

State of
THE STRIP DISTRICT
2022

Produced by

STRIP DISTRICT
— NEIGHBORS —
Pittsburgh, Pennsylvania
EST 1999

PGH
2022

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Strip District Neighbors are pleased to introduce the second annual State of the Strip District Report. Through this year’s report, you will find that 2021 was a time of recovery and growth for our historic community.

The Strip District remains an ethnically-diverse, pedestrian-friendly, and centrally-located place to visit, work, and live. It continues to blend retail and wholesale businesses, tech giants and start-ups, with recreational experiences and urban residences. The neighborhood redevelopment is not showing signs of slowing down, with \$723.5M of projects in active construction with over \$200M more announced.

Our population increased again to over 2,570 residents as three new apartment and condo buildings came online in 2021. The residential pipeline remains strong, with five projects under construction and nine more announced - providing the potential to yet again double our population in a few years. The Strip has also seen many companies relocate their headquarters or regional offices to newly developed or renovated buildings, with Aurora, Southwestern Pennsylvania Commission, ATI, and GNC all committing to the neighborhood for the long-term.

We also saw a significant increase in visitors to our neighborhood over the prior year as we recovered from the pandemic. The number of retail and restaurant businesses expanded by eight with 16 more slated to open this year, providing more options to the growing residential, employee, and visitor population, with boutique fitness and “eatertainment” as the leading categories. Hotels are on track in 2022 to increase their reservation numbers closer to 2019, the last year unaffected by COVID-19, after a dismal 2020 and 2021.

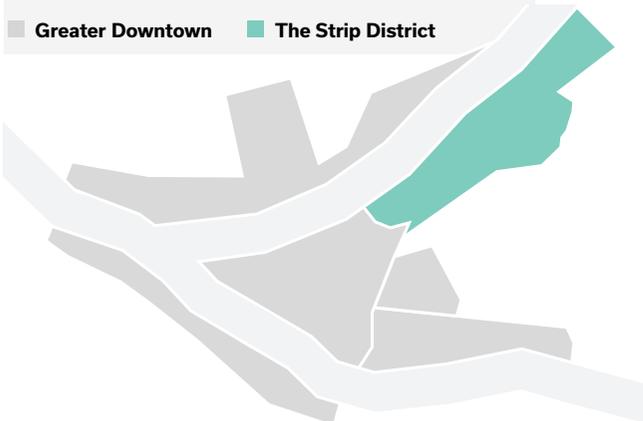
This growth in residents, employees, and development continues to be transformational for our community. We continue to be anchored by the historic Penn Avenue Business District and the over 2.5M visitors it attracts, but we now also see thousands of people active throughout the neighborhood all day. The increase of people and activity will have a significant impact on the services, businesses, infrastructure, streets, and amenities the Strip will need in order to thrive.

We hope this report provides some useful insights on our dynamic and beloved community. As the Strip District continues to evolve, Strip District Neighbors remain dedicated to preserving the uniqueness and character that makes it a regional draw and a desirable neighborhood to live, work, shop, dine, and play.

Sincerely,



Pamela Austin
President and Board Chair
Strip District Neighbors



The State of the Strip District is produced by Strip District Neighbors. The data presented in the report is derived from numerous sources and showcases activity within the boundaries of The Strip District.

2022 BY THE NUMBERS

OFFICE & EMPLOYMENT



11,245 workers
2.975M SF of rentable office space
1.26M SF of office space in the pipeline
Fringe Class A average asking rate: **\$29.25 per SF**
(1Q 2022, CBRE)*
Fringe Class B average asking rate: **\$23.14 per SF**
(1Q 2022, CBRE)*

**The Pittsburgh Fringe office submarket captures several urban neighborhoods within the City of Pittsburgh including Lawrenceville, North Side, South Side, Station Square, Strip District, and Uptown.*

HOUSING & POPULATION



2,571 residents
233% increase in residents since 2015
(310% since 2010)
1,862 residential units
1,649 residential units in the pipeline
Average rents:
Studio: **\$1,438**
One-bedroom: **\$1,890**
Two-bedroom: **\$2,674**
\$831,574 median sale price of a home

RETAIL & HOSPITALITY



2.5M annual visitors to the Penn Avenue Business District (2021)
8 new businesses (2021-2022)
16 new businesses in the pipeline (2021-2022)
2 business closings (2021-2022)
427 hotel rooms
140 hotel rooms in the pipeline

TRANSPORTATION



5 Pittsburgh Regional Transit bus routes operate through the Strip District
4,330 public off-street parking spaces
19,357 Spin scooter trips (July - Dec. 2021)
\$12.67 average daily parking rate
\$184 average monthly parking rate
Walk Score: **76** most errands can be accomplished by foot
Transit Score: **52** many nearby public transportation options
Bike Score: **89** biking convenient for most trips

OFFICE & EMPLOYMENT



2022

OFFICE & EMPLOYMENT

OFFICE MARKET

The COVID-19 pandemic continued to impact the office market in 2021. Though COVID-19 cases in Allegheny County decreased from January to late June, as vaccines were made available, they steadily climbed again starting in August. Many major employers continued to work remotely which continues to provide uncertainty on the future demands of office space.

Despite the challenging conditions, the Strip continues to provide options for companies adapting to the new realities of the workplace. The pandemic accelerated the “flight to quality” as employers sought new spaces with healthy attributes, quality amenities, and vibrant locations to compete in the talent war, which has been exacerbated due to the worker shortage. Rents are higher for upgraded space, and with many companies opting for a hybrid work model, firms shrunk their footprint when they relocated.

