

THE INSIDE STORY



301-Acre Brownfield Redevelopment Project

In September 2008, the County Executive joined representatives of the Pennsylvania Department of Community & Economic Development, Department of Environmental Protection and EQA Landmark Communities to break ground for Newbury, a \$240-million mixed-use brownfield redevelopment project in South Fayette Township.

The 301-acre development will create more than 2,000 new jobs, incorporate green building practices, add energy-efficient housing, and increase commercial activity in one of the fastest growing municipalities in our region. One hundred thirty acres of the Newbury site will be open space featuring parks, walking and biking trails, sidewalks and tree-lined streets integrated into both the commercial and residential areas.

The Pittsburgh-based owner and developer of the site is Newbury Development Associates LP, a partnership of EQA Landmark Communities LP and Beazer East Inc. The Newbury project was awarded two grants: a Pennsylvania Energy Development Authority Grant to research zero-energy homes; and an Infrastructure & Facilities Improvement Program Grant from DCED for infrastructure improvement.

All Newbury homes will be constructed to comply with an architectural standard and to meet a performance standard to reduce energy use by at least 40 percent. Some homes will have state-of-the-art green technology not yet available in this region. Developer-owned buildings at the site will be built to LEED standards, and a retailer committed to the location has pledged to be the first LEED store in the country.

Newbury is located near the Bridgeville Exit off Interstate 79. Primary access to the development will be from Pa. Route 50, Millers Run Road and Presto-Sygan Road. Newbury Market is projected to open in 2010.

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