



Allegheny County

Economic Development Status

Robert D. Hurley, Director, ACED

October 22, 2015

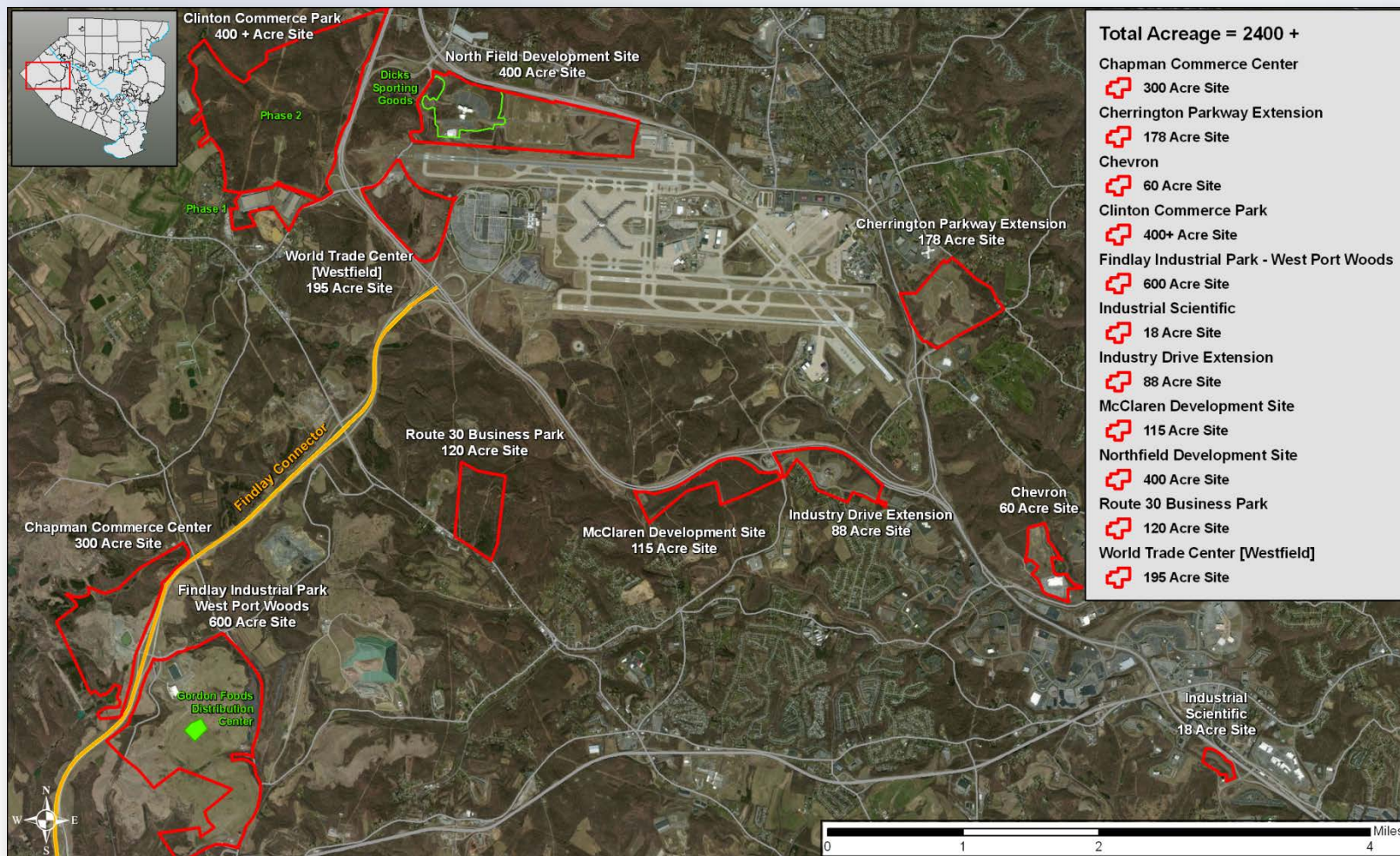


CURRENT DEVELOPMENT OPPORTUNITIES

- I. PIT Airport Corridor
- II. Countywide Targeted Projects
- III. Transit Oriented Development



