

Swisshelm Park Solar Remediation Project
EPA FY24 Brownfield Cleanup Grant – Narrative Information Sheet

1. Applicant Identification.

Urban Redevelopment Authority of Pittsburgh
412 Boulevard of the Allies Suite 901, Pittsburgh, PA 15219

R03-24-C-007

2. Funding Requested.

a. Grant Type

Single Site Cleanup

b. Federal Funds Requested

\$2,000,000

3. Location

- a) Pittsburgh,
- b) Allegheny County,
- c) Pennsylvania

4. Property Information

Swisshelm Park Solar Remediation site
Ober Street and Commercial Street, Pittsburgh PA, 15218
(Parcel IDs 0129-J-00150-0000-00 and 0129-F-00001-0000-00)

5. Contacts

a) Project Director

- Name: Lilly Freedman
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- E-mail Address: lfreedman@ura.org
- Mailing Address: 412 Boulevard of the Allies Suite 901, Pittsburgh, PA 15219

b) Chief Executive/Highest Ranking Elected Official

- Name: Susheela Nemani-Stanger
- Phone Number: 412-255-6697
- Email Address: snemanistanger@ura.org
- Mailing Address: 412 Boulevard of the Allies Suite 901, Pittsburgh, PA 15219

6. Population

302,898 is the population of our jurisdiction, the City of Pittsburgh (the Urban Redevelopment Authority is the redevelopment authority created by the Commonwealth to work on behalf of the City of Pittsburgh).



7. Other Factors

Information on the Other Factors	Page #
Community population is 10,000 or less.	This factor does not apply to the proposed project.
The applicant is, or will assist, a federally recognized Indian tribe or United States territory.	This factor does not apply to the proposed project.
The proposed brownfield site(s) is impacted by mine-scarred land.	This factor does not apply to the proposed project.
Secured firm leveraging commitment ties directly to the project and will facilitate completion of the project/reuse; secured resource is identified in the Narrative and substantiated in the attached documentation.	1.c.i-iv – Page 3
The proposed site(s) is adjacent to a body of water (i.e., the border of the proposed site(s) is contiguous or partially contiguous to the body of water, or would be contiguous or partially contiguous with a body of water but for a street, road, or other public thoroughfare separating them).	1.a.i – Page 1
The proposed site(s) is in a federally designated flood plain.	This factor does not apply to the proposed project.
The reuse of the proposed cleanup site(s) will facilitate renewable energy from wind, solar, or geothermal energy.	1.b.ii – Pages 2 and 3
The reuse of the proposed cleanup site(s) will incorporate energy efficiency measures.	1.b.ii – Pages 2 and 3
The target area(s) is located within a community in which a coal-fired power plant has recently closed (2011 or later) or is closing.	This factor does not apply to the proposed project.

8. Releasing Copies of Applications

No claim of confidential treatment is made.



EPA FY24 Brownfield Cleanup Grant - Narrative

1. PROJECT AREA DESCRIPTION AND PLANS FOR REVITALIZATION

a. Target Areas and Swisshelm Park Solar Remediation

i. Overview of the Swisshelm Park Brownfield Challenges and Description of Target Area

The Swisshelm Park Solar Remediation project re-imagines the post-industrial landscape as a site for clean energy possibilities and Frederick Law Olmsted’s vision for “the best opportunity for a large park in the city.” The project completes decades-long efforts from community residents, the City of Pittsburgh (the City), Urban Redevelopment Authority of Pittsburgh (URA), and Nine Mile Run Watershed Association (now UpstreamPgh) to clean-up the Nine Mile Run area. The project unlocks the clean energy potential brimming in Pittsburgh’s brownfields to create revenue-generating and climate mitigating assets.

Olmsted’s vision for Nine Mile Run was a casualty of Pittsburgh’s 20th century industrial identity. The 238-acre site’s proximity to the riverfront led to its use as a slag disposal site owned and operated by Duquesne Slag Products Company (DSPC) from 1922 to 1972, leaving nearly 17 million cubic yards of slag piled as high as 120 feet with very steep banks. The property remained unchanged until the URA purchased it in 1995, with minimal vegetation able to grow due to slag’s inability to retain water from the alkaline conditions. The 238-acre “moonscape” exposes local Swisshelm Park residents and Frick Park visitors to toxic health conditions

The Swisshelm Park Solar Remediation brownfield site (target area) is bounded on the north and west by Frick Park, on the south by the right-of-way of the Baltimore and Ohio Railroad, which parallels the Monongahela River, and on the east by residential properties in the 14th ward. The Nine Mile Run stream is located just north and west of the property and flows from northeast to southwest before entering the Monongahela River, which is approximately 300 yards from the southernmost property boundary (just separated by the railroad right-of-way). The table below summarizes the cleanup and development activity to-date as well the remaining remediation.

