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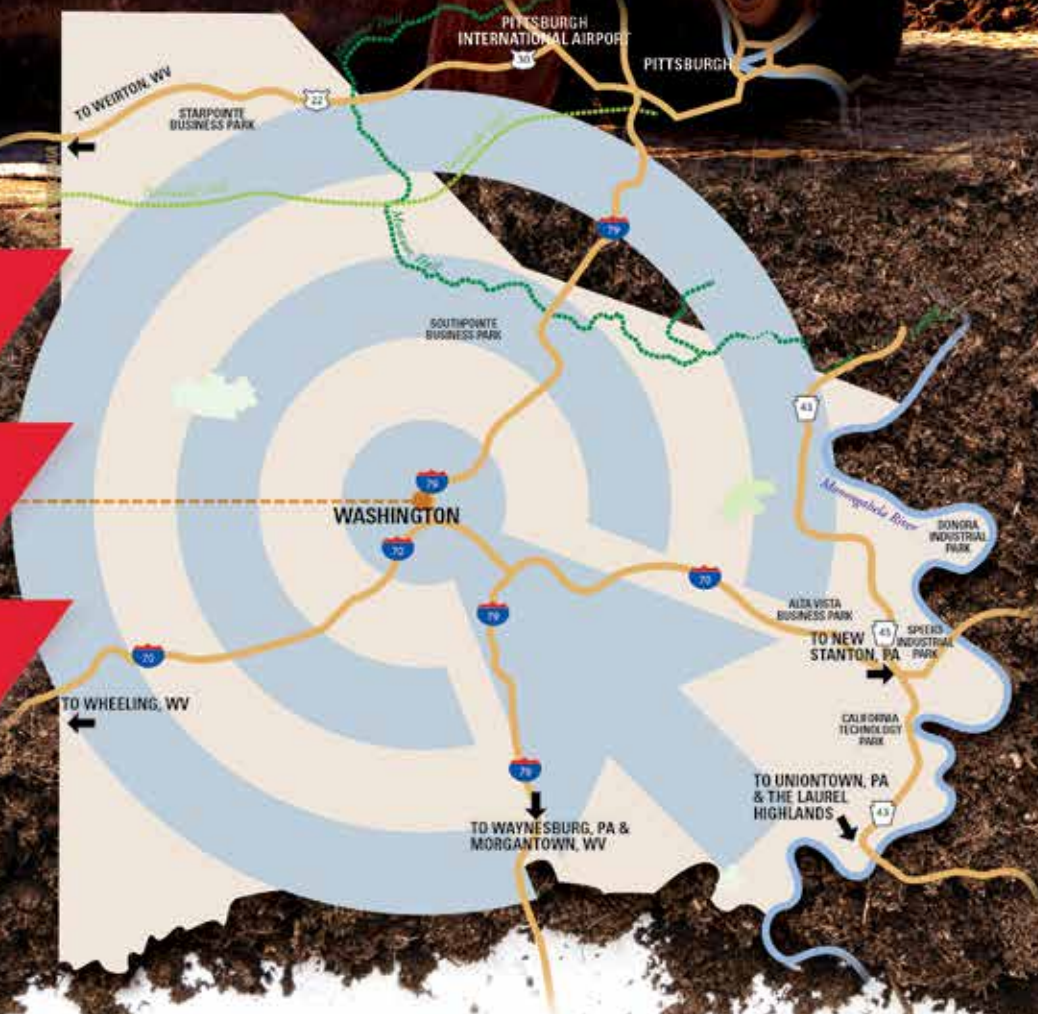
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MORE INFORMATION

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About the cover: Point State Park, located at the confluence of three rivers, is at the tip of Pittsburgh's "Golden Triangle."



WELCOME

Welcome to the Greater Pittsburgh Region:

Our region is celebrated for its attractive riverfronts, green initiatives, world-class universities, a thriving Downtown with its eclectic arts scene and much, much more. While the pandemic has affected our progress and momentum, Pittsburgh stands strong, establishing a brighter future for generations to come.

Western Pennsylvania reformed its economy around finance, information, engineering and healthcare. The good news is that the most recent census and updates show that the median age of our residents is declining. It shouldn't be a surprise that the economy of our region has recovered at the same time, providing jobs that young people previously had to look elsewhere to find.

Our city is also on the radar of those who look for places that are on the leading edge of technology. Pittsburgh is cool! The past efforts of many political administrations and civic leaders have paid off, as emerging technology companies and natural resource industries are creating demand for workers with the skills that well-educated and trained younger people possess.

Much was done to make the lifestyle of our region more attractive. The cleanup of our rivers and air quality - a result of dedicated individuals that improved our quality of life. Investment in our Cultural District created a destination in Downtown Pittsburgh, starting a wave of lifestyle amenities like housing and hip restaurants that put us in a very favorable league with other highly attractive cities. All of these incremental improvements helped with the attraction and retention of younger workers but in the end, the tipping point was the growth of jobs that required the skills that the 25-to-35-year olds possess.

As these major transformations enhance the Pittsburgh area, our region will continue to blossom. When asked how Pittsburgh has continued to succeed, the response is usually the same! The people of the Greater Pittsburgh Region have a special bond with their community—a loyalty that many refer to as the city's true identity. The collaboration between corporate, private and public sectors pull together. That's what we do! That's who we are!

We are proud to showcase the many assets that make our region so special. Welcome to the community we are proud to call home. We look forward to seeing you around town!

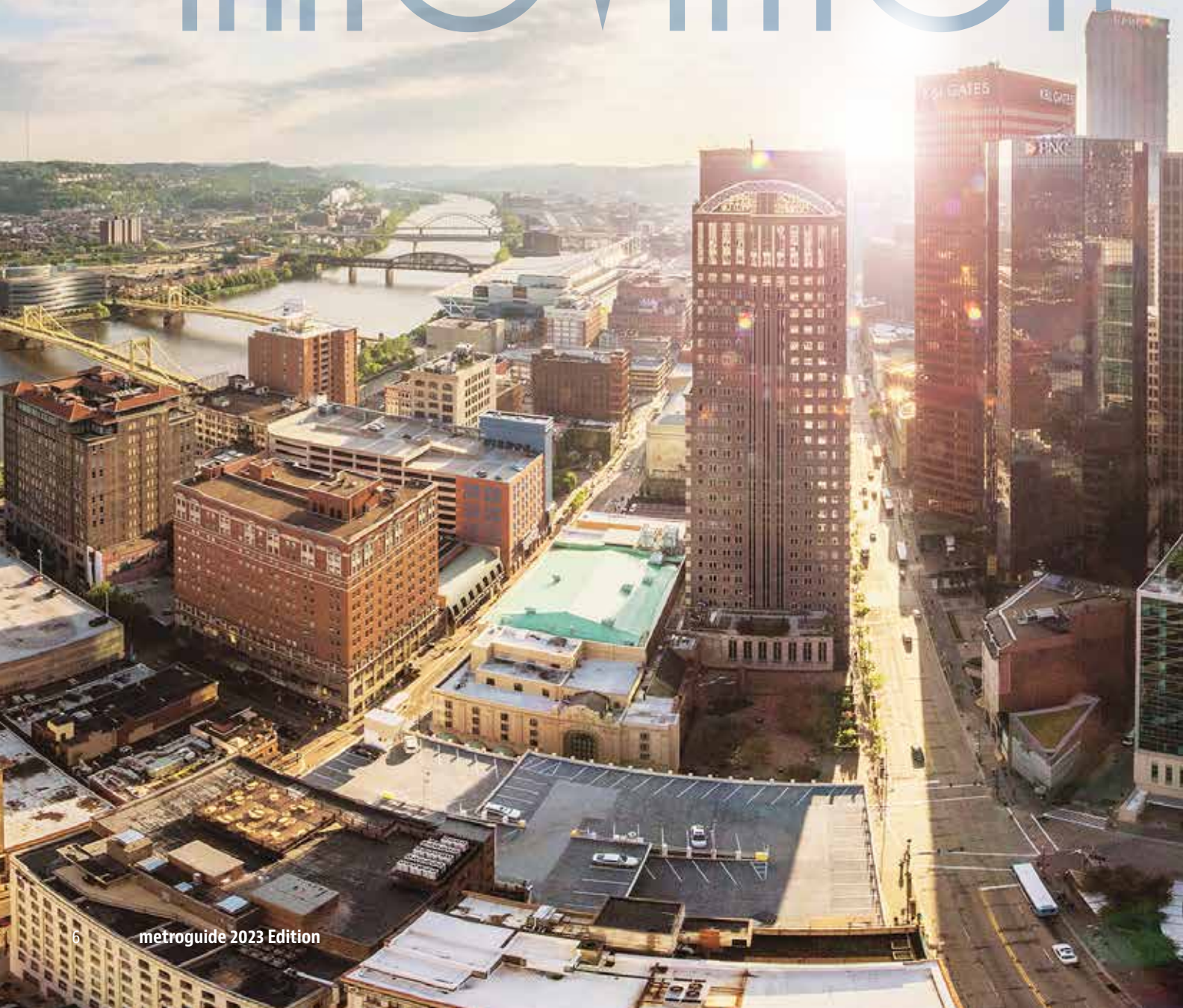
Enjoy!

A handwritten signature in black ink that reads "Kevin J. Gordon".

Kevin J. Gordon
President, Carson Publishing, Inc.

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PITTSBURGH'S SPIRIT OF INNOVATION

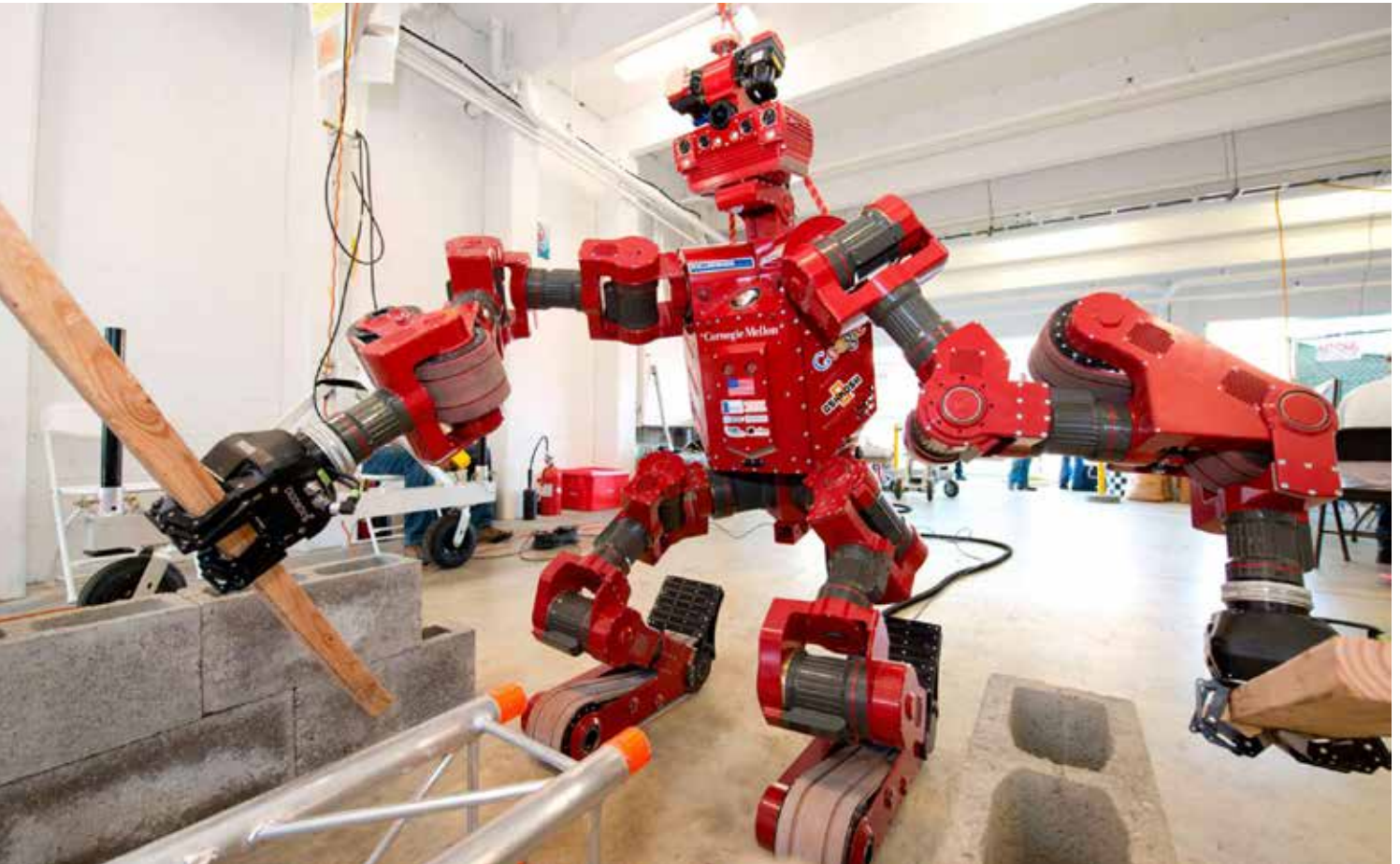


DRIVING THE REGION FORWARD

You would be hard pressed to find any American city that has not faced setbacks, delays, and shortages brought on by the ongoing COVID-19 pandemic. Pittsburgh is no exception—unemployment skyrocketed to 17 percent in April 2020, businesses large and small struggled, and entire industries contended with shifts in work styles and disruptions to operations.



PITTSBURGH'S SPIRIT OF INNOVATION



Yet Pittsburgh is a resilient city, as history has shown. It's taken decades for Pittsburgh to recast itself as a leading technology, health care, business, and manufacturing hub that produces much more than steel. Today, that transformation continues.

Pittsburgh's success and zest for innovation fostered a new renaissance. This same momentum continues to reforge Pittsburgh's fire, advancing the region's life sciences, manufacturing, and technology sectors, among others. To be clear, Pittsburgh, has not yet completely put the pandemic into the past. But the region's spark for innovation and development across its leading business sectors will bolster post-pandemic Pittsburgh, not only preparing the region for what lies ahead but paving the way for coming back stronger.

Investing in Pittsburgh

Pittsburgh is a hot investment. The region's investment record reveals that, in the past 10 years, nearly 600 unique Pittsburgh companies amassed more than \$7.2 billion in total investments, according to a report issued by Ernest & Young and Innovation Works, groups that work closely with emerging companies. Even with the pandemic dragging down economic activity and start-up momentum, 171 Pittsburgh tech companies raised \$993 million in investments in 2020—the Pittsburgh region's second-best year in total investments within the past decade.

While the pandemic has hindered economic activity and disrupted in-person networking opportunities that fuel start-up innovation, widespread transition to virtual events and meet-ups has been more than just a saving grace

for investment and start-up activity in Pittsburgh. "I think the pandemic has actually helped accelerate the number of investments in Pittsburgh start-ups from outside the region," says Lynsie Campbell, director of business investment at the Pittsburgh Regional Alliance (PRA), the economic development affiliate of the Allegheny Conference on Community Development, representing the 10-county Pittsburgh region.

Pre-pandemic, many investors and venture capitalists expected to meet with founders and entrepreneurs face-to-face before investing in their companies and ideas. From a founder's perspective, coordinating travel and in-person visits wasn't always easy or practical.

Now, it's not uncommon for investors to make an investment in a Pittsburgh company after only attending some Zoom calls and virtual meetings. "I talked to a



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founder who is getting ready to close a \$6 million seed round. All of the money is from Chicago, and he never had to leave his apartment during the process. You didn't see that before the pandemic," Campbell says. It's likely that virtual and hybrid meetups will be a lasting fixture among investors and the business community more broadly, Campbell says, which could lead to more deals and investments all around.

Pittsburgh's businesses also have somewhat of a silver lining to look for in terms of the pandemic's otherwise disruptive effects. The pandemic has shown that, for some workers, it's possible to work remotely from anywhere and still perform at a high capacity. This means that companies can be more flexible in terms of where they choose to set up offices and locations and where workers live.

While larger cities have lost workers and certain populations due to pandemic exodus, Pittsburgh provides a perfect place to scale a company and a more-than-suitable home for new talent. "I'm a believer that COVID will position us better long term," says Mark Thomas, PRA president.

But if talent is coming to Pittsburgh and if companies are growing here, there's work yet to be done to maximize on this potential, Thomas says. Going forward, the region will still need to bolster availability of early-stage capital for founders and companies and further support the ecosystem for start-ups and younger companies. "This is a moment now for us to do what the cities that have been very dominant in the last decades have done, which is to build out full support at a larger scale to be able to accommodate more growth," Thomas says.

Pittsburgh's variety of business sectors and even its extent and range of amenities also mean that many types of workers and professionals can find a seat at the table, so to speak. "There are obviously strategic investments we want to see happen based on where growth is anticipated," Thomas says. "But if you're a fashion designer, if you're a tech entrepreneur, if you're a

manufacturer, there is a place and a seat for you here."

Compared to founders in cities like Boston and San Francisco, Pittsburgh's start-up community may not yet have access to the same levels of local capital and financial resources. But that's made founders in the region only more resilient. And what of pandemic setbacks and ongoing challenges? "[The pandemic] has been a reminder to me that the founders and entrepreneurs in Pittsburgh are gritty, determined, and filled with perseverance," Campbell says. "They've found ways to adapt and be successful in this climate regardless of the hurdles placed in front of them. And I think we're going to continue to see that moving forward."

Pittsburgh: Where Technology Thrives

The Pittsburgh region has continued to rebrand itself as a leading technology and innovation hub. In more ways than one, tech sector achievements and momentum are propelling the region to new heights in spite of lingering pandemic obstacles. "Pittsburgh a few years ago might not have been on the list of cities that you would think of when it comes to tech. I don't think that's the case anymore," says Allegheny County Executive Rich Fitzgerald. "You're just seeing an explosion of life sciences, robotics, AI, IT, etc. You're going to see more and more of this as time goes on."

Tech sector growth, among other factors, has even contributed to the newly realized reversal in Allegheny County's population figures, Fitzgerald says. For the first time in 60 years, 2020 census information revealed that Allegheny County's population has increased in recent years. What's more, the population is becoming more diverse, and, Fitzgerald says, the increase seen in the 25- to 34-year-old population ties directly to tech sector jobs. "That was in large part driven by tech and the tech jobs that are coming here and growing here," Fitzgerald says.

The cultural amenities, quality of life, and low cost of living throughout Pittsburgh and southwestern Pennsylvania have

made the region a prime place to call home. "We have all of the quality of life that those cities that we're competing with have," Fitzgerald says. "Our competitive advantage is huge when it comes to cost."


For Pittsburgh's tech sector, coupling low cost of living with high quality of life has driven the region's ability to attract and retain the talent needed to keep the sector moving forward. "When the Googles and the Apples and the Amazons and the Argo AIs and Duolingos need to attract talented individuals and they need to get people to move to a city, putting all of those things together gives us a huge advantage over some of those cities that are, quite frankly, pricing themselves out of the marketplace," Fitzgerald says. "If you move to Pittsburgh from some other place, know that there are many options for you as a tech worker. You don't just have the one place to work."

Yet even with a burgeoning tech sector, challenges persist. Fitzgerald says that equity is of top concern. The workforce and employees of all different backgrounds must be equipped with the skills needed to perform tech-related jobs. Otherwise, not everyone can partake in the employment opportunities stemming from the tech sector's prosperity.

Further, Fitzgerald says that workers must be able to access and easily travel to the locations where these jobs abound, such as Pittsburgh's Robotics Row, a hotbed of robotics, AI, and technology companies situated along the Allegheny River in the Strip District and Lower Lawrenceville neighborhoods. This means that infrastructure, public transportation options, and other commuting factors must be continually assessed and refined.

Pittsburgh Is a Place to Make Things

Pittsburgh has always been the place for people and companies to manufacture and build things. Manufacturing never left Pittsburgh; instead it evolved, advanced, and took on much more modern forms. Today, there is much more than steel being made in Western Pennsylvania. The region continues to

A large, blue and white medical machine, the Elekta Unity MR-linac, is shown from a front-facing perspective. The machine has a large circular gantry with a glowing blue light inside. The word "Unity" is printed on the top of the gantry. A patient table is positioned in the center of the machine. The background is a plain, light-colored wall.

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AHN.org/cancer

PITTSBURGH'S SPIRIT

lead in advanced manufacturing, with the development and manufacturing of polymers, additive components, green materials, nuclear parts, medical devices, and even packaged foods.

The Pittsburgh manufacturing sector's relationship with the tech sector is

Certainly, [Pitt BioForge] will allow Pittsburgh to come back stronger and also to grow biotech companies that are spinning out of the universities here and for them to stay here and grow here in a way that they couldn't before,"

symbiotic. Here, we have the research and development capabilities to design advanced materials and devices, and we have the manufacturing acumen to bring such technologies to life.

Despite pandemic disruptions, the region's momentum in additive manufacturing remains vigorous. Additive manufacturing involves the precise 3D printing of various parts and components for use in a variety of engineering, industrial, and manufacturing capacities. Printing parts on demand enables more exacting production and can also speed up production while keeping costs low.

In southwestern Pennsylvania, leading companies like aluminum producer Alcoa make 3D printed components for commercial aircraft. ExOne, a global leader in industrial 3D printing, creates parts on demand for manufacturers, universities, and researchers.

Pittsburgh's recently announced Neighborhood 91 initiative aims to be a

hub for additive manufacturing, bringing all the components of the 3D printing supply chain together in one place. The center will include on-site production of the gases and powders that act as the building blocks of 3D-printed materials. With easy access to shared structural

resources, various additive manufacturing companies can produce materials and components used for an ever-growing list of applications.

Neighborhood 91 is under construction at the Pittsburgh International Airport's (PIT) 195-acre Pittsburgh Airport Innovation Campus. The center could

eventually support some 1,000 jobs and cement Pittsburgh as a global headquarters for additive manufacturing innovation and production.

And why the airport location? Among many reasons, natural gas originating directly from PIT's land can provide cheap and efficient energy for the site. Further, completed 3D-printed parts can be flown right from the runway to reach worldwide destinations within 24 hours.

Pittsburgh Is a Life Sciences Leader

When the pandemic set in, the life sciences industry worldwide took center stage as the world closely watched the development of vaccines and other therapies targeting COVID-19. As a result, the workings of complex biological components like RNA-based vaccines and antibodies have become more familiar to concerned citizens and people everywhere.

The pandemic has provided a clear example of the need for a robust and responsive life sciences industry and of how researchers and clinical teams around the world can effectively collaborate to combat such widespread threats to health. Given Pittsburgh's network of leading hospitals and health care providers like UPMC and Allegheny Health Network (AHN) and its research-centric universities and institutions, few places in the world have the capabilities to carry out the breadth of life sciences research as Pittsburgh.

Now, Pittsburgh is making even more significant gains in its life sciences infrastructure. In 2021, the University of Pittsburgh announced plans to build a highly specialized biomanufacturing facility at Hazelwood Green, a former mill site in Pittsburgh's Hazelwood neighborhood. Known as Pitt BioForge, the planned 200,000- to 250,000-square-foot facility will become a biomanufacturing headquarters, building on the cutting-edge biomedical research conducted in Pittsburgh.

Funding for Pitt BioForge comes from a \$100 million grant from the Richard King Mellon Foundation, marking the storied Pittsburgh nonprofit's largest single-project investment in its 76-year history.

The project aims to bring a new type of commercial manufacturing to Pittsburgh. Instead of producing steel or 3D printed pieces, the facility will manufacture the key components needed for developing and delivering cellular and genetic therapies to fight disease. So, the production of biological entities like various cells, viral vectors that deliver genetic material, antibodies, and other agents on significant scales will transform the region's ability to develop, test, and deliver new therapies.

"Manufacturing matters. It matters to communities. It matters to people who do the jobs. And it matters to the people who are going to be using those products. I think we in Pittsburgh have a better appreciation for that than probably most other places in the country," says Sam Reiman, director of the Richard King Mellon Foundation. This time, instead



of building and transporting steel, Pittsburgh will be making biologics, but, says Reiman, “it’s a different version of the same story.”

When researchers need such specialized components and ingredients for research, contracting and connecting with biomedical manufacturers can take time and result in supply chain issues. Pitt BioForge will bring production much closer to home.

While the capacity to manufacture key biological tools will be of broad use to Pittsburgh’s growing roster of life sciences start-ups, the development aims to increase economic opportunities for residents throughout Hazelwood as well.

Further, by being able to develop new therapies and then produce them right in Pittsburgh, patients in the region can more readily access the most cutting-

edge treatments. Bringing production right to Pittsburgh will also enhance translational research, or the process of transforming and implementing lab-based developments into patient-ready clinical therapies.

“Most cities or even big established companies don’t have [a biomanufacturing facility]. Certainly, [Pitt BioForge] will allow Pittsburgh to come back stronger and also to grow biotech companies that are spinning out of the universities here and for them to stay here and grow here in a way that they couldn’t before,” Reiman says.

Healing Pittsburgh, Healing the World

Pittsburgh hospitals and healthcare networks play an outsized role in life sciences innovation and in driving new

technologies and techniques to improve patient care. The pandemic has tested hospital staff and healthcare workers everywhere in new ways, putting unprecedented strain on systems while demanding innovation and resiliency.

Yet Pittsburgh’s hospitals and health care workers across fields and specialties proved up to the task, delivering excellent care while still managing to advance and implement new technologies and means of care. “Throughout the pandemic, our entire team—nurses, physicians, technicians, therapists, social workers, environmental services employees, dietary services, security, engineering, everyone—stepped up to face a public health emergency that was unprecedented in our lifetimes,” says Dr. Donald Whiting, Allegheny Health Network (AHN) chief medical officer. “The pandemic has posed significant challenges to hospital

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operations, but one thing it hasn't done is slow AHN's investment in new facilities, programs, and technologies."

The pandemic has prompted technological advances such as the rapid adoption of virtual medicine and patient video visits with primary care providers and specialists, Whiting says. In spite of the pandemic's added challenges, since the pandemic's inception, AHN has opened five new hospitals, including the 160-bed Wexford Hospital, and launched the \$90 million AHN Cancer Institute research hub at Allegheny General Hospital (AGH).

In terms of technological innovations, in 2021 AHN opened a new genomics lab at AGH to develop advanced biological agents to treat cancer and other diseases. It also implemented a new technology combining MRI and linear accelerator radiotherapy in one interactive machine that can more safely and accurately eradicate malignant tumors.

All in all, Whiting says that AHN and Highmark Health have invested more than \$1.5 billion in new health care facilities, programs, and technologies over the last five years, with new investments on the way.

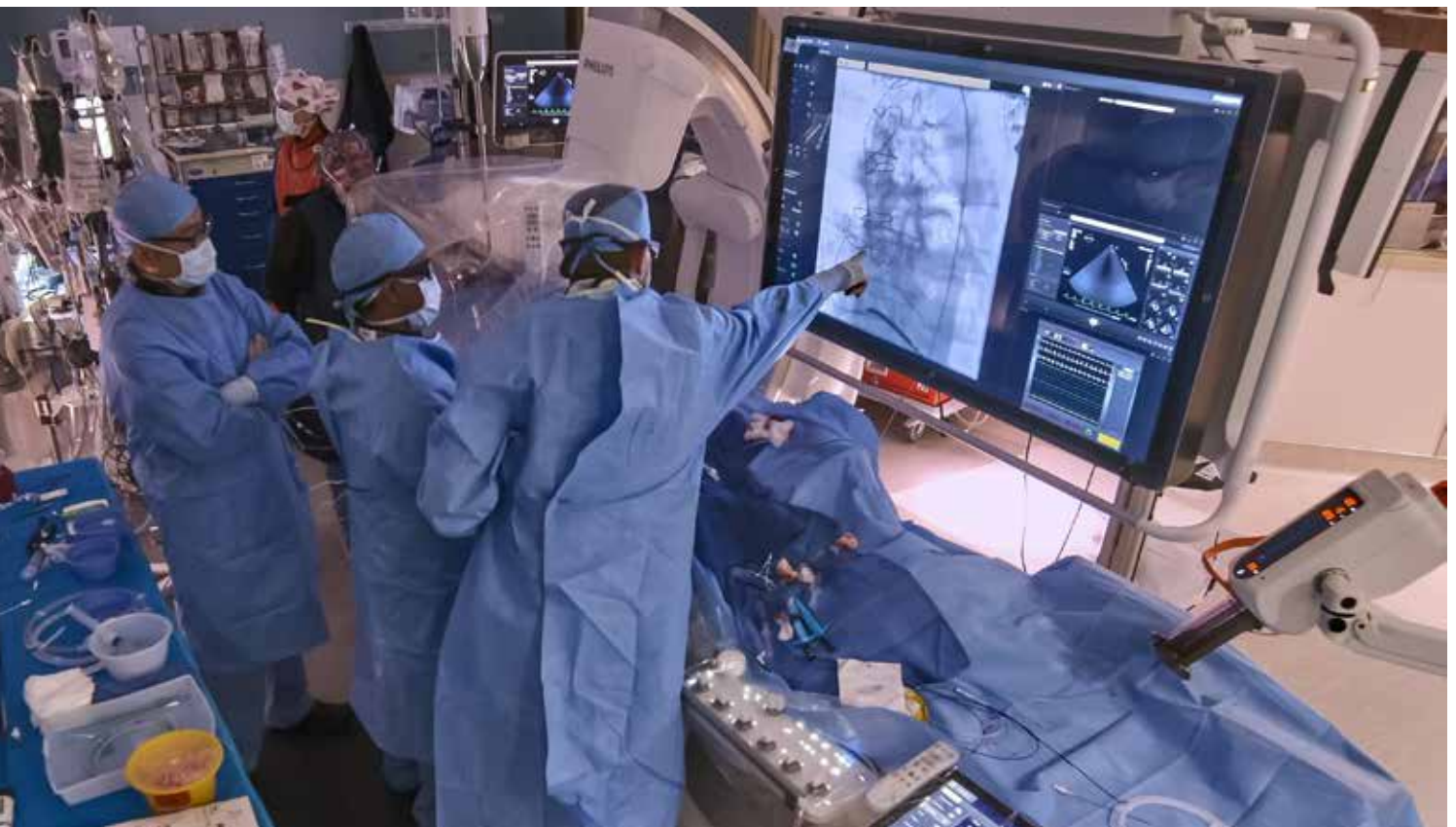
At UPMC, the region's largest health care provider has leveraged its capabilities to conduct leading-edge clinical and biomedical research to improve our understanding of and therapies for COVID-19 throughout the pandemic. UPMC researchers have studied the use of monoclonal antibody injections to treat COVID-19, partnered with international research teams to evaluate the use of convalescent plasma in COVID-19 patients, and participated in a federal study on pregnant and postpartum individuals' immune responses to COVID vaccines.

These examples are but a sampling of the COVID-related research efforts that UPMC has led or participated in throughout the pandemic. In terms of patient-care, UPMC

has provided more monoclonal antibody infusions—which boosts the body's immune defenses to help prevent COVID patients from becoming sicker—than any other health care system in Pennsylvania.

The achievements of Pittsburgh's life sciences industry and health care sector have been especially visible throughout the pandemic. But just as coordination and teamwork have been vital to new treatment breakthroughs and capabilities, Pittsburgh's leading business sectors and economic resources must come together to stage our region's comeback.

Pittsburgh's momentum has been building for years. And while the pandemic continues to change shape and present new obstacles, Pittsburgh's penchant for innovation, diverse business sectors, and characteristic resiliency ensure a way forward. If history is any measure, Pittsburgh will come back only stronger, taking bold steps and leading by example along the way. **mg**



PITTSBURGH'S NEW DOWNTOWN

A low-angle, upward-looking photograph of several modern skyscrapers in Pittsburgh's downtown. The central focus is the K&L Gates building, which has a distinctive orange-brown grid-like facade. To its right is a taller, darker building with a complex, stepped facade and many windows. The sky is blue with some light clouds. The overall composition emphasizes the height and density of the urban environment.

For many aspects of American life, the pandemic that began in March 2020 was an accelerator of trends that were already underway. For Downtown Pittsburgh, the initial measures to mitigate the spread of COVID-19 – sheltering in place and working from home – masked an underlying trend that had been accelerating since 2017.

PITTSBURGH'S

Downtown was becoming a more vibrant live/work/play center throughout the 2010s, but the “work” part of that equation had begun eroding in the middle of the decade. Once the third largest home to Fortune 500 companies, Downtown Pittsburgh lost tens of thousands of daytime workers when industrial giants moved out in the 1980s, even as five new buildings were built. After stabilizing and rebounding in the 1990s, office occupancy rates soared in the mid-2010s. Those single-digit vacancy rates belied the coming trend of subleases and structural downsizing that was to come later in the decade. The pandemic was the last straw.

