



LUKE RAVENSTAHL
MAYOR, CITY OF PITTSBURGH

FOR IMMEDIATE RELEASE

DEVELOPMENT TEAMS SELECTED TO EXPAND EAST END REVITALIZATION

(PITTSBURGH) September 8 Mayor Luke Ravenstahl announced today that the Urban Redevelopment Authority (URA) Board of Directors has selected development teams for the redevelopment of scattered sites owned by the City of Pittsburgh and URA: KBK Enterprises in the City's neighborhood of Larimer; and S&A Homes and Oxford Development Company in the Homewood/North Point Breeze neighborhoods. The development of these properties will expand East Liberty's renewal into abutting neighborhoods by providing quality, affordable and mixed-income housing opportunities, while incorporating new business prospects and creating new green spaces.

"The opportunity to redevelop these properties in Larimer and Homewood/North Point Breeze builds off the strengths of East Liberty and Shadyside, but will allow for the individuality of these neighborhoods to be maintained," Ravenstahl said. "A combination of strong development partners and dynamic community partners will help build off these recent successes and further our City's Third Renaissance."

"The number of development partners interested and willing to take a risk in our transitional neighborhoods was overwhelming and exciting," said Yarone Zober, URA Board Chairman and chief of staff to Mayor Ravenstahl. "We received 13 high caliber responses to our request for qualifications. The development teams chosen for the first phases of these projects were selected because of their demonstrated capacity and experience, commitment to MWBE and Section 3 practices and their willingness to work with the community to realize the new visions these neighborhoods set forth for themselves."

In addition to those chosen, the Board has pre-qualified every developer who replied to work in partnership with the URA for potential future development opportunities in those areas.

Larimer

The team of KBK Enterprises was selected for Phase 1 development along East Liberty Boulevard and Larimer Avenue (3.61 acres). The redevelopment includes 30 units of townhouse style homes and green space. Development plans leave the current community garden space untouched. Total costs for Phase 1 are estimated at \$8.9M.

The redevelopment plan aligns with the goals of the Larimer Vision Plan, such as establishing a new identity as a state-of-the-art green community and re-establishing the front porch culture of the neighborhood.

The URA has spent over \$1M on acquisition, maintenance, and community organization support including funding greening initiatives in Larimer since 2006.

"Larimer is such an exciting project," said Keith B. Key, president & CEO, KBK Enterprises. "I am a native of Pittsburgh and my Godmother lives on Paulson, so this place is where home is. Larimer has not been a benefactor of investment over the past few years and it took the Mayor's vision and

the City's collective effort to make this project possible. This is a unique opportunity to work with the Larimer community and the URA and I am happy to be a servant of this project."

Homewood / North Point Breeze

The development team of Oxford Development Company and S&A Homes was selected for the phased redevelopment at select properties along North Homewood Avenue on both sides of the East Busway (6.13 acres). The redevelopment includes five phases of mixed-use, mixed-income redevelopment, along with infrastructure improvements and greening initiatives. Phase 1 includes a three-story, 44-unit apartment structure for independent living for seniors over 55 years, with first floor institutional or supportive services for residents along South Homewood Avenue between Tioga and Susquehanna. Total costs for Phase 1 are estimated at \$8.2M.

This project reflects the communities "Bridging the Busway" study, a planning effort led by neighborhood stakeholders that seeks to harness the power of transit as an engine for neighborhood revitalization. Specifically it focuses on new and innovative ways to develop housing and parks, future uses for vacant land, strategies for revitalizing neighborhood business districts, and ways to build a sustainable and equitable future for the community.

"We're excited for the opportunity to participate in the investment into this community," said Andrew Haines, executive vice president, S&A Homes. "The Mayor's vision to reinvest in these neighborhoods is one of the reasons Pittsburgh is the 'Most Livable City' in the country."

Both projects plan to make application to the Pennsylvania Housing Finance Agency in October for Low Income Housing Tax Credits.

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The Urban Redevelopment Authority of Pittsburgh (URA) is the City of Pittsburgh's economic development agency, committed to creating jobs, expanding the City's tax base and improving the vitality of businesses and neighborhoods. The URA achieves this mission by assembling, preparing and conveying sites for major mixed-use developments, and by providing a portfolio of programs that include financing for business location, relocation and expansion, housing construction and rehabilitation, and home purchases and improvements.

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