



ALLEGHENY COUNTY AIRPORT AUTHORITY  
PITTSBURGH INTERNATIONAL AIRPORT  
ALLEGHENY COUNTY AIRPORT

# ANNUAL REPORT



'Flight' by Shōhei Katayama & Michael Neumann

2018

# WELCOME

The Allegheny County Airport Authority, the governing agency for Pittsburgh International Airport and Allegheny County Airport, welcomes you to its 2018 Annual Report. Pittsburgh's community of cultures is the foundation of Pittsburgh's past, present and future that will continue to define our sense of place at Pittsburgh International Airport. As we approach a new year, we are able to see a modern transformation that encapsulates a new economic energy and renaissance in our growing city.



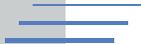
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**Rich Fitzgerald**

*Allegheny County Executive*

**Whether it be recruiting new airlines, adding new nonstop flights, or lowering costs for airlines to operate here, Christina and her team are continually raising standards.**



When I first took office as County Executive in 2012, Allegheny County and our region were beginning to enjoy signs of progress after decades of decline following the loss of the steel industry. I knew that in order to continue that growth that we had to focus on Pittsburgh International Airport because what's good for PIT is good for our region. Easier access to our region means more jobs, more tourism, more economic development —just more.

We were fortunate to bring CEO Christina Cassotis and her vision for the future of airports to Pittsburgh. Thanks to the work of her and her team, PIT is an integral part of our region's success story. Whether it be recruiting new airlines, adding new nonstop flights, or lowering costs for airlines to operate here, Christina and her team are continually raising standards. PIT, along with banking, technology, medical industries, and more, are fueling our region's success on a daily basis.

Just as importantly, PIT and our travel and tourism industry are intrinsically united in sharing Pittsburgh's story to attract new and returning visitors. Earlier this year, the Professional Convention Management Association (PCMA) conference brought meeting planners from around the globe to our region—and their welcome began the moment they stepped off of the plane and into our airport. We were proud to raise the curtain on western Pennsylvania and share some of the characteristics that have resulted in so much recognition for our region.

This past year was an exciting one for PIT. In September 2017, the board of the Allegheny County Airport Authority announced the Terminal Modernization Program. This past summer, the project management, architect and engineering teams were introduced. Together, they have been working to design PIT's future. PIT is not the airport of the mid-90s when it served as a hub. It's not the airport of 10 years ago when people liked to say they couldn't get "there" from here. Today's PIT is exploring and utilizing our robust technology and innovation and using that cutting-edge vision to create an airport that adapts to meet the needs of travelers for decades to come.

Christina, her team, and the ACAA board are poised to define the terminal of tomorrow and help continue the redefining of our region. I hope you'll share the journey with us.

Sincerely,

**Rich Fitzgerald**

*Allegheny County Executive*



**Christina Cassotis**

*CEO, Allegheny County Airport Authority*



**David Minnotte**

*Chairman, Allegheny County Airport Authority Board of Directors*

The Pittsburgh region has always been a leader in aviation. From the time Allegheny County Airport was built and the airfields that preceded it to the opening of Greater PIT to today's midfield terminal, we have been world leaders in aviation.

This year we will continue that legacy as we press forward with a vision for a new terminal, one that is optimized for the needs of the market and region today. But it's important to take a step back and look at the progress we've achieved in the past year that is helping to fuel the momentum for our Terminal Modernization Program.

This past year was as successful as any in recent memory and it all begins with our dedicated airport team. Our colleagues are excited about their work and the plans for the future. For all of us, it's not simply a job; it's a mission. It's part of how we define ourselves.

We have continued to engage and expand connections with community partners, including travel and tourism organizations like VisitPITTSBURGH, colleges and universities, businesses, community groups and government agencies. Our collective progress inspires and shapes our work. With mutual respect and a shared vision of the future of our region, we are inextricably united. The turnaround at Pittsburgh International Airport is the last piece of the puzzle in our regional renaissance.

Pittsburgh International last year saw its highest volume of passenger traffic – 9.66 million – in more than a decade. Airlines continued to add nonstop flights including key routes like Seattle, Montreal and Salt Lake City. And, after a 20-year hiatus, British Airways returns and will provide nonstop service between Pittsburgh and London Heathrow, beginning April 2, 2019.

Mindful of our airline partners, we once again lowered our Cost Per Enplaned passenger last year for the fifth straight year and we remain focused on creating a Pittsburgh experience for our visitors. To that end, we expanded our Performing Arts Series, collaborated with local visual artists and welcomed local restaurants and retail outlets.