In the fall of 2022, the effects of the pandemic are still palpable from 9:00-to-5:00; however, the vibrance of nights in Downtown has returned. Restaurants and bars are full. The Cultural District is selling

out again. Streets are full of residents walking dogs and suburbanites taking a night on the town.

If you had asked a civic leader for a vision of a vibrant Downtown 20 years ago, chances are they would have described a scene like you can find on any given evening. Even the most optimistic promoter of Downtown might not have expected the number of apartments and condos being occupied. It is safe to say that no one would have predicted that 80 percent of the daytime workforce would be absent.

Leaders now must set a new course for Downtown Pittsburgh. With any luck, the market will follow. That does not always happen. When the city got out of the way and let developers set the vision, residential flourished and lifestyle amenities followed. But the health of the office market

Downtown was masked by several factors that were unrelated to the factor that drives office occupancy: job growth.

The job growth that is anticipated in Pittsburgh in the coming decade is unlikely to be in sectors that will gravitate to Downtown. It will be tough to move the needle on the office occupancy levels Downtown, even if everyone returned to the office by Thanksgiving. That does not mean that Downtown faces a bleak future. What the market has already begun to demand—more residential Downtown—is being met by converting more of the office buildings to apartments and condominiums. Public- and private-sector leaders seem to have recognized this. Policies and incentives are beginning to follow. It is clear that the future of Downtown Pittsburgh will be more residential, more 24/7. That will not be a bad thing, just a different thing.



The Office Problem(s)

The principal problem facing the Downtown Pittsburgh office market is the same problem facing office markets everywhere: fewer people want to go to the office to work. That change in attitude, brought on by the necessity of working from home during the pandemic, may be temporary in nature; however, there are other forces acting as headwinds to office occupancy Downtown.

Beginning with Citizens Bank's 2015 announcement of its intentions to vacate its space at 525 William Penn Place, multiple corporations relocated from Downtown or downsized dramatically. Few, if any, of these changes were the result of a negative Pittsburgh experience, but the market nonetheless saw almost two million square feet of space available for sublease. The impact of this was muted because of three positive market

influences a decade earlier. UPMC added more than a million square feet of absorption to Downtown when it moved its headquarters from Oakland to 600 Grant Street. Point Park University acquired and repurposed a handful of obsolete office buildings between Fourth Avenue and the Boulevard of Allies. And a dozen office buildings were converted to hotel or residential use.

The vacancy rate plunged in Pittsburgh more because the denominator shrank. The numerator – the number of people occupying offices – remained almost the same.

Pittsburgh remains a home to a large number of law firms, accountants, and financial service providers. That is a remnant of the demand created by the industrial corporations that called Pittsburgh home. Indeed, many of the firms located in Pittsburgh today still serve those industrial giants all over the world, even though the clients have not been in Pittsburgh for decades. Improvements in technology reduced the number of administrative staff needed. Changes in culture and design shrank private offices and eliminated walls. The net result has been a reduction in demand for space, even as the firms in Downtown have expanded.

These trends in office space were becoming impactful before the pandemic. Downtown's most recent big lease news is a perfect example. Dickie McCamey & Chilcote announced the signing of an 80,000 square foot lease in Gateway Center, a reduction of 20 percent from its existing space at the same time the firm reached the 200-attorney level for the first time.

Since March 2020, companies providing professional services, such as attorneys, accountants, and bankers, learned how to be effective for their clients while working outside the office.

Another factor making downtown occupancy more difficult is the increased competition from the areas just beyond the central business district (CBD),

especially the Strip District. Developments like 3 Crossings, District 15, and Vision on 15th, have grabbed tenants that might otherwise have opted for the Golden Triangle, including a couple firms that were located there. While this trend effectively expands the perception of what is "Downtown Pittsburgh," it draws tenants away from the traditional downtown offices.

"When you see three million square feet being built on the periphery, where are those tenants coming from?" asks Jeremy Waldrup, president and CEO of Pittsburgh Downtown Partnership (PDP). "They will pull from the Golden Triangle and the 25 million square feet of office here."

Those are several strong headwinds working against occupancy levels in the CBD. None compare, however, to the disruption to office life that came from the pandemic. For all the regional market issues that might be making the downtown office market more difficult to lease more fully, the biggest problem has a simple solution: people need to return to the office. It is a simple solution that has thus far eluded the market.

The impact of work from home, either as a full time or hybrid policy, is dramatic. Daytime visitation to Downtown is about 77,000 people now, compared to 137,000 a day before the pandemic. For a submarket in which 77 percent of building stock is office, one of the highest shares of office space among major metropolitan cities in the U.S., that is a dramatic change.

Waldrup notes that the return to office has crept up slightly in recent months but has essentially been range-bound around 20 percent since the late summer of 2021. The share of employees who have returned to work Downtown is more than double that number, reaching 44 percent in June. The disparity between those numbers underlines the headache for downtown landlords and tenants. While nearly half the employees have come back to the office, only one in five occupies on any given day.

In contrast, the level of leisure and travel



activity in Downtown have returned almost entirely. Tourism recovered to between 80 and 90 percent during the 2021 football and holiday season, dropping off to the 70 percent range in recent months. The number of daily visitors to Downtown has mostly recovered to pre-pandemic levels, however, suggesting that people from around the region are returning to enjoy the lifestyle amenities in Downtown. One metric, the number of restaurant seats occupied, sits at 115 percent of the 2019 level.

If you have visited Downtown in the evening or on a weekend, the vibrance that was palpable in 2019 is there. During the day, however, the CBD does not have the hustle and bustle of three years ago. That has changed how landlords are operating.

"Things are going to start changing and have changed already. The issue right now is that we don't know what things are going to change to. There has to be a strong office market in Downtown Pittsburgh, and I think there will be. It will take some time to adjust," says Gerard McLaughlin, executive managing director at Newmark. "If you own a building that is 80 percent occupied you should do everything in your power to attract tenants to your building. That means modernizing the building, adding amenities, and working with your leasing team to make the building as attractive as it can be."

McLaughlin notes that the shift to work from home swung the market in favor of the tenants, particularly the employees of tenants. The need to upgrade and "amenitize" buildings is a response to the challenge of retaining workers and attracting them to return to the office, even if on a hybrid basis. Tim Goetz sees corporate occupiers responding to the shift.

"We are seeing longer term leases again. In return, tenants are looking for amenities for their employees. The process has been more democratic. They are asking their employees what they want to see after working from home for two years," explains Goetz, who is managing director for Cushman Pittsburgh. "The landlords

are committing to collaboration spaces, fitness centers, storage space, conference rooms, and other amenities to attract credit worthy, quality tenants. Landlords are going to need to do that if they want to compete. If tenants are trying to retain and recruit, they will need workspaces that are attractive to workers."

The new balance of market power means that the decade-long upward trend in CBD rents is likely to end. Office rents in Downtown were the highest in the region, but Class A buildings in Oakland and the Strip have commanded higher rents than those in the CBD for several years. Competition from those submarkets will continue and the focus on employee wants also has employers evaluating their space needs differently.

"We don't have a lot of new companies coming into Downtown. When leases come up for renewal, companies are looking at how they are using their space and often now are looking at using less space," notes McLaughlin.

"We are seeing landlords provide contraction rights, so tenants have flexibility if they make a longer-term competitive commitment. We are seeing landlords be more aggressive to retain tenants. That will bring rates down a bit," agrees Goetz. "On the other side of the coin, tenants that are moving and willing to make a long-term commitment understand that landlords are making a long-term investment and need market rates for that space."

Goetz emphasized that the market was still feeling its way through unknown territory and that tenants were still searching for what their needs will be as leases turn over. The way forward is unlikely to be known until that search ends. In the meantime, the conditions will challenge landlords to retain tenants and reward investors.

The Downtown Office Solution(s)

Few observers of the office market or Downtown Pittsburgh expect a solution to



the underlying problem to emerge. While a miraculous return to office occupancy would be welcome, landlords in Downtown would still be challenged with the long-term structural trends. It is difficult to suggest what might trigger a return to normal office occupancy again. Some suggest that a recession, which leads to higher unemployment, might make workers less comfortable about their absence from the office, while others believe that a reversal of the trend will come if working from home begins to feel like missing out – maybe literally when it comes to raises and promotions. It may also be that employees will not feel obliged to change unless they are compelled to by employers.

"A return to the office will have to be driven by the big employers," says Jim Scalo, CEO of Burns Scalo Real Estate.

One trend that will not be driving occupancy

NEW DOWNTOWN



Downtown is new development. While there are speculative offices in development and under construction in Oakland and the Strip District, there are no plans for new construction Downtown. The flight to quality is simply outweighed by the difficulty and cost of construction in the CBD.

“There are issues working Downtown that you don’t have in the suburbs. There’s a lack of lay down issue area. There are more labor issues. And then there’s the time involved,” says Scalo. “The biggest issue in town today is still permitting. We can do three projects in the suburbs in the time that we can do one in the city.”

“When you’re building in Downtown it’s that much more difficult, especially if you’re trying to be sustainable. There is little room for laydown and staging so you need to make more trips to bring material in. There is little room for cranes. The duration of the project is longer in the CBD

because of how you stage, how you deliver, and the number of hours you can work,” explains Steve Guy, president and CEO of Oxford Development Co. “In Downtown, you also have to go more vertical, and the more vertical you go the cost per square foot increases and the efficiency decreases. The cost per usable square foot is going to go up in a CBD or urban core environment. In the urban fringe there is a natural benefit of at least three percent, probably five to eight percent, over what you can build in an urban core.”

Guy argues that the math does not work for investors in the current market conditions.

“We all compete for the same rental dollars. We don’t get better financing or cap rate in the CBD. When you’re looking at the same rent dollar that extra \$20 or \$40 or \$50 per square foot is a real differentiator in the yield,” says Guy. “If you have to charge the same rent, your

investors have to be willing to accept perhaps 150 basis points lower yield. Even if I believe the demand side opportunity is equal, why would I invest where I would get 150 basis points lower yield?”

Steve Guy’s rhetorical question assumes that demand for office space Downtown is equal to other parts of the region, an assumption that is difficult to accept. None of the growth sectors of Pittsburgh’s economy – healthcare, robotics, artificial intelligence, or life sciences – are natural fits for high-rise office settings. (In fact, it’s easier to argue the opposite.) In general, office demand is weaker now regardless of the location. But demand for residential space continues to grow and that may provide the solution to the downtown office problem.

There are 7,000 residents living in Downtown in 4,100 dwelling units, most of which are rentals. That is roughly twice

PITTSBURGH'S



the number of people who lived Downtown in 2000. The vacancy rate in downtown apartments is six percent. After a decade of adapting old offices and building new units—led by PMC Property Group from Philadelphia and the Piatt Organization (then Millcraft)—developers cooled on the CBD. That has changed since the pandemic.

PMC has started work converting the former Allegheny Building on Fourth Avenue into 177 apartments. Roughly 700 units in three major projects on the verge of construction in the Golden Triangle. The former GNC headquarters building at 300 Sixth Avenue is being converted into 254 apartments by Victrix LLC. Douglas Development has proposed 142 units in the former Easter Seals Building at 642 Fort Duquesne Boulevard. City Club Apartments are 300 units of new construction being developed by Jonathan Holzman at 305 Wood Street. Another 125 units or so are proposed in numerous smaller buildings.

That is the first wave of new residential.

Recently, Hertz Investment Group floated the idea of converting 3 Gateway Center to 300 residential units and Rugby Realty announced it was looking for a development partner to convert the 44-story Gulf Tower into a mix of luxury hotel and roughly 200 residential units on the upper 25 floors. In announcing Rugby's plan, Aaron Stauber referred to research that suggested that demand existed for 5,000 or more additional residential units in the Golden Triangle.

Jeremy Waldrup sees the conversion as a needed boost for the residential component of Downtown, as well as for the troubled office market trying to rebound from the pandemic.

"Taking 500,000 square feet of commercial office off the real estate rolls will help the market. It will push current tenants in those spaces into other

buildings. We are seeing the flight to quality play out in the leases that expired in the last two years, not just in Pittsburgh but everywhere," he says.

Waldrup thinks the relatively low number of downtown residents has impacted the return-to-work metrics in Pittsburgh, at least when compared to other cities with more residential downtown areas.

"Look at the residential makeup of Philadelphia. It has quadrupled over the last 20 years. Philadelphia is 90-plus percent return to work not because they have more people in the office, but because they did not lose people who worked and lived downtown."

Leonard Klehr, principal at Lubert Adler, is based in Philadelphia and saw that disparity as an opportunity when his firm looked at taking control of the redevelopment of the former Kaufmann's into apartments.

NEW DOWNTOWN



The Market Square BRT station at Fifth Avenue and Liberty Avenue will be across from the Fairmont. Rendering courtesy Pittsburgh Regional Transit.

AECOM

“Pittsburgh is not a foreign market to us. We know about it and think about it. The Kauffman’s development was in a distressed situation. The developer found his way to us, and it was the kind of transaction that Lubert Adler specializes in,” Klehr recalls. “We certainly had our questions about demand, especially given that the transaction took place during the pandemic. Traditional urban residential is dependent upon job growth and there wasn’t any at that point. Lubert Adler has a history of adaptive reuse in a number of cities, and we wanted to take a shot at Pittsburgh. It was behind its sister city, Philadelphia, in developing residential units Downtown.”

The Kaufmann’s Grand project and the conversion of the Commonwealth Building occurred during the lull in residential development in the early 2020s. Those properties now have waiting lists of prospective renters.

As Downtown Pittsburgh sees more residential development, the developers will run into conflict with the desire of civic leadership to bring more affordable housing into the city. As Klehr noted, adaptive re-use of obsolete office buildings is usually complicated and complicated costs more money. Mayor Gainey launched the Downtown Conversion Pilot Program on July 1 to create opportunities for workforce housing by offering incentives to developers for up to 10 percent of the units and committed \$2.1 million in American Rescue Plan (ARPA) funds to aid in financing. Though well intentioned, the program will need to bridge a larger gap in financing than the current funding level.

“This conversation about commercial conversion to residential will continue to be a priority for us. We have been lobbying the city, county, and state to provide additional funds for this. Right now, we have a \$9 million commitment and we’re looking to grow that to \$50 million,” says Waldrup. “We’re interested in creating workforce housing, not just luxury units but opportunities for our service workers, healthcare workers, and restaurant workers to have access to downtown housing. That would be an amazing opportunity to provide but something that downtown landlords haven’t figured out yet. We see it as a boon to recruiting healthcare workers or other service providers to our region. Imagine the opportunity to offer a 20-something person just graduating from college to work and live Downtown instead of being forced into a suburban setting.”

Another regional improvement that could facilitate the development of more housing, particularly workforce housing, is the bus rapid transit system (BRT) that will connect Downtown to Oakland and other eastern Pittsburgh locations that are employment centers. The downtown phases of the \$291 million project are scheduled to go out for bid,

with construction starting in spring of 2023. The new system will be operational before the end of 2024

The BRT route will bring the buses west on Fifth Avenue into Downtown and east on Sixth Avenue to the Steel Plaza Station, after which buses head east to Oakland and beyond on Forbes Avenue. Adam Brandolph, public relations manager for Pittsburgh Regional Transit (PRT), notes that all turns made in Downtown will be right turns, eliminating the traffic problems that result from buses turning left. The pattern should reduce congestion from bus traffic and speed up the trips from downtown stations to eastern Pittsburgh destinations.

Stations will be built along Fifth Avenue at Ross Street, William Penn Place, and at Liberty Avenue, opposite Market Street. Along Sixth Avenue, the stations will be located at Wood Street and Steel Plaza on Grant Street. The latter two stations will be integral to connecting the BRT to the PRT’s light rail system.

“We’re interested in creating workforce housing, not just luxury units but opportunities for our service workers, and restaurant workers to have access to downtown housing.”

“The BRT will connect with the light rail system at the Wood Street and Steel Plaza stations,” says Brandolph. “From there riders can travel seamlessly to the North Shore or destinations in the South Hills.”

If these efforts to develop and attract more residents and visitors to Downtown are

The City Club Apartments will be the first residential new construction in downtown since the Lumiere Condominiums were developed by the Piatt Organization in 2017. Rendering by Indovina Associates Architects.



successful, PDP recognizes that there will be increased focus on public safety and infrastructure in the CBD. After a decade of advocacy, funding has been freed to complete the redesign of Smithfield Street, which will improve pedestrian safety and traffic flow. Waldrup jokes that Downtown Pittsburgh needs another handful of similar projects and expects the public infrastructure upgrade to increase private investment. He also expects improvements in human services Downtown.

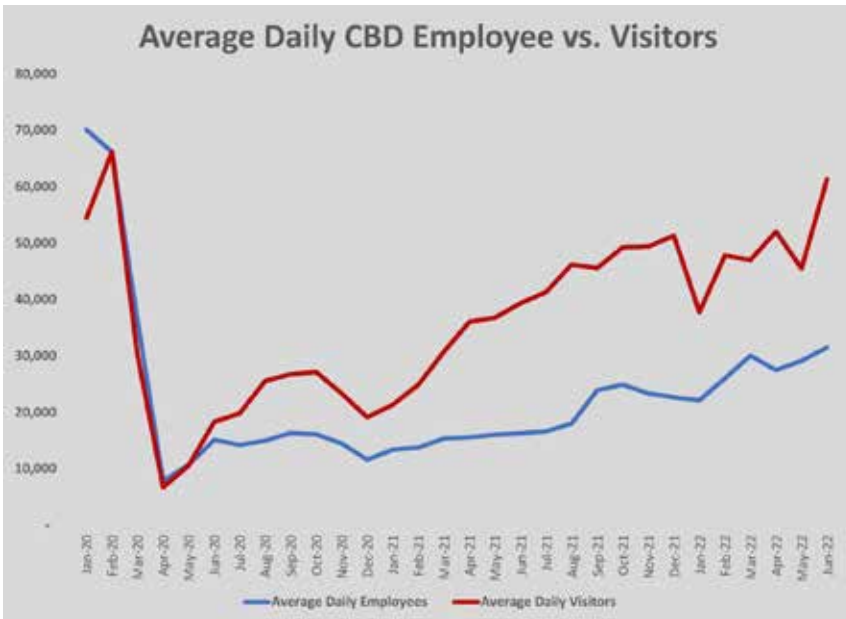
“We’re focusing on Downtown being a welcoming. We will continue to focus on clean and safe. We’re working with police department and homeless outreach providers to provide services. Things have changed. We have more people sleeping on our streets than we have in recent memory,” Waldrup acknowledges. “There are a lot of organizations interested in supporting those individuals. The Second Avenue Commons shelter facility will open in mid-September. That should be transformative to providing services for folks in a low barrier setting. We don’t have that now.”

Clean and safe are important ingredients for attracting retailers, another important component of developing an 18-hour Downtown. Retail (including restaurants) was decimated by the COVID-19 mitigation measures in spring 2020 and the climate for shopping and dining did not improve much until after vaccines were widely distributed. Waldrup reports that 30 percent of the ground floor tenants went out of business Downtown in 2020. New businesses have been backfilling those spaces and the survivors of the pandemic have seen demand recover.

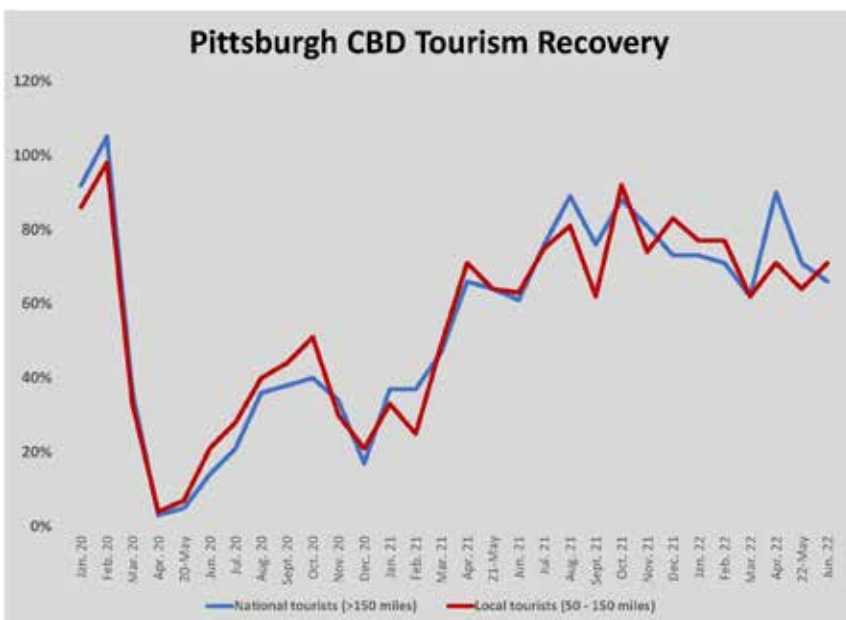
“It’s an interesting time for retail and restaurants. One of the answers we gave over time for not having certain retail Downtown was because there were not enough people to support it. Now the retail and restaurants are improving and it’s with less people. There are more customers but people that are working Downtown are not most of the customer base,” says Jason Cannon, first vice president at CBRE.

Adele Morelli, owner of Boutique La Passerelle, echoes Cannon’s observations.

NEW DOWNTOWN



Employee data represent estimates taken Monday - Friday and exclude major U.S. holidays. Employees working in-person less than 4-days per week are counted as visitors. Source: Pittsburgh Downtown Partnership, Placer.ai.



Source: Pittsburgh Downtown Partnership

Morelli says she took advantage of any available grants and incentive programs to survive 2020 and built a new website that gave her customers a way to buy without visiting the store. When foot traffic returned in 2021, she had a record year with a different clientele.

“2021 was a building back type of environment. PDP continued to have

events and Visit Pittsburgh drew people into the city; so, while we lost our main client base of women working Downtown, we gained clients from people who were visiting Pittsburgh,” Morelli says. That’s my biggest new client base. Every day someone comes in who is visiting Pittsburgh because people are doing more regional travel by car.”

The synergy between residential development and retail is as real in Downtown Pittsburgh as it is in Cranberry Township. Downtown office workers can support retail and restaurant businesses, but the daytime workforce in Pittsburgh was no longer large enough by the mid-1990s. Today, those businesses are thriving with a fraction of the daytime workforce as potential customers. The current environment proved attractive enough for Target, which is devoting half its floor space to groceries and staples.

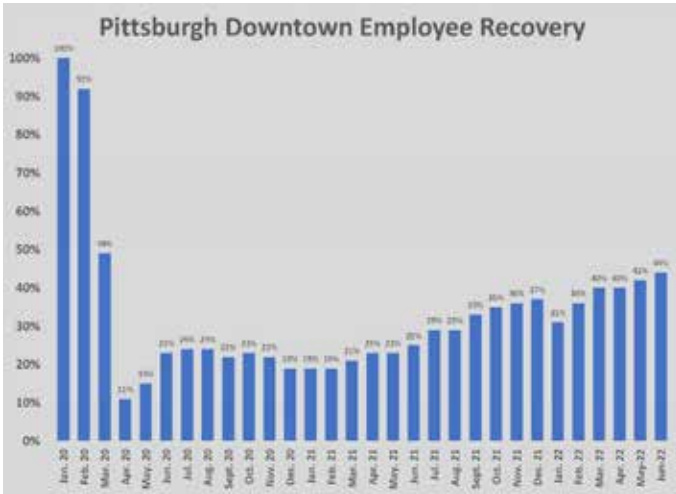
“The timing of the Target deal was kind of odd because of the pandemic, but I think it gave people a sense of comfort that even in that uncertain time there were companies willing to commit to Downtown; and it was one of America’s favorite retailers,” says Cannon.

Downtown has changed more in the past two years than in two decades. As a 24/7 neighborhood, the changes have been incremental, almost unnoticeable to the untrained eye, except between 8:00 AM and 5:00 PM. But those changes have been dramatic. Office buildings are mostly empty most days of the week. Fewer restaurants are open at lunch. You can get a parking place any time of the day. Rush hour is not that rushed.

It is possible, maybe likely, that Downtown Pittsburgh in 2030 will look like 2019 looked during the workday. It seems foolish to predict when or how people will return to working in the office again. Until the new normal of office occupancy emerges, landlords and office tenants will be challenged to match space and needs. That will be true anywhere. If, in Pittsburgh, another dozen or so office buildings get a new life as an apartment or condominium, the commercial real estate market will benefit. It is worth remembering that Downtown Pittsburgh is home to 20 million square feet of office space. There is room for changes to occur.

Gerard McLaughlin believes that the basic value of the office – to offer a place where workers can collaborate to solve customer’s problems to a profitable end – is unchanged. He reminds us that the

PITTSBURGH'S NEW DOWNTOWN



Source: Pittsburgh Downtown Partnership



Source: Pittsburgh Downtown Partnership

Downtown Pittsburgh office market has seen troubled days before.

"Pittsburgh is very adaptable. We went from 1980 having all the Fortune 500 companies to very few by 1995," he says.

"We'll adapt to whatever the future brings."

"We will get back to where the economy was pre-pandemic. Will offices look the same? Probably not. Once we all got a taste of working from home that became

a game changer. Landlords will figure it out as well," agrees Goetz. "How much residential can we have in the CBD? It would be great to increase that core of residents. It is a cycle, but we are resilient in Pittsburgh." [mg](#)



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After graduating from New York University's School of Engineering, Zarin Elias entered the workforce at BNY Mellon in Manhattan. The native New Yorker made the rounds between two offices, the second in New Jersey, conceding that "relocating was never part of the plan." Reconsidering her position on making an additional move while still working for the same company, she contemplated what might be next. For her, like so many others, *Next is Now*.





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Pittsburghers, and other neighbors across the region, have long known our fair city as “the Burgh,” the “Steel City,” and other, similar nomenclatures depicting the region’s rich history and culture. But what’s in a name isn’t always enough. For Pittsburgh, it was more about the story or lack of a common narrative that conveys who and what the region is to the world. Enter Pittsburgh Region. Next is Now., a new brand and accompanying narrative launched in 2020 by the Allegheny Conference on Community Development to help take the region to market for business investment and talent attraction. For Elias, her “next” was joining BNY Mellon in Pittsburgh. “Pittsburgh always reminds me of home, but on a much smaller scale in a good way,” she said. “Coming from a major metropolitan

city is definitely an adjustment. But once you find your footing within the first year, you get to live in a city that offers you gorgeous views and bridges, some of the best schools and colleges in the nation, diversity if you know where to look, residents who unconditionally love all their sports teams, history around every corner, and displays of amazing fireworks for just about any reason, and nothing is really more than 20 minutes away by car.” In light of Elias and others’ stories, Linda Topoleski, Vice President, Talent Strategy and Programs for the Allegheny Conference, notes an emerging trend to move from larger cities to mid-size cities. “The pandemic accelerated an existing trend of talent working remotely. We’re seeing an increase in permanent moves, especially from higher priced, denser

markets to mid-size cities with lower cost of living and high quality of life,” she said. “We are looking to capture our share of the market.” And that incoming market is growing. According to the U.S. Census Bureau 2020 census results, the population of Allegheny County grew by 2.2 percent, the first time in decades that growth has been realized. In Butler County, a 5.4 percent growth in population was realized along with a 0.7 percent growth in Washington County. Further, a recent report in U.S. News & World Report (What’s it like to live in Pittsburgh, Pa., Cheryl Werber, 2021) noted that Pittsburgh is “earning another name: reinvention city”. In addition to its listing as the #2 best place to live in Pennsylvania and #71 best place to live in the nation, the article cites better home values than other

RELOCATING TO PITTSBURGH

major cities, increased job opportunities, and recognized educational institutions among the area's perks. "The area is also attracting major corporations looking to set up shop," Werber continued in her article. "Transplants are surprised to find a hub of technology and education in the area. A rise in job opportunities has made Pittsburgh an attractive place for families and graduates. Pittsburgh also offers a cheaper housing market than other large cities. Its old blue-collar reputation is being replaced and the quality of life continues to improve with new industries that make Pittsburgh home. In addition to the ample green spaces and increased job opportunities, Pittsburgh has wooed residents with its strong sense of community." So, who are those moving to the region and what are they looking for in terms of work and home life?

According to Dana Fortun, President, About Pittsburgh, the city's oldest and most comprehensive recruiting and relocation consulting company, individuals and families considering a move or moving may do so initially because of employment. "The job itself and the opportunity it presents are extremely important," she said. "But the ability to live the quality of life they are looking for has become equally important. Pittsburgh offers this quality of life for most people." She sees that "boomerangs" – those who grew up in Pittsburgh or went to college here, moved away, and now returning to raise a family – are growing in number. "I think recruiters leverage facts such as cost of living, access to amenities, strong educational systems, and safety, to name a few, as vital components," Fortun continued. "What we always tell our clients is that once you get a candidate/new hire here and allow us to show them Pittsburgh, the city sells itself." Kelly Hanna Riley, President of Global Relocation and Business Development, Howard Hanna Real Estate Services, concurs. "The interesting part about people first arriving in Pittsburgh is that although they may be apprehensive, as soon as we spend a day with them, our city sells itself," she explained. "We have everything any person could want

in this city." She is also witnessing that in-migration is surpassing out-migration in Western Pennsylvania with any number of homeowners of all ages desiring to put down roots in Pittsburgh. "It's refreshing to see Gen Z and millennial groups or people moving back to Pittsburgh after college and wanting to start their professional lives here," Riley acknowledged. Her clients hail from all points across the globe and come here for various reasons. "First, our cost of living is really incredible for the type of city we have," she added. "Our cultural amenities are some of the best in the country as are our tech and medical institutions. We have amazing suburban school districts that attract people. They are looking for beautiful parks and recreation. They are looking for safe places to raise their families. They want to be close to family and they see all the benefits that the size and scope of Pittsburgh offers." Topoleski divulged that she is seeing young, early-career to mid-career people to those in their early 40's regarding Pittsburgh as a place to explore opportunities for its jobs, education, recreational and cultural aspects. "Above all, they want a better quality of life and an affordable cost of living along with all the amenities of a large city," she said. "Pittsburgh is a great combination of those features and it's an area that is easy to navigate. Talent from the West Coast is surprised by the affordability of housing, the beauty of the area, and the sheer number of amenities available."

Tracy Young, Vice President of Relocation for Berkshire Hathaway Home Services The Preferred Realty, submits that Pittsburgh is a big city with a small-town vibe. "No matter which neighborhood newcomers land in, they are bound to feel welcome," she posited. "Our corporate transferees continue to come not only from all over the United States but internationally as well. The new work-from-home landscape has actually helped attract even more people to the area because of its affordability." Dana Fortun's client base, too, is expansive, with candidates and new hires from around the world. "In the past 18 months,

we've assisted individuals and families from Malaysia, Turkey, India, Japan, Russia, England, China, the Netherlands and Brazil in addition to those from New York, Minnesota, North Carolina and many other states," she reported. "Everyone is looking for something different depending on his/her stage of life, family dynamic and recreational interests, among other motivators." Fortun sees varied interests in home tastes among movers ranging from those wanting an urban living experience with the ability to walk to work to those seeking suburban communities and newer construction. "We have seen a huge surge of residential life in the downtown area recently," she remarked. "A number of people lean toward newer construction with more modern floor plans while others prefer established homes with traditional Pittsburgh architecture and some recently done interior renovations." Tracy Young, too, sees buyers migrating to the suburbs where not as many concerns about commuting into the city exist. "Buyers traditionally living in more metropolitan areas were able to move farther away, all the while being able to expand their housing footprint," she said. "This often included a desire for an extra bedroom or bonus space for an office, or sometimes two."

What Makes Pittsburgh a Growing Choice?

