

Previously Requested:

1. **GHDMP/CCIP/Term Sheet Matrix – include all GHDMP Assessment Items from the Self-Evaluation, all CCIP Action Items, All Term Sheet Items and how this particular parcel fulfills them.**
 - By design and intent, the plans for the redevelopment of the FNB-anchored Block G parcels (that were first submitted to the DRP in early January 2020 and since then reviewed with the Board) are broadly consistent with the Greater Hill District Master Plan and support many of its expressed goals. This was affirmed in the self-evaluation that accompanied the complete application material and readily apparent in subsequent presentations and clarifications. As the GHDMP was not formally recognized by the City and the development team has affirmed its commitment to achieve CCIP focus areas, we will continue to retain a sharp focus on meeting and exceeding CCIP objectives. Accordingly, a summary of these extensive efforts to achieve balanced / equitable development goals can be found in the compliance matrix dated 5/23 that was submitted in May 2020. A January 2021 update is provided as an attachment.
 - The Block G CCIP Commitments were summarized in both the Q+A with DRP (back in February) and in the March 4 and April 1 DRP presentations, during which design-phase procurement commitments were reviewed in detail with the DRP Board. The development team facilitated a follow-up presentation of construction phase M/WBE procurement plans by the PJ Dick outreach team to the CCIP EMC on Friday, 5/1/20. Several members of the DRP Board participated.
 - **The development team seeks to avoid multiple, overlapping scorecards and summary matrix documents.** The attached CCIP summary includes key achievements and objectives across all CCIP Focus Areas for the G block parcels (G1 and G4) associated with the FNB-anchored project and also captures commitments made during the October 2019 preliminary take down of parcels E and B. This compliance matrix will be the basis for future updates of progress, status and next steps to the EMC. The development team will work with the CCIP administrator to communicate important updates and milestone achievements on a regular basis in support of accountability and transparency objectives.
2. **MBE Plan - how you plan to achieve commitments with schedule, metrics, accountability, and budget. Please also include a racial breakdown of all MBEs, WBEs, VBEs, and DBEs still identifying which ones you have had discussions with, proposals received, and contracts executed.**
 - BPG and PAR have signed Affirmations to the CCIP.
 - There is a roadmap to implementing the CCIP and creating opportunities for Hill District businesses and residents that BPG and PAR have built with Gensler that has been shared with CCIP EMC and presented at public community meetings.

3. Term Sheet evidencing what will be legally binding commitments from PAR, BPG, and FNB with regard to this parcel.
 - Commitments approved by URA on May 21, 2020 include:
 - Monetization of G1 LERTA
 - Monetization of E Parking Tax Diversion
 - Agreement with Partner 4 Work (P4W)
 - The preliminary approvals from SEA and URA set forth commitments.
4. **NOTE:** In crafting the above documents, please refer to and address the bullet points from the summary of concerns (sent in a previous e-mail) as well as the ways in which you plan to improve the areas you needed the most improvement from the GHDMP and the CCIP (also sent in a previous e-mail)

Summary of Concerns:

A. GHDMP/CCIP Commitments

- i. Matrix for GHDMP, CCIP, and Term Sheet Commitments PER Block (do not conflate Block E commitments with Block G1) Include all CCIP areas and action items, all GHDMP Development Principles and Non-Displacement strategies (See Self Evaluation) and how the proposal meets them. Some areas/action items/strategies may be blank.
 - The development team seeks to avoid multiple, overlapping scorecards and summary matrix documents. The attached CCIP summary includes key achievements and objectives across all CCIP Focus Areas for the G block parcels (G1 and G4) associated with the FNB-anchored project and also captures commitments made during the October 2019 preliminary take down of parcels E and B. This compliance matrix will be the basis for future updates of progress and status. The development team will work with the CCIP administrator to communicate important updates and milestone achievements on a regular basis in support of accountability and transparency objective.
- ii. Since PAR is presenting the redevelopment block by block, want to see sufficient CCIP items in each block. Don't want to kick the can down each Block and not realize certain elements of the CCIP
 - All seven focus areas of CCIP part of G1 / G4 program.
 - While there's no housing proposed as part of the FNB project, FNB is committed to monetizing the Block E Parking Tax Diversion which will fund Housing Stabilization objectives in the Hill District.
 - Block G is a critical catalyst for ancillary development.

iii. What are PAR's commitments as co-owners in the deals? Not FNB, not BPG

- PAR is helping to drive the entire development and pursuing delivery of CCIP goals with an expanded and dedicated team of executives.

iv. What is PAR's ownership percentage for pre-development costs + land value.

- Not disclosed

v. Review the areas of GHDMP and CCIP that need the most improvement (sent in a previous email)

- Development Team has grown with direct employment of Hill Residents.
- Working with non-profits, like the Riverside Center for Innovation, to offer programs to help smaller M/WBE firms build critical capacity for growth.
- Working with Construction Manager to break apart larger contract awards to maximize opportunities for local, minority-owned businesses.
- Secured investments from minority-owned investment partners (numerous equity investment proposals submitted)
- Anchor Commercial Tenant (FNB) will assist with overall wealth-building goals for the redevelopment by offering financial literacy programs throughout the Greater Hill District and expanding its programs with the Hill District Federal Credit Union (HDFCU) as per the FNB Community Impact Plan that is part of the Take Down submission

B. Documentation to evidence commitments, including a term sheet for each Block that anticipates and/or speaks to the full evolution of the development

- BPG and PAR have signed Affirmations to the CCIP and will be delivering commitments under the preliminary SEA / URA Take Down approvals from May 2020.

C. MWDBE Inclusion Plan

i. How will developer achieve the percentages they committed to? Need a plan with schedule, metrics, and accountability.

- BPG has presented elements of its inclusive procurement plan (schedules, metrics, points of contact and accountability) over the past 18 months+, has presented specific plans from its design (Gensler) and construction management (PJ Dick) outreach teams and has circulated these plans in narrative form to the CCIP EMC for review.

- Key elements include:
 - The M/WBE database (contacting every business!)
 - Outreach used to present opportunities (the newsletter, intake form, community meetings, RFQ, and collaboration with organizations)
 - Requiring M/WBE inclusion plans from lead designers and contractors.

- Updated metrics for pre-development will be available for review with DRP Board members in February.

- ii. **Plan that was sent shows NO executed contracts with MBES or MWBES – only discussions or proposals received.**
 - Final contracts issued to:
 - Dr. Kim Ellis
 - eHoldings
 - AWK Consulting (through M. Baker)
 - Monaloh Basin (through M. Baker)
 - Howard Graves and UpStudio (through Gensler)

- iii. **Racial identity of MBEs, WBEs, VBEs, and DBEs is not identified – need to break down.**
 - Will work on breakouts as part of compliance with CCIP EMC Administrator.

- iv. **What is the budget for this work?**
 - The outreach effort will be funded in a manner consistent with our CCIP affirmation.

 - Both the construction and development budgets anticipate substantial internal and third party/consulting resources necessary to achieve CCIP Commitments.

 - BPG and PAR have already incurred hundreds of thousands of dollars to date related to community engagement staffing, planning and outreach. These efforts and investments will only expand as projects accelerate to ground-breaking and launch with additional funding for:
 - continued outreach
 - wealth/capacity-building
 - bidding support for minority-firms as well as premiums/subsidies associated with the selection of competitive, but not lowest estimates from minority-owned firms (baked into the budget - not itemized by the contractors)
 - workforce/youth development efforts

D. Greater Reinvestment Fund/LERTA

- i. **Schedule for capitalizing the entire \$40 million.**
 - \$16MM LERTA loan in process with FNB and to be timed with financial closing / groundbreaking for FNB Tower (to be shared 50-50 between Lower Hill and Greater Hill Reinvestment Fund)

 - Other LERTA funding is to be function of subsequent development projects being developed (once assessed by Taxing Bodies)

ii. **Block G1 will generate \$9 million, numbers presented thus far have shown FNB is only considering capitalizing \$6 million, what happens to the other \$3 million?**

- Projections for monetized value of Block G1 off-site LERTA (Greater Hill Reinvestment Fund) is approx. \$8M based on a \$16MM total LERTA loan from FNB (shared 50-50 between Lower Hill and Greater Hill Fund)

E. Shared parking revenue for all garages per CCIP funding streams

- There is no Parking Tax Diversion on parcel G1.

F. FNB Community Plan

i. **Why would FNB review proposals for Greater Reinvestment Fund? The Advisory Board will review and make decisions.**

- FNB will not be involved in reviewing Greater Hill Reinvestment Fund proposals

G. Requesting signature page of Statement of Affirmation (you have provided)

- Sent to and received by Hill CDC in May 2020.

H. Need a minority owner for the commercial – CCIP Calls for 25% to be developed by an MWBE (MWBE Inclusion)

i. **PAR must complete and release RFP.**

- Clay Cove Capital announced in October 2020 as major equity investor in the project.
- Clay Cove's Managing Partner Amachie Ackah scheduled for an introduction to the full CCIP EMC on January 29, 2021.

5. Areas of Improvement

A. GHDMP

i. **Build Upon the African American Cultural Legacy**

- The Lower Hill has been the historic marketplace of the Greater Hill District and this project is the critical catalyst to reestablish that marketplace in coordination with other development activities in the Centre Avenue corridor.

- Project will be a cornerstone for reestablishing connections with the Greater Hill District.
- Project's Design stresses the lost connection along Wylie Avenue. With the development of open space along Wylie in the first commercial phase, the Project establishes Wylie as an important visual, pedestrian and commercial connector from the Greater Hill to Downtown.
- Hired Dr. Kim Ellis to inform architects, design firms and art curators of the African American History and culture of the Lower and Greater Hill District.

iii. Economic Empowerment (did not see an answer for this question)

- BPG and PAR have executed CCIP Affirmations and are pursuing inclusive procurement strategies to satisfy 30% MBE and 15% WBE objectives.
- Contracts for architect and construction manager include appropriate CCIP exhibits and provisions. Both Gensler and PJ Dick have made multiple presentations of their plans and progress to the CCIP EMC.
- PAR and FNB have recently made additional investments in the Hill District Federal Credit Union.
- Development has been “designed to benefit existing and future community residents and businesses, while allowing for future growth of retail and commercial spaces.”
- “commercial and retail development plans for the Lower Hill District” are committed to “best efforts to achieve a balance retail mix of local, regional and national companies.”

iv. Mobility and Transportation

- Working on bridging the Washington Avenue divide.
- Updated and submitted overall Transportation Study (Trans Associates) showing no additional off-site traffic impacts from the Lower Hill development (consistent with transit model from 2014)

B. CCIP

i. Wealth Building Initiatives

- Wealth Building addressed above.

ii. Cultural and Community Legacy Initiatives

- Cultural Legacy addressed above.

iii. Coordinated Community Development Strategies

- Project will add to the reestablishment of the Lower Hill as the gateway to the Greater Hill District and will be the cornerstone of the Lower Hill commercial development.

- Project tax abatement (LERTA) to be monetized and shared 50-50 with the Greater Hill Reinvestment Fund.
- Planning for the G1 project also includes extending sustainable infrastructure like District Energy to the Lower Hill redevelopment site and beyond.
- Building capacity in coordination with CCIP EMC to track compliance metrics.
- Parking Tax Diversion funds (years 1-20) from parking district to support Greater Hill housing stabilization goals.
- The project creates a destination public open space that benefits the entire community, as part of the overall open space master plan that exceeds PLDP requirements Community Development Strategies.

