



Sports & Exhibition Authority

When you have the time, Pittsburgh has the place.

June 22, 2016

Marlene Landrum
Hill District Community Development Corporation
2017 Centre Avenue, 2nd Floor
Pittsburgh, PA 15219

Re: I-579 Cap Urban Connector Project

Dear Marlene:

In response to your email on June 9, 2016, please find enclosed:

1. Proposed Development Initial Intake Checklist completed (with attachment)
2. Concept Plan for the surface greenspace, and
3. Project Narrative.

Sincerely,

Mary K. Conturo
Executive Director

Enclosures

cc: Clarence Curry, SEA

Proposed Development Initial Intake Checklist

Project Name: I-579 Cap Urban Connector Project

Date 6/21/16

Developer Name: Sports & Exhibition Authority

Phone Number: 412 393-0200

Primary Contact Person: Mary Conturo; Sara Payne

Phone Number: 412 393-0201

Address: 171 10th St. 2nd Fl, Pgh Pa 15222

Email: mconturo@pgh-sea.com; spayne@pgh-sea.com

Website: www.pgh-sea.com

Evaluation Criteria:

Cultural Goals: Does the project honor the historic legacy of the Hill District? *See attached*

(MBE) and 15% women (WBE) business participation on the project?

If this is a federally funded construction project we will be required to follow the federal procedures.

Housing Goals: If residential, does the project meet the goal of 30% inclusionary affordable housing and minimize displacement? *N/A*

Staffing and Experience: What experience does the developer have with projects of this kind? Does the developer have the staff or the ability to hire the staffing necessary to complete the construction within budget and provide construction management throughout the project? *See attached*

Meet Economic/Development Goals: Does the project create economic opportunities for new types of employment, commercial services, and retail? *See attached*

Project Compliance and Prior Project Performance: Does the developer have the ability to obtain all necessary governmental approvals and permits? Does the developer have experience with adherence to community development plans and community master plans? *See attached*

Project Market Viability: Is the project financially feasible based upon: market demand, population density, household income levels, and competition? *N/A*

Urban Design Best Practices: Does the project minimize development impacts, i.e. correct density, location, scale, green technologies, etc.)? Does the project improve Hill District land and streetscaping, and complement existing community character? *See attached*

Financial Capacity: Does the developer have accurate budget and financial projections? Are there any funding gaps? Who are the developer's financial partners? *See attached*

Project Funding: Will the developer apply for city, state and/or private funding, i.e. submitting LIHTC, NMTC, or HTC applications, or other government or philanthropic subsidies? *See attached*

Timeline: Has a realistic and achievable timeline for the completion of the project been established? *See attached*

MWDBE Considerations: What measures will the developer take to ensure 30% minority

Proposed Development Initial Intake Checklist

Notes/Concerns/Recommendations: _____

Cultural Goals:

The basic design for the CAP will define space for desired uses, such as a children's play area, a water feature and/or an event space. Within those defined spaces, signage or site names could be developed, with community input, to reflect the cultural legacy of the Hill. Likely themes could include:

- Ethnic diversity as first home for new City residents
- Jazz and other performing arts
- Local icons including August Wilson, Lena Horne, Robert L. Vann, Robert Lavelle, and Frank Bolden
- Negro League Baseball

These are design principles that we want to achieve. They will be more fully developed as we move beyond the concept design to the design development phase of the surface design. That work, for the most part, will be occurring over the next 4 months.

Hill District residents have been involved in the planning of the Project, to date, as follows:

- The Project was described at the Hill CDC Annual Community Meeting on January 28, 2016.
- The first of three planned public working meeting was held on March 30, 2016 at Consol Energy Center, the second on May 16, 2016 at Greyson Community Center, and the third is being scheduled for June 27, 2016 at the Greyson Community Center.
- A "sub-committee" made up of eight (8) volunteers from the community is participating in the design process in greater detail. The sub-committee members are Denise Johnson, Phyllis Ghafoor, John Anderson, Audrey Anderson, Betty Pickett, K. Chase Patterson, Harry Johnson and Michael Warren.
- Social media was used to solicit input from the neighborhood through a short online survey from April 27- May 11.
- An update on the project was presented at the May 13, 2016 Hill District Consensus Group meeting.

