



FIFTH & DINWIDDIE EAST

112 DINWIDDIE STREET | LERTA REQUEST

FEBRUARY 2023

The 5th & Dinwiddie East project consists of approximately 40,550 square feet of retail, commercial, workforce training, flex-use, co-working, and outdoor community space.

The Project Includes:

- Efficient envelope through Passive House Design
- Adaptive reuse of a public works building and high bay space at street level
- Infrastructure development to support BRT (what is this) connector to Hill District
- Community connection with a public terrace and multi-purpose community and commercial space
- ~34,000 square feet of Commercial, Workforce training, Flex-use, and Co-working space
 - ~2,300 square feet of retail space
 - ~3,000 square feet of exterior space

This project is in alignment with the Hill District's master plans and the Ecolnnovation District's plan.

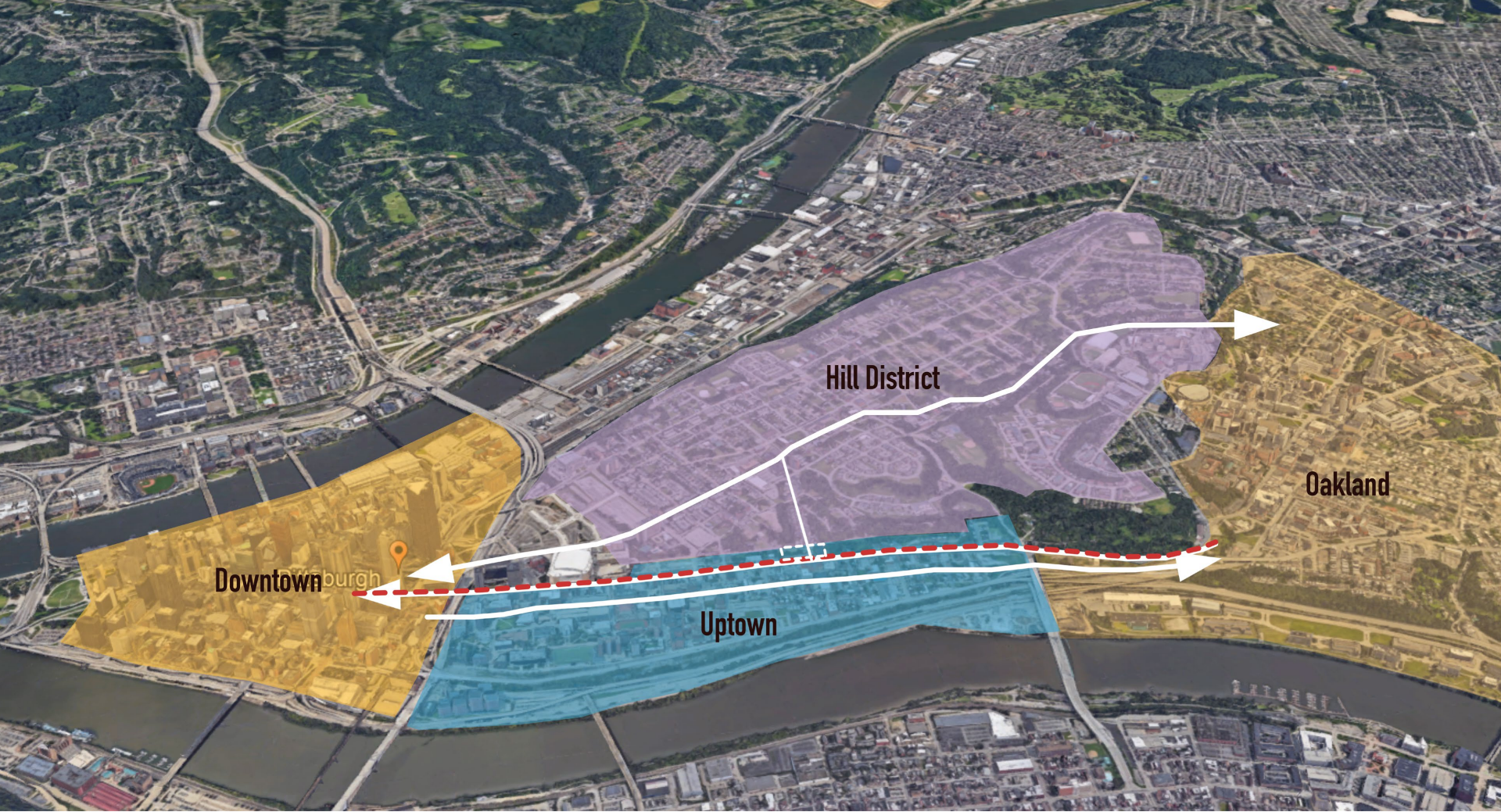
Project Location Address: 112 Dinwiddie Street, Pittsburgh, PA

