

# Brownfields

## Success Story

### New Granada Square – Apartments

*Hill District Neighborhood, Pittsburgh, PA.*

This multi-parcel Hill District site encompasses almost an entire city block. It was once a vibrant mixed-use district anchored by the adjacent Grenada Theatre. The site along with the Theatre hosted many jazz greats through the years. Over the last 40 years, the area and this site suffered from disinvestment and blight. The Hill District Community Development Corporation (“Hill CDC”) led a multi-year effort to address this disinvestment by developing a plan for a new mixed use residential/retail center, however the environmental issues posed by previous use were a concern before the plan could move forward.

#### EPA Assessment Grant Deployment

From its prior uses, asbestos and lead paint were possible contaminants in the soil following previous demolition of structures. Potentially old dry-cleaning operations were also located on site. NSIDC provided over \$60,000 from the EPA Community Wide Assessment Grant and from the Commonwealth of Pennsylvania to complete Phase I and a Phase II Environmental Assessments. The Phase II did not detect any contamination in excess of Statewide Health Standards as established by the PA. Department of Environmental Protection. The Hill CDC then proceeded with site acquisition from the Urban Redevelopment Authority of Pittsburgh.

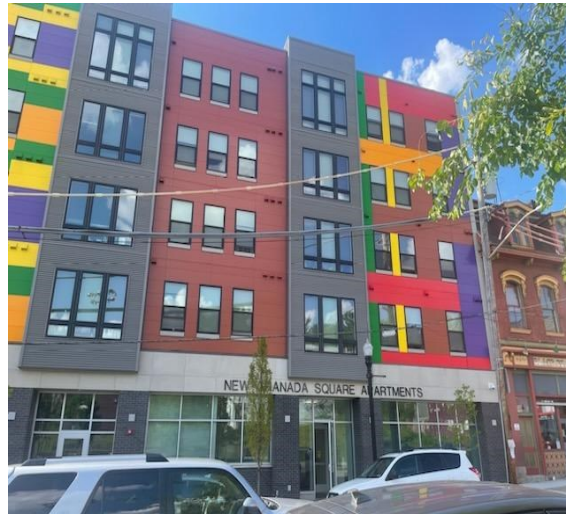
#### Community Benefits

In 2023, the Hill CDC and CHN Housing Partners completed construction of the \$14.5 million New Grenada Square apartments featuring 24 one-bedroom and 16 two-bedroom units, along with first floor retail/community space. The construction utilized minority & women owned contractors, who graduated from the BizFIT training program managed by NSIDC. The project is having a transformative impact on the neighborhood, such as local residents now sitting on front porches again who previously stayed inside and spurring redevelopment of the adjacent Grenada Theatre. The Theatre will host community events and provide space to the University of Pittsburgh for further community engagement and educational opportunities.



#### Contact Information:

Juan Garrett, Executive Director  
North Side Industrial Dev. Co.  
[jg@riversidecenterforinnovation.com](mailto:jg@riversidecenterforinnovation.com)  
412-322-3523



**EPA Grant Recipient:** North Side Industrial Development Company (“NSIDC”)

**Year Awarded:** FY 2014

**Grant Types:** Community Wide Assessment

**Former Uses:** commercial store fronts and residential structures, adjacent to Grenada Theatre.

**New Uses:** 40 apartments, ground floor retail, community space.

#### Leveraged Resources:

*Commonwealth of Pennsylvania*

*Urban Redevelopment Authority of Pittsburgh*

*City of Pittsburgh*

*Hill CDC and CHN Housing Partners.*

**TOTAL: \$14,500,000+**