Total Nine Mile Run Slag Heap area	238 acres
Total Nine Mile Run Slag Heap area redeveloped and remediated to-date	168 acres
Remaining acreage to be developed	70 acres
Remaining acreage to be remediated	22 acres
Solar array to be developed	15 acres
Frick Park extension to be developed	55 acres

ii. Description of the Proposed Swisshelm Park Brownfield Site

The 22-acre remediation will enable redevelopment of the entire 70-acre site into solar fields and a Frick Park extension. The site will meet a residential protection standard sufficient to allow public use, restoring the entire Nine Mile Run area so that Pittsburgh residents can enjoy the park-scape Olmsted dreamed of.

Initial redevelopment goals struggled due to the remediation costs and a limited environmental focus according to community advocates. The initial plan called for 713 homes, a new residential neighborhood, high-quality parklets and community spaces, cleanup and restoration of the Nine Mile Run Watershed, and expansion of Frick Park to connect with the Monongahela River. Community advocates called for a greater focus on stream restoration and the idyllic landscape that captured Olmsted’s attention. This resulted in Phases 1 and 2 of the 238-acre site creating 507 residential units from 2000 to 2015, and the restoration of the Nine Mile Run Watershed stream.



Environmental studies confirmed the need for remediation due to the slag waste disposal from its previous use. The laboratory analyses from the Phase II ESA indicated four parameters were detected above the soil PA DEP Medium Specific Concentrations (MSCs). These metals are Chemicals of Concern (COCs) in the site soil and include arsenic, iron, manganese, and thallium. Laboratory analysis of groundwater samples indicated that concentrations of seven constituents exceeded MSCs: five metals (aluminum, antimony, arsenic, iron, and manganese), one VOC (2-hexanone), and one SVOC (bis-2 Ethylhexyl phthalate, BEHP).

b. Revitalization of the Swisshelm Park Brownfield

i. Reuse Strategy and Alignment with Revitalization Plans

The projected reuse for the site involves 15 acres of flat, cleared land for development as a solar field, and the remaining acreage to be dedicated to the City for public use as a Frick Park expansion. According to FEMA, the contaminated portion of the site is not located in a flood plain. Since September 2021, there have been 4 public meetings and 3 focus group meetings to develop the plan. The URA created the Swisshelm Park Solar Steering Committee (SPSSC), comprised of community members with diverse ages and end-use interests. The SPSSC has supported the URA in generating maps of potential trail routes on site through focus groups. The URA and the City Councilperson's office also hosted surveys to understand community preference around access road options for the site's reuse strategy.

The proposed project aligns with Pennsylvania's climate change and resiliency strategies. The technologies proposed in this project help enhance robustness, redundancy, and rapid detection/recovery outlined by the DOE State Energy Security Plan. This project will also mitigate utility interruption risk by creating sustainable and renewable energy, as called for by the Pennsylvania Emergency Management Agency's (PEMA) Hazard Mitigation Plan. The project also achieves clean energy electricity generation, aligning with the 2021 Pennsylvania Climate Action plan to use clean energy to achieve a 26% reduction of Greenhouse gases (GHG) emissions from 2005 levels by 2025. Pennsylvania's Pathway also set a target of reducing GHG emissions by 80% below 2005 levels by 2050, which this project will help achieve.

ii. Outcomes and Benefits of Reuse Strategy

The Swisshelm Park Solar Remediation project will create a blueprint for Pittsburgh on generating tax revenue from clean energy initiatives. Remediation will support an estimated increase in residential property value of 5-15.2% within 1.29 miles of the site, according to a 2017 EPA study. Based on these studies, development on site will protect the existing investments of local property owners while providing critical tax revenue to the City.

The grant will also create new park space. The site cleanup will add an additional 55 acres to Frick Park, Pittsburgh's largest historical regional park. Frick Park receives over 450,000 visitors a year, providing the neighboring communities and visitors with biking, hiking, and walking trails. The completed remediation completed moves Frick Park closer to Olmsted's vision while fashioning a new chapter from its industrial legacy.

