

IN-FILL BROWNFIELD REDEVELOPMENT

Building Pittsburgh with URA

For more information visit:

www.ura.org

www.cmu.edu/steinbrenner/brownfields

Bakery Square 1.0

www.bakery-square.com

Site: 6 Acres

Former vacant Nabisco Factory located in the Larimer neighborhood, 5 miles from Downtown. Repositioned into a thriving commercial development with high-tech office tenants such as Google and retailers like Anthropologie and West Elm.

Total Investment: \$120,500,000

Public Investment: \$23,000,000
Public investment, such as TIF and state grants, funded public space improvements, roadways and a parking garage.

Completion Date: 2009

Annual Property Taxes: \$390,000

Residential Units: 0

Commercial Sq Ft: 400,000 Sq Ft

Jobs Created: 2,000



Bakery Square 2.0

www.bakery-square.com

Site: 12 Acres

Across the street, a former public school building was demolished to make way for an office building, two multi-family 350 residential rental properties and 52 for-sale townhomes.

Total Investment: \$125,500,000 to date

Public Investment: \$3,050,000
Federal EDA grant was used "greenest streets in Pittsburgh" which consists of roadways, sidewalks and related green infrastructure.

Completion Date: In Progress

Annual Property Taxes: \$1,050,000

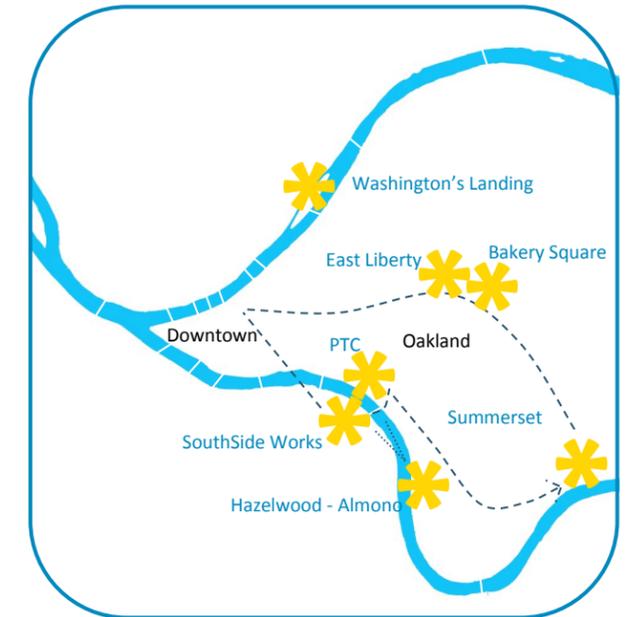
Residential Units: 402

Office Space Sq Ft: 200,000 Sq Ft

Jobs Created: 1,700 (to date)



BROWNFIELDS



The URA has been a leading redeveloper of blighted property since the late 1940's when we engaged the development of Gateway Center, one of the first projects to use Pennsylvania's Redevelopment Law. This project would have been classified as a brownfield site if the term had been in use at that time, but the term 'brownfield' did not come into widespread use until the early 1990's.

The decline of Pittsburgh's steel industry left large tracts of vacant industrial properties during the 80's and 90's and the redevelopment of these sites played a key role in the diversification of our economy. In addition to the thousands of jobs created on brownfield sites, other positive impacts include rising property values at sites adjacent to brownfield redevelopment and the amount of private investment that resulted because of proximity to new, large-scale redevelopment.

629 Reclaimed Acres
 \$2,223,817,500 Total Investment
 \$28,926,269 Property Taxes Annually
 10,722 Jobs Created

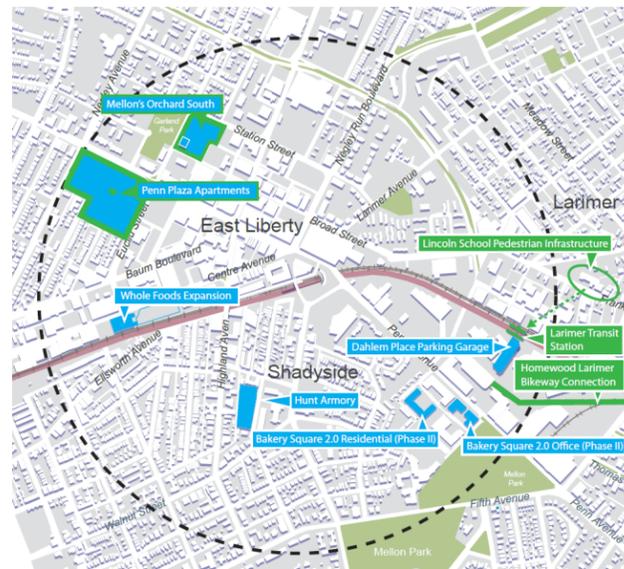
East Liberty Transit Revitalization Investment District (“TRID”)

Site: Neighborhood District

The first TRID district in Pennsylvania establishes a 1/2 mile “value capture” area to fund public transportation, public infrastructure, related site development improvements, affordable housing, and maintenance centered around the East Liberty Transit Center.

TRID Investment:	\$12,400,000
Completion Date:	Ongoing
Annual Property Taxes:	\$397,000
Additional Annual Taxes Projected at Completion:	\$980,000

Proposed Investments: Transit improvements for two public stations; public infrastructure improvements including roadway, sidewalks, lighting, and school zone pedestrian improvements and affordable housing.



East Liberty Transit Center

Site: 6 Acres

Reconceived the connection to the public realm by transforming an obsolete bus ramp into a new pedestrian concourse. Development included a new pedestrian bridge and platform level canopies with lighting for safety.

Total Investment:	~ \$25,000,000
Public Investment:	~ \$25,000,000
Completion Date:	2016
Transit Ridership Increase Since 2015:	6%



East Liberty Transit-Oriented Development

www.eastsidebond.com

Site: 11 Acres

Transformed blighted and idle publicly-owned property into a state-of-the-art multimodal transit center, multifamily housing units, a 554-space shared-use parking garage, a 120-space bike garage, and 43,000 square feet of retail space.

Total Investment:	\$142,700,000
Public Investment:	\$27,000,000
Completion Date:	2017
Annual Property Taxes:	\$1,200,000
Residential Units:	360
Commercial Sq Ft:	43,242 Sq Ft
Jobs Created:	182