In 2021 alone, Pittsburgh and surrounds have continued to garner accolades addressing lifestyle factors: fifth best metro area for STEM professionals; best city for singles in Pennsylvania; third best city for artists; the best place to move after college; and the 7th best place in the U.S. to launch a career, to name a few. "Pittsburgh is consistently recognized as one of the most livable cities with a vibrant economy and high affordability index. It has everything you could ever need – shopping, restaurants, attractions, beautiful parks, incredible sports teams, top notch education and healthcare – with an unparalleled sense of community that you typically find only in small towns," Young said. "But what makes it

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RELOCATING TO PITTSBURGH

a great place to live, in my opinion, is the people.” Fortun would agree particularly when potential candidates and new hires experience the city, “They realize Pittsburghers are very welcoming and inclusive, qualities that are so important in choosing a new city/neighborhood/community in which to live.” The small-town warmth, however, also embraces a stunning high-tech side that includes the region as a global leader in robotics, life sciences and health care. “There has never been a better time to look for a job here across a broad range of opportunities,” noted Topoleski. “A number of industries have put us on the world stage such as robotics. This is the place to be.” She also cites other, diversified offerings such as technology, energy, finance and manufacturing, in what she calls “a really diversified economy.” Keeping talent in the region, too, is all part of the process of a growing economy, one that takes a village and the region’s population is up for the challenge. Just ask Donny Hamilton Jr., 41, of Austin, Texas, one of Pittsburgh’s new residents and its new Chief Strategy Officer for the Port Authority of Allegheny County. Despite moving around the country throughout his career, the transition to Pittsburgh’s South Hills was an admitted challenge, given this move now included two, young school age children and leaving the comfort of good schools, doctors, friends, a consistently warm climate, highly diverse ethnicities and communities, and a robust music scene. “Since arriving and settling in Pittsburgh, we have been intrigued by the cultural and recreational offerings of the city. There seems to be activities available for everyone, regardless of age,” he said. “We stayed in the Strip District when we first arrived and loved every minute of it. There are so many restaurants, entertainment venues, the beautiful skyline, and the magnificence of the panoramic vistas of fall colors in the trees. We enjoy being part of a region with high ranking schools, medical expertise and great sports teams. I have been very pleased with how welcoming people have been to me and my family.” But something further piqued his interest in his current position:

a CEO who he describes as visionary and compassionate. “Katharine Kellerman went above and beyond to illustratively paint the vision of Port Authority’s future, allowing me to see where my skill sets would fit into the organization,” he explained. “She also showed great care and interest in my family and on how the move to Pittsburgh would disrupt our lives as we knew it. She was diligent about connecting me to every reference and resource I would need to make a comfortable transition to this beautiful city.” He continued that his decision was not based on visibility, prestige or exposure the position might bring, but rather “how invested your boss is in seeing you succeed. Katharine nailed this sentiment with me during the recruitment process.” He also credits the senior leadership team “who has been amazing and supportive in every way. The ability to collaborate with a variety of stakeholders to frame and articulate the vision of the Port Authority’s future is a dream come true for me. Katharine’s record on equity, fairness, diversity and racial justice as a CEO made my decision an easy one.” Plugging in and finding one’s niche in a new environment can pose obstacles. Linda Topoleski, Allegheny Conference, said employers have found that when people leave the area, it’s because they don’t feel connected. “When people move to a new area, particularly if not attached to a company, it may be because of a lack of connectivity,” she explained. “It takes a group—the community, employers, religious and civic leaders, among others—to frame a highly visible network with an open door to initiate that connectedness.” Dana Fortun, About Pittsburgh, senses that same need for a bond. “Many companies that we work with have very strong retention rates, which is a testament to a smooth settling in and company culture as well as Pittsburgh’s growing reputation as a premiere place to live.” Donny Hamilton may well agree. “The first thing that makes a transition like this easier is having a supportive and loving wife,” he noted. “Next is a well-connected CEO who I believe knows everyone in Southwestern Pennsylvania. She was able to connect me

with board members, past staff, community leaders, elected officials and anyone else I was interested in speaking with to learn more about living and working in Pittsburgh. This was huge in building trust early with my CEO. It truly takes a community of people to help with a transition of this nature.”

Technology, Life Sciences and Healthcare

By all reports, Pittsburgh has grown to become a leader in technology, life sciences and healthcare. The VisitPITTSBURGH website shares that Pittsburgh ranks among top cities in the U.S. for its green certified building space, named a NextTech city, while a February 26, 2021 article in the Pittsburgh Business Times reported that life science start-ups in the region have exploded, with 62 companies formed since 2015 and a total of 923 start-ups launched here in the past 20 years. Funding has been realized for multiple contracts including \$547 million to the University of Pittsburgh from the National Institutes of Health and more than \$2.7 billion since 2015 from the Department of Defense. The article continued that in 2020, UPMC pledged a \$1 billion investment in life science start-ups, creating a tremendous impact on patient care at UPMC. InnovatePGH brought together the University of Pittsburgh, Carnegie Mellon University, and UPMC for its Pittsburgh Innovation District, uniting talent, technology and resources



RELOCATING TO PITTSBURGH



generating \$1.2 billion in research and development annually. The Richard King Mellon Foundation recently gifted a \$100 million grant to the University of Pittsburgh to develop a 178-acre Hazelwood Green development, called BioForge, along the Monongahela River. A novel partnership among Carnegie Mellon University, Highmark and Allegheny Health Network, called the Disruptive Health Technology Institute is another example of creative thinking, described as an environment where disruptive healthcare innovations are clinically tested and quickly delivered to patients. The list goes on. "Pittsburgh is leading the way in artificial intelligence, robotics and medicine," said Barry Rabkin, Director of Marketing for Near Earth Autonomy, a

start-up that enables aircraft to fly safely and efficiently without pilots. Near Earth was founded by Carnegie Mellon University robotics faculty and works with leading global aircraft manufacturers including Airbus, Boeing, Kaman and Volocopter. "Innovations in our region are improving people's lives every day. We are creating breakthrough technologies that don't exist anywhere else. Come to Pittsburgh, build the future, and change the world."

Culture and the Arts

Pittsburgh has long been lauded for its commitment to the arts and its cultural district featuring venues such as the Benedum Center, Heinz Hall, the O'Reilly

Theater, the Byham Theater and the August Wilson Cultural Center, among others. The four Carnegie Museums of Pittsburgh—Carnegie Museum of Art, Carnegie Museum of Natural History, the Andy Warhol Museum and the Carnegie Science Center—provide experiences in art, world and regional history, nature, science and more. The Phipps Conservatory and Botanical Garden is a feast for the eyes and mind, educating all on the beauty of nature and its importance. The Pittsburgh Cultural Trust provides the region with high quality Broadway entertainment for every taste. Take a trip to the Pittsburgh Zoo and PPG Aquarium or the National Aviary, America's only independent bird sanctuary. If it's music you crave, the Pittsburgh Symphony Orchestra, a

RELOCATING TO PITTSBURGH

Pittsburgh staple since 1895, performs at Heinz Hall for the Performing Arts. Pittsburgh was a jazz capital in the '40s and '50s, a genre that still lives today in a variety of settings while concerts large and small abound throughout the region and at the Key Bank Pavilion. The list continues with the Pittsburgh Ballet Theater; the Westmoreland Museum of American Art; the Frick Pittsburgh; the Heinz History Center; Falling Water, one of Frank Lloyd Wright's work, and so much more. And capping off any day in the region is a good meal with Yelp calling Pittsburgh a top U.S. destination for good food. "We are so fortunate to have the cultural district we do here in Pittsburgh," Kelly Hanna Riley concluded. "We value arts and yet we also show a strong commitment to the tech industry."

Education and Religion

The region can be proud of its expansive educational institutions from day cares and nursery schools to elite colleges and universities. According to U.S. News & World Report findings, Pittsburgh alone encompasses 125 public elementary, middle and high schools along with 250 private schools. Some 88 high schools have been recognized among the magazine's Best High School Rankings. Downtown Pittsburgh is home to the Creative and Performing Arts School (CAPA 6-12) offering an outstanding academic program as well as high quality arts education geared toward students' personal development as artists and/or cultural leaders. The region also offers more than 29 colleges and universities; seven within the Pittsburgh city limits; four Pennsylvania State University campuses; two University of Pittsburgh campuses plus its main campus, and four systems of community colleges, with many of these institutions highly ranked across the state and nation. The region also embraces its religious diversity given its plethora of places to worship numbering

more than 1,000. Christian churches, Jewish synagogues, Hindu temples and Muslim mosques among others speak to the region's diversity and respect for individual spiritual needs and practices while hundreds of non-profit, religious organizations address varied needs of at-risk populations and others.

Recreation and Sports

It's no secret that Pittsburgh carries on its love affair with its sports teams in a very public manner! With Super Bowl conquests, Stanley Cup championships,

"It takes a group – the community, employers, religious and civic leaders, among others – to frame a highly visible network with an open door to initiate that connectedness."

and World Series wins, black and gold may very well be the life's blood of the region. Pittsburgh also embraces the Pittsburgh Riverhounds, a pro soccer league; the Pittsburgh Passion, a women's football team along with the Pittsburgh Thunderbirds professional ultimate Frisbee franchise; the Pittsburgh Knights, a global esports franchise, and the Steel City Roller Derby women's flat track league. College sports, too, ignite the region and have produced well known players and coaches such as Dan Marino, Mike Ditka, Tony Dorsett and Joe Montana. For those into hiking or biking, swimming or boating, water or snow skiing, picnicking or parade

watching, southwestern Pennsylvania will exceed your expectations. In southwestern Pennsylvania, you'll find five state forests, one national park, two national memorials, two national historical sites and 20 state parks. Just an hour east from Pittsburgh is Seven Springs Mountain Resort and Hidden Valley Resort for winter skiing and snowboarding or summer hiking and biking; to the west is Ryerson State Park in Greene County for a picturesque camping experience; north you'll find Moraine State Park and Lake Arthur for boating, swimming, sailing, hiking and snowmobile fun, and

to the south is Ohiopyle on the Youghiogheny River where white-water rafting, hiking and biking abound. From there, it's a short trip to Fort Necessity or Nemacolin Woodlands. If parades and festivals suit you, the Three Rivers Arts Festival, St. Patrick's Day Parade, church festivals and much more should satisfy. If amusement parks thrill you, a visit to Kennywood Park, tied for Favorite Traditional Amusement Park in 2020 by the National Amusement Park Historical Association and tied for second for Favorite Wood Roller Coaster, may suit you. For the more competitive, join in September's 10K and 5K Great Race, the Pittsburgh Marathon, or any of the local races held throughout the spring, summer and fall. Don't forget to enjoy the

beauty of fall foliage and all the wonders embodied in the region's four glorious seasons.

For Zarin Elias and Donny Hamilton Jr., their next – in terms of career moves and relocation – was now. As they've discovered, there's something happening in Pittsburgh and you have to be here to be part of it. [mg](#)

MOVING YOUR FINANCIAL FAMILY



MOVING YOUR FINANCIAL FAMILY

Adjustable-Rate Mortgage or Fixed Rate Mortgage – Which One Is Right For Me?

So much preparation goes into a move. You do the legwork on the schools, shopping, healthcare, work commute and everything in between to narrow down where you want to live. But how do you find a house in that neighborhood? When you house hunt, you need a realtor. When you're ready to buy, you need a mortgage –not just any mortgage, but the right one for you.

You should shop for a mortgage the same way that you shop for other things, by educating yourself. Consider what is available, the cost and how it will work with your financial plan. What options are there? The two most common types of mortgages are fixed-rate and adjustable-rate mortgages (ARM). A fixed-rate mortgage maintains one interest rate and one payment amount over the life of the loan. An ARM's interest rate can "adjust" over the duration of the loan, causing the loan payments to fluctuate as well.

So, how do you know which mortgage is best for you? Consulting with a mortgage expert is key, but first let's learn more about the differences between the two to help guide your decision.

Fixed-Rate Mortgages

Fixed-rate mortgages are the traditional mortgage that most people are familiar with. They are easy to understand, and once you are approved, your interest rate and monthly payment are set for the life of the loan. The amount of interest or principal paid each month will vary, most

often paying heavily into interest at the beginning of the loan, but that does not affect your payment amount.

What does this mean? Stability in a fixed-rate mortgage allows you to maintain your budget long-term with a set payment. Simplicity in understanding a fixed-rate mortgage also makes it easier to compare mortgages between lenders. The most popular mortgages are traditional 30-year fixed-rate mortgages, but there are also 20, 15 and 10-Year terms. For those that plan to stay in their new home long-term, a fixed-rate mortgage is the most common choice.

Adjustable-Rate Mortgages

ARMs have an added consideration that fixed-rate mortgages don't have – variable interest rates. When you chose an ARM, you are choosing to share the "risk" of the variable rate with the lender. In turn, the lender is able to offer a lower interest rate during the initial period of the loan than what they offer in a fixed-rate mortgage. At first glance, an ARM can seem intimidating, however it's not nearly as precarious as it sounds and has the potential to save money.

The initial period of the loan is typically five to ten years, making an ARM ideal for the buyer that does not plan to stay in the home long-term (seven years or less, for instance); it will often be the more affordable choice in this case. In addition to the lower initial interest rate, the adjustable rate can work to your advantage if interest rates have risen quickly over time. Because your ARM has a cap, your adjusted rate may still not be as high as a fixed rate. If interest rates fall, your adjusted rate may benefit with a decrease

as well; if you have a fixed-rate mortgage, you will need to refinance in order to take advantage of the lower rates. Not only is it a hassle to refinance, you will have to pay closing costs and fees all over again.

When the initial period of the loan ends, your interest rate may be adjusted. If your rate goes down, you will benefit; if your rate rises, your monthly payments will increase. Most lenders set a cap for how much your interest rate/loan payment can increase over the life of the loan. This offers some peace of mind that your mortgage payment will only be allowed to fluctuate within reasonable parameters. The terms of your loan will stipulate the regular intervals at which the rate will reset. This can be monthly, quarterly, yearly, every three years or every five years. It may be adjusted every six months until the balance of the loan is paid in full.

Additionally, an ARM will generally give you more buying power. The lender may be able to qualify you for a larger loan than what you would qualify for with a fixed-rate mortgage. Lenders also have the ability to customize an ARM, so the terms can be set to accommodate your needs.

What Does This All Mean?

There isn't a simple answer to which mortgage is right for you. It is a big decision, but there's no need to feel intimidated. Consult with a mortgage expert, and together you can review your finances, credit, budget and goals to come up with the best fit. The information here is provided to help you to get the conversation started.

Article provided by Dollar Bank. [mg](#)

S P O N S O R E D B Y



DRB HOMES IN PITTSBURGH



BROADVIEW ESTATES

LOW \$300S

1,467-3,789 Sq.Ft. | 3-4 Beds | 2 - 3.5 Baths
2 Car Garage | 1-2 Stories

ROLLING HILLS

LOW \$300S

1,690-1,987 Sq.Ft. | 3 Beds | 2.5 Baths
2 Car Garage | 2-3 Stories

DEERFIELD PRESERVE

UPPER \$300S

1,784-4,905 Sq.Ft. | 3-6 Beds | 2-4.5 Baths
2 Car Garage | 1-2 Stories

VILLAS AT SOUTH PARK

MID \$300S

1,467-3,789 Sq.Ft. | 3-4 Beds | 2-3.5 Baths
2 Car Garage | 1-2 Stories

GRANDVIEW ESTATES

MID \$300S

1,571-2,665 Sq.Ft. | 2-5 Beds | 2-3 Baths
2 Car Garage | 1 Stories

WYNCREST ESTATES

LOW \$400S

2,482-2,674 Sq.Ft. | 4 Beds | 2.5 Baths
2 Car Garage | 2 Stories

LEGACY

MID \$300S

1,795-2,366 Sq.Ft. | 3 Beds | 2.5 - 3 Baths
2 Car Garage | 3 Stories

CREEKSIDE MANOR

UPPER \$200S

1,340-2,781 Sq.Ft. | 3 Beds | 2.5 - 3 Baths
1-2 Car Garage | 3 Stories

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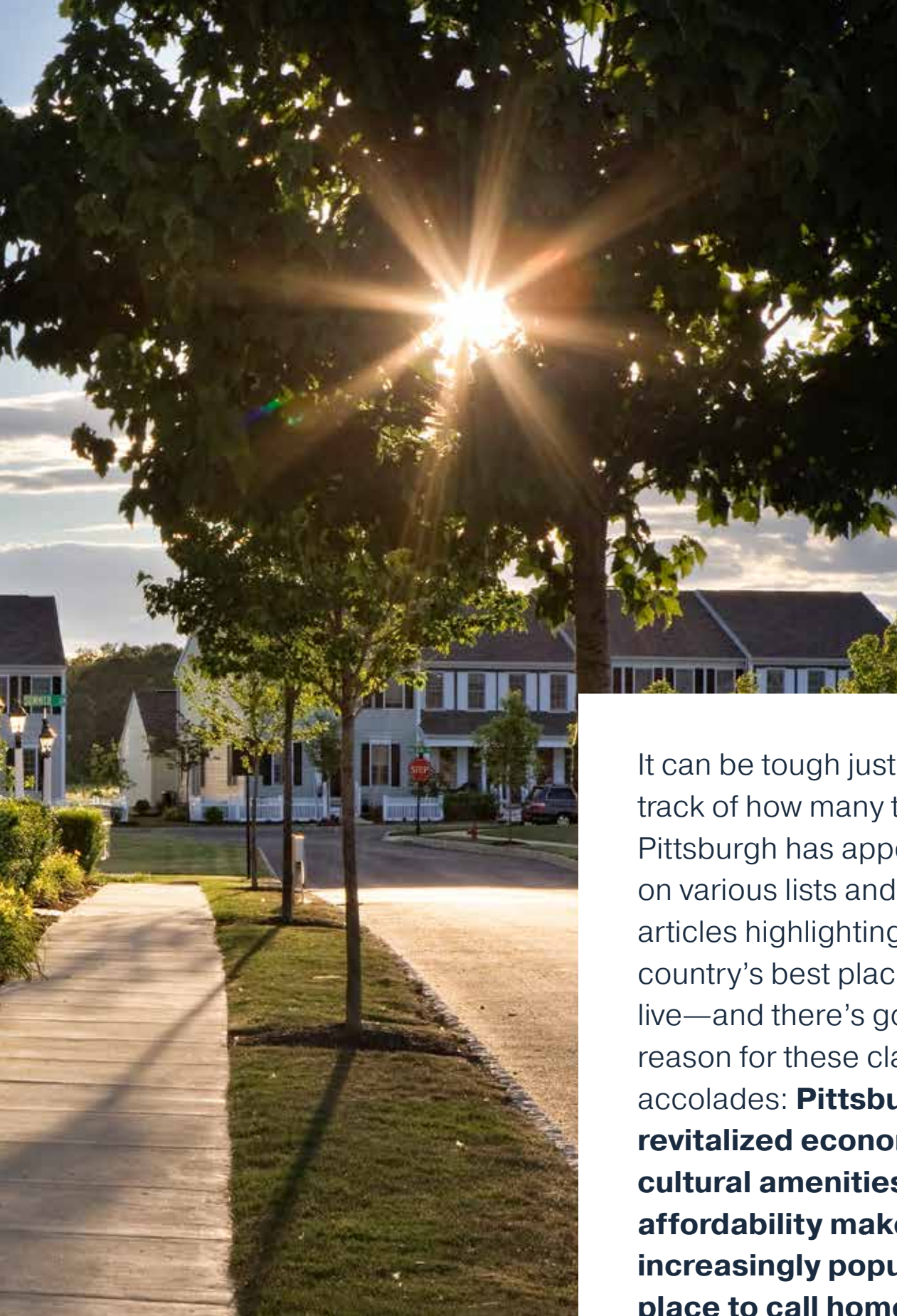


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DRB
HOMES



PITTSBURGH'S HOUSING MARKET 2023



It can be tough just to keep track of how many times Pittsburgh has appeared on various lists and in articles highlighting the country's best places to live—and there's good reason for these claims and accolades: **Pittsburgh's revitalized economy, cultural amenities, and affordability make it an increasingly popular place to call home.**

PITTSBURGH'S



It and other neighbors across the region, is no surprise, then, that the housing market in the Greater Pittsburgh region has been very active and quite competitive in many areas. In 2022, we saw plenty of activity surrounding such a robust housing market. While the value and price of homes will likely remain higher, many buyers will still be able to purchase a home and settle into our region this year.

In truth, 2022 will probably not be a year defined by dramatic changes in Western Pennsylvania's housing market, says Jeff Burd, publisher of the Pittsburgh Homebuilding Report. More dramatic changes typically take several years to unfold or require a catalyst like the Great Recession.

Currently, the housing market in the

region is characterized by strong demand but not enough supply. "The overriding driver of the housing market is inadequate supply," Burd says. The Greater Pittsburgh region is hardly alone in this scenario; across the nation, many other cities and regions are facing strong housing demand and limited supply. "The demand is not likely to decline. In fact, there are a lot of indications that it's growing," he says.

Western Pennsylvania is experiencing significant demand for new-home construction, however, which is running up against limited supply of land. "The demand on the new construction side is very, very high, and there's an inadequate supply of lots. That's a national phenomenon, but that's especially true here in Pittsburgh," Burd says.

Finding and developing land for a reasonable price is not a new struggle for homebuilders or for buyers of new homes. But it has been and will be one of the biggest obstacles to housing and building new homes. "The single biggest limiter in our market in Western Pennsylvania is the fact that there isn't a lot of ground that's available. With the ground that's available in the areas that are desirable, there's competition for that ground," Burd says. "It's the oldest adage in real estate investing that you buy land because they're not making any more of it."

Still, development and new construction in the Greater Pittsburgh region have proliferated over the years and decades. Throughout the '90s and '00s, the Greater Pittsburgh region saw lots of new homes

HOUSING MARKET



sprout up in places like Adams Township, Cranberry Township, Cecil Township, and Peters Township.

While development slowed during the Great Recession, in the 2010s it regained pace and pushed out to areas like Zelienople and regions closer to Washington, PA. New construction and development remain prevalent to the north and south of Pittsburgh.

Commercial development, on the other hand, is driven more by access to transportation and proximity to amenities. But sometimes commercial and industrial interests can conflict with the demand for land for housing. In parts of Washington County and southern Butler County, for example, the natural gas industry has

shown interest in land that might have been used for housing.

Western Pennsylvania's population dynamics are also starting to shift, and recent 2020 census data revealed a growing population in Allegheny County. For the first time in 60 years, the county's population levels increased, adding some 27,000 new county residents within the past 10 years while also becoming more diverse.

Pittsburgh's population is also experiencing an influx of younger people drawn to Pittsburgh in many cases due to jobs in the tech, healthcare, and education sectors. With that said, older people are living longer and staying healthier while holding onto their homes longer. "We are getting significantly—I would argue dramatically—younger as a region. But we're also getting significantly, if not dramatically, older," Burd says. "Because we're living longer and because we're healthier, we're hanging onto our houses longer."

While 2023 probably won't see any dramatic changes to these trends, Pittsburgh will likely have an overall younger population by 2040 or so, Burd says.

But gains in population can put more pressure on the housing market, and there's already strong demand. Burd says that the region has been steadily adding new homes and apartments each year, but we're still just keeping up with regular demands. And since 2005, new residential construction has not offset the decline in existing home inventory to meet demand—new construction still lags demand.

Accounting for an influx of new demand could be challenging. "We are building on average around 3,000 new single-family homes every year and building around 2,000 apartment units every year. We've been fairly steady on about 5,000 units for about 30 years," Burd says, referring to numbers from the Pittsburgh regional, seven-county metropolitan statistical area.

In some of the most densely populated parts of the city and in Downtown, certain

commercial, industrial, and otherwise existing buildings have been converted into apartments and housing. However, the region simply doesn't have enough buildings to make conversions a viable solution to a growing population.

Even in a competitive market, opportunities abound

While buyers may be feeling the pinch in the current competitive housing market, there's still reason for optimism, says John Perry, regional vice president at Coldwell Banker Realty. "I'm actually really positive about the market," he says. Yes, there are constraints on inventory, Perry says, and while the housing market doesn't currently have as much standing inventory, plenty of houses are still coming on the market. The market is not lacking inventory; rather the inventory is moving much faster, he says.

First-time homebuyers are also in the midst of changing their buying habits, Perry says. Now, a typical young couple buying their first home tend to be a bit older and have more accrued savings. Because of this, some new buyers are skipping the so-called starter home and are initially buying a higher-price home.

Now, buyers may be jumping in and buying homes in the three- or four-hundred-thousand-dollar range, Perry says. These buying habits have put some constraint on certain parts of the market, however.

COVID has also had its fair share of effects on the housing market, including increased building costs for new homes and newfound emphasis on the at-home environment. Even as the ongoing COVID-19 pandemic wanes, people are spending more time at home than ever, in many cases spending the whole work day in their homes. As a result, buyers are looking for more space in their new homes and desire extra rooms to be used as offices, home gyms, and for other needs that may have been external to the home before the pandemic's onset.

But with supply chain issues and increased materials costs due to the pandemic and

PITTSBURGH'S



other issues, new-home construction has also become more expensive, and many buyers aren't willing to wait the six or 10 months or longer for a new home, Perry says. Materials costs have been hit particularly hard, as even shipping containers have become more expensive to send out, bumping up prices for the goods they ferry.

While the pandemic has undoubtedly influenced the housing market, many factors and constraints have already been in play. "If you look at the last 36 months, we were leading into this before COVID happened. So, if you look at where the market was, the constraints on the market were there before COVID. COVID just accentuated them," says Perry.

Many home sellers are taking advantage of the current market, which offers significant value for sellers due to homes' high equity. Perry says that while millennials continue to be an active buyer group with substantial purchasing power, it's the baby boomers who are most often selling homes. "While everybody's talking about the millennial generation as the biggest buyer pool, I think it's also really important to look at what

the biggest seller pool is, and those are baby boomers—your baby boomers are the biggest seller pool," Perry says.

Looking at data from the real estate website Zillow helps to clarify the current and predicted increase in Pittsburgh home values. Home values have already gone up 13.5 percent over the past year, and Zillow predicts that they will rise by 16.3 percent in the next year.

Perry says that even though the current market conditions make it appear easy to sell a home, sellers should still do their due diligence when selecting an agent or company to work with. "Right now, it appears on the surface that it is really incredibly easy to sell a house. And in many cases that's true; the houses don't last very long on the market," Perry says. "But the differences between high-quality service and just somebody putting a house on the market are very, very different."

National trends and Pittsburgh's growing appeal

Many of the trends and buying and selling patterns that Pittsburgh has been

experiencing echo nationally. Across the country, home values are largely rising, and sellers are selling their homes at higher prices. Some areas have seen home values rise by 10, 20, or even 30 percent in recent years, Perry says.

As homes continue to appreciate, even more sellers may say that the time is right to put a home up for sale. And while inventory levels will rise as more homes come onto the market, competition for homes will remain robust for many parts of the country, including Pittsburgh.

Yet the housing market is affected by so many factors beyond demand for and supply of homes. While housing demand will likely remain strong, if inflation continues to rise and reach new highs, that could dampen sales and force more buyers to wait things out. With inflation outpacing wages, even if interest rates remain steady, buyers could face real challenges affording the homes that they want while still tackling upfront costs.

But Pittsburgh is often touted for its affordability and livability. And while affordability can be somewhat subjective,

HOUSING MARKET

there's little doubt that people looking to move out of expensive cities have given Pittsburgh renewed consideration. As people have and continue to reevaluate their work-related livelihoods in light of the pandemic and the remote work boom, people can increasingly live where they want, not where they must. "People are looking at multiple cities now because of cost of living and because of their ability to work completely from home. And so, they don't need to live in New York City, where the cost of living is sky high. They don't need to live in San Francisco," Perry says.

While Pittsburgh has become a hotspot for jobs and careers within the tech sector, education, manufacturing, and healthcare, its residents and employees have seen tangible economic gains from the region's revitalized and transformed industries. Between 2000 and 2018, per capita income rose 24 percent among Pittsburgh's residents, according to Pew Research data.

Burd, of the Pittsburgh Homebuilding Report, notes that these growing industries can make the region especially attractive to people coming from areas with higher cost of living. "To the extent that we're drawing people here for healthcare and technology jobs and education jobs, and to some degree more and more manufacturing jobs, they're going to be coming from cities that are significantly more expensive," he says.

But homebuyers in the Greater Pittsburgh region are used to, or have had to adjust to, a roller-coaster real estate market. 2021 was an active and even tumultuous year for homebuyers in the region (and beyond). But as the year ended, houses were often being listed and sold closer to their list prices, giving buyers perhaps some relief.

Yet 2022 has shown plenty of activity. In February of 2022, home prices in Pittsburgh were up 7.1 percent compared

to last year and were selling for a median price of \$225,000, according to data from the Redfin real estate brokerage. Data also reveals that homes in Pittsburgh sell after 68 days on the market on average, compared to 78 days on the market last year. As spring and summer come around, there could be more and more real estate activity, as buyers explore more homes and neighborhoods in the warmer months.

In any event, 2023 is shaping up to be an exciting and active year for both homebuyers and sellers. Many new buyers are calling the Greater Pittsburgh Region home and are settling into the area for good. Homebuyers are choosing to live in Pittsburgh because of the region's amenities, affordability, and livability. Even though competition persists, those qualities remain. mg

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PITTSBURGH'S REFINED CITY LIVING



The allure of city living would appear to be on the upswing around the world and across the nation. Consider that a recent United Nations report stated that by the year 2050, "two out of every three people are likely to be living in cities or other urban centers ..."



PITTSBURGH'S REFINED

The allure of city living would appear to be on the upswing around the world and across the nation. Consider that a recent United Nations report stated that by the year 2050, “two out of every three people are likely to be living in cities or other urban centers ...” At a more elemental level, an educational site published by National Geographic (education.nationalgeographic.org) reinforced the same rate of growth, also pointing out that this growth is a result of natural increase translated as births to those currently living in cities, but also acknowledging that continuing migration from rural to urban areas plays a prominent role in growth as individuals seek out new opportunities. On a national level, the U.S. Cities Fact Sheet (css.umich.edu) cites an estimated 83 percent of the U.S. population currently lives in urban areas, an increase from 64 percent in 1950, and by 2050, an increase to 89 percent is on the horizon. Pennsylvania, and Pittsburgh in particular, are not immune to this

growth, with the accolades for Pittsburgh living mounting in 2022. Among 150 metro areas across the United States, Pittsburgh ranks 26th in Best Places to Live, #1 in Best Places to Live in Pennsylvania, and #6 in Cheapest Places to Live according to realestate.usnews.com rankings. Further, a 2022 Niche.com national survey rates Pittsburgh as the #1 Best Cities for Young Professionals (out of 228 cities), #18 Best Cities to Live in America, and #21 Cities with the Lowest Cost of Living in America. Suffice to say the ingredients for a satisfying and successful lifestyle await those pondering a move to our fair city. Darlene Hunter, Vice President, Regional New Home Manager, New Home Division, Howard Hanna Real Estate Services, views Pittsburgh continuing its emergence as a new revival. “The Strip District and Lawrenceville areas still carry the energy of growth and excitement,” she said. “Other areas such as the Oakland corridor and the Northside are brewing new projects and growth. The plans for

Oakland include partners such as Carnegie Mellon University and UPMC, and are excitingly ambitious and will create an abundance of jobs and future business opportunities.” She believes Pittsburgh still offers a quaint, urban feel and attracts urban dwellers from other parts of the country as they seek to relocate. “We offer competitive rents and housing compared to other parts of the country along with big city amenities.” Indeed, Pittsburgh is comprised of 90 distinct neighborhoods and, according to livability.com, is one of the most affordable markets in the country for a city of its size. An extraspacespace.com/blog/moving (October 21, 2022) placed Pittsburgh in its top 11 Best Cities for Young Professionals noting that “Pittsburgh is more than welcoming to young professionals seeking remote career opportunities, with major employers like PNC Financial Services, PPG Industries and Alcoa, it makes sense that Pittsburgh is one of the best U.S. cities for jobs and a cost of living well below the national



CITY LIVING

average.” In a recent 2022 Downtown Resident Survey conducted by the Pittsburgh Downtown Partnership (PDP), three top reasons for living Downtown surfaced including: (1) the desire to live in an urban environment; (2) proximity to work, and (3) walkability. Further, survey respondents also considered the top positive factors of living in Downtown to be: (1) walkability; (2) convenience; (3) bars and restaurants; (4) activities and events, and (5) arts and culture. “The Golden Triangle, the Central Business District and the urban downtown core of Pittsburgh, is the most exciting neighborhood at the heart of one of the most dynamic cities in the country,” remarked Cate Irvin, Director of Economic Development, Pittsburgh Downtown Partnership. “Living in Downtown Pittsburgh means living in the center of it all – world class theatre, nationally recognized dining destinations, historic architecture, professional sports teams, beautiful parks, and the energy of urban living all right

at your doorstep.” Pittsburgh, indeed, is not without a plethora of amenities. Darlene Hunter pointed out that those living in the city love their theatres, culture, education, music, sports, fine dining, boutique shopping and “the beautiful city of Pittsburgh offers it all in an affordable, attractive package. Let’s not forget our beautiful rivers, boating, kayaking and other water sports that our rivers provide. I think the appeal is to all age groups, something for everyone.” Kathryn Schlesinger, Senior Mobility Project Manager, Pittsburgh Downtown Partnership, agreed that the dense layout, walkability of the neighborhood, and plentiful amenities make Downtown “the perfect neighborhood for all ages. Downtown offers the most big city vibes and is an easy neighborhood to get around without a car, making it very appealing for everyone, from young professionals to active retirees.” Within blocks is the Cultural District chock full of theatres, museums, the symphony and more with

casual and formal dining, retail shops, festivals, sports venues for the Pittsburgh Steelers, Penguins and Pirates equally nearby. “Since Allegheny County’s public transportation system, Pittsburgh Regional Transit, is currently designed as a hub-and-spoke system, over 80 percent of all bus service converges in Downtown,” Schlesinger continued. “Pittsburgh also offers a publicly owned and managed bike share system and launched electric pedal assist bikes in May. Irvin also reported that, in the past 10 years, over \$1.9 billion has been invested in improving the Golden Triangle and more than 3,200 new residents have moved in, including young professionals, empty nesters, families and students, all making Downtown Pittsburgh their new home. With estimates drawn from the U.S. Census Bureau, the American Community Surveys and internal data from the Pittsburgh Downtown Partnership, the current Golden Triangle population is approximately 7,000 residents, with an additional 14,633





living in the surrounding neighborhoods consisting of Uptown, Strip District, South Shore, North Shore and the Lower Hill. According to the Pittsburgh Downtown Partnership State of Downtown: Downtown Resident Report, November 2022, “Residential occupancy rates began to rebound in the first quarter of 2021 and have continued to improve or remain relatively steady even with the addition of 1,864 new units, demonstrating the ability for the Downtown market to absorb additional inventory. The Golden Triangle market has rebounded to pre-pandemic levels, with the occupancy rate climbing from 86.1 percent in the second quarter of 2021 to 91.9 percent in the third quarter of 2022, while adding nearly 900 units.” And, while Pittsburgh is touted as affordable and highly livable, how does that translate in terms of numbers? Irvin shared that Downtown Pittsburgh rents tend to be on the upper end of the spectrum in comparison to the region as a whole, with the average rent in Greater Downtown at \$1,393 for a studio apartment, \$1,666 for a one-bedroom apartment, and \$2,132 for a two-bedroom apartment. “The rents range

by neighborhood and building type,” she explained. “When looking at six of the most recent premium apartment projects in the Golden Triangle, representing 896 total units at 93 percent occupancy, the average rent for a studio is \$1,649, \$2,072 for a one bedroom, and \$2,391 for a two-bedroom apartment.”