Two public companies that followed this trend were Allegheny Technologies Inc. and GNC who relocated to the Strip District. Burns Scalo attracted Allegheny Technologies Inc. to the Vision on Fifteenth and Oxford Development Company secured GNC at 75 Hopper Place. McCaffery also leased the first level of the Auction House in the Terminal to Southwestern Pennsylvania Commission (SPC).

Additionally, Argo AI expanded their footprint at Riverfront West in 3 Crossings, taking over the prior Serendipity Labs space and lobby. Aurora Innovation officially opened their corporate headquarters in McCaffery’s 1600 Smallman development, anchoring another global company in the neighborhood.



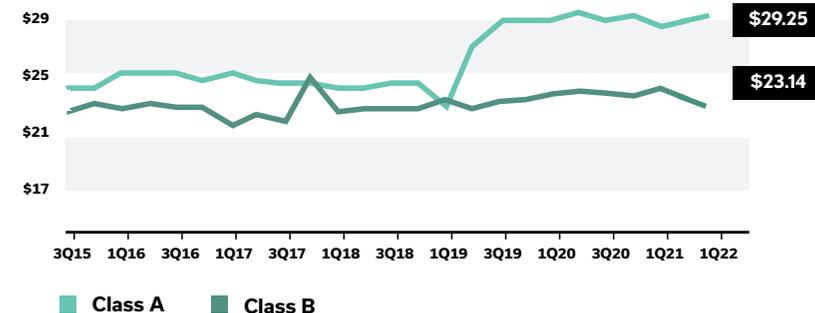
“Our new workplace, with the dynamic energy of The Strip, will reinforce ATI’s drive for innovation and collaboration as an industry-leading materials science company. It’s great to continue our Pittsburgh presence in a unique and progressive workplace designed for our team’s needs, propelling the culture that’s important for our future,” said Bob Wetherbee, ATI Board Chair, President and CEO.

Downtown Fringe Class A & B Vacancy Rates



Source: CBRE

Downtown Fringe Class A & B Rental Rates Per SF



Source: CBRE

11,245

TOTAL JOBS IN THE STRIP DISTRICT

Source: OnTheMap—Local Employment Dynamics Partnership, U.S. Census Bureau (2019)

2022

OFFICE PIPELINE

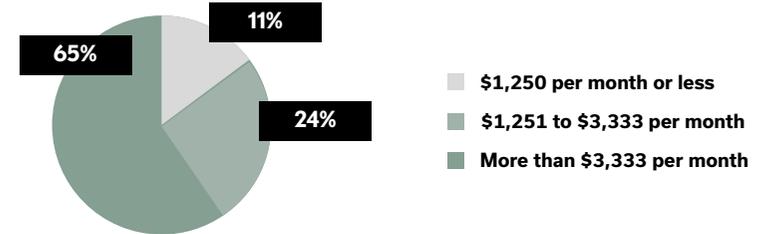
Development plans for new office product slowed down as uncertainty over the future of the workplace lingered, inflation concerns rose, and developers sought to fill and construct the 1.5M of new product that was in the pipeline. This year did not see any major new office projects announced and some previously proposed developments pivoted to other uses, with multifamily housing continuing to be in high demand.

Highlights include McKnight Partners purchase of 1700 Smallman with the intent to redevelop 120,000 SF of underutilized historic office and retail space, including upgrades to the exterior and façade. Also, New York based developer Acram Group (Formerly JMC Holdings) continued their demolition on the 330,000 SF New Federal Cold Storage Building (more commonly known as the Wholey building) with plans to build a new 23-story office tower at 1520 Smallman. The new office project is expected to cost upwards of \$200M and will add 525,000 SF of trophy class office space, 900 parking spaces, and 17,000 SF of retail. The Vision on Fifteenth, one of the other major speculative office projects in the Strip, is set to deliver 265,000 SF in July 2022.



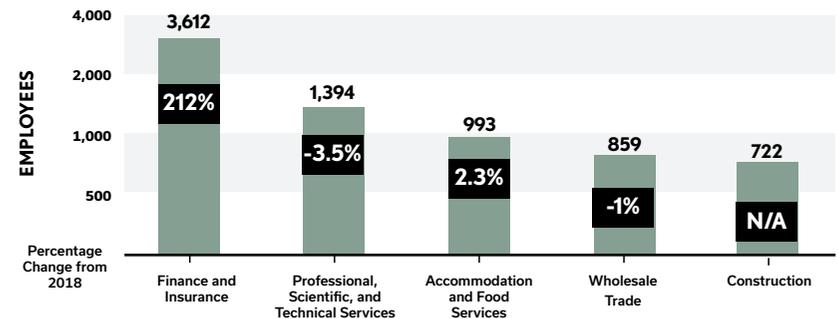
Aurora has relocated their headquarters to 1600 Smallman Street in over 100,000 square feet. Their new space is home to a cross-section of employees — from engineers and technical operations to recruiting and IT — and features a shop to house their vehicle fleet.

Strip District Wages



Source: OnTheMap—Local Employment Dynamics Partnership, U.S. Census Bureau (2019)

Top 5 Employment Sectors



What once housed steel mills, then the wholesale food industry, is now home to a diversity of firms representing the growth sectors of our regional economy.