The proposed projects will improve climate mitigation capacity and resilience by generating the largest solar energy farm source for the City within the Duquesne Light service area, local residents, and organizations near the site. The Swisshelm Park neighborhood community strongly responded to this proposed use in our October 18, 2023 community meeting and previous surveys. We have met with the Pennsylvania Solar Center to understand the pathways for distributing community solar, given their experience advising potential solar owners on the solar procurement process.



Power outages and utility interruption due to storm surges are a climate stressor that is expected to put pressure on local energy systems, based on The Pennsylvania Emergency Management Agency (PEMA)'s Hazard Mitigation Plan for the Commonwealth of Pennsylvania. The energy source diversification for local residents and communities is a crucial strategy for resilience planning to mitigate these climate effects and protect residents.

The cleanup of the proposed site will allow for the redevelopment of 15 acres as a solar farm generating renewable solar energy. This effort is expected to produce roughly three MW of electricity, which would render it the largest new solar array in the City.

The Frick Park extension expands the largest park in the City to 699 acres of long meadows, streams, wooded slopes, and forest. The remediation allows even more vegetation to be planted, mitigating carbon dioxide emissions and lowering the temperature of the surrounding neighborhoods. The project will add native planting, increasing the biodiversity of the Nine Mile Run area.

c. Strategy for Leveraging Resources

i. Resources Needed for Site Characterization

The URA does not anticipate a need for additional site characterization based on previous the characterization efforts. Tetra Tech, Inc. performed Phase I and II environmental site assessments (ESA) for this Phase 3 site. Tetra Tech completed the Phase I ESA with support from an EPA grant to the North Side Industrial Development Corporation. The Phase II ESA completed by Tetra Tech, Inc. in December 2012 revealed detections of certain parameters at concentrations greater than Act 2 medium specific concentrations (MSCs). Phase 3 of the development is currently in Act 2 Clearance (PA DEP Land Recycling and Environmental Remediation Standards Act), as required by the Consent Order and Agreement (COA) between the Pennsylvania Department of Environmental Protection (PA DEP), the URA, the City, and Summerset Land Development Associates.

Locally raised Tax Increment Financing (TIF) is available to cover the costs for additional site characterization if needed. We also have a long-standing partnership with North Side Industrial Development Corporation to access site characterization funding.

ii. Resources Needed for Site Remediation

An estimate of probable costs for the remediation of the site has been prepared in 2022 by Civil & Environmental Consultants (CEC) in the amount of \$8,350,000. The URA has secured and committed \$4,000,000 of Coronavirus State and Local Fiscal Recovery Funds (SLFRF) and \$2,250,000 from locally raised Tax Increment Financing (TIF). The TIF acts as a loan to be paid off with future tax revenues from the site. A TIF District was approved in 2014 to assist in the remediation, grading, and infrastructure costs of the redevelopment area. The TIF committee was notified in July 2022 of the use of the funds specifically for the remediation of the Swisshelm Park site to enable solar development and park expansion. The City granted the URA SLFRF funding in 2023 for construction, architectural and engineering, and other costs to complete the remediation.

A \$2 million EPA Brownfields Cleanup Grant will cover the funding gap to grade and remediate the property. The URA added a 15% contingency within the construction budget if unexpected costs arise, based on similar projects. TIF funding will cover any cost overages.

iii. Resources Needed for Site Reuse

An EPA grant will allow the URA to leverage the TIF funding for the solar development and park extension. The URA can direct unused TIF funding for the site remediation to the construction costs for the park extension, which will be more costly than the solar array.



The current redevelopment plan envisions a developer or operator completing the 15-acre development into a solar farm under a land lease from the URA. The URA will administer an RFP to select the best solar developer after the site remediation begins. The URA anticipates the developer will leverage private funding and tax credits to complete the development. The project site currently qualifies for the Energy Communities Bonus Tax Credit under the Inflation Reduction Act, offering a bonus tax credit worth 10% of the solar farm project costs. The URA has received interest from 2 prominent solar energy developers that have a track record of successfully financing and operating solar arrays.

