

# Market Place District Improvements Project

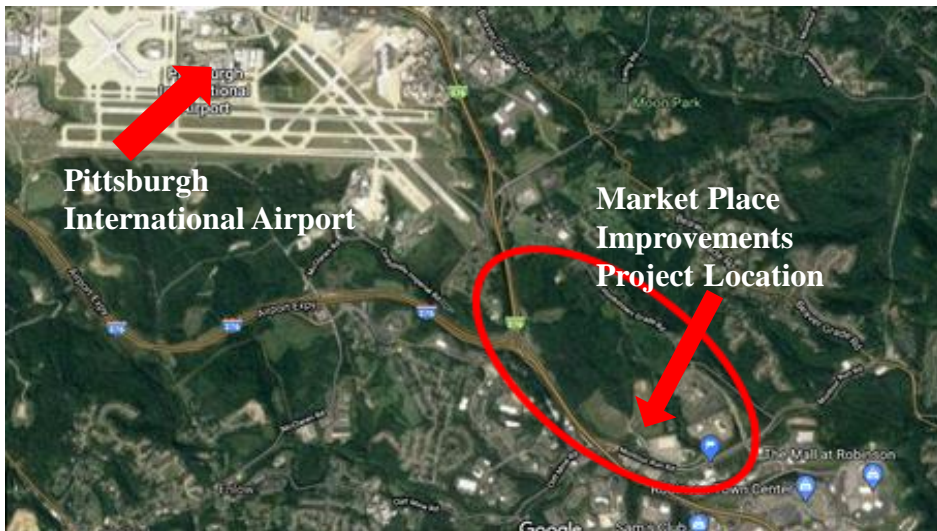
## Project Description

**Moon Transportation Authority (MTA)** is undertaking a \$5.58 million multimodal transportation project to upgrade infrastructure and facilitate economic development on 780-acres of undeveloped land in Moon Township, Allegheny County, Pennsylvania. This Project is referred to as **Market Place District Improvements** and is the implementation of transportation infrastructure (Phase 1) that will enable subsequent Master Plan phases.

Market Place District Improvements Phase 1 consists of widening, adding turn lanes, implementing pedestrian and bike connections, and improving intersections on Montour Run Road, a state-owned arterial; and upgrading Market Place Boulevard. These improvements are mandated by the Township of Moon to upgrade safety, alleviate current and future traffic congestion, and improve air quality.

The Master Plan part of the Project consists of senior living residential apartments, three post-covid modern office buildings, 800 residential apartment units and related neighborhood restaurant and retail. All in all, this phase of vertical development investment is estimated at \$170 million.

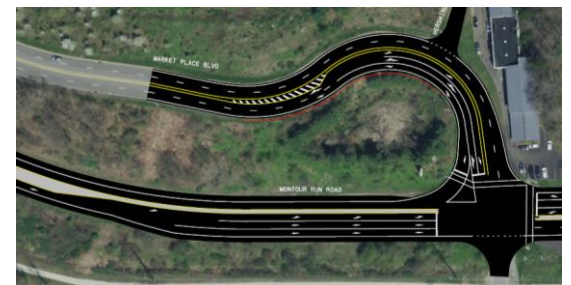
MTA coordinated a public-private partnership to undertake Phase 1. Private developers are contributing \$1.019 million to offset the \$1.319 million cost of Preliminary Engineering and Final Design. MTA is responsible for the rest of the design cost and is seeking funds for construction, which is estimated currently at \$4.1 million.



### MARKET PLACE DISTRICT PROJECT COSTS

ACTIVITIES	COSTS
Preliminary Engineering	\$732,909
Final Design	\$586,328
Construction (incl contingency)	\$3,876,000
Construction Inspection	\$387,600
<b>TOTAL PHASE 1</b>	<b>\$5,582,837</b>

MARKET PLACE PROJECT PHASE 1 ACTIVITIES	SCHEDULE	
	BEGIN	END
Preliminary Engineering	Feb-21	Feb-22
Final Design	Mar-22	Feb-23
Construction	2023 Construction Season	



## The Project Will Result in the Following Solutions:

In addition to the Project's economic benefits (described on page 2), Market Place District Improvements will address three main transportation challenges: **access, traffic, and safety**.

- Access** – Will establish multimodal access to the 780-acres Market Place site especially to the 300-acre Master Plan and an additional 480-acres of land-locked properties.
- Traffic** – Through and turn lanes will be added to Montour Run Road to accommodate **13,000 vehicles traveling daily through the Project area and the increase in traffic** forecasted from new development.
- Safety** – Will implement modern transportation infrastructure and technology to **decrease crash rates in the Project area (1.82 crashes per one million vehicle miles of travel)**, which exceed statewide average rate (1.3-1.7) for similar roadways.

# Market Place District Improvements Project *(Continued)*

## Economic Benefits

- The Project is the first phase of a **Master Plan** to upgrade capacity of Montour Run Road and implement Market Place Boulevard to **unlock 780-acres for private development**.
- Phase 1 enables Master Plan development of 300-acres, a **\$170 million private investment that will yield \$4.3 million in annual real estate tax revenues**.
- **Build-out of Market Place will create 912 direct construction jobs and another 476 indirect and induced jobs (\$55,500 average annual salary)** that support construction of the 780-acre development.
- **Employers** locating to Market Place **will create 1,296 permanent jobs with an average salary estimated at \$71,500**.
- Considering all economic activity as a result of the full development plan, **ongoing local and state tax revenues are forecasted at more than \$14 million annually**.
- Jobs created at Market Place are anticipated to **support new development and businesses at Pittsburgh International Airport**.



### For More Information Contact:

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