Meet Economic/ Development Goals:

During the late 50's and early 60's, in addition to the urban renewal that was occurring, the I-579 Crosstown Boulevard was constructed on the border between Downtown and the Hill District. It created a trench separating what was left of the Hill District from the economic activity and cultural life of Downtown. The highway shifted traffic patterns and isolated and

divided the neighborhood from Downtown. The CAP project will help to reconnect the Hill and Downtown.

The Cap will create an enhanced physical connection and will create safe and accessible routes for walking and biking between the Hill District and Downtown, including connections to the free fare Downtown / North Shore subway. The Project is expected to include a new bus stop on Centre Avenue at the Cap site, and a new bike sharing station. The Project will provide for safer pedestrian crossings at the Chatham Street and Bigelow Boulevard intersection. ADA compliant curb-cut ramps and crosswalks will be constructed with associated signs, audible/count-down pedestrian signals, and pavement markings. New ADA compliant walkways leading to the intersection will be constructed.

The Cap will provide opportunities for residents of the Hill District by creating a safe, convenient pedestrian and bicycle connections to centers of employment and education and services in Downtown Pittsburgh, the economic engine of the Western Pennsylvania region. Additionally, the CAP will provide opportunity for economically disadvantaged individuals from other areas of the City to access opportunities for job training at the Energy Innovation Center located nearby in the Hill.

The Cap is a key element in a larger effort to revitalize the Hill District. The Project will make these broader development efforts more successful and impactful to the Hill District and the City as a whole. Included in the broader efforts is the redevelopment of the 28 acre civic arena site, including the construction of the new street grid and other street improvements currently underway, and the mixed use development planned for that area.

Financial Capacity / Project Funding:

The Project budget is:

	USES	SOURCES	FUNDING TYPE
Construction	\$26,440,000	\$3,400,000	State
		\$390,000	Local
		\$900,000	Private
		\$1,750,000	Foundations
		\$20,000,000	TIGER VIII Request
Land Value	\$5,560,000	\$5,560,000	Land credit
TOTAL Project Cost	\$32,000,000	\$32,000,000	
	62.5%	\$20,000,000	TIGER VIII Request
	37.5%	\$12,000,000	Non-Federal Match

There is \$12 million committed in state, local and private sources. The TIGER VIII request, if awarded, will complete the funding needed to construct the Cap project. The following additional funding applications pending which if received would decrease the amount of TIGER funding needed.

Multi-modal Transportation Fund - Transportation	\$3,000,000	State
Multi-modal Transportation Fund - Economic Development	\$3,000,000	State
Greenways, Trails & Recreation	\$250,000	State
Community Infrastructure Tourism Fund	\$250,000	Local
Gaming Economic Development Fund	\$500,000	State
Redevelopment Capital Assistance Program	\$5,000,000	State
Total	\$12,000,000	

Inquiries and applications are also pending with local foundations.
In addition there is a US DOT Transportation Alternatives Program (TAP) application outstanding for \$950,906.

Staffing and Experience/ Project Compliance and Prior Project Performance:

In the past 17 years the Authority has successfully managed 11 major building and infrastructure construction projects worth nearly \$2 billion and has successfully brought these efforts in on-time and within budget. These projects were: Heinz Field, PNC Park, David L. Lawrence Convention Center, Convention Center Infrastructure, Convention Center Riverfront Plaza, North Shore Infrastructure, North Shore Riverfront Park, North Shore Garage, CONSOL Energy Center, CONSOL Energy Center Garage and West General Robinson Street Garage (the last in cooperation with its affiliated agency, the Stadium Authority of the City of Pittsburgh). Currently, the Authority has started the first phase of infrastructure work in the Lower Hill for construction of a new interior street grid. With respect to federal transportation funded projects, the Authority successfully managed North Shore Infrastructure (Phases I-V, HOV and Chuck Noll Way), North Shore Riverfront Park (2 phases), Convention Center Infrastructure (Phases I-III) and Convention Center Riverfront Plaza.

Urban Design Best Practices:

The Project will build a Cap structure over the below grade highway and thereby create a new 3 acre green urban space.

The Cap will utilize green infrastructure strategies, including capturing and retaining stormwater on the site, and energy efficient lighting. Natural rain gardens and specially designed tree planters will be incorporated into the urban open space park to minimize runoff to the storm drain system resulting in a net reduction in stormwater discharge. Plants and trees will be native or adapted and will add to the urban forest cover. Repurposed materials will be used to minimize the carbon footprint. The Cap will reduce the urban heat island effect created by the concrete surface of I-579 and will mitigate noise along the pedestrian/bike corridor between the Hill District and Downtown.

