

Brownfield Bus Tour

Pittsburgh



Photos Courtesy of Rivers of Steel National Heritage Area, U.R.A., and Western Pennsylvania Brownfields Center

April 16, 2008



**Sponsored by the Pennsylvania
Chapter of the National Brownfield
Association and the Engineers'
Society of Western Pennsylvania**



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Pittsburgh's best and brightest brownfield reclamation projects:

The South Side Works, the Waterfront, and Somerset at Frick Park

The South Side's eclectic bars, restaurants, boutiques, cafes, and bookstores beckon throngs of young and old alike, who fill the sidewalks in the evenings with energy. In the past decade, the historic neighborhood has enjoyed a meteoric rise in real estate values—uncharacteristic for the city. Another hotspot, the Waterfront, was home to the Homestead Works from 1879 to 1986. Now, it is one of Pittsburgh's newest destinations for shopping, dining, and nightlife. Across the Monongahela River, a former slag heap is in its second phase of development. Upscale homes, a swimming pool, hotel and recreation center are sprouting upon a moon-scaped mountain. Come aboard to learn about the infrastructure, remediation process, land use, amenities, community engagement, financing, and the roles of the public and private sectors for each site. Speakers include: Damian Soffer (Soffer Organization); Jerry Dettore (Michael Baker Corporation and former Executive Director of the Urban Redevelopment Authority of Pittsburgh); John Coyne (Urban Redevelopment Authority of Pittsburgh); Patrick Earley (Allegheny County Economic Authority of Pittsburgh); Craig Dunham (Rubinoff Company); and Tom Murphy (Urban Land Institute and former Pittsburgh Mayor).

The tour, sponsored by the National Brownfields Association and the Engineers' Society of Western Pennsylvania, precedes the 2008 "Business of Brownfields" Conference. Join us for the "Business of Brownfields Conference" April 17-18, 2008; details can be found at www.eswp.com/brownfields.

Reception follows the bus tour at the Westin Convention Center Hotel; Crawford Room, 3rd floor, at 5:00 p.m.

**About the
Brownfield
Bus Tour**



• Washington's Landing ~ 2.5 miles

579

• P&LE ~ 1.0 mile
 • Neville Island ~ 5.0 miles
 • Leetsdale Industrial Park ~ 14.0 miles

Nine Mile Run

Homestead Grays Bridge

South Side Works

Rankin Bridge

The Waterfront

• Duquesne City Center ~ 2.5 miles
 • Firth Sterling ~ 4.0 miles
 • Industrial Center of McKeesport ~ 5.0 miles

Glenwood Bridge

**Pittsburgh Brownfields
 Bus Tour
 April 16, 2008
 3:00 p.m. - 5:00 p.m.**



SOUTHSIDE WORKS (LTV)

LOCATION: Pittsburgh, PA

SIZE: 123 acres

FEATURES: Location, Significant Acreage, and Flat Land

OWNER: Soffer Organization & the Urban Redevelopment Authority (URA)

CURRENT USE: Retail, Dining, Entertainment, Office and Sports Training Area

PAST USE: Finishing Mill

CONTAMINANTS: PCBs & Iron Cyanide Metals

TOTAL ACTUAL COST: \$265 million funding, from public and private.

TIMELINE

1893 Monongahela Water Company first develops the site.

1974 LTV acquires J&L Steel.

1993 The URA purchases the site.

1996 The URA purchases the former Hot Metal and MONCON Bridges.

1997 URA completes the design of the renovation of the MONCON Bridge.

1998 LTV ceases operations and demolishes the facilities in its steam plant in SSW.

2000 Renovations of the MONCON Bridge are completed.

2004 A series of mixed-use structures including the Cheesecake Factory is completed.

HISTORY

The steel plant on the site had operated since 1893 and housed open hearth furnaces and blooming and billet mills. In 1947, James J. Ling started an electrical construction and engineering firm in Dallas, Texas. Through a number of takeovers and mergers, the company that Ling established eventually became known as Ling-Temco-Vought (LTV). When LTV took over Republic Steel and combined with J&L to form LTV Steel Co., it became the second largest steel producer in the nation. LTV was set to have a large station in Pittsburgh as J&L is a Pittsburgh-based company. All three of its manufacturing facilities were located there, including South Side Works.