The URA will convey the remaining 55-acres to the City for the expansion of Frick Park, enabling the City's largest park to fulfill Olmsted's vision in 1910. The City and URA have a decades-long history of collaborating on park developments, such as the recently completed 626-acre Hays Woods site. The Parks Trust Fund, funded through a Special Assessment, provides funding for improvements to Pittsburgh's four major regional parks, which includes Frick Park. The Fund has collected nearly \$30 million over the past 3 years. The Pittsburgh Parks Conservancy (PPC) received \$200,000 recently to build an ADA-accessible and sensory-friendly space in Frick Park for children with disabilities. The transfer of the site from the URA to the City will allow the site to access resources for improvement as a park asset.

iv. Use of Existing Infrastructure

There is a network of trail infrastructure on the proposed site, which is currently off limits to the public, because parts are contaminated. This remediation and project scope will allow for the URA to dedicate the portion of the site with the trail network infrastructure to the City so that it can be legally and safely utilized by the public as a recreational asset to the local park system.

The remediation project will construct an access road using TIF and SLFRF funding, the additional infrastructure needed to support the trail system for construction access and build the solar farm. The built access road enhances our site's desirability to solar development partners by minimizing infrastructure costs on their development budgets and maximizing profits.

2. COMMUNITY NEED AND COMMUNITY ENGAGEMENT

a. Community Need

i. The Community's Need for Funding

The Consent Order and Agreement between the URA, the City, Summerset Land Development Associates, and the Pennsylvania Department of Environmental Protection requires remediation throughout the contaminated areas of the entire 238-acre site. The URA and its collaborators have taken more than two decades to raise funding for remediation and infrastructure costs.

High remediation costs hinder the target communities' ability to access the funding needed for remediation. The final development phase scrapped plans for housing because the remediation and infrastructure costs were cost-prohibitive. The pivot from residential development rendered the previous funding sources used by the URA for remediation more difficult to secure and utilize.

Additionally, the City is limited in its ability to support the project due to the increased need for funding within the city following the COVID-19 pandemic. The median household income is \$54,306, well below the 80% average median income in Pittsburgh of \$67,850. Pittsburgh households face a growing need for economic support, stressing limited resources directed toward critical areas such as affordable housing and small business support. An EPA grant would provide vital funding to fill the need for environmental remediation and allow neighboring communities to leverage their resources in other critical areas.



ii. Threats to Sensitive Populations**(1) Health or Welfare of Sensitive Populations**

The remediation will reduce the exposure of neighboring low-income and senior communities that are vulnerable to the environmental and health risks from the Swisshelm Park brownfield site. The site remediation will safely facilitate Greater Hazelwood community's (composed of the Hazelwood and Glen Hazel neighborhoods) desire to access Frick Park through Nine Mile Run. According to the Census Bureau's 2021 American Community Survey (ACS) 5-year estimate, the Greater Hazelwood community ranks over the 80th national percentile for percent of individuals over age 64 as a fraction of the population, with several areas in the 95th percentile. The area also ranks in the 95th national percentile for unemployment rate and the 80th national percentile for low-income (ratio of household income to poverty level in the past 12 months was less than 2). The Greater Hazelwood Neighborhood Plan from 2019 identified that Greater Hazelwood's percentage of population under 18 was 21%, 5% higher than the City's.

The soil contaminants at the brownfield site negatively affect these communities through direct skin contact or inhalation. The brownfield site's soil contaminants include arsenic, which can increase the risk of cancer and other health ailments. Children and seniors are more vulnerable to the COCs in the soil, which can become airborne through dust or transported indoors from pets or shoes. Children have higher risk since any ingestion is typically at a greater proportion to their body size than adults. Lower-income communities are also at greater risk for health complications due to limited healthcare resources and access for treatment from toxic soil.

(2) Greater Than Normal Incidence of Disease and Adverse Health Conditions

The soil contaminants found in the project site can increase the risk of cancer in the lung, colon, breast, bladder, and lymphoma when exposed through direct contact or inhalation. The Greater Hazelwood and Squirrel Hill neighborhoods rank in the 90th national percentile for air toxics cancer risk according to the 2019 EPA Air Toxics Screening Assessment. The site remediation will reduce the risk of soil contaminants becoming airborne, providing a respite from the higher risk in other areas.

All of the target communities also rank in the 95th national percentile for particulate matter 2.5 according to the EPA Office of Air and Radiation. Adults over age 64 and children experience greater health effects from these pollutants, linked to lung cancer, heart disease, and difficulty breathing. The project will reduce air-born pollutants concentrations by adding vegetation and biodiversity and producing solar energy.