Timeline:

The Project is currently in final design. HDR Engineering (HDR) is the lead engineer and was selected in accordance with federal / state selection procedures. HDR is a national firm with previous experience similar to this Project. A federal earmark (\$918,694) and local match

committed by the Authority (\$229,674) funded the preliminary engineering work. A FY2014 TIGER VI planning grant (\$1.55 million) and local match committed by the Authority (\$387,908) is funding final design.

All pre-construction activities for the Project, including local, state, and federal requirements, are scheduled to be completed by May 2017, as required by the TIGER VI planning grant. The conceptual design of the surface greenspace is in the process of being finalized in order to stay on schedule. With approval of funding, construction is anticipated to begin in 3Q 2017, and will last 24 months.

CONCEPT PLAN REPORT FOR I-579 CAP PARK



DRAFT

CONCEPT PLAN REPORT

JUNE 2016 | PITTSBURGH, PA

for the
Sports and Exhibition Authority
of Pittsburgh and Allegheny County

DESIGN TEAM

HDR

A&A Consultants

American Geotechnical & Environmental Services

Monaloh Basin Engineers

LaQuatra Bonci Associates

Collective Efforts

Santangelo & Lindsay

1-579 CAP PARK

PITTSBURGH, PA | CONCEPT PLAN REPORT | JUNE 2016

The Design Process

The following is a summary of the public engagement process and concept plan development for the I-579 Cap Park. The purpose of the public engagement process was to solicit input from stakeholders and residents, and then utilize their input as inspiration for a series of alternative designs. Public engagement occurred in two separate meetings:

Work Session 1 | March 30, 2016 | Idea Gathering

Participants were grouped into seven tables and asked to select their favorites from a collection of +/- 200 photographs. Each participant explained to their table the reason each photograph was selected, then all tables reported back to the entire group. The end result was a collection of photographs and words representing their aspirations and ideas. Page 3's "Community Themes" illustrates the most common photographs selected and groups them accordingly. This exercise helps program the park's uses.

Work Session 2 | May 16, 2016 | Design Alternatives

The design team developed four concept plans (shown at the right) based upon the selected photographs and discussions from Work Session 1. These concept plans were then presented and debated in Work Session 2. Each of the concept plans illustrated the same community themes, but in different locations, sizes and effects.



