

ULI Pittsburgh Pulse Newsletter



[UrbanPlan for Public Officials](#)- September 2019

A Message From ULI Pittsburgh's Programs Committee...

For over 80 years, ULI members have helped each other through numerous economic cycles by sharing best practices, new ideas, and lessons learned. The ULI Pittsburgh Programs Committee is hard at work cultivating content for our newsletter and upcoming virtual programming. We love to engage with our members and colleagues to see what interests you during this time of uncertainty.

Though in-person events are postponed, ULI has a wealth of resources available to guide you and your business. Join us for webinars and online courses, read the latest in Urban Land online and in print, and use Knowledge Finder to discover reports, case studies, and other tools to keep you ahead of the curve.

In addition, this week's "On the Pulse" question will help us gauge what programming topics are of interest to our audience and will tailor our future programming around what our members want. Help us find out what is "on the pulse" of the real estate sector in the Pittsburgh Region.

ULI Pittsburgh Programs Committee

Beth Eckenrode, Auros Group

Kevin McKeegan, Meyer, Unkovic & Scott

Robin Zoufalik, Pieper O'Brien Herr Architects

Kirsten Compitello, Michael Baker International

On The Pulse

ULI Pittsburgh's On The Pulse question is meant to engage our District Council Members in discussion by live polling questions that address what is going on in the real estate industry during this trying time. Please follow this [link](#) to participate.

"Since our members are what make the Urban Land Institute Pittsburgh what it is, we are doing our utmost to ensure that our programming and structures reflect what is most valuable to you. Now, we need to hear from you! "

Rate the following built-environment issues:

Affordable and Workforce Housing

Building Healthy Places

Economic Development & Job Creation

Federal Funding and Regulation

Innovation and Technology

Local Governance Issues, Zoning & Policy

Mixed Use Development

Neighborhood, Historic and Community Redevelopment

Public Realm & Placemaking

Regional Growth & Planning

Resilience & Sustainability

Small-scale & Infill Development

Transit & Transportation

Post-COVID (Emerging Issues)

April 6, 2020

Question:

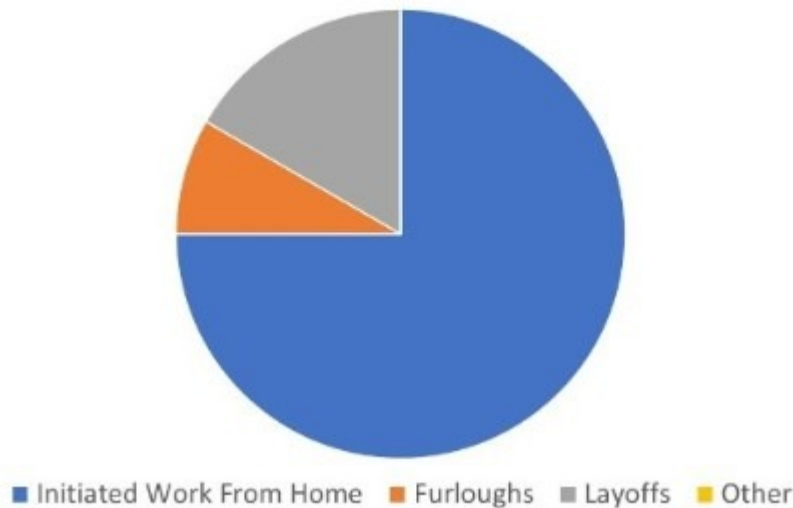
How has your firm reacted to the COVID-19 Global Pandemic? (Multiple Choice)

Which category best represents your organization? (Multiple Choice)

