

# SUMMERSET AT FRICK PARK



**BEFORE**

**Address:** Adjacent to Squirrel Hill, Frick Park, Swisshelm Park & Monongahela River

**Neighborhood:** Squirrel Hill

**Council District:** 8

**Project Type:** Housing, new construction

**Total Public Financing:** \$38,846,674

**Total Cost:**

**AFTER**



# SUMMERSET AT FRICK PARK

## **Project Brief**

Summerset at Frick Park is a public-private effort that develops a former brownfield while reclaiming, restoring, and beautifying lost park lands and critical environmental areas. This land reuse and land reclamation project of a former slag heap establishes a new high-density urban community and extends and rehabilitates an existing urban park, Frick Park.

At completion, 710 new high standard multi-type housing units with Energy Star certification will be constructed. The area's last urban stream will be restored, along with the health and biological diversity of an aquatic ecosystem. Park lands and wetlands will be restored and expanded. New park trails and recreational fields will be created.

Summerset at Frick Park combines investment into community and environment to successfully recapture vacant under-utilized land and create a new sense of place.

**Jobs (Projected) Created:** N/A

**Taxes (to be) Realized Annually:** \$2.9 million currently, projected \$18 million at completion

**Square Footage:** 42 acres

**Units Planned:** 710 new high standard multi-type housing units

**Delivery:** As units are sold

**Project Status:** Under Construction, 211 units completed

**Developer:** Summerset Land Development Associates

**Architect:** Coopers, Robertson & Partners

**Contractor:**

**Partners:** The Rubinoff Company, Montgomery & Rust, Inc., Pennrose Falbo Associates and EQA Landmark Communities

## **Funding Sources:**

State RCAP

State Growing Greener

County LCTF

Pittsburgh Water and Sewer Authority

Urban Redevelopment Authority of Pittsburgh