Lower Hill
CCIP Compliance Summary at G1 and G4 Take Down

	Action Item	Responsible	Status	Next steps
CCIP Focus Area 1	Engagement with local and regional M/WBE certified contractors within growing database built and managed by developer	BPG	Ongoing engagement. Database now over 350 M/WBE firms -- with continued refinement by stakeholders, partners and subject matter experts	E. Holdings hired for MWBE outreach and bidding support consultant E. Holdings will also expand MWBE database
	30% MBE & 15% WBE inclusive procurement targets for Construction Manager and Architect of Record contracts	BPG/Gensler/PJ Dick	Ongoing. Inclusion plans presented to CCIP EMC and Pittsburgh Authorities. AOR and CM have CCIP commitments in contracts. Over \$2 million in M/WBE commitments in the pre-development of the first commercial phase. Awaiting approval of contract templates by Senior Lender to begin procurement	Developer team (BPG and PAR) hired prominent African American project directors in B. Howze and D. Dickerson January mobilization on site of AWK Consulting (MBE) and Monaloh Basin Engineers (WBE) as part of civil contract Selected Lakeisha Byrd as Design Consultant
CCIP Focus Area 2	Partner4 Work Agreement: - First Source Center - Coordination of apprenticeship programs - Management of recruitment and intake process - Overall Clearinghouse for development jobs	PAR/P4W	PAR, Lower Hill Developer and P4W finalized MOU May 2020	Working to align roles, responsibilities and funding related to the First Source Center Requires further coordination with URA
	Commitment from Construction Manager to meet 20% Minority Workforce Goal	PJ Dick	Part of PJ Dick Commitment in contact. Workforce plans presented to CCIP EMC and DRP Board members 5/1/20	PJ Dick joined EMC call 10/16 to review action items
CCIP Focus Area 3	Parking Tax Diversion funds (years 1-20) from parking district to support community housing stabilization goals and will be monetized at closing.	BPG and FNB	Commitment Letter with FNB Executed 5/20/20	Work with FNB and URA on PTD next steps
	1st Phase of multifamily housing development being led by local, minority-owned real estate development firm and will offer a range of residential units with 20% below market rent levels	Intergen	Submitted Block B for Preliminary Take Down and seeking financing	
CCIP Focus Area 4	Regular cadence of public meetings, stakeholder outreach and dissemination of project updates to CCIP EMC and beyond	BPG/PAR	Ongoing Website updated and editing capability made available to EMC Winter Newsletter circulated to nearly 600 email recipients	Planning multiple public meetings in Q1 related to pre-development and contracting
	PAR helped secure funding for CCIP EMC Administrator salary to assist with tracking and compliance metrics	BPG/PAR	CCIP EMC Administrator on board as of early May 2020 Will continue to provide bi-weekly progress summaries to CCIP EMC in collaboration with Administrator	PJ and EMC forming task force that will outline compliance format
CCIP Focus Area 5	Seeking investments from numerous minority-owned investment firms	BPG/PAR	Ongoing Direct Solicitations and due diligence Exceed investment objectives in the CCIP for commercial space (defined in CCIP as retail / entertainment only)	First equity investment secured from Clay Cove Capital, Minority investor for G1 Tower [Oct 8, 2020] Jan 29, 2021 planned EMC introduction of Clay Cove managing partner Amachie Ackah
	Working with non-profits [like the Riverside Center for Innovation] to offer programs to help smaller MWBE firms build critical capacity for growth	BPG	Ongoing. Connected with several non-profit partners. Resources offered to those interested in development opportunities and beyond	
	Concept plans for retail kiosks on Block G open space and complementary mixed used development on block E to include retail business incubator in coordination with the URA Catapult program	BPG	Awaiting guidance from URA on Catapult space design and operating requirements Established kiosk concepts as part of Gensler master plan update	Working on funding for the Block G (G4) retail kiosks
	FNB Greater Hill District Wealth Building Initiatives: -Expand Partnership with Hill District Federal Credit Union - Community Financial Literacy Programming for individuals - SBA Loan Partnership Programming - Community Programs (Fund My Future, BankWorks, Year Up, NDD)	BPG/PAR/FNB	FNB public impact plan is part of G1 final Take Down Plan approved by URA on May 21, 2020	FNB has been providing progress on their Wealth Building Initiatives direct to EMC and will continue to do so
CCIP Focus Area 6	The Lower Hill has been the historic marketplace of the Greater Hill District and this project is the critical catalyst to reestablish that marketplace in coordination with other development activities in the Centre Avenue corridor	BPG/PAR	Part of current conceptual plans	Dr. Kim Ellis hired to advance planning Open Space kickoff in Q1 2021
	The FNB Financial Center doesn't just add to the city skyline, but it also provides an inclusive, welcoming Public Open Space, re-storing a visual, recreational, commercial and pedestrian connections between Hill District and downtown along Wylie Avenue	BPG	G1 & G4 Take Down in progress	Dr. Kim Ellis hired as Legacy Consultant Open Space kickoff in Q1 2021
	Vibrant neighborhood history to be celebrated with urban design best practices and interactive public art	PAR	Walter Hood under contract for Curtain Call	Open Space kickoff in Q1 2021
CCIP Focus Area 7	Project tax abatement (LERTA) to be monetized and shared 50-50 with the Greater Hill Reinvestment Fund to seed neighborhood economic development	BPG/PAR/FNB	Commitment Letter with FNB Executed 5/20/20	working with FNB on structuring and closing LERTA loan urgency to complete process before rising interest rates erode LERTA yields
	Project will add to the reestablishment of the Lower Hill as the gateway to the Greater Hill District and will be the cornerstone of the Lower Hill commercial development	BPG/PAR	G1 & G4 Take Down in progress	Dr. Kim Ellis hired as Legacy Consultant Open Space kickoff in Q1 2021
	Planning for G1 project includes extending sustainable infrastructure (like District Energy) to the Lower Hill Redevelopment site and beyond	BPG/PAR	Negotiating contract with Clearway Energy Pursued funding for federal infrastructure investment (from EDA) with CDC	
	The project creates a destination public open space that benefits the entire community, as part of the overall open space master plan that exceeds PLDP requirements	BPG/PAR	G1 & G4 Take Down in progress	Open Space kickoff in Q1 2021
	Rescue 2/EMS 14 Station	BPG/PAR	Ongoing discussions with city of Pittsburgh Department of Public Works	
	Coordination with New Granada Theater	BPG & Live Nation	Development Team to schedule coordination kickoff with Hill CDC after broader Live Nation re-engagement in Q1 2021	
	Coordination with Recreational/Community facilities (Ammon/Macedonia church)	PAR	URA helped facilitate Ammon/Macedonia Work Plan Initial Penguins funding announced summer 2020	

Included in Block E Term Sheet

Lower Hill : Parcels G1 + G4 Design Review Submission





Parcel G1+G4:

3 Parcel Plan

4 Site Plan: G1 + G4

5 PLDP Compliance Checklist

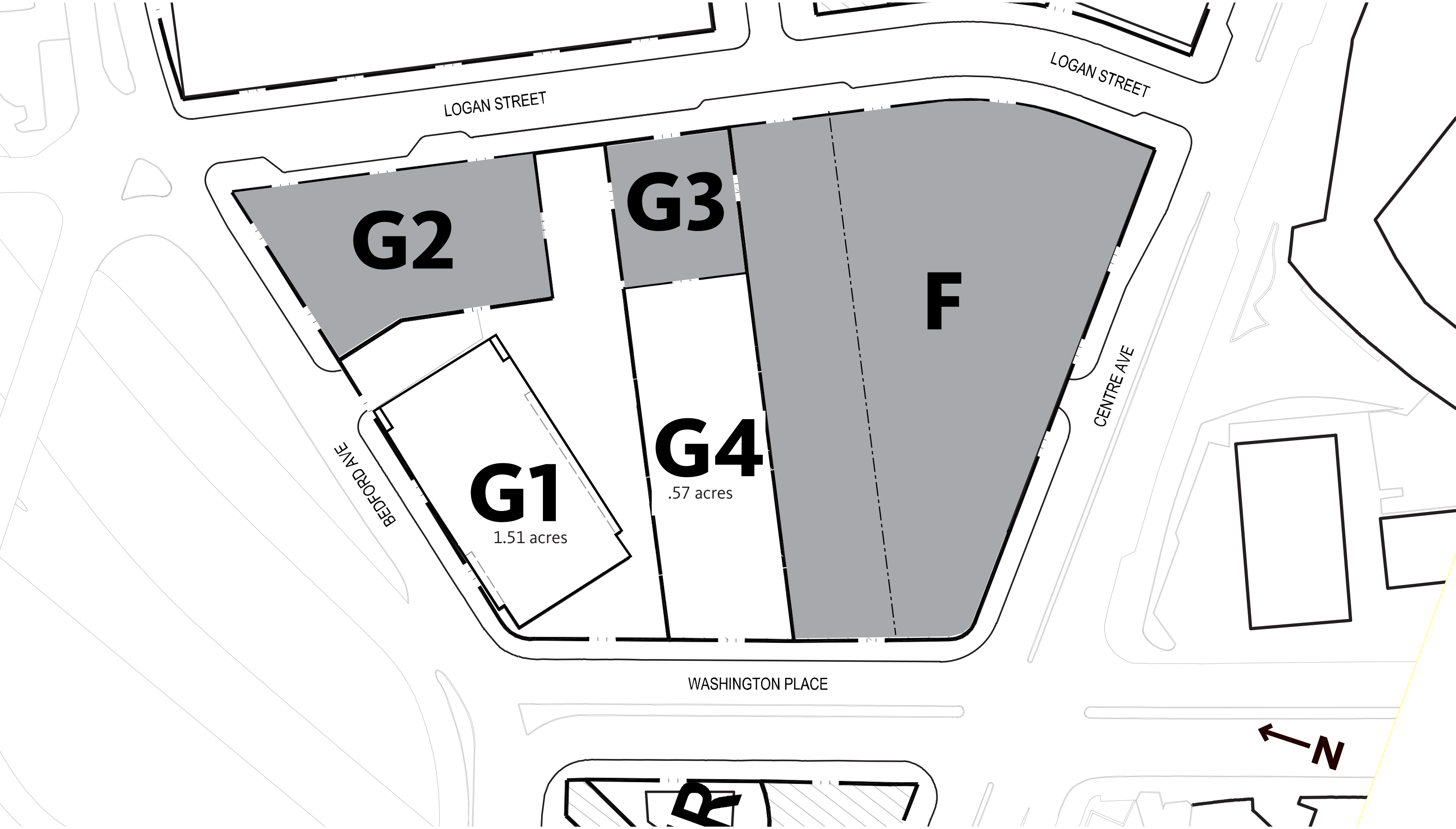
11 Building Plans

23 Building Elevations

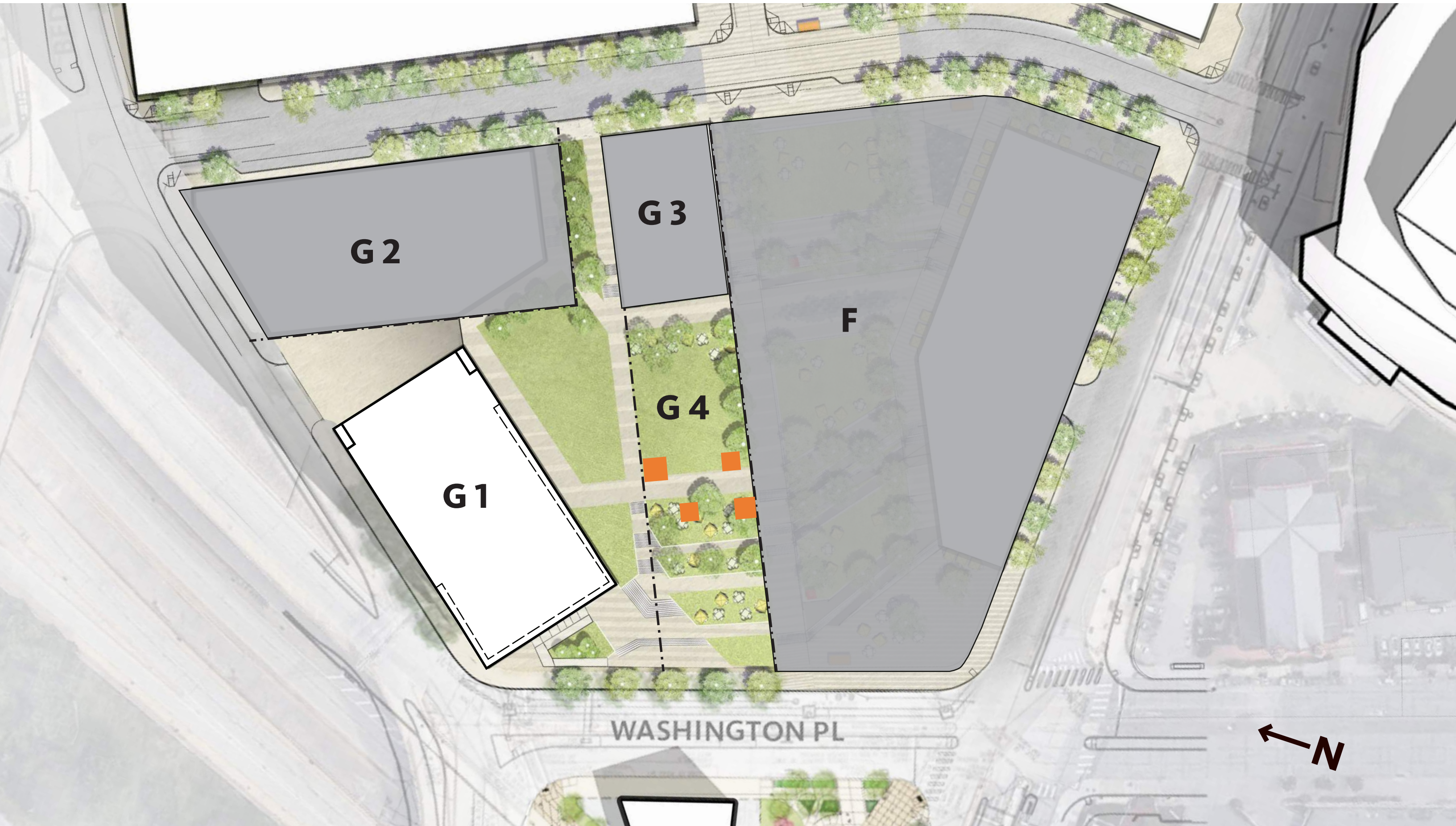
25 Exterior Materials

30 Urban Open Space Implementation

Parcel Plan: G1 + G4



Site Plan: G1 + G4

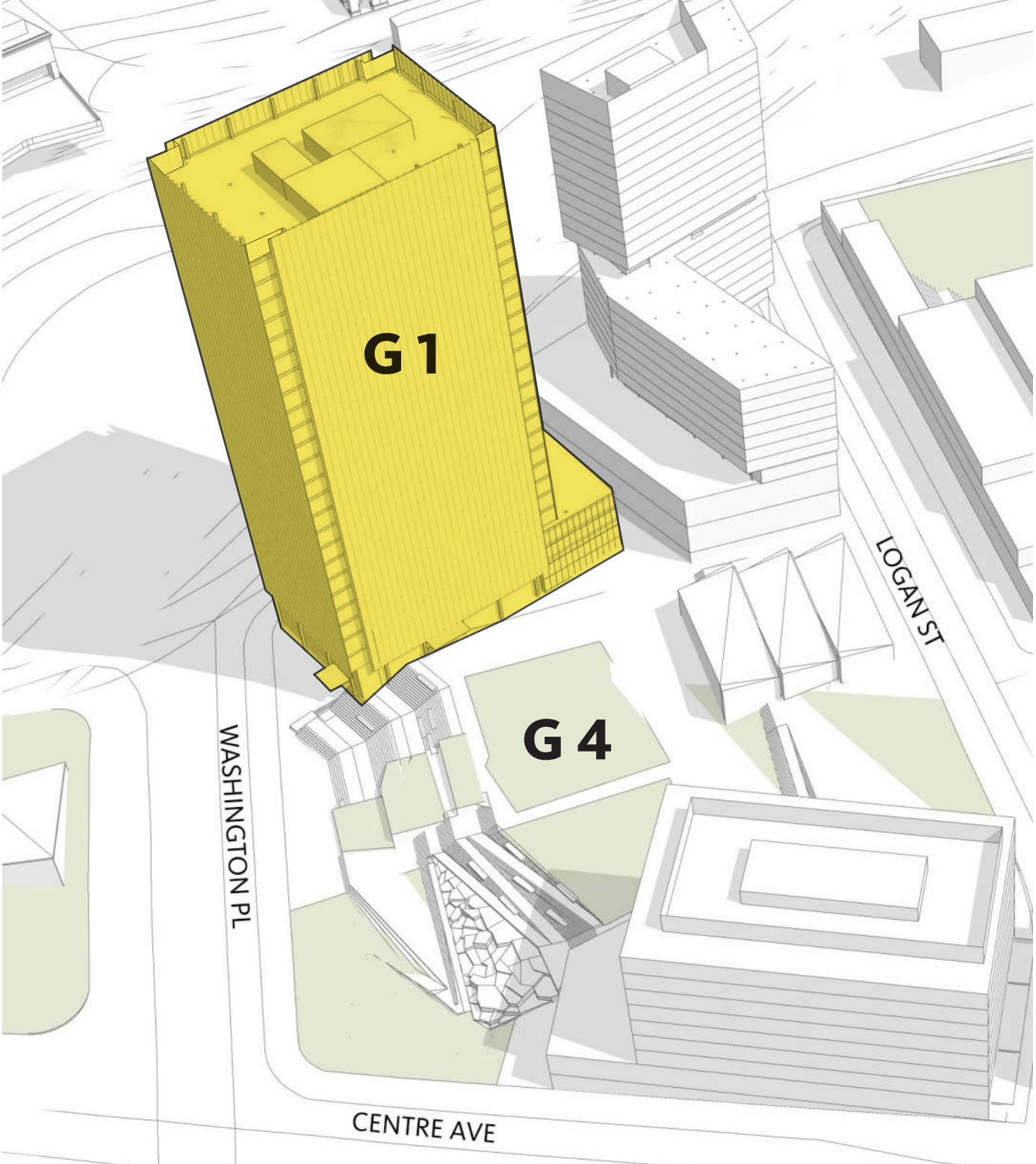
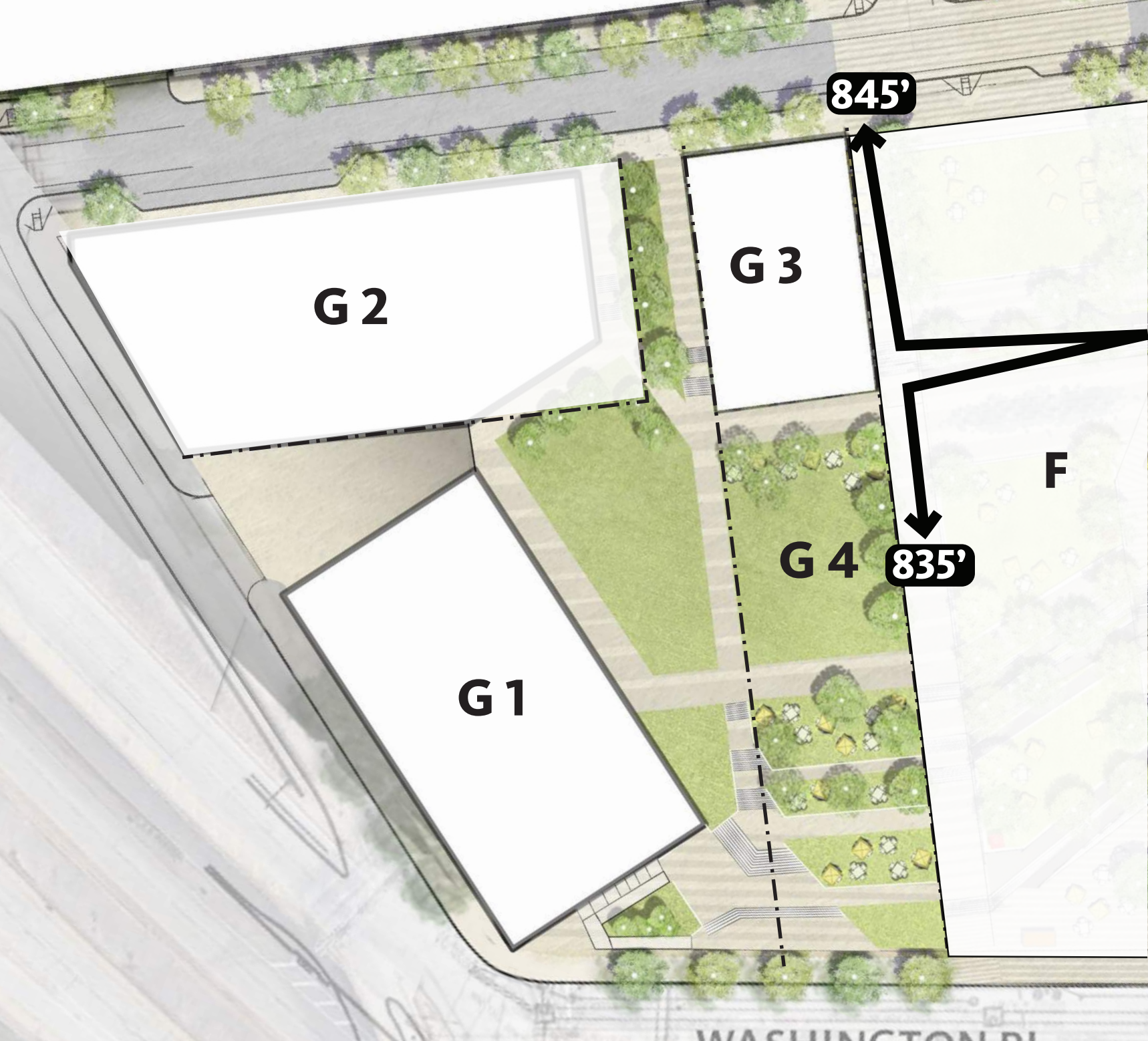


Parcel G1 + G4 PLDP Analysis



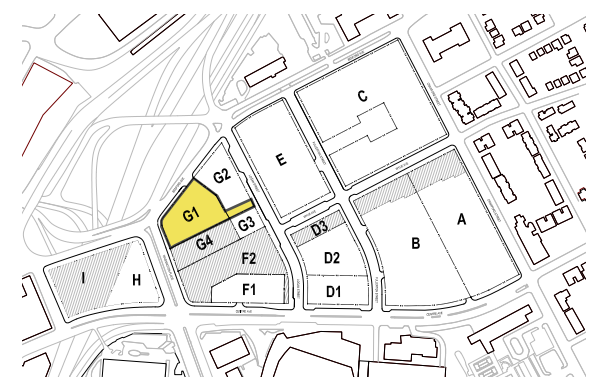
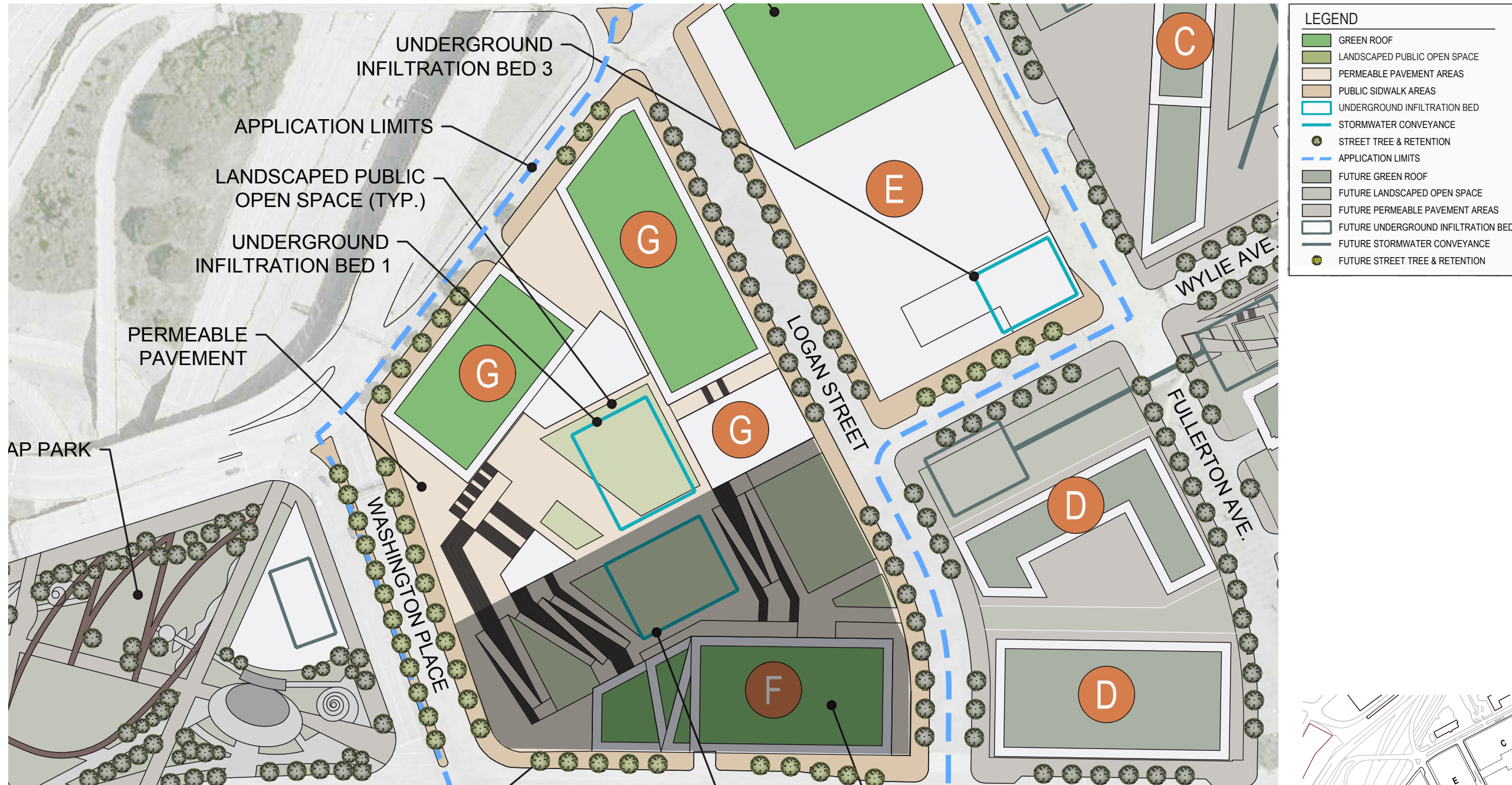
PLDP Compliance: Parcel G1 + G4

parcel extents and location



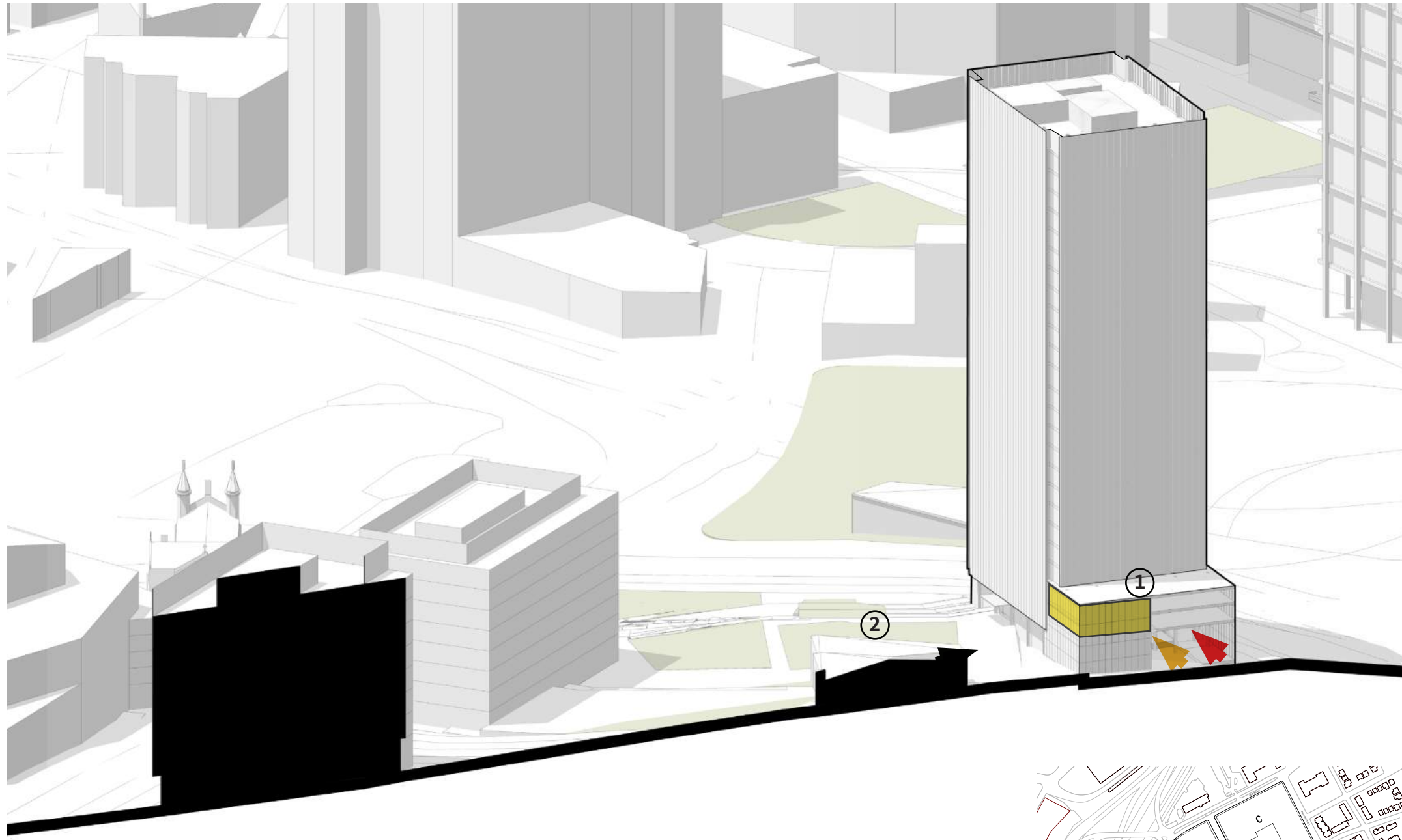
PLDP Compliance

Stormwater Management



PLDP Compliance: Section 2

entrances and primary access



① Section 2.6.A
Above-grade parking is a part of the G1 building stack (Level 2+3 above Plaza) and will need to be screened