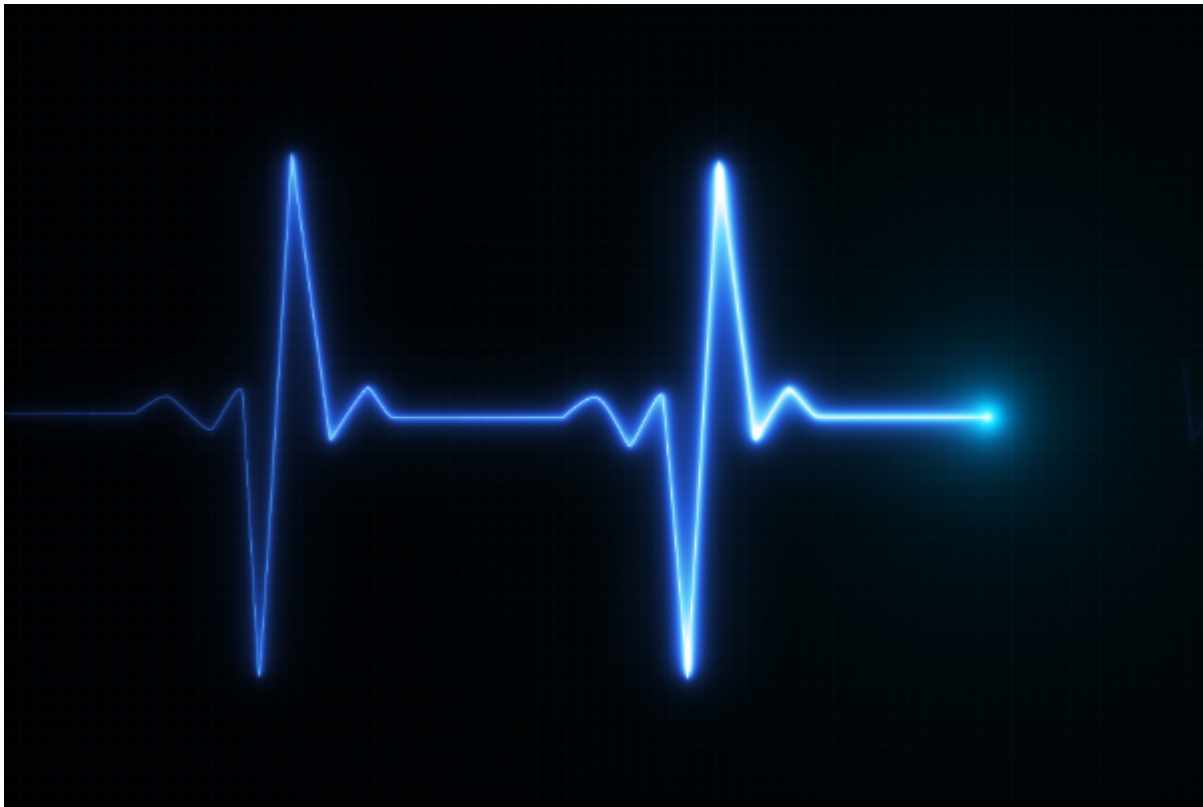
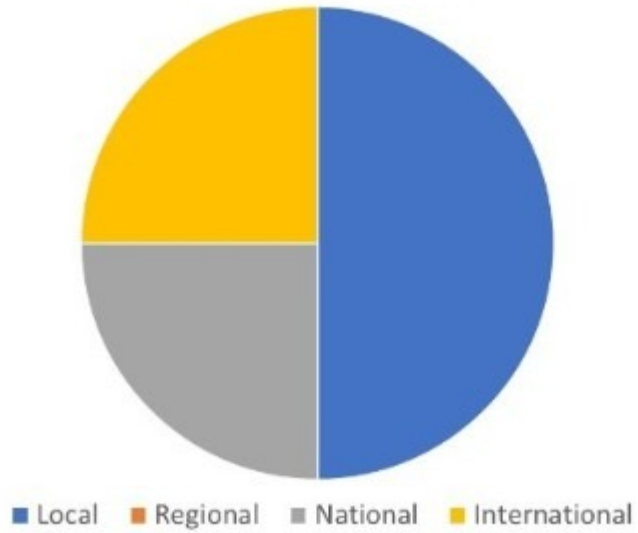
**See results in charts below.*

If you have a question to ask your fellow colleagues, we would be glad to help you. Please email [Jami Pasquinelli](#), District Manager for more info.

How has your firm reacted to the COVID-19 Global Pandemic?



Which of the categories best describes your organization?



What Industry Execs are Seeing as a Result of



COVID-19

Daniel S. Pauletich
April 7, 2020



Read more

The Post-Pandemic Urban Future Is Already Here

Ian Klaus
April 6, 2020

The harrowing reach of Covid-19 has prompted a surge in big urban thinking. Some of this has been cautionary in nature — warnings against long-term [changes](#) in privacy norms or reactionary [rethinking](#) about densification. Haunting images of [empty cityscapes](#) seem to embody the fear that urban space will be permanently marked by the ravages of the disease. Others see an equally radical vision of hope: As lifestyle and consumption habits have transformed overnight and governments have committed trillions of dollars of investment in national economies, perhaps the challenges of overcoming the coronavirus pandemic might [ultimately foster a more equitable, sustainable urban future](#).