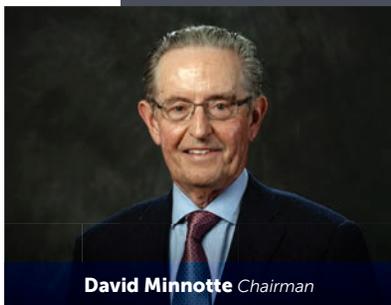
Allegheny County Airport is also undergoing upgrades – both aesthetically and operationally. The recent renovations to the historic, art-deco terminal are part of a larger plan to transform AGC into an industry-leading general aviation airport.

We look at our history with great appreciation as our recent progress continues. All we can say is buckle up, because we're going to continue to move forward. Our region is counting on it.

Sincerely,

**Christina Cassotis**  
*CEO, Allegheny County Airport Authority*

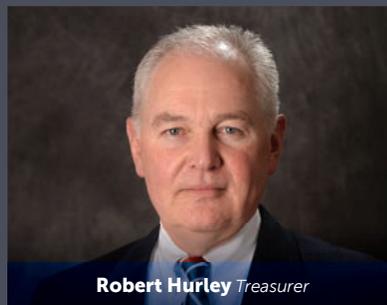
**David Minnotte**  
*Chairman, Allegheny County Airport Authority Board of Directors*



**David Minnotte** *Chairman*



**Robert Lewis** *Vice Chairman*



**Robert Hurley** *Treasurer*



**Ashley Henry Shook** *Secretary*

## 2018 BOARD MEMBERS

November 5, 2019 will mark the 20th anniversary of Allegheny County Airport Authority's administration of Pittsburgh International and Allegheny County Airports. Under a lease with an initial term of 25 years and two additional 25-year option terms, the Allegheny County Airport Authority, governed by a board appointed by the Allegheny County Executive, operates the two premier airports that serve the Pittsburgh Region.



**William Curtis**



**Cynthia Shapira**



**Jan Rea**



**Matthew Smith**



**Rich Stanizzo**



# INTRODUCTION & SUMMARY





***Airport traffic continued its upward trajectory this year, serving 9.66 million passengers, an increase of 7.5% over 2017.***

### **Launching Point**

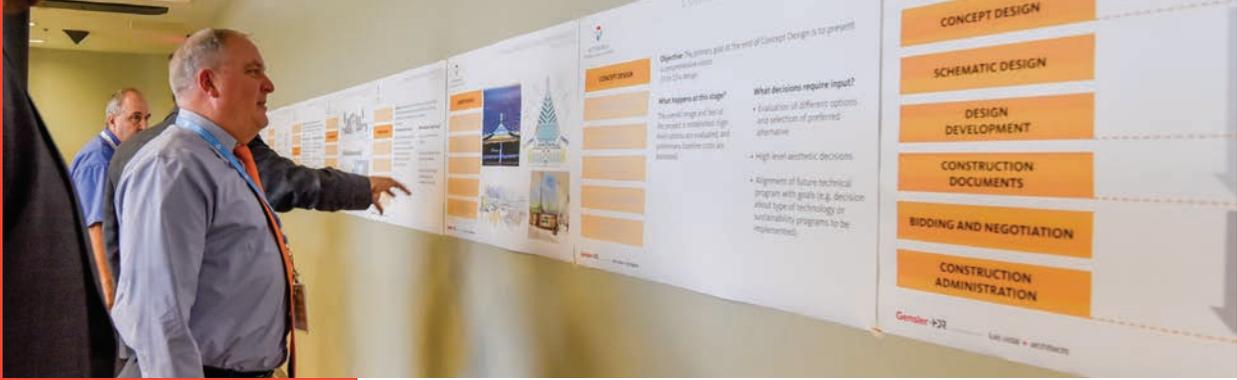
Pittsburgh is taking off. As the region blossoms into a global hub for technology, energy and innovation, Pittsburgh International Airport is transforming to meet the region's future.

Driven by its ambition to reflect and serve the community; to advance the region's prominence as a world-class business, cultural and leisure destination; and to blaze a trail for the industry to follow; the Allegheny County Airport Authority, its seven labor unions and 460-person workforce achieved another year of enduring milestones in 2018.

Airport traffic continued its upward trajectory this year, serving 9.66 million passengers, an increase of 7.5 percent over 2017, and a surge of almost 18 percent over the past five years. The increase in customers is the result of multiple factors, including the addition of more nonstop flights to national, international, and regional destinations, as well as expanded service to already well-connected cities such as Boston and San Francisco.

