

Pittsburgh Living: Won't You Be Our Neighbor?

SPECIAL POINTS OF INTEREST:

- Former Duquesne Slag Company used the site for over 50 years to dispose of the by-products of the steel making process
- Located in the East End of Pittsburgh, adjacent to Squirrel Hill, Frick Park, Swisshelm Park & Monongahela River, 6 miles from Downtown Pittsburgh
- Council District 8
- Total Public Investment **\$89,554,000**
- Public investment funded site remediation, roads, and park and trail expansion
- Total Cost to date: **\$241,454,000**

Summerset at Frick park Brownfield Site Redevelopment

Summerset at Frick Park is a new urban neighborhood in the City of Pittsburgh built on a brownfield site where steel companies dumped more than 17 million cubic yards of molten steel byproduct from 1920-1970.

The new community is a \$250 million public-private project that is converting a barren, 20-story mountain of slag into a premier new traditional neighborhood that will eventually be comprised of 700 new

housing units. Land that previously generated zero tax dollars will generate approximately \$5.7 million of annual property tax revenue when the project is complete.

Nine Mile Run Slag Heap, late 1990's



Summerset at Frick Park, Summer 2009

Positive Impacts



Model Unit

Summerset is one of the nation's first brownfield sites to be remediated for residential purposes. Thus, environmental clearance requirements had to be newly created for the project. The State Act 2 Clearance process was undertaken with the Pennsylvania Department of Environmental Protection.

The health and biological diversity of an aquatic ecosystem, including the area's largest urban stream, has been restored as part of the development.

Each one of the residential units sold is at least 30% more energy efficient than typical new homes built in the Pittsburgh area. When completed this development of high

quality homes will generate over \$5.7 million annually in property taxes. This incredible transformation has seen sales prices in the adjacent neighborhoods increase between 44 and 132 % from 2000 to 2007 while the sales prices in the City increased just 18 per cent during the same time period.

Quick Facts

Annual Property Taxes Realized:

\$2.9 million currently; \$5.7 million at completion, plus an additional \$3.6 million in one-time transfer tax.

Residential Units: 256 completed to date. 710 at completion.

URA Acquisition: September 1996

Delivery Date: As units are sold

Size: 238 acres

Economic Impact:

Residential sales prices in adjacent neighborhoods have increased between 44% and 132% from 2000—2007.

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

Green Building:

Summerset's standards became instrumental in creating the base standards for both Energy Star and the EPA's "Build America" program



Community park and gazebo

Current Uses

105 acres of the site have been deeded back to the City to be used as an extension of Frick Park, while the remaining 133 acres are for residential and commercial development.



The new community of **Summerset at Frick Park**

Obstacles & Lessons Learned

The **slag** on the site, over 17 million cubic yards, presented a real challenge. This material does not retain water, contains many heavy metals and is highly alkaline in content. None of this industrial waste was removed from the site, but was instead re-graded to

contour the property and then was successfully landscaped.

The **partnerships** that made this development possible are an outstanding example of how much more was accomplished than simply building homes. The private investment by the



developers made possible the open space development and the restoration of the polluted Nine Mile Run stream by the U.S. Army Corps of Engineers.



Utilities buried under the slag proved to be a challenging obstacle.

Key Partners & Funding Sources

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

New infrastructure
and landscaping

Developer:
Summerset Land Development
Associates—a partnership of:
The Rubinoff Company
Montgomery & Rust, Inc.
Ralph Falbo, Inc.
Penrose Properties
EQA Landmark Communities

Architects & Planners:
Looney Rick Kiss
Urban Design Associates
LaQuatra Bonci
GAI Consultants

Government Agencies:
Environmental Protection Agency
PA Department of Environmental
Protection
U.S. Army Corps of Engineers
Urban Redevelopment Authority of
Pittsburgh

Public funding Sources:
Commonwealth of PA RACP and
Growing Greener programs
Allegheny County LCTF
Foundation Community
Pittsburgh Water and Sewer
Authority
Urban Redevelopment Authority of
Pittsburgh



Model Kitchen



Model Unit

*Public-Private
partnerships
played a key role
in the successful
transformation
of the Nine Mile
Run Slag Heap*