Source: OnTheMap —Local Employment Dynamics Partnership, U.S. Census Bureau (2018)

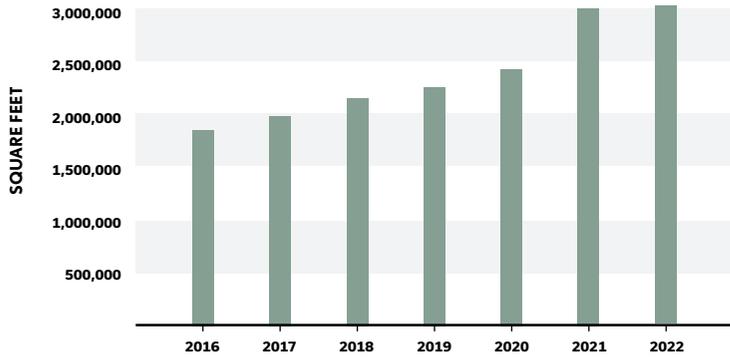
2.975M

LEASABLE SQUARE FEET

1.25M

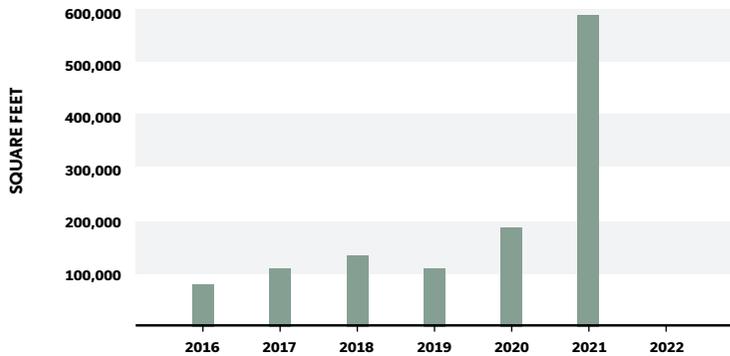
OFFICE SPACE IN THE PIPELINE

Office Market Growth by Year



Source: JLL.

New Office Space Added per Year



Source: JLL.

DOWNTOWN FRINGE CLASS A

10.6%

DIRECT VACANCY RATE

\$29.25

AVERAGE LEASE RATE

Source: CBRE, Q1 2022

DOWNTOWN FRINGE CLASS B

14.1%

DIRECT VACANCY RATE

\$23.14

AVERAGE LEASE RATE

Source: CBRE, Q1 2022



GNC has relocated their headquarters to 75 Hopper Place at 3 Crossings.

"It's extremely exciting that one of Pittsburgh's most iconic brands will now be located in Pittsburgh's most iconic neighborhood," said Josh Burris, Chief Executive Officer at GNC. "The Strip District is representative of Pittsburgh's transformation, making it a great place for companies like ours that are also transforming and embracing the workspace of the future. We believe this location provides GNC the most potential to grow and gives our team a headquarters that's reflective of the innovative and hard work they're putting in every day."

An aerial photograph of a city, likely Pittsburgh, featuring a prominent yellow steel arch bridge crossing a wide river. In the foreground, modern multi-story apartment buildings with flat roofs and balconies are visible. The background shows a densely wooded hillside with residential buildings and a tall antenna tower. The sky is clear and blue.

HOUSING & POPULATION

2022

HOUSING & POPULATION

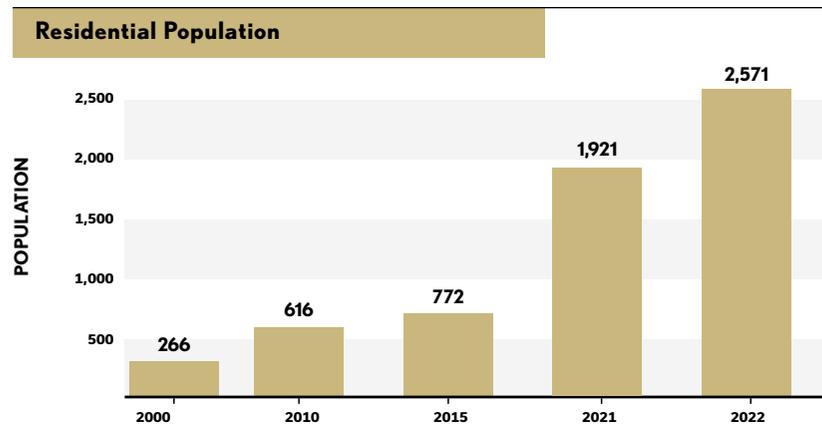
RESIDENTIAL GROWTH

It is estimated that over 2,570 residents currently call the Strip District home. Since 2015, the residential population has more than tripled, representing a 233 percent increase. The 2020 census data showed that the Strip District was the fastest growing neighborhood within Pittsburgh at 199 percent in the past ten years. The next highest gainers were Allegheny Center (51%) and the Central Business District/Downtown (50.9%).

The Strip currently has 1,862 rental and condo units combined, 371 units under construction, and 1,649 units expected to deliver within the next few years. Once these new units are completed, the Strip is poised to see its current residential population double again within the next two to three years.



Columbus-based Oxide Real Estate Development and Schiff Capital Group are building a six-story apartment building totaling 112 units at 3213 Penn Avenue. The project is being designed by Hord Coplan Macht.