While growth is accelerating, it's not inevitable. That is why the Airport Authority is actively engaged in sustaining its momentum, investing in its assets and amenities, creating innovative partnerships with friends in the community, and forming alliances with peers in the industry and new acquaintances from around the world.





## Terminal Modernization

A key piece of PIT's transformation is the billion-dollar *Terminal Modernization Program*, which saw significant progress this year with the selection of three world-class architectural and engineering firms to complete its design and execution.

Gensler, which designed The Tower at PNC Plaza in downtown Pittsburgh, in association with Luis Vidal + Architects which designed Terminal 2 at London Heathrow, are creating an architectural vision for a new interconnected, high-tech terminal that is worthy of the region's aspirations and tailored to its specific needs.

Under a separate joint venture, Gensler will work with HDR, an engineering firm with a significant Pittsburgh presence, to bring its design solutions to life. In addition to "smart-sizing" the airport, imperatives for Gensler and Vidal include creating a world-class visitor experience and reducing long-term operating costs for both the airport and the airlines it hosts. Additionally, Pittsburgh-based Michael Baker will share in the design including the parking garage and portions of the campus.

Although the *Terminal Modernization Program* is estimated to produce 10,000 jobs and generate \$1.7 billion in economic activity, it will have no cost to local taxpayers. Funding is provided through airline rates and charges and airport revenues generated through parking, concessions, real estate income and natural gas drilling royalties among others.



INNOVATIVE  
PARTNERSHIPS

***MyPITpass made PIT the first airport in the country since September 11, 2001 to allow non-ticketed individuals beyond security checkpoint to shop, dine and greet loved ones.***



### **Airport as Innovation Laboratory**

Building the airport of the future requires more than vision. It also demands ingenuity. Toward that end, one of the initiatives undertaken by the Airport Authority this year announced the formation of an Airport Innovation Laboratory in cooperation with Carnegie Mellon University with a goal of becoming the smartest airport in the world.

The program, which will focus on enhancing travel experiences and airport operations, expands on an ongoing relationship between the two institutions that began three years ago.

The Airport Authority also is working with CMU students on a series of capstone projects, including how to make airport travel more rewarding for people with reduced mobility and disabilities.

### **We're Open**

The myPITpass program remained a resounding success. Implemented last year in partnership with the Transportation Security Administration (TSA), the program made PIT the first airport in the country since September 11, 2001 to allow non-ticketed individuals beyond security checkpoint to shop, dine and greet loved ones. Those individuals must of course still be screened as they proceed through the checkpoint.

The announcement generated worldwide media coverage and is now serving as model for peer airports seeking to introduce similar programs. myPITpass typically attracts more than 100 non-traveling visitors to the terminal each day, with daily averages of 150 to 160 guests in the busy summer travel months. More than 20,000 people used myPITpass last year. Along with new concessions, more passengers and other amenities, the program helped to contribute to a nearly 9 percent increase in the airport's non-aeronautical revenue.

This past summer, Pittsburgh International Airport also began hosting Fortyx80, a new arm of the Pittsburgh Technology Council that is committed to advancing growth of entrepreneurship across the region.

In September, the organization's first-ever pitch-and-demo showcase gave companies and young inventors a chance to connect with key audiences—travel agents, business and airport travelers—to promote ideas for new apps and new products.

The airport also found another new way to give back to the community through a new partnership with 412 Food Rescue Pittsburgh, one of the country's fast-growing food recovery organizations. Working with the airport and its partners, 412 Food Rescue visits airport food vendors two times each week to collect leftover food, then distribute it to 400 food donor sites and 500 non-profit agencies throughout the region.

## Other Capital Improvements

Although the Terminal Modernization Program will result in significant improvements to the landside terminal in a few years, the Airport Authority remains intent on optimizing the existing terminal for today's traveling public. The following are among the improvements completed this year:

- The international departures area was upgraded with a new design and color scheme—including new carpeting and furniture to better reflect the vibrant Pittsburgh region for thousands of new international passengers that are boarding new international flights.
- The airport's military lounge was recently moved to a new and improved space in Concourse C of the Airside Terminal. Designed specifically to accommodate all active, retired and former members of the U.S. military and their families, the new lounge features two large-screen televisions, a quiet napping area, kids' place, baggage storage, a kitchenette, integral men's and women's restrooms, and a grand open view of the airport airfield. More than 10,000 travelers used the lounge this year.
- There will be an all-new Kidsport in 2019, incorporating colorful play areas, along with multiple interactive exhibits that challenge the terminal's youngest visitors to explore the concepts of live video, height comparison, movement and more.
- A new nursing area is outfitted with changing tables for moms, and new play equipment such as seesaws, kid-sized furniture and rubberized flooring and carpeting, helps the little ones burn off energy before boarding their flights