PROJECT SITE



Parcel IDs:
11-E-85

SITE PLAN



NEIGHBORHOOD INTERSECTION MAP



IDEAL LOCATION

Located in a completely renovated former public works building, 5th & Dinwiddie East, offers an ideal location for a dynamic organization to:

- **Connect to Talent:** Located at a BRT stop, the building enjoys easy access to CBD's and Oakland's deep pool of university talent.
- **Enjoy the Energy** of a quickly developing, amenity-rich neighborhood that will see the addition of multiple large, mixed-use developments, a new UPMC hospital, and Duquesne University's new, Uptown campus.
- **Elevate Your Profile:** Next to a transit hub, a future mixed-use development (ft. 171 apts.), and a large new public plaza, the location enjoys high visibility.
- **EcolInnovation District, The Keystone Innovation District, and Federal Opportunity Zone** designations create opportunities to earn grants, tax incentives, and other support.



EXISTING BUILDING



RENDERING

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The project cannot proceed without the LERTA due to:

- Extraordinary site conditions and the amount of public infrastructure required around the development site.
- The affordable co-working space creates a loss of revenue and a riskier revenue source being that tenants will be smaller minority and women business enterprises.
- Sustainable development components will produce a healthier environment while reducing the carbon footprint, but the upfront costs are substantial
- As a minority developer, the lenders are requiring a more conservative Debt Service Credit Ratio
- The public infrastructure includes new utilities, public streets and sidewalks, and a public terrace. The pedestrian improvements include public safety upgrades along Fifth Avenue and Dinwiddie Street

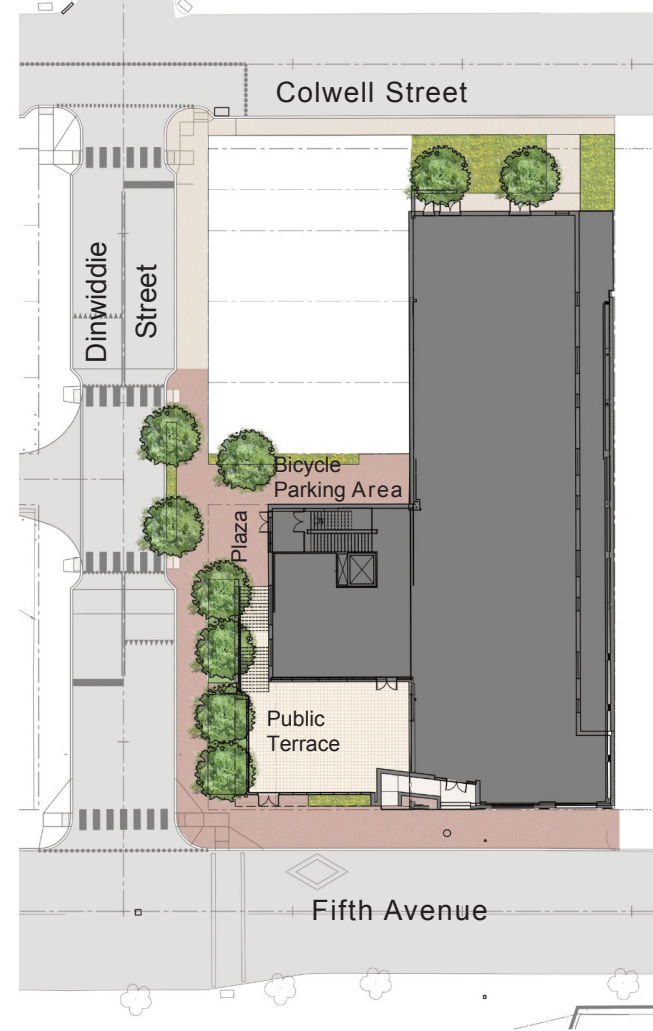
COMMERCIAL CORRIDOR REVITALIZATION

Uses

- ~ 3,000sf Exterior space
- ~ 2,300sf Retail
- ~ 34,000sf Commercial Space
- Workforce training focused on clean energy jobs Flex use
- Co-working

