



PILOT

PRE-DEVELOPMENT and INNOVATIVE LAND-USE OPTIONS for TAKE-OFF

Frequently Asked Questions

What is the PILOT program?

PILOT is a development consulting and planning program, which positions Hill District residents and business owners with **Pre-development** and **Innovative Land-use Options** for **Take-off**. Hill CDC will provide a pre-planning consultation with existing and/or prospective Hill District businesses to discuss the potential of a development project via the PILOT program. Thereafter, the PILOT program offers hands-on pre-development and architectural advisement by planning for the highs and lows of the development process as well as viable development options. The advisement intends to define and frame the scope and scale of the development project, understand the *what* and *why*, provide analysis and design strategies, and development recommendations.

What are the advantages of the PILOT program?

A successful investment, or development project, becomes an asset; and every investment has associated risk. Understanding the process involved in undertaking a development project will mitigate the risks involved. In addition, there are many hurdles involved and directions one can pursue when developing a project. The **PILOT** program is intended to help anticipate these hurdles and formulate the best plan of action to make well-informed decisions. Any real estate or business program that is developed with well-informed decisions adds value to you, your business and the Hill District.

Who does the PILOT program service?

Hill CDC seeks to build the capacity of the Hill District community by facilitating real estate development within the community, specifically, by working with Hill District residents and stakeholders who are currently or planning to pursue some form of development.

What services does the PILOT program offer?

See the services provided (hilldistrict.org/PILOT/services) through the **PILOT** program; or see the attached services document.

Note: PILOT is intended to mitigate the development process with preliminary processes and advisement.



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Will there be a fee for services?

A donation will be requested for services rendered depending on the scale, scope, and need identified. Hill CDC recognizes there may be economic hardships; however, your involvement in the PILOT program greatly positions your development as an investment opportunity and the services provided through the PILOT program are extended via contributions from others.

How can I participate?

Contact Lakeisha Byrd via Hill CDC at 412-765-1820 or lbyrd@hilldistrict.org, to get more information and sign up for a *Development planning and consultation*.

What is the extent of services provided?

After the initial meeting, i.e., the Development planning and consultation, which will be 1-2 hour session*; the recommended plan of action, resulting from the initial meeting, will depend on the scale and scope of the development project, services needed, and availability of external information.

What if I do not have a business plan?

BizU, a Hill CDC program initiative, provides business plan review and workshops to assure the necessary information usually obtained for development is provided.

Note: the Hill CDC will work with an applicant who does not have a current business plan.

Contact the Hill CDC for more information about *pre-development and architectural advisement*.
*The *Development Planning and Consultation* meeting may include a walk-through of the property.

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