

South Side Works



The site of a former sprawling LTV Steel plant in Pittsburgh is now home to a model urban brownfield redevelopment featuring office buildings, medical facilities, a manufacturing firm, retail shops, a sports medicine complex and practice fields and more than 400 housing units. This 123-acre success story is the result of over 13 years of collaboration and cooperation between local, state and federal governments, local economic development leaders and private investors.

In addition to the loss of 10,000 jobs when LTV closed this plant, environmental contamination from decades of steel making was left behind. But, a determined effort has turned this into an urban gem, including road improvements, renovation of a bridge, and construction of two parking garages. American Eagle Outfitters recently located their corporate headquarters here. Other companies now on the South Side Works site include UPMC Health Systems, the University of Pittsburgh Center for Biotechnology and Bioengineering, the UPMC Sports Medicine Facility, IBEW's regional headquarters, the McGowan Center for Artificial Organ Development, two phases of the Soffer Office and Retail Development, the Matcon Diamond Company, and other office buildings. At full build out 5,400 jobs are expected, and hundreds of people will live in this attractive back-to-the-city neighborhood.

While past environmental damage was cleaned up at this site, the quality of life here has also been enhanced by the ceation of a waterfront park and river trail system. Incorporated into the trail and park design was an art sculpture to commemorate the site's steel heritage. The monument is located near the approach to the MONCON Bridge. South Side Works is a first- class riverfront development utilizing a mix of office, medical, recreational, housing and retail uses. At build out of the SSW development, total private investment is expected to reach \$250 million and will provide up to 5,400 employment opportunities and over 400 housing units. In addition to the job creation and housing potential of the development, public access to the riverfront will be created. Employment generated by initial development is approximately 1,500 jobs. Public investment to date to support this development, including Parking Garages #1 and #2, has totaled approximately \$95 million, including approximately \$17 million in state funding. Once Tax Increment Financing expires, the project will generate \$8 million in annual tax revenues to local taxing bodies.

