

POP City

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Federal Hill Final Phase Now Under Construction, 44 New Homes in Northside

By Andrew Moore



The third and final phase of the Federal Hill development is underway in the Central Northside, a project that has brought a total of 44 new homes to the historic neighborhood.

The current phase of seven new townhomes brings to a close the five-year project.

Federal Hill is a project of the Central Northside Neighborhood Council (CNNC), S&A Homes and the URA, along with architects Rothschild Doyno Collaborative. The three- and four-bedroom homes range from 1,400 to 2,400 square feet, and units on the corners of each block include a third-floor, open-air balcony.

All of the new homes are under contract with buyers. Andy Haines of S&A Homes says his company receives continuous calls of interest for Federal Hill.

"It's one of our best selling developments throughout the three states we work in," Haines says.

Every home in each previous phase has also been sold. Home prices range from \$130,000 to \$220,000, with individualized upgrades up to \$80,000. The majority of new homes were built along Federal Street, however a few infill homes were constructed on adjacent Alpine Street.

Federal Hill is one of several redevelopment projects in the

neighborhood, including a new branch of the Carnegie Library, which opened in 2009, several new businesses including El Burro Comedor and Crazy Mocha, and the ongoing redevelopment of the Garden Theater Block.

Haines says that although the project has been challenging in terms of financing—with funds from state and local agencies—the satisfaction level has been very high.

"The end result is we made a difference on the street, we made a difference in the neighborhood," Haines says. "It's a good investment of public dollars."