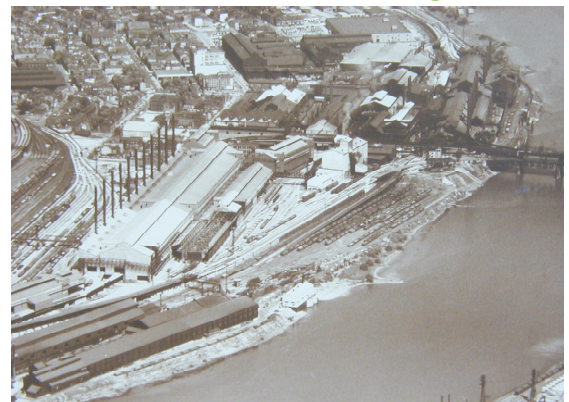
At its peak in the 1960s, J & L employed about 8,500 people. In 1968, LTV purchased J & L, and then merged with Republic Steel in 1985. One year later, Republic Steel was forced to close due to foreign competition, high labor costs, and a lack of modern steel-making equipment. The property was abandoned and the mill was demolished in the early 1990s.

TOPOGRAPHY

This site which housed the South Side Works plant was owned by LTV. This site had an area of 123 acres. It is located between Carson Street and the Monongahela River. The South Side Plant was connected to the plant on the northern side of the river by the Hot Metal Bridge.

MARKET CONDITIONS

Currently, this development is a good source of employment for the area.





Picture courtesy of Google Maps

Its existence also encourages housing opportunities and new developments in surrounding areas. Property values in this area have risen significantly.

SITE ASSEMBLY AND CONTROL

The site was purchased in 1993 by the Urban Redevelopment Authority (URA) of Pittsburgh, after the plant idled. From 1994 to 1996, the URA completed community consensus efforts related to development of the site. Over the next few years, the URA solicited interest for development of all components of the site, while completing environmental, infrastructure, and traffic enhancement efforts and executing a Tax Increment Financing package with the three taxing bodies.

- At one point during its abandonment, the LTV site attempted to become a historic landmark. It was thought that the Bessemer converter building, an open-hearth building, and a J&L sign could be preserved to remind Pittsburgh of its heritage; however, the discovery of its hazardous materials prevented this from coming to fruition.
- The Soffer Organization acquired 34 of the 123 acres of the South Side Works between 26th and 29th Street while the URA and the City was responsible for the rest of the land.

ENVIRONMENTAL PROBLEMS

- During 1996 and 1997 the URA continued environmental studies on the property, while completing major remediation and continued with the modeling and assessment of the groundwater on the site.
- By 1998 most of the assessments and minor environmental remediation on the site were complete. No special conditions were required for work on the site except to implement a Health and Safety Plan and to clean up any contamination found during construction.



SOCIAL/COMMUNITY INFRASTRUCTURE

- The strong community surrounding the site was well integrated in the development plan, which considered the community's input.
- Various South Side groups have been involved in the LTV site almost from the day the defunct steel plant began coming down in the early 1990s. Community input ensured that the new buildings mimicked an existing urban setting by coming right up to the sidewalks. The Southside Local Development Company was one of those groups.
- Formed in 1982, South Side Local Development Company is a non-profit community development organization with the goal to preserve and develop Pittsburgh's South Side.

PHYSICAL INFRASTRUCTURE

- During 1996 the URA bought the former Hot Metal and MCON Bridge structures, believing that Hazelwood would cease operations in short time. LTV demolished all the existing facilities but the Steam Plant and accessory infrastructure.
- During the initial stages of the project, these operations became a liability to the immediate development of the site.
- During 1996 and 1997 the URA focused on several predevelopment efforts,





including selecting a master developer to partner with, as well as completing several traffic, utility & geotechnical, and environmental remediation efforts. In 1997 the City designated special zoning for the plan establishing the design and development goals, strategies, and guidelines. The URA focused on accelerating traffic and access enhancements. They also finished the design of the renovation of the MONCON Bridge. This former railroad bridge was converted to a two lane vehicular bridge that connects the site to Oakland, PTC, and the downtown. The bridge and approaches were completed and opened in July of 2000.

