

South Side Works



This 123-acre site – once a sprawling LTV Steel plant – is now home to a model of urban brownfield redevelopment. When LTV closed this Pittsburgh plant in 1985, it left behind 10,000 jobs and environmental contamination caused by decades of steel making. Thanks to 13 years of determined effort, collaboration between private investors, local economic development leaders, and local, state, and federal governments has transformed this diamond in the rough into an urban gem.

The Urban Redevelopment Authority (URA) of Pittsburgh purchased the site in 1993 and by 1997 had completed environmental studies and major remediation of the property. Their redevelopment plan included input from the community, including the Southside Local Development Company, and the Authority coordinated financing with federal, state, and local public partners, as well as private investors and developers. URA adopted a Tax Increment Financing (TIF) Plan, which financed \$25M for public infrastructure upgrades.

South Side Works is now a first-class riverfront development that provides a mix of office, medical, recreational, and retail uses, along with over 800 housing units and a sports medicine complex and practice fields belonging to Pitt football and the Pittsburgh Steelers. The project also took on structural improvements, updating roads, renovating the Hot Metal Bridge, and constructing two parking garages.

In addition to the environmental cleanup and facility construction at the site, the project has also created a waterfront park and river trail system. Incorporated into the trail and park design was an art sculpture, placed near the approach to the MONCON bridge, that commemorates the site's steel heritage. The project created nearly 4,000 jobs and generates \$6.8M in annual property taxes.

