

Summerset at Frick Park

Allegheny County/City of Pittsburgh, Squirrel Hill South



Economic Impact

Total Investment:	\$475,000,000
Public Investment	\$99,000,000
Annual Property Taxes: (Projected)	\$5,000,000
Residential Units: (Projected)	710
Commercial Sq. Ft: (Projected)	15,000
Jobs Created: (Projected)	30

Summerset at Frick Park is a former riverside slag dump (pictured above) turned neighborhood development located in the East End of Pittsburgh, six miles from Downtown. The **238-acre** site is currently being transformed into Pittsburgh's **largest and most noteworthy residential development** since World War II. The project, now in Phase III, will include a total of 713 housing units composed of 336 single-family homes, 121 townhomes, and 256 apartment units.

The URA's role in this development included acquisition and site plan development, and oversight of the environmental assessment and remediation and the design and construction of the infrastructure – including roads and water and sewer lines. The URA also coordinated the financing for this site with its federal, state and local public partners and sought, selected and worked with private investors and developers to complete the redevelopment.

The Phase III Infrastructure and Site Development Project will enable the development of a 70-acre urban infill brownfield site, including the construction of 213 units of market rate housing. These additional units will enhance housing opportunities within the City of Pittsburgh, an Act 47 Distressed Community, while increasing population, sales, income, and property taxes.

Upon completion of the third and final phase, the Summerset at Frick Park project will have resulted in **713 units of new housing** and **105 acres of improved park** area on the former Duquesne Slag brownfield site.