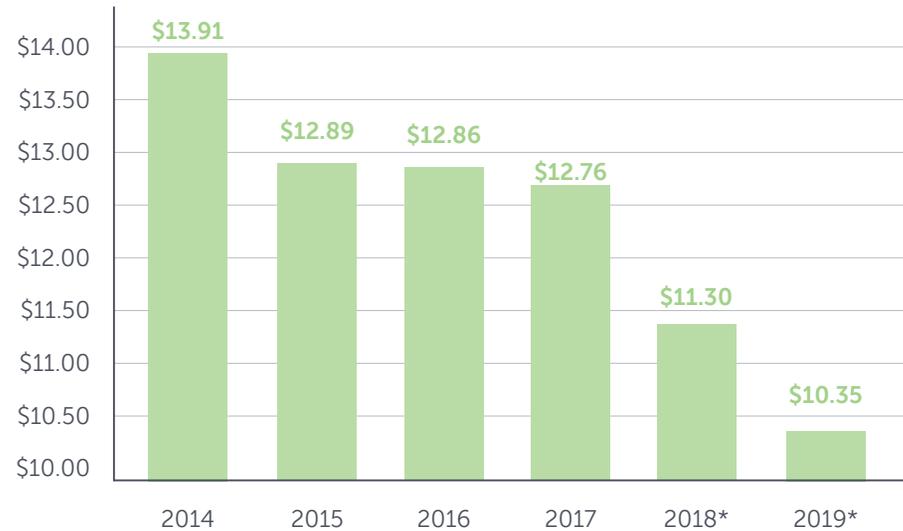
### Strong Financials

For six straight years, the overall cost of doing business for airlines at Pittsburgh International Airport fell.

As part of the Allegheny County Airport Authority's 2019 projected \$112 million budget, the airport's Cost Per Enplaned Passenger decreased to a budgeted \$10.35, a 31 percent decrease since peaking in 2011. The projected 2019 budget is a 3 percent increase over 2018's \$109 million budget.

An airport's CPE is the industry standard benchmark for comparing an airport's costs to airlines. It is not a ticket fee charged to passengers, but rather the total of all airport costs to airlines divided by the carriers' number of departing passengers.

The Allegheny County Airport Authority receives no local taxpayer funding. Its revenue is generated through parking, concessions, real estate development, natural gas royalties and other user-generated dollars.



**Cost Per Enplaned Passenger**

*\*budgeted*



***The big news, of course, was the addition of British Airways beginning nonstop, year-round service to London's Heathrow Airport.***

### **Air Service Gains**

Pittsburgh International Airport experienced growth across multiple destinations in 2018, creating an expanded menu of options for business, leisure and first-time travelers.

The big news, of course, was the addition of British Airways beginning nonstop, year-round service to London's Heathrow Airport. While those flights, which depart four times each week, won't officially take off until April 2, 2019, there was more than enough success to celebrate in 2018.

Air Canada, Allegiant, Alaska and Delta all scheduled new service over the past 12 months, while American, Delta, Jet Blue, United and Southwest added bigger planes or more flights to accommodate greater demand for travel to Boston, Denver, Las Vegas, Nashville, Newark and Orlando. New nonstop destinations for 2018 included Charleston, South Carolina; Bradenton/Sarasota, Florida; Salt Lake City; Montreal and others.

Like all organizations, there were setbacks, including the discontinuation of seasonal service to Paris on Delta after 2018 and the ending of service by start-up carrier OneJet.

Even with those impediments, transatlantic traffic is expected to remain strong with the launch of British Airways service and Condor's seasonal flights to Frankfurt. Additionally, November and December saw the inauguration of seasonal flights to West Palm Beach, San Juan, Punta Cana and Cancun, ending a strong year on a high note.



# INTERCONNECTED STRATEGY



### **One Strategy. One Direction. One Team.**

Pittsburgh International Airport does more than accommodate air travel. The facility is central to a regional growth plan focused on expanding the community's prosperity and boosting its quality of life.

The Airport Authority is committed to that vision. While the Terminal Modernization Program remains the most visible priority, the Authority's line of sight extends decades into the future, propelled by an ambitious real estate development program that will eventually populate more than 3,000 acres of treasured and specially designated property with dozens of new businesses, research and development facilities, advanced manufacturing plants and centers for dining, shopping and entertainment.

While that land promises to become a coveted gateway to the region, the Authority also continues to invest in its most precious assets – its people.

