



## PRESS RELEASE

### MAYOR, URA ANNOUNCE NEW NEIGHBORHOOD DEVELOPMENT PROJECTS

**(PITTSBURGH) Nov. 18, 2010** – Mayor Luke Ravenstahl today announced that a number of development projects in the City’s neighborhoods will be moving forward, thanks to approvals granted by the Urban Redevelopment Authority Board of Directors. Highlighted projects approved by the board include the East Busway Landscape Strategy and the Beechview IGA.

#### **East Busway Landscape Strategy**

The Pittsburgh Housing Development Corporation will be granted \$10,000 to develop a landscape strategy for a portion of the East Busway between North Braddock Ave. and North Homewood Ave. in the Homewood neighborhood. Building on other efforts to revitalize this area, such as the Homewood / North Point Breeze Transit Oriented Development Plan, the landscape plan will improve the visual quality of the neighborhood through streetscape.

“We have been working strategically to build upon the strong market and transit asset at this intersection,” said Mayor Ravenstahl. “Improvements along this corridor will add value to the new housing development along Susquehanna and Finance streets.”

Building United of Southwestern Pennsylvania has 30 new and 2 rehabilitated single family homes planned for the area. BUSP has already built and sold 10 units along Susquehanna Street. Phase II, consisting of four units, will begin later this year.

“This project will encourage additional residential and commercial development in the future, and will lend greatly to the revitalization of the East End Section of the City,” said Councilman Reverend Ricky Burgess. “Certainly this type of new housing will provide a symbol of hope for the communities that I represent.”

#### **Beechview IGA**

CGSVB, LLC will receive a \$400,000 Pittsburgh Business Growth Fund loan to purchase equipment for the new IGA in Beechview. The URA Board also authorized the submittal of an application for a Redevelopment Assistance Capital Program (RCAP) grant of up to \$250,000 for the project.

“The departure of the Beechview Foodland left residents with few grocery options,” said Ravenstahl. “The revival of a quality grocery store will not only help to reinvigorate the neighborhood by creating jobs and filling a hole in the business district, it will also provide residents much needed access to fresh food.”

“Obviously, we all appreciate the importance of this store as the anchor for Beechview’s future business development,” said Senator Fontana. “Mayor Ravenstahl, the URA, the IGA and I are all confident that when the grocery store opens in the spring of 2011 and begins to directly serve the basic needs of the neighborhood, that spinoff development will begin as well.”

CGSVB, LLC is the entity comprised of Rade Opacic, president, Opacic Development Co., and Wayne Hancock, manager/operator, Beechview IGA. CGSVB will own and operate the IGA while leasing the space from the Pittsburgh Economic and Industrial Development Corporation (PEIDC). Their intent is to upgrade the furnishings, improve the interior and acquire new and refurbished equipment in order to open a full service IGA market on Broadway Avenue. Twenty-nine full time equivalent jobs, as well as 22 construction jobs, will be created as a result of this project.

Total costs for business improvements are estimated at \$1.85 million. The URA Board previously authorized a \$385,000 loan to PEIDC to purchase and renovate the exterior of the property. Construction is expected to begin after the first of the year, with completion scheduled for late spring.

Also authorized today was the sale of property along the 3400 block of Butler Street in Lawrenceville for \$109,750 to Central Real Estate Holdings, LLC for the construction of five single family homes, known as Doughboy Square Residential, as well as loan and grant funds totaling \$277, 930 for completion of the project; a loan agreement with Pittsburgh Housing Development Corporation (PHDC) for \$350,000 for the purchase of three properties along Brereton Street in Polish Hill that were damaged by a fire in 2008 - PHDC will secure and prepare the sites for conveyance to a yet to be determined development team; and an agreement with Indovina Associates Architects for \$260,000 for architectural design and construction administration services for the proposed Baum Square Parking Garage.

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