② Section 2.7
G1 fronts on Urban Open Space G4; Building faces are set back 20' from Sub-parcel line (formerly Block G primary frontage on Wylie Ave)



PLDP Compliance: Section 2

Parcel G1 + G4		Compliant	Detail	Notes
Section 2 Regulating Plans				
2.2	Specially Planned District	X		
2.3	Sustainability Requirements	X	LEED ND v4 compliance	Pre-Certified Gold under LEED #1000053179
			On-site rainwater retention requirement	Site has no permeable green space; establish shared retention strategy with adjacent urban Open Space on G4
2.4	Blocks	N/A	Urban Open Space G4 is provided within Block G	Parcel G4 becomes part of cohesive linear green space along Wylie Avenue, and is limited to service vehicle access.
2.5	Streets & Pedestrian Connections	N/A	Pedestrian connection is achieved between Logan and Washington Place via G1 Plaza. Temporary easement from Logan to G4 is requested.	A key planning principle is the creation of a cohesive linear green space along Wylie Avenue, as both a physical and social connector and an engine for neighborhood enterprise. Parcel G4 becomes a central part of this cohesive green space, and should be maintained as pedestrian-only or limited vehicular access.
2.6	Open Space & Courtyards	X	Urban Open Space G4 is provided within Block G. Total Open Space (G1+G4) is 1.37 acres	Urban Open Space G4 provides increased capacity for level festival lawn adjacent to Major Public Destination Facility
2.7	Street Frontages	X	G1 fronts on Urban Open Space G4; Building faces are set back 20' from Sub-parcel line	Setbacks provide zones for outdoor seating and retail spillout for G1 retail/F&B tenants to activate Urban Open Space; Maximum setback for SP-11 District is 20'
2.8	Building Height & View Corridor	X		
2.9	Parking & Service	X		
2.10	Subdistrict 3	N/A		

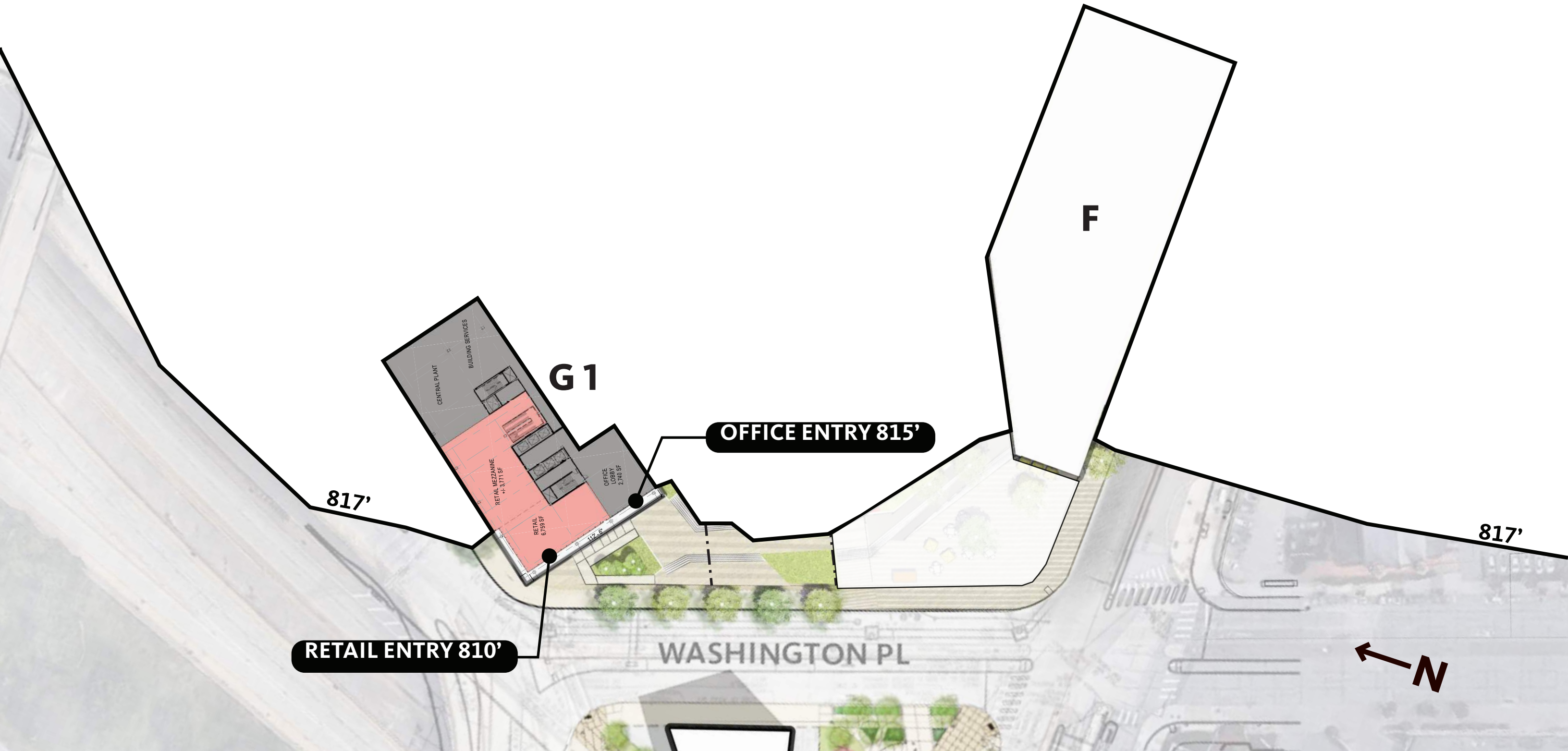
PLDP Compliance: Section 3 + 4

Parcel G1 + G4		Compliant	Detail	Notes
Section 3 Street Types				
3.4	Street Type C	N/A		
3.9	Washington	X		
3.9	Bedford	X		
Section 4 Building Types				
4.1	Introduction	X		Parcel G1 building falls under Building Type III
4.2	General Regulations	X	LEED-ND Prerequisites (10% energy savings over ASHRAE 2007; 20% indoor water use savings over Energy Policy Act of 2005 baseline)	TBD
4.3	Building Materials & Systems	X		
4.4	Building Elements	X		
4.5	Type I Building	N/A		
4.6	Type II Building	N/A		
4.7	Type III Building	X		
Section 5 Signage				
5.1	Signage	TBD		Building signage compliant, Open Space signage package under development

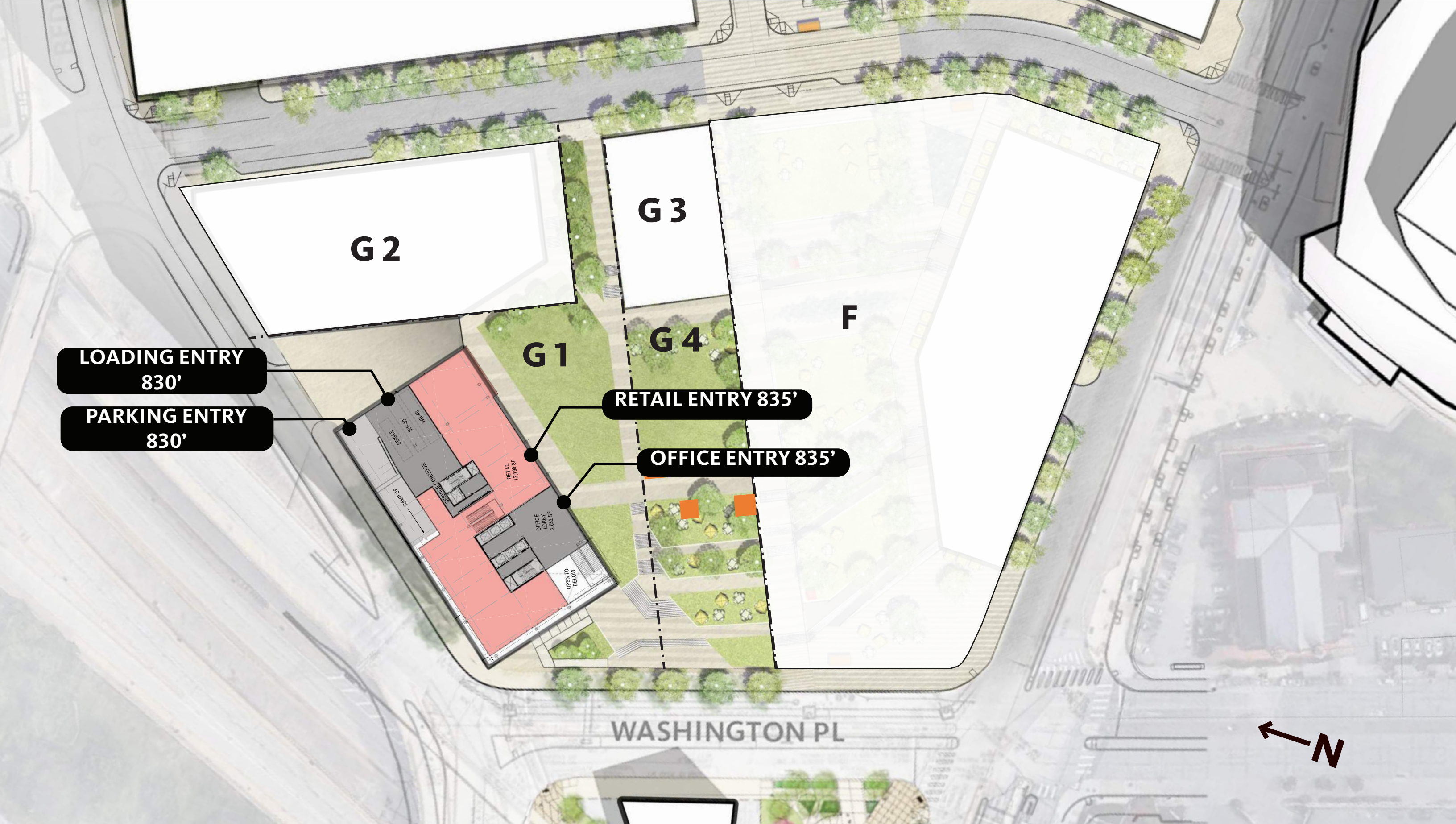
Parcel G1 + G4 Site Access + Building Plans



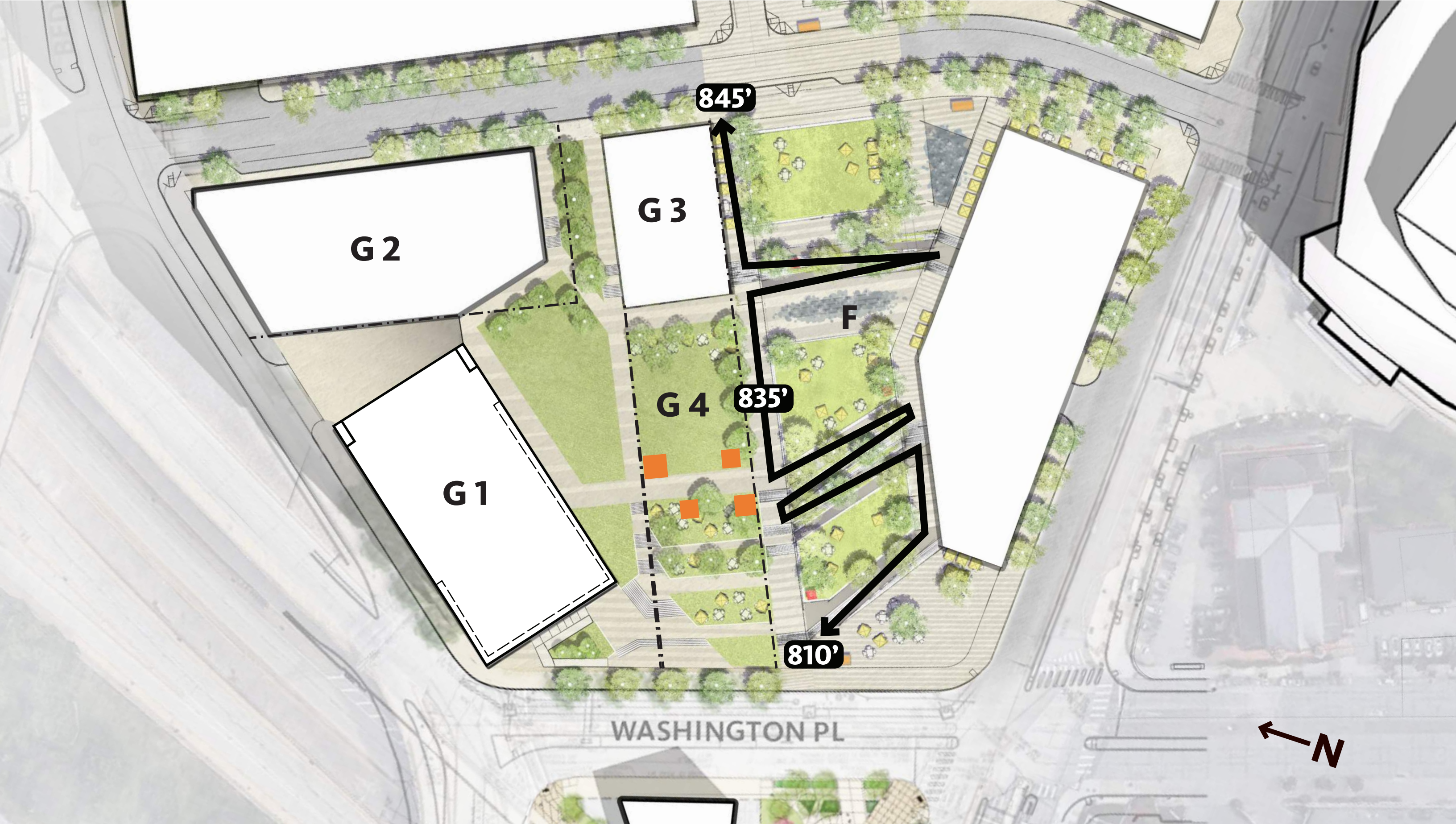
G1 Points of Entry: Washington Place Level