*2022 data are conservatively calculated based on residential unit growth and occupancy rate estimates for residential properties. Sources: U.S. Census Bureau; Strip District Neighbors; Pittsburgh Downtown Partnership

1,862

EXISTING RESIDENTIAL UNITS

31%

GROWTH FROM 2021

1,649

UNITS IN THE PIPELINE

33%

GROWTH FROM 2021

2022

RENTAL MARKET

The multifamily housing market softened during the pandemic with rates in the Strip District ending at \$2.14 per square foot at the end of 2020, but neighborhood rents started to increase again at the end of 2021 (more quickly than in the CBD) averaging \$1,438 for a studio (\$2.98/SF) and \$2,674 (\$2.41/SF) for a 2-bedroom unit.

The housing stock in the Strip District is some of the newest and most highly amenitized in the city. Over 1,000 rental units are situated directly along the Allegheny River with 74 percent of all current rental inventory delivered within the past six years. Population within District 7 which includes Bloomfield, Friendship, Highland Park, Lawrenceville, Morningside, Polish Hill, Stanton Heights, and the Strip District, grew by 4.9 percent, from 33,955 in 2010 to 35,608 in 2020, further reinforcing that these neighborhoods in the urban fringe remain desirable for residents.

AVERAGE STUDIO RENT

\$1,438

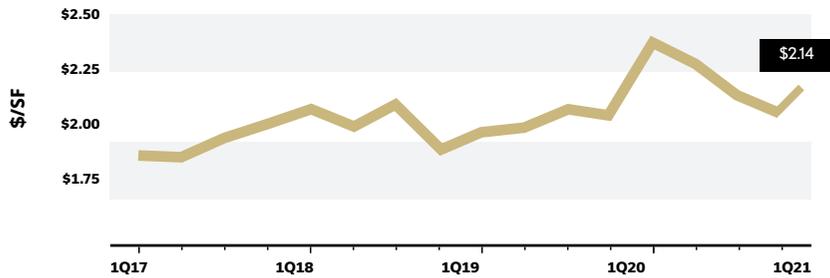
AVERAGE ONE BEDROOM RENT

\$1,890

AVERAGE TWO BEDROOM RENT

\$2,674

Rental Cost per Square Foot, 2017-2021



Source: Pittsburgh Downtown Partnership



The 442-unit new development, The District, is a two building project which had a phased opening in 2021 and 2022. Located at 21st Street and Waterfront Place, the project was developed by NRP Group on land owned by The Buncher Company. The property features a mix of studios, one-, and two-bedroom floor plans, including ground-floor street accessible units.

CONDOMINIUM SALES

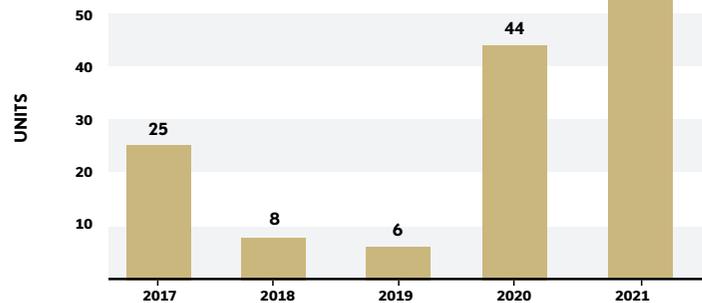
The pandemic fueled the demand for homes across the country as interest rates remained low in 2021. National trends indicated that people clamored to upgrade their spaces due to more time spent at home and as work from home or hybrid work conditions continued. This was also evident in the Strip, with a total of 68 home sales recorded in 2021, far surpassing the 44 sales in 2020. The pace in early 2022 has slowed, with only seven recorded sales through April 2022.

The majority of the sales were in two properties - the Strip District Brownstones and 2554 Smallman. The increase in luxury offerings pushed the price per square foot up from \$402 in 2020 to \$455 in 2021. Ten homes sold for over the \$1M mark in 2021, with one even surpassing \$2M.



Developed by SteelStreet Capital and Oxford Development Company, Helm on the Allegheny opened in 2021. The property includes a variety of unit types including 32 co-living units and 33 affordable rate units in addition to 155 traditional market rate rentals. WTW Architects is the designer on the project.

Condo Units Sold per Year



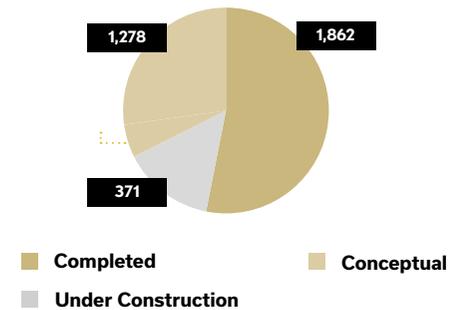
Sources: Allegheny County Real Estate Department; Western Pennsylvania Multi-List Service - Provided by Piatt Sotheby's International Realty

IN THE PIPELINE

McCaffery Interests purchased the vacant, entitled 3.5-acre of land bound by 21st to 23rd Streets and Railroad to Smallman Streets from Rugby Realty in 2020. Dubbed "Brickworks", they have preliminarily announced plans for it to include two buildings with 112-apartments each plus 60 for-sale townhome units in partnership with Laurel Communities.

Westrise Capital originally presented 3150 Smallman as an office project but changed the plans to 265-apartments and is now dubbed Crucible Lofts.

