



**EMBARGOED UNTIL 4:00 P.M. Today**

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## **PITTSBURGH DOWNTOWN PARTNERSHIP RELEASES 2019 STATE OF DOWNTOWN PITTSBURGH REPORT**

- PUBLICATION PRESENTS KEY ECONOMIC INDICATORS SHOWING GROWTH AND OPPORTUNITIES ACROSS SIX ECONOMIC SECTORS
- 31 PROJECTS CURRENTLY UNDER CONSTRUCTION VALUED AT \$1.2 BILLION
- TENANT AMENITY UPGRADES IN LARGE OFFICE BUILDINGS ARE A NOTABLE TREND
- 4,421 APARTMENTS IN THE PIPELINE IN GREATER DOWNTOWN INDICATES RESIDENTIAL GROWTH WILL CONTINUE
- SMALL BUSINESS OPENINGS MAKE NOTICEABLE IMPACT IN DOWNTOWN
- DOWNTOWN CONTINUES TO BE A TRAVEL DESTINATION, EVIDENCED BY 1,122 ROOMS IN THE PIPELINE

**Downtown Pittsburgh, PA** – Today the Pittsburgh Downtown Partnership (PDP) released the *2019 State of Downtown Pittsburgh* report. The eighth annual publication provides a comprehensive look at economic indicators across six sectors in Downtown Pittsburgh, as well as comparisons to peer Central Business Districts. The report allows trends to be identified, as well as opportunities for the PDP to focus resources to support the changing Downtown landscape.

“As we have produced this report for eight years, we continue to find that it provides us with valuable insight into development trends in Downtown,” said Jeremy Waldrup, President and CEO of the Pittsburgh Downtown Partnership. “With 31 projects under construction representing new residential units, new hotels, and commercial redevelopment valued at \$1.2 billion, we will continue to see significant growth in the heart of our city.”

### **Additional key findings of the report include:**

**Downtown property owners are making large tenant amenity upgrades to attract business and their employees. Office trends also include the continued rise of coworking spaces, and companies moving into Greater Downtown to be close to the urban core and talent pool from local universities.**

- \$300 million has been invested into existing Golden Triangle office space over the past five years with at least \$140 million of announced upgrades in the pipeline.
- Over 133,000 square feet of coworking space has opened in last three years, with an additional 132,000 square feet in the pipeline expected to deliver over the next year.

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## **Residential growth remains strong, including both a healthy condo and rental pipeline.**

- Greater Downtown's population has grown by more than 3,750 residents in the past ten years, representing a 31% increase in the residential population now reaching an estimated 15,860 residents.
- 2,575 new units have been delivered to the marketplace since 2010, peaking at an all-time high of 95% occupancy in 2Q 2018 compared to 90% one year prior. Greater Downtown rental occupancy is 93% as of 4Q 2018.
- 4,421 units in the pipeline including apartments at the former Civic Arena site in the Lower Hill, Station Square East, Eighth and Penn, the Commonwealth Building, and condominium units at Lumière and Waterfront Place townhomes.
- There were 55 condominium sales in 2018 at an average of \$272 per square foot; average cost of units sold in 2018 was a 2% increase from 2017 sales.

## **Small businesses are seeing success and making a noticeable impact and new restaurants continue to bolster the retail environment in Downtown.**

- 70% of new ground floor business openings in 2018-2019 were small businesses and 75% of that group is concentrated within the Golden Triangle.
- 26 new food and beverage establishments opened in 2018 and through first quarter of 2019. Unique openings include Penn Brewery's First Avenue Taproom, Molinaro Ristorante, Forbes Tavern, and Waffles, INCaffeinated.
- The restaurant pipeline includes Bourbon and Bridges, The Standard, Richard DeShantz Restaurant Group's Gi-Jin and Cincinnati-based The Eagle, all located in the Cultural District and, Shorty's Pins x Pints entertainment complex in North Shore.
- Greater Downtown welcomed 16 new retailers and service providers including Peter Lawrence Women's Apparel, PG&H, Dallas Beauty Lounge, and three new health and wellness businesses including Altus Human Performance Optimization (HPO), Town Place Fitness, and ILLUME Pittsburgh.

## **Even with the steady increase in the number of hotel rooms, the hotel market continues to perform well and Downtown remains a popular destination for travelers, as well as culture-seekers.**

- Greater Downtown offers more than 6,000 guest rooms to visitors and business professionals with 1,122 rooms in the pipeline. 377 rooms are currently under construction in the Golden Triangle and are expected to deliver by the end of 2019.
- Greater Downtown Hotel occupancy in 2018 was 68% on average, the highest occupancy levels since 2015. Average daily rate and revenue per available room were also up from last year, by 2% and 6% respectively.
- As a key partner in the City-wide Music Ecosystem project, the PDP has tracked 2,895 live performances across Greater Downtown in 2018, contributing to the 13.2 million visitors to entertainment and cultural venues in Greater Downtown, showing the importance of Downtown as a regional destination.

## Other notable findings in the report include:

- There are 8.6 million square feet of Energy Star certified space in Greater Downtown which makes up 81% of all Energy Star certified space in Allegheny County.
- The US Steel Tower, the tallest building in Pittsburgh, earned a LEED Silver Certification for Building Operations and Maintenance in February 2019 and is the second largest building in the world to receive this level of LEED designation.
- 412 Food Rescue had a total of 1,409 rescues from 42 unique donors at Greater Downtown establishments in 2018 with 40% of these donations totaling more than 500 pounds each.
- Healthy Ride doubled the number of stations in the Golden Triangle since launching in 2015, increasing from 10 to 20 stations, and added 10 stations in Greater Downtown.

## Report Details

The PDP continues to supplement the report through online offerings where users can view and interact with data and trends over multiple years, customize functionality to meet individual needs, and download data and reports for personal use. Much of the data is updated quarterly. The complete report and additional data will be available for download at [DowntownPittsburgh.com/sodp](http://DowntownPittsburgh.com/sodp).

Support for the *2019 State of Downtown Pittsburgh* was provided by Presenting Sponsor: Urban Redevelopment Authority of Pittsburgh; Supporting Sponsors: ALCO Parking, Huntington Bank, Point Park University; and Featured Sponsors: McCaffery Interests' Produce Terminal, and Eighth & Penn, a project of Q Development and Trek Development Group.

Data presented in the *2019 State of Downtown Pittsburgh* is derived from many sources, which are noted in the publication, and covers activity within the boundaries of the Downtown Business Improvement District and Greater Downtown. Greater Downtown includes the Golden Triangle, North Shore, South Shore, Strip District (to 33rd Street), Lower Hill and Bluff/Uptown.

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## About the Pittsburgh Downtown Partnership

*Pittsburgh Downtown Partnership (PDP) is a dynamic, nonprofit organization comprised of business and community leaders, property owners, civic organizations, foundations and residents who provide energy, vision and advocacy for Downtown Pittsburgh. Working collaboratively with its partners, the PDP strives to create a positive Downtown experience for residents, workers and visitors alike. The PDP's strategic initiatives include clean and safe services, transportation, and economic development and advocacy. For more information, visit [www.DowntownPittsburgh.com](http://www.DowntownPittsburgh.com), follow us on Twitter at <http://twitter.com/downtownpitt> and "like" us on Facebook.*