

Brownfields

Success Story

Lawrenceville's Foundry

*Willow St. /Lawrenceville,
Pittsburgh, PA.*

This five-acre site housed a former steel fabrication shop, and sat largely underutilized for over a decade. It is adjacent to the Robotics Institute of Carnegie Mellon University. Spurred by the surrounding residential reinvestment, a local developer agreed to purchase this property for redevelopment, conditioned upon a complete environmental investigation.

The Cleanup

The EPA Community Wide Assessment grant provided \$83,174 to complete both Phase I and Phase II Environmental Assessments on this site. Heavy metals were detected at the site in excess of state-wide standards for residential use. The grantee and developer generated a clean-up plan that included a soil cap of 6 to 12 inches of clean fill. Consequently, the developer was able to secure a Release of Liability from the Department of Environmental Protection under the Pennsylvania Land Recycling Act. This enabled the project to secure financing and proceed with acquisition and redevelopment.

The Benefits

The project consists of 150 units of housing at a total cost of over \$35 million. The site also features a publicly accessible courtyard that uses part of the steel structure from the vacant shop. The project has had an immediate positive impact on the neighborhood leading to additional residential reinvestment in this Pittsburgh neighborhood. Construction began in 2015 with occupancy in 2017.



EPA Grant Recipients:

North Side Industrial Development Company

Year Awarded: 2011

EPA Grant Types: Community Wide Assessment

Former Use: Vacant land and largely vacant steel fabrication shop

Current Uses: 150 units of market rate housing and publicly accessible courtyard

Leveraged Resources:

Fort Willow Development LP & Dollar Bank - \$35,000,000

TOTAL: \$35,000,000

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