

## Facts

### Description:

Mixed-use development

### Project Owner:

The PNC Financial Services Group, Inc.

### Architect:

Gensler, Astorino; P.J. Dick, Inc.

### Completion Date:

2009

### Objective:

Targeting LEED Certified CS

## Results

LEED Gold Certification

## THREE PNC PLAZA, PITTSBURGH, PA



A recognized leader in green building, PNC Financial Services Group wanted to incorporate high performance standards into Three PNC Plaza, a 752,000 square foot mixed-use development comprised of 185 luxury hotel rooms under the Fairmont brand, commercial offices, 30 premium condominiums, ground-floor retail and a parking garage. The \$170 million development supported the revitalization of Pittsburgh's struggling Fifth and Forbes retail district. Although the project was targeting LEED Certified Core and Shell, Paladino created a custom scorecard for PNC which rated its objectives for the development across three categories – economic, environment and community – and defined sustainability strategies which would support those goals.

### Paladino Approach

Paladino and Company served as the owner's representative for sustainable design and LEED strategy management and implementation.

This included advising the design team and owner throughout the project

## About Paladino

Paladino is an industry-leading green building consulting firm providing sustainability expertise over a wide range of building and business issues. We work with high aspiration organizations of all sizes to develop advanced green building strategies for both new and existing construction.

A pioneer of the green building movement and one of the original creators of the LEED green building rating system, Paladino's esteemed clients include ConAgra Foods, Starbucks, PNC Financial Services, Microsoft, Verizon Wireless, Corporate Office Properties Trust and many more. At Paladino, we help our clients create business value by optimizing human, environmental and financial performance. Our customized technical approaches center on the unique concept of abundance as a driving force for organizational transformation. To learn more, visit [www.paladinoandco.com](http://www.paladinoandco.com).



*Paladino's abundance framework  
(people, planet, prosperity)*

lifecycle. Paladino performed technical and feasibility analyses to validate selected strategies and quantify cost and savings streams and also managed the LEED documentation process.

## Results

Ultimately, the project achieved LEED Gold certification and is one of the nation's largest mixed-use developments. The result is a 23-story, technologically advanced and artful building that utilizes high performance glazing systems, natural light and high efficiency heating systems to exceed national energy efficiency standards by 15%.