COSTS & ECONOMIC INFRASTRUCTURE

- A Tax Increment Financing (TIF) Plan was adopted by the city, county and school district. This TIF is considered the centerpiece of public funding needed to allow development to proceed. Through this TIF the URA generated up to \$25 million in financing proceeds to pay for public infrastructure on the \$300 million site. These proceeds were used with other public funding to pay for and implement road and infrastructure improvements for the project and to fill funding gaps for parking structures.



CURRENT STATUS AND LESSONS LEARNED

- The site is a mixed-use development, including office space, a sports medicine complex and practice fields, housing and retail. It contains approximately 330,000 square feet of specialty retail, restaurants, a hotel, residential urban living units, and up to 700,000 square feet of class A office space. It utilizes the area by providing many storied buildings for extra office or loft space and structured parking.
- In addition to the job creation and housing potential of the development, public access to the riverfront will be created.
- A 38,000 sq. foot fitness center, a riverfront pavilion, a 200 room hotel, and 150 unit condo are planned for the site. Also, Hofbräuhaus, a brewery, is to be built behind The Cheesecake Factory. It is scheduled to be open in the Fall of 2007.

ECONOMIC/COMMUNITY IMPACT

Southside Works is a first-class riverfront development utilizing a mix of office, medical, recreational, housing and retail uses. It is a private investment of \$250 million, providing up to 5,400 employment opportunities and over 400 housing units. Employment generated by initial development amounted to approximately 1,500 jobs.

Case Study Completed Summer 2007

SOURCES

- Messenger, Adrienne. Brownfield Development: the Implications for Urban Infrastructure. The Brownfields Center: Case Study Site – LTV South Side Works. Carnegie Mellon University. Aug. 1998.
- Saavedra, Loreto. "South Side Works" May 2007. Student Work
- Soffer Organization Presentation
- Soffer Organization web page, http://www.sofferorganization.com/ss_works.htm
- URA web page, http://www.ura.org/showcaseProjects_ssWorks3.html

Project Financing (projected)

\$23,427,461	City / URA Funding
\$16,250,000	Private Garage Funding
\$16,992,000	State Funding
\$12,525,000	Pittsburgh Water & Sewer Authority
\$25,000,000	Tax Increment Financing
\$11,000,000	HUD Section 108 Loans
\$1,500,000	HUD Brownfields Economic Development Initiative (BEDI) Grant
\$1,000,000	HUD Economic Development Initiative (EDI) Grant
\$7,245,039	Other Sources
\$103,666,500	Total



THE WATERFRONT (HOMESTEAD STEEL WORKS)

LOCATION: Homestead, PA

SIZE: 256 acres

FEATURES: Location, Riverfront,
High Utility Capacity, Flat land

OWNER: Continental Real Estate
Companies

CURRENT USE: Retail, Dining, and
Entertainment

PAST USE: Steel Mill

CONTAMINANTS: Asbestos,
Underground Storage Tanks
Containing Lubricants

TOTAL ACTUAL COST: \$300 million

TIMELINE

1892 The Battle of Homestead – steelworks
against Pinkerton guards – is staged.

1901 U.S. Steel is formed.

1986 The Homestead Works of U.S. Steel
closes.

1988 The site is sold to the Park Corporation.

1996 The site is sold to Continental Real
Estate.

1999 The developer breaks ground on the
property.

2002 Site is completed.

HISTORY

This area was occupied by a steel mill headed by the US Steel Industry. At its peak, there were 450 buildings on the site. In its history, the Homestead Works produced more than 200 million tons of steel for use in railroads, armor, and beams. In its high point during World War II, an entire neighborhood of 8,000 people was razed to expand the mill even further.

TOPOGRAPHY

The Waterfront property is approximately 256 acres located on the Monongahela River directly across the city of Pittsburgh. It is the largest riverfront development project in the region. The topography of the site is flat, and it is nearby other prime locations in Pittsburgh, such as Squirrel Hill.



Photo courtesy of <http://www.coalcampusa.com/>



Picture courtesy of Google Maps

Its location is not easily accessible to communities within walking distance to the site. Active railroad tracks separate the development from surrounding communities.