In 2018, the Authority and all seven labor unions representing the airport's 460-person workforce successfully negotiated long-term contracts, demonstrating a shared commitment to each other's future and to serving the millions of people that rely on the Airport Authority to enhance their travel experiences every year.

***As another sign of how well customers are cared for, Pittsburgh International Airport climbed from No. 8. to No. 5 in Travel & Leisure magazine's list of top 10 domestic airports.***

Despite the fact that it accommodates growing numbers of passengers in an increasingly outdated facility, the PIT staff saw passenger satisfaction scores continue to remain high including two No. 1 North American rankings related to the shopping experience.

As another sign of how well customers are cared for, Pittsburgh International Airport climbed from No. 8. to No. 5 in *Travel & Leisure* magazine's list of top 10 domestic airports. Meanwhile, internal surveys showed employee engagement scores increased, further reinforcing the team's collective vision of remaining a global aviation leader following Airport of the Year wins from Air Transport World and CAPA in 2017.



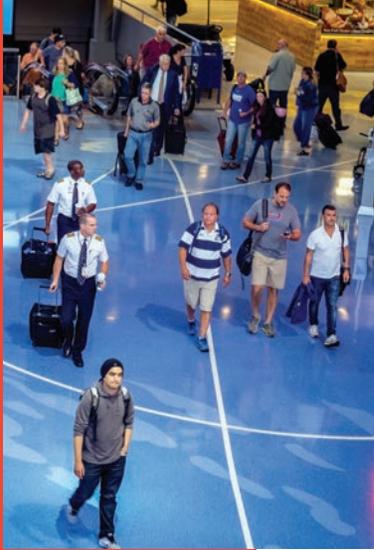
Taken individually, each program and accolade represent a significant accomplishment. Together, they signify a singular mission, which is to maximize the airport's resources—from the talents of its people to the wealth and proximity of its physical assets—for the good of the entire region.

The Authority is proud to have representation from seven labor unions including:

- Building and Construction Trades Council of Pittsburgh, AFL-CIO
- Construction General Laborers & Materials Handlers Union, Local 1058
- International Association of Firefighters, Local 1038
- International Association of Machinists and Aerospace Workers, District Lodge 98, Local Lodge 1060
- International Brotherhood of Teamsters, Local 249
- International Union of Operating Engineers, Local 95-95A
- Service Employees International Union, Local 32BJ



NONSTOP  
SERVICE GAINS



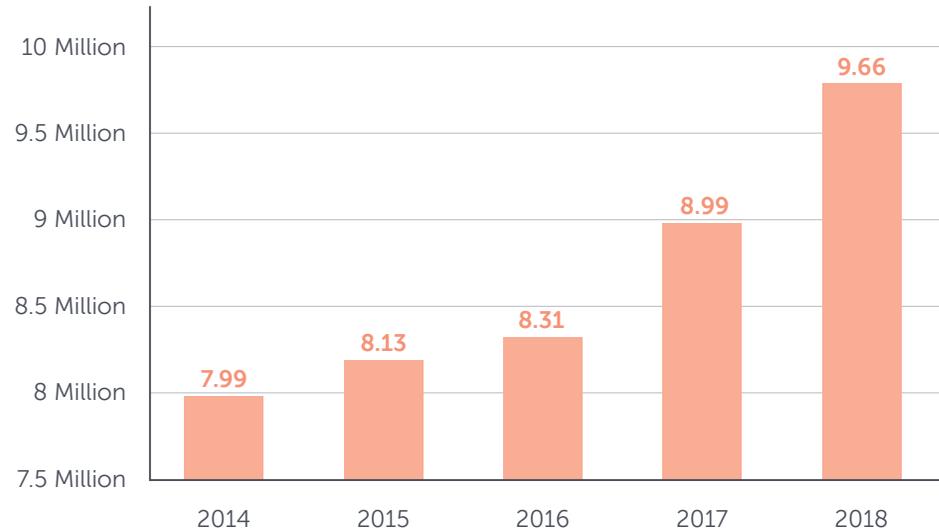
### The Momentum Continues Nonstop

Pittsburgh International Airport continued its evolution from a connecting hub to a leading origin and destination facility. In September, Alaska Airlines debuted daily nonstop service to Seattle, the Emerald City's hometown airline, helping to quench growing demand for a direct connection between the two of the country's most vibrant high-technology centers.

The same rationale was behind Delta's decision to expand its morning and evening travel options to Boston, a city also served by JetBlue, as well as United's addition of year-round and seasonal departures to San Francisco.

