

SouthSide Works

Allegheny County/City of Pittsburgh, South Side Flats



SouthSide Works, a vibrant, mixed-use development located along the Monongahela River, is a shining example of the URA’s brownfield redevelopment work.

The URA purchased the **123-acre** site, formerly LTV Steel Co. steel mill, in 1993. Since then, the URA has overseen completion of the environmental remediation and the design and construction of **more than \$45 million in infrastructure and traffic enhancements** including roads, water and sewer lines, construction of four parking garages, the conversion of the Hot Metal Bridge for automobile traffic and addition of a parallel pedestrian bridge. 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.

To date this brownfield redevelopment site has attracted **more than 800 residents** and **over nearly 4,000 jobs**. At full build out the site will employ more than 6,000 and generated tax revenues will exceed \$9 million per year.

Having a **ready-to-go site** was key economic driver for the development, as was the **high quality of the mixed-use environment** – including riverfront trails and parks. Preparations at this site also allowed for the opportunity to attract the **American Eagle Outfitters Headquarters**, which brought 600 employees.

Recent developments include additional apartment complexes, hotel and office space, a new parking garage, addition to the Marina, park upgrades, and landscaping, bike crossings, and signage improvements to E. Carson Street.

Economic Impact	
Total Investment:	\$450,000,000
Public Investment	\$123,000,000
Annual Property Taxes:	\$6,800,000
Residential Units:	887 (Projected)
Commercial Sq. Ft:	2,350,584
Jobs Created	3,845 to date