I. PIT AIRPORT CORRIDOR





PIT – World Trade Center

- 195-acre site near PIT Airport entrance
- Upon completion, site will have pedestrian access from Airport Landside Terminal
- Located in Foreign Trade Zone #33
- Allegheny County is working with the Allegheny County Airport Authority to develop & attract additional international trade.
- Over 1,000,000 sq. ft. of office space, 90,000 sq. ft. of research space, and a 400 room hotel with convention space planned





NORTHFIELD SITE

Dick's Sporting Goods Headquarters Expansion and Aviation Center

Total project cost - \$150 million

- 660,000 sq. ft. office
- 70,000 sq. ft. aviation center
- Future growth up to 2 million sq. ft.
- 1,500 jobs created or retained



- Corporate headquarters expansion
- 180,000 sq. ft. office
- Construction to commence 2016





CLINTON COMMERCE PARK

- \$18 million Allegheny County Airport Authority land development
- Phase I site preparation and infrastructure completed in 2006
- 3 development sites completed with 720,000 sq. ft of space
- Phase II will extend spine road and prepare additional sites





CHAPMAN COMMERCE CENTER



- \$230 million redevelopment of 300 acre formerly mined site
- Up to 2.6 million sq. ft. of industrial, warehouse, office, and commercial space
- 50K SF Building complete
- GE R&D Center \$32 Million, 125,000 SF building under construction June 2015
- Over 3,600 jobs to be created



CHERRINGTON COMMERCE PARK

- \$14 million Allegheny County Airport Authority land development
- Extension of Cherrington Parkway opened 60 acres for development
- Up to 480,000 sq. ft. of flex warehouse, office, and commercial space
- Continental/Chaska completed three 53,000 sq. ft. buildings, 2 occupied by Service Link
- A fourth 53,000 sq. ft. building is under construction





INDUSTRIAL SCIENTIFIC GLOBAL HEADQUARTERS

- 200,000 sq. ft. expansion to create a \$53 million Global Headquarters
- Office, manufacturing research, and development lab space
- Retains 250+ jobs, while creating 125 full-time jobs in five years



- Potential phased expansion of 130,000 sq. ft. would accommodate 1,000 employees on site



