

PNC Firstside center, Downtown Pittsburgh

A Healthy Workplace, built on a brownfield site:
The journey of an abandoned rail yard to a LEED certified workplace.

People Involved	Actions
<p>CSX Real Property a real estate management firm</p>	<p>Remediated the site in 1995 under the Land Recycling Program (Act 2). The act provides potential developers with clear cleanup standards based on risk, not a moving target in a negotiated agreement, and provides an end to liability when that cleanup standard is achieved.</p>
<p>PNC Realty Services current owner of property</p>	<p>Showed great commitment to Pittsburgh and green building. Considered 17 alternative sites in the city before selecting this particular brownfield site. The brownfield site redirects growth to the inner city, prevents sprawl. Analysis showed that a suburban site would have required 20 acres more to provide all facilities. Hazmat -Hazardous materials abatement was performed prior to construction.</p>
<p>Astorino Architects for the project have been the fore runners of green construction in Pittsburgh</p> <p>Dick Corp. construction manager at risk</p>	<p>Ensured attractive ROI for PNC while incorporating green building design principles. Instrumental for LEED certification.</p>
<p>Port Authority of Allegheny County</p>	<p>Agreed to build the Firstside Light Rail station based on anticipated ridership due to PNC Firstside employees and surrounding businesses. Survey reveals majority of employees use public transport.</p>
<p>Pittsburgh Parking Authority</p>	<p>Pittsburgh Parking Authority agreed to locate municipal garage next to PNC Firstside at edge of Pittsburgh downtown, based on PNC's encouragement.</p>



A former Baltimore and Ohio railway terminal: Area - 4.6 acres



The PNC building connects well with the urban fabric

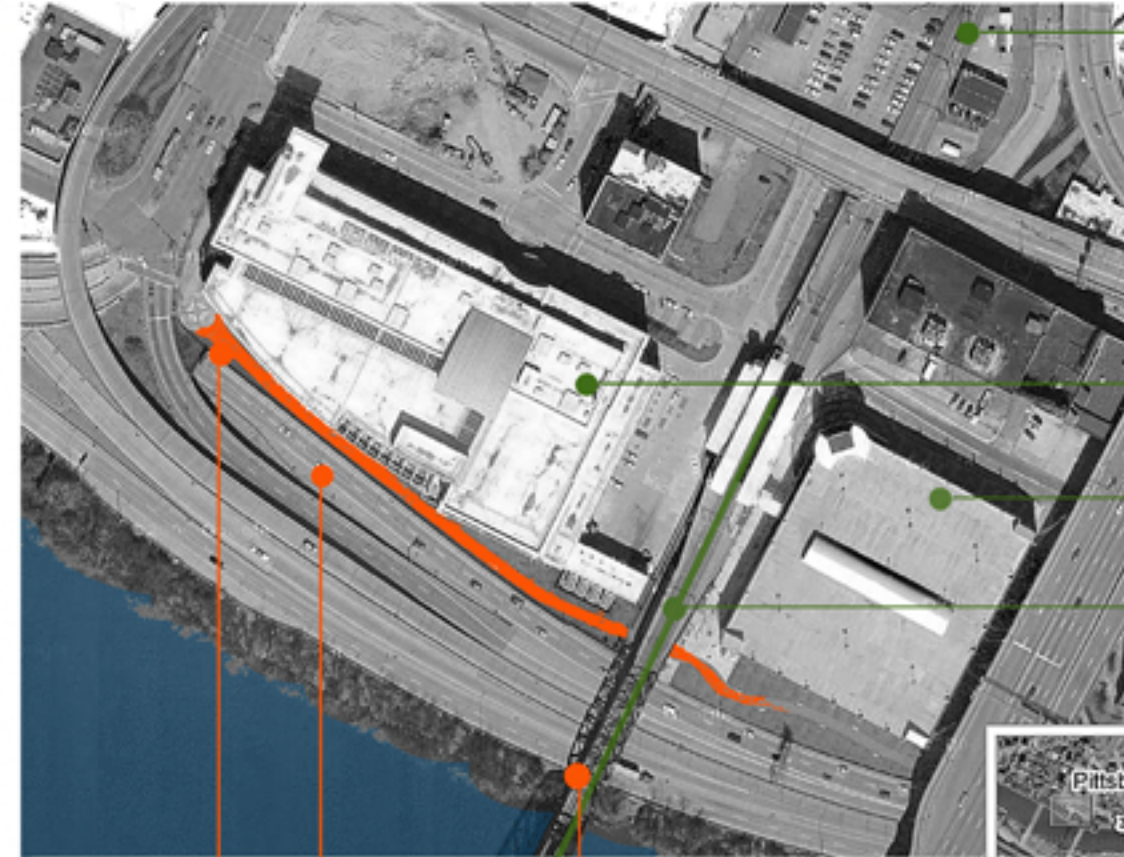


Light rail 'T' junction completed in 2001



Open space requirements on site exceed zoning requirements

The site helped achieve: Leadership in Energy and Environmental Design (LEED™) Silver Rating
Reduced costs for redevelopment: Using an existing infrastructure, including buildings and services
Prime location: convenient to city centers and transportation corridors
Tax incentives: Federal and state tax laws are aimed at easing the cleanup burden/ green building
Improved stakeholder relations: positive media coverage, appreciative customers, supportive community groups, and agreeable government agencies



Credit 4.1 Alternative Transportation, Public Transportation Access

Credit 2.0 Urban redevelopment
Credit 3.0 Brownfield Redevelopment

Credit 1.0 Site Selection, shared amenities

Credit 4.2 Alternative Transportation, Bicycle Storage and Changing Rooms

Ease of using public transport [a survey revealed that the majority used public transport to get to work]

The PNC staff enjoys fabulous views to the river

Access to bike trail [existing Eliza Furnace trail was extended to the site]