(3) Environmental Justice***(a) Identification of Environmental Justice Issues***

The Greater Hazelwood community (Census Tracts 42003562300 and 42003562900) are disadvantaged communities affected by high energy costs and poverty. Both communities rank above the 90th national percentile for energy cost burden and poverty. The energy burden and low-income status act as a double tax on these communities, making them even more vulnerable to the health effects from the brownfield site.

(b) Advancing Environmental Justice

The solar energy will reduce pollution and provide affordable energy to low-income residents. This project will demonstrate the potential for remediated urban land to advance environmental justice as part of the clean energy solution. The grant will also improve the property value of low-income homeowners and businesses, provide greater financial equity.



b. Community Engagement
i. Project Involvement

The URA invited community members interested in the project to join the Swisshelm Park Solar Community Steering Committee at the first public community meeting. Since there is no active community group in the Swisshelm Park neighborhood, this committee created a diverse group of 14 community members with an interest in solar development, the revitalization of a neighborhood asset, and the expansion of Frick Park. The URA also conducts outreach to neighboring communities to the Frick Park area. Frick Park attracts visitors and residents across Allegheny County and shares public meeting information and flyers with those communities too.

ii. Project Roles

To date, the URA has held 7 community engagement opportunities to provide access for local organizations/entities/groups to make meaningful impact in the project. The URA provided a survey during one of the initial public meetings so that the project team could understand community preference prior to making decisions around the construction access road to the site.

Name of Organization/Entity/Group	Point of Contact	Specific involvement in the project or assistance provided
Pittsburgh Public Schools	Ronald Joseph	Public investor and Tax Increment Financing District Cooperation Agreement (TIFDCA) partner
City of Pittsburgh	Jennifer Gula	Public investor, as partner to TIFDCA
Allegheny County	Lance Chimka	Public investor, as partner to (TIFDCA)
Swisshelm Park Solar Steering Committee	Jason Miller	Lead community group organizer; advising on stakeholder engagement and end use development
City Council (District 5)	Barbara Warwick	Local councilperson and SLFRF funder
CEC	Dana Klann	Principal consulting engineer for previous remediation work and Act 2 clearance
UpstreamPgh	Aaron Birdy	Watershed advocacy
Landforce	Kayleigh Del Cotto	Trail development and maintenance
City of Pittsburgh	Paul Sabol	EMS; safety advocate
PA Solar Center	Amelia Eggan	Advisor on community solar approach and solar farm development

iii. Incorporating Community Input

The URA crafts a project-specific community engagement approach based on the community stakeholders. The URA intentionally planned early and frequent community engagement opportunities since the URA had minimal development projects in the Swisshelm Park neighborhood until recently. The URA has also offered to speak at neighborhood events whenever requested to communicate project progress. The URA plans to hold 8 quarterly community meetings to provide project updates.

The URA uses its Board meetings, social media, City Councilpersons' offices, and community Facebook pages to share project updates and upcoming community meetings. Staff also leave flyers on residences close to the project site, inviting them to join meetings. The URA works to make information accessible through virtual recordings and translation, as part of our language access policy. The URA also provides alternatives to in-person community engagement, by phone, mail, or e-mail. We have also hosted virtual community meetings.



3. TASK DESCRIPTION, COST ESTIMATES, AND MEASURING PROGRESS

a. Proposed Cleanup Plan

The proposed cleanup plan will cap the site using imported soil that is mixed with on-site, uncontaminated soil, and prohibit the use of groundwater through a Uniform Environmental Covenant. This plan would eliminate exposure to the site contaminants arsenic, iron, manganese, thallium, and vanadium and remediate the site to a residential standard.

The cleanup method will include: erosion control; site grading to create gently sloping surface; dust control measures implemented during dry periods; installation of level spreaders and drainage channels to control rainfall runoff; the cap creation through delivery of capping material to the site, grading in place, and compacting; the blending of the uncontaminated, on-site soil excavated during subbase grading with the cover soils to reduce imported soil truck traffic to the site; and the placement, fertilization, seeding, and mulching of imported topsoil to create a natural, robust surface.