FINDLAY INDUSTRIAL PARK

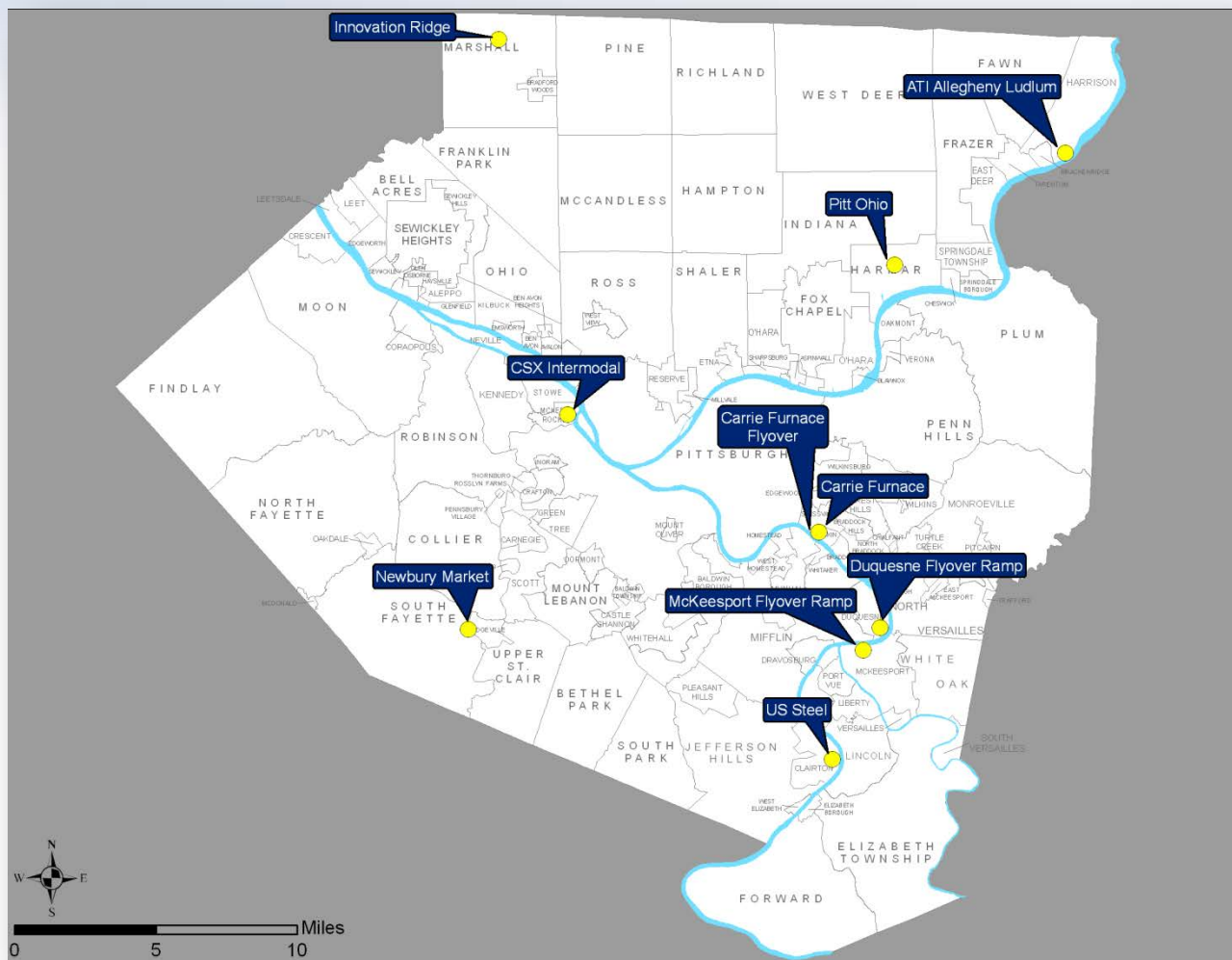
- 600 acre formerly mined site
- Up to 6.3 million sq. ft. of industrial, warehouse, office, and commercial space
- Can accommodate buildings in excess of 1 million sq. ft.
- Phase I complete and occupied by ADC, Okonite, and ALRO Steel



Phase II is the site of a new 420,000 sq. ft. Gordon Food Service Distribution Center completed and occupied in 2015 (300 new jobs)



II. COUNTYWIDE TARGETED PROJECTS





CARRIE FURNACE - Earthworks

- Redevelopment Authority of Allegheny County (RAAC) acquired 168 acre site in 2005
- Currently in predevelopment with goal of issuing Request for Development Proposals in Spring of 2016
- RAAC to deliver shovel-ready development site within next 12-18 months





CARRIE FURNACE - Flyover Bridge

- Redevelopment Authority of Allegheny County was awarded a \$10 million Federal Highway Administration Tiger Grant to construct a Flyover Bridge
- Greatly increases access to the site for future development
- Construction began in the Fall of 2013 with completion estimated to be in the Fall of 2015





INNOVATION RIDGE

- Park offers \$49.4 million multi-use green development encompassing 223 acres
- Former Medrad LEED Gold building being converted into multi-tenant facility
- Village at Marshall – 100+ residential townhome community





