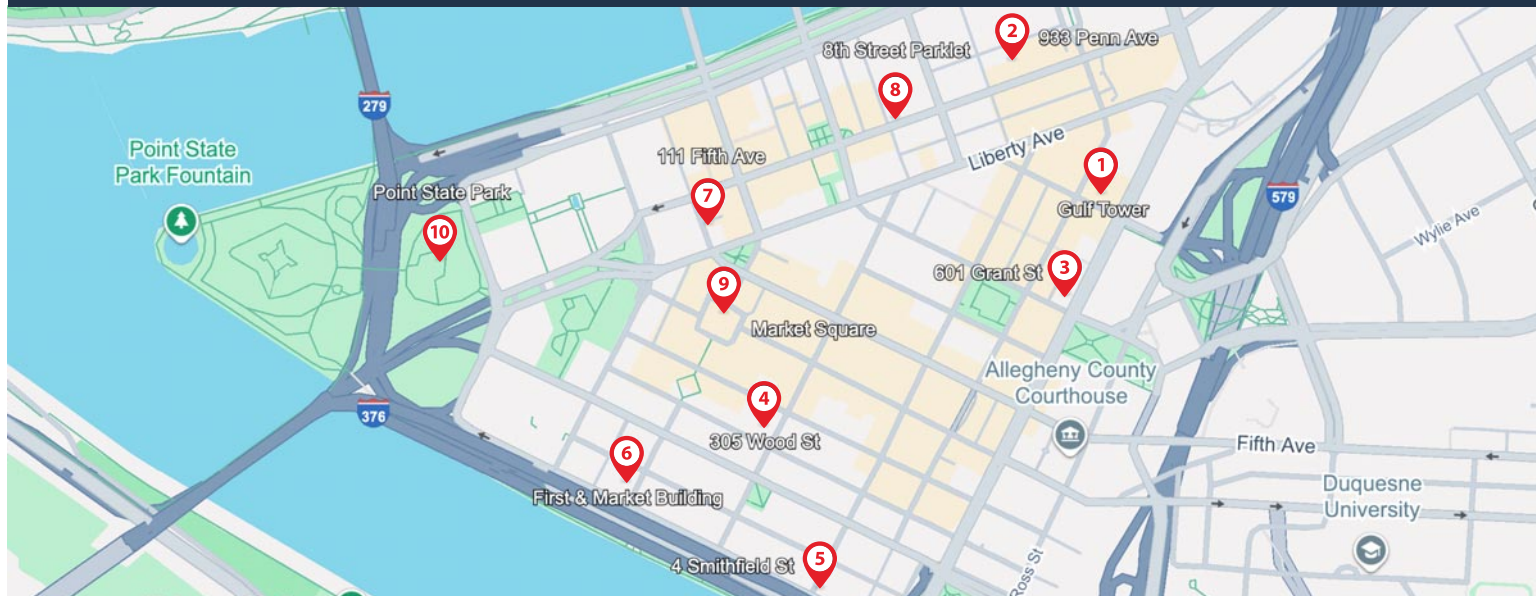




Commonwealth of Pennsylvania

Downtown Pittsburgh Revitalization

Creating Real Opportunity in Western Pennsylvania



As the second-largest city in the Commonwealth, Pittsburgh is a hub for economic opportunity, innovation, and culture in Pennsylvania. In support of one of our most dynamic cities, Governor Josh Shapiro and Pittsburgh's private sector leaders, local nonprofits, and county and city government have joined together behind a 10-year strategic plan to revitalize Downtown Pittsburgh – announcing nearly \$600 million in new investments into the Golden Triangle as part of this plan last October.

The locally developed plan will receive \$62.6 million in financial backing from the Commonwealth to spur action and additional investment to make Downtown Pittsburgh a more livable, more vibrant, safer, and cleaner neighborhood for Pennsylvanians to live, work, and play.

Mixed-Use and Residential Construction Projects

There are seven major mixed-use conversion, construction, and improvement projects underway that will help the city attract more people to live and work in Pittsburgh. Once completed, nearly 1,000 residential units will be added or preserved in Pittsburgh's downtown core – with a third of those units being affordable for residents with low-to-moderate income.

State Support:

- \$48.3 million in LIHTC tax credits
- \$22 million in state grant funding
- \$11.9 million in PHFA loan funding

1 Gulf Tower

The Gulf Tower building will be converted from an office complex into a 225-unit apartment building with an adjoining hotel and accompanying street-level commercial space. Of the new apartments, 24 will be affordable units for low-to-moderate income households. Rugby Realty / Left Lane Development anticipate groundbreaking in early 2026, pending final approval of federal loan funding.

2 933 Penn Avenue

933 Penn Avenue will be converted from an office complex into a 70-unit apartment building with accompanying street-level commercial space. Of the new apartments, seven will be affordable units. Hullett Properties / Rugby Realty are finalizing funding and expect to break ground sometime in 2026.

3 The Porter

601 Grant Street will be converted from an office complex into a 165-unit apartment building with accompanying street-level commercial space. Of the new apartments, 32 will be affordable units. Oxford Development Company / RDC have structured a new partnership with an additional developer and are moving towards the acquisition of the building.

4 YWCA Building

This project is currently being restructured by state and local partners. The Commonwealth will provide updates on project status as those updates become available.

5 Smithfield Lofts

4 Smithfield Street will be converted into a new 46-unit apartment building with improvements made to the property's remaining office space. Of the new apartments, 39 will be affordable units. Groundbreaking expected by the end of the year. Woda Cooper anticipates breaking ground by the end of 2025.

6 First and Market

Currently under construction, 100 First Avenue will be converted into a 93-affordable-unit apartment building. Because all necessary gap funding for this project was previously authorized by government agencies, no new funding for this project is necessary. This project is part of the downtown Pittsburgh revitalization efforts. Beacon Communities expects this project to be completed mid-2026.

7 The May Building

This project will preserve 86 existing apartment units at 111 5th Avenue. Of the units preserved, 54 will be affordable units. Because all necessary gap funding for this project was previously authorized by government agencies, no new funding for this project is necessary. Beacon Communities anticipates breaking ground by the end of 2025.

Breathing New Life Into Major Public Spaces

Combined investments from businesses, nonprofits, and local and state governments will also help transform three iconic public spaces in downtown Pittsburgh to welcome more visitors and encourage more business.

The three major public space projects represent up to \$85 million in downtown capital expenditure with all projects fully funded by state and local governments, private corporations, and the city's foundations.

State Support:

- Up to \$25 million from the state capital budget
- Up to \$15 million in state grant funding

8 8th Street Block (Arts Landing)

Expected to be completed by April 2026. Led by the Pittsburgh Cultural Trust, the 8th Street Block project includes plans to build an outdoor recreational space with amenities that could include a green open lawn with outdoor games, a water play area for families, and an amphitheater to accommodate public events.

9 Market Square

Expected to be completed by April 2026. Private, public, and philanthropic investment will also be used to undertake a major renovation of Market Square. Projects will include improving paving and adding benches and tables so it's open to downtown visitors looking for a community park to spend the afternoon outdoors while also building capacity to host smaller outdoor events and farmers markets.

10 Point State Park

The Commonwealth of Pennsylvania will invest up to \$25 million into a series of short- and longer-term projects that will improve pedestrian access to Point State Park, update the lighting at the park's landmark fountain, and

add recreational activities to its cityside lawn. Shorter term projects on walkways and the fountain will be complete in time for the upcoming 2026 NFL Draft, when Pittsburgh will host hundreds of thousands of sports fans from across the country.

A Cleaner, Safer, and a More Culturally Vibrant Downtown

While investing in Downtown Pittsburgh's infrastructure, this plan also improves the quality of life for residents by boosting investments into local businesses, into public safety and cleaner streets, and into fostering the thriving local arts scene.

State Support:

- \$400,000 in PCA grant funding
- \$166,500 in state tax credits

Pittsburgh Downtown Partnership Street-Level Programs

Through a public-private partnership, the Pittsburgh Downtown Partnership has recapitalized its small business support programs in the last year to provide rent abatements for 5 small businesses looking to locate in the downtown core, with more expected to open soon. In addition, 4 pop-up stores were opened to reactivate vacant storefronts downtown. PDP has also power washed more than 3 million square feet of Downtown alleyways and sidewalks over the last year.

Public Safety and Support for At-Risk Populations

Led by significant commitments of \$1 million each by the Steelers and Pirates, Pittsburgh's local sports teams have partnered with Allegheny County and the City of Pittsburgh to help address public safety and homelessness. This investment will fund a number of initiatives, such as the onboarding of trained co-responders who will join law enforcement on calls related to individuals suffering from mental illness or drug addiction, the creation of a dedicated youth violence intervention team who will serve thousands of young people who live, play, and go to school in downtown Pittsburgh, and funding for additional police officers for both daytime and evening shifts to downtown patrols.

Data collected by the Pittsburgh Downtown Partnership shows homeless outreach efforts have increased 10% from last year and all major encampments have been closed, resulting in both safer public spaces for all Pittsburghers and new housing opportunities and supportive services for our region's unhoused population. Overall, the number of tents and temporary structures downtown and along the riverfronts has decreased 93% compared to summer 2024.

Creative Communities

The Pennsylvania Council on the Arts has designated downtown Pittsburgh as a Creative Community, which will allow for the city to hire an artist-in-residence to coordinate the activities of the creative economy by the end of 2025. This includes structuring new programming for local artists, performers, musicians, and other creative entrepreneurs. This is a four-year designation and funding commitment.