Travelers also can fly directly to Montreal for the first time since 2004, thanks to new nonstop service on Air Canada, as well as Utah's historic capital city, with the commencement of Delta's daily nonstops to Salt Lake City.

Happy vacationers can never hit the beach fast enough. The Authority also gave them plenty to cheer about, with new nonstop flights touching down in Cancun; Cozumel; Grand Bahama Island; Punta Cana; Sarasota/Bradenton, San Juan, and West Palm Beach.



Annual Passengers

**Total cargo carried at PIT –  
domestic and international  
– finished the year at 156.2  
million pounds, up 5.3  
percent from 2017.**



### **PIT Cargo: In for the Long Haul**

When Qatar Airways Cargo touched down at Pittsburgh International Airport a year ago as the first-ever scheduled international cargo flight to the region, officials knew the potential could be considerable.

Growth in international cargo means additional jobs, expanded direct access to global markets, and the potential to turn PIT into a logistics hub. And with Qatar flying twice-weekly service, cargo could get in and out of the region quickly.

One year after that first flight, officials see progress and are optimistic about the future. PIT's long-term goal of becoming a regional logistics center that, coupled with its real estate development options, has the potential to be an economic driver for the region.

Total cargo carried at PIT—domestic and international—finished the year at 156.2 million pounds, up 5.3 percent from 2017. In August, the airport hit its high-water mark so far this decade with more than 14 million pounds of cargo.

### **What Cargo Means for the Region**

Cargo is critical to PIT's continued growth and development in terms of air service, both passenger and all-cargo, facilities and economic impact. International cargo service like Qatar can help the region by offering local businesses improved access to global markets while at the same time creating jobs through distribution channels.

The PIT-Qatar partnership fills a void in international logistics. PIT provides a faster solution than overloaded international cargo gateways – wheels down and on a truck in six hours or less. Turn-around times at major hubs can range from 12 hours to two days.

In addition to regional benefits, robust cargo service can provide important revenue streams to the host airport through landing and fueling fees and other charges.



### **Modernizing for the Future: PITtransformed**

The Terminal Modernization Program announced by Allegheny County Airport Authority officials in September 2017 is moving forward with a team of designers, planners, engineers and architects working collaboratively to create and design the new terminal at Pittsburgh International Airport. Officials expect to break ground on the project in late 2019 with anticipated completion in 2023.

The current airport opened more than 25 years ago as a leading-edge facility. With the support of the airlines, Airport Authority officials are embarking on a plan to again make the airport industry-leading. Built as a hub facility, the current airport finds itself built for the past—much too large in some areas and capacity-constrained in others. The centerpiece of the modernization plan involves a new landside terminal adjacent to the renovated airside terminal with 51 gates.

### **Enhancing the Passenger Experience**

The new terminal will create a more efficient, modern passenger experience as it also reduces long-term costs through the elimination of the costly train that currently transports passengers between the landside and airside terminals. Passenger enhancements include an expanded security checkpoint, a dedicated ground transportation center, an increased number of covered parking spaces, a newly configured international arrivals process, an improved baggage delivery system, implementation of modern technology throughout the terminal, and increased retail and concession offerings, among other improvements.

### **Lowering Airline Costs**

Cost estimates for the terminal modernization program will be available as the project reaches final design. The project is expected to create 11,000 jobs, including direct and indirect, and produce \$1.66 billion in economic activity. It is also expected to generate more than \$28 million in state and local income taxes. The life of the facility will be extended by 40 years without the use of local tax dollars.

The new design will allow the airport to be optimized for modern security needs. Plans also will save the authority millions of dollars in annual operating and maintenance costs, keep airline costs stable and maintain the authority's commitment to cost competitiveness.

The plans include a new parking garage and the elimination of critical points of failure like the train and baggage delivery system. A new, expanded security checkpoint will help move passengers more quickly and efficiently through the security process. A redesigned terminal also will enhance concession revenue opportunities both before and after security.

Progress updates and the latest news and information are posted on a dedicated project website at [PITtransformed.com](http://PITtransformed.com).





PITTSBURGH REGIONAL  
TRAVEL COOPERATIVE



### Presenting Pittsburgh to the World

Stronger promotional ties with local business, travel and tourism organizations was another priority in 2018. For the first time, Visit Monroeville joined the Pittsburgh Regional Travel Cooperative—encompassing VisitPittsburgh, the Allegheny Conference, Pittsburgh Technology Council, Butler County Tourism and Convention Bureau, Washington County Tourism Promotion Agency and others—to focus resources on promoting PIT and the region to potential visitors, particularly in Europe and the U.K.

