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PRESS CONTACT

Leigh Minnier
(c) 610.228.2108
press@charterhomes.com

CHARTER HOMES & NEIGHBORHOODS RELEASES PLANS FOR HASTINGS, A NEW NEIGHBORHOOD IN SOUTH FAYETTE, PA FROM 300,000 TONS OF RUBBLE, A TIMELESS NEIGHBORHOOD TAKES SHAPE; TRANSFORMING THE FORMER MAYVIEW STATE HOSPITAL INTO PARKS, OPEN SPACE, WALKING TRAILS, 576 HOMES

[Charter Homes & Neighborhoods](#) today unveiled plans for the transformation of the former Mayview State Hospital into a timeless new neighborhood nestled on 80 acres that will include preserved space, parks, walking trails, gathering places, and homes for people of all ages. The plan will preserve many century-old trees and recycle an estimated 300,000 tons of demolition material left on site after 40 buildings were demolished and reuse it as infrastructure for the new neighborhood. The name, Hastings, is taken from a nearby homestead that once served as a train station along the Chartiers Creek. Information about the neighborhood is available to the public at www.hastings-life.com. The design draws from Charter's award-winning approach of reimagining suburban living by providing Life A Walk Away®. This platform begins by discovering the story of the land, its unique attributes, and how best to incorporate them. Lush and park-like, Hastings' land offers an abundance of riches, including fields, meadows, mature trees, and some 526 acres of surrounding parkland. The playing fields and woodlands of Fairview Park sit northeast of the property, and will be enlarged by more than 52 acres with a new entrance on Mayview Road as part of the Hastings plan. Boyce Mayview Park, with hiking trails, extensive woodlands, and open spaces, borders Hastings to the north, east, and south. The Chartiers Creek flows on three sides of the property.

"Hastings is one of the most beautiful and remarkable pieces of land in the Pittsburgh region," says Rob Bowman, President of Charter Homes & Neighborhoods, which will build the \$200 million neighborhood. "Our intention is to preserve the character of the property and transform it into a neighborhood as special as its surroundings. Hastings will defy typical suburban development and instead create a place filled with trees, gathering places, and parks designed to get people outside to enjoy Life A Walk Away®."

The company has already achieved that vision in other parts of the state, including Lancaster and Harrisburg, where in 2014 it earned the Gold National Housing Quality Award (the homebuilding industry's highest award). Hastings is the fourth neighborhood Charter has opened in the Pittsburgh region in the last year, with several more to be announced, adding to Charter neighborhoods already built in Central Pennsylvania. The construction of the Hastings neighborhood is estimated to generate about 1,300 jobs, generating \$90 million in wages and salaries and \$758,600 in annual property tax revenue for Allegheny County.

"We are pleased with the Charter Homes & Neighborhoods plan to redevelop a former state hospital site into an aesthetically pleasing, thoughtfully designed, mixed-use neighborhood," said Ryan T. Eggleston, Township Manager, South Fayette. "We have been impressed with their responsiveness to our comments and suggestions during the planning and approval process and believe we have found a first-class partner that understands the historical significance and natural beauty of the property. We expect the project to enhance the community and create jobs and tax revenue for South Fayette Township."

At Hastings, expansive greens will be rimmed by charming front porches that optimize views of nearby parks and preserved spaces. Wide sidewalks and walking trails, integrated into the neighborhood, are designed according to Charter's rule of 1,250—a formula that places a number of engaging places all within a five minute walk of every front door.

Some of those steps will lead to Crossroads, Charter's take on the buy local, shop small movement that includes locally owned businesses within the neighborhood. Charter is in business discussions to select those local businesses that will best fit into Hastings. Crossroads in other Charter neighborhoods include craft breweries, boutiques, yoga studios, fitness centers, cafes, coffee houses and even daycares. Crossroads shops are built to the same design standards as the neighborhood as a whole and integrate so finely they appear to pre-date the neighborhood itself.

"Hastings will be the newest example of The Great American Neighborhood®," says Bowman. "By design, it's created for people to enjoy the outdoors and offers different types of homes that appeal to every generation. We are excited to now be able to create a place where we can respect the land and all of its beauty. This will become another example of what's possible in providing a thoughtful alternative for life in the suburbs that will get better with time and be a place for generations to call home."

ABOUT CHARTER

Since 1990, the team at Charter Homes & Neighborhoods has created the most distinctive and sought after places to live that offer Life A Walk Away™. While each one is uniquely different, together each is an example of The Great American Neighborhood®, a way to create places that are a thoughtful alternative to more of the same, that engages people and leaves an endearing legacy, and is Reimagining America One Neighborhood at a Time.

As a result, Charter has delivered more than 4,500 homes and earned every major industry award, including the 2014 Gold National Housing Quality Award, the home building industry's highest award, and the Best Neighborhood in the Country award. Charter currently has 20 neighborhoods open across Pennsylvania. Find out more at www.charterhomes.com.