Community Impact Hub With Tenants Such As:

- Macedonia FACE
- Pittsburgh Scholar House
- Virtual Traffic Lights
- Bridging the Gap Development, LLC
- Clean Energy Workforce Development Program



EXTERIOR SITE PLAN

BENEFITS TO THE COMMUNITY:

- Alignment with the Ecolnnovation District Plan
- Public Plaza
- Public Terrace
- Public Art
- Affordable Co-working Space
- Work Force Development Training- Focused on Clean Energy Jobs
- Public Transit via BRT- Which will connect community members to Western PA's two largest economic generators
- Catalytic Development that will spur additional development throughout the community
- Opportunities for M/WBE's
- Job Opportunities- During and Post Construction



COMMUNITY BENEFITS



AMENITIES

Office Space (East)

- Secure entry for tenants, on site security cameras
- Abundant natural light, fresh food options, and efficient design
- Shared Conference Room opens to rooftop terrace with amazing views.
- Concentration of MWBE, small businesses, and nonprofits creates a hub of innovation.

Passive House Design

- Better air quality
(RESET Air
Certifications)
- Lower utility bills.
- Increased comfort

Transportation

- Access to BRT and Connector
- Bike share, Bike covered parking
- Electric vehicle charging stations
- Secure Vehicle Parking

Public Plaza (“Our Way”): a hub of community activity, featuring:

- Public art by celebrated local artists Charlotte Ka and Errol “Mobutu” Reynolds
- Festive lighting
- Play elements for children