Additionally, the airport, VisitPittsburgh and Idea Foundry hosted two nonstop charter flights from Shanghai in August, bringing hundreds of Chinese tourists to Pittsburgh with a goal of establishing Pittsburgh as an arrival gateway that would eventually accelerate regularly scheduled air service between PIT and that country's major cities.

A separate grant from the Richard King Mellon Foundation, which continues to support several vital Airport Authority initiatives, funded the training of hundreds of travel and tourism representatives from VisitPittsburgh and Airport Authority personnel to better understand and serve the Chinese market.



### **BLUE SKY Gives Public Behind the Scenes Look at Transformation**

A new communication vehicle took flight at Pittsburgh International Airport in 2018—*Blue Sky*. As a news service of Pittsburgh International and Allegheny County airports, *Blue Sky* strives to be the trusted source of airport and aviation news, trends and ideas—not just in the Pittsburgh region, but around the world. *Blue Sky* is the place to learn how the airports, employees and partners are advancing the region’s role as a world leader.

***As a news service of Pittsburgh International and Allegheny County airports, Blue Sky strives to be the trusted source of airport and aviation news, trends and ideas.***

The excitement at Pittsburgh’s airports is palpable, and *Blue Sky* pulls back the curtain to show what thriving, innovative airports look like in action. It takes the reader behind the scenes in the terminal, on the airfield and in the community to meet the people transforming the airports and region. Experts and partners share the technical aspects behind their work, insiders provide their perspective on the often-complex aviation issues of the day, and passengers and dedicated employees share heart-warming human-interest stories.

*Blue Sky*’s audiences are broad and expansive. They include passengers, airline and concessions providers, community partners, team members, airport stakeholders and the local, national and international media. Content is rooted in great storytelling: well-told narratives; clear, explanatory prose; and compelling photos, video and infographics reported in a journalistic style.

People interested in accessing *Blue Sky* content can visit the website [www.BlueSkyPIT.com](http://www.BlueSkyPIT.com); register to have it delivered free of charge to their inbox every week and follow Blue Sky on social media channels.





## Creating a Sense of Place

Pittsburgh International Airport often is the first impression of the region for travelers. From its emergence as a diverse culinary hub to its cultural attractions, sports teams and longstanding regional institutions, Pittsburgh's vibrancy shines through in the airport. From familiar voices in the train to restaurants, retail outlets and art, travelers know they're in Pittsburgh.

### Food Gets Local

Local food and beverages with big flavors and a huge following are now being enjoyed by airport travelers. Primanti Bros., a Pittsburgh icon with sandwiches piled high with coleslaw and fries, will open a restaurant at the airport in Spring 2019. Voodoo Brewery was featured in a pop-up pub in Concourse C where travelers could enjoy a variety of craft beers brewed in the city's Homestead neighborhood. From Squirrel Hill's own Gaby et Jules macarons to the Strip Market, authentic Pittsburgh can be seen everywhere in the terminal. Penn Brewery beers made right in the region can now be sampled in the terminal. Steel Cactus, Marathon Diner, Commonwealth Press, and other local brands are all creating a sense of place at the airport.

### Art in the Airport Enhances the Traveler Experience

Art at Pittsburgh International Airport is varied, from local and regional artists and those with national and international acclaim to visual arts and live performances.

One of the most notable pieces is "Pittsburgh," a mobile by internationally renowned artist Alexander Calder. When it's not traveling for display in other locations, it hangs magnificently in the rotunda of the Airside Terminal and is often the subject of art tours.

Much of the art in the airport changes quarterly or is on exhibit for a designated period of time. A few highlights of the past year and upcoming features include:

- Caricature artist Kirsten Ervin brings her folk-art style to sketch passenger portraits Thursdays between 10 a.m. and 3 p.m.
- Two sculptures by Thaddeus Mosley are exhibited in the Center Core in conjunction with the Carnegie International, one of the longest-running exhibitions of contemporary art in the U.S. The Mosley sculptures will be on exhibit through March 25, 2019.
- A new mural, Same, Same but Different by Detroit artist Ann Lewis, was installed near the long-term parking lot to assist with pedestrian way-finding.
- Flight: Made of painted aluminum by Carnegie Mellon University graduate students Michael Neumann and Shohei Katayama, it was installed outside Door No. 3 on the baggage claim level.
- A permanent art gallery on the Airside Mezzanine level is currently being planned.

This past year, Pittsburgh International partnered with the Office of Public Art at the Greater Pittsburgh Arts Council to welcome its first artist-in-residence, Blaine Siegel.