Trees will be planted to enhance the natural quality of the site and act to resist erosion. The topsoil and vegetation will alleviate wind and water erosion of the cover material. The cleanup plan aims to use multiple capping material types in specific areas to their geography. Community stakeholders have provided input on how the proposed cleanup plan should consider the site access route and airborne contaminants. Attendees shared concerns during the October 2023 community meeting about the traffic levels, roadway damage, and other neighborhood disruptions. The URA will incorporate these concerns during the RFP for the site remediation contractor to minimize the number of trips and length of construction.

b. Description of Tasks/Activities and Outputs (3.b.i. through 3.b.iv)

Task: Cleanup Planning
<p><u>i. Project Implementation</u> EPA-funded tasks/activities: 1) Assemble and release the Bid Documents to competitively procure a cleanup contractor; 2) Conduct mandatory pre-bid meeting on-site; 3) Review and respond to questions and comments on the request for proposals; 4) Review the Bid responses and award the bid; 5) Draft the contract to the awarded contractor and issue the notice to proceed; 6) Conduct a kick-off meeting with the contractor and project team Non-EPA grant resources needed: The URA’s general operating fund</p>
<p><u>ii. Anticipated Project Schedule:</u> 1) July 1, 2024 – Open Bid; 2) July 8, 2024 – Host mandatory pre-bid meeting on-site; 3) August 1, 2024 – Close Bid and review submitted responses to award bid; 3) August 15, 2024 – Receive approval at URA Board meeting; 4) September 1, 2024 – Issue the notice to proceed; 5) September 8, 2024 – Host kick-off meeting with the awarded contractor and URA</p>
<p><u>iii. Task Lead:</u> Paul Alessio, Engineering Project Manager & Lilly Freedman, Project Manager</p>
<p><u>iv. Outputs:</u> 1) 1 Bid Document package; 2) 1 pre-bid meeting on-site; 3) 1 kick-off meeting with the awarded contractor</p>
Task: Cleanup
<p><u>i. Project Implementation</u> EPA-funded tasks: 1) Import clean soil cover; 2) Excavate and stockpile site soils; 3) Mix and place; 4) Cap slope area import; 5) Topsoil and vegetation Non-EPA grant resources needed: SLFRF funding will support the costs associated to carry out tasks over the EPA grant amount</p>
<p><u>ii. Anticipated Project Schedule:</u> 1) September 15, 2024 – Begin construction mobilization; 2) September 30, 2024 – Erosion and sedimentation control (E&S); 3) October 15, 2024 –</p>



Demolition; 3) November 15, 2024 – Earthwork and grading; 4) January 15, 2025 – Remediation; 5) June 15, 2025 – Stormwater management; 6) July 15, 2025 – Aggregate trail; 7) August 15, 2025 – Vegetation and landscaping; 8) September 15, 2025 – Project completion
<u>iii. Task Lead:</u> Paul Alessio and Lilly Freedman
<u>iv. Outputs:</u> 1) 22 acres of remediated land; 2) 15 acre-pad prepared for solar installation; 3) 55-acre site prepared for public recreation; 4) 3 species of native plants introduced
Task/Activity: Oversight
<u>i. Project Implementation</u> EPA-funded tasks: 1) Organizing and participating in project meetings; 2) Project management, including project updates to internal parties; 3) Prepare quarterly ACRES updates; 4) Prepare final report Non-EPA grant resources needed: The URA’s general operating fund
<u>ii. Anticipated Project Schedule:</u> 1) Q2 2024 to Q1 2028 – ACRE quarterly update, weekly updates to URA leadership; 2) Q1 2028 – Final report
<u>iii. Task Lead:</u> Lilly Freedman, & Marcus Robinson, Grants and Compliance Manager
<u>iv. Outputs:</u> 1) 12 project updates to URA leadership per quarter; 2) 16 ACRES updates; 3) 1 Final Report
Task: Community Outreach
<u>i. Project Implementation</u> EPA-funded tasks/activities: 1) Weekly updates for Mayor’s Office; 2) Planning and facilitating public community meetings and manage stakeholder feedback
<u>ii. Anticipated Project Schedule:</u> 1) Q2 2024 – Q1 2028 – Weekly Mayor’s Office Updates; 2) August 1, 2024 – Pre-remediation construction community meeting; 3) August 8, 2024 – Remediation construction contract authorization board meeting; 4) June 1, 2024 – Pre-solar RFP release community meeting; 5) August 1, 2024 – Solar developer shortlist community meeting; 6) October 10, 2024 – Authorization to enter into a land lease with solar developer board meeting; 7) November 1, 2024 – Pre-solar construction community meeting; 8) November 14, 2024 – URA Board Authorization to apply for tax credits for solar construction; 9) November 14, 2026 – Authorization to dedicate 55 parcels to the City for a Frick Park extension
<u>iii. Task Lead:</u> Lilly Freedman
<u>iv. Outputs:</u> 1) 2 Board/community meetings during the predevelopment; 2) 5 Board/community meetings to discuss the solar development; 3) 1 Board meeting for authorization to dedicate land to City for Frick Park extension; 4) 12 quarterly project updates to City’s Mayor’s Office.