Strip District Residential Units



Source: Strip District Neighbors, Pittsburgh Downtown Partnership

RETAIL & HOSPITALITY

A photograph of a modern rooftop terrace during sunset. The scene is dominated by a long, rectangular fire pit in the foreground, filled with dark stones and a small fire. The fire pit is flanked by several pieces of light-colored wicker furniture, including sofas and armchairs. In the background, there are more tables and chairs, suggesting a dining or lounge area. The terrace is bordered by a low wall and overlooks a city skyline with various buildings under a warm, orange-hued sky. The overall atmosphere is relaxed and sophisticated.

2022

RETAIL & HOSPITALITY

BUSINESS DIVERSITY

The Strip District is home to some of the region's most beloved specialty retailers that represent cultures spanning the globe. That's why some call the Strip "Pittsburgh's melting pot" due to its vibrant mix of international restaurants, coffee shops, grocers, and retailers. The Strip proudly has options for all interests and income levels, including establishments that provide the best in Asian, Honduran, Korean, Italian, Lebanese, Greek, Mexican, Polish, Thai, Irish, Vietnamese, Halal, Mediterranean, Caribbean, French, Chinese, and South American cultures.



Social Status announced they are relocating from Downtown to the former Savoy space at 2623 Penn Avenue. The refurbished two-story building will contain a mixture of retail and bar/lounge.

8

**NEW DINING AND
SHOPPING OPPORTUNITIES
IN 2021-2022**

16

**NEW DINING AND
SHOPPING OPPORTUNITIES
IN THE PIPELINE**

2

**DINING AND
SHOPPING OPPORTUNITIES
CLOSED**

NEW RESTAURANTS AND RETAIL

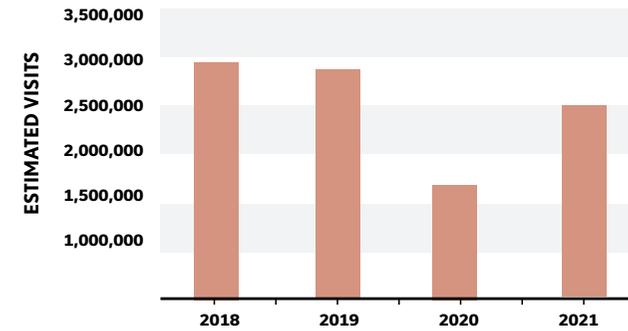
Eight new shops and restaurants now call the neighborhood home since the beginning of 2021. Caffe Mona opened their second colorful crepe establishment in the space formerly occupied by Urban Oven, while Cafetano brought delicious Honduran coffee to the community. Self care and fitness shops rounded out the new offerings with Aura Sauna Studio, Envy Nails, Pip and Lola's Soap and Sundries, Walk Run Lift and [solidcore] adding amenities for the growing residential, employee, and visitor populations. The Troiani family will also be bringing their beloved Papa J's to the Twin Plaza Building.

An additional sixteen restaurants and retail shops have been announced and are in development with the offerings including a mix of local, regional, and national concepts. In addition to OnPar Now which opened in 2021, the Strip will be getting two new golfing concepts in the next year with Puttery and Puttshack. The neighborhood is also gaining a to-be-named Asian-themed food hall by Pittsburgh restaurateurs Mike Chen and Alex Tang as well as an Argentinean Bodega called Balvanera from chef Fernando Navas and Pittsburgh native Meredith Boyle.

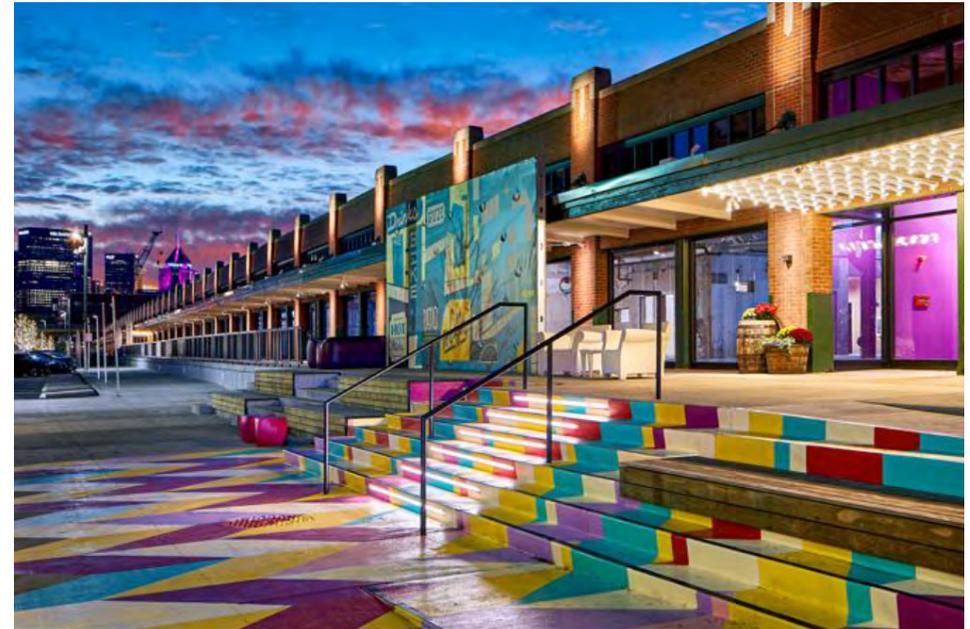
Additionally, City Winery will feature live music, food and locally-made wine and Pro Bike + Run will feature a clubhouse, a fitness center, bike valet and retail shop, and offer food and beverage service. The neighborhood will be gaining its first pharmacy with Hieber's Pharmacy. This firm, with funding from Honeycomb investors, has roots stretching back to the 1860's when it started as Hieber Brothers. The company is now female-owned and will contain a compounding lab and old-fashioned soda fountain.