MARKET CONDITIONS

Prior to the development of the Waterfront, the surrounding community of Homestead was in financial distress.

This new development increased the value of the property by bringing interest from outside retailers, thereby increasing the housing market around the area.

SITE ASSEMBLY AND CONTROL

Park Corporation owned this site and completed the initial cleaning of the land. After the initial cleaning, the property was sold to Continental Developers, who drafted a master plan for the site.

ENVIRONMENTAL PROBLEMS

The lubricants used by the steel mill were housed in underground storage tanks, which leaked and contaminated the soil. These tanks were easily detected because of accurate recordings of each of their locations, making remediation easy.

There was also asbestos contamination, which required soil cleaning. Before the site could be developed, a storm runoff test was conducted.

SOCIAL/COMMUNITY INFRASTRUCTURE

When the mills closed, most of the workers belonged to the United Steel Workers Union. The citizens formed a non-profit citizens' development corporation (CDC) and a Homestead Economic Redevelopment Corporation (HERC). The state formed The Enterprise Zone program. Together, HERC and the Enterprise Zone were able to develop two master plans, one for the mill site and one for the rest of the community.

PHYSICAL INFRASTRUCTURE

During the purchase of the property a traffic study was completed to estimate the proximity of this area to affluent areas. The development of the main streets was undertaken by the developers.

Many physical changes were made; however, the developers noted the history of the site by leaving the stacks of the steel mill as statues.



COSTS & ECONOMIC INFRASTRUCTURE



The flat land of the site reduced the initial cost involved with grading the land.

A \$10 million grant was provided by the state to the Park Corporation for the development of the land. When the land was taken up by Continental Developers the only government support it received was by means of Tax Incremental Financing (TIF), providing \$30 million.

The TIF spanned across three communities: Homestead, West Homestead, and Munhall.

CURRENT STATUS AND LESSONS LEARNED

Its anchor tenants are Dave & Busters, Barnes & Noble, Loews Theatre, Macy's, Lowe's Home Improvement, and Giant Eagle.

The development was based on the suburban model. Its land would be better utilized if storied buildings as well as structured parking was also part of the development plans. Also, its riverfront is unutilized. It sits on the water; however the development effectively blocks off direct use of the water.

ECONOMIC/COMMUNITY IMPACT

The site is currently generating revenues of about \$6 million per year, taking Homestead out of Act 47 - municipal bankruptcy.

However, the site's transformation of this area to a lifestyle mall was not based on the surrounding community. The decision of was based on the presence of the affluent neighborhoods of Shadyside and Squirrel Hill.

The fact that the site caters to these neighborhoods is reflected by the inaccessibility of the site from the closer neighborhoods, Homestead and West Homestead.

Case Study Completed Summer 2007

SOURCES

Class Presentation and Personal Interaction with David Lewis

Class Presentation and Personal Interaction with Mike Hudec from Continental Developers

Sinha, Neeharika. "Metamorphosis of Brownfield to Lifestyle Center" Apr. 2007. Student Work





SUMMERSET AT FRICK PARK (NINE MILE RUN)

LOCATION: Pittsburgh, PA

SIZE: 238 acres

FEATURES: Location, Significant Acreage

OWNER: Urban Redevelopment Authority of Pittsburgh (URA), the City of Pittsburgh, & the Summerset Land Development Associates

CURRENT USE: Housing

PAST USE: Steel By-product Storage

CONTAMINANTS: Chromium

TOTAL ACTUAL COST: \$22 million

TIMELINE

1922 Site is used as slag dump by Duquesne Slag Co.

1982 Department of Planning publishes first development proposals for site.

1995 URA purchases site for \$3.8 million.

1996 Master plan is released for residential development

1999 Groundbreaking for Summerset.

1999 Regrading of slag begins.

2007 Phase I is completed.

HISTORY

Nine Mile Run was originally a wooded stream valley, nestled between the areas of Squirrel Hill and Swisshelm Park. In 1910, Frederick Law Olmstead recommended it as the best opportunity for a large park within the city, writing, "Its long meadows of varying width would make ideal playfields; the stream...will be an attractive and interesting element in the landscape; the wooded slopes on either side give ample opportunity for enjoyment of the forest for shaded walks and cool resting places."