c. Cost Estimates

Task 1 – Cleanup Planning The Grants Manager will lead cleanup planning activities at a cost of \$750 to incorporate public comments and finalize the ABCA (12 hours at \$50/hour = \$600 and fringe = \$150); URA project staff (PS) will spend 80 hours at \$50/hour = \$4,000 and fringe = \$1,000 for labor on the bid documents process and public responses; PS will spend 40 hours selecting the contractor x \$50/hour = \$2000 and fringe = \$500; URA legal team will review and execute contracts at 16 hours x \$54/hour = \$864 and fringe = \$216; URA staff will conduct a construction kick-off meeting at 10 hours x \$50/hour = \$500 and fringe = \$125.

Task 2 – Cleanup: Site clean-up is estimated at \$3,747,500 include: 40,000 cubic yards (CY) of clean soil cover at \$35.00/CY; 40,000 CY of excavated and stockpiled site soils at \$5.00/CY; 80,000 CY of soil mixed and placed on site at \$3.50/CY; 10,000 CY of soil import and cap of



steeply sloped area at \$50,000/CY; 20,000 CY of topsoil at \$50.00/CY; 25 acres (AC) seed and mulch at \$75,000/AC; 500 trees at \$350/tree; 1 lump sum (LS) specialty seeding at \$5,000/LS. All per-unit estimates include costs of labor to execute. The PS will spend 10 hours per month of oversight during site cleanup as in-kind leveraging (10 hours x 12 months = 120 hours x \$50/hour for labor and fringe \$125).

Task 3 – Oversight: PS will spend 380 hours x \$50/hour = \$19,000 and fringe = \$4,750 to conduct team meetings; PS will spend 390 hours x \$50/hour = \$19,500 and fringe = \$4,875 for project oversight labor, including updates to internal parties; PS (GS) will spend 10 hours x \$50/hour = \$500 and fringe = \$125 to prepare quarterly ACRES updates. PS will spend 20.75 hours x \$50/hour = \$1,036 and fringe = \$259 to prepare the final report; PS will expend 10 hours/month performing project oversight duties as in-kind leveraging (10 hours x 4 months = 40 hours x \$50/hour for labor and fringe = \$125).

Task 4 –Community Outreach: PS will spend 640 hours (20 hours per month x 32 months) on community outreach, designing electronic outreach materials & surveys, weekly updates for the City’s Mayor’s Office, planning and facilitating public and stakeholder meetings at \$50/hour = \$160,000 and fringe = \$8,000.

Budget Categories		Project Tasks (\$)				Total
		Cleanup Planning	Cleanup	Oversight	Community Outreach	
Direct Costs	Personnel	7,964		40,038	32,000	80,000
	Fringe Benefits	1,991		10,007	8,000	19,998
	Construction		1,900,000			1,900,000
Total Direct Costs		9,955	1,900,000	50,045	40,000	2,000,000
Total Budget		9,955	1,900,000	50,045	40,000	2,000,000

d. Plan to Measure and Evaluate Environmental Progress and Results

DEP will evaluate the site to provide final analysis of contaminated areas to determine whether they have been appropriately remediated to the specification dictated in the Remediation Plan. The URA will hire an engineer for oversight to ensure that construction specifications are released in a way that will set the project up for success by promptly meeting remediation goals. The URA will contract a third-party inspection firm to provide regular eyes and ears at the project site during the construction period and identify areas of concern. Regular testing of materials and installation methods will be performed and compared with standards established in the project specifications to ensure the quality of the end product. The URA will track the number of project-specific community engagement activities and have oversight into plant species targeted for landscaping plans.