The Terminal has secured over half of the newly opened and announced businesses which attracted a diversity of new tenants following the \$62.6M investment in its redevelopment. McCaffery announced that, "as of February 2022, 69% of announced and to-be-announced leases at The Terminal have been signed by local and regional brands, operators, and franchisors. Additionally, 50% of all open and soon-to-open retail qualify as a Women or Minority Business Enterprise (WBE/MBE)."

Penn Avenue Business District Visits



Source: Placer.ai



Strip District Terminal

47%

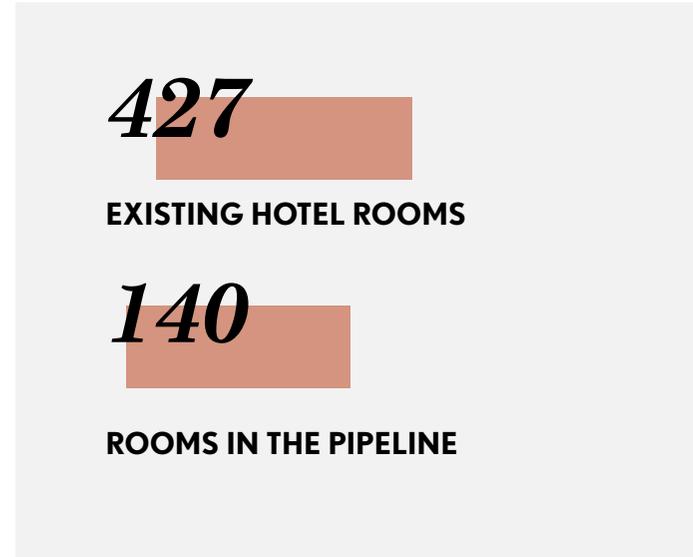
**MORE VISITORS TO THE PENN AVENUE
BUSINESS DISTRICT IN 2021 FROM 2020**

HOTEL AND TOURISM

The Strip District currently contains three hotels with 427 rooms - the AC Hotel, Hampton Inn, and the Homewood Suites. The hotel industry experienced the most devastating year on record in 2020 due to the global pandemic and 2021 was a period of slow recovery as public health restrictions were lifted. This year, the hotels continue to make progress towards a full recovery, as a result of the return of conventions and business travel.



Homewood Suites, Smallman Street



	2019	2020	2021	MAY 2022
Total Occupied Rooms	134,440	31,036	85,070	44,998
Total Potential Room Nights	155,855			
Percentage Occupancy	86%	20%	55%	67%

Year over Year Occupancy Rates

TRANSPORTATION



2022

TRANSPORTATION

PLANNING FOR OUR FUTURE

As the neighborhood continues its exponential growth, the demands on the street network will only increase. More frequent and accessible public transit will be essential to the future viability of the Strip. In response to this increasing demand, the City of Pittsburgh and Pittsburgh Regional Transit (formerly Port Authority of Allegheny County) released plans to inform the future of the mobility network. Additionally, Riverlife released their Completing the Loop plan that highlights the potential of activating the Strip District's riverfront trail and developing a new public park to serve the growing number of residents, employees, and visitors.

STRIP DISTRICT MOBILITY PLAN

The City of Pittsburgh released the Strip District Mobility Plan in January 2022 to inform the next decade of transportation projects in the neighborhood. The process evaluated existing and projected land use and travel patterns to identify a series of recommendations to improve access, safety, and comfort for all users of the transportation network to, through, and within the Strip District.

Strip District Parking at a Glance

- **4,330** publicly available parking spaces
- **\$12.67** Average Daily Parking Rate
- **\$184** Average Monthly Parking Rate weekdays and 10:00 a.m. on weekends

Top 10 Bus Stops

STOP NAME

LIBERTY AVE OPP 21ST ST FS	LIBERTY AVE OPP 26TH ST
LIBERTY AVE AT 21ST ST	LIBERTY AVE OPP 27TH ST
PENN AVE AT 31ST ST	PENN AVE AT 32ND ST
LIBERTY AVE AT 25TH ST	26TH ST AT PENN AVE FS (SPRING WAY)
LIBERTY AVE AT 29TH ST FS	LIBERTY AVE OPP 31ST ST