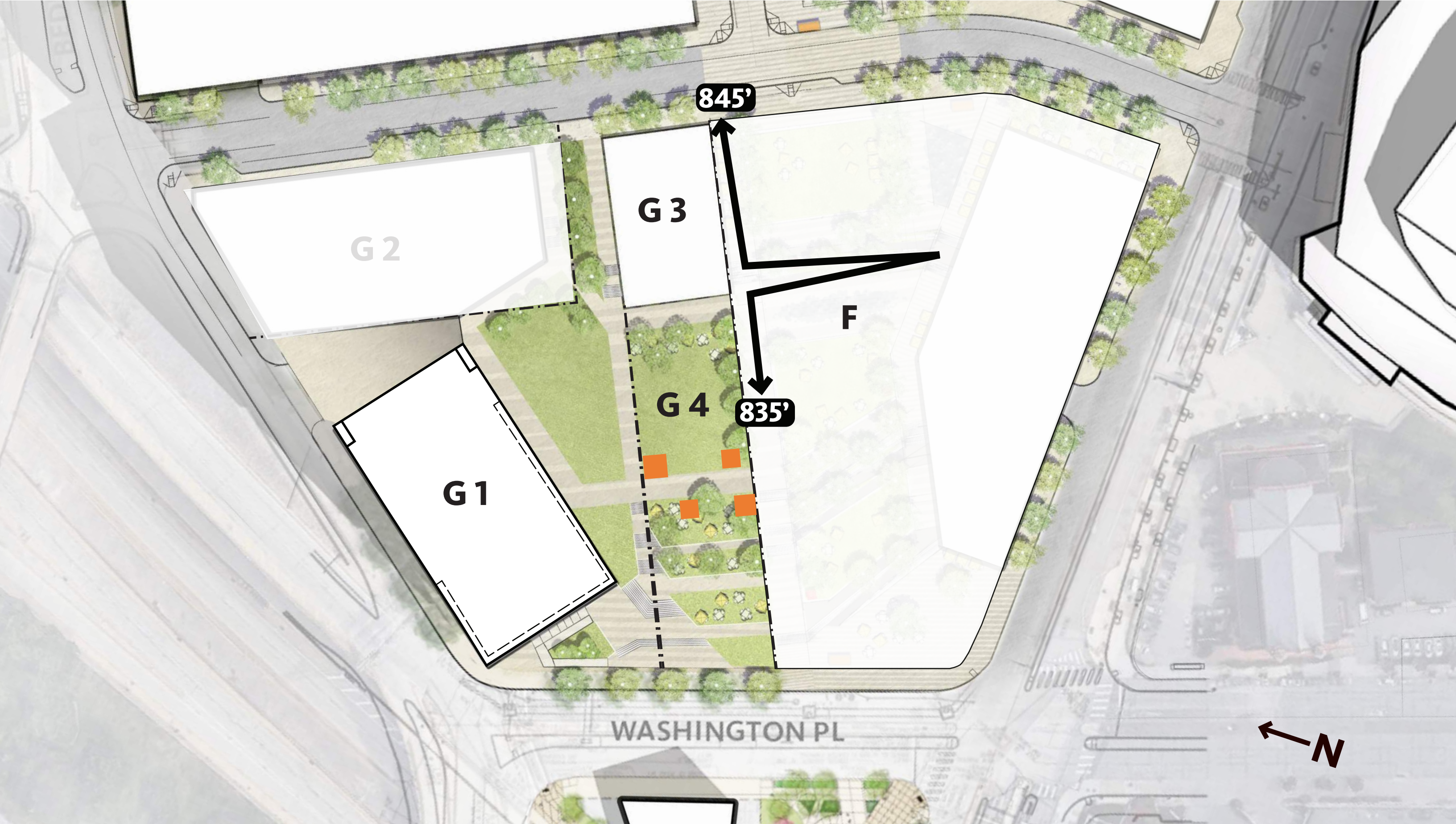
G1 Points of Entry: Plaza Level



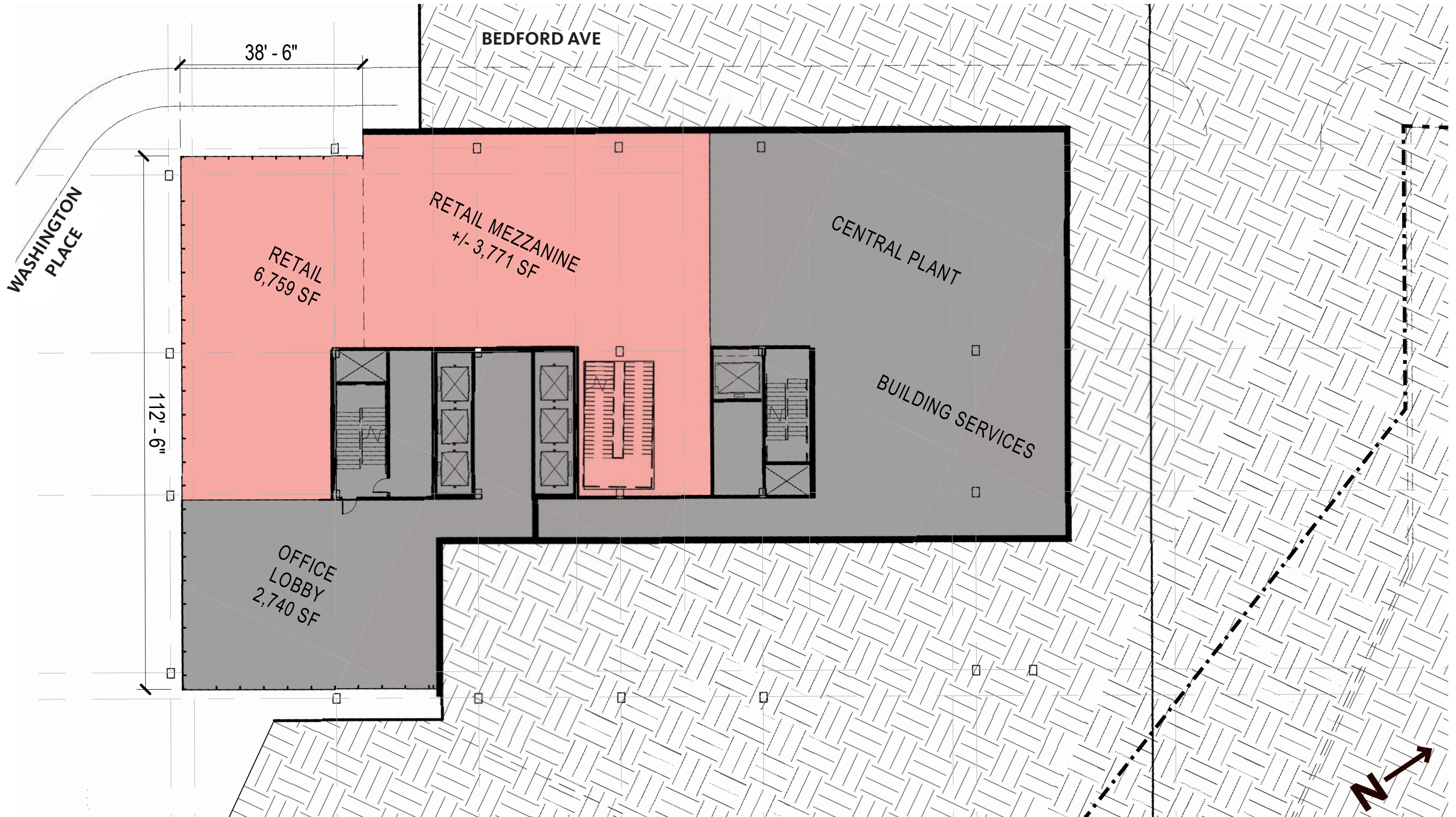
Pathways + Access: Final



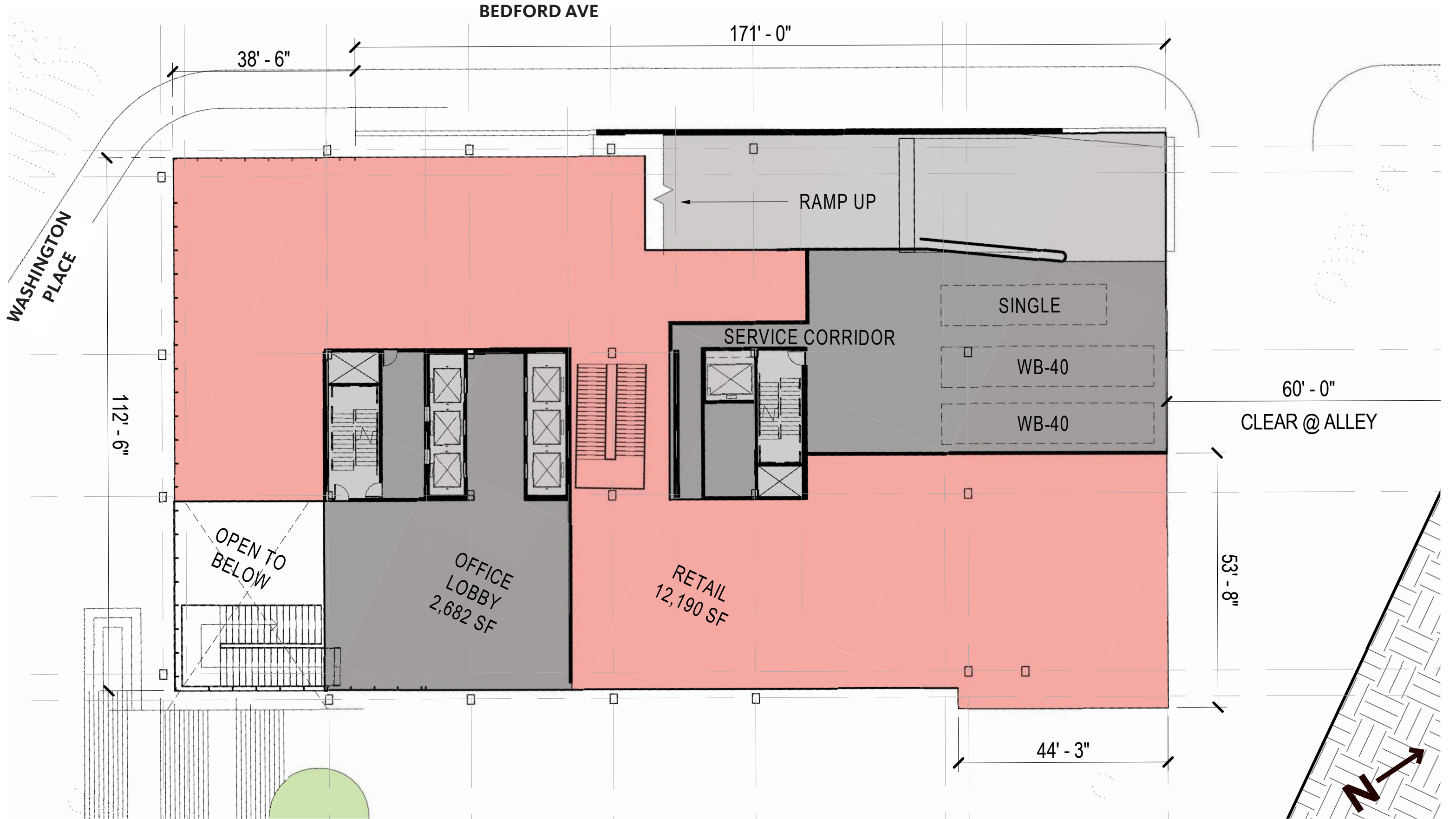
Pathways + Access: Temporary



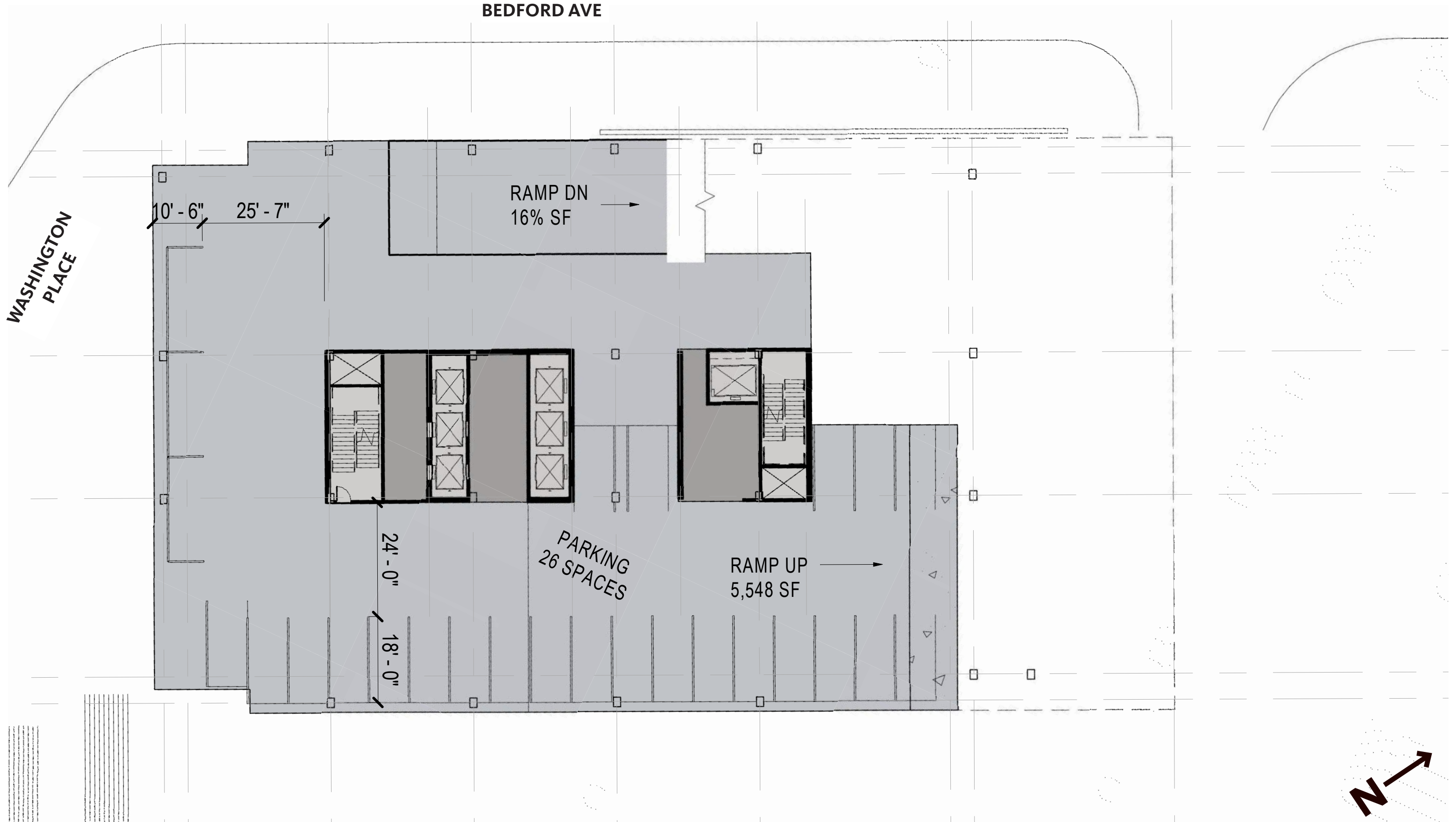
G1 Plan: Washington Place - Level 01