4. PROGRAMMATIC CAPACITY AND PAST PERFORMANCE

a. Programmatic Capacity

i. Organizational Structure and ii. Description of Key Staff

The URA will use project staff from 3 closely connected sub-units specializing in project and asset management (PAM), quality control and inspections (QC&I), and grants and compliance (G&C). The PAM sub-unit navigates projects from design to completion through compliance with Pennsylvania redevelopment law and federal, state, local, and private funding requirements and stakeholder engagement. The PMs work with the QC&I team of inspectors, engineers, and architects to assess URA-sponsored projects for successful completion of the



identified scope of work according to engineering and architectural standards. The G&C sub-unit collaborates with QC&I and PAM to monitor the project for compliance with the funding program, including timeliness, prevailing wage procurement, eligible uses, and reporting.

Key project staff involved are Lilly Freedman and Robert Rubinstein (PAM); Marcus Robinson and Kimberly Reding (G&C); and Paul Alessio and Nazin Bagherynejad (QC&I). Lilly Freedman serves as the Manager of Development Projects, bringing 7 years of experience in the economic development field, managing projects with federal funding and ensuring compliance with DBRA and procurement requirements. Robert Rubinstein has over 30 years of economic development experience with the URA, serving as Executive Director for 7 years. Marcus Robinson and Kimberly Reding bring over a decade of experience in grants management and compliance.

Paul and Nazin provide architectural and engineering experience to establish projects meet professional standards. Nazin is a registered architect with the Commonwealth of Pennsylvania, and reviews and inspects project designs, construction documents and contracts, and payment requests. Paul is an engineer with 15 years managing public works projects.

iii. Acquiring Additional Resources

The URA maintains funding within the budget to retain additional expertise and resources to successfully complete projects. Throughout the URA's decades of economic development work within the City, we have built relationships with contractors, community development corporations, and other non-profits to complete a variety of project types. We also have experience competitively procuring contractors according to federal requirements.

The URA promotes strong labor practices and local procurement. 2 staff members are dedicated to reviewing certified payrolls for federal and state prevailing wage compliance. The G&C team's Minority & Women-Owned Business Enterprise (MWBE) Program closely monitors and facilitates the inclusion of minorities and women on URA-affiliated projects that exceed \$250,000 in total project costs. We will also work with local organizations like Landforce to link community members to potential employment opportunities for brownfield cleanup.

b. Past Performance and Accomplishments

i. Currently Has or Previously Received an EPA Brownfields Grant

(1) Purpose and Accomplishments

The URA has successfully managed 2 EPA Brownfield Assessment grants. The 2003 Assessment grant assessed underused or vacant petroleum-contaminated sites in the federally designated Pittsburgh/Allegheny Enterprise Community. The URA completed 2 Phase 1 ESAs to close out the grant: \$50,000 for the Former Brooks Armored Car site on May 12, 2004; and \$100,000 for the Former Herbert Bean Gulf Service Station on August 1, 2004. The 2004 Assessment grant supported community involvement, investigated future land use options, developed cleanup and reuse plans, and investigated the deep coal mine that underlies the former gas station on Herron Avenue in the Hill District of Pittsburgh.

(2) Compliance with Grant Requirements

The URA does not have any current EPA grant awards but has a strong history of timely acceptable quarterly performance and grant deliverables. The URA complied with all federal, state, and local laws for the Assessment grants to satisfactorily close out the awards and achieve the expected results, with no findings according to our records.

The URA has an active funding portfolio of over 100 different funding sources across all funding levels. The team regularly produces quarterly performance reports, such as for SLFRF, Housing and Urban Development (HUD), and Revolving Loan Fund (RLF) awarded projects.



Swisshelm Park Solar Remediation Project EPA FY24 Brownfield Cleanup Grant - Responses to Threshold Criteria

1. Applicant Eligibility

- a. The Urban Redevelopment Authority of Pittsburgh (URA) qualifies as a redevelopment agency that is sanctioned by the Commonwealth of Pennsylvania, as evidenced by the attached Certificate of Incorporation.

Supporting documentation

Articles of Incorporation
URA Board Resolution

- b. No, The URA is not exempt from Federal taxation under section 501(c)(4) of the Internal Revenue Code.

2. Previously Awarded Cleanup Grants

The URA affirms that the Swisshelm Park Solar Remediation project site has not received funding from a previously awarded EPA Brownfields Cleanup Grant.

3. Expenditure of Existing Multipurpose Grant Funds

The URA affirms that it does not have any open