Read more



COVID-19: Industry Insightse Here

UPDATE: The latest from ULI members and staff.

[Addressing the Impact of COVID-19: A Roundup of Available ULI Resources](#)



Read more



We'll Need To Reopen Our Cities. But Not Without Making Changes First.

Richard Florida
March 27, 2020

As the dreaded coronavirus bolts across the globe, city after city has locked down, transforming urban business centers and suburban malls alike into veritable ghost towns. Our cities can't stay in lockdown indefinitely. The economic costs — never mind the toll on our society and our mental health — is just too devastating. But the reality is we can't just hit a reset button and revert to how things were before.

[Read more](#)

Webinar: Leading Through Disruption: A Leadership Sereis

Recorded on March 27, 2020

ULI Global Chairman Owen Thomas moderates a discussion among members of the ULI Global Board of Directors, sharing insights on the near and long-term impacts of the uncertainty and change related to the COVID-19 pandemic. In true ULI fashion, these global real estate leaders address some of the most pressing questions of the moment and share lessons learned from previous economic cycles, including how they are forming their strategies as we head into another time of transition. What are the anticipated short-, medium-, and long-term impacts and

actions and how will "business as usual" look going forward?

*Member only access.

[Click Here](#)



Webinar: ULI Real Estate Economic Forecast - Spring 2020

May 20, 2020

1:00 pm

How do the experts see key economic and real estate indicators moving by the end of 2020, 2021, and 2022? Are we ready to pivot towards the future? What will recovery look like for the real estate industry after COVID-19? During this members-only webinar, hear a lively debate between leading economists and analysts who participated in the Real Estate Economic Forecast survey as they explain or defend their views. Ask questions or challenge their opinions about what's ahead for the real estate industry in 2020 and beyond....

[Click Here](#)

Other Resources & News

**Webinar: Coffee &
Conversation: Member Tools
Presentation**



On April 14, 2020, at 8:00 am, grab your coffee and join District Manager, Jami Pasquinelli for a virtual presentation on ULI Member Tools. Discussion includes: Member Directory, Knowledge Finder, and Navigator.

This event is free to members and non-members.

**The presentation will be recorded for future reference.*

Register Now



Webinar: ULI Europe Webinar: Reshaping Retail

Wednesday, April 15th, 2020
7:30 am

ULI's recent report, [***Reshaping Retail***](#) sets out the potential triggers for the required restructuring of Europe's retail real estate sector. This report becomes even more salient following a rapidly emerging decline in economic sentiment and performance, identified as one of the stronger triggers, due to the COVID-19 (coronavirus) outbreak. Investors in retail know they face a fundamental re-rating of the sector due to the impact of e-commerce but until recently it was still too early in the process for many to execute changes. Operating income was still holding up while low interest rates were also lessening the pressure on retail owners to sell or restructure. At the same time, ongoing retailer failures and falling rents meant

owners were not confident about whether levels of rental income from existing schemes would be sustainable, or what volume and type of space were going to be required by retailers going forward. This timely webinar will bring together key industry players to discuss the report and the key recommendations and how these may play out in the aftermath of the current crisis. What will successful retail look like in the future, and what is needed to get there?

[Click Here](#)



ULI Learning: Intermediate Pro Forma: A Value Add Pro Forma

Start: May 19, 2020

End: May 28, 2020

May 19, 21, 26, and 28, 12:00 pm – 2:00 pm ET

Course Description

Building on the introductory modeling course, this webinar incorporates additional components into the basic property acquisition model. Students will learn Excel functions and processes that can be utilized to analyze a property that needs renovation or major capital improvement. The project will initially be financed with a transitional loan, and once income stabilizes, a permanent loan will be borrowed.

Each session will start with a conceptual discussion of the task at hand. Students

will then receive instructions on how to complete the task. At the end of the course, students will have a pro-forma model that is designed to analyze a value-added project and may be modified to include more advanced features, such as waterfall structure.

[Click Here](#)

For up to date webinar information, please visit pittsburgh.uli.org/events

Sponsor Spotlight

We would like to thank [Civil & Environmental Consultants, Inc.](#) for being a Friend Level Annual Sponsor for another year. For more info, click [HERE](#).



Featured Photo

Welcome HOME! HGTV's Smart House 2020 has made its way to Pittsburgh, more specifically Wexford. In true fashion, HGTV will be giving the house away via Sweepstakes beginning April 22nd. Check it out [HERE](#).



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