

Pittsburgh Entertains: Live, Work, Play!

South Side Works

Brownfield Site Redevelopment

SPECIAL POINTS OF INTEREST:

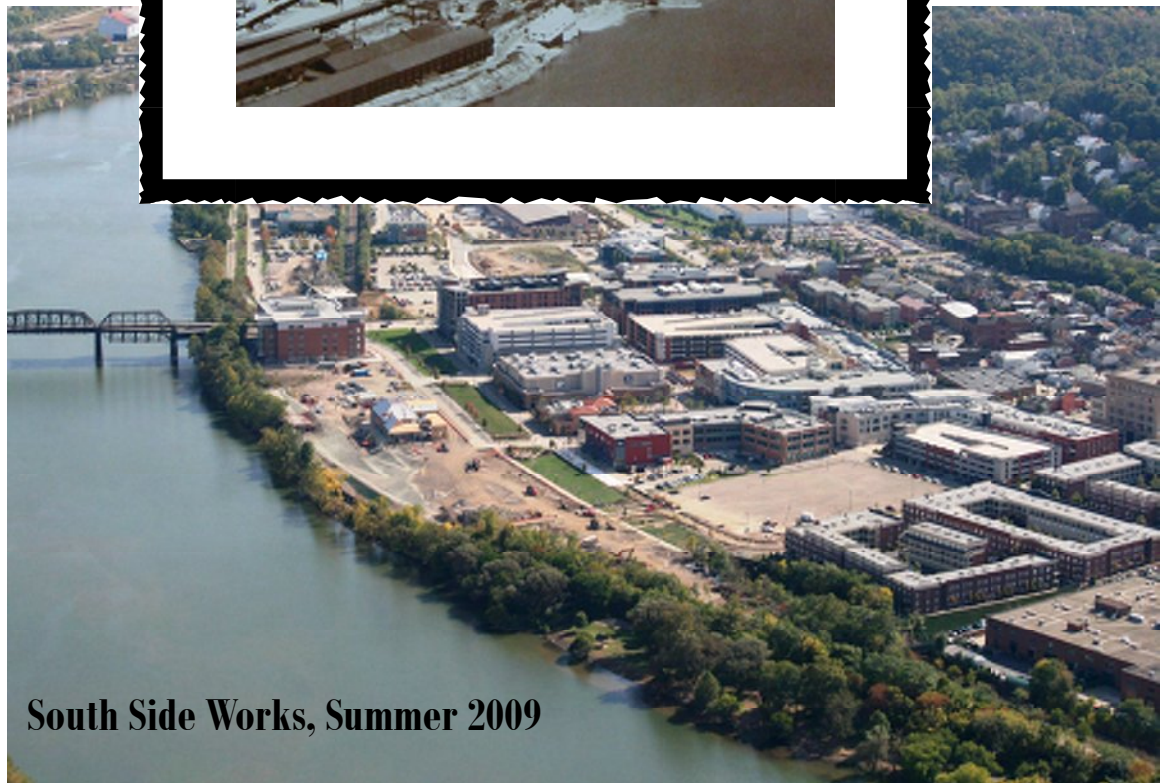
- 123 acres
- Former LTV Steel Finishing Mill
- Located in the South Side Flats, East Carson Street from 25th—33rd streets along the Monongahela River, 2 miles from Downtown Pittsburgh
- Council District 3
- Total Public Investment \$128,000,000
- Public investment funded site remediation, roads, parking garages, bridges, trails, and parks
- Total Cost to date: \$450,000,000

The South Side is known for its eclectic atmosphere, offering everything from upscale ethnic restaurants to vintage antique parlors. The redevelopment of this

brownfield site created a new lifestyle center, SouthSide Works, that enhances the success of the adjacent neighborhood by incorporating one of a

kind local and national retailers, upscale urban living spaces, and entertainment venues, stitching this once smoky riverfront parcel back to the community.

LTV Steel Mill, 1960's



South Side Works, Summer 2009

Positive Impacts



The Hofbrauhaus, German Restaurant and Bier Garden

Pittsburgh is the former “Steel Capital of the World” and development at this site contributed to the diversification of the region’s economy. A variety of businesses and land uses replace steel making and have contributed to a new Pittsburgh economy where medicine and higher education are key industries. The University of Pittsburgh Medical Center (UPMC) has

developed a number of parcels including the McGowan Center for Artificial Organ Development. Parkland and trails are an integral component of the entire development. During the past decade the URA’s Business Development Center made \$14.6 million in loans and grants to businesses in the South Side neighborhood, which was matched by \$31 million of

additional investment. The values of residential properties in the adjacent neighborhood during the past 8 years have risen between 160% and 225% while the average increase in the rest of the City for the same period has been 20%. The rehabilitation of the Hot Metal Bridge created a vital transportation link.



The Hot Metal Pedestrian Bridge links South Side Works to Pittsburgh Technology Center and additional riverfront trails

Quick Facts

Annual Property Taxes Realized:

\$6.03 million to date

Residential Units: 352 rental units

URA Acquisition: November 1993

Delivery Date: Under Construction

Size: 123 acres

Economic Impact:

Residential sales prices in adjacent neighborhoods have increased between 160% and 225% from 2000—2007.

Average increase City-wide was just 18% during the same time period.

Jobs Created:

5,400 at completion

Current Uses

Residential, retail, commercial/office, light industrial, hotel, public parks, sports training facilities; specific uses, among many others, include Cheesecake Factory, REI, Hofbrauhaus, national, McCormick and Schmick’s restaurants, national corporate

headquarters for American Eagle Outfitters, Maya Design, UPMC Orthopedic Clinic led by Dr. Freddie Fu, football training facility for Pittsburgh Steelers and University of Pittsburgh. Recreational amenities open to the public include a trail and public park

along the Monongahela River, a public park over a railroad tunnel and numerous plazas featuring art and other public amenities.

American Eagle Outfitters Headquarters



Obstacles & Lessons Learned

Early on the South Side community was engaged in the **master planning** of the site and development was guided by the resultant plan – community buy-in works. The master plan was also helpful in controlling costs for site preparation.

The experience at the Pittsburgh Technology Center was valuable to the URA Engineering Department from the perspective of dealing with the substantial building foundations and other subterranean material. With a Master Plan in

place, the site preparation engineering of the site was designed according to the plan, i.e., a parcel that will become a road or surface parking lot does not require the same amount of work that a 4-story building does.



Solid river walls provided the opportunity for creative on-site engineering

Key Partners & Funding Sources

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

Developers:

Pittsburgh Industrial Economic
Development Corporation
Soffer Organization
Various others

Architects & Planners:

Various

Government Agencies:

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

Community Partners:

South Side Local Development
Company
South Side Planning Forum

Public funding Sources:

City of Pittsburgh
U.S. Fish and Boat Commission
HUD Brownfield's Economic
Development Initiative
HUD Economic Development Initiative
Commonwealth of Pennsylvania
Allegheny County
Pittsburgh Water and Sewer
Authority
Urban Redevelopment Authority of
Pittsburgh
Private Financing



REI Pittsburgh



The Cheesecake Factory



Carson Street Commons