



Summerset at Frick Park
 Pittsburgh, Pennsylvania
 Allegheny County

Summerset at Frick Park

Perhaps no city better symbolizes America's industrial might than Pittsburgh. But, as the steel industry has waned, the city has been left to deal with environmental cleanups. As Pittsburgh has transformed from the nation's steel capital to one of the country's leading cities in high-tech industries, a slag heap along the Monongahela River is now becoming an attractive residential neighborhood.

Summerset at Frick Park is a 106-acre expansion of Frick Park. Summerset includes eight acres of new neighborhood parks, 47 acres of streets and boulevards and 58 acres of new residential development.

A model of smart growth initiatives, the community is served by mass transit and offers pedestrian-friendly streets. Easily accessed from the city's central business district, Summerset at Frick Park is a new traditional neighborhood that blends in with existing adjacent urban neighborhoods. Residents can

walk or bike to nearby recreation and commercial districts. The development and park are just five miles from Pittsburgh's central business district and two miles from the University of Pittsburgh, Carnegie Mellon University, and Oakland (the state's 3rd busiest business district).

The development's park system connects with the Pittsburgh riverfront and includes restoration and day-lighting of one of the area's last urban streams, restoration and expansion of wetlands, creation of new park trails and a new soccer field.

A collaborative community involvement process insured transparency and collaboration in decision making. Summerset at Frick Park is a model for urban community design and brownfield redevelopment. What was an area of environmental contamination and an eyesore that produced no revenue for the city is on its way to becoming a showcase urban neighborhood that helps bring residents back to the city and generates \$3 million a year in tax revenue.

This project is a winner of the



Governor's Award for
 Environmental
 Excellence