The 178-acre Almono industrial site is the former home of an exceptionally large steel mill and is a riverfront brownfield south of Pittsburgh's central business district. The 20 year, three phase redevelopment will restore a quarter mile long, 264,000 square foot, former industrial steel mill building into a mixed-use building that reclaims the environmentally dilapidated building and surrounding acreage.

The NMTC allocation allows for Phase I of the Mill's redevelopment to commence. Utilizing the shell of the former steel mill building, the $43.3 million first phase comprises the remediation of core infrastructure of the Mill and includes the construction of a new three-story, approximately 93,458 square foot “interior” building consisting of a mix of office and high-bay “light-industrial/ maker-space.

The project’s anchor tenant is Carnegie Mellon University’s (“CMU”) research center that will develop and deploy advanced robotics and additive manufacturing technologies. The goal is to support research in these areas and to transition new technologies directly to national company’s workforces who can then take them to scale, allowing the creation of significant job opportunities for the region and the country. The remaining flex space will be made available to CMU’s partnered organizations with RIDC’s moving their corporate development headquarters onsite as well.

The project is expected to result in the creation and retention of 178 FTE jobs, and Phase I’s construction activities are creating 104 unionized construction jobs. Additionally, the project is expected to meet LEED Gold standards including geothermal heating and cooling rooftop solar panels, with the goal of “net zero” energy.

The overall development aims to be Pittsburgh’s gold standard for environmental sustainability, cutting-edge technology, and commerce as the Mill will provide light-industrial, retail, and flexible office space targeted toward R&D and tech companies, harmonizing with the existing technology boom in proximity to the site.