

Pittsburgh Innovates: Imagine What We'll Think of Next

Pittsburgh Technology Center

Brownfield Site Redevelopment

SPECIAL POINTS OF INTEREST:

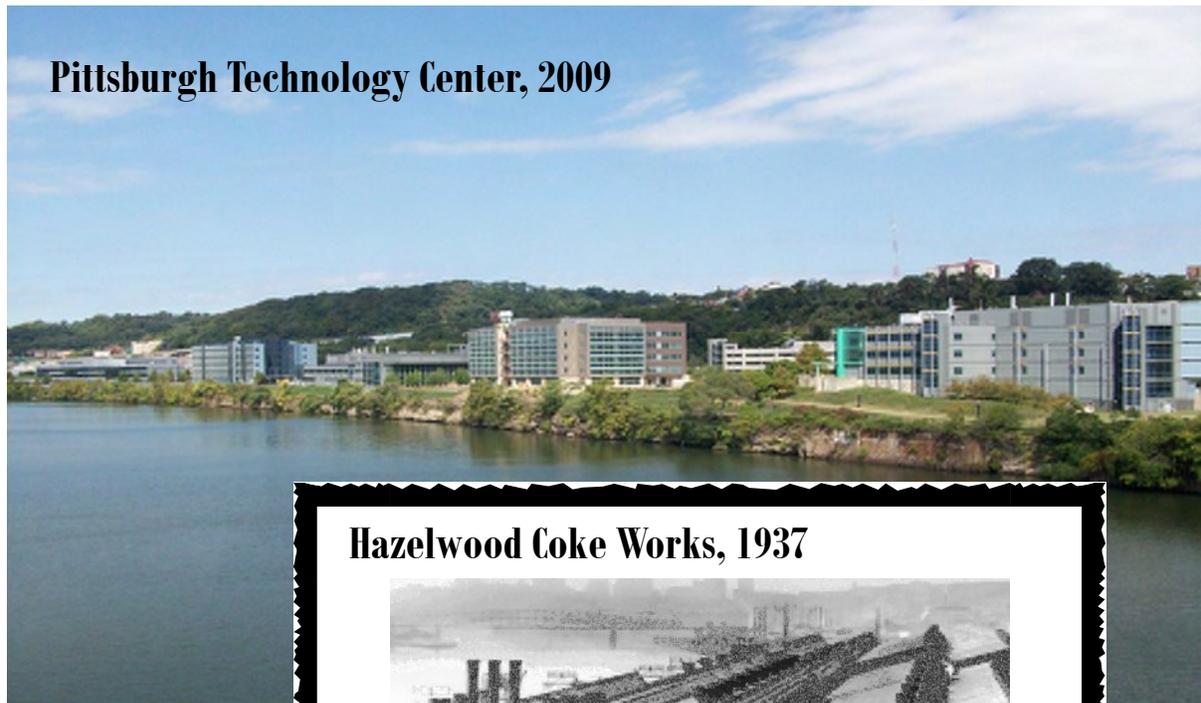
- 48 acres
- Former LTV Iron Manufacturing Mill; prior to that a coal gasification plant
- Located in Oakland, across the Monongahela River from the South Side Works, 2 miles from Downtown Pittsburgh
- Council District 3
- Total Public Investment \$54,200,000
- Public investment funded site remediation and open spaces
- Total Cost to date: \$194,000,000

The Pittsburgh Technology Center (PTC) is a state-of-the-art riverfront office park and regional center for research and development. It is a nationally recognized example of brownfield reclamation and the first project in Pennsylvania to use tax increment financing. The site currently generates more than \$1 million in annual local tax revenues.

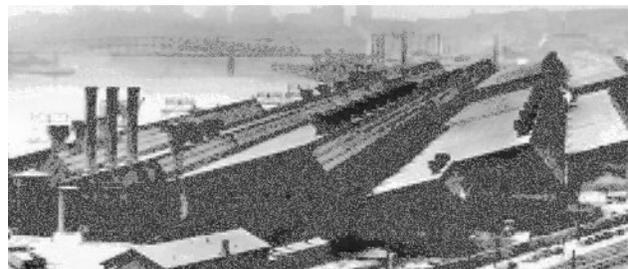
PTC provides an attractively designed, high-quality environment to meet the needs of both established and new companies involved in the development or application of advanced technologies. The University of Pittsburgh and Carnegie Mellon University have joined forces with the business community to make this development a success. Built on the site of the

former Jones & Laughlin Hot Mill, the Technology Center reflects both old and new. High-tech buildings and generous open spaces represent Pittsburgh's evolution from heavy industry to the cutting edge of innovative research and technology. The campus-like setting combines tree-covered walkways and a greensward with grasses and wildflowers.

Pittsburgh Technology Center, 2009



Hazelwood Coke Works, 1937



Positive Impacts

The development of this brownfield contributed to the diversification of the region's economy. Heavy manufacturing jobs have been

replaced by research and development jobs, a sector that continues to grow. In conjunction with the environmental clean up

at Washington's Landing, the initial clean up of PTC led to the adoption of new environmental regulations by the Commonwealth of Pennsylvania, commonly known as Act 2.



Quick Facts

Annual Property Taxes Realized:

\$1.08 million to date

URA Acquisition: October 1983

Delivery Date: TBD, Phased developments

Size: 48 acres

Jobs Created: 953 to date

Though the "official" neighborhood is considered Oakland, physical barriers of river, roadways and topography make for an isolated area – the Hot Metal Bridges connecting the site for vehicles, bicyclists and pedestrians to the South Works development actually allow the Pittsburgh Technology Center to relate to the South Side neighborhood more so than to Oakland.



Current Uses

Riverfront office park and regional center for research and development. PTC provides an attractively designed, high-quality environment to

meet the needs of both established and new companies involved in the development or application of advanced technologies.

Bridgeside I



Obstacles & Lessons Learned

After acquiring the site, the URA commissioned the **Urban Land Institute** to determine the highest and best use for the land. It was decided, in part, that the site's proximity to the University of Pittsburgh and Carnegie Mellon University was an asset that could aid in the

transfer of technology from the universities to the private sector. The local universities and their research needs play a large role in the continued development of PTC. As originally planned, this riverfront office park was essentially suburban in nature in an urban setting

that did not take full advantage of the site. In 2007 the URA initiated a more urbanized development of PTC, investing \$18.1 million to accommodate up to 1 million square feet of additional lab, research and office space.



Riverfront walkways make Pittsburgh Technology Center a desirable place to do business.

Key Partners & Funding Sources

URA
200 Ross Street
Pittsburgh, PA 15219
412.255.6600
www.ura.org

Developers:

Pittsburgh Industrial Economic
Development Corporation

Various others

Architects & Planners:

Various

Government Agencies:

U.S. Army Corps of Engineers
Pennsylvania Department of
Transportation
Urban Redevelopment Authority of
Pittsburgh

Partners:

University of Pittsburgh
Carnegie Mellon University
Union Switch & Signal
Regional Industrial Development
Corporation
Urban Land Institute

Public funding Sources:

City of Pittsburgh
Commonwealth of Pennsylvania
Pittsburgh Water and Sewer
Authority
Urban Redevelopment Authority of
Pittsburgh
Private Financing
Tax Increment Financing District

PTC view from
the Hot Metal
Bridge