An August 6, 2022 Tribune Review article reported that some 80 large construction projects were underway or in the proposal stages ranging from office space to affordable housing, multi-use retail sites to hotels, apartments, upgrades to existing facilities, and more, with the Strip District leading the way. “There are a number of apartments emerging in the Strip District,” Darlene Hunter stated. “Hullett Properties is proposing to build a 179-unit apartment complex at the former lampshade warehouse site at 50 26th Street, a project recently approved by the Pittsburgh Planning Commission.” She continued that the complex will offer a rich amenity package featuring a pool, lounge and retail shops. At 2926 Smallman Street, Penrose Advisors is preparing to erect an 84-unit

apartment building at an old filling station for gas powered vehicles, with the design phase started in October. “The newer apartment complexes generally include state-of-the art facilities resembling amenities and services that many home ownership condominiums also provide,” she added. “One of the newest apartment complexes, Helm on Allegheny, features traditional apartments with inspiring river views, affordable options and co-living neighborhoods.”

Cate Irvin offered that residential growth is a major development focus in the Greater Downtown area, noting that there are more than 9,000 residential units in the Greater Downtown area, with the largest percentage concentrated in the Golden Triangle, followed by the Strip District. “The majority of available units in the Greater Downtown area are rental apartments, with condominiums making up 15 percent of the existing housing market,” she affirmed. “Over the past 10 years, we have seen 44 new residential development projects that have welcomed nearly 8,400 new residents to



the Greater Downtown, with 23 office-to-residential conversions that have breathed new life into some of the Golden Triangle's beautiful historic buildings." She expounded that 6,030 new units are in the pipeline including 1,350 units under construction and another 4,680 planned or conceptualized. Among the projects in the pipeline is the Brickworks, a highly anticipated development on vacant property located at Smallman Street. Owned by Chicago based McCaffery Interests, this eight-building project will feature 224 apartments and 60 townhouses. Further, the Pittsburgh Penguin's plan for the Lower Hill Development that includes Midpoint's City Edge planned development, will have the Lower Hill adding more than 1,400 new units to the neighborhood over the next several years, Irvin and Schlesinger added. They also have found that, across the country, cities are grappling with the evolution of their central business districts given the pandemic's effect on work patterns leading to a decrease in daily downtown activities, a work from home scenario, and shifting commuter

patterns. "Commercial districts with little to no residential presence saw a drastic drop in daily activity, while mixed-use neighborhoods fared much better," Irvin added. "The adaptive reuse of older office buildings has been slowly occurring in cities for decades, but the pandemic has accelerated interest and funding for these types of conversions." Both also pointed out that many of Pittsburgh's historic buildings are no longer viable as offices due to the aging infrastructure and decreasing vacancy rates. "Investments in a mixed-use Downtown will create a more resilient and vibrant city center," Schlesinger added. Darlene Hunter is also witnessing this type of conversion, given a demand for "right-sizing" by many buyer profiles for homes in the city where existing buildings and warehouses can be converted affordably into condominium housing units while keeping the historic charm and integrity of the building alive. A recent example is the 31st Street Lofts, an historic building dating back to 1871, which served as a turn-of-the-century schoolhouse. "From schoolhouse to ultimately 14 residential apartments, Bonn

McSorley is converting these units proudly to luxury condominiums to hit the market in 2023," she said. "But, conversion of these types of properties and historic facilities doesn't come without the challenges of working within the parameters of existing construction and bringing the building up to current city building codes." Howard Hanna Real Estate will serve as the marketing team for the 31st Street Lofts project. She also emphasized that the profile of a renter versus that of a buyer has its differences. "Those who elect the rental option are often 'testing the waters' because they may be unsure of their length of employment, where in the Pittsburgh market they want to settle, or are just not prepared financially to make the home ownership investment," she explained. "The beautiful array of rental choices in the city affords a good selection and variety." Further, she noted that Pittsburgh's Innovation District of Oakland is also moving forward with development plans by its anchor institution. An August 6, 2022, Tribune Review article reported that projects in Oakland in the pipeline are running upward to \$100 million.

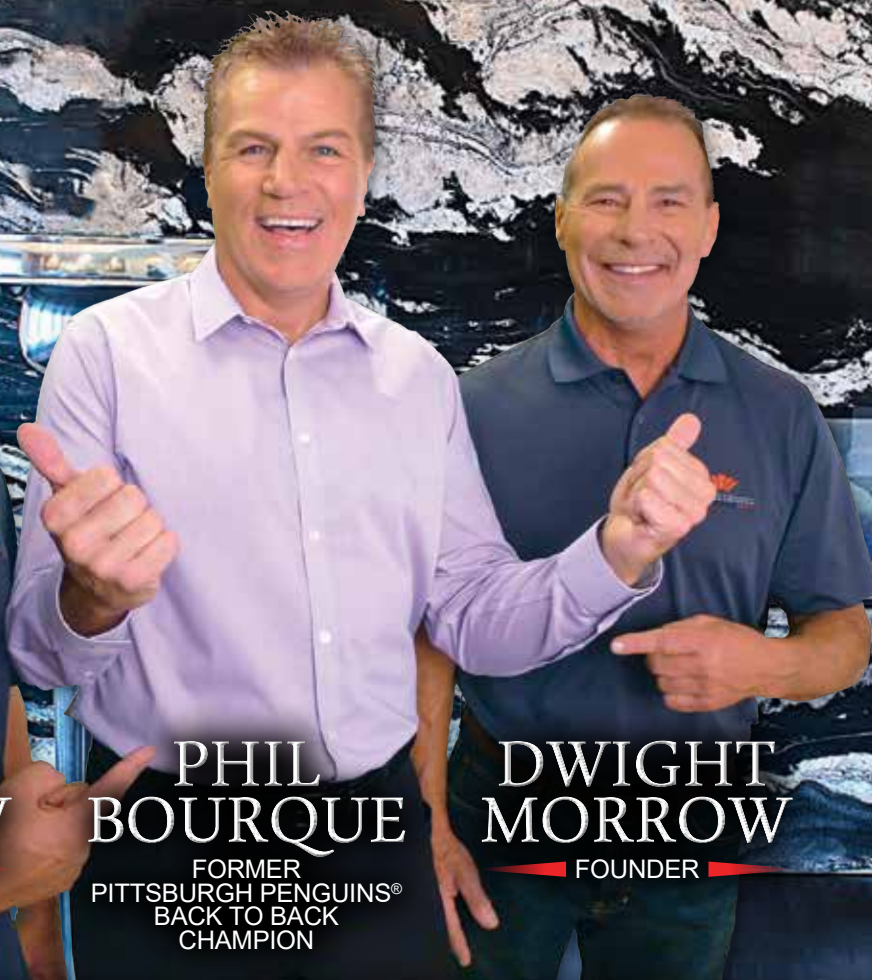


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Those projects include university housing, research centers, athletic facility upgrades, and major hospital projects, the largest of which is a UPMC Presbyterian Hospital tower with a \$1.5 billion price tag. Carnegie Mellon University, Carlow University and the University of Pittsburgh also have upcoming projects planned. As for living space in Oakland, Walnut Capital has proposed a large residential building plan focused on those working in the area or moving there given the level of professional work opportunities rather than student housing. "Walnut Capital will be developing approximately 13 acres from Forbes Avenue and across the Boulevard of the Allies and Halkett Street for its Oakland Crossing project. It will be a mixed-use development with a plan for 1,000 residential units," Hunter added. One of the project's goals is providing residential living at market rates for employees of the area's institutions as well as others working in the area, along with affordable housing. Proposed plans also encompass wide sidewalks, a small park, retail shops and a grocery store, giving the area a true neighborhood feel. To

date, Walnut Capital is looking toward a potential groundbreaking within the late first quarter of 2023.

Many of the proposed and recent developments are based on current market rates however, affordable housing has risen as a true need throughout Pittsburgh. To meet that need, Mayor Edward Gainey announced the Downtown Pittsburgh Pilot Conversion Project in April 2022, a joint effort among the City of Pittsburgh, the Urban Redevelopment Authority of Pittsburgh (URA), Allegheny County and the Commonwealth of Pennsylvania. The purpose was to facilitate more office-to-residential building conversions thereby allowing for more housing units, including affordable workforce housing. This past September, the City of Pittsburgh Planning Commission voted to recommend the approval of this legislation that "would eliminate existing residential density restrictions and streamline the approval of multi-family residential developments in Downtown" according to the Pittsburgh Downtown Partnership.

More Options on the Horizon

Innumerable residential projects have been proposed, are going before the Pittsburgh City Council and others for approvals, or are underway with options for all. Many are in the Golden Triangle while others, as Darlene Hunter noted, are currently in the planning phases in Pittsburgh's North Shore and Uptown neighborhoods. Below are just a few more of the many proposed, helping to continue Pittsburgh's trend as one of the most livable cities in the nation.

Easter Seals Building, 2525 Railroad St.

Owned by Oxford Development Co., the property will be part of Oxford's Three Crossings development and will feature two, new office buildings as part of its mixed-use plan that includes a 300-unit apartment project called The Yard.

GNC Headquarters, Sixth Ave.

Bought by Victrix LLC and includes 254 apartments. The plan includes retail stores and services on the first floor, a rooftop amenity space, some parking for cars and bicycles.



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Iron City Brewery property, 3234 Liberty Ave.

The former building here held the Sunshine Biscuit Co. and sits near the Polish Hill West area, touching other close sections of town. An RDC Inc. project, Brewer's Block, as it is known, offers a wide range of amenities such as a rooftop pool and deck, a clubhouse with a lounge, game area and bar, fitness center, yoga room, climbing wall, bicycle and residential storage, dog park and much more. Following phase one will be a second phase to be completed in 2023.

Post Gazette Building, Boulevard of the Allies

Owned by DiCicco Development, the company is considering many potential uses for the building including apartments as part of a mixed-use conversion.

YWCA of Pittsburgh Building, 305 Wood St.

City Club Apartments, LLC, developing 300 units in its City Club Apartments, of which 10 percent will include affordable, studio apartments. Plans include a rooftop pool, a two-story restaurant, and a health club.

Generally speaking, how will continuing development affect the city? While hard to predict given outside variables such as the economy, population shifts, buyer demands and desires, growth and revitalization can serve to enhance not only the city, but the region. Darlene Hunter believes that as Pittsburgh continues to grow with projects such as the Oakland expansion, "what else could result but an influx of talent of all varieties from across the country. Because of the types of technical, scientific and medical opportunities that will emerge, I would think that the 30 to 50 age group would be most attracted to the employment opportunities here." Members of the Pittsburgh Downtown Partnership also look toward the repurposing of historic office buildings as a means of building preservation as well as breathing new life into the city. "Through the preservation and conversion of historic buildings, famous Downtown icons, such as the Kaufmann's clock, are no longer just welcoming shoppers, they serve as a beacon for new residents calling this building home," said Irvin. "With the opening of Target on the ground floor, the building once again welcomes shoppers to the iconic former department store, while the upper floors are home to new residents. Converting downtown buildings into residences creates a more resilient community, supporting a new mix of retail and services while complementing the office and hotel markets that have thrived in Downtown for generations." **mg**

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NEW TECHNIQUES AND NEW TECHNOLOGIES

The Heart and Transplant Hospital at UPMC Presbyterian (under construction until 2026).



In any conversation about health care, the topic of health insurance often surfaces, given its importance in facilitating access to health care, aiding in better overall health, and yes, covering costs. The American Hospital Association website tells us that “Meaningful healthcare coverage is critical to living a productive, secure and healthy life ... Enrollment in coverage supports the health and well-being of individuals and communities. Studies confirm that coverage improves access to care; supports positive health outcomes, including an individual’s sense of their own health and well-being; and reduces financial strain on individuals, families and communities.” According to a report released by the U.S. Department of Health and Human Services (August 2, 2022), “the national uninsured rate reached an all-time low of 8 percent in early 2022,” but many still struggle to find adequate healthcare coverage or simply believe it to be out of reach financially. Admittedly, the subject of health insurance can be complex and somewhat convoluted for many, but our region’s healthcare institutions offer

varied resources and programs to help those in need of health care, regardless of ability to pay. Our area hospitals and health systems devote millions of dollars for charity care and outreach health initiatives to bridge the gap between lack of healthcare insurance or inadequate coverage and needed services. Healthcare systems such as Allegheny Health Network and UPMC are part of larger organizations that offer health insurance plans in addition to a range of private insurance providers via employer coverage or direct purchase, as do all other healthcare providers across Western Pennsylvania and beyond. Also, programs such as CHIP (Children’s Health Insurance Program), Medicaid, Medicare, Veteran’s Affairs and Pennie, Pennsylvania’s health/dental marketplace for those meeting specific eligibility requirements, to name a few, provide other coverage options. While access to care is critical, hospitals in the region are continually incorporating new techniques and technologies, supported by dedicated healthcare staff, to serve our populations close to home.

One such healthcare system is **Allegheny Health Network (AHN)**, who continues to invest in its breadth and depth of clinical technologies, capabilities and programs. Headquartered on Pittsburgh’s North Side, the health system harbors 14 hospitals, more than 200 primary and specialty care practices in over 300 clinical locations and offices. Continuing to grow their network’s footprint, a new, multi-specialty outpatient center opened in 2022, servicing the Seneca Valley region in Butler County as well as a new health and sports medicine center in Coraopolis, Allegheny County, and a new, multi-specialty Health + Wellness Pavilion in North Fayette Township. Currently under construction are a new Outpatient Center in Uniontown, Fayette County, and a new Melanoma and Skin Cancer Center at West Penn Hospital, which will focus on melanoma treatment and research. The newest full-service hospital within the system, AHN Wexford, celebrated its first anniversary this past October. “We are also growing in ways that don’t involve new brick-and-mortar facilities,” explained

HEALTHCARE

Donald Whiting, MD, AHN's Chief Medical Officer. "In 2022, we expanded our home care services through the acquisition of TCM Home Health and also expanded our Perinatal Hope Program for pregnant and post-partum women with opioid use disorders to the Butler and Erie areas. We continue to invest in telehealth and remote monitoring capabilities to serve our at-home patients better." Recently, AHN unveiled a new vehicle, the Chill Mobile, allowing behavioral health therapists to bring student-focused mindfulness training to schools throughout the region. Technologies, too, play a major role in providing the region with state-of-the-art care close to home. Continuing to advance the frontiers of medicine, AHN launched a vital pilot study this past summer to explore the use of deep brain stimulation (DBS) therapy to treat opioid addiction and, at the start of 2022, AHN physicians joined a landmark clinical trial exploring the safety and efficacy of DBS therapy for Alzheimer's disease. Additionally, research is being

conducted on the use of DBS to control obesity. Plastic and reconstructive surgeons at West Penn Hospital became the first in Western Pennsylvania and among the first in the nation to perform robot-assisted breast reconstruction using a patient's own tissue while the AHN Cancer Institute was one of the first in the country to offer groundbreaking GammaPod treatment for early stage breast cancer, the world's first radiation device designed specifically for the treatment of breast cancer, delivering extremely targeted radiation doses to tumors while sparing surrounding tissue. With heart disease the leading cause of death in Pennsylvania, the Cardiovascular Institute expanded its nationally recognized thoracic surgery program to AHN Wexford Hospital and its transcatheter aortic valve replacements (TAVR) to Jefferson Hospital in the South Hills and Forbes Hospital in Monroeville. "As with all new technologies and diagnostic capabilities, we invest in them with our patients and their families in mind," Dr. Whiting added. "Our goal is to

improve access and outcomes, encourage wellness, prevent illness and get ahead of diseases when possible, giving our patients the best chance at living healthy, productive lives should the need for more significant clinical or surgical intervention arise." And while new technologies and facilities play an important role in patient care, as well as attracting talent to perform those procedures and utilize technologies, that talent embodies value often unacknowledged. "Caregivers also care about their own wellness, professional development and decision-making autonomy," Dr. Whiting continued. "As a clinician-led health care network, AHN becomes an attractive destination for physicians, nurse leaders and other caregivers because they know that their opinions count as we develop our facilities, our clinical care models, and our strategy for the future. So, our most significant investment in 2022 has nothing to do with new buildings. It is the investment we made and continue to make in our



HEALTHCARE

employees and their well-being.” As such, AHN has invested heavily in its clinician and employee wellness programs over the past four years in an effort to improve workplace wellness and reduce employee burnout. For nurses, AHN offers more flexibility and control over their work schedules, allowing them to volunteer for its “Night Owl” or “Weekend Warrior” rotations or for its internal mobile staffing program, which allows nurses to serve in different facilities cross the network in exchange for premium pay. In March 2022, AHN announced an investment of nearly \$100 million in AHN caregivers, including an increase in the minimum base salary rate for bedside, registered nurses; salary increases for existing bedside registered nurses; loan and tuition forgiveness for graduates of AHN’s West Penn School of Nursing and Citizen’s School of Nursing, and further increasing the minimum starting salary rate for ALL employees. As a result, in the past 10 years since AHN’s formation, its care team as grown to include 2,600 physicians, more

than 6,000 nurses and 22,000+ employees. As for new facility construction, expansion and renovation of existing sites, AHN has invested more than \$2 billion over the past decade, improving access to world-class health and wellness services and proving close to home care options in many of the communities they serve.

Examining its expansive patient base throughout 2022, **University of Pittsburgh Medical Center (UPMC)** has made many, varied technological advances to address the needs of those populations. Part of the impetus behind these and other advances is the importance UPMC places on improving accessibility, quality and long-term sustainability in the communities it serves across Western Pennsylvania and beyond. Among those advances are a five-year agreement with Microsoft to modernize and expand clinical analytic capabilities with the goal of continuing the improvement of patient care; launching the first tele-Emergency Department

(Tele-ED) at UPMC Kane in Pennsylvania, increasing patient care access in a remote, rural area through innovative delivery models; and a strategic partnership with Kyrus, a Boston-based tech company, improving the ease of online appointment scheduling, all of which demonstrates UPMC’s commitment to the highest quality care delivery and access possible. Further, the CelTivity, a microscope system to detect lung cancer, is being pioneered in select hospitals across the nation including UPMC Hamot in Erie. For the 24th year in a row, UPMC has been recognized as one of the country’s “Most Wired” health systems by the College of Healthcare Information Management Executives (CHIME), and was one of 17 health systems recognized at the highest level for both acute and ambulatory settings. Over the course of the past five years, UPMC has invested more than \$2.4 billion in technologies across the health system to improve the quality and effectiveness of care. As an early adopter of electronic medical records, UPMC is



UPMC Rooftop Terrace

HEALTHCARE



pioneering advancements in biometrics, machine learning and natural language processing, innovations to the health system plans to continue expanding. Since announcing a \$1 billion commitment in 2020 to create breakthrough drugs, devices and diagnostics, the Translational Sciences arm of UPMC Enterprises has made progress with accomplishments including: funding more than 40 research projects in collaboration with the University of Pittsburgh-based investigators; securing significant pharma partnerships; investing in and partnering with companies outside the region such as CodeBio, Werewolf and Cerevance; and forming four translational sciences companies. Through UPMC and its affiliation with the University of Pittsburgh, a top NIH-funded research university, after seven years, UPMC Enterprises has been able to leverage those resources, creating a division with a distinctive model in the academic medical center world for innovating and commercializing transformative solutions and therapies. With an experienced Translational Sciences

team drawn from a variety of backgrounds, including pharma and venture capital, UPMC Enterprises has the expertise to complement UPMC's broader resources, encompassing the ability to identify promising opportunities earlier than if the division was operating outside of the health system. Additionally, UPMC continues its mission of extending advanced specialty services to more communities, increasing access by removing travel barriers to patient care. In 2022, UPMC opened nearly a dozen new specialty and primary care outpatient centers ranging from Bradford to Greensburg to Williamsport; opened new UPMC Hillman Cancer Centers in Somerset, Hanover and Butler; introduced UPMC Magee-Womens Specialty Services in Williamsport and Erie; added heart and vascular services at UPMC West Shore and UPMC Jameson, and unveiled UPMC Children's at UPMC Harrisburg and Carlisle. The year also realized robotic bronchoscopy at UPMC Altoona; interventional stroke care at UPMC Harrisburg; a new Wound Care Center at UPMC Bradford; inpatient

rehabilitation at UPMC West Shore, and behavioral health services at UPMC Somerset. But providing services is just part of the story. Seeking exceptional and dedicated talent and retaining that talent is key in bringing the multitude of services to life. Through outreach efforts including multiple job fairs, UPMC has attracted and hired strong candidates who understand the opportunities and career growth at UPMC. They have also invested in supporting their workforce through a student loan forgiveness program for nurses with additional incentives to build their nursing and other career ladders; enhancing many of their pay programs; forming strategic partnerships with external nursing schools and specialty training programs; focusing on caring for employees during the pandemic by instituting a pay protection program and developing a special aid leave for employees who became ill; and becoming the first healthcare organization in Pennsylvania to announce and achieve a minimum starting wage for non-union



workers of \$15 per hour, which was achieved before 2021. During Fiscal Year 2021, UPMC provided \$1.5 billion in community benefits as part of a total community investment of more than \$4 billion. And despite the pandemic negating many in-person initiatives, UPMC developed innovative solutions so access could be continued, extending telemedicine capabilities and establishing Covid-19 vaccine and testing sites to underserved communities. In short, these types of investments for new and enhanced clinical facilities, expanded patient programs, innovations and supportive technologies serve to further UPMC's mission and long history of extending world-class care throughout the regions served, including more care delivered through ambulatory and outpatient settings, bringing care closer to home and at a lower cost.

With an eye toward accelerating and elevating its relevancy as a top healthcare provider while continuing its mission "to improve the health and well-being of every

life we touch," **Excelsa Health** continues to enhance its position through programmatic expansion, acquiring new technology, talent and a newly announced merger with Butler Health System. Within Excelsa's three hospitals, Excelsa Westmoreland, Excelsa Latrobe and Excelsa Frick; its outpatient rehabilitation centers; blood work and imaging sites; physician office locations; two free-standing outpatient surgery centers; a Family Medicine Residency program, and the Excelsa School of Anesthesia, care stretches across the age and disease spectrum, making high quality care accessible while allowing patients to stay close to home. To that end, Excelsa's official groundbreaking for a new medical services center was held October 21, called Excelsa Square at Connellsville. Once completed, this site will be the fifth such center (others are located in Latrobe, Ligonier, Mount Pleasant and North Huntingdon) that features "one-stop" medical care including primary care; orthopedics; OB/GYN, gastroenterology and cardiology services; a

lung screening center; pulmonary, general and thoracic surgery options, as well as a QuikDRAW PLUS for laboratory, diagnostic imaging and ultrasound services, and mammography services. With construction underway, an anticipated completion for this \$14 million center is slated for the fall of 2023. "We believe it is important to provide high quality, low cost tertiary care in our immediate service areas," stated John Sphon, CEO, Excelsa Health. "We're making an investment in the health status of Connellsville and surrounding areas as well as aiding in the area's economy. Once the center is completed, numerous, new jobs will be available." While the addition of advanced technologies and services are vital, Sphon noted that this is but one component of care. "The benefits of technology can only be realized if the technology is placed in the hands of superbly trained and highly qualified clinicians. The two go hand-in-hand. The ability to combine technology with talent is imperative," he added. "If you don't have the talent, the highly trained physicians,

nurses, technologists and others to utilize that technology to its best advantage, then the technology doesn't matter." He continued that it's a two-way street. "Talent comes because of technologies and vice versa, so we've made investments in both." Such can be evidenced by Excelsa's specialty heart, lung and robotics programs, among others. At the Excelsa Heart and Vascular Center, three new cardiothoracic surgeons, along with cardiac anesthesiologists and electrophysiologists have done more than 1,000 heart surgeries in its last three years, performing surgeries and procedures including open heart surgery; minimally invasive cardiac surgery; transcatheter aortic valve replacements (TAVR); Watchman, a minimally invasive procedure for treating those with aortic stenosis; Atriclip; abdominal aortic aneurysm treatment, and cardiac ablation among many other procedures. The Heart Surgery Program at Excelsa has been recognized by the prestigious Society of Thoracic Surgeons as among the top two percent nationally

for its quality and outcomes. Excelsa's Heart Center has earned The Joint Commission Gold Seal of Approval and the American Heart Association Heart-Check Mark for Advanced Primary Heart Attack Center (PHAC) Certification. Excelsa Health is one of 40 hospitals in the U.S. and one of four in Pennsylvania to earn PHAC certification. "Certification provides a method for us to assure the highest quality care based on guidelines set forth by the American Heart Association," said Denise Addis, Excelsa Health Vice President of Cardiovascular Services. "This shows that we are not only meeting but often surpassing these standards. It represents the dedication of our administration, physicians and clinical team to provide care that will provide the best outcomes." A first-of-its-kind robotic technology, the Auris Health's MONARCH™ Platform is now in use at Excelsa Latrobe Hospital, which aids thoracic surgeons to view hard-to-reach areas of the lung and obtain tissue samples for biopsy of lung nodules, which, in turn, can lead to earlier

and more accurate detection of lung cancer. "Lung cancer is a leading cause of cancer deaths worldwide, in part because it has no symptoms in its early stages. Because the MONARCH™ Platform provides improved reach, vision and control for bronchoscopic procedures, it holds potential to help us make a diagnosis earlier," said Michael Szwerc, MD, FACS, thoracic surgeon and Medical Director of the Center for Lung, Esophageal and Thoracic Disorders. Excelsa Latrobe Hospital is one of only 165 to utilize this platform recently cleared by the U.S. Food and Drug Administration and ranks in the top 10 programs in Pennsylvania for lung cancer surgery. Excelsa has earned numerous awards and accolades for its quality care including Magnet Recognized for Nursing Excellence, inclusion in U.S. News & World Report lists of Top Regional and High Performing Hospitals, and designation by Newsweek magazine in its annual review of the nation's top maternity hospitals. Some physical rehabilitation patients, too, can benefit from a "space



Allegheny General Hospital Cancer Center

HEALTHCARE

age” machine known as the AlterG Anti-Gravity Treadmill that assists in recovery of fractures, stress fractures, knee or hip surgery or replacement, as well as for weight loss. The NASA-based technology takes patients to as low as 20 percent of their body weight, thereby reducing gravitational forces on the body, which allows for a greater level of comfort and mobility. In November, Excelsior Health and Butler Health System reached an agreement to merge and are moving forward with state and federal regulatory approvals. The combined health system would serve approximately 750,000 people in Butler, Clarion and Westmoreland Counties. “Health care is valued locally, but with the creation of a new health system, we are thinking regionally,” explained John Sphon. “While it is managed regionally, it will still be delivered to our patients locally, in our neighborhoods and communities where it is needed. In the final analysis, we are motivated by what is in the best interest of our patients and their families. We’re

driven not to be the biggest, but rather the best in what we do.”

In recent years, progress has remained at the forefront for **St. Clair Health**, located in the South Hills. “Our aim has always been not to be the biggest, but the best healthcare resource for all we serve,” professed John T. Sullivan, MD, MBA, Senior Vice President and Chief Medical Officer. “Our culture of continuous improvement means we are continuously enhancing technologies and expanding services to ensure that the community’s health needs are met.” Some of those technological additions have been the addition of a PET CT scanner for improved diagnoses of cancer and brain diseases; stereotactic body radiation therapy for more precise cancer treatment with fewer complications; a spine surgery navigation system for precise imaging guidance during spine surgery to reduce complications, and the addition of the latest generation of the DaVinci surgical robot allowing for a wider range of minimally invasive procedures with great

efficiency-of-care along with a pharmacy robot upgrade, nuclear medicine cardiac imaging, electronic health record decision support and the anterior approach to hip replacement for improved recovery and fewer complications. Given the rate of heart disease and stroke in the region, St. Clair has also added the transcatheter aortic valve replacement (TAVR) procedure to minimize stroke complications, as well as non-invasive cardiac surgical procedures for lower complication rates and quicker recovery times. “We are excited about the progress we have made in recent years and we’re looking to build on that success in the future,” Dr. Sullivan continued. “Our innovative mindset moves us to build new clinical programs and state-of-the-art facilities to assure we can continue to deliver advanced care close to home.” In May 2021, a pivotal development milestone came to fruition with the opening of Dunlap Family Outpatient Center, the largest construction project in St. Clair’s history and offers the convenience of

AHN Wexford Hospital



HEALTHCARE



Allegheny General Hospital

comprehensive, one-stop outpatient services. May of 2022 saw the opening of the Robinson Township Multispecialty Suite, moving directly into communities where care was needed and where patients live and work. Modeled after the physician offices at Dunlap Family Outpatient Center, the brighter and larger space allows for increased teamwork and collaboration among multidisciplinary providers, resulting in enhanced care and a better patient experience. Working closely with local municipalities and non-profit partners to develop programs and/or deploy resources, the St. Clair team seeks to create a community where healthy lifestyles are the norm, not the exception. Some of those programs include: mental health supports in partnership with Gateway Rehab, where patients can meet with Certified Recovery Specialists at St. Clair Hospital and be immediately transferred to inpatient or outpatient care at Gateway Rehab; free wellness events to identify chronic diseases or catch cancer early when care can be more effective. Knowing that everyone does

not have access to preventive care, St. Clair regularly hosts free, holistic health and wellness events in the communities they serve that may include prostate, breast, colon, and skin cancer screenings, as well as flu and other vaccination clinics. Plus, St. Clair works with multiple organizations to improve access to healthy foods. These eating healthy partnerships are based on the premise that eating well requires a combination of having enough to eat along with food containing the right nutrients. The health system works with Pete Donati & Sons florists and South Hills Interfaith Movement (SHIM) to tend a rooftop garden so those served by SHIM have access to fresh produce. Additionally, St. Clair rescues and donates leftover food from its Hospital cafeteria to GROW Living Stones so neighbors in need can enjoy a hot meal together. Last but not least, for those who cannot drive, do not have the support or resources to find transportation, or have a health/mobility issue, St. Clair provides free transportation to and from its facilities, ensuring that every doctor's

appointment is kept. Rounding out the portfolio of services at St. Clair are vital affiliations. A joint venture between St. Clair Hospital Cancer Center and UPMC Hillman Cancer Center affords patients a multidisciplinary collaboration among practitioners and better access to the highest level of expert care, all in a single location on the St. Clair Health main campus. Also, St. Clair Health was selected to be a member of the Mayo Clinic Care Network in 2016 given its commitment to excellence. Unique to Western Pennsylvania, this clinical collaboration provides physicians with direct access to the world-renowned expertise of Mayo Clinic, further elevating the quality of patient care and value, ensuring that all patients receive the highest standard of care close to home at no additional cost. Through innovative programs, technologies and a mindset of continuous improvement, "we can continue recruiting nationally recognized physicians and top tier medical staff, supporting them with our collective investments in emerging technologies and training," Dr. Sullivan concluded.



