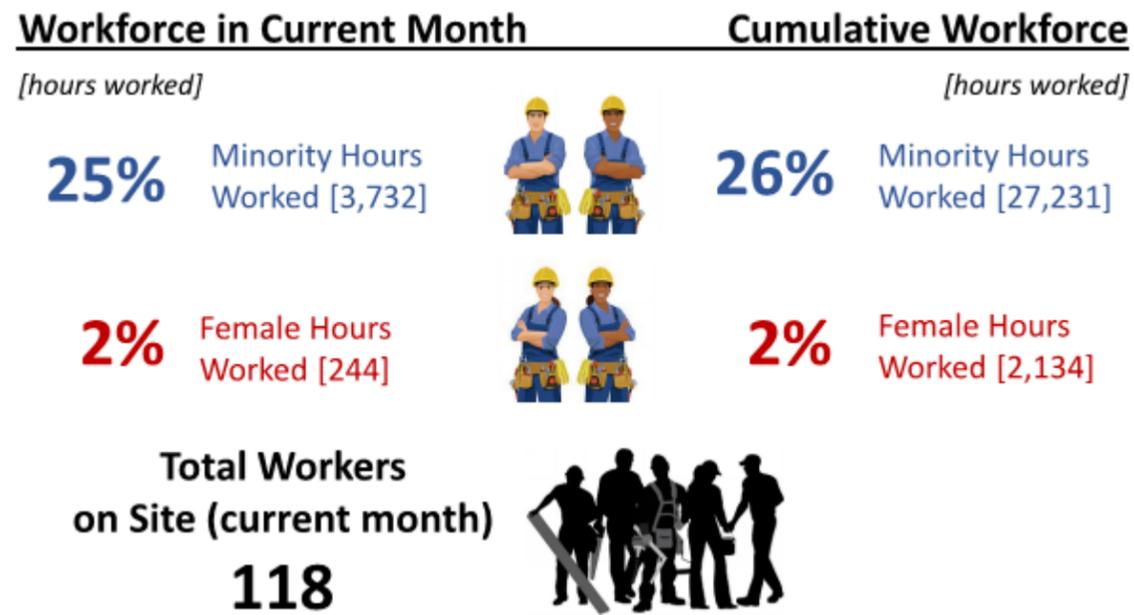
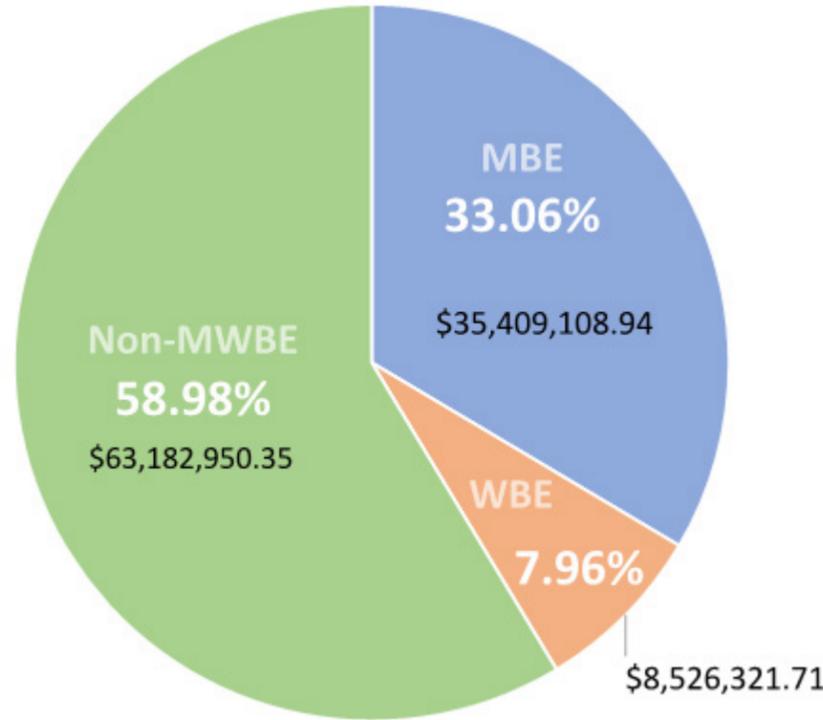
Reinvestment Progress Updates