G1 Plan: Plaza Level - Level 02

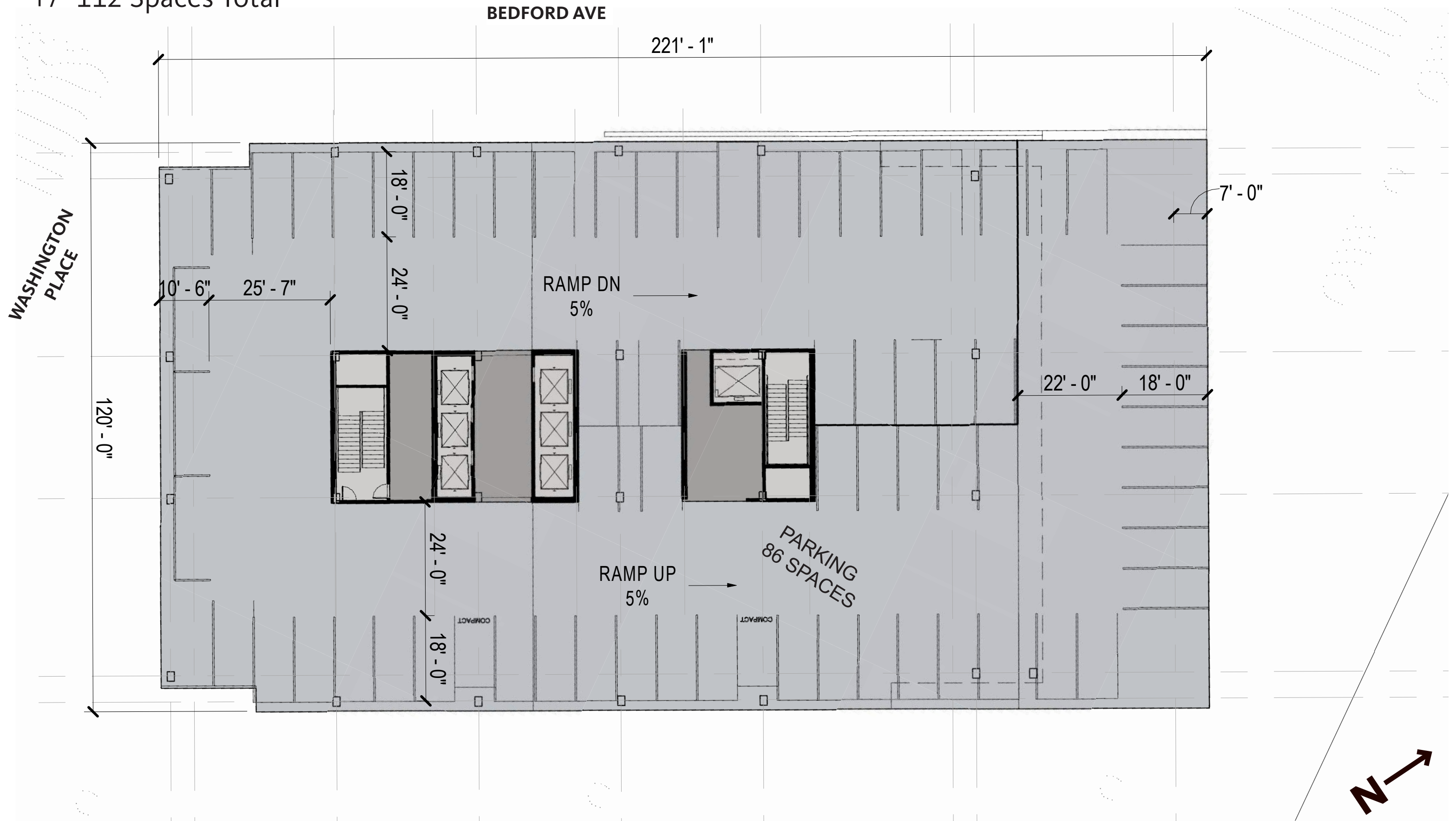


G1 Plan: Parking- Level 03

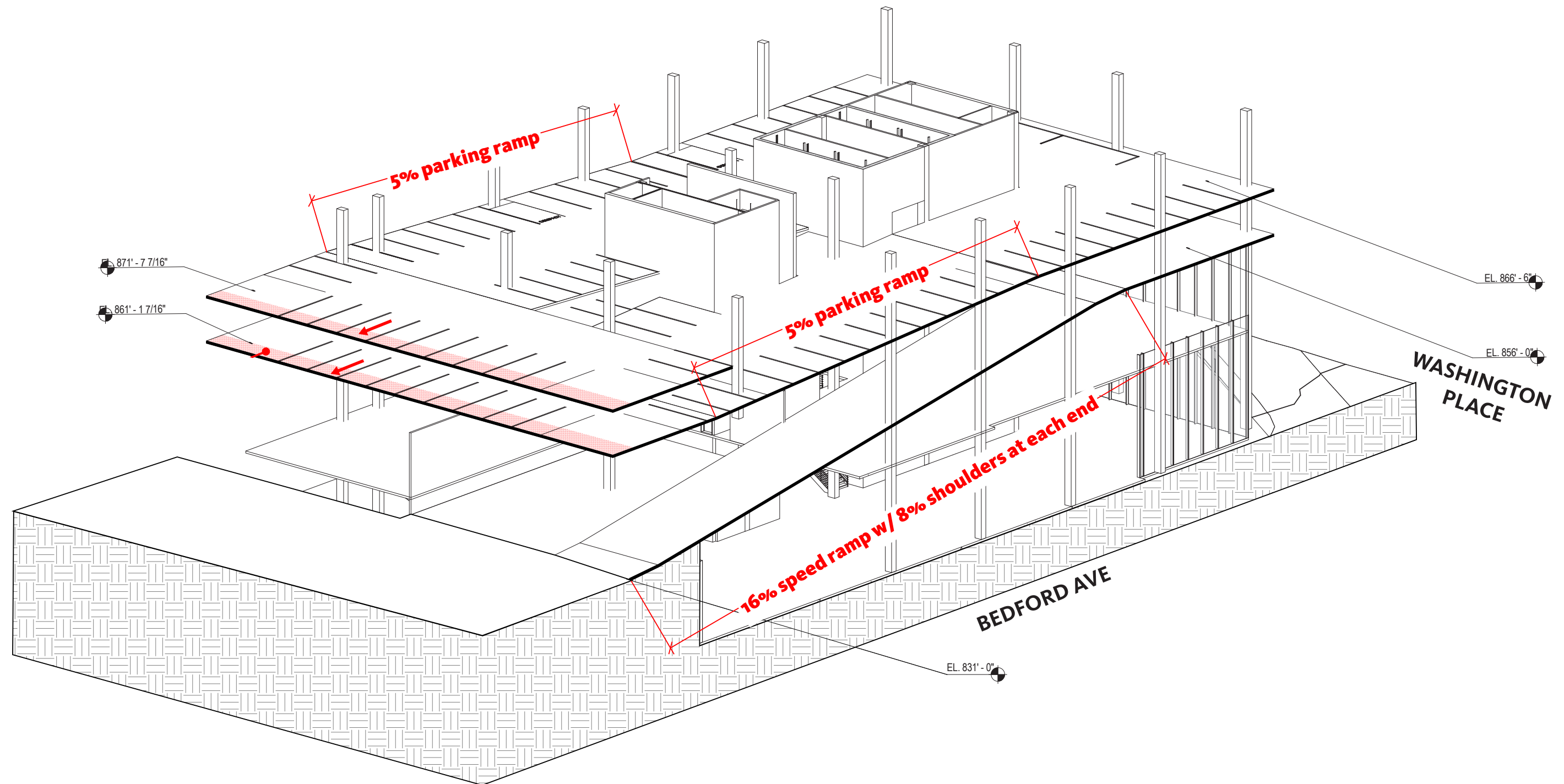


G1 Plan: Parking- Level 04

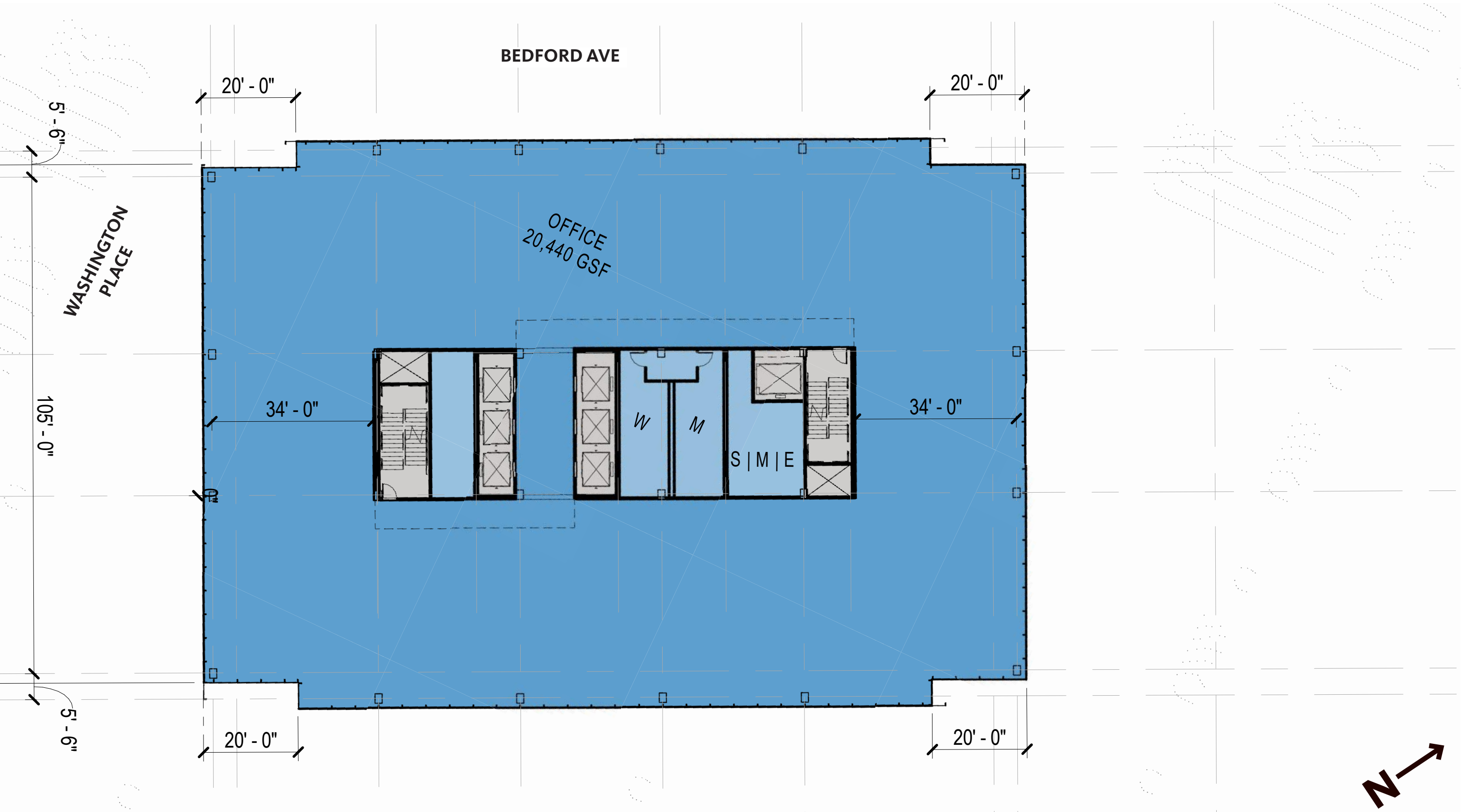
+/- 112 Spaces Total



G1 Axon: Parking- Level 03 + 04

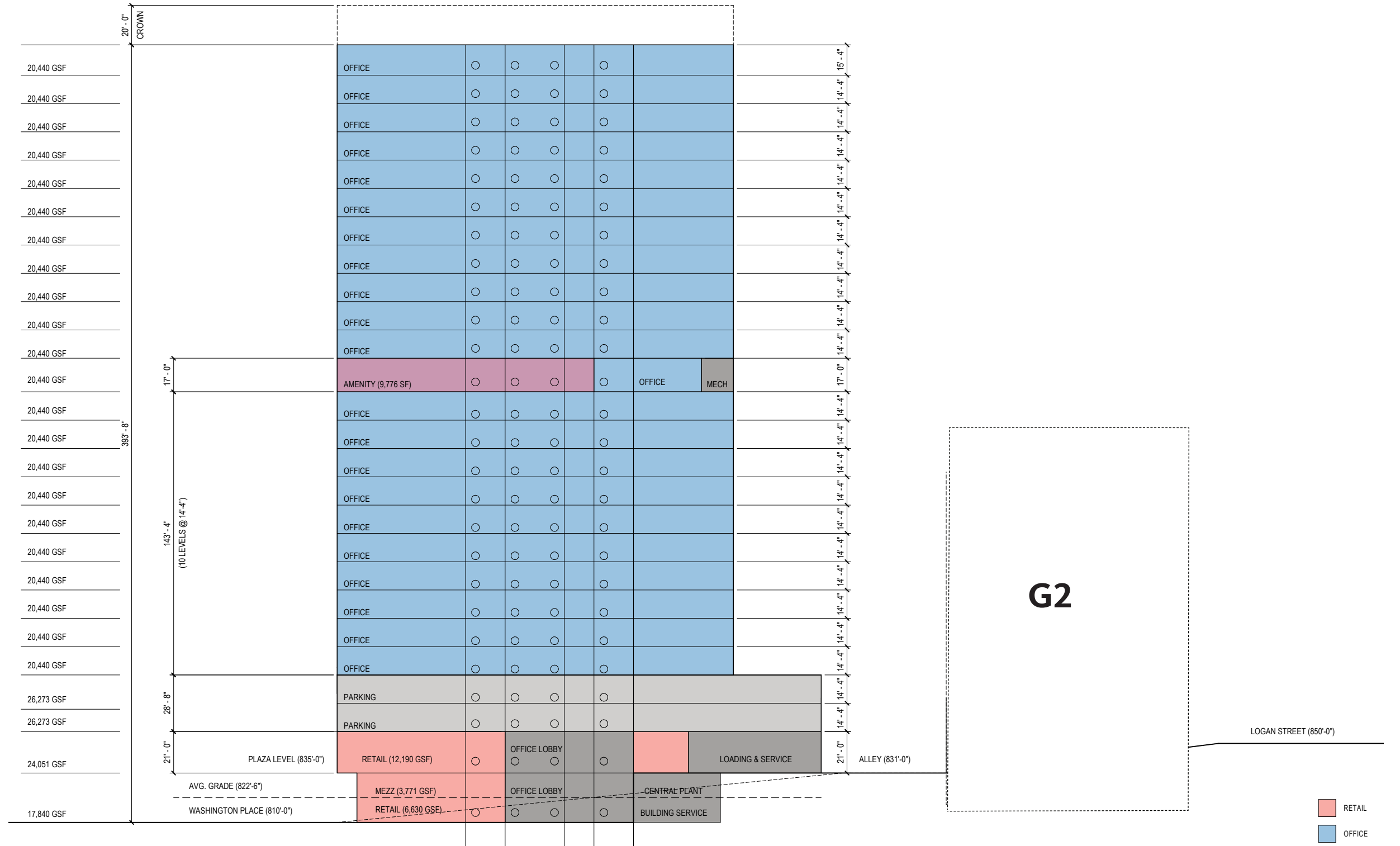