Washington Health System (WHS), based in Washington, Pa., is finding new ways to provide needed care, both in and out of the hospital setting, while training and retaining a key component in any healthcare setting, their staff. Through their participation in the Pennsylvania Rural Health Model, rural populations in the Washington, Greene and southern Allegheny Counties can access high quality care to manage their health needs through a redesigned delivery of care system. Through this model, both of the health system's hospitals—WHS Washington Hospital and WHS Greene Hospital—and its physicians utilize a multidisciplinary team of healthcare professionals to meet the needs of the community by focusing on the total well-being of the patient, not just on their needs when they are ill as has been the traditional focus of health care in the country. Focusing on preventive medicine, socio-economic needs, food insecurity, and building the relationship between patients and provider allowing patients and their physician to

participate actively in their own care with the goal of reducing hospitalizations and emergency department visits to lessen the total cost of care. In an attempt to maintain a steady stream of highly trained and compassionate healthcare workers, Washington Health System has introduced two programs allowing an individual to gain valuable schooling while being paid as WHS employees with the assurance of a position within the health system once that individual graduates. The programs also offer financial support to those considering a career change into one of many fields in health care. One such program is the five-month Medical Assistant in Training Program, a partnership with CareerStep. This program provides a fully-funded, online education combined with a WHS Clinical Internship program to gain the skills necessary to be successful. The program is offered twice a year. Students meeting the requirements of the program are hired as full-time employees and work 40 hours each week, earning a competitive wage while in school. After completion,

the individual may be offered a full-time position in one of the Washington Physician Group/Family Medicine offices. Another program is the WHS Phlebotomy Training Program, also in conjunction with CareerStep. This program also pays eligible students while they learn the skills necessary to be a phlebotomist. Once the student meets all the requirements of the program and after passing the Pennsylvania State phlebotomy board examination, the student may be offered employment at WHS. Both programs require that the individual work at least two years post-graduation at WHS. Also, WHS continues to embrace technology in its Heart and Vascular Center where complex procedures, such as aortic aneurysm repair; TAVR, aortic valve replacement done without major surgery; coronary artery bypass grafting; carotid endarterectomy; Maze procedure for the treatment of atrial fibrillation; left atrial appendage closure; PFO closure, and many other treatments/procedures, in addition to cardiac stenting, are performed. The WHS's Cancer Center, in partnership

with UPMC Hillman Cancer Center, also provides state-of-the-art cancer care and treatment in our community while patients remain close to home. The WHS Wilfred R. Cameron Wellness Center, the only medically integrated fitness center in the area, provides an environment of attaining healthy living through an integrated approach to overall well-being. Health and wellness experts create custom plans for each member that are unique to his/her goals. Members can access registered dietitians, degreed exercise physiologists and certified personal trainers, yoga and meditation. Pilates, aquatics training, and a variety of other services all aimed at helping members become the best they can be. The center offers more than 55 group exercise classes per week while the full-service day spa, Spa Harmony, provides guests with a serene environment and personally tailored spa services. Through technology, staff career development opportunities, and focusing on the total person, Washington Health System is making a difference for the residents of the communities it serves. **mg**

HOSPITAL LISTINGS

Allegheny General Hospital

Number of Licensed Beds: 552

Allegheny Health Network

320 East North Avenue,

Pittsburgh, PA 15212

www.ahn.org

Level 1 Trauma Center, Heart, Liver, Kidney and Pancreas Transplantation, general and minimally invasive surgery, robotic surgery, Allergy and Immunology, Cardiovascular disease, Interventional Cardiology, Cardiothoracic and Vascular surgery, Pulmonary Hypertension, Asthma, Bariatric Surgery, Medical, Surgical and Radiation Oncology, Hematology/Blood Cancer, Cancer Genetics, Celiac Disease, Colorectal Surgery, Neurosurgery and neurology, Child and Adolescent Psychiatry,

Adult Psychiatry, Dermatology, Dentistry, Diabetes, Digestive Health, Emergency Medicine, Diabetes and Endocrinology, Ear, Nose and Throat Care, Family Medicine, Gynecology, HIV AIDS Care, Home Health, Hospice and Palliative Medicine, Infectious Disease, Internal Medicine, Interventional Radiology, Nephrology, Nutrition, Occupational Medicine, Occupational Therapy, Ophthalmology, Oral and Maxillofacial Surgery, Orthopedic Surgery and Sports Medicine, Otolaryngology, Pain Management, Pathology and Laboratory Medicine, Pediatrics, Plastic and Reconstructive Surgery, Podiatric Surgery, Pulmonary Disease, Interventional Radiology and diagnostic imaging, Rehabilitation and Post-Acute Care, Rheumatology/autoimmune disorders, Geriatrics, Sleep Medicine, Stroke, Thoracic Surgery, Urology, Urinary Incontinence, Wound Care.

AHN Allegheny Valley Hospital

Number of Licensed Beds: 188

Allegheny Health Network

1301 Carlisle Street,

Natrona Heights, PA 15065

www.ahn.org

412-DOCTORS

Primary care, family medicine, internal medicine, gynecology, geriatrics, urology, urogynecology, podiatry, pulmonary medicine, diagnostic radiology, emergency medicine, diabetes and endocrinology, thoracic surgery, gastroenterology, general and minimally invasive surgery, anesthesiology/pain medicine, nephrology/renal, general and diagnostic cardiology, vascular surgery, ophthalmology, ear, nose and throat care, occupational medicine, physical medicine and rehabilitation, speech therapy, low vision rehabilitation, sleep disorders, orthopedic surgery, neurosciences, neurosurgery, plastic and reconstructive surgery, psychiatry, behavior health, critical care medicine, infectious disease, medical oncology and hematology, radiation oncology, surgical oncology, pathology and laboratory medicine, vascular surgery, pulmonary medicine, rheumatology, oral and maxillofacial surgery and nutrition.

AHN's Bethel Park Health +Wellness Pavilion

990-1010 Higbee Drive

Bethel Park, PA 15102

www.ahn.org

412-DOCTORS

Primary care, specialty care, women's care, behavioral health, ambulatory surgery center, behavioral health, medical oncology care, wound care and hyperbaric oxygen therapy, physical therapy, occupational therapy, lymphedema therapy, vestibular therapy, concussion therapy, pelvic floor therapy, advanced imaging and diagnostics, laboratory services, smoking cessation.

AHN Brentwood Neighborhood Hospital

3290 Saw Mill Run Blvd

Brentwood, PA 15227

www.ahn.org

412-DOCTORS

Emergency care, primary care, specialty care, inpatient care, observation, advanced imaging and diagnostics, laboratory services.

AHN Canonsburg Hospital

Number of Licensed Beds: 104

Allegheny Health Network

100 Medical Boulevard,

Canonsburg, PA 15317

412-DOCTORS

Allergy & Immunology, Bariatric Surgery, Breast Surgery with Nurse Navigation, Cardiovascular Care, Cardiovascular Disease, Electrophysiology, Esophageal Surgery, Endocrinology, emergency medicine, Gastroenterology, General and Laparoscopic Surgery, Gynecologic Oncology, Inpatient Rehabilitation Services, Laboratory and Medical Imaging, Medical Oncology, Nephrology, Neurology, Neurosurgery, Obstetrics & Gynecology, Oculoplastic Surgery, Orthopaedics, Foot and Ankle Surgery, Hand Surgery, Orthopaedic Surgery, Sports Medicine, Pediatric Otolaryngology, Plastic Surgery, Primary Care Medicine, Occupational Therapy, Oncology, Physical Therapy, Podiatry, Pulmonary Disease, Radiation

Oncology, Rheumatology, Speech Therapy, Travel Immunology, Vascular Surgery.

Center and Behavioral Health Services with an emergency crisis walk-in center and adult inpatient services are located at the facility.

AHN Downtown Medical Center

501 Penn Avenue
Pittsburgh, PA 15222
www.ahn.org
412-DOCTORS

Primary care, women's care, physical therapy, advanced imaging and diagnostics.

AHN Forbes Hospital

Number of Licensed Beds: 315
Allegheny Health Network
2570 Haymaker Road,
Monroeville, PA 15146
www.ahn.org
412-DOCTORS

Ambulatory Surgery Center, Anesthesiology, Breast Care Center, Medical, Surgical and Radiation Oncology/ Cancer Care Services, Cardiovascular disease, Interventional Cardiology, Cardiothoracic and Vascular Surgery, Chest Pain Center, Colon and Rectal Surgery, Dermatology, Emergency Medicine, Endocrinology, Family Medicine, Foot & Ankle Surgery, Gastroenterology, General Internal Medicine, Hospice and Palliative Medicine, Infectious Diseases, Interventional Vascular Radiology, diabetes, Level II Trauma Center, Mental Health, Minimally Invasive Surgery, Nephrology, Neurology, Neuroradiology, Neurosurgery, Occupational Therapy, Ophthalmology, Oral and Maxillofacial Services, Orthopaedic Surgery, Otolaryngology, Pain Management, Pathology and Laboratory Medicine, Pediatric and Adolescent Care Services, Pelvic Floor Diseases, Peripheral Vascular Disease, Physical Medicine & Rehabilitation, Physical Therapy, Plastic and Reconstructive Surgery, Psychiatry, Pulmonary Diseases, Radiology Diagnostic Imaging, Obstetrics and Gynecology, Labor and Delivery, Reproductive Endocrinology, Respiratory Disease, Rheumatology, Robotic Surgery, Speech Therapy, Sports Medicine, Stroke Center (Certified), Surgery, Urology, Women's and Infants' Services, Wound Center.

AHN Harmar Neighborhood Hospital

2501 Freeport Rd
Pittsburgh, PA 15238
www.ahn.org
412-DOCTORS

Emergency care, primary care, specialty care, inpatient care, observation, advanced imaging and diagnostics, laboratory services.

AHN Hempfield Neighborhood Hospital

6321 Route 30
Greensburg, PA 15601
www.ahn.org
412-DOCTORS

Emergency care, primary care, specialty care, inpatient care, observation, advanced imaging and diagnostics, laboratory services, on-site cancer care, medical oncology and infusion therapy, and radiation oncology.

AHN Jefferson Hospital

Number of Licensed Beds: 341
Allegheny Health Network
Coal Valley Road,
Jefferson Hills, PA 15236
www.ahn.org
412-DOCTORS

Allergy and Immunology, Cardiovascular disease, Interventional Cardiology, Cardiothoracic and vascular surgery , Asthma, Bariatric Surgery, Hematology/ Blood Cancer, Medical, Radiation and Surgical Oncology, Celiac Disease, Colorectal Surgery, Neurology and Neurosurgery, Dementia, Dermatology, Diabetes, Emergency Medicine, Endocrinology, Family Medicine, Orthopaedic Surgery and Sports Medicine, Gastroenterology, Genetics, Prenatal, Obstetrics and Gynecology, Labor and Delivery, Hematology, HIV AIDS Care, Home Health, Hospice and Palliative Medicine, Infectious Disease, Infertility, Internal Medicine, Interventional Radiology, Maternal Fetal Medicine, Nephrology, Nutrition, Occupational Medicine, Occupational Therapy, Ophthalmology, Oral and

Maxillofacial Surgery, Otolaryngology, Pain Management, Plastic Surgery, Podiatric Surgery, Psychiatry, Psychology, Pulmonary Disease, Radiology, Rehabilitation and Post- Acute Care, Rheumatology, Senior Care, Sleep Medicine, Stroke, Surgery, Thoracic Surgery, Traumatic Stress, Travel Medicine, Urology, Urinary Incontinence, Wound Care, oncology, obstetrics and newborn, rehabilitation, emergency care, neurosurgery, ophthalmology, plastic surgery, family practice, laser.

AHN McCandless Neighborhood Hospital

8950 Duncan Ave
Pittsburgh, PA 15237
www.ahn.org
412-DOCTORS

Emergency care, primary care, specialty care, inpatient care, observation, advanced imaging and diagnostics, laboratory services.

AHN Montour Health + Sports Medicine Center

2419 State Ave.
Coraopolis, PA 15108
www.ahn.org
412-DOCTORS

Sports medicine, sports performance, concussion medicine, orthopaedic care, diagnostics and imaging.

AHN North Fayette Health + Wellness Pavilion

200 Quinn Drive
Pittsburgh, PA 15275
www.ahn.org
412-DOCTORS

Center for Reproductive Medicine, behavioral health, diagnostic imaging, express care, primary care, women's health, maternal fetal medicine, gynecologic oncology and urogynecology, cardiology, endocrinology, gastroenterology, pulmonology, neurology, rheumatology, pain medicine, cardiovascular and thoracic surgery, bariatric surgery, and orthopedic surgery.

AHN Outpatient Center – Waterworks

923 Freeport Road
Pittsburgh, PA 15238
www.ahn.org
412-DOCTORS

Primary care, pediatric care, women's care, express care, orthopaedic care, cardiology care, advanced imaging and diagnostics.

AHN Seneca Valley Outpatient Center

232 Wise Road
Harmony, PA 16037
www.ahn.org
412-DOCTORS

Primary care, primary care sports medicine, orthopaedics, diagnostic imaging, physical therapy, occupational therapy, pelvic floor therapy, speech therapy.

AHN Sports Complex at Cool Springs

3001 Cool Springs Drive
Mezzanine Level
Pittsburgh, PA 15234
www.ahn.org
412-DOCTORS

Sports medicine, sports performance, concussion medicine, orthopaedic care, diagnostics and imaging.

AHN's Peters Township Health + Wellness Pavilion

160 Gallery Drive
McMurray, PA 15317
www.ahn.org
412-DOCTORS

Primary care, specialty care, ambulatory surgery center, medical and radiation oncology care, advanced imaging and diagnostics, laboratory services, physical therapy, occupational therapy, pelvic floor therapy, concussion therapy, vestibular therapy.

AHN's Wexford Health + Wellness Pavilion

12311 Perry Highway
Wexford, PA 15090
www.ahn.org
412-DOCTORS

Primary care, express care, specialty care, medical and radiation oncology care, women's and pediatric health, ambulatory surgery center, advanced imaging and diagnostic testing, lab testing, physical and occupational therapy.

AHN West Penn Hospital

Number of Licensed Beds: 356
Allegheny Health Network
4800 Friendship Avenue,
Pittsburgh, PA 15224
www.ahn.org
412-DOCTORS

Allergy and Immunology, Cardiovascular disease, Interventional Cardiology, Cardiothoracic and Vascular surgery, Asthma, Bariatric Surgery, Hematology/ Blood Cancer, Medical, Radiation and Surgical Oncology, anesthesiology/pain medicine, bariatric surgery, bone marrow and cell transplantation, burn trauma, colorectal surgery, critical care medicine, dermatology, diagnostic and interventional radiology, emergency medicine, endocrinology/diabetes, esophageal disease, family medicine, gastroenterology, general surgery, geriatrics, obstetrics and gynecology, labor and delivery, Level III Neonatal Intensive Care, infectious diseases, internal medicine, lupus, maternal and fetal medicine, minimally invasive and robotic surgery, nephrology, neurology, neurosurgery, ophthalmology, oral/ maxillofacial surgery, orthopaedic surgery and sports medicine, otolaryngology, otorhinolaryngology, pain medicine, pathology and laboratory medicine, pediatrics, pelvic floor disorders, plastic and reconstructive surgery, physical medicine and rehabilitation, podiatry, primary care medicine, pulmonary medicine, reproductive medicine and infertility, rheumatology and autoimmune disorders, sleep disorders, thoracic surgery, urology.

AHN Wexford Hospital

Number of Licensed Beds: 160
Allegheny Health Network
12351 Perry Hwy
Wexford, PA 15090
www.ahn.org
412-DOCTORS

Allergy and Immunology, Cardiovascular disease, Interventional Cardiology, Cardiothoracic and Vascular surgery, Asthma, Bariatric Surgery, Hematology/ Blood Cancer, Medical, Radiation and Surgical Oncology, anesthesiology/pain medicine, bariatric surgery, bone marrow and cell transplantation, burn trauma, colorectal surgery, critical care medicine, dermatology, diagnostic and interventional radiology, emergency medicine, endocrinology/diabetes, esophageal disease, family medicine, gastroenterology, general surgery, geriatrics, obstetrics and gynecology, labor and delivery, Level III Neonatal Intensive Care, infectious diseases, internal medicine, lupus, maternal and fetal medicine, minimally invasive and robotic surgery, nephrology, neurology, neurosurgery, ophthalmology, oral/ maxillofacial surgery, orthopaedic surgery and sports medicine, otolaryngology, otorhinolaryngology, pain medicine, pathology and laboratory medicine, pediatrics, pelvic floor disorders, plastic and reconstructive surgery, physical medicine and rehabilitation, podiatry, primary care medicine, pulmonary medicine, reproductive medicine and infertility, rheumatology and autoimmune disorders, sleep disorders, thoracic surgery, urology.

Butler Memorial Hospital

Number of Licensed Beds: 234
Total Personnel: 1,647
Butler Health System
911 E. Brady St.,
Butler, PA 16001
724-283-6666
www.butlerheathsystem.org

HeartCenter (includes open heart surgery, catheterization and angioplasty), Outpatient Surgery Center, Women's Health Services, Family Services, emergency care, skilled nursing facility, Center for Sleep Disorders, Diabetes Center, Pain Management Center, psychiatric and drug/alcohol treatment, outpatient (community) diagnostic services, a full- service lab.

Butler VA Medical Center

Number of Licensed Beds: 123

Total Personnel: 500

325 New Castle Rd.,

Butler, PA 16001-2480

724-287-4781

[www.butler.med.va.gov/butler va](http://www.butler.med.va.gov/butler%20va)

Primary and preventive medicine, ambulatory care, outpatient care, acute care, substance abuse treatment medical inpatient care, physical rehabilitation, long-term.

Excelsa Health Frick Hospital

508 South Church Street, Mount Pleasant, PA 15666

724/547-1500

Number of Licensed Beds: 33

www.excelsahealth.org

A full-service acute care hospital including breast health services, bone density scanning, an Outpatient Services Center for nuclear medicine, pulmonary function lab, stress lab, EKG, EEG, echocardiography, x-ray, ultrasound and 3D mammography. Also includes a nationally recognized emergency department, enhanced surgical services, outpatient physical and occupational therapies, state-of-the-art cardiac and pulmonary rehabilitation, Simulation Lab/Education Center, the Excelsa Health Advanced Lung Center, the Excelsa Health Advanced Pain Center, the Excelsa Health Wound Center and the Excelsa Health Cancer Center in Partnership with UPMC Hillman Cancer Center.

Excelsa Health Latrobe Hospital

One Mellon Way, Latrobe, PA 15650

724/537-1000

Number of Licensed Beds: 170

www.excelsahealth.org

A full-service acute care hospital along with outpatient services including imaging services, cardiac rehabilitation, diabetes education, outpatient surgery and short procedure suites and wellness programs. Also features EPIC Rehab – Excelsa Physical Improvement Center treating stroke, amputations, hip fractures, neurological disorders, multiple trauma and more and a dedicated suite for minimally invasive

surgery and robotic surgery. Full service emergency department; behavioral health services including inpatient child and adolescent services. The Excelsa School of Anesthesia, partnership with Saint Vincent College, is located here.

Excelsa Health Westmoreland Hospital

532 West Pittsburgh Street,

Greensburg, PA 15601

724/832-4000

Number of Licensed Beds: 375

www.excelsahealth.org

A full-service acute care hospital with extensive inpatient and outpatient services including a Short Stay Surgery unit; a full complement of imaging services, breast health center, Bariatric Surgery Center, minimally invasive robotic surgery, emergency medicine, outpatient rehabilitation, the Excelsa Health Advanced Wound Center with hyperbaric oxygen chamber treatment and Critical Care Unit with intensivist program. The Hospital is also home to the Excelsa Heart, Lung & Vascular Institute, which provides cardiac catheterization, ablation, electrophysiology and open-heart surgery. The Hospital also contains a 34-bed Intensive Care Unit and Step-Down Unit.

The Family Additions Maternity Center and Behavioral Health Services with an emergency crisis walk-in center and adult inpatient services are located at the facility.

Heritage Valley Beaver

Number of Licensed Beds: 285

Heritage Valley Health System

1000 Dutch Ridge Rd.,

Beaver, PA 15009

724-728-7000

www.heritagevalley.org

Medical and surgical services, Heart & Vascular Center (cardiovascular and thoracic surgery, cardiology, cardiac catheterization), emergency care, orthopedic surgery, oncology, rehabilitation, obstetrics, gynecology, pediatrics, behavioral health, wound care and sleep lab.

Heritage Valley Kennedy

Number of Licensed Beds: 124

Heritage Valley Health System

25 Heckel Rd.,

McKees Rocks, PA 15136

412-777-6161

www.heritagevalley.org

Medical and surgical services, emergency care, cardiology, behavioral health, rehabilitation, occupational medicine, and sleep lab.

Heritage Valley Sewickley

Number of Licensed Beds: 176

Heritage Valley Health System

720 Blackburn Rd.,

Sewickley, PA 15143

412-741-6600

www.heritagevalley.org

Medical and surgical services, emergency care, cardiology, cancer care, obstetrics, gynecology, pediatrics, behavioral health, rehabilitation, occupational medicine, sleep lab and vein medicine.

Highlands Hospital

Number of Licensed Beds: 64

Total Personnel: 400+

401 E. Murphy Ave.,

Connellsville, PA 15425

724-628-1500

www.highlandshospital.org

Acute care, cardiac care, oncology, emergency care, surgical care (inpatient and outpatient), occupational health and rehabilitation service, mental health services (adolescent, adult and geriatric), swing bed program.

Lifecare Hospital of Pittsburgh, Inc.

Number of Licensed Beds: 152

Total Personnel: 395

225 Penn Ave.,

Pittsburgh, PA 15221

412-247-2424

www.lifecare-hospitals.com

Long-term, acute care facility.

Monongahela Valley Hospital Inc.

Penn Highlands Mon Valley

Number of Licensed Beds: 210

Total Personnel: 1,300

1163 Country Club Rd.

Monongahela, PA 15063

724-258-1000

www.monvalleyhospital.com

Comprehensive oncology services, center for radiation and chemotherapy, medical/surgical, obstetrics/gynecology, rehabilitation, emergency medicine, drug and addictive disease treatment services, psychiatric, critical, cardiac care.

St. Clair Health Corp.

Number of Licensed Beds: 300+

Total Personnel: 2,006

1000 Bower Hill Rd.,

Pittsburgh, PA 15243

412-942-4000

www.stclair.org

Cancer center, center for pulmonary health, women's and children's center, heart center, center for motion recovery, center for behavioral and mental health, and emergency center.

Uniontown Hospital

Number of Licensed Beds: 209

Total Personnel: 1,296

500 West Berkley St.,

Uniontown, PA 15401

724-430-5000

www.uniontownhospital.com

General medical and surgical care, obstetrics, emergency services, cardiac care, diagnostic services, physical rehabilitation, hospital-based outpatient care, nursing services and Digestive Health Center.

UPMC Children's Hospital of Pittsburgh

One Children's Hospital Drive

4401 Penn Ave.

Pittsburgh, PA 15224

412-692-5325

CHP.edu

Regionally, nationally, and globally, UPMC Children's Hospital of Pittsburgh is a leader in the treatment of childhood conditions and diseases, a pioneer in the development of new and improved therapies, and a top educator of the next generation of pediatricians and pediatric subspecialists. With generous community support, UPMC Children's has fulfilled this mission since its founding in 1890, both at its main campus in western Pennsylvania as well as at a growing number of outpatient locations in the state and beyond.

Children's is named consistently to several elite lists of pediatric hospitals, including ranking on the prestigious U.S. News & World Report annual Honor Roll of Best Children's Hospitals for 2022-2023. Children's is also a Magnet®-designated hospital in recognition of its nursing excellence and leadership, was named among the most innovative hospitals by Parents Magazine in 2018 and 2020, and was named a Leapfrog Top Hospital for patient safety and quality in 2022 – one of only 12 pediatric hospitals in the nation to have received this honor.

Children's has a special collaboration with UPMC Magee-Womens Hospital, providing an unmatched continuum of care for mothers and newborns in the region. Its Heart Institute and Pediatric Transplantation programs also have partnerships with hospitals in Virginia and in Florida, sharing Children's pediatric expertise in those areas with the children, families, and medical professionals in those regions of the country.

UPMC East

2775 Mosside Boulevard

Monroeville, PA 15146

412-357-3000

UPMCEast.com

UPMC East was designed with patients and state-of-the-art care in mind. The hospital delivers a wide range of services and specialty programs, including the UPMC Hillman Cancer Center and UPMC Heart and Vascular Institute. UPMC East also works closely with UPMC Magee-Womens Hospital to provide the best quality women's health services to the community and is designated by The Joint Commission as a Primary Stroke Center. In addition, UPMC provides care to the community through outpatient centers and physician offices in Pittsburgh's suburbs and Westmoreland County. Located about 10 miles east of Pittsburgh, UPMC East provides world-class medical care to the region's eastern communities.

UPMC Lemieux Sports Complex

8000 Cranberry Springs Drive

Cranberry Township, PA 16066

1-855-93-SPORT (77678)

UPMCSportsMedicine.com

The UPMC Lemieux Sports Complex is a destination for athletes of all ages and skill levels seeking cutting-edge injury prevention, treatment, and sports performance services from experts in sports medicine. Specialty services: Orthopaedic surgery, primary care sports medicine, physical medicine and rehabilitation, physical therapy, imaging, sports nutrition, sports performance, and concussion. UPMC Children's Express Care, UPMC Magee-Womens Specialty Services, and UPMC Program for Spine Health are also located inside the UPMC Lemieux Sports Complex — the primary practice and training facility for the NHL's Pittsburgh Penguins®.

UPMC Magee-Womens Hospital

300 Halket St.

Pittsburgh, PA 15213

1-866-MyMagee (696-2433)

UPMCMagee.com

For more than 110 years, UPMC Magee-Womens Hospital has been keeping women and their families strong. Recognized as a National Center of Excellence in Women's Health by the U.S. Department of Health

and Human Services, UPMC Magee is the region's premiere women's health care provider. Magee is nationally ranked by U.S. News & World Report for excellence in gynecology and rated as a 2022-2023 High Performing Hospital for Maternity Care (Uncomplicated Pregnancy). A Magnet®-designated hospital, Magee also is recognized by Newsweek as one of the best maternity hospitals in the U.S.

Nearly 10,000 babies are born at Magee each year, and the hospital's Level III neonatal intensive care unit—one of the largest in Pennsylvania—treats more than 1,900 seriously or critically ill babies annually. A special collaboration with UPMC Children's Hospital of Pittsburgh provides an unmatched level of care with more than 30 neonatal specialty programs for moms and babies. In addition, Magee's close partnership with Magee-Womens Research Institute, a nationally and internationally recognized center for women's health research, brings cutting-edge research and innovation to the bedside. Magee is also noted for its clinical programs in breast cancer, offered in partnership with UPMC Hillman Cancer Center, gynecologic cancer, bariatric services, reproductive endocrinology and fertility preservation, and bone and joint care. Specialty services include the UPMC Magee-Womens Heart Program, UPMC Magee-Womens Imaging, genetic testing and counseling, maternal fetal medicine, fetal diagnosis and intervention, and minimally invasive and robotic surgery.

UPMC McKeesport

**1500 Fifth Avenue
McKeesport, PA 15132
412-664-2000
UPMCMcKeesport.com**

UPMC McKeesport offers residents of the Monongahela, Youghiogheny, and Turtle Creek valleys access to a full range of medical services, including highly specialized medical and surgical treatment. UPMC McKeesport is a designated Primary Stroke Center with a state-of-the-art Emergency Department and imaging center, and separate intensive care and

cardiac care units. The hospital provides ongoing rehabilitation and education programs for patients undergoing cardiac, neurologic, and orthopaedic care. Its UPMC Hillman Cancer Center allows patients to receive medical oncology treatments close to home. UPMC McKeesport is located 15 miles southeast of Pittsburgh.

UPMC Mercy

**1400 Locust Street
Pittsburgh, PA 15219
412-232-8111
UPMCMercy.com**

UPMC Mercy is the region's only combined Level I Trauma Center and Comprehensive Burn Center recognized to treat the most serious or life-threatening injuries. It is also certified as a Comprehensive Stroke Center by The Joint Commission and the American Heart Association/American Stroke Association. Founded in 1847 by the Sisters of Mercy, the hospital merged with UPMC in 2008 and is now the region's only Catholic hospital. UPMC Mercy is the flagship location of the nationally recognized UPMC Rehabilitation Institute. In 2023, the new UPMC Mercy Pavilion opens on the hospital's campus, offering advanced vision and rehabilitation services.

UPMC Passavant

**UPMCPassavant.com
UPMC Passavant–McCandless
9100 Babcock Boulevard
Pittsburgh, PA 15237
412-367-6700**

**UPMC Passavant–Cranberry
1 St. Francis Way
Cranberry Township, Pa 16066
724-772-5300**

UPMC Passavant delivers a wide range of advanced medical and surgical care at two convenient campuses in McCandless and Cranberry Township, including providing patients access to UPMC's renowned UPMC Heart and Vascular Institute, UPMC Hillman Cancer Center, UPMC Magee-Womens Specialty Services, and UPMC Children's Hospital of Pittsburgh physicians and care. In addition, the nearby UPMC Specialty

Care in Wexford provides comprehensive, multidisciplinary brain and spine care.

UPMC Passavant has earned numerous accolades, including repeat recognition from U.S. News & World Report. The hospital is a Joint Commission-designated Primary Stroke Center and is Magnet®-designated—the highest international recognition for nursing excellence and leadership. This state-of-the-art hospital offers UPMC's world-class care to communities in Allegheny, Beaver, and Butler counties. Built in 1964, UPMC Passavant–McCandless is located just 10 miles from the city, and UPMC Passavant–Cranberry is located 20 miles from Pittsburgh.

UPMC Presbyterian

**200 Lothrop Street
Pittsburgh, PA 15213
412-647-2345
UPMCPresbyterian.com**

UPMC Presbyterian provides extensive adult inpatient medical and surgical services. It is an internationally renowned center for organ transplantation and recognized leader in cardiology and cardiothoracic surgery, critical care medicine and trauma services, and neurosurgery. A designated Level I Trauma Center and certified Comprehensive Stroke Center, the hospital's Emergency Department sees more than 50,000 patients each year and receives urgent referrals from throughout western Pennsylvania and the tri-state region. Founded in 1893, UPMC Presbyterian is a major adult tertiary-care hospital and academic medical center located in the heart of Oakland—the hub of health care innovation and research in Pittsburgh. As part of UPMC Presbyterian Shadyside, it has earned numerous accolades, including repeat recognition from U.S. News & World Report.

UPMC Rooney Sports Complex

**3200 S. Water St.
Pittsburgh, PA 15203
1-855-93-SPORT (77678)
UPMCSportsMedicine.com**

The UPMC Rooney Sports Complex is one of the leading sports medicine facilities in the United States and features the

UPMC Freddie Fu Sports Medicine Center. Specialty services: Orthopaedic surgery, primary care sports medicine, physical medicine and rehabilitation, physical therapy, imaging, sports nutrition, sports performance, and concussion.

UPMC Shadyside

**5230 Centre Avenue
Pittsburgh, PA 15232**

412-623-2121

UPMCShadyside.com

UPMC Shadyside has a long legacy of leadership in cardiology and cardiac surgery, as well as geriatrics. The hospital offers primary medical care, physician and nursing education, and a broad range of specialties that include cardiology, oncology, orthopaedics, geriatrics, gynecology, vascular medicine, and endocrinology. UPMC Shadyside is a Magnet®-designated hospital — the highest international recognition for nursing excellence and leadership. UPMC Shadyside is a major tertiary care teaching hospital located in Pittsburgh's Shadyside neighborhood. Serving the area since 1866, the hospital merged with UPMC in 1997. As part of UPMC Presbyterian Shadyside, it has earned numerous accolades, including repeat recognition by U.S. News & World Report. UPMC Shadyside also serves as hub for UPMC Hillman Cancer Center, which is the only National Cancer Institute-designated Comprehensive Cancer Center in the region.