However, the site's close proximity to the riverfront made it prime industrial real estate. In 1922 it was purchased by Duquesne Slag Company, and for 50 years it was used to dump slag, the by-product from smelting metals.

TOPOGRAPHY

By 1972, there were approximately 17 million cubic yards of slag in the valley piled as high as 120 feet with very steep sides. Slag does not retain water and is extremely alkaline so no vegetation was able to grow.

Summerset at Frick Park is bordered by the Nine Mile Run valley and stream, which is undergoing a multi-million dollar restoration. Surrounding are the communities of





Picture courtesy of Google Maps

Squirrel Hill, Swissvale, Wilkinsburg and Edgewood, and there is excellent access to the Waterfront and Rt. 376.

Summerset is approximately five miles east of Pittsburgh's Golden Triangle.

MARKET CONDITIONS

Initially, the city proposed four development options. First, 71 acres would be residential and the rest would be non-residential, primarily offices and light industry. Second, the site would be entirely residential. Third, the site would be entirely non-residential, which was an unlikely option because the surrounding areas are residential. And finally, it would be mixed residential and non-residential, similar to the first option, but with a heavier emphasis on non-residential.

Later, the city was considering constructing an additional limited-access highway to the area that would help to relieve traffic to downtown. There would have been a large interchange with Rt. 376 next to the site, and private developers showed great interest in the site - among them was J. Gumberg Company - to create a mega-mall and office center on the site. However, the adjacent communities protested the additional highway, and the complex was deemed impossible without increased access.

In 1994, the city revealed plans to develop the site into a strictly residential neighborhood. The success of the nearby Rosemont development showed a strong market for new urban residences, and the mayor believed that the key to the revitalization of Pittsburgh was to lure suburbanites back into the city limits.

SITE ASSEMBLY

In October 1995, the URA paid \$38 million for the 238 acre site. 116 acres of which was deemed developable. In June 1996, a nine member master development team was chosen by the city, headed by the Rubinoff Company.

ENVIRONMENTAL PROBLEMS

The Phase II Environmental Site Assessment determined two areas of concern. First, there was a high level of chromium found at the site, but since plans required the slag to be covered in topsoil (to retain water and re-grade slopes to allow vegetation to grow), this was deemed harmless. Second, there was sewage overflows in Nine Mile Run.

The heavily polluted Nine Mile Run stream underwent a \$7.7 million restoration. A natural watershed of approximately 7 square miles, Nine Mile Run is the largest stream on the east end of the city and raw sewage was overflowing into the stream, along with many non-point source contaminants common to urban watersheds.

SOCIAL / COMMUNITY INFRASTRUCTURE

Summerset is located between four neighborhoods in Pittsburgh: Squirrel Hill, Edgewood, Swissvale, and Wilkinsburg, and all of the areas adjacent to the site are residential.

There were at least forty community meetings about this development. Local community resistance to the



- development centered on the
- increased traffic due to the
- new residents, environmental
- improvements to and
- maintenance of the stream
- flowing through the property, and
- the possibility of contaminants
- in the slag becoming airborne
- during construction activities.
- The developer had installed
- air monitors to appease this
- concern.



● PHYSICAL INFRASTRUCTURE

- The developers built a main road throughout the housing development, complete with sidewalks. Also, the area is host to public transportation in the form of PAT buses.
- Because there was no existing infrastructure, everything had to be constructed. Its total public financing was just under \$39 million.

● COSTS & ECONOMIC INFRASTRUCTURE

- The development received various grants and bonds for building and infrastructure construction. In terms of public financing, more than \$11.5 million was given from city bonds, \$12.5 million from the
- Redevelopment Assistance Capital Program (RACP), and \$8.2 million from the Pittsburgh Water and Sewer Authority.

● CURRENT STATUS AND LESSONS LEARNED

- Summerset at Frick Park is currently in Phase II of development. Phase I included 221 homes on 27 acres of land. Phases II will include 270 additional homes on 42 acres, and Phase III will include 213 homes on 40 acres. Phase I sales were a success.
- Its neighborhood is a new urbanist community; however, it remains somewhat geographically and socio-economically isolated.