G1 Plan: Typical Office Level- Level 05-26

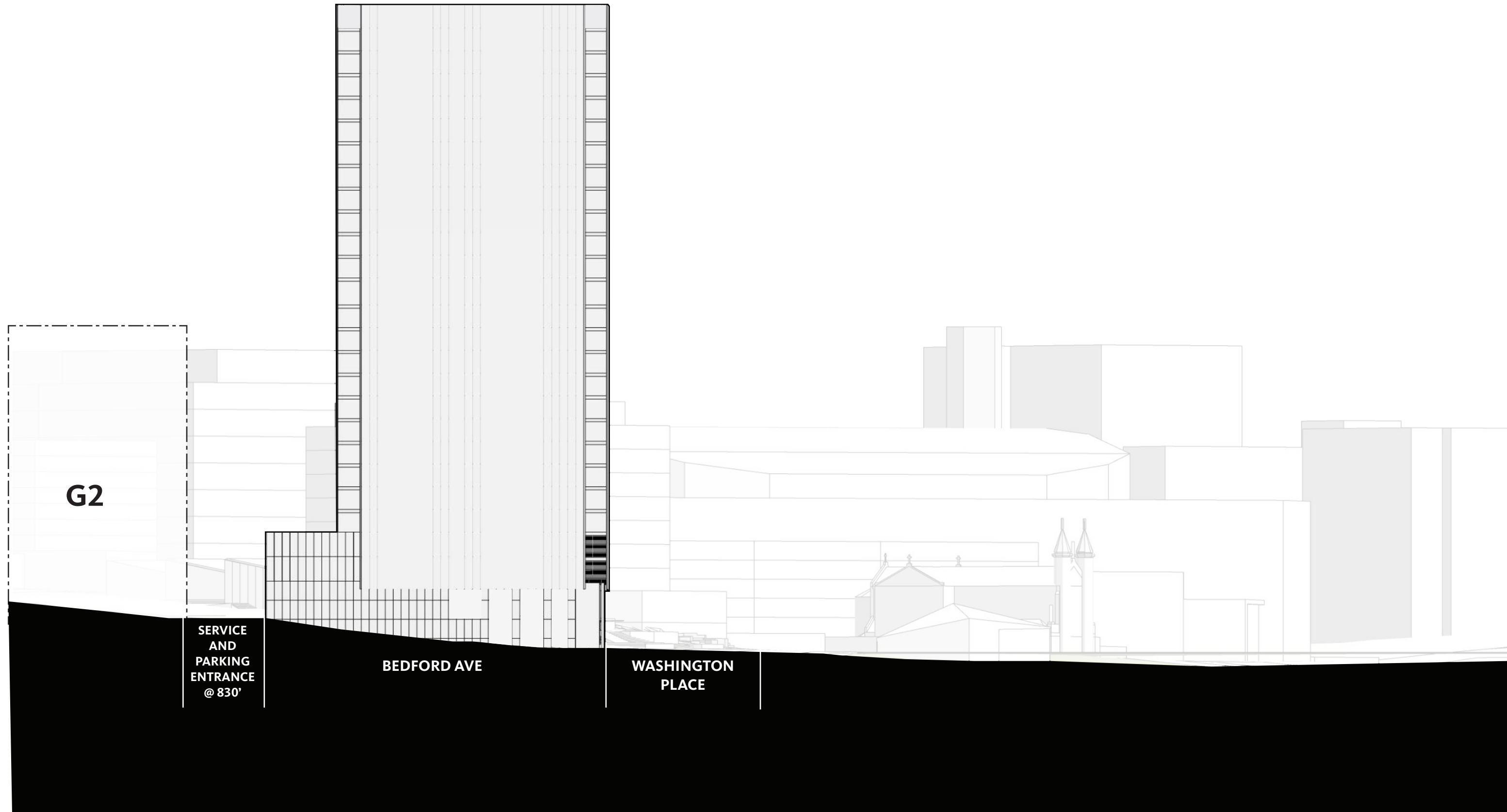


G1 Stacking Section

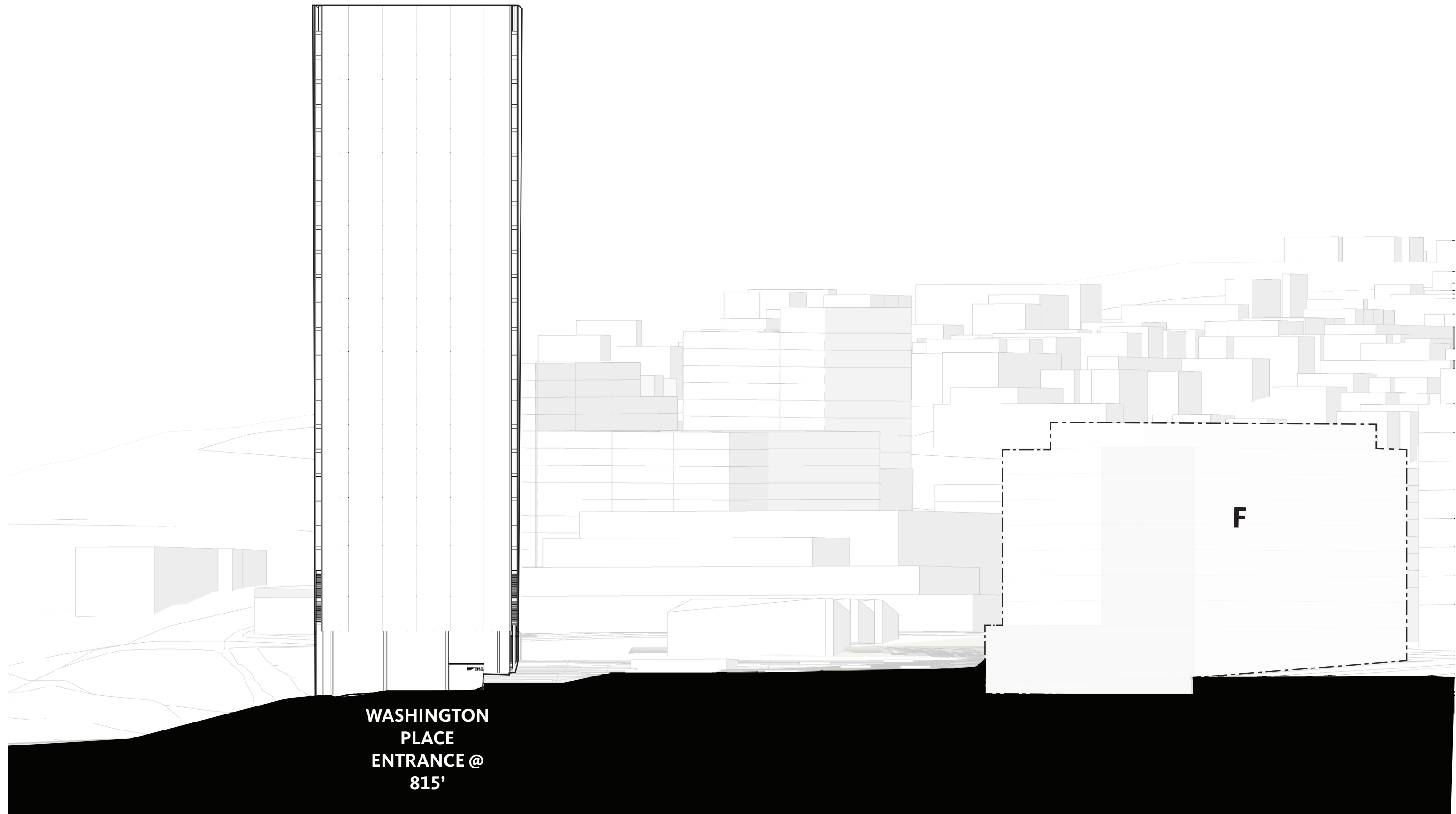
TOTAL HEIGHT +/- 413' FROM WASHINGTON PLACE



G1 Elevation: North



G1 Elevation: West

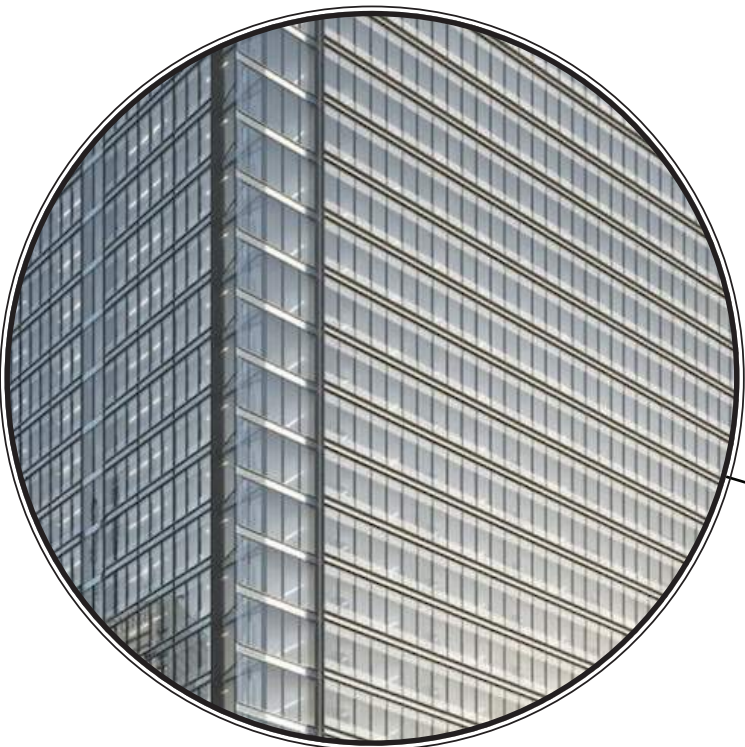


WASHINGTON
PLACE
ENTRANCE @
815'

