

Brownfields

Success Story

Luxury Living with an Industrial Legacy

Pittsburgh, Pennsylvania

Joseph Sidney Seaman established the Seaman-Sleeth Co. on 42nd Street in the Lawrenceville neighborhood of Pittsburgh, Pennsylvania in 1885, supplying Pittsburgh's steel mills with various materials.

The company operated as a foundry until the 1980s, when overseas competition forced it to close. The facility itself limped along in various forms, sitting mostly underutilized for over a decade. While the business closed, the 5-acre facility remained.

The Cleanup

In 2011, the U.S. Environmental Protection Agency (EPA) awarded a \$1 million Coalition Assessment Grant to the North Side Industrial Development Company. They used \$83,000 to complete Phase I and Phase II Environmental Site Assessments on the foundry property. The assessments revealed heavy metals in excess of statewide standards for residential use.

The grantee and developer worked together to create a cleanup plan, which included capping contaminated soils. The developer also secured a Release of Liability from the Department of Environmental Protection under the Pennsylvania Land Recycling Act, enabling the project to secure financing and proceed with acquisition and redevelopment.

The Benefits

With a redevelopment price tag of \$35 million, The Foundry at 41st is now a 182-unit luxury apartment complex. Among other amenities, the property features a public courtyard, rooftop terrace and swimming pool, indoor and outdoor fitness areas, a yoga studio and a pet spa.

The site is highlighted by Bay 4, a football field-length public plaza and event space framed by industrial steel from the former foundry. Bay 4 will be home to public and private events featuring food, art, music and much more.



A 182-unit apartment complex and community space, The Foundry at 41st pays homage to the corrugated metal-clad look prevalent in Pittsburgh's Lawrenceville neighborhood.

EPA Grant Recipient:
North Side Industrial
Development Company

EPA Grant Type:
Coalition Assessment

Former Use: Steel Foundry

Current Use: Mixed-Use Residential
and Community Space

“The project has had an immediate and positive impact on the neighborhood. It has already led to additional residential investment.”

*Joe Nowak,
EPA Region 3
Brownfields Project Officer*

For more information:

Visit the EPA Brownfields website at www.epa.gov/brownfields or contact Joe Nowak at 215-814-3303 or Nowak.Joseph@epa.gov.