

Washington's Landing

Allegheny County/City of Pittsburgh, Herr's Island



Economic Impact

Total Investment:	\$107,000,000
Public Investment	\$26,500,000
Annual Property Taxes:	\$6,030,000
Residential Units:	88
Commercial Sq. Ft:	380,500
Jobs Created:	800

Washington's Landing is a mixed-use development located two miles from downtown Pittsburgh on the 42-acre Herr's Island on the western bank of the Allegheny River.

The Washington's Landing brownfield project revitalized a once blighted island into a **high-quality, multi-use development**, encompassing a full-service marina, market-rate housing, office/research and development/light industrial uses, a rowing center, and a public park.

Formerly used for cattle stockyards, meatpacking, and other industrial plants, the island fell into a state of **deterioration and abandonment** by the 1960s. In 1983, the City of Pittsburgh and URA reclaimed this **unique land resource** and leveraged funding for redevelopment planning and site preparation.

The URA subsequently managed the environmental assessment and remediation, demolished structures, managed design and construction of the infrastructure, and oversaw construction of the tennis court, parks and trail system. The construction and signalization of a new bridge and access ramp to the island and a spine road with underground utilities paved the way for private development.

The redevelopment plan, completed in 2004, accentuated the island's natural assets, including the **waterfront areas** and the **secluded views of the downtown skyline**. A network of riverfront trails connects the public open spaces and other park facilities. **Pedestrian circulation is encouraged** through attractive streetscaping and **access to the water** at entrances located at building sites.