



SUMMERSET AT FRICK PARK 2013 Update

FAST FACTS

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: Slag Storage

CONTAMINANTS: Chromium

TOTAL ACTUAL COST: \$250 million

TIMELINE

- 1922 Site 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 for residential development released.
- 1999 Ground broken and grading begins.
- 2013 Summerset designated Tax-Increment Funding District (TIFD).

HISTORY

No changes from 2007.

TOPOGRAPHY

No changes from 2007.

MARKET CONDITIONS

The URA is currently looking for tenants for a 14,000 square foot piece set aside for commercial use.



Image courtesy of Jerome Frank, URA Senior Development Officer.

SITE ASSEMBLY AND CONTROL

The URA purchased the 238 acre site in 1995 for \$3.8 million. Out of this, 133 acres will be developed, while the remaining 105 acres have been given back to the City of Pittsburgh as an extension of Frick Park. Upon Phase III of construction, Summerset at Frick will straddle the Nine Mile Run valley. The buildings of Phase I and II occupy the slag piles on the west side of Frick Park; Phase III will begin on the opposite hillside, on the Swisshelm Park side. Both parts of the development will have access to trails in the park so it will be possible to walk from one side to the other.

ENVIRONMENTAL PROBLEMS

As of the Phase III environmental assessment in 2012, there are no outstanding environmental issues with the Summerset site. The state Department of Environmental Protection has expressed satisfaction with the effectiveness of the site's topsoil and vegetation "cap" in preventing runoff of metals from the slag into Nine Mile Run.

SOCIAL/COMMUNITY INFRASTRUCTURE

No changes from 2007.

PHYSICAL INFRASTRUCTURE

The main thoroughfare of Summerset, Parkview Boulevard, is now connected to Browns Hill Road on the west. With this access point and the other entrance on Forward Avenue, the existing development is now accessible at both ends.

COSTS & ECONOMIC INFRASTRUCTURE

The URA estimates that the construction of infrastructure for Phase III will cost \$41 million. To fund construction they sought Tax Increment Financing District (TIFD) designation for Summerset. This arrangement is in effect a loan that will be paid off using future tax revenues from the site. The TIFD was finally established on 30 July 2013, one of the first residential TIFDs in Pennsylvania.

CURRENT STATUS AND LESSONS LEARNED

Phase II of construction is in progress. Approximately half of the houses in this phase are under construction or are completed and occupied. The URA is seeking funding for Phase III, which will occupy the hillside overlooking Frick Park on the Swisshelm Park side.

ECONOMIC/COMMUNITY IMPACT

According to the URA, property sales prices in the neighborhoods surrounding Summerset at Frick increased 44-137% between 2000 and 2007, compared to eighteen percent in the rest of the City of Pittsburgh. At present Summerset at Frick generates about \$2.9 million in annual property tax revenue, a figure which the URA estimates will exceed \$5.7 million by the project's completion.



Case Study Updated Summer 2013 by Josh Andre (Chatham University, MSUS '14)

SOURCES

Coyne, John. GAI Consultants Senior Director—Engineering.

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Frank, Jerome. URA Senior Development Officer. JFrank@ura.org. Telephone conversation. 23 July 2013.

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“Summerset at Frick Park.” Urban Redevelopment Authority of Pittsburgh (URA). www.ura.org/working_with_us/brownfieldProjects/Summerset_BrownfieldBrief.pdf. Accessed 20 August 2013.

“Summerset at Frick Park (Nine Mile Run).” Western Pennsylvania Brownfields Center Case Study Database. Summer 2007. www.cmu.edu/steinbrenner/brownfields/Case%20Studies/. Accessed 8 July 2013.