NEWBURY MARKET

- Brownfield redevelopment in South Fayette Township off Bridgeville exit of Interstate 79
- 305 acres of remediated formerly industrial land
- \$240 million development
- 2,670 jobs to be created upon completion
- 300+ residential units (for sale & lease)





CSX INTERMODAL FACILITY

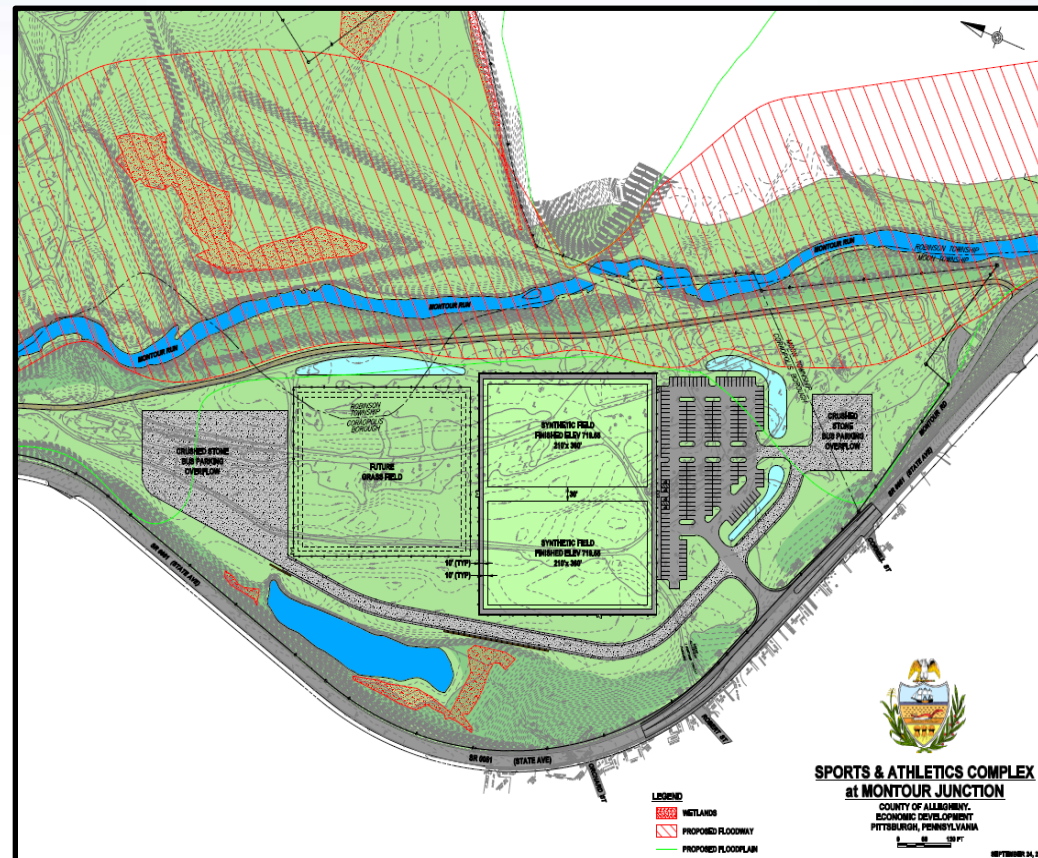
- CSX will begin construction of their new \$50 million facility in 2015
- The facility will be located on approx. 65-70 acres in McKees Rocks and Stowe Township
- 80 jobs are projected to be created
- Designs will be similar to CSX facility located in Baltimore, as shown here





Sports & Athletics Complex at Montour Junction

- 78 acre former Pittsburgh & Lake Erie railroad storage yard
- Partnership between local foundations and government agencies
- Non traditional sports fields – soccer, lacrosse, field hockey, rugby, etc.
- Phase I includes two synthetic fields, one grass field, bus and vehicle parking





HEIDELBERG APARTMENTS

- Total project cost: \$13,359,963
- Development of a five story apartment building consisting of 42 units of one and two bedroom apartments for low income households and persons with autism in the Borough of Heidelberg
- ACED funds: \$1,540,000