Food and Entertainment

- Public terraces
- Five retail locations, ranging from 1,376 – 2,467 SF

AMENITIES

Existing Conditions



View From Dinwiddie Street



RENDERING

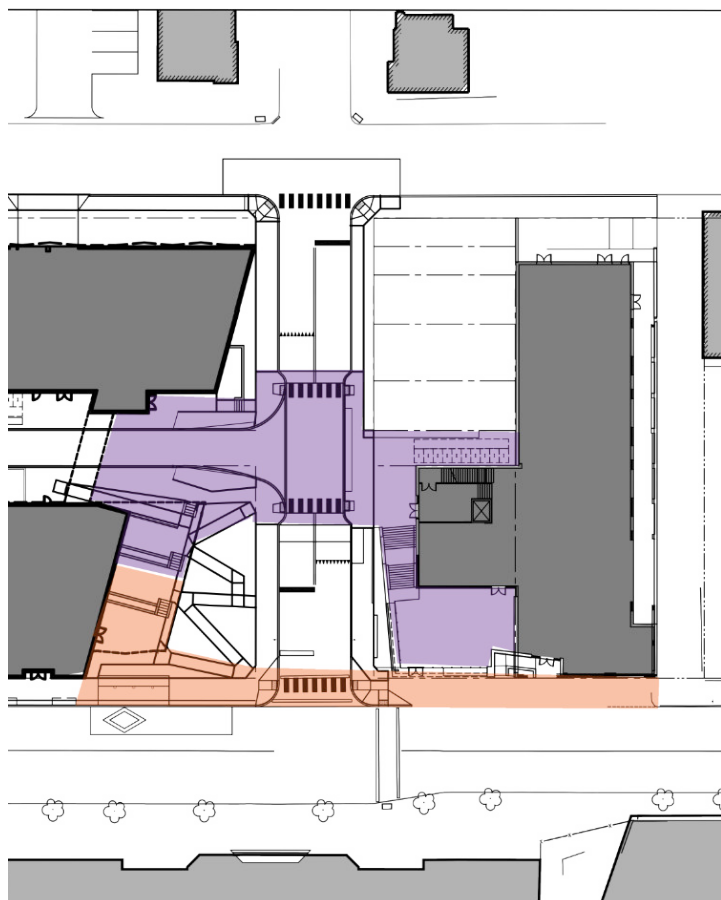
Existing Conditions



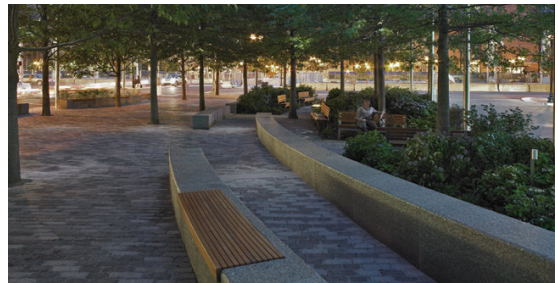
View From 5th Avenue



RENDERING



- PLAZA @ OUR WAY
- FIFTH AVENUE TRANSIT PLAZA



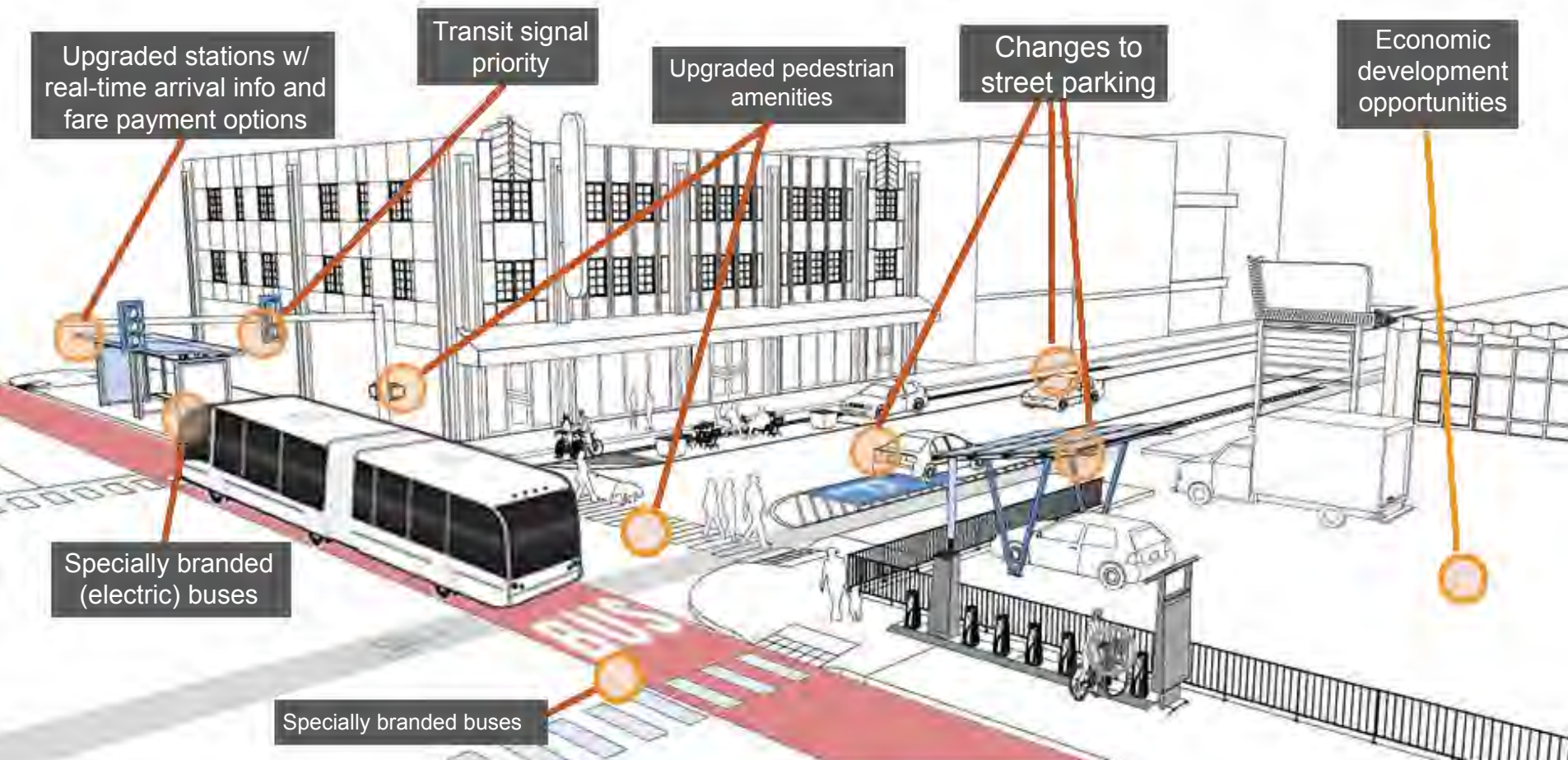
PUBLIC OUTDOOR SPACE



Bus Rapid Transit (BRT) Project – Connecting Downtown, Uptown, Oakland, and East End