Concept A



Concept B



Concept C

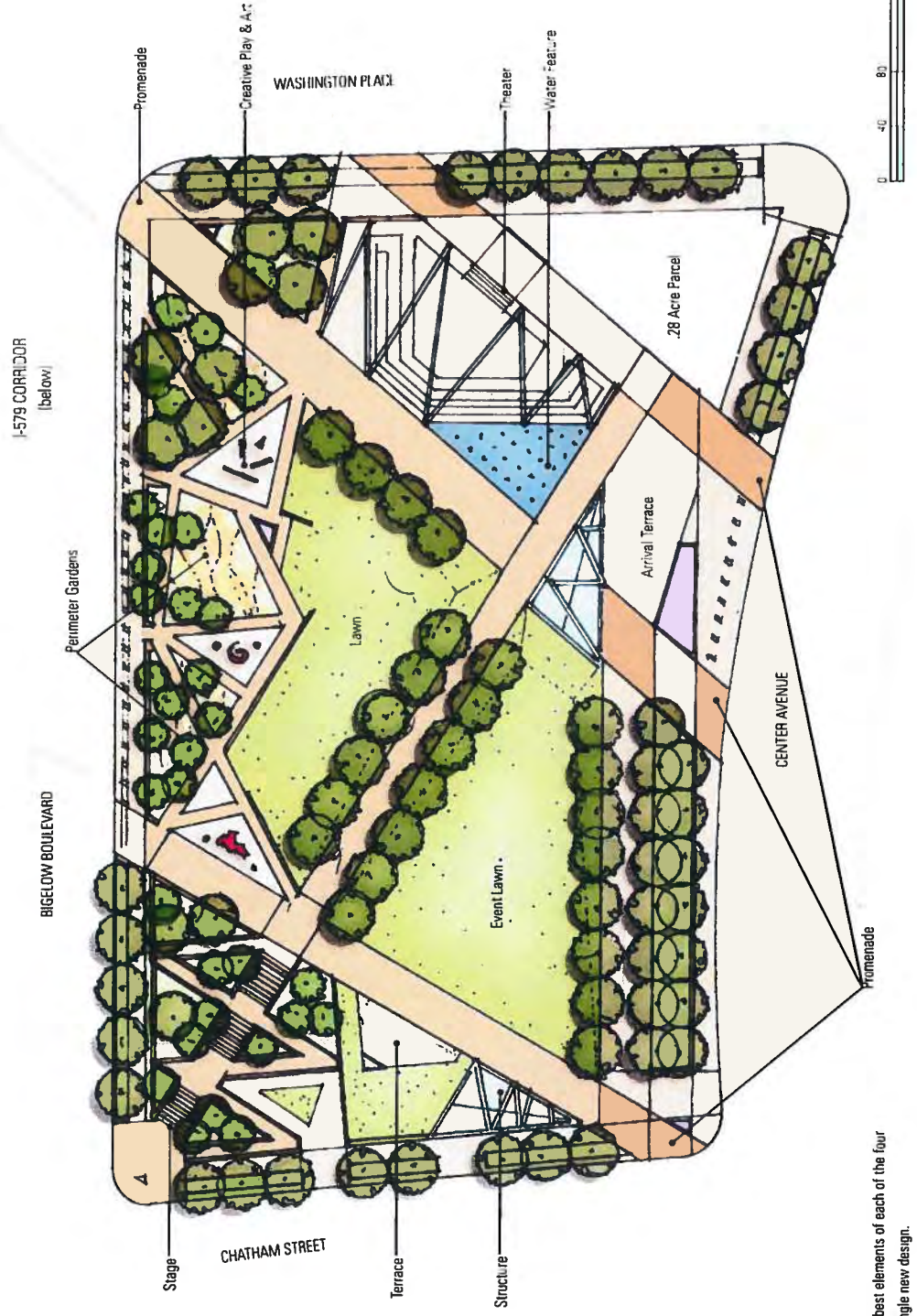


Concept D

Community Themes

Water Interactive Children	Green Shade Gardens Open Space	Destination Family Events Daytime Night Food	Music Events Entertainment	Seating Movable Strategic Flexible	Connection Gateway History Culture
					
					
					
					
					
					

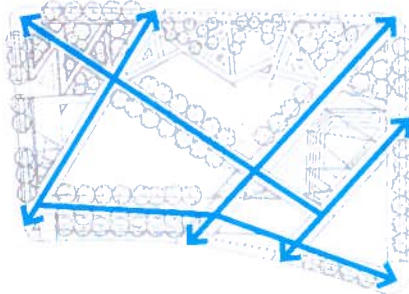
I-579 CAP PARK
 PITTSBURGH, PA | CONCEPT PLAN REPORT | JUNE 2016
Concept Plan



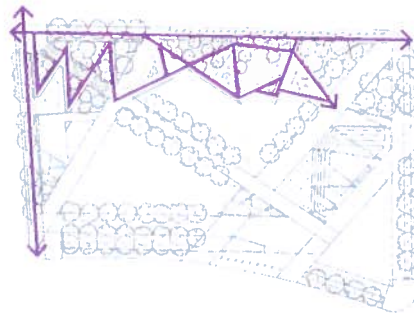
This drawing is a summary of the best elements of each of the four concept studies, adapted into a single new design.

Understanding the Plan

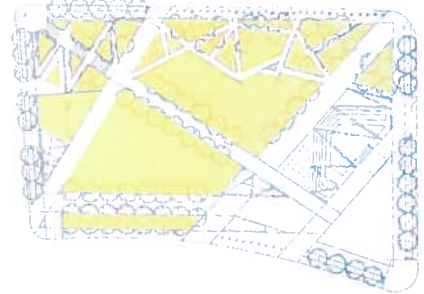
A series of diagrams were created to illustrate the elements that would create a dynamic park space. These diagrams incorporate physical and conceptual elements, including gardens, leisure space, fun, plazas, circulation patterns, and events. These elements work hand in hand with each other and often overlap, inhabiting the same physical space. These diagrams evolve into significant elements of the park.