Development will include:

- Common amenity spaces including laundry facilities on each floor, a large multipurpose community room, and a supportive services office suite
- Overall infrastructure and site improvements to fit the look of the community, including a sensory garden and community garden to foster health and wellness



Artist rendering of the building



ONE HOMESTEAD



- Total project cost: \$14 Million
- Development of 51 units of affordable apartment housing in the Borough of Homestead
- ACED funds: \$1,850,000
- Project is a scattered site development located on East 8th, 9th, 10th and 11th Avenues as well as Amity Street



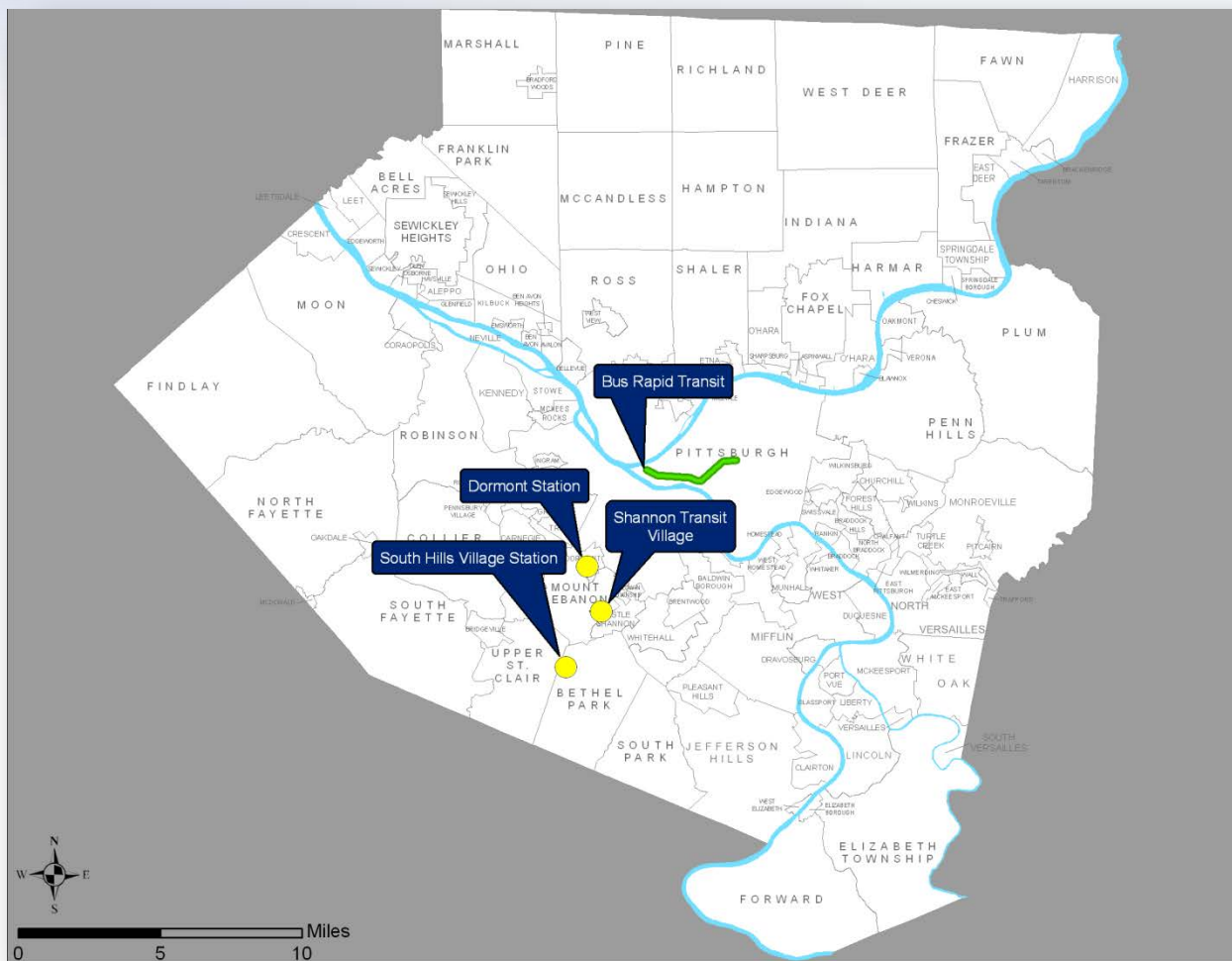
ONE HOMESTEAD



- A Four-story, 31 unit mixed use building will replace a demolished structure and two vacant lots
- Ground floor commercial space
- Developed by a.m. Rodriguez Associates Inc. as one facet of a large-scale effort to revitalize Homestead's main street, Eighth Avenue



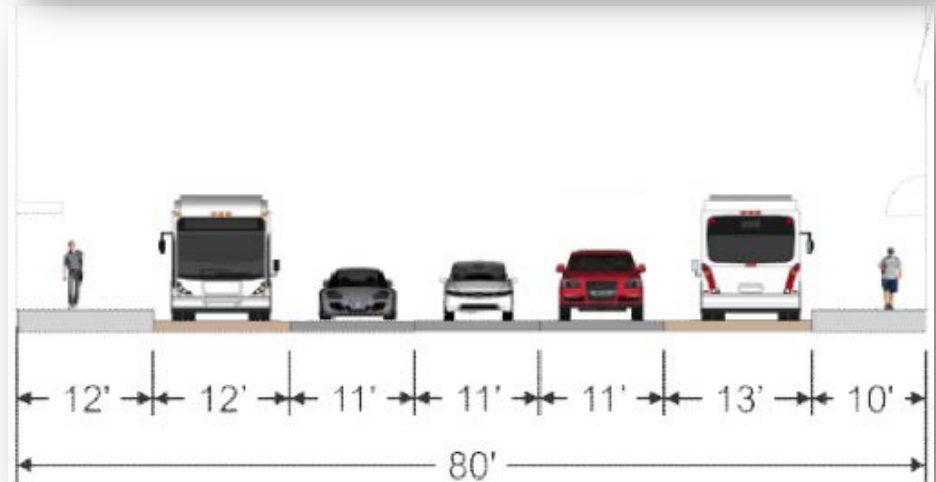
III. TRANSIT ORIENTED DEVELOPMENT





BUS RAPID TRANSIT

- \$200 million project
- The line will connect Downtown, Uptown and Oakland
- Characteristics include
 - Exclusive bus lanes
 - Traffic signal priority
 - Real-time passenger information
 - Enhanced station areas
 - Special rail-like vehicles
- Improvements of travel time upwards from 10-15 minutes
- Collaborative effort between City, County, Port Authority, Universities, Foundations and PennDOT





SHANNON TRANSIT VILLAGE



- Redevelopment of existing Port Authority of Allegheny County Park N' Ride lot
- \$36 million transit oriented development
- 152 residential units, 14,000 sq. ft. retail space
- Estimated 47,000 additional transit trips annually



SOUTH HILLS VILLAGE

Planned TOD will include:

- 300,000 sq. ft. residential building with 320 apartment-style units
- Design elements incorporate community into adjacent transit system
- Potential amenities include on-site daycare facility
- Substantial improvements to pedestrian walkways connecting garage & light rail system
- Total development costs estimated at \$41.5 million
- Commencement in 2015





DORMONT PARK AND RIDE

The Junction

- Mixed-use TOD with residential & commercial space
- 5-story courtyard apartment building situated on a 3-level parking structure podium to serve residents, transit users & customers
- Will seek LEED Silver Certification
- Total development costs are approximately \$40 million





CONTACT ACED FOR MORE INFORMATION

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