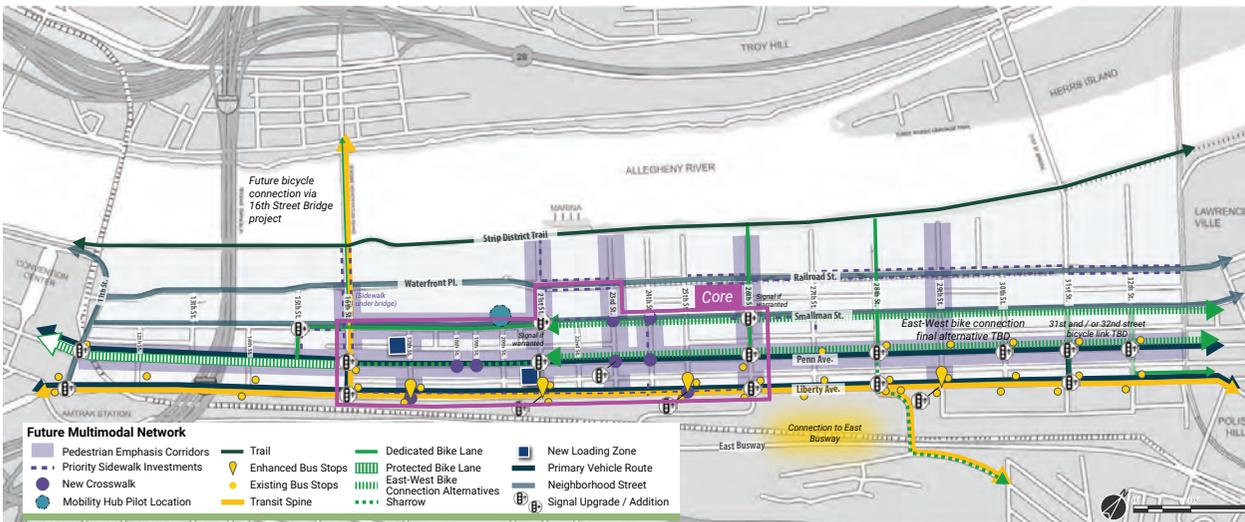


Figure: Proposed 10 year Multimodal Network, City of Pittsburgh
Source: Strip District Mobility Plan, City of Pittsburgh

NEXT TRANSIT

Pittsburgh Regional Transit (formerly Port Authority of Allegheny County) adopted their NEXTransit long-range plan in September 2021 to guide the next 25 years of our county-wide transit system. The plan included two projects featuring the Strip District in the top 10.

1. East/Central Pittsburgh Connection

Study the potential for a new transit connection between the Strip District, Hill District, Oakland, Hazelwood, and points across the Monongahela River towards Overbrook and areas in the South Hills in need of direct Oakland connections. This study should also include the potential for this connection to be made via Second Avenue to tie in with the Downtown-Uptown-Oakland-East End Bus Rapid Transit project, so as not to create redundancies if it is advanced before the Second Avenue corridor project. This new connection should include the study of both a new station in the Strip District along the East Busway and a vertical connection between the Strip District or Northeastern Downtown Pittsburgh and the Hill District.

6. Allentown/Downtown/Strip District LRT Best Use Study

Study future uses for the light rail infrastructure in place between South Hills Junction and Station Square via Allentown as well as light rail infrastructure between Steel Plaza Station and Penn Station on the East Busway. Explore reentering into active service along one or both of these areas.

NEXTransit

Top 10 Proposed Projects

Projects have been grouped by recommended implementation time. NEX Projects are those projects that are recommended for immediate planning and/or study.

NEX Projects

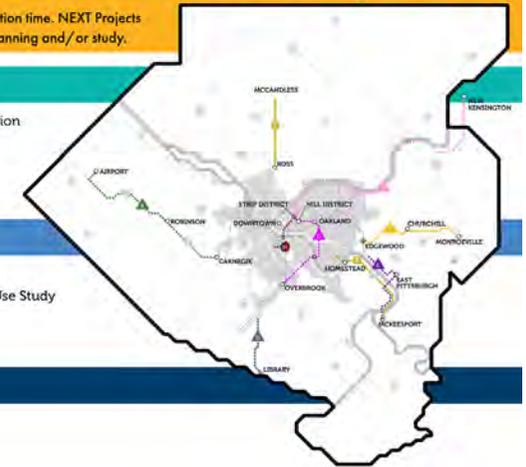
- ▲ East/Central Pittsburgh River to River Connection
- Downtown Transit Center
- ▲ Library Line Best Use Study
- Homestead to McKeesport Upgraded Transit

0-5 Year Projects

- ▲ East Busway Phased Extensions
- Allentown/Downtown/Strip District LRT Best Use Study
- ▲ East Busway to Monroeville Rapid Transit
- McKnight Road Upgraded Transit

5-15 Year Projects

- ▲ Allegheny Valley Rapid Transit
- ▲ Airport Corridor Rapid Transit



Source: Port Authority of Allegheny County

GETTING AROUND THE STRIP



BY FOOT

- Takes less than 30 minutes to walk across the 1.5 mile length of the Strip District by foot
- The quarter mile width of the neighborhood allows for easy access to the riverfront trail, commercial core, and transit along Liberty Avenue
- The Three Rivers Heritage Trail is a multi-use, 24-mile riverfront trail system with trail segments in the Strip District
- Walk Score: 76 most errands can be accomplished by foot



BY BIKE

- The Strip District has over 1 mile of dedicated bike infrastructure, including trails and bike lanes
- 2 POGO Bike Share Stations and 1 MovePGH mobility hub
- Bike Score: 89 biking convenient for most trips



BY PUBLIC TRANSIT

- 5 bus lines across the system serve the Strip District (54 – North Side-Oakland-South Side, 86 – Liberty, 87 – Friendship, 88 – Penn, 91 – Butler Street)
- Transit Score: 52 many nearby public transportation options

Cost Comparison Between Transportation Modes

	COST
ConnectCard via PRT	\$2.50/full-fare ride (includes transfer within 3 hours of tapping card)
Average Daily Parking Rate	\$12.67 (up to 12 hours)
Healthy Ride Bike Share	\$2.00/30 minutes
Scoobi Rental Cost	\$2.00 to unlock, \$0.30/minute and \$0.15/minute when ride is paused

RIVERLIFE COMPLETING THE LOOP

As cited in Riverlife's Completing the Loop Plan, the proposed Strip District improvements fall into three major categories, a major public park, landings, and transit infrastructure.