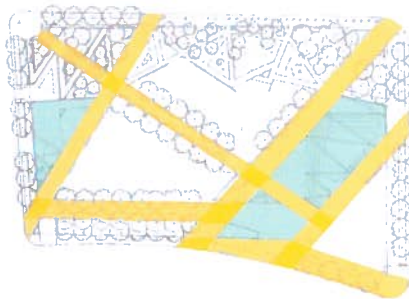
Primary Circulation



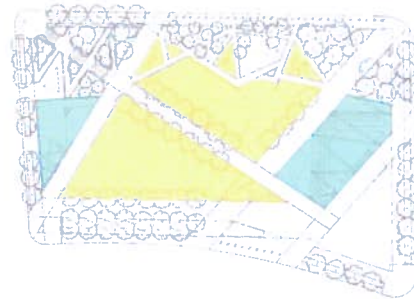
Secondary Circulation



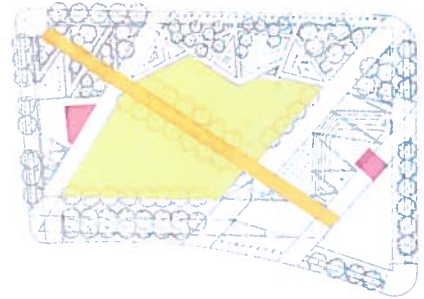
Green & Gardens



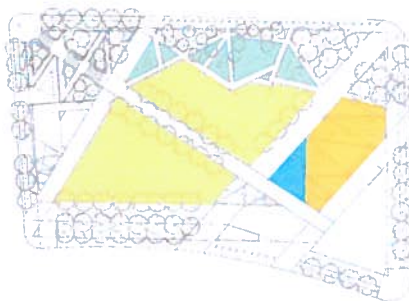
Promenades & Plazas



Leisure & Gathering



Events

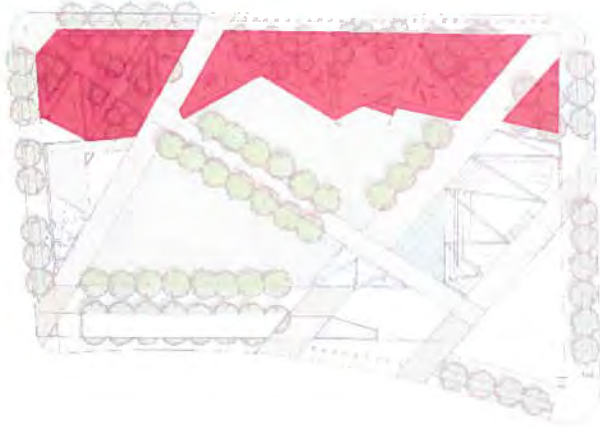


Creative Play & Art

SIGNIFICANT ELEMENTS OF THE PARK

The I-579 Cap Park will contain elements that work together to achieve desired common themes. For example, one theme is “destination.” The park can serve as a destination in many ways... musical events can occur on the event lawn, performers can be seen in the theater, or food trucks can park along the promenade and serve office workers during lunch. Each of these amenities will draw visitors into the park and reinforce this park as a “destination.”

Significant Park Elements: Perimeter Gardens



The diagram to the left illustrates the location of perimeter gardens, spaces scattered along the edges of the park that can accommodate a variety of activities or features. These amenities may include:

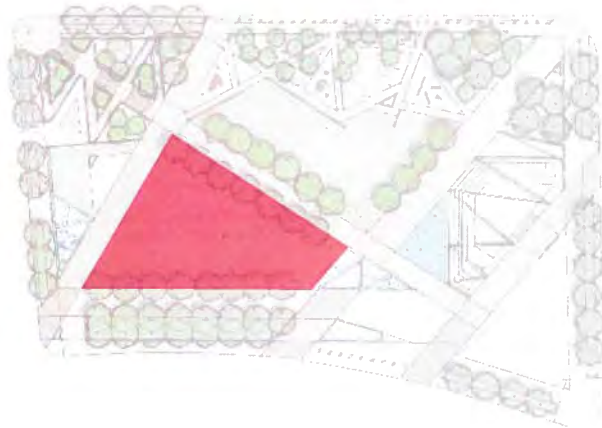
- Decorative gardens with seating and shade trees
- Art installations, permanent or temporary
- Temporary libraries for lunchtime reading
- Seasonal planting and/or dense shade
- Themed flower display for holidays, events or seasonal interest