CCIP FOCUS AREA:
M/WBE Inclusion

TOTAL SUBCONTRACT AWARDS \$107,118,381.00

To date, the FNB Financial Center project has made contract commitments to **73 M/WBEs** across Construction and Pre-Development

- **\$35.4 M** in contracts to Minority-Owned Businesses (33%)
- **\$24 M** to **Black-Owned Businesses (22%)**
- **\$8 M** to Women-Owned Businesses (8%)
- Construction commitments to **42 M/WBEs** ranging from \$15k to \$7.4 M
- Construction on the FNB Financial Center is approx. **25% complete** and **minorities** have accounted for **26% of the on-site labor**



Workforce Development - Job Apprenticeships and Training Opportunities

CCIP FOCUS AREA:
Job Creation and
Workforce Development

THE FIRST SOURCE CENTER AND WORKFORCE DIVERSITY

The Lower Hill First Source Center Was Built Using 100% MBEs and Opened in June 2021



The First Source Center



A Central Location for Jobs, Training, Access and Opportunities in the Lower Hill

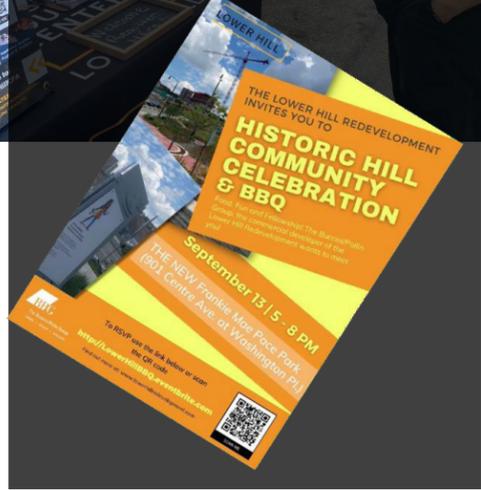
Located in the heart of the Hill District, blocks away from the 28-acre Lower Hill District redevelopment, the First Source Center's mission is to provide a central location for residents to obtain better access to job opportunities, career training, and pathways to construction, professional and service-related employment.



Workforce Development - Small Business Opportunities

CCIP FOCUS AREA:
Job Creation and
Workforce Development

THE FIRST SOURCE CENTER AND WORKFORCE DIVERSITY



Pittsburgh Public Schools CTE Partnerships

CCIP FOCUS AREA:
Job Creation and
Workforce Development

THE FIRST SOURCE CENTER AND WORKFORCE DIVERSITY



Artists Call

CCIP FOCUS AREA:
Coordinated Development and
Community Legacy Initiatives

Call for Artists to Activate the Open Space

ARTIST FINALISTS

- Amir Rashidd
- Charlotte Ka/Errol “Mobutu” Reynolds
- Deavron Dailey
- Brandon Jennings
- James Simon
- Samuel Richardson – Fabricator Consultant
- Brian Peters
- Marlana Vassar
- Natan Diacon-Furtado
- Aiqiu Hopen/Humanity Memorial Team
- Kacy Jackson

Finalists interviewed and chosen: August 2022 / Sept. 2022

Finalists Proposals: Dec. 2022 to March 2024

Projects Awarded: 2nd Quarter 2023



Community Questions



Thank You!



LOWER HILL

COMMUNITY CONVERSATION

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& PLDP Amendment*

FNB

Resources

For more information about the Lower Hill Redevelopment:

Website: www.lowerhillredevelopment.com

CCIP Roadmap: <https://bit.ly/CCIPDashboard>

Newsletter Sign-up: <https://bit.ly/LHRNewsletter>

First Source Center: Newsletter Sign-up: https://bit.ly/FSC_LHR

To download a copy of Community Conversation presentation and view recording:

Website: www.lowerhillredevelopment.com

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- First Source Center
- Social Media - Facebook & Instagram
- Business Resources



[CLICK HERE FOR FULL CCIP DASHBOARD](#)

END