A glowing lightbulb with a face, symbolizing an idea or development. The lightbulb is the central focus, with a human-like face superimposed on it. The background is dark and blurry, suggesting an indoor setting. The overall color palette is dark blue and black, with the lightbulb providing a bright focal point.

# REAL ESTATE DEVELOPMENT



### Pittsburgh's Golden Frontier

If downtown is the city's golden triangle, then the more than 3,000 developable acres owned and managed by the Airport Authority may be the county's golden frontier.

Plentiful, affordable and proximate to the region's thriving financial, high-tech, medical and educational communities—as well as the new Royal Dutch Shell ethane cracker plant under construction in Beaver County—the land surrounding Pittsburgh International Airport is poised to emerge over the next several decades as one of the world's leading aviation-driven business centers.



One of the first steps in that journey took place this year, with the December groundbreaking of the Pittsburgh Airport Innovation Center (PAIC). Set on 195 acres in the region's only designed free-trade zone, the campus is slated over the next 10 years to host 1.4 million square-feet of office space, R&D facilities, and advanced manufacturing facilities, all built around a town center with shopping, dining and entertainment attractions.

And that's just the beginning. The Authority is working with community leaders and economic development agencies—as well as visionaries from local corporations, universities, and medical, energy and technology companies—to secure a future that unites the region's strengths for all land under its care.

To date, five business parks have been built on airport land, employing 6,000 people. Under the Authority's direction, and with the support of its partners, Pittsburghers can expect many new opportunities to follow.



## A Closer Look at Developments

### Dick's Sporting Goods

- World Headquarters

### Pittsburgh International Business Park at Cherrington

- Tenants: ServiceLink and Mastech among others

### Airside Business Park

- Tenants: Michael Baker International, Canon, Viola Water

### Clinton Commerce Park

- Tenants: Knepper Press, Post-Gazette, FedEx Ground
- Al. Neyer recently completed a 265,000 building and have also entered into development agreements on the remaining parcels with plans to construct as much as 1 million square feet industrial space in coming years.

### Industry Drive

- Tenants: Thermo Fisher, Under Armor, CH2M Hill
- PerkinElmer recently moved into new 21,000 square foot lab/offices

### McClaren Road Business Park

- The site has been designed for 410,000 square feet of office space and is awaiting state environmental approval.

### Pittsburgh Airport Innovation Center (World Trade Center)

***With several companies basing their corporate jets at hangars at AGC, total operations were 57,587 in 2018, placing it among the busiest airports in Pennsylvania.***



### **Planning for Tomorrow and Beyond**

Sitting at one of the highest points in Allegheny County and a mere nine miles from Downtown Pittsburgh, Allegheny County Airport (AGC) in West Mifflin is a key component in meeting the aviation needs of the region and is the gateway to Pittsburgh for corporate executives.

With several companies basing their corporate jets at hangars at AGC, total operations were 57,587 in 2018, placing it among the busiest airports in Pennsylvania. .

ACAA currently is preparing AGC for the future through the development of a master plan. The AGC Master Plan Update documents the existing conditions and facilities at the airport, forecasts the expected aviation activity levels at the airport for the next 20 years, and plans the facilities and infrastructure needed to support that activity. In addition, the proposed development ensures the Airport is operating under the most current Federal Aviation Administration guidelines, which support a safe and efficient airfield. Some major developments planned for AGC include the improvement of its Runway Safety Areas, airfield geometry adjustments, and building redevelopment.

### **Corporate Traffic and Private Pilots**

Businesses routinely charter aircraft, ship and receive supplies and products and have customers who arrive via Allegheny County Airport. Flight training instructions are a dynamic part of AGC with the Pittsburgh Flight Training Center located at the facility as well as the Pittsburgh Institute of Aeronautics, which offers associate degrees in specialized technology for avionics and other aviation specialties.

#### **AGC's Offerings Include:**

- Two full-service, fixed-base operators—Voyager Jet Center and Corporate Air
- Two paved and lighted runways
- FAA Air Traffic Control Tower operated 24/7—FAA offices located in Terminal Building
- 100 LL & Jet A fuel available
- High/low bottled & bulk oxygen available
- Administration Office, Security & Operations Office located in Terminal Building
- 35 T-Hangars
- 10 Corporate Hangars
- 13 Private Hangars
- Tie-down area
- On-site weather forecasts
- Avionic repairs, installations and sales
- Rental cars



ALLEGHENY COUNTY AIRPORT AUTHORITY  
PITTSBURGH INTERNATIONAL AIRPORT  
ALLEGHENY COUNTY AIRPORT

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