UPMC St. Margaret

**815 Freeport Road
Pittsburgh, PA 15215**

412-784-4000

UPMCStMargaret.com

Patients are drawn by UPMC St. Margaret's reputation for world-class health care and signature services, including a 24/7 emergency department, family health centers, family medicine, general surgery, internal medicine, orthopaedics, outpatient surgery, and UPMC Hillman Cancer Center. As a certified Primary Stroke Center, the hospital offers patients the most advanced treatments and procedures.

UPMC St. Margaret is an award-winning hospital and medical services complex located in the heart of Aspinwall, right off Route 28 and less than 10 miles from downtown Pittsburgh. UPMC St. Margaret is a Magnet®-designated hospital — the highest international recognition for nursing excellence and leadership. Founded in 1898, it became the first Pittsburgh hospital to merge with UPMC in 1997.

UPMC Surgical Services at UPMC Outpatient Centers

Outpatient surgical services that do not require an overnight stay are provided at three UPMC Outpatient Center locations: Mariner Court in Harmer, Oxford Drive in Bethel Park, and Clairton Boulevard in West Mifflin. Convenient and free parking is available at all three locations.

UPMC Western Psychiatric Hospital

**3811 O'Hara Street
Pittsburgh, PA 15213**

412-624-2100

UPMCWPIC.com

UPMC Western Psychiatric Hospital is the primary provider of inpatient, community-based outpatient, and integrated behavioral health care for western Pennsylvania. Located in Pittsburgh's Oakland neighborhood, UPMC Western Psychiatric is the flagship of UPMC Western Behavioral Health and is regarded as a national leader in providing best practice, research-based care, and a broad array of innovative psychiatric and addiction services for children, adolescents, adults, and seniors at every stage of their recovery. It operates the region's only psychiatric emergency service and the Center for Interventional Psychiatry. A leading recipient of funding by the National Institutes of Health, Western conducts groundbreaking research and trains the next generation of behavioral health care professionals. With over 250 inpatient psychiatric beds and more than 100 community-based ambulatory clinics and programs, it manages one of the largest networks of behavioral health care providers affiliated

with an academic medical center in the country. UPMC Western Psychiatric Hospital was the first UPMC facility to be recognized by the Human Rights Campaign (HRC) as a leader in lesbian, gay, bisexual, transgender, and queer (LGBTQ) health care equality.

UPMC St. Margaret Harmar Outpatient Center

**3 Mariner Court
Pittsburgh, PA 15238**

412 784 7540 or 1 877 807 0599

The UPMC St. Margaret Harmar Outpatient Center provides a full range of outpatient surgical and gastrointestinal procedures, using the same cutting-edge equipment, technology, and quality of care found at UPMC St. Margaret. The center is conveniently located off Route 28 as well as the Harmarville exit of the Pennsylvania Turnpike.

Surgical services performed include:

Ear, nose, and throat, General surgery, Gynecologic surgery, Ophthalmologic surgery, Oral maxillofacial surgery (mouth, dental, and facial), Orthopaedic surgery (joint and sports medicine), Plastic surgery, Podiatric surgery (feet), Urologic surgery

UPMC South Surgery Center

**UPMC Outpatient Center
1300 Oxford Drive, Suite LL-A
Bethel Park, PA 15102**

412-851-8600

UPMC.com/SouthHills

UPMC South Surgery Center is located in the UPMC Outpatient Center in Bethel Park, near Route 19, and serves residents of Allegheny and Washington counties. Highly trained surgery staff includes anesthesiologists, nurse anesthetists, registered nurses, radiologic technicians, and operating room technicians.

Outpatient surgical services available in the areas of:

Dental surgery, Gastroenterology, General surgery, Gynecology, Ophthalmology, Orthopaedic surgery (hand/upper extremity, lower extremity, and sports



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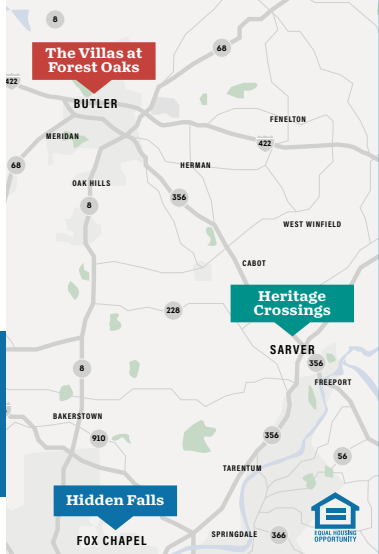
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HEALTHCARE

medicine), Otolaryngology, Pediatrics, Plastic surgery, Podiatry, Urology

UPMC West Mifflin Surgery Center

UPMC Outpatient Center

275 Clairton Blvd.

Pittsburgh, PA 15236

412-650-2900

UPMC.com/ClairtonBlvdOPC

Operating rooms are equipped with state-of-the-art technology and pre- and post-op areas provide comfort and privacy in a healing environment. Surgery is performed by board-certified surgeons who are on staff at UPMC hospitals located throughout the region. Highly trained surgery staff includes anesthesiologists, nurse anesthetists, registered nurses, radiologic technicians, and operating room technicians.

Outpatient surgical specialties include:

Breast surgery, Colon and rectal surgery, Ear, nose, throat, Gastroenterology, General surgery, Obstetrics/gynecology/women's health, Ophthalmology, Orthopaedic surgery (general, hand/upper extremity, joint, and sports medicine), Pain management, Podiatry (foot and ankle), Urology, Wound care

The Washington Hospital

Number of Licensed Beds: 265

Total Personnel: 2,000

155 Wilson Ave.,

Washington, PA 15301

Cardiology, oncology, obstetrics and newborn, rehabilitation, emergency care, neurosurgery, ophthalmology, plastic surgery, family practice, laser. **mg**

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https://www.avisonyoung.us/en_US/web/pittsburgh

Brad Totten

Principal & Managing Director

Four PPG Place

Pittsburgh, PA 15222

D: 412.944.2132

To learn more, please contact us at:
brad.totten@avisonyoung.com

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HIGHER EDUCATION

A WEALTH OF OPPORTUNITY

Residents of Pittsburgh and its neighboring communities throughout Southwestern Pennsylvania benefit from an abundance of world-class universities, prestigious private colleges, and highly regarded community colleges. With 60 colleges and universities to choose from, students of all ages can pursue a path of higher education suitable for their personal goals.



This wealth of opportunity also benefits the community as a whole. Institutions of higher education contribute to the entire region's quality of life. Universities and colleges employ thousands of local residents. And the millions of dollars paid through local and state income taxes provide a substantial economic impact. Combine that with student and faculty spending and expenditures for construction and other projects and the financial impact rises to billions of dollars annually.

Allegheny County

A thriving public research university with more than 34,000 students across five campuses, The **University of Pittsburgh** is ranked No. 23 on the U.S. News & World Report's 2022 list of Top Public Schools in the Nation. According to Kiplinger's Personal Finance, Pitt is one of America's best-value public colleges and is the best value in Pennsylvania for the 13th consecutive year. In 2016, Pitt was named the #1 public university in the Northeast in the Wall Street Journal/Times Higher Education rankings.

The Pittsburgh campus covers 132 acres in the city's Oakland section which includes various historic buildings, most notably, the 42-story Gothic revival centerpiece known as the Cathedral of Learning. Four regional campuses serve students and communities in Bradford, Greensburg, Johnstown, and Titusville. Pitt is a member of the prestigious Association of American Universities (AAU), a group of 62 distinguished public and private universities in North America that are PhD-granting institutions.

Pitt is home to 16 schools and colleges that offer a breadth of high-quality undergraduate and graduate programs. 97% of Pitt graduates achieve a successful career outcome within six months. All six of Pitt's global and area studies centers have been chosen to receive both National Resource Center grants and Foreign Language and Area Studies Fellowships by the federal government.

Patrick Gallagher is the 18th Chancellor of the University, which includes 16 schools and colleges offering undergraduate, graduate, and professional education. The University's more than 13,000 employees—including 4,450 fulltime faculty members—serving 16 undergraduate, graduate, and professional schools and colleges. About 60 percent of Pitt's graduates live and work in Pennsylvania, and there are more than 87,000 Pitt alumni living in Allegheny County alone. Gallagher plans on stepping down as chancellor in Summer of 2023.

Faculty members and graduates of The University of Pittsburgh include Rhodes Scholars, Marshall Scholars, and Fulbright Scholars. Honors bestowed on graduates include the Nobel Peace Prize, the Nobel Prize in Physiology or Medicine, the National Medal of Science, MacArthur "Genius" Fellowships, the Pulitzer Prize for Fiction, the Fritz Medal in Engineering, National Book Awards, and the Shaw and Albany prizes in medicine. There are also Academy Award winners, U.S. Senators, U.S. Cabinet members and U.S. state governors.

A proven economic engine, Pitt contributes \$5.2 billion annually to communities throughout Pennsylvania. One of out every 130 jobs in Pennsylvania is supported by Pitt. An estimated 65% of Pitt graduates remain in Pennsylvania and contribute to the state economy. Pitt returns \$271.7 million in tax revenue to state and local government and supports 47,490 jobs across the commonwealth.

Reported in late 2022, for the first time in its more than 230-year history, Pitt surpassed over \$1 billion in annual research expenditures, joining just over a dozen national institutions that have done the same.

Shared as a landmark figure in Pitt's inaugural annual "Report of Research" that spanned 2021-2022, the university reported expenditures of \$1.07 billion on research-related efforts during its past fiscal year. That figure places Pitt at No.

15 nationally in a list of higher education research and development expenditures, according to the National Science Foundation Higher Education Research and Development (HERD) Survey's figures of the 2020 fiscal year. Research strengths have contributed to the launch and growth of such technology-driven, economic-development initiatives as the Pittsburgh Life Sciences Greenhouse, the Robotics Foundry, and the Pittsburgh Tissue Engineering Initiative, among many others. Technologies developed at Pitt have developed the basis for more than 100 start-up companies since 1996. The University has seen almost 500 new U.S. patents in the last decade and a half. Pitt also sits at the heart of what has been called the education and health services employment super-sector by the U.S. Department of Labor. This is now the largest employment sector in the Pittsburgh metropolitan area.

Across its 115 years in existence, **Carnegie Mellon University** (CMU) has soared to national and international leadership in higher education as a global research university. With more than 13,000 students, 105,000 alumni, and more than 6,000 faculty and staff, the CMU community considers passion and real-world problem solving as part of the university's DNA. Carnegie Mellon is consistently a top-ranked university, recognized for its world-class arts and technology programs, collaboration across disciplines, and innovative leadership in education. Selected in March 2018, Farnam Jahanian serves as President of the university.

CMU consists of the College of Engineering, College of Fine Arts, Dietrich College of Humanities and Social Sciences, Heinz College of Information Systems and Public Policy, Mellon College of Science, School of Computer Science, and the Tepper School of Business. A birthplace of innovation since its founding, CMU continues to be known for innovation and for interdisciplinary collaboration.

EDUCATION

At Carnegie Mellon, passion and real-world problem solving are a part of our DNA. Civic engagement efforts grounded in social issue education and reflection are powerful expressions of real-world problem-solving mentality. Through direct service, civic discourse, activism, social justice and philanthropic opportunities, the CMU community joins together with a focus on a better future for all.

The university's world-renowned faculty members are practicing professionals who bring extensive knowledge and experience into the classroom. With a student-faculty ratio of 13:1, faculty members are accessible and take a genuine interest in their students' work.

Founded in 1878 by Catholic missionaries known as the Spiritans, **Duquesne University** has risen from its humble beginnings as a school for the children of Pittsburgh's poor immigrants to an

educational and economic powerhouse. The private Catholic university offers nine schools of study serving nearly 9,500 students. Duquesne boasts 80 undergraduate degrees and 90 graduate programs on campus in Pittsburgh as well as partially or entirely online. With a faculty-student ratio of 14:1, students have plenty of direct access to award-winning scholar-teachers.

The University Core Curriculum emphasizes students' intellectual and ethical development through the liberal arts. Using the modes of inquiry particular to the humanities and the social and natural sciences, students expand their self-understanding and their knowledge of the world.

Pittsburgh area corporations, high-tech businesses, health systems and non-profit organizations recognize the quality of a Duquesne education, and they seek

their students for cooperative projects, internships, and jobs. Current national rankings include #151 out of 443 National Universities, #100 in Best Colleges for Veterans and #68 in Best Value Schools.

The main campus is located on 49 acres in Pittsburgh, with 31 buildings and 6 living-learning centers, or student-residence buildings. Its close proximity to Downtown Pittsburgh provides ample cultural experiences just steps away from the campus.

Point Park University focuses on student success through experiential learning opportunities. Located in the heart of Downtown Pittsburgh, Point Park currently enrolls more than 4,200 students in over 100 undergraduate, graduate and doctoral programs offered through its School of Arts and Sciences, Rowland School of Business, School of Communication, School of Education and Conservatory of



EDUCATION

Performing Arts. Its students represent 49 states and 44 countries.

In the fall of 2020, PPU joined the JED Campus program in support of student mental health and well-being. The program is a nationwide initiative of The Jed Foundation (JED) designed to help schools evaluate and strengthen their mental health, substance misuse and suicide prevention programs and systems to ensure that schools have the strongest possible mental health safety nets. By joining JED Campus, Point Park demonstrates a commitment to the emotional well-being of its students.

Carlow University is a private, coeducational, Catholic university located in the heart of Pittsburgh's "Eds, Meds, and Tech" district. Founded by the Sisters of Mercy, Carlow's graduates, curriculum, and partnerships reflect

its strong commitment to social justice; ethical, forward-thinking and responsible leadership; and service to the community that has a meaningful impact. Undergraduate and graduate degrees are offered in three colleges: Health and Wellness, Leadership and Social Change, and Learning and Innovation. Carlow graduates are in demand for their professional expertise, in fields ranging from nursing, the sciences, and perfusion technology to counseling, education, and forensic accounting; their entrepreneurial spirit and creative mindset; and their ability to manage change. Carlow's thirteen athletic teams are known as the Celtics, a reflection of the university's Irish heritage and roots. Notably, Carlow University President Kathy W. Humphrey, PhD has been named as one of Pittsburgh Business Times' 2022 Women of Influence, an accolade recognizing women

throughout Pittsburgh who have had a significant impact on the community.

Chatham University is home to nearly 2,200 undergraduate and graduate students. The university is comprised of three distinct campuses, the Shadyside Campus; Chatham Eastside in the fast-growing East End; and the 388-acre Eden Hall Campus, the world's first academic community built from the ground up for the study and practice of sustainability earning the school recognition as one of the greenest colleges in the United States.

Chatham's academic excellence centers around sustainability, the health sciences and lab sciences, business and communications, and arts and humanities. Undergraduates can choose from over 40 majors. Among Chatham's forward-thinking initiatives is The Integrated Degree Program which allows an



A Partner for Growth

The University of Pittsburgh is proud to be part of the local business community and is transforming to expand our national and global networks. Research partnerships, student engagement, and large-scale projects are some of the ways to engage at Pitt.

Contact the Economic Partnerships Office at economicpartnerships@pitt.edu to learn more.

The seal of the University of Pittsburgh, featuring a circular design with the university's name and founding year (1782) around the perimeter, and a central shield with various symbols.

University of Pittsburgh

EDUCATION

undergraduate student to begin a Chatham graduate program during their senior year of high school and earn both a bachelor's and master's degree in as few as five years.

Many students find that after scholarships and grants, a Chatham University education can be obtained for about half the standard price. Chatham's ranking in the 2022-2023 edition of Best Colleges in National Universities is #194. Also at Chatham, the Career Development Office works closely with faculty and the Alumni Engagement Office to help students have a successful experience entering the job market upon graduation.

La Roche University is committed to connecting up-and-coming job candidates with employers in Pittsburgh and the surrounding region. A key strategy for accomplishing this goal is to provide educational

programming to support the needs of the region.

"Our goal is to continue diversifying La Roche's academic portfolio through the expansion of our health care, technology and science programming," says President Sister Candace Introcaso, CDP, PH.D. "The Entry Level Master of Science in Nursing program, for instance, is the first of its kind in Pennsylvania and addresses a statewide nursing shortage and eldercare crisis. At full capacity, the program has the potential to produce 100 to 150 new nurses a year, a mission-critical contribution to the two major health systems that serve the area."

La Roche launched two Doctor of Nurse Anesthesia Practice (DNAP) programs in fall 2022—the Entry Level DNAP Program and DNAP Completion Program—to meet the challenges of changing health care trends. Both programs position graduates for

advanced leadership roles involving health care policy, administration and education.

Aspiring teachers who hold a bachelor's degree in any field now can earn a Master of Arts in Teaching (MAT) at La Roche. The program can be completed in just 15 months, which makes it ideal for obtaining a teaching position in a short timeframe. The University believes the new MAT program will help address the growing shortage of teachers across the country and in the Pittsburgh region.

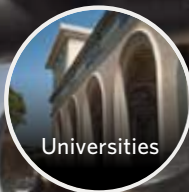
"As a member of the Pittsburgh North Regional Chamber, La Roche connects employers with emerging talent in high-demand fields and creative disciplines. Throughout the year, employers have access to job and internship candidates and a variety of free resources to meet their recruitment needs. As a result, real-life learning experiences help our students

[Innovators to Entrepreneurs]

Partnering for a Strong Economy and Community



Foundations



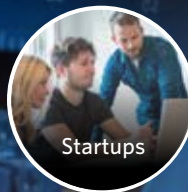
Universities



Companies



Government



Startups

Carnegie Mellon University

cmu.edu

EDUCATION

to develop into college graduates who possess the specialized skills that today's job market requires," says Sister Introcaso.

Established in 2021, La Roche's Center for Lifelong Learning empowers learners of all ages by offering high-quality, flexible and adaptable programs to serve and meet the needs of Pittsburgh and its surrounding communities. The Center offers a variety of engaging and interactive classes, workshops and community programs for both retirement-aged individuals, youth and professionals at various stages of their careers.

Robert Morris University (RMU) provides students with an environment that promotes engaged learning and gives them opportunities to expand their worlds with numerous and varied study-abroad programs. Recently, the university added several degree programs and expanded its honors program.

Gallup studies show RMU students are

more likely than typical college graduates to say college prepared them for life after graduation and are more likely to have a job offer waiting when they graduate. Additionally, they are more likely to earn more and be more engaged in their careers while thriving in their personal well-being. RMU's Student Engagement Transcript provides graduates with a tangible record to show future employers of their leadership and other experiences outside the classroom. Recent statistics reveal that 95% of the Class of 2020 who are employed have jobs in their field of choice. Additionally, 86% of graduates completed internships or other work-related experiences. Also 77% of graduates work in a professional or managerial position

Robert Morris, which is already one of the top business schools in Pennsylvania, now has an undergraduate business program that provides graduates with everything that they need to enter the business world in virtually every industry. One of the more

unique opportunities that RMU offers is the PNC Trading Center, which simulates the NYSE floor and features a trading room as well as workstations where students can observe trading floor action.

Robert Morris University ranked 15th out of 108 U.S. universities in Fortune's new rankings of "Best Online MBA Programs in 2022." The university has also been given the Military Spouse Friendly Schools award for its efforts in creating sustainable and meaningful education paths for spouses of military personnel.

Since its founding in 1966, **Community College of Allegheny County** (CCAC) has flourished, becoming the educational powerhouse it is today—a nationally renowned two-year college dedicated to serving all members of the community. From groundbreaking student success initiatives to top-ranked academic and career-based programs, CCAC continues to be the college of choice for nearly one out of three adults in the Greater Pittsburgh metropolitan region.

The current year's undergraduate enrollment exceeds 30,000 students taking advantage of nearly 160-degree, certificate, diploma and transfer programs while thousands more access noncredit and workforce development courses. Comprising four campuses and four neighborhood centers, as well as other offsite locations, CCAC is honored to have one of the largest veteran student populations in the state and takes pride in ranking among the nation's top community colleges for the number of individuals graduating in nursing and other health-related professions.

CCAC graduates have transferred to the nation's most prestigious colleges and universities, have obtained the most academically challenging and competitive degrees and can be found at leading companies, organizations and institutions throughout the country. CCAC alumni are actively engaged in every



EDUCATION



sector of society, providing leadership to scores of economic, scientific, civic and philanthropic entities both in the Pittsburgh region and around the world.

Beyond Allegheny County

Penn State University, educates more than 98,000 students, employs more than 40,000 people, and generates more than \$8.5 billion annually in economic impact for the Commonwealth of Pennsylvania. Although Penn State's main campus is located in State College, Pennsylvania, the university has four branch campuses located in the Greater Pittsburgh Area—Beaver, Fayette, Greater Allegheny, and New Kensington. It also has an MBA program located in Cranberry Township. Penn State is a Research-I university with state-of-the-art facilities. Faculty and students are dedicated to collaborating with industry and applying knowledge to make our lives better. Research projects involving more than \$800

million are in the works during a given year throughout the University.

Niche ranks the Penn State Beaver Campus as one of the Most Diverse Colleges in America. Penn State Fayette ranked #178 out of 969 for Best Small Colleges in America.

Penn West California (formerly known as California University of Pennsylvania) is dedicated to building character and careers. Founded in 1852, the university has grown into a regional institution that offers more than 150 undergraduate concentrations and majors and 50 graduate programs. Some academic programs, such as Robotics Engineering Technology and Commercial Music Technology, are found in few other regional institutions.

World-class affiliations with organizations such as the Smithsonian Institution and the National Gallery of Art make

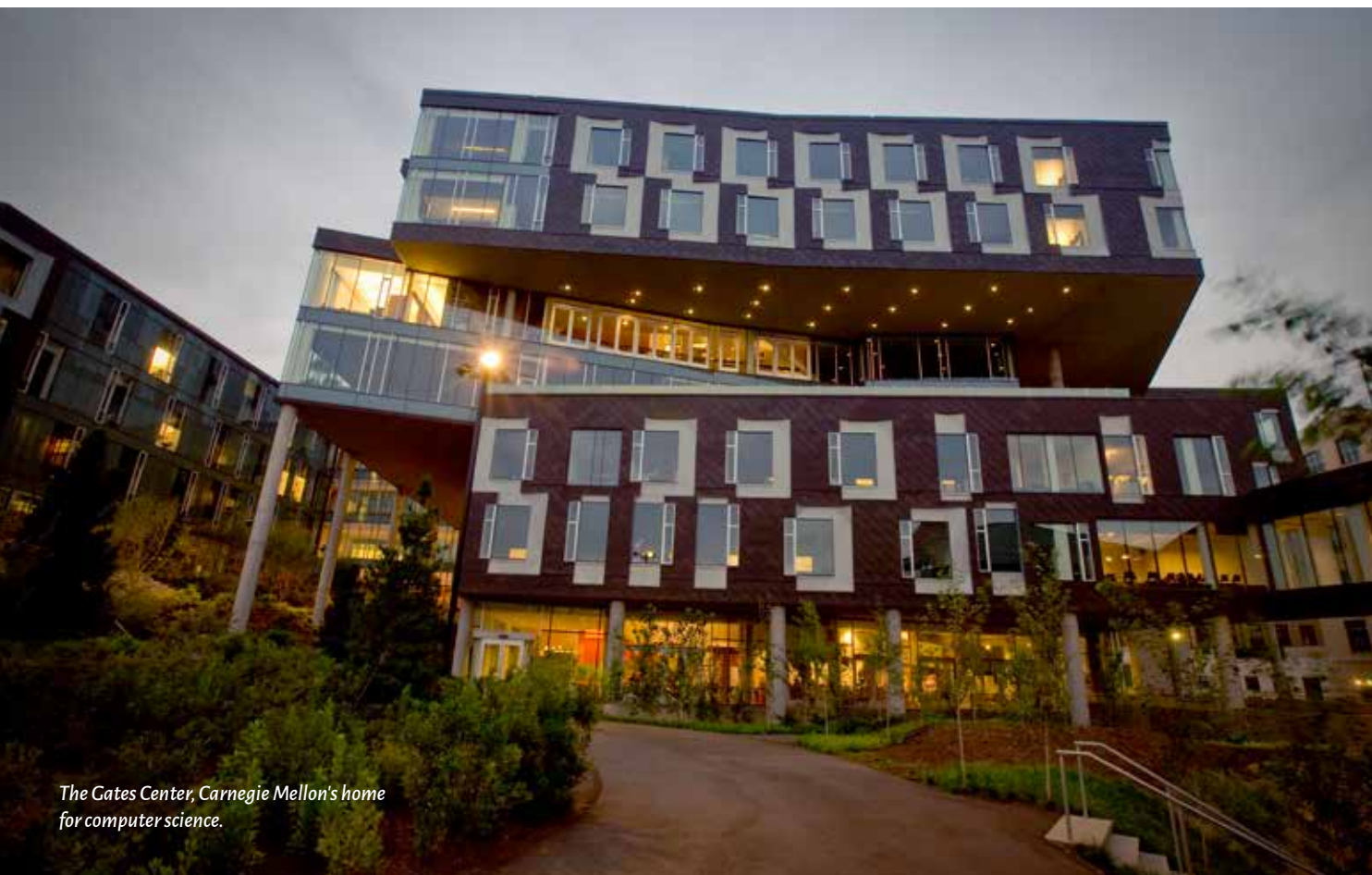
Penn West California a destination for visitors and a resource for school districts throughout Western Pennsylvania.

Penn West California enrolls 8,600 undergraduate and graduate students. A significant portion of the enrollment increase in recent years can be attributed to the university's Global Online programs. The majority of these programs, offered 100 percent online, lead to a master's degree or other postgraduate certification.

A \$54-million Convocation Center on campus serves as a regional asset. This 6,000-seat facility hosts commencement and other academic gatherings, basketball and volleyball contests, scholastic sports camps, and public events such as concerts and trade shows.

The building includes 16,000 square feet, equipped with the highest level of smart technology that is marketed for executive-

EDUCATION



The Gates Center, Carnegie Mellon's home for computer science.

level conferences. The combination of world-class amenities and a university setting is attractive to business leaders and corporate image-setters.

For the 13th consecutive year, U. S. News & World Report has ranked **Saint Vincent College** as a Top Tier National Liberal Arts College. The publication also recognized Saint Vincent as a top performer in social mobility. Saint Vincent also continues to be listed in Forbes business magazine among the top colleges in the nation in the release of its annual ranking of "America's Best Colleges." Taken as a whole, these accolades underscore the excellent value Saint Vincent provides to its students.

Located in Greensburg, Pennsylvania, **Seton Hill University**, formerly a women's

college, has been coeducational since 2002. A Catholic university, Seton Hill embraces students of all faiths, and has continued to follow the mission of educating students to think and act critically, creatively, and ethically as productive members of society who are committed to transforming the world. Seton Hill's signature degree programs include health sciences, visual and performing arts, and the Wukich Center for Entrepreneurial Opportunities.

Seton Hill was once again named among the Best Regional Universities in the North in the 2023 edition of America's Best Colleges by U.S. News & World Report. The university was also lauded as a Best Value School and a Best College for Veterans.

Seton Hill's School of Business is expanding, adding new online MBA Programs, online and on-campus bachelor's degrees, and new faculty. At the master's level, Seton Hill's Business School offers a robust online MBA Program with several career-relevant areas of focus. Brand new MBA degrees in Business Analytics; Leadership and Management; and Cybersecurity Risk Management have been added to the programs' existing offerings in Forensic Accounting and Fraud Examination; Healthcare Administration; and Project Management. Seton Hill also provides stackable, online, graduate-level certificates in many of their MBA areas of specialization.

Located in the rolling hills of Western Pennsylvania, on a 660-acre campus less

EDUCATION

than an hour north of Pittsburgh, **Slippery Rock University** (SRU) is the western-most institution of the 14-campus, Pennsylvania State System of Higher Education.

Slippery Rock University offers a broad array of undergraduate and select graduate programs to more than 7,800 students. The University enjoys a reputation for excellence in physical education offering a range of health and wellness programs, including exercise science and a doctorate in physical therapy. The last decade has seen Slippery Rock strengthen both its admission profile as well as its academic profile.

Sixty-two percent of the classes have fewer than 30 students, and 80 percent of all classes have fewer than 40 students. Slippery Rock is ranked #85 out of 181 Regional Universities North where schools are ranked according to their performance across a set of widely accepted indicators of excellence. The University also ranked in Best Colleges for Veterans and Best Value Schools.

Founded in 1781, **Washington & Jefferson College** provides a small-town college experience perfectly centered in historic Washington, Pa. just blocks from an active business district of restaurants, shops, historic attractions, a lively Farmer's Market and community events. W&J is deeply rooted in the history of southwestern Pennsylvania, home of the Whiskey Rebellion and Underground Railroad stops.

The City of Washington's courthouse, community centers, law offices and other businesses play host to W&J interns locally, and research opportunities are available at Pittsburgh universities, medical institutions and more. Pittsburgh's professional sports, theatre, and music are available to students via a weekly campus shuttle. There are also plenty of chances to volunteer, and our students do – W&J has been honored five times on the President's Higher

Education Community Service Honor Roll, a list recognized annually by the President of the United States.

Small class sizes and dedicated faculty ensure that each of the College's 1,400 students get personalized attention that helps 90 percent of W&J students find placement in jobs or graduate programs within six months of graduation. Studying in one of W&J's 40+ highly acclaimed academic programs ensures students' have the necessary tools to follow the path

of their choosing. Washington & Jefferson is ranked #94 out of 210 National Liberal Arts Colleges.

Founded in 1848 by the Reformed Presbyterian Church of North America, **Geneva College** remains committed to a Christian worldview. A private, four-year, comprehensive college of the arts, sciences, and professional studies Geneva enables students to find a pathway to purpose, to find their calling, and to prepare for a life of service and leadership.



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The college offers an array of academic options and opportunities rooted in liberal arts and science, with associate and bachelor's degrees that comprise 36 undergraduate major areas of study. Geneva's 55-acre campus is located in Beaver Falls, Pennsylvania, about 35 miles northwest of Pittsburgh.

Of the college's 96 full-time faculty members, 76 percent have earned doctorates. The student-to-faculty ratio is 13:1, and the average class size numbers 17 students. More than 50 percent of Geneva seniors typically have jobs or are admitted to graduate school before they graduate, and 97 percent of Geneva students are either working or in grad school within six months after graduation.

Founded in 1849 by the Cumberland Presbyterian Church, **Waynesburg University** is a private, nonprofit Christian university. Located approximately an hour south of Pittsburgh on a contemporary campus, the university offers doctoral and graduate programs as well as undergraduate programs in 70 academic concentrations. Waynesburg also has three adult centers located in the Pittsburgh region.

The University educates students to make connections between faith, learning and serving so that they might faithfully transform their communities and the world. As a Christian institution, Waynesburg inspires students to pursue lives of purpose.

Waynesburg's enrollment is more than 1,600 and has a student-faculty ratio of 14:1, with over 67 percent of all classes sizing 20 students or less. This individual attention really pays off as 96 percent of its graduating seniors find job or graduate school placement within just one year. Waynesburg is ranked #81 out of 181 Regional Universities North.

Founded in Freedom in 1966, **Community College of Beaver County** (CCBC)

transforms lives through personalized education, dynamic partnerships and high impact practices. CCBC has an annual enrollment of more than 2,500 credit and 2,500 non-credit students and offers 64 degrees, certificate and diploma programs, as well as hundreds of continuing education and workforce development courses and certifications.

Student-focused partnerships in action at CCBC include the school's nationally distinctive Aviation, Health, STEM and Criminal Justice high school academies; hundreds of direct transfer agreements with four-year colleges and universities regionally and nationwide; and our industry-led process technology associate degree program. CCBC ranks as the #1 Practical Nursing program in Pennsylvania and boasts nationally recognized aviation programs such as professional piloting and air traffic control. CCBC ranked as the #4 best community college in Pennsylvania in 2022 by Niche, a website that examines rankings, reviews and statistics for colleges.

The main campus of **Butler County Community College (BC3)** is located in Butler, Pennsylvania where students and faculty enjoy 323 acres of oak groves, rolling hills, walking paths, and a safe, comfortable atmosphere. BC3 serves students in seven, convenient locations in Butler, Lawrence, and Mercer Counties.

BC3 focuses on creating life-long learners and preparing them for success for their post-college years. The expectation is for students to become full partners in the learning process. To foster this process, the college offers Learning PACT, to assure they develop the skills and abilities vital for success.

Students receive personal attention from more than 200 full-time and part-time faculty. Average class size is 20 students, and the student body is diverse, ranging from ages 16 to 75, with a variety of backgrounds and experiences.