Parcel G1 + G4 Exterior Materials



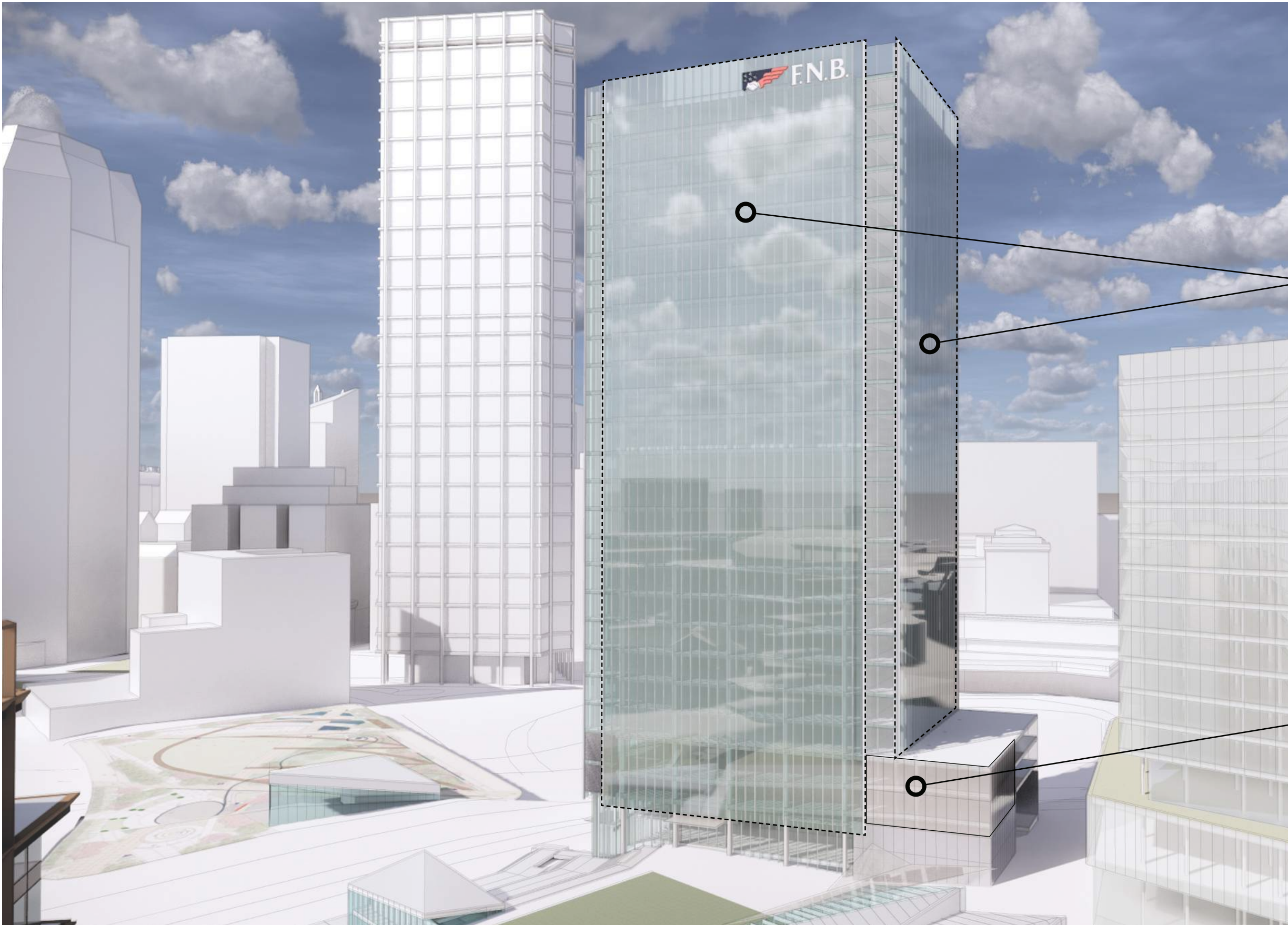
G1 Perspective: Skin and Massing Concept



“shield” + wing detail



G1 Perspective: Skin and Massing Concept



curtainwall with mullion "fin" extensions



perforated metal at parking

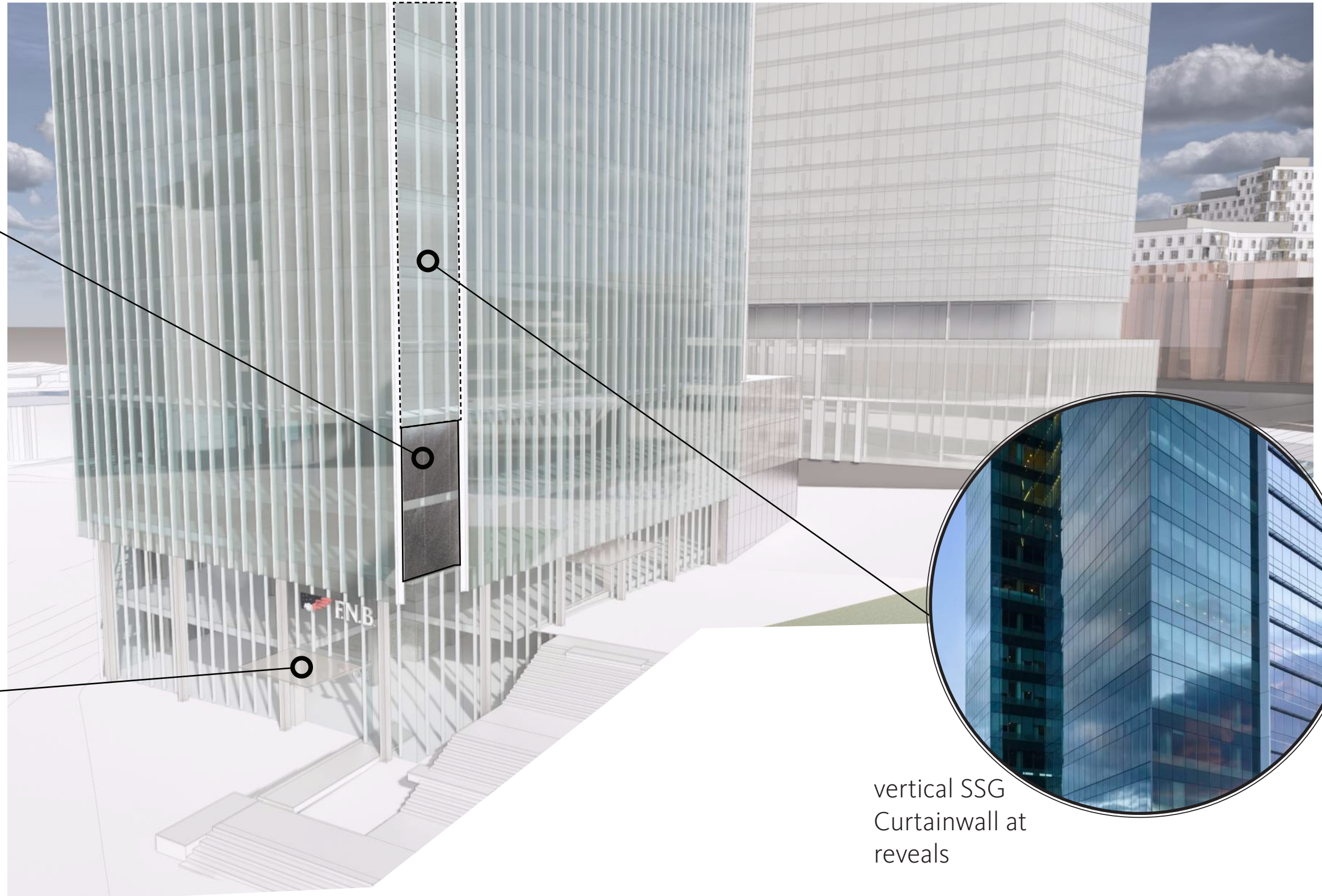
G1 Perspective: Skin and Massing Concept



louvered facade for ventilation at parking levels 03+04



entrance canopy

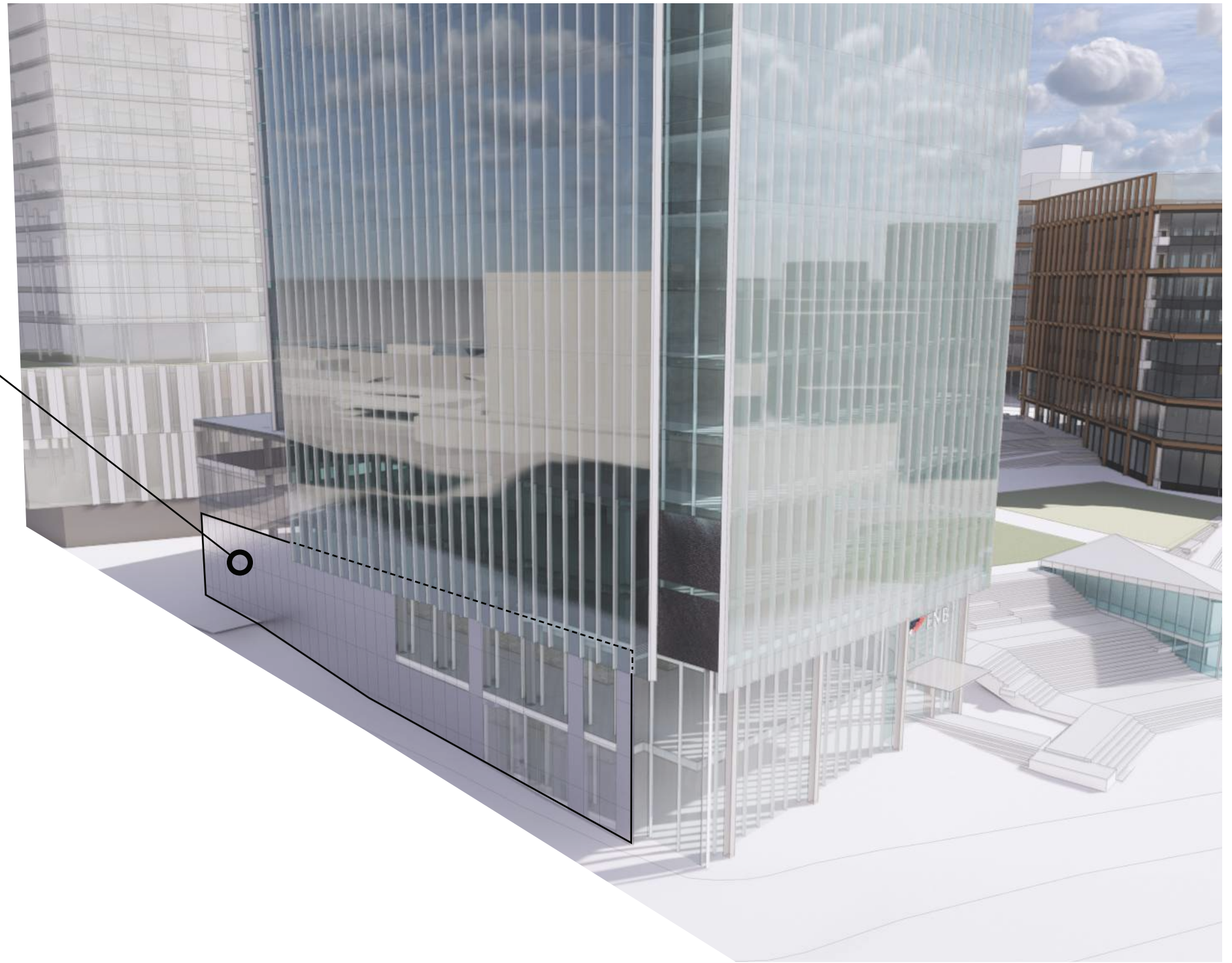


vertical SSG
Curtainwall at
reveals

G1 Perspective: Skin and Massing Concept



stone panel
+ curtainwall
facade system



Urban Open Space

Proposed Development Plan



-Key elements and changes from PLDP

- o **Deletion of unbuilt section of Wylie Avenue between Logan and Washington Place and consolidation of area into G4 and F2 UOS**
- o **Deletion of unbuilt Streets 3 and 4 (Blocks B+C)**
- o **Private plaza proposed at parcel G1**

Block A/B	1.01 acres
Block C: Webster Easement	.16 acres
Block D	.33 acres
Block G	.57 acres
Block F (incl Wylie row)	1.72 acres
Block H	.66 acres
Total	4.45 acres

2019 Master Plan revisioning by PAR, BPG, Intergen and Gensler

G4 Implementation

Plan

- 1. G4 UOS (.57 acre) meets 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 is under development and will incorporate design standards and a public art plan.**
- 3. The Civic Open Space planned for Block F is under development as part of a community planning and engagement process, including public art.**
- 4. Parcel G4 UOS FLDP submitted concurrent with parcel G1 FLDP**
- 5. Take-down of parcel G4 UOS will be concurrent with parcel G1 takedown**
- 6. Parcel G4 UOS completion with temporary easement onto Block F concurrent with G1 (refer to p.15)**
- 7. Lighting Plan under development**

Thank You



Project Contacts: Don Ghent, Gensler, Project Executive, don_ghent@gensler.com (202) 721.5294

Carolyn Sponza, Gensler, Local Contact, carolyn_sponza@gensler.com (202) 263.5442