● ECONOMIC / COMMUNITY IMPACT

- The development is thriving, shown by its ability to raise the property taxes for the area. The project is expected to generate over \$2.9 million in annual revenue.




Public Financing

Case Study Completed Summer 2007

\$ 11,687,766	City Bond	●
\$ 3,101,828	Land Proceeds	●
\$ 330,000	EPA Grant	●
\$ 750,000	Foundations	●
\$ 12,500,000	State - RACP	●
\$ 742,080	State - Growing Greener	●
\$ 1,500,000	County - LCTF	●
\$ 8,235,000	PWSA	●
\$ 38,846,674	TOTAL	●



R. DAMIAN SOFFER



R. Damian Soffer was educated both here and in Europe. He attended the University of Denver, the University of Grenoble in France, and received his MBA degree from the University of Pittsburgh. He spent 14 years in Europe in the Fine Arts business before returning to Pittsburgh to take over as President/CEO of the family real estate business. The Soffer Organization is one of the largest privately held office building developers in Pittsburgh, with properties also in North Carolina.

His current projects include:

- South Side Works—a 34-acre upscale mixed-use complex consisting of office, retail, entertainment, and riverfront development along the Monongahela River. Plans for this development include: 800,000 sq. ft. of office buildings, 500,000 sq. ft. of lifestyle entertainment, a hotel, residential lofts and flats, and a marina.
- Penn Center West Office Park expansion—a 90-acre development consisting of six office buildings with a new 150,000 sq. ft. office building. Buildings Six and Eight of the Technology Park at Penn Center West were awarded the LEEDS rating for “green sustainable development” with state-of-the-art raised flooring to promote organizational flexibility and adaptability to facilitate change.

In addition to ongoing construction, the Soffer Organization owns, operates, and manages approximately 2 million sq. ft. of commercial property. Included in our portfolio of properties are Penn Center East in Wilkins Township - a mixed-use office, retail, and residential community located at the threshold of Pittsburgh’s east suburban business district; Penn Center West - a 90-acre office complex located in the Pittsburgh Airport corridor; and Norwin Towne Square and Norwin Professional building located in Westmoreland County.

Mr. Soffer was awarded 1999 Developer of the Year through NAIOP (National Association of Industrial and Office Properties) for the development of the Technology Park at Penn Center West. He also participates in the following organizations:

- Carnegie Museums Board of Trustees
- Carnegie Museum of Arts Board Member
- Andy Warhol Museum Board Member
- African American Cultural Center Board Member
- Pittsburgh Emergency Medicine Board Member
- PA Team Ambassadors
- Urban Land Institute
- NAIOP
- International Council of Shopping Centers
- Pittsburgh High Technology Council
- Cornerstones – Carnegie Mellon University center for architecture, development and building
- Riverlife Task Force Board Member



**South Side
Works
Walking Tour**



JEROME N. DETTORE, P.E.

Mr. Dettole spent his career in the planning and implementation of neighborhood revitalization projects, urban redevelopment projects, and brownfield development projects. Success depended on productive and honest relationships with community leaders, elected officials, governmental agencies, architectural/engineering firms, contractors, and developers, and Mr. Dettole proved himself to be very effective in achieving a wide range of revitalization efforts throughout the City of Pittsburgh. His work has involved real estate market assessments, building condition assessments, community master planning, infrastructure design and construction, building design and construction, financial feasibility evaluations, the development of financial incentive programs for residential and business growth, grant seeking, and innovative financing.

Currently, Mr. Dettole is responsible for planning and development for a wide range of clients at Michael Baker Corporation. He has also worked at the Urban Redevelopment Authority of Pittsburgh and was responsible for identifying and implementing initiatives to spur economic and residential growth in the City of Pittsburgh.

His past projects include:

- South Side Works—a 128-acre former steel mill redeveloped as a mixed-use lifestyle center, which at build out will include 3.8 million square feet. Public financing of \$80 million leveraged 160 million in private investment to date.
- Washington's Landing—a 42-acre island formerly used for scrap operations and meat packing redeveloped as a mixed-use office/residential development with public park amenities and private marina.
- Summerset at Frick Park—a 238-acre slag waste site regraded and improved with infrastructure to support 700+ market rate homes in Pittsburgh's strongest neighborhood.
- Pittsburgh Technology Center—a 48-acre university affiliated (Carnegie Mellon and University of Pittsburgh) research center formerly part of the LTV Steel mill complex.