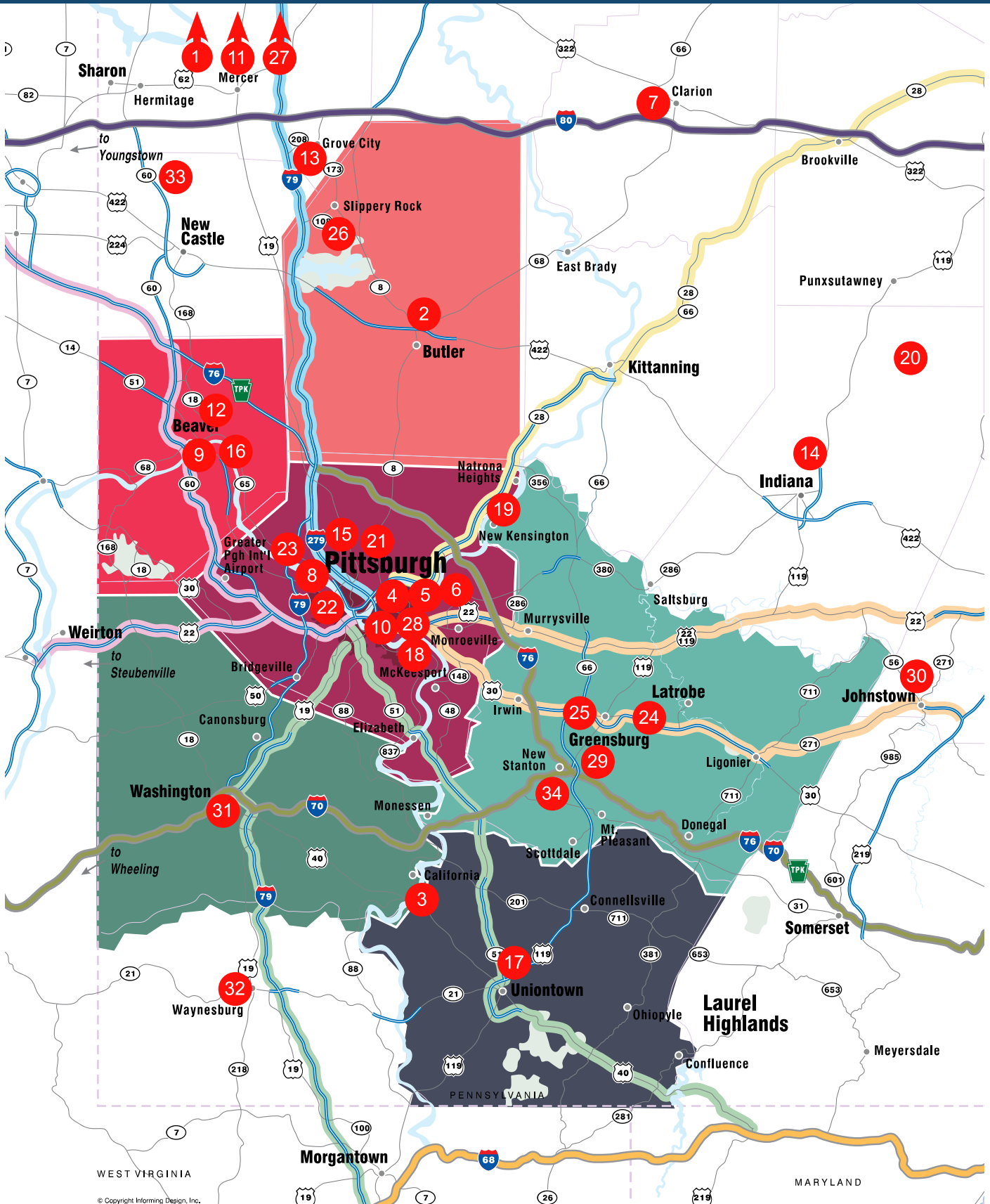
To keep education costs affordable, BC3 utilizes subsidies from Butler County, its local sponsor, and the State of Pennsylvania. Students pay about one-third of the total cost of their education. Sixty-five percent of BC3 students receive public, private, state, and federal sources of financial aid and scholarships.

Located in rural Youngwood, PA, **Westmoreland County Community College** (WCCC) boasts an 80-acre campus comprised of four buildings: Founders Hall, Commissioners Hall, Science Hall and the Business and Industry Center. Founders Hall contains the college bookstore, library, student activities center, gymnasium and more.

The college remains a major contributor to the economic development of the area by providing well-trained graduates in areas such as nursing, computer technology, culinary arts, public service, and in welding, machining, and electronics. Additionally, the college's workforce-development department provides customized job training for many local employers.

Offering 64 associate degree programs, 13 diploma programs and 49 certificate programs, WCCC provides students the education and skills required to enter the workforce upon graduation. Students also enroll in WCCC's associate in arts degree program that parallels the first two years of a bachelor's degree with credits that transfer to a four-year university. The college's articulation agreements with many colleges and universities help to ease the transfer process and to save time and money on the cost of the bachelor's degree. [mg](#)

COLLEGES AND UNIVERSITIES



COLLEGES & UNIVERSITIES

1 Allegheny College

520 N. Main St.,
Meadville, PA 16335
814-332-3100
www.allegheny.edu
Total Undergraduate Enrollment:
2,095
In-State Average Annual Tuition:
\$40,000
President: Hilary L. Link, Ph.D.
Types of Degrees Offered:
Bachelor's
Type of Institution:
Private

2 Butler County Community College

P.O. Box 1203,
Butler, PA 16003
724-287-8711
www.bc3.edu
Total Undergraduate Enrollment:
3,656
In-State Average Annual Tuition:
\$93 per credit
President: Dr. Nicholas Neupauer
Types of Degrees Offered:
Associate
Type of Institution:
Two-year/Public

3 California University of Pennsylvania

250 University Ave.,
California, PA 15419
724-938-4000
www.cup.edu
Total Undergraduate Enrollment:
6,690
In-State Average Annual Tuition:
\$15,399
President: Geraldine Jones
Types of Degrees Offered:
Associate, Bachelor's, Master's,
Certificate Programs
Type of Institution:
Public/State

4 Carlow University

3333 Fifth Ave.,
Pittsburgh, PA 15213
412-578-6000
www.carlow.edu
www.allegheny.edu
Total Undergraduate Enrollment:
1,407
In-State Average Annual Tuition:
\$39,058
President: Suzanne K. Mellon, Ph.D.
Types of Degrees Offered:
Bachelor's, Master of Education
Type of Institution:
Private/Women's/Catholic

5 Carnegie Mellon University

5000 Forbes Ave.,
Pittsburgh, PA 15213
412-268-2000
www.cmu.edu
Total Undergraduate Enrollment:
6,843
In-State Average Annual Tuition:
\$54,244
Interim President: Farnam Jahanian
Types of Degrees Offered:
Bachelor's, Master's, Doctorate
Type of Institution:
Private

6 Chatham University

Woodland Rd.,
Pittsburgh, PA 15232
412-365-1100
www.chatham.edu
Total Undergraduate Enrollment:
875
In-State Average Annual Tuition:
\$33,708
President: Dr. David Finegold
Types of Degrees Offered:
Bachelor's, Master's, Doctorate
Type of Institution:
Private/Catholic/Liberal Arts

7 Clarion University of Pennsylvania

840 Wood St.,
Clarion, PA 16214
800-672-7171
www.clarion.edu
Total Undergraduate Enrollment:
5,873
In-State Average Annual Tuition:
\$13,337
President: Dr. Dale-Elizabeth Pehrsson
Types of Degrees Offered:
Associate, Bachelor's, Master's
Type of Institution:
Public/State

8 Community College of Allegheny County

800 Allegheny Ave.,
Pittsburgh, PA 15233
412-237-3100
www.ccac.edu
Total Undergraduate Enrollment:
25,000 +
In-State Average Annual Tuition:
\$110 per credit
President: Dr. Quintin B. Bullock
Types of Degrees Offered:
Associate, Certificates
Type of Institution:
Two-year/Public

9 Community College of Beaver County

1 Campus Dr.,
Monaca, PA 15061
724-480-2222
www.ccbc.edu
Total Undergraduate Enrollment:
3,248
In-State Average Annual Tuition:
\$162 per credit for Beaver County
residents, \$324 for other PA residents and
\$486 for Out-of-State residents
President: Dr. Roger W. Davis
Types of Degrees Offered:
Associate, Certificates and Diplomas
Type of Institution:
Two-year/Public

COLLEGES AND UNIVERSITIES

COLLEGES & UNIVERSITIES

10 Duquesne University

600 Forbes Ave.,
Pittsburgh, PA 15282
412-578-6000
www.carlow.edu

Total Undergraduate Enrollment:
5,837

In-State Average Annual Tuition:
\$34,343

President: Ken Gormley

Types of Degrees Offered:
Bachelor's, Master's, Doctorate

Type of Institution:
Private/Catholic

11 Edinboro University of Pennsylvania

Edinboro, PA 16444
814-732-2761
www.edinboro.edu

Total Undergraduate Enrollment:
6,413

In-State Average Annual Tuition:
\$12,743

President: Dr. Dale-Elizabeth Pehrsson

Types of Degrees Offered:
Associate, Bachelor's, Master's, Certificates

Type of Institution:
Public/State

12 Geneva College

3200 College Ave.,
Beaver Falls, PA 15010
724-846-5100
www.geneva.edu

Total Undergraduate Enrollment:
1,639

In-State Average Annual Tuition:
\$27,850

President: Dr. Calvin L. Troup

Types of Degrees Offered:
Associate, Bachelor's, Master's

Type of Institution:
Private

13 Grove City College

100 Campus Dr.,
Grove City, PA 16127
724-458-2100
www.gcc.edu

Total Undergraduate Enrollment:
2,540

In-State Average Annual Tuition:
\$18,514

President: Paul J. McNulty

Types of Degrees Offered:
Bachelor's, Master of Science & Accounting

Type of Institution:
Private/Presbyterian

14 Indiana University of Pennsylvania

220 Sutton Hall,
Indiana, PA 15705
724-357-2100
www.iup.edu

Total Undergraduate Enrollment:
11,724

In-State Average Annual Tuition:
\$12,137

President: Michael A. Driscoll, Ph.D.

Types of Degrees Offered:
Associate, Bachelor's, Master's, Doctorate

Type of Institution:
Public/State

15 La Roche College

9000 Babcock Blvd.,
Pittsburgh, PA 15237
412-367-9300
www.laroche.edu

Total Undergraduate Enrollment:
1,551

In-State Average Annual Tuition:
\$27,696

President: Sister Candace Introcaso, Ph.D.

Types of Degrees Offered:
Bachelor's, Master's

Type of Institution:
Private/Catholic

16 Penn State Beaver

100 University Dr.,
Monaca, PA 15061
724-773-3500
www.br.psu.edu

Total Undergraduate Enrollment:
787

In-State Average Annual Tuition:
\$18,756

President: Dr. Eric J. Barron

Types of Degrees Offered:
Associate, Bachelor's, Master's, Certificates

Type of Institution:
Public/State

17 Penn State Fayette

2201 University Dr., Rt. 119,
Lemont Furnace, PA 15465
724-430-4100
www.fe.psu.edu

Total Undergraduate Enrollment:
6,690

In-State Average Annual Tuition:
\$11,006 (room and board NA)

President: Dr. Eric J. Barron

Types of Degrees Offered:
Associate, Bachelor's, Master's, Certificates

Type of Institution:
Public/State

18 Penn State Greater Allegheny

4000 University Dr.,
McKeesport, PA 15132
412-675-9000
www.ga.psu.edu

Total Undergraduate Enrollment:
793

In-State Average Annual Tuition:
\$18,756

President: Dr. Eric J. Barron

Types of Degrees Offered:
Associate, Bachelor's & credit certification

Type of Institution:
Public/State

COLLEGES & UNIVERSITIES

19

Penn State New Kensington

3550 Seventh Street Rd., Rt. 780,
Upper Burrell, PA 15068
724-334-5466
www.nk.psu.edu

Total Undergraduate Enrollment:
901

In-State Average Annual Tuition:
\$11,006 (room and board NA)

President: Dr. Eric J. Barron

Types of Degrees Offered:
Associate, Bachelor's, Master's,
Certificates

Type of Institution:
Public/State

20

Pennsylvania State University

University Park, PA 16802
814-865-5471
www.psu.edu

Total Undergraduate Enrollment:
36,815

In-State Average Annual Tuition:
\$20,574

President:
Dr. Eric J. Barron

Types of Degrees Offered:
Associate, Bachelor's, Master's, Doctorate

Type of Institution: Public/State

21

Pittsburgh Theological Seminary

616 N. Highland Ave.,
Pittsburgh, PA 15206
412-362-5610
www.pts.edu

Total Undergraduate Enrollment:
380

In-State Average Annual Tuition:
\$13,383

President:
David Esterline, President & Professor of
Cross-Cultural Theological Education

Types of Degrees Offered:
Presbyterian of Ministry

Type of Institution:
Private/Theological

22

Point Park University

201 Wood St.,
Pittsburgh, PA 15222
412-391-4100
www.pointpark.edu

Total Enrollment:
4,224 for Fall 2017 (enrollment has grown
by 18% in past decade)

In-State Average Annual Tuition:
\$30,130 (non COPA)

President: Dr. Paul Hennigan

Types of Degrees Offered:
online and on campus Associate,
Bachelor's, Master's, Doctoral

Type of Institution: Private

23

Robert Morris University

6001 University Blvd.,
Moon Township, PA 15108
800-762-0097
www.rmu.edu

Total Undergraduate Enrollment:
3,984

In-State Average Annual Tuition:
\$29,620

President:
Dr. Christopher B. Howard
Types of Degrees Offered:
Bachelor's, Master's Doctoral
Type of Institution:
Private

24

Saint Vincent College

300 Fraser Purchase Rd.,
Latrobe, PA 15650
724-532-6600
www.stvincent.edu

Total Undergraduate Enrollment:
1,705

In-State Average Annual Tuition:
\$33,570

President:
Paul R. Taylor O.S.B., Ph.D.

Types of Degrees Offered:
Bachelor's

Type of Institution:
Private/Catholic

25

Seton Hill University

Seton Hill Dr.,
Greensburg, PA 15601

Total Undergraduate Enrollment:
1,615

In-State Average Annual Tuition:
\$34,426

President: Mary C. Finger, Ed.D.

Types of Degrees Offered:
Bachelor's, Master's

Type of Institution:
Private/Catholic

26

Slippery Rock University

1 Morrow Way,
Slippery Rock, PA 16057
724-738-9000
www.sru.edu

Total Undergraduate Enrollment:
7,585

In-State Average Annual Tuition:
\$14,533

President: Dr. William J. Behre

Types of Degrees Offered:
Bachelor's, Master's Doctor of
Physical Therapy

Type of Institution:
Public/State

27

Thiel College

175 College Ave.,
Greenville, PA 16125
724-589-2345
www.thiel.edu

Total Undergraduate Enrollment:
1,219

In-State Average Annual Tuition:
\$29,598

President: Dr. Susan Traverso

Types of Degrees Offered:
Associate, Bachelor's

Type of Institution:
Private/Lutheran

COLLEGES & UNIVERSITIES

28 University of Pittsburgh

Pittsburgh, PA 15260

412-624-4141

www.pitt.edu

Total Undergraduate Enrollment:

18,163

In-State Average Annual Tuition:

\$18,618

President:

Patrick D. Gallagher, Ph.D., Chancellor & CEO

Types of Degrees Offered:

Certificates, Associate, Bachelor's, Master's, Doctorate, First Professional

Type of Institution:

Public/State

29 University of Pittsburgh at Greensburg

150 Finoli Dr.,

Greensburg, PA 15601

724-836-9880

www.upg.pitt.edu

Total Undergraduate Enrollment:

1,438

In-State Average Annual Tuition:

\$17,872

President: Robert G. Gregerson, Ph.D.

Types of Degrees Offered:

Bachelor's

Type of Institution:

Public/State

30 University of Pittsburgh at Johnstown

Campus Dr.,

Johnstown, PA 15904

814-269-7000

www.upj.pitt.edu

Total Undergraduate Enrollment:

3,121

In-State Average Annual Tuition:

\$17,872

President: Dr. Jem Spectar

Types of Degrees Offered:

Certificates, Associate, Bachelor's

Type of Institution:

Public/State

31 Washington & Jefferson College

60 S. Lincoln St.,

Washington, PA 15301

800-W-AND-JAY or 888-926-3529

www.washjeff.edu

Total Undergraduate Enrollment:

1,396

In-State Average Annual Tuition:

\$58,114

President: Dr. John C. Knapp

Types of Degrees Offered:

Bachelor's, Master's

Type of Institution:

Private

32 Waynesburg University

51 W. College St.,

Waynesburg, PA 15370

800-225-7393

www.waynesburg.edu

Total Undergraduate Enrollment:

1,800

In-State Average Annual Tuition:

\$24,130

President: Douglas G. Lee

Types of Degrees Offered:

Associate, Bachelor's, MBA

Type of Institution:

Private/Presbyterian

33 Westminster College

319 South Market St.,

New Wilmington, PA 16172

724-946-7100

www.westminster.edu

Total Undergraduate Enrollment:

1,364

In-State Average Annual Tuition:

\$36,200

President: Dr. Kathy Brittain-Richardson

Types of Degrees Offered:

Bachelor's, Master of Education

Type of Institution:

Independent/Presbyterian

34 Westmoreland County Community College

145 Pavilion Ln.,

Youngwood, PA 15697

Total Undergraduate Enrollment:

6,259

In-State Average Annual Tuition:

\$76 per credit

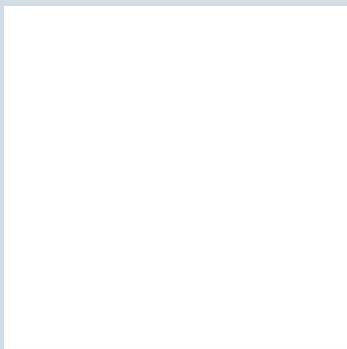
President: Dr. Tuesday Stanley

Types of Degrees Offered:

Associate, Certificates, Diploma

Type of Institution:

Two-year/Public



Lance Chimka, Director Economic Development
One Chatham Center
112 Washington Place - Pittsburgh, PA 15219
412.350.1000 - alleghenycounty.us/econdev

Did you know that Allegheny County is growing again? After decades of population loss, we gained population with a 2.2% increase in the people who call Allegheny County home. And just as importantly, the Census reflected that our county is becoming more diverse and younger, reflecting the vibrant and dynamic region that we have all seen ourselves over the past few years.

The Census data showed significant increases in the Hispanic or Latino population - a gain of 80% since 2010, and a similar increase (72%) in the Asian population. Allegheny County is a region that was built by immigrants and is proud of its welcoming, immigrant-friendly environment that promotes opportunities for economic growth and cultural vitality. We continue to welcome newcomers of all races and ethnicities to this region with open arms. Their presence here maximizes our opportunities and positions this community as a globally competitive, 21st century leader.

The immigrant impact on this community has been substantial. Members of our community who are foreign-born contribute to the county's GDP, contribute significantly to state and local tax bases, are more likely to start a new business, and also account for a significant amount of our working-age population and our employed labor force.

No matter who you are or where you're from, Allegheny County is a great place to start a business. This region is the seventh best place in the United States to launch a career according to LinkedIn's Economic Graph team. We also made the list of Valuer's 25 up-and-coming startup cities projected to grow into the hubs of the future. Allegheny County stands ready to add you to that count, and we welcome you to give us a call today.



Rich Fitzgerald
Allegheny County Executive



REGIONAL PROFILES

90 ALLEGHENY COUNTY

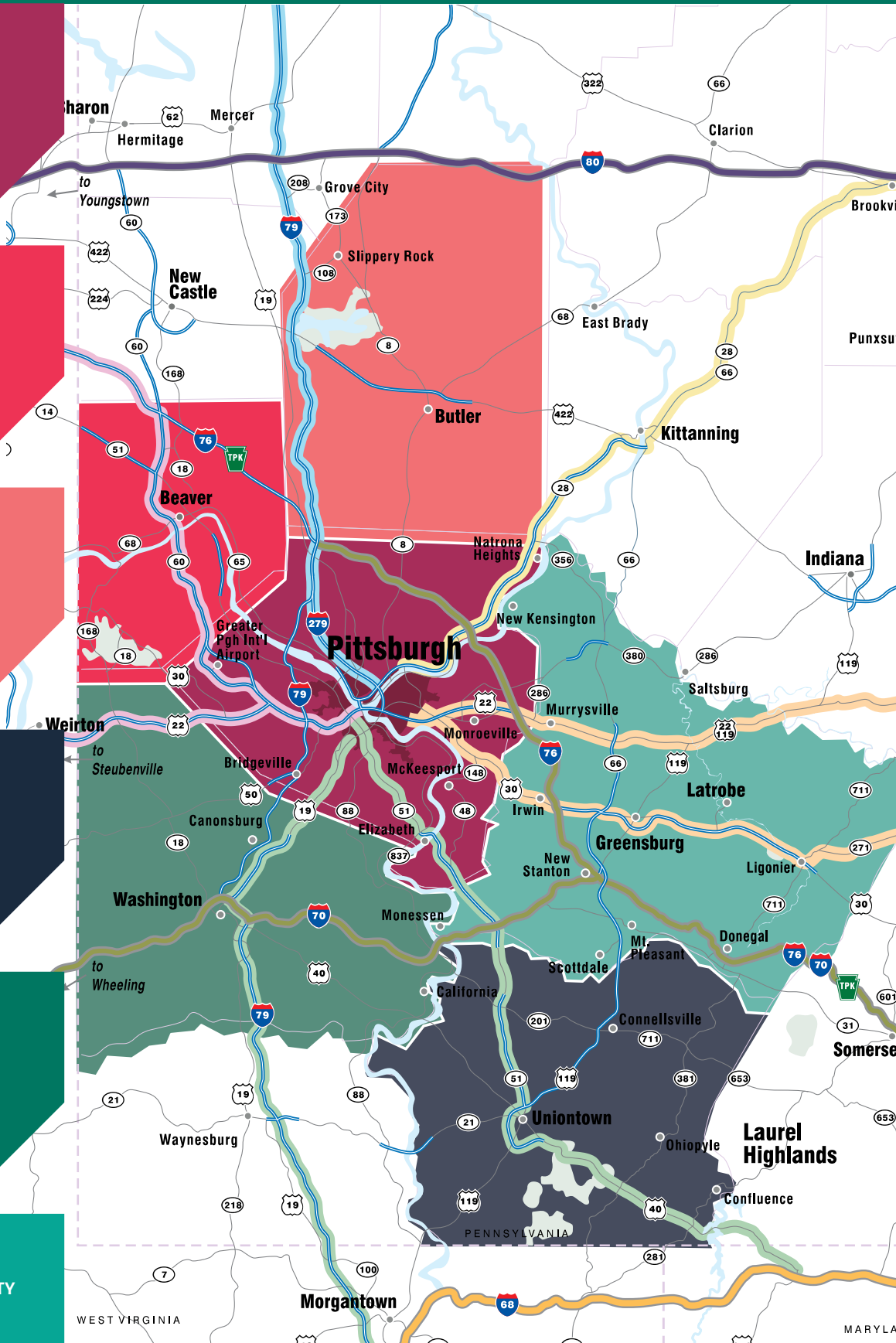
92 BEAVER COUNTY

95 BUTLER COUNTY

97 FAYETTE COUNTY

100 WASHINGTON COUNTY

103 WESTMORELAND COUNTY



Allegheny County 2023

In Allegheny County, our diverse economy is the keystone to our continued energy and vitality. Our community successfully collaborates to advance key sectors within our region including higher education, healthcare and medical research, technology-infused manufacturing, energy and financial services. We have become a hub for artificial intelligence and robotics and a center for research and development of autonomous vehicles. Those strengths have never been as evident as they are now.

For the first time in 60 years, our region is growing again. The 2020 Census marked a turnaround in population with an increase of 2.2% in residents that call our community home. It's more important than ever that we continue to build on that momentum, and Allegheny County Economic Development (ACED) will be an important piece of that.

ACED has continued to support the revitalization of main streets through the Allegheny Together program. The municipal multi-year strategic plans are the framework to aid businesses and municipalities to ensure the continued vitality of those districts. In turn, our residents benefit from the many programs and opportunities they provide. Our quality of life and uniqueness is part of what makes this region so attractive. With the strategic use of CARES Act funds, the department was also able to support landlords and tenants through this difficult time and ensure continued housing stability.

Affordable housing, convenient healthcare and transportation have all been critical components offered to residents and supported by ACED. The Port Authority of Allegheny County consistently encourages input from citizens and commuters in order to improve local transportation initiatives. In the past year, federal funding and additional approvals have moved the Downtown-Oakland Bus Rapid Transit project even closer to reality. ACED is poised to support the natural growth that will occur from that endeavor and we look forward to seeing the energy along that route.

We also continue to focus on green infrastructure with sustainability and renewable energy on our minds on a daily basis. The county's new Commercial Property Assessed Clean Energy (C-PACE) program provides low-cost, long-term financing for energy efficiency, renewable energy and water conservation projects. Because the cost to invest in new technologies can often be off-putting for property owners,

the creation of the C-PACE program provides access to low-cost financing to support those investments.

Work to restore and reactivate key brownfield sites in the county also remains a high priority. The county's Redevelopment Authority has partnered with RIDC to develop the Carrie Furnace site which spans Munhall, Rankin, Swissvale and Whitaker. We look forward to the opportunities that exist there for future economic activity and growth.

And of course, we also continue to work with and encourage the ongoing development and expansion of the tech sector here in our county. While companies including Apple, Amazon, Google and Uber have found a home here, we are also welcoming new endeavors like Smith + Nephew and Azena to our county. We also celebrated the groundbreaking of the terminal modernization project at the Pittsburgh International Airport to create an airport for Pittsburghers. The airport authority also continues to see increased demand for freight services and its Neighborhood 91 development continues to thrive. The future is bright in that corridor, indeed.

Allegheny County continues to discover new and innovative ways to boost our diverse and thriving economy. We look forward to a future of continued growth, sustainability and maintaining our public and private partnerships to further our mission of making Allegheny County a national and international destination for years to come.

Rich Fitzgerald
Allegheny County Executive





COUNTY FACTS

- 2020 Population: **1,250,578**
- Total Number of Municipalities: **130**
- County Seat: Pittsburgh
- Land Area (sq. mi.): **730.1**
- 2018 Population Density (people per mile): **1,668.9**
- 2018 Total number of employers: **35,367**
- 2018 Total jobs in county: **701,729**
- 2018 Total labor force: **645,170**
- 2018 Total employed residents: **619,110**
- 2018 Earnings per job (mean): **\$60,805**
- 2018 Median household income: **\$56,333**
- 2017 - 2018 Public High School Graduates: **10,800**
- Post-secondary placement rate: **77.4%**
- 2018 Population 25 and over: **882,896**
- with high school degree or higher: **94.1%**
- with bachelor's degree or higher: **40.0%**

Sources: Bureau of Economic Analysis, PA Department of Education, PA Department of Labor & Industry, U.S. Census Bureau, U.S. Bureau of Labor Statistics

Largest Municipality:
Pittsburgh: **Pop 302,407**

Additional municipalities:
Bethel Park
McKeesport
Monroeville
Mt. Lebanon
Penn Hills
Plum Borough
Ross Township
Shaler



Economic Development Contact:

Allegheny County Economic Development
One Chatham Center
112 Washington Place, Suite 900
Pittsburgh, PA 15219
Phone: 412.350.1000
Fax: 412.471.1032

County Executive:

The Honorable Rich Fitzgerald
Allegheny County
101 County Courthouse
436 Grant Street
Pittsburgh, PA 15219
Phone: 412.350.6500
Fax: 412.350.6512

TOP PRIVATE EMPLOYERS

EMPLOYER	PRODUCT(S)	EMPLOYEES
UPMC Health System.....	Health Care	41,800
Highmark Health	Health Care	20,900
PNC Bank.....	Financial	11,900
University of Pittsburgh.....	Higher Education	11,900
Giant Eagle Inc.	Retail.....	9,800
BNY Mellon	Services.....	7,000
Carnegie Mellon University	Education	6,100
Eat'n Park Hospitality Group.....	Hospitality.....	5,600
U.S. Steel Corporation	Manufacturing	4,100
St. Clair Hospital.....	Health Care	2,400

Sources: Allegheny County Economic Development

www.alleghenycounty.us

Beaver County 2023

Over the last decade, no county in southwestern Pennsylvania has seen a transformation quite like Beaver County. With the announcement and construction of Shell Polymers' multibillion-dollar ethylene and polyethylene manufacturing facility, and it starting commercial production in 2023, unprecedented growth and opportunity abound in Beaver County. The beauty is that Beaver County continues to retain its wonderful sense of place and neighbor-helping-neighbor attitude toward building a bright future for our diverse community.



Photos by Emmanuel Fine Art Photography - www.epphoto.net

From our farmlands and parks to our legacy riverfront communities and bustling townships, Beaver County aspires to be part of a region that provides the best environment in which one can live, work, do business, and raise a family. Our diverse economy has had remarkable growth, including opportunities in education, healthcare, energy and advanced manufacturing, finance, retail and hospitality.

With low taxes and affordable housing, Beaver County has become attractive for young families starting a family to baby boomers downsizing and easing into retirement. Coupled with the beauty of our miles of Beaver and Ohio Rivers that cut through our landscape, is a wonderful quality of life that unites Beaver Countians. Beaver County has a unique small-town feel that makes you feel at home no matter where you find yourself among our 53 municipalities. We have a lifestyle pace that matches everyone's stride.

The collaborative small-town feel is highlighted by a historic partnership among our institutions of higher learning. The leaders of the Community College of Beaver County (CCBC), Geneva College, and Penn State University—Beaver Campus have formed something called the Bridges and Pathways College Partnership. The institutions share articulation agreements, curriculum and cultural exchanges. They work alongside each other in support of one another and the community at large, whether it is the annual common book read, shared scholarship programs or the signature Penn State Launch Box (focusing on entrepreneurs and small businesses).

Also unique is CCBC's High School Academy program which was the recipient of the Carnegie Science Center's Leadership in STEM Education Award. High school students enrolled in the program can earn college credits and a career-oriented education in the fields of aviation, health, STEM, criminal justice



and construction. Over 1000 high school juniors and seniors have thus far participated in this innovative dual enrollment program and graduate with one year of credits toward an associate degree or programs at other colleges and universities. A great, affordable option for our youth who will become the future employees, business owners, and community leaders of our region. In addition, the \$5 million Shell Center for Process Technology opened recently and is preparing a new generation of workers for the region's advanced manufacturing industry.

Nothing has been more instrumental in defining and developing Beaver County than our rivers. It is our rivers that unite us people and geographically defined us. The twists and

turns of the Beaver River to the north, and the Ohio River that traverses through the heart of the County, formed the opportunity for industry and commerce to establish itself. Likewise, the population density follows those riverfront paths. But unlike the past, the rivers are much more to us that the industrial highway of years gone by. The federal government is in the midst of spending significant infrastructure dollars on upgrading the lock-and-dam system so key to continued good functioning local, statewide and countywide shipping and commerce. New initiatives to ensure the beauty and value of our riverfronts are taking place across many communities. There is a new grassroots engagement of community members creating eco-districts among our river towns. RiverWise is a remarkable engagement of diverse groups coming together to collaborate on our future.

The county is already host to many recreational and entertainment opportunities. From Lincoln Park Performing Arts Center to Pittsburgh International Raceway to Brady's Run Park to our many historical sites. Beaver Countians also take care of one another using their time, talents and resources to support and manage organizations like The Franklin Center, the Beaver County Educational Trust, Big Brothers and Sisters, March of Dimes, and the United Way of Beaver County.

With new people and emerging industries choosing Beaver County as its home, the Beaver County Chamber of Commerce, Beaver County Corporation for Economic Development, Beaver County Job Training, and Beaver County Regional Council of Governments are several of the many organizations helping guide our revitalization. There is truly something for everyone in the rich tradition and history of Beaver County, and we welcome all to join us.