1-579 CAP PARK

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Significant Park Elements: Event Lawn

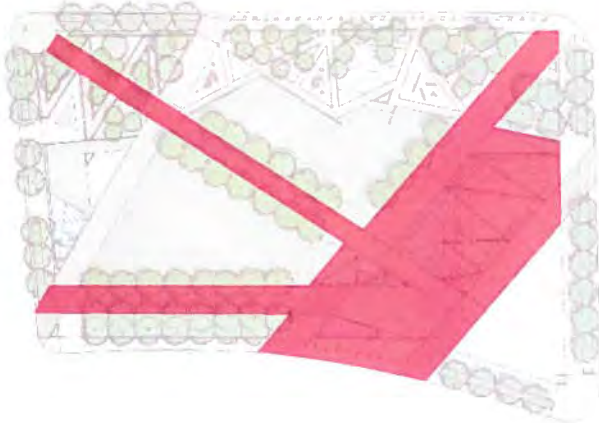


The diagram to the left illustrates the location and scale of the Event Lawn. The Event Lawn is designed to accommodate large events, as well as smaller events taking place in corners of the lawn. The lawn has an irregular shape to discourage large scale pick up games but still allow site lines to the performances. These events on the lawn may include:

- Movie night
- Sponsored television programs
- Concerts and dancing
- Sporting events



Significant Park Elements: Promenades and Plazas



The diagram to the left illustrates the location of promenade walks throughout the parks. These wide walks, raised slightly above the great lawn, allow for both seating and people watching as well as space to stroll and enjoy the park. Walks may be tree lined to protect from the summer sun.

- Art exhibit/fairs
- Food trucks/vendors
- Farmer's market
- Temporary art
- Movable seating
- WIFI
- Small scale events



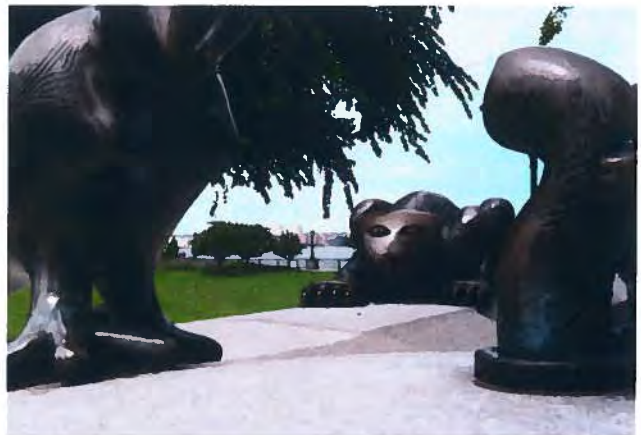
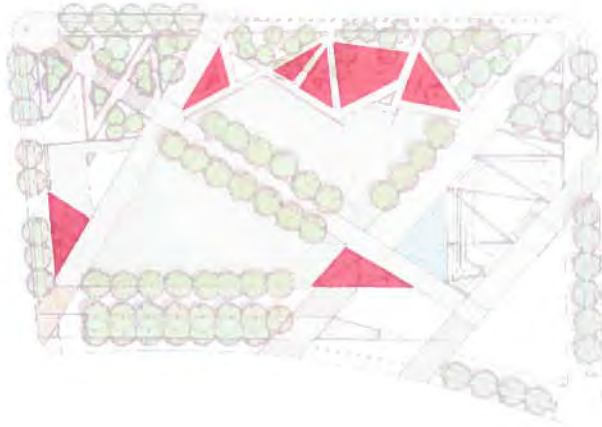
1-579 CAP PARK

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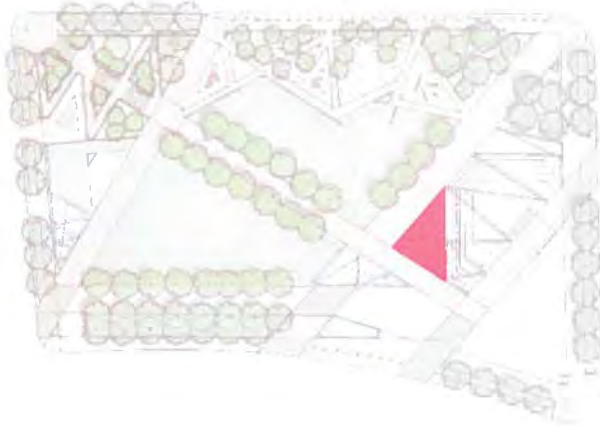
Significant Park Elements: Art