Accomplishments


- Developed and nurtured working relationships with state and federal legislators and Economic Development staff to benefit Pittsburgh's economic development efforts.
- Evaluated residential tax abatement for downtown Pittsburgh and currently involved in advancing the adoption of the policy by the three local taxing authorities.
- Instrumental in establishing a local development fund to provide a flexible source of "gap" financing for real estate development projects.
- Secured TIF financing for numerous city development projects.
- Successfully worked with state legislators and staff to develop and enact legislation which released developers of brownfields from environmental liability, thus stimulating the market for brownfield development.
- Developed parking garage for public use to support urban densities.
- In association with the Pittsburgh Downtown Partnership, developing a low-interest loan to support the conversion of the vacant upper stories of existing buildings downtown to residential use.
- Successfully partnered with numerous neighborhood community development corporations to plan and implement revitalization efforts at the neighborhood scale.



**South Side
Works and
Summerset
Walking Tours**



JOHN E. COYNE, P.E.



John Coyne was appointed Director of the Engineering & Construction Department of Pittsburgh's Urban Redevelopment Authority in January 1994. In this position, Mr. Coyne oversees a staff of 20 undertaking the planning, design, and construction management of the URA's development projects.

Mr. Coyne is a registered professional engineer and, prior to assuming his current responsibilities, he served as the Authority's Assistant Director of Engineering managing Brownfield redevelopment projects and public infrastructure support for real estate developments throughout the City of Pittsburgh. Mr. Coyne has been involved in transforming the City's abandoned riverfront industrial properties to productive uses, as well as, promoting new residential development in the City since 1978.


Mr. Coyne received his Bachelor's of Science Degree in Civil Engineering from the University of Pittsburgh. He is a member of the American Society of Civil Engineers and the American Society of Highway Engineers. Mr. Coyne also serves as a Director of Pitt's Civil Engineer Alumni Club. In 2003, Mr. Coyne received the Engineer's Society of Western Pennsylvania "Engineer of the Year" award in recognition of his contributions to major development projects in the Pittsburgh region.



**South Side
Works and
Summerset
Walking Tours**



PATRICK EARLEY



Mr. Earley is Manager for the Allegheny County Economic Development. His experience centers on the acquisition, remediation, and development of former industrial sites throughout Allegheny County. Currently, his primary projects encompass the redevelopment of over 500 acres in connection with Chief Executive Onorato's comprehensive brownfield redevelopment strategy of providing prospective developers with shovel-ready sites. Mr. Earley is a graduate of the Pennsylvania State University, and resides in the City of Pittsburgh with his wife Mary.

His current project includes:




- Former Carrie Furnace Steel Site—The project goal is to coordinate site redevelopment by integrating the existing communities with other major initiatives such as the Mon Fayette Expressway, Route 837 improvements, the Waterfront on the former US Steel Homestead Works land, riverfront trails, the North Versailles Redevelopment Area, Hazelwood Redevelopment, and the South Side Works. The renovation of the site will provide immediate and convenient access to the sites and permit the development of adjacent vacant and under-utilized tracts of land. These sites will create a mixed-use development of regional importance as approximately 165 acres of Carrie Furnace property will be utilized for residential development, commercial/professional development, light industrial facilities, steel industry heritage development, and research facilities.






**Waterfront
Drive Through**









CRAIG DUNHAM





A native of California's San Francisco Bay Area, Craig has actively managed the planning, design and construction of over \$1 billion in new and renovated commercial, residential, hospitality, sports, and institutional structures over the past two decades. Craig was active in the New York, Los Angeles, and San Francisco markets before relocating to Pittsburgh in 1998 and has worked with notable companies such as Ahmanson Commercial Development, Sheraton Hotels, Hyatt Hotels, Marriot Hotels, Nike, Giorgio Armani, the San Francisco 49ers, the Golden State Warriors, and numerous law and accounting firms.






