

# East Liberty Transit Center (ELTC)

New Construction—Transit Oriented Development

6118 Penn Circle South  
Pittsburgh, PA 15206



**Total Project Costs:**

**NMTC Allocation:**

**CCG Allocation:**

**Developer:**

**Closing Date:**

**NMTC Investor:**

**Status:**

\$46,800,000

\$23,000,000

\$8,000,000

The Mosites Company

July 30, 2014

PNC New Markets

Investment Partners, LLC

Complete

The East Liberty Transit Center Project ("ELTC") is an assemblage of six acres of blighted and obsolete public and private commercial property located where the Martin Luther King, Jr. East Busway meets the strategic seam between East Liberty and Shadyside. The project is the center of the ½ mile radius of the East Liberty Transit Investment District.

The NMTC project was the first phase of the ELTC development investment program that resulted in a completely reformatted integrated transit station to replace the existing isolated and decaying facilities. This station is the second busiest transportation hub in the regional transit system, second only to downtown Pittsburgh. It provides a critical public transport hub between the CBD and highly populated east end neighborhoods.

The first \$46.8 million phase consisted of the construction of a 566-car district serving shared-use parking facility that integrates bike parking, a platform and pedestrian bridge, elevated street, and a new station entry plaza and access-ways. It was combined with the second phase, which was a \$13.7 million PAAC station, pedestrian bridge, public plaza, and access way improvements. The project will be the platform for a \$74.4 million development consisting of three buildings with 357 multi-family housing units and 43,263 square feet of retail / restaurant space.

The cornerstone financing of the project was a \$15 million TIGER grant provided by the US Department of Transportation. The Developer secured a total of \$23 million of NMTC allocation for this phase of the project. CDEs that provided allocation include Commonwealth Cornerstone Group, Pittsburgh Urban Initiatives, PNC Bank and The Community Builders.

## Project Details

- Reformatted integrated transit station
- 566-car district serving shared-use parking facility

## Distress Criteria

- Census tract: 42003070800
- Severely distressed
- Unemployment: 14.4%
- Brownfields Site
- CDFI Hot Zone
- TIF/TOD District

## Community Impacts

- Creation of an estimated 87 construction and 8 permanent jobs
- Catalyst for the future development of 357 multi-family housing units and 43,263 SF of retail and restaurant space
- Priority of hiring low-income community residents
- Revitalization of six acres of obsolete property
- LEED Neighborhood Development Certification