Art can be expressed in many forms, from temporary art exhibits to permanent integrated installations. Many of the public engagement participants expressed a desire to explore the history and culture of the neighborhood through artwork, which could be:

- Art marker
- Lighting as art
- Temporary art installations
- Sculpture
- Iconic feature



Significant Park Elements: Water



Water is an essential element in a successful park, whether it is in the form of a sculptural fountain, an interactive feature, or a mist garden. We cannot deny that water is an attracting agent to many age groups and classes of people by acting as a social hub, a meeting place for people to come together to play in, to relax near, or to enjoy the amenity.

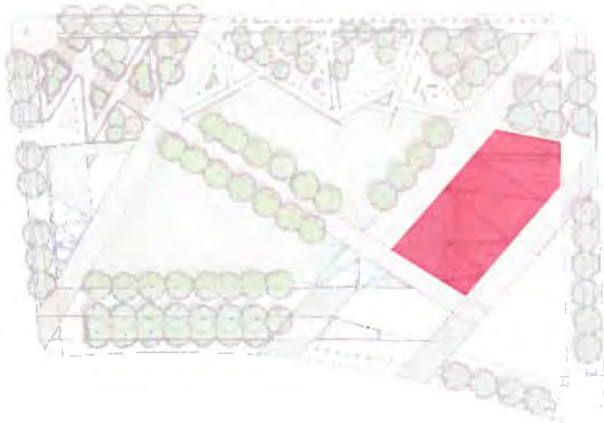
Throughout our public engagement sessions, images of water were selected repeatedly in our visualization exercises and when requests for park amenities were solicited. Many participants in the public work sessions liked the concept of an interactive water feature to allow people to run through and play while others preferred a more traditional sculptural fountain. The consensus was that no matter what form it took, some form of water need to be integrated into the park.



1-579 CAP PARK

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Significant Park Elements: Theater Plaza

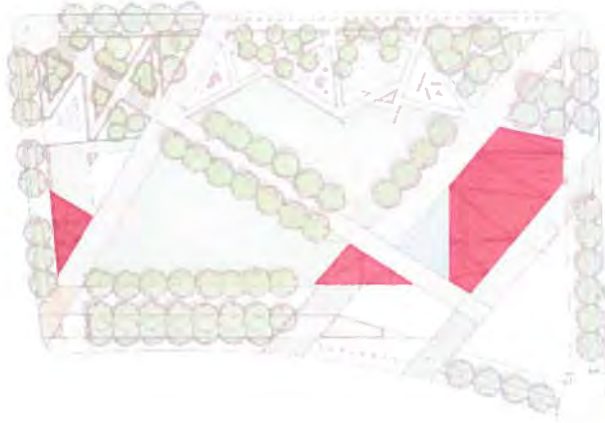


The theater plaza is an important component of the plan. This is a multifunctional space with steps, decorative pavement, and seating. Most days the space serves informal seating for lunch or reading, but then can transform into a performance venue for small concerts.

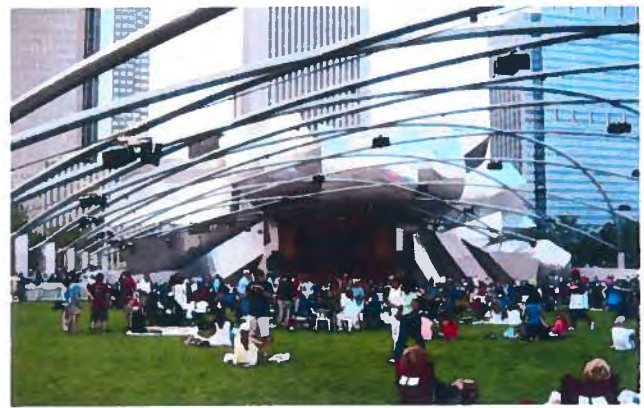
- Lunchtime lecture series
- Story time
- Dance events
- Small scale musical or theatrical performances



Significant Park Elements: Pavilions and Structures



The images above illustrate the character and features of the proposed park pavilions. These pavilions will provide user amenities including but not limited to restrooms, stage areas, adjacent seating and storage, potential rental space, and cafes or food kiosks. They will be architecturally engaging while highly versatile.