Craig was engaged by the Pittsburgh Pirates baseball club to manage the design and construction of PNC Park which has been called by many one of the best ballparks in America. The project was completed on budget and faster than any similar facility at that time. Craig led the extensive community planning efforts and had a unique opportunity to participate in the planning of Pittsburgh's North Shore area concurrent with the ballpark project.



In 2001, Craig joined the Carnegie Institute as Owners Representative to oversee the planning, design, and construction of a multi-project, \$160-million program of capital improvements throughout the Carnegie Museum and Carnegie Library systems. In 2004, Craig accepted the position of Associate Vice President responsible for all facility-related operations and capital projects in the Carnegie Museum system, as well as facility services provided to the Carnegie Library of Pittsburgh. The completed library projects have been recognized locally for their excellence in community process, design innovation, and approach to historic preservation. The Brookline Library was recognized in 2005 by the American Library Association and the American Institute of Architects as one of five national projects for design excellence. Five of the museum and library projects are registered LEED projects. Craig was also actively involved in the planning, design, and construction of the recently completed Schenley Plaza project in collaboration with other Oakland-based organizations.



Craig has joined his wife Caryn as Principal of The Rubinoff Company in May 2006. Craig is responsible for overall company performance and securing and directing all development and construction activities.



Craig is active in community based arts and planning organizations and is a Board Member of the Community Design Center of Pittsburgh, the August Wilson Center for African American Culture, and a member of the Urban Land Institute. Craig received formal training in fine arts and architecture from the University of California at Santa Barbara and the Southern California Institute of Architecture.



**Summerset
Walking Tour**



TOM MURPHY

Tom Murphy is a senior resident fellow, ULI/Klingbeil Family Chair for urban development. Murphy, former mayor of Pittsburgh, joins six other ULI senior resident fellows who specialize in public policy, retail/urban entertainment, transportation/infrastructure, housing, real estate finance, and environmental issues.

His extensive experience in urban revitalization—what drives investment, what ensures long-lasting commitment—is a key addition to the senior resident fellows' areas of expertise.

Since January 2006, Murphy had served as ULI's Gulf Coast liaison, helping to coordinate with the leadership of New Orleans and the public to advance the implementation of rebuilding recommendations made by ULI's advisory services panel last fall. In addition, he worked with the Louisiana state leadership, as well as with leadership in hurricane-impacted areas in Mississippi, Alabama, and Florida to identify areas appropriate for ULI involvement.

Prior to his service as the ULI Gulf Coast liaison, Murphy served three terms as the mayor of Pittsburgh, from January 1994 through December 2005. During that time, he initiated a public-private partnership strategy that leveraged more than \$4.5 billion in economic development in Pittsburgh. Murphy led efforts to secure and oversee \$1 billion in funding for the development of two professional sports facilities, and a new convention center that is the largest certified green building in the United States. He developed strategic partnerships to transform more than 1,000 acres of blighted, abandoned industrial properties into new commercial, residential, retail and public uses; and he oversaw the development of more than 25 miles of new riverfront trails and urban green space. From 1979 through 1993, Murphy served eight terms in the Pennsylvania State General Assembly House of Representatives. He focused legislative activities on changing Western Pennsylvania's economy from industrial to entrepreneurial, and authored legislation requiring the Commonwealth of Pennsylvania pension fund to invest in venture capital. In addition, he authored legislation created the Ben Franklin Technology Partnership, which is dedicated to advancing Pennsylvania's focus on technology in the economy; and he authored legislation to encourage industrial land reuse and to transform abandoned rail rights-of-way into trails and green space.

Murphy served in the Peace Corps in Paraguay from 1970 through 1972. He is a 1993 graduate of the New Mayors Program offered by Harvard University's Kennedy School of Government. He holds a masters of science degree in urban studies from Hunter College, and a bachelor of science degree in biology and chemistry from John Carroll University.

He is a honorary member of the American Society of Landscape Architects; a board member of the Pennsylvania League of Cities and Municipalities; and a board member of the National Rails to Trails Conservancy. He received the 2002 Outstanding Achievement of City Livability Award from the U.S. Conference of Mayors and was selected as the 2001 Pittsburgh Man of the Year Award by Vectors Pittsburgh.



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