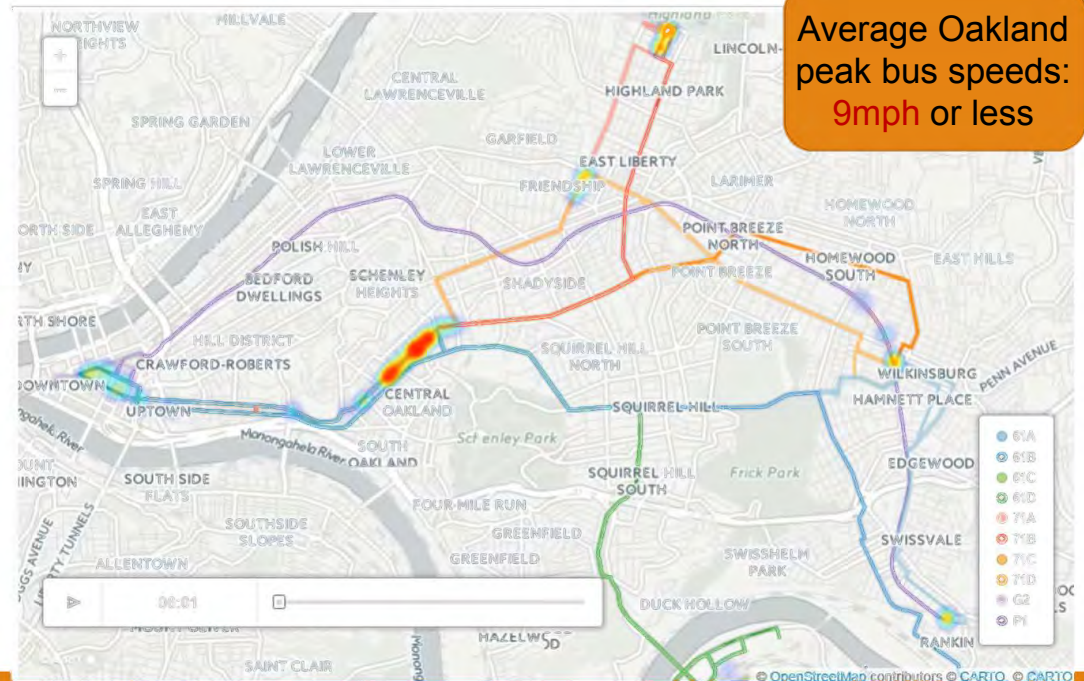
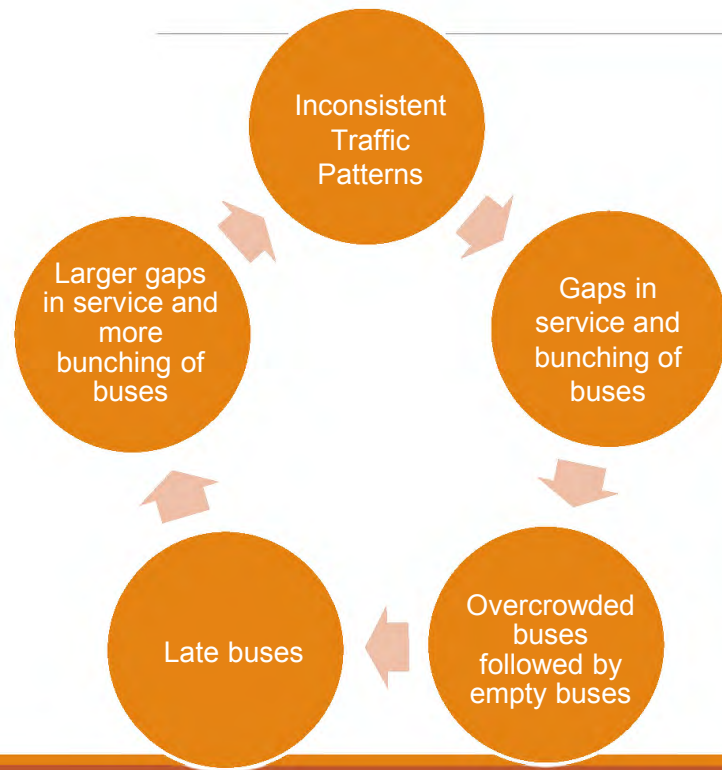
SITE CONNECTIONS- BUS RAPID TRANSIT (BRT)

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BUS RAPID TRANSIT (BRT)- WHAT IS IT?

Connecting the 2nd and 3rd largest employment centers in Pennsylvania



BUS RAPID TRANSIT (BRT)

 Shelter Seating Real-Time Signs Ticket Vending* & Validators Emergency Call Buttons*

Stations will be in 15, 30 or 60-foot-long sections depending on location (60 ft shown here)

*Select locations. TVMs will be at least at every other station in low volume areas.

BUS RAPID TRANSIT (BRT)- STATION DESIGN AND AMENITIES

LERTA ECONOMICS

Total Project GSF	40,550
Total Project RSF	27,900
Parking Spaces	10
Current Taxes, Parcel	Assessed Value
11 E 85	1,165,700
	1,165,700
Current Annual Taxes (City Owned)	0
Current Annual Taxes (Private Owner)	27,195
NEW PROJECT Assessed Value	9,431,880

TAXES

Taxes	Amount (10 Years)
Total Taxes NO Project	0
Total Taxes NO Project (Building Sold)	271,950
Total Taxes w/ LERTA	2,243,840
NET NEW TAXES W/ LERTA	2,243,840
School No Project	0
Taxes w/ LERTA	966,760
SCHOOL NET NEW TAXES	966,760
City No Project	0
City w/ LERTA	760,200
CITY NET NEW Taxes	760,200
County No Project	0
County w/ LERTA	446,120
COUNTY NET NEW TAXES	446,120

JOBS

Permanent	40
Construction	214
Indirect (Workforce Development Annually)	60
Total	314
Annual Earnings Increase	1, 398, 874
Annual Sales Tax	34, 972
School Wage Tax	TBD
	to be calculated in housing phase 2
City Wage Tax	202, 836

The Project creates an approximate NET of \$966, 760 in NEW Property Tax Revenue for the School District.

JUSTIFICATION FOR LERTA

BUILDING PEOPLE. BUILDING COMMUNITIES

- Commitment to providing M/WBE opportunities; 25% MBE, 7% WBE
- MBE Co-GC on East Site representing \$15M development project
- Community opportunity & Training Space focused on Clean Energy Jobs
- Affordable Co-working Space
- Post- Construction Contracts including landscaping, cleaning, security, jobs with commercial tenants, etc.



M/WBE OPPORTUNITIES



BRIDGINGTHEGAP
DEVELOPMENT, LLC

Bridging the Gap Development, LLC (“BTG”), founded in 2006, is a diversified real estate development firm based in Pittsburgh, PA. Mr. Derrick L. Tillman, Founder and President of BTG, leads the company’s mission to rebuild healthy, sustainable communities through residential & commercial development by “bridging the [real estate and opportunity] gap[s]” in a community. In order to achieve this goal, BTG develops a variety of projects including multifamily affordable housing, historic preservation, mixed-income and market rate rental and homeownership properties, community and cultural space as well as commercial real estate. BTG is dedicated to tackling blight, homeownership, energy efficiency, affordable housing, and homelessness. The Housing Alliance of PA supports all of our efforts, including education, coalition building, research, and advocacy with the goal to make a safe and decent home available for all Pennsylvanians.

BTG began by rehabbing 100 units. Currently it has over 250 units in development to be constructed in 2023-2025. Additionally, we previously were a partner in a weatherization business that weatherized over 900 homes throughout seven counties in Pennsylvania within a three year period. This multi-million dollar weatherization business had contracts with Gas and Electric utility companies, Housing Authorities and County Action agencies to perform services for homeowners and tenants to make their homes more energy efficient. We performed services for residents in Pittsburgh, Allegheny, Armstrong, Butler, Washington, Greene and Franklin Counties prior to selling our interests to focus on Development. A recent major accomplishment was completing a new construction 36-unit LIHTC affordable housing project in the Historic Hill District neighborhood of Pittsburgh. Not only was this an amazing Development, but it also included an innovative supportive services program that focuses on “building the people” that reside there. A product of the environment he is providing for, Tillman knows what it is like to be unable to obtain employment and is very familiar with the communities he is developing. Tillman identifies mentorship as a key component and as a way to assisting people to get on track to reaching their potential.

BTG, itself a Minority Business Enterprise, is committed to providing opportunities to other M/WBE enterprises.

WHO WE ARE



Miller Street Apartments

- Multi-Family Residential
- Affordable Housing
- Community Amenities

PAST PROJECTS

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FIFTH & DINWIDDIE WEST

- Mixed-Use Development
- Community Amenities
- Multi-Family Residential
- Affordable Housing

CURRENT PROJECTS

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Homewood Park

- Community Parks & Recreation
- Cultural Space

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