1-579 CAP PARK

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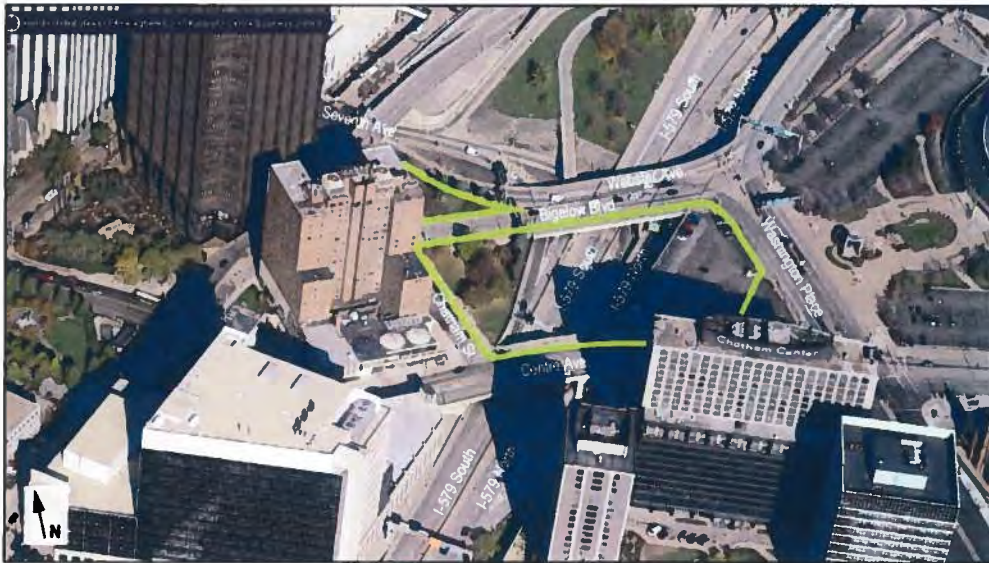
ILLUSTRATIVE SKETCH OF PLAN

Project Narrative

The Project will consist of the construction of a new “cap” structure, spanning over a portion of I-579, and improvements to an adjacent intersection and underutilized vacant land parcels. The Cap project will help re-establish the physical link between Downtown Pittsburgh and the Hill District community.

The Cap structure above I-579 will be approximately 52,800 sq. ft. and consist of pre-stressed concrete adjacent box beams over I-579, paralleling the existing Centre Avenue and Bigelow Boulevard Bridges. The bridge deck will be an 8” thick reinforced concrete slab composite with the beams. The live loading on the structure will be a full pedestrian load. The Cap structure will span across I-579 west to east with a combination of a 2-span structure (adjacent to the Centre Avenue Bridge on the southern limit) and a 3-span structure (adjacent to the Bigelow Boulevard Bridge at the northern limit). Columns, supported on drilled shafts, will be placed within the existing I-579 medians to support the overhead Cap structure. The height of the existing I-579 outside retaining walls will be reduced to provide space for the Cap structure and abutments.

Abutments on deep foundations (micropiles or drilled shafts) to support the Cap structure will be placed behind the existing I-579 outside retaining walls.



The existing non-ADA compliant walkways leading from Seventh Avenue to the Chatham Street/Bigelow Boulevard intersection will be replaced and brought up to current design standards. Improvements to the intersection will include ADA compliant curb-cut ramps and crosswalks constructed with associated signs, audible/count-down pedestrian signals, and pavement markings.

The surface of the Cap will include ADA compliant pedestrian and bike pathways and other public amenities.

The Cap will utilize green infrastructure strategies, including capturing and retaining stormwater on the site and energy-efficient lighting. Natural rain gardens and specially designed tree planters will be incorporated into the urban open space park to minimize runoff to the storm drain system, resulting in a net reduction in stormwater discharge. Plants and trees will be native or adapted and will add to the urban forest cover. Repurposed materials will be used to minimize the carbon footprint. The Cap will reduce the urban heat island effect created by the concrete surface of I-579 and will mitigate noise along the pedestrian/bike corridor between the Hill District and Downtown.