COUNTY FACTS

- 2020 Population: **165,833**
- Total Number of Municipalities: **53**
- County Seat: Beaver
- Land Area (sq. mi.): **434.7**
- 2018 Population Density (people per mile): **379**
- 2018 Total number of employers: **3,658**
- 2018 Total jobs in county: **52,956**
- 2018 Total labor force: **84,057**
- 2018 Total employed residents: **80,234**
- 2020 Earnings per job (mean): **\$49,100**
- 2020 Median household income: **\$50,600**
- 2017 - 2018 Public High School Graduates: **2,945**
- Post-secondary placement rate: **60.0%**
- 2018 Population 25 and over: **121,982**
- with high school degree or higher: **92.7%**
- with bachelor's degree or higher: **24.0%**

Sources: Bureau of Economic Analysis, PA Department of Education, PA Department of Labor & Industry, U.S. Census Bureau, U.S. Bureau of Labor Statistics

Largest Municipality:

Hopewell Township: **Pop 12,696**

Additional municipalities:

Aliquippa
Ambridge
Beaver Falls
Center Township



Economic Development Contact:

Lewis Villotti, President
Beaver County Corporation for
Economic Development
250 Insurance St., Suite 300
Beaver, PA 15009
Phone: 724.728.8610
Fax: 724.728.3666

Beaver County

Board of Commissioners:

The Honorable Daniel C. Camp
III, Chair
The Honorable Jack Manning
The Honorable Tony Amadio
Beaver County Courthouse
810 Third St., Beaver, PA 15009
Phone: 724.728.5700
Fax: 724.728.0725

TOP PRIVATE EMPLOYERS

EMPLOYER PRODUCT(S)

Great Arrow Builders LLC	Heavy & Civil Engineering Construction
Valley Medical Facilities Inc.	Health Care
Wal-Mart Associates Inc.	Retail
Beaver County	Government
Beaver Valley Nuclear Plant	Energy
Bechtel Oil Gas & Chemicals Inc.	Chemicals, Natural Gas
Veka Inc.	Manufacturing
Lindy Paving Inc.	Asphalt Manufacturing
Giant Eagle Inc.	Retail / Food Services
McGuire Memorial	Social Services

Sources: Beaver County Chamber of Commerce, P.A. Department of Labor & Industry

www.co.beaver.pa.us

Butler County 2023

Through connectivity, diversity and engagement, Butler County has become home to some of the fastest-developing communities in the Northeast. Affordability, a strong workforce, quality health care and excellent educational institutions underpin its success.

The Butler County Growth Collaborative's vision is to spark economic growth, empower the community and offer each resident and business an opportunity to pursue a 21st-century American dream. The collaborative operates through a lens of diversity that focuses on education, employment, the environment, health care, hospitality, housing, infrastructure, residents and transportation.

The collaborative is composed of advisory members from the County's key organizations. Among members are those who represent the Butler County Chamber of Commerce, Butler County Community College, Butler County Community Development Corporation, Butler County Tourism & Convention Bureau, Butler Health System, Butler Transit Authority, County of Butler, Cranberry Township, Housing and Redevelopment Authority of the County of Butler, Pittsburgh-Butler Regional Airport and the Tri-County Workforce Investment Board.

With a strong history of manufacturing, Butler County continues to host six manufacturers in its top ten employers. Westinghouse Electric Company, Cleveland-Cliffs, Coherent, Penn United Technologies, Oberg Industries and MSA Safety are among almost 300 companies in a sector that accounts for 12.6% of the County's employment and, whose annual wages average in excess of \$70,000. Butler County provides all the necessary regional assets for manufacturers to be successful, such as excellent transportation infrastructure and a solid workforce.

Robust health care assets join manufacturing, energy and other sectors that attract businesses and residents to Butler County. Health care and social assistance account for 16.8% of Butler County's employment, with average annual wages exceeding \$50,000.

Supplying Butler County's strong workforce are award-winning institutions of higher education, Butler County Community College and Slippery Rock

University of Pennsylvania. Butler County is one of only three counties in Pennsylvania to share a community college and a state university.

Butler County has been prioritizing brownfield redevelopment, business expansion and water and sewer improvements long before the passage of the Infrastructure Investment and Jobs Act.

In 2017, County leaders created a unique Infrastructure Bank to accommodate economic growth and to facilitate infrastructure improvements. Since its inception, the Infrastructure Bank has funded more than \$40 million in projects in Butler County by providing low-interest, midterm loans for municipalities and authorities to carry out infrastructure projects that they otherwise would not be able to fund. Projects range from roads to bridges to stormwater control and more.

Butler County leaders continue to proactively seek ways to expand transportation services, such as increasing the impact of the Pittsburgh-Butler Regional Airport in Butler and the Zelenople Airport, improving existing transportation infrastructure and recruiting contemporary transportation models.

Butler County's labor force stood at over 99,800 in December 2022, when Butler County's unemployment rate was 3.6%. The County's labor force is buttressed by a strong K-12 education system that includes vocational-technical programs, its community college and university, and a state-of-the-art Steamfitters Technology Center.

Events in Butler County attract visitors from all over the world and boost commerce for businesses and vendors. Among major draws are the Bantam Jeep Heritage Festival, Moraine State Park Regatta, Big Butler Fair and Historic Harmony German Christmas Market.

Butler County's cost of living, below the national average, affords all individuals and families opportunities to grow and thrive. As the region establishes itself as a global economic powerhouse, Butler County provides an ideal location for those who prefer to live in its rolling hills near Pittsburgh.

*Kindest regards,
Mark Gordon
Chairman, Butler County
Growth Collaborative*





COUNTY FACTS

- 2021 Population: **194,273**
- Total Number of Municipalities: **57**
- County Seat: City of Butler
- Land Area (sq. mi.): **788.6**
- 2021 Population Density (people per mile): **246.4**
- 2021 Total number of employers: **5,144**
- 2021 Total jobs in county: **82,692**
- 2022 Total labor force: **99,800**
- 2022 Total employed residents: **96,100**
- 2021 Earnings per job (mean): **\$53,620**
- 2021 Median household income: **\$78,146**
- 2020-2021 Public High School Graduates: **1,793**
- Post-secondary placement rate: **71.6%**
- 2021 Population 25 and over: **139,735**
- with high school degree or higher: **95.6%**
- with bachelor's degree or higher: **39.5%**

Largest Municipality:

Cranberry Township Population: **33,768**

Additional municipalities:

Butler Township: **17,005**

Adams Township: **14,885**

Butler City: **13,287**

Buffalo Township: **7,936**

Center Township: **7,767**

Middlesex Township: **7,054**

Slippery Rock Township: **6,955**

Jackson Township: **5,235**

Jefferson Township: **5,153**

Sources: U.S. Census Bureau, Pennsylvania Department of Labor & Industry, Pennsylvania Department of Education



Economic Development Contacts:

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Phone: 724-284-5300

Joseph Saeler, Executive Director
Community Development Corporation of Butler County
Phone: 724-283-1961

Butler County

Board of Commissioners:

The Honorable Leslie Osche, Chair
The Honorable Kim Geyer, Vice Chair
The Honorable Kevin Boozel, Secretary
Butler County Government Center
124 West Diamond St., Butler, PA 16001
Phone: 724-284-5100

TOP PRIVATE EMPLOYERS

EMPLOYER	PRODUCT(S)	EMPLOYEES
Butler Health System	Health Care	3,100
Westinghouse Electric Company LLC	Manufacturing	1,500
Slippery Rock University	Education	1,500
Cleveland-Cliffs	Manufacturing	1,400
Butler County Community College	Education	1,250
Coherent	Manufacturing	700
Penn United Technologies Inc	Manufacturing	700
Oberg Industries	Manufacturing	700
MSA Safety	Manufacturing	500
Walmart	Retail	500

Sources: Pittsburgh Regional Alliance

www.butlercountypa.gov

Fayette County 2023

Many know Fayette County for being located in the middle of the scenic Laurel Highlands, home to some of the most world-renown tourist attractions and outdoor recreation. What may not be as well-known is its significance to the world economy through many multi-national and major corporations with operations here. Fayette's diverse economy, based in healthcare, agriculture, tourism, energy, logistics, manufacturing, and emerging industries like informational technology and biotech, coupled with its quality of life amenities, and proximity to metropolitan areas, makes it a desirable place to live, work, play, and prosper.

Geography and natural resources played a major role in the shaping of the area. With fertile land, transportation resources, and its strategic location to Pittsburgh, Fayette County first became a crossroads of business and commerce, and then an industrial powerhouse, as its coal and mineral resources were extracted and brought to market, fueling and building the nation. Uniontown, the county seat, once boasted the most millionaires per capita anywhere in the US.

Today, building upon that legacy continues. The County's stunning natural beauty, combined with its easy access to mid-Atlantic metropolitan markets and urban communities in Pennsylvania, West Virginia, and Maryland, make it an ideal place to live, work, play and prosper. The region, commonly known as the Laurel Highlands, is located within a 500 miles radius of over one half of the population of the United States and Canada.

Both existing and new companies continue to be attracted to the County's business amenities, which, in addition to proximity and access to markets. Those include abundant and inexpensive utilities, a cost-effective workforce, numerous development-ready sites and buildings in several business parks, state and local incentives, numerous workforce development programs and training, and second to none business support services from local and regional economic development groups.

Healthcare has continued to move forward as a leading industry and workforce generator. The primary healthcare facility in Fayette is now fully owned and operated by WVU Medicine. Since purchase of the Uniontown facility, WVU has expanded to include a new cancer center, pediatrics, and orthopedics. The facility has continued expansion plans.



Photo by Jeff Hughes



Photo by Jeff Hughes

An ideal location for business development and sustainability, Fayette County is home to many high-technology and defense contractors, including Boeing's Defense, Space and Security division; Advanced Acoustic Concepts that specialize in manufacturing undersea warfare systems; and Johnson Matthey that produces and supplies catalytic converters to the majority of diesel vehicles built in the western hemisphere. Pureon is a global technological leader in micron diamond precision surface finishing, widely used in over 20 countries across the US, Europe, and Asia; TSItouch manufactures touch sensitive overlay screens for commercial grade displays; and PTC is an "Internet of Things" software developer with 6,000 employees in 30 countries.

Just as important as attracting new business, Fayette has been fortunate to offer local companies a supportive environment making it possible for them to successfully start-up, operate, and grow here for decades. Some of those companies include, Crown Cork & Seal, the global leader in metal packaging technology with operations in 43 countries; Packaging Services Inc., a producer of custom cardboard packaging products for large industrial and retail customers; Hranec Corp., a steel fabricator and ductwork manufacturer; COE Distributing, a nationwide wholesale office furniture distributor; and Specialty Conduit & Manufacturing, which manufactures pipes, nipples, joints, etc. for the plumbing, electrical, and fiber optic industries, and recently started an affiliate operation, Fayette Pipe, to expand its capabilities.

Fayette continues to position itself for progress. Tens of millions of dollars are being invested in commercial and industrial land, building, and infrastructure development. Fay-Penn alone has nine different sites totaling more than 1,000 acres of available property (many with tax-free incentives), and numerous buildings with leasable space. One of the newest developments currently underway in Fay-Penn's Dunbar Township Business Park is a 100,000 square foot expandable speculative building designed to attract a large manufacturing or distribution center. Additional large scale projects are currently being

planned in various locations throughout the county. Energy and utility improvements and diversification is also part of the county's efforts to position itself for growth. The construction of new solar energy farms are in the works to compliment other energy sources including gas and oil, and a 23 wind turbine South Chestnut Ridge Wind Farm. Broadband expansion is currently underway to serve underserved rural communities.

Complementing the robust business community are the County's livability amenities that make it attractive for retaining workforce and drawing visitors. The Great Allegheny Passage bike trail connects Pittsburgh to Washington, DC and traverses the County with breathtaking scenery of mountains, rivers, and gorges. The Passage alone generates about 80,000 visitors a year. The Youghiogheny River offers world-class whitewater adventures through Ohiopyle State Park. Frank Lloyd Wright's amazing organic architectural designs of Fallingwater, Kentuck Knob, and Polymath Park are within a few miles of each other. Fort Necessity saw the French and Indian War and the American Revolution. The spectacular Nemacolin Woodlands Resort continues to be a global "must visit" destination. And nearby Seven Springs is a nationally-renowned ski resort. The County's numerous forests, game lands, parks and mountains provide some of the best four-season recreation anywhere in the eastern United States.

Fayette County is an ideal location for living, working, playing, and prospering. With its majestic mountain scenery and outdoor adventure, thriving communities, business and entrepreneurial

support, and much more, here you will find that delicate balance between work and play. There is much more to learn about Fayette County, just as there is much more to tell.

*Jim Gray
Director of Economic
Development
Fay-Penn Economic
Development Council*





COUNTY FACTS

- 2019 Population: **129,274**
- Total Number of Municipalities: **42**
- County Seat: Uniontown
- Land Area (sq. mi.): **790.3**
- 2018 Population Density (people per mile): **165**
- 2018 Total number of employers: **2,846**
- 2018 Total jobs in county: **39,224**
- 2018 Total labor force: **57,081**
- 2018 Total employed residents: **53,754**
- 2018 Earnings per job (mean): **\$38,073**
- 2018 Median household income: **\$41,632**
- 2017 - 2018 Public High School Graduates: **1,135**
- Post-secondary placement rate: **60.0%**
- 2018 Population 25 and over: **97,009**
- - with high school degree or higher: **87.9%**
- - with bachelor's degree or higher: **15.4%**

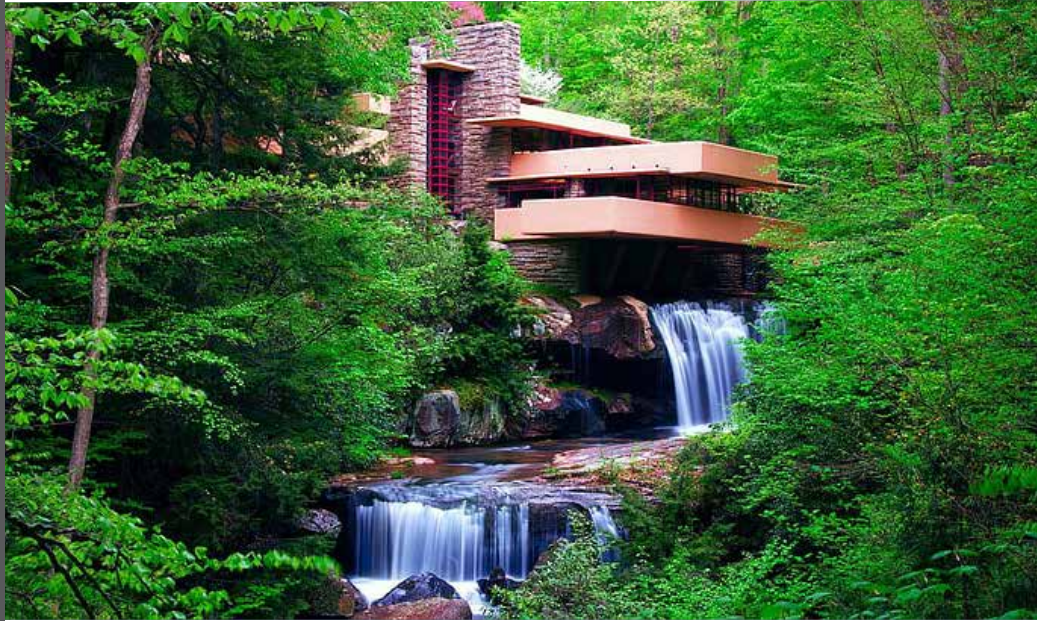
Sources: Bureau of Economic Analysis, PA Department of Education, PA Department of Labor & Industry, U.S. Census Bureau, U.S. Bureau of Labor Statistics

Largest Municipality:

North Union Township: **Pop 12,240**

Additional municipalities:

Belle Vernon
Brownsville
Connellsville
Masontown
Point Marion
Uniontown



Economic Development Contact:

Jim Gray
Director of Economic Development
Fay-Penn Economic Development Council
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Fayette County

Board of Commissioners:

The Honorable Dave Lohr, Chair
The Honorable Scott Dunn
The Honorable Vincent A. Vicites
Fayette County Courthouse
61 East Main Street
Uniontown, PA 15401
Phone: 724-430-1200
Fax: 724-430-1265

TOP PRIVATE EMPLOYERS

Employer	Product(s)
Nemacolin Woodlands Resort	Resort
Walmart	Retail
Uniontown Hospital	Health Care
Sensus USA	Manufacturing
Highlands Hospital	Health Care
ProFrac Services LLC	Hydraulic Fracturing
Teletch Holdings	Call Center
NiSource Corporate Service	Energy
Maak Alamo LLC	Restaurants
Argon ST Inc	Design and Engineering

www.co.fayette.pa.us

Washington County 2023

Throughout last year, Washington County focused on key tenets that have helped the county navigate the cycles of the wider economy during previous periods of economic uncertainty—prioritizing public-private partnerships, investing in ourselves through infrastructure and community development projects, and remaining steadfast in our efforts to cultivate a resilient and diverse local economy.



The county continued our long history of public-private partnerships by announcing the Washington County Broadband for Un/Underserved project. Washington County has committed \$30 million in federal funding from the American Rescue Plan Act for broadband expansion projects. The overall project is estimated at more than \$50 million with the remaining costs to be matched through private investment from internet service providers.

The goal of this project is to bring reliable high-speed internet to local unserved and underserved communities for enhanced schooling, telemedicine, small business, and economic development. The County is targeting 1,100 homes and small businesses in designated communities, with a pilot project completed in the Avella area in conjunction with Hickory Telephone and Aurora internet and additional projects underway with DQE Communication and Kinetic by Windstream participating as private partners. In addition to these critical

investments, a great deal of planning and research is occurring to collect and utilize data to guide development.

Washington County continues to see the maturation of the natural gas industry in the region. Only 15 years ago, Pennsylvania was an energy importing state - producing just 25 percent of our annual natural gas needs. However, thanks to the emergence the Marcellus Shale, Pennsylvania is now a net energy exporter and the second leading natural gas producing state in the country. Data from the U.S. Energy Information Administration shows that Pennsylvania is responsible for more than 20 percent of all the natural gas produced domestically – this has been a remarkable transformation. A significant percentage of that natural gas is produced right here in Washington County, which continues to lead the state in total well count with 1,938 and is second in total volume produced.

The county also continues to lead state in Act 13 Impact Fees –



an additional tax the industry pays – with more than \$7.5 million in disbursements to Washington County and our municipalities during the most recent year for which PUC data is available.

Coal production has been a stalwart industry in Washington County for over 100 years – which is incredible to think about. In 2022, the industry saw a strong resurgence in production with both the overall tonnage of coal mined and the market price seeing substantial increases over the past year, bolstered by strong demand from both domestic and global markets.

CONSOL Energy, a leading coal mining company headquartered in Washington County, reported substantial production and revenue increases bolstered by stronger demand for the coal used in both electricity production and steel manufacturing processes.

Specialty metal manufacturing is another industry that has found a niche in Washington County and Perryman Corporation has announced a \$200 million investment at their titanium-melt facility in California Technology Park with plans to install new equipment and additional operations at the campus, increasing both employment and production capacity.

Several new development projects are also on the horizon, none more transformative than the Fort Cherry Development District – located in Robinson Township along the new Southern Beltway. This project will see the redevelopment of previously strip-mined property to create 25-to-75-acre pad ready

sites for industrial, flex and office uses. The first phase will redevelop 200 acres with capital investment estimated at \$70 million, supporting over 800 jobs. Overall, the multi-year, multi-phase projection is to redevelop over 900 acres with more than \$540 million in capital investment and 6,000 jobs projected, making this the largest mixed-use park in Washington County by acreage.

Alta Vista Business Park, the light industrial park in Fallowfield Township has welcomed several new businesses over the past year, with more on the way in 2023. Bakery Barn commenced operations at their commercial bakery, creating baked protein and meal replacement bars. In addition, Bloom Engineering is ramping up operations at their new facility in the park where they will engineer, maintain, and service heavy-duty, high-temperature, high-efficiency furnaces and combustion systems for industrial applications.

The former Brockway Glass factory redevelopment in Canton Township continues to move forward with construction starting soon on a new Class A 165,000 square foot building appropriately equipped to support various light industrial and manufacturing uses.

Washington County has also prioritized the redevelopment and reimagining of our historic downtown districts. With more than a dozen business districts across the county, plans are underway to target investment in these communities that help to catalyze economic revitalization. Claysville, the City of Washington, and Charleroi have all recently announced

projects aimed at removing blight and other projects to improve the quality of life for residents and foster private investment.

Tourism remains an important economic driver in Washington County and the county continues to maintain a leadership position among its peers as the second most visited county in the region, behind Allegheny County. Much of this success can be attributed to our varied tourism assets—from major attractions like Hollywood Casino, Tanger Outlets, and The Pavilion at Star Lake, to our local businesses—they all play an important role in driving visitors to the county. Washington County is also home to vibrant history and heritage attractions and thriving outdoor sports and recreation assets. The

Washington Wild Things, who celebrated their 20th anniversary in 2022; Meadowcroft Rockshelter, which highlights 19,000 years of human activity in the county; our golf courses and sports facilities; the Montour and Panhandle rail trails; an excellent county park system, and the Monongahela River—each and all contribute to this thriving sector.

Washington County remains well positioned to grow in the wider regional and national economy. The rural charm that has been a hallmark of our county's live-work-play philosophy for many years is now even more relevant as businesses consider telework and other remote arrangements for employees. Here in Washington County, both our residents and businesses have the space to spread out and access the infrastructure to connect physically (and virtually) with the region and the world. We strive to create a welcoming atmosphere for new businesses to locate and existing companies to grow and are prepared to utilize our long history of partnerships to continue to support and promote that growth.



Jeff Kotula

Jeff

President,
Washington
County Chamber
of Commerce



COUNTY FACTS

- 2022 Population: **209,470**
- Total Number of Municipalities: **66**
- County Seat: Washington
Pop 13,189
- Land Area (sq. mi.): **857**
- 2021 Population Density
(people per mile): **244**
- 2021 Total number of employers: **5,543**
- 2021 Total jobs in county: **82,129**
- 2021 Total labor force: **104,300**
- 2021 Total employed residents: **100,100**
- 2021 Earnings per job (mean): **\$65,452**
- 2021 Median household
income: **\$68,787**
- 2021 Persons below the
poverty line: **9.1%**
- 2021 Number of Households: **84,948**
- 2020 - 2021 Public High
School Graduates: **2,048**
- Post-secondary placement rate: **66%**
- 2020 Population 25 and over: **148,496**
- with high school degree or higher: **93.9%**
- with bachelor's degree or higher: **31.7%**

Sources: U.S. Census Bureau, PA Department of Education, PA Department of Labor and Industry, Bureau of Economic Analysis, Bureau of Labor Statistics, Pittsburgh Regional Alliance

Largest Municipality:

Peters Township: **Pop 22,915**

Additional municipalities:

City of Monongahela
Cecil Township
Canonsburg Borough
Charleroi Borough
North Strabane Township
South Strabane Township



Economic Development Contact:

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Washington County Chamber of
Commerce
375 Southpointe Boulevard, Suite 240
Canonsburg, PA 15317
Phone: 724.225.3010
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www.washcochamber.com

Washington County Board of Commissioners:

The Honorable Diana L. Irey Vaughan, Chair
The Honorable Lawrence Maggi, Vice Chair
The Honorable Nick Sherman
Washington County
100 West Beau Street, Suite 702
Washington, PA 15301
Phone: 724.228.6724
www.co.washington.pa.us

TOP PRIVATE EMPLOYERS

Employer	Product(s)	Employees
Crown Castle.....	Communications	2,800
Washington Health System	Health Care	2,000
Penn Highland Mon Valley Hospital	Health Care	1,181
Fourth Street Foods	Manufacturing	1,000
Hollywood Casino at the Meadows	Entertainment	770
PennWest California	Higher Education	701
Pathways of Southwestern PA	Social Services	550
Ansys	Software Development	535
Perryman	Manufacturing	525
Viatrix	Pharmaceuticals	500

Source: Pittsburgh Business Times, Pittsburgh Regional Alliance, Washington County Chamber of Commerce

www.co.washington.pa.us

Westmoreland County 2023

2023 is a special year for Westmoreland County as we look back to celebrate our 250th anniversary while also developing initiatives that will ensure strong, stable growth in the coming years. The county's roots stretch back to the French-Indian War and the fight for independence, and we're proud to say that the Westmoreland work ethic that powered the Industrial Revolution and helped build America is alive and well in the communities we call home.



Though it opened in late 2022, Commerce Crossing at Westmoreland industrial park already has four of its five properties under contract.

You can be sure that our many anniversary events will celebrate a history that includes a pre-Declaration rebuke of British parliament, coal mining and the development of coke production, the rise of the steel industry, and personalities such as Mister Rogers and Arnold Palmer. But in this space, I'll focus on what we're doing today to ensure Westmoreland County's future remains bright.

Let's start with the technology that has profoundly transformed society—the internet. We're taking definitive steps to ensure that all residents and businesses have access to reliable and affordable high-speed internet. Created in 2022, the Westmoreland Broadband Program has identified internet gap areas and is working with ISPs to deploy infrastructure to unserved communities. Earlier this year, the broadband initiative announced its first four projects, which will expand internet access in the eastern part of the county. Because of this, hundreds more of our residents will be able connect for work, education, telehealth, shopping and entertainment.

While the broadband initiative will open up virtual worlds, our county commissioners have launched an effort to improve our

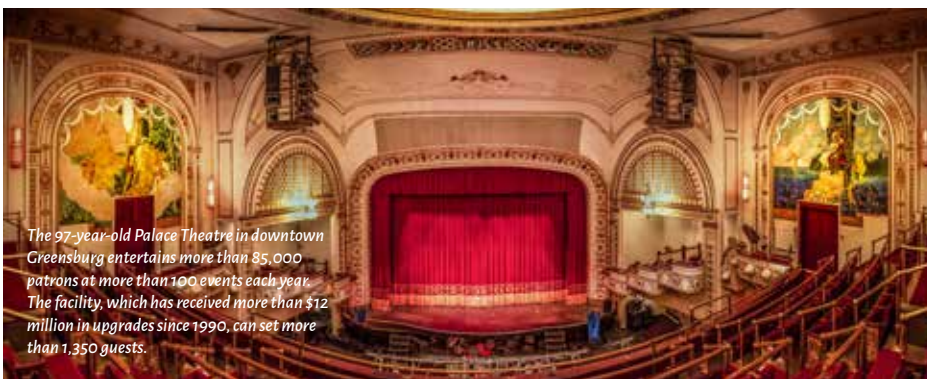
corner of the real world. Last year they earmarked \$10.4 million of American Rescue Plan funds for blight mitigation. This will have a transformative impact on our communities by revitalizing properties that have fallen into disrepair. As those redeveloped properties return to productive use, proceeds will be reinvested in future blight-remediation efforts that will continue to enliven our neighborhoods.

The county continues to innovate when it comes to workforce development. Commissioners recently provided nearly a million dollars for the Westmoreland County Workforce Development Plan, which will supplement existing programs by providing students with a realistic view of local opportunities, creating templates for career paths and in building relationships with local employers. The plan will build out a robust internship program, establish a framework to help students at all levels explore a variety of careers, train school administrators on workforce-development issues and improve connections between post-secondary institutions and career and technical centers.

For the manufacturing sector, the new Digital Foundry at New



Contractors have been working throughout winter to develop the second phase of Westmoreland Distribution Park North. In the background is the site where the PennSTART facility will be built, as well as the 2.8-million-square-foot, multitenant RIDC Westmoreland Innovation Center, which is home to 1,000 jobs and ideal for large-scale manufacturing.



The 97-year-old Palace Theatre in downtown Greensburg entertains more than 85,000 patrons at more than 100 events each year. The facility, which has received more than \$12 million in upgrades since 1990, can set more than 1,350 guests.



Kensington is a tremendous resource for upskilling those already in the industry as well as preparing newcomers to step into today's digital manufacturing environment. Thanks to its private-industry partnerships, the Foundry offers hands-on demonstrations of cutting-edge technologies to the more-than-5,000 manufacturing businesses within a 40-mile radius of it. Far from an "ivory tower" research institution, the Digital Foundry is focused on using today's technologies to solve today's problems.

Manufacturing is the third-largest sector of the Westmoreland economy; health care is the largest, and 2023 kicked off with huge news concerning this industry. On Jan. 1, Excelsa Health and Butler Health System officially merged into one network that serves the healthcare needs of 750,000 Pennsylvanians. Three of the new health system's hospitals—and several outpatient facilities—are in Westmoreland County. Excelsa was the largest employer in the county prior to the merger; the combined health care system will employ about 7,300 people and include more than 1,000 physicians and practitioners. In addition to attracting new talent and incorporating advanced medical technology, it is expected generate more than \$1 billion in annual revenue.

In late 2022, county leaders celebrated multiple economic development projects with a ribbon-cutting for Commerce Crossing at Westmoreland business park. Though the 125-acre park opened just last year, four of its five lots already are under agreement. To meet the current demand for industrial real estate, the Westmoreland Industrial Development Corporation has embarked on Phase II of development of Westmoreland Distribution Park North. When completed, the park will offer five parcels with a total of more than 50 acres of pad-ready land. Also on the horizon: the creation of the WCIDC's 19th industrial park.

That ribbon-cutting also celebrated the completion of a \$92.8 million PennDOT project to improve a stretch of I-70. That project is part of a larger, \$934-million effort to modernize I-70 from the West Virginia border to New Stanton, where I-70 intersects with the Pennsylvania Turnpike. Transportation plays a significant role in economic development, so it's not surprising that a \$120 million construction project is occurring less than a mile from the New Stanton interchange. SunCap Property Group LLC is developing a 1-million-square-foot warehouse that is expected to support approximately 600 jobs and serve about 180 trucks a day.

I'll wrap up with another development announced last year—The Pennsylvania Safety, Transportation and Research Track (PennSTART). A joint initiative with multiple transportation, industry and higher-education partners, PennSTART will build a \$20 million, state-of-the-art test track and research facility that will benefit emergency responders, transportation technology companies and research institutions while supporting the local economy. In addition to supporting the testing and development of automated vehicles, it will address safety, training, and research needs in key areas that range from traffic-incident management to commercial and transit vehicles to other emerging technologies.



Jason Rigone
Executive Director
Westmoreland County Industrial
Development Corporation



COUNTY FACTS

- 2021 Population: **353,057**
- Total Number of Municipalities: **65**
- County Seat: Greensburg
- Land Area (sq. mi.): **1,025**
- 2019 Population Density (people per mile): **344**
- 2022 Total number of employers: **9,123**
- 2022 Total jobs in county: **127,082**
- 2022 Total labor force: **176,900**
- 2022 Total employed residents: **169,900**
- 2021 Earnings per job (mean): **\$47,620**
- 2021 Median household income: **\$64,708**
- 2019 - 2020 Public High School Graduates: **3,494**
- Post-secondary placement rate: **67.66%**
- 2019 Population 25 and over:
 - with high school degree or higher: **94.4%**
 - with bachelor's degree or higher: **29.1%**

Sources: Bureau of Economic Analysis, PA Department of Education, PA Department of Labor & Industry, U.S. Census Bureau, U.S. Bureau of Labor Statistics

Largest Municipality:

Hempfield Township: **Pop 41,664**

Additional municipalities:

Greensburg
Murrysburg
North Huntingdon Township
Penn Township
Unity Township

The Digital Foundry at New Kensington offers courses to both upskill those already in the manufacturing workforce for senior positions and to prepare newcomers to step into the entry-level positions of today's digital manufacturing environment. Thanks to its private-industry partnerships, the Digital Foundry also provides hands-on demonstrations of state-of-the-art technologies to the more-than-5,000 manufacturing businesses within a 40-mile radius of the Foundry.



Economic Development Contact:

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Development Corp. Fifth Floor, Suite 520
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James Smith, Executive Director
Economic Growth Connection of
Westmoreland
2 North Main Street, Suite 101
Greensburg, PA 15601
Phone: 724-830-3000

Westmoreland County Board of Commissioners:

The Honorable Sean Kertes, Chair
The Honorable Douglas Chew, Vice Chair
The Honorable Gina Cerilli Thrasher
Westmoreland County
2 North Main Street, Suite 101
Greensburg, PA 15601
Phone: 724-830-3000



TOP PRIVATE EMPLOYERS

Employer Product(s)

Excelsa Health	Health care
Wal-Mart Associates Inc.	Retail
United Parcel Service Inc.	Package delivery
Philips Rs North America LLC	Medical products
Giant Eagle Inc.	Grocery distribution
Westinghouse Electric Co. LLC	Nuclear power
Elliott Turbomachinery Co. LLC	Industrial machinery
Leedsworld Inc.	Manufacturing
Dedicated Nursing Associates Inc.	Health care
Latrobe Specialty Metals Company	Manufacturing

Sources: PA Department of Labor & Industry

Turn your do into done.

Founded in 1855, Dollar Bank is, well, different. We're an independent community bank. That means no publicly traded stock. And that means we can focus on what we do best: empowering the people and communities we serve to do the things they hold dearest.

For more than 167 years, we've grown to become a large, full service, regional bank renowned for providing the highest quality banking solutions and services to individuals and businesses.

Our customers simply know us for this: understanding their goals and providing the solutions that get them there. And for that, we couldn't be prouder.



Dollar.Bank