



URA TO ENTER INTO AN OPTION AGREEMENT FOR DEVELOPMENT IN LAWRENCEVILLE

Board of Directors approve proposal for parcels along Hatfield Street

(PITTSBURGH) **September 11** – The Urban Redevelopment Authority (URA) Board of Directors has approved the request to enter into an option agreement for development of the largest footprint available in Lawrenceville.

Staff will begin a four-month option period with Urban Villages and Botero Development for the 55,230 square foot URA-owned site located directly across the street from the 14-acre former Heppenstall Steel complex owned by the Regional Industrial Development Corporation (RIDC).

The two parcel site includes the former Heppenstall Headquarters building at 4620 Hatfield Street, and the former Sauer building at 54 46th Street in Central Lawrenceville. Both sites have been remediated, and structures cleared from the sites.

Urban Villages and Botero Development are proposing to develop approximately forty-six for-sale housing units on the site. This mix of residential townhomes, flats and lofts will blend the modern design of new construction into the unique architectural character of the existing neighborhood. The project plans to offer a diverse mix of sales prices starting at \$130,000 up to \$325,000.

“We are excited with the real estate appreciation that we’re seeing in the neighborhood”, Rob Stephany, Executive Director, URA said, “and very excited about the prospect of a new residential product and how that will add fuel to the market”.

Urban Villages specializes in timeless design and environmentally responsible building practices. The company chooses urban and suburban infill projects that enhance surrounding neighborhoods and support their social, economic and environmental contexts. Moss Architects and Sota Construction have been selected by the development team as the architect and contractor, respectively.

The developers plan to pursue Green Building Council LEED Compliance in the design and construction of the units, as well as plans for incorporating open public green space and public art.

The development team was selected after they responded to a request for proposals released in February of this year. A committee of URA staff, staff from Senator Ferlo’s office and community representatives reviewed the three responses received and selected the Urban Villages / Botero team based on their development experience, site plan, and financials, in addition to unit layout and design, neighborhood participation, and green building initiatives.

Hatfield Street has historically been the dividing line between dense residential and heavy industry along the Allegheny River. The community would like to maintain this division and has a vision for an innovative residential development that strikes a balance between maintaining the dense urban fabric and scale of the surrounding residential area while explicitly referencing the industrial history across the street. The Heppenstall operation was a significant part of the regions manufacturing base in the 1940's and 1950's.

Lawrenceville is seeing enthusiastic reinvestment from young families and professionals because of its authenticity and new-found vibrancy.

Butler Street's Mainstreet program has attracted and retained unique retailers, including two bakeries, clothing boutiques and several new restaurants. Central Lawrenceville's median home price has risen 64% over the past three years. The neighborhood is second only to the South Side in home appreciation in the past decade.

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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.