Riverlife's plans envision turning the city's tow pound lot into a City Landing Park, a public park that can incorporate affordable housing, community gathering spaces, and unique outdoor riverfront experiences.

The City Landing Park is the major destination of the Allegheny River Room and is a 14-acre redevelopment opportunity. Landings should be spaced every 3-4 blocks and will be the conduit to the Penn Avenue business district. Future transit infrastructure could better serve the businesses and residents of the Strip and decrease the impact of vehicles.



Source: Riverlife

MOBILITY OPTIONS

The Strip welcomed two new mobility options to the neighborhood over the past year. In July 2021, MovePGH brought new Spin scooters to the City with a hub located at the Strip District Terminal on Smallman Street. From the launch in July through December 2021, there were over 19,357 trips started in the Strip, roughly 5% of the Citywide total. In May 2022, Pittsburgh Bike Share relaunched their system as "POGOH", featuring a fleet of brand new state-of-the-art pedal and electric-assist bicycles. There are two stations located in the neighborhood at Burns White Center at 3 Crossings and 21st & Penn Ave, with more planned in future phases.



Spin Scooters on 21st Street



DEVELOPMENT

2022 DEVELOPMENT

Strip District Investment from 2016 - May 2022

	UNDER CONSTRUCTION	PROJECTS PLANNED
PROJECTS	10	16
OFFICE SPACE	852,000 SF	420,000 SF
RESIDENTIAL UNITS	2,210	1,139
HOTEL ROOMS	-	140
RETAIL & RESTAURANT SPACE	89,000 SF	53,000 SF
PARKING SPACES	-	1,726

Source: Pittsburgh Downtown Partnership



\$1.02B
COMPLETED

\$723.5M
ACTIVE

\$409.7M
ANNOUNCED

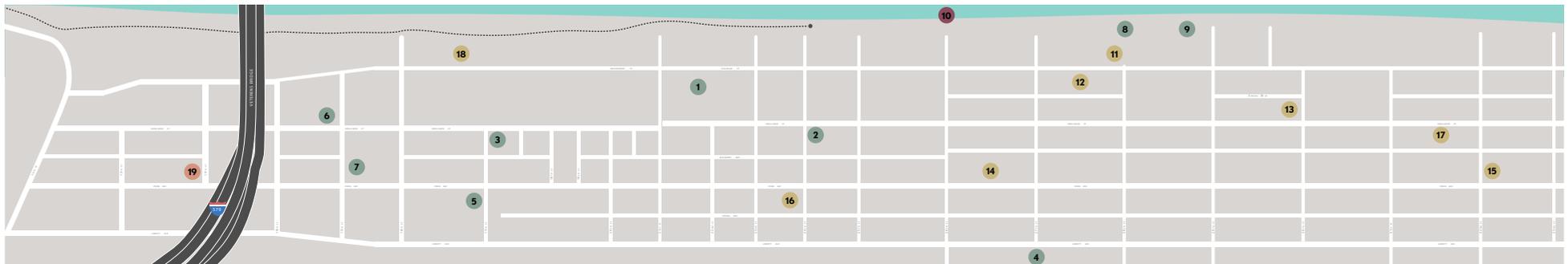
\$2.15B
TOTAL

Source: Strip District Neighbors and Pittsburgh Downtown Partnership

2022

INVESTMENT MAP

2022 | SECOND QUARTER



Investments from January 2016 - May 2022

PROJECTS COMPLETED	\$1,020,000,000
PROJECTS ACTIVE	\$723,500,000
PROJECTS ANNOUNCED	\$409,700,000
TOTAL INVESTMENTS	\$2,150,000,000

OFFICE/RETAIL

- 1 Brickworks
- 2 Pro Bike + Run and Cadence Clubhouse
- 3 Bayardstown Revitalization (1700 Smallman)
- 4 Dollar Bank Liberty Commons Reno/Exp.
- 5 FNB Bank (former McDonald's site)
- 6 Vision on Fifteenth
- 7 1501 Penn Avenue (Wholey Building)
- 8 3 Crossings Phase 2 - Building B *
- 9 3 Crossings Phase 2 - Buildings F1 & F2 *

TRANSPORTATION

- 10 Strip District Riverfront Park *

RESIDENTIAL

- 11 3 Crossings Phase 2 - Building A *
- 12 3 Crossings Phase 2 - Building I *
- 13 2926 Smallman Street
- 14 Forte Condominiums
- 15 32nd and Penn Avenue Apartments
- 16 Penn 23 (2330 Penn Avenue)
- 17 Crucible Lofts (3150 Smallman Street)
- 18 The District

HOTEL/ENTERTAINMENT

- 19 Heinz History Center Expansion *

* Indicates a conceptual project

All other projects are in planning or under construction

This ongoing list represents active and publicly announced projects in the Strip District as of May 2021. Projects are listed in three categories: announced means a project has been publicly announced and/or a construction schedule has been determined and due diligence is under way, active means that ground has been broken, and completed means there is no longer active construction at the project site.

Source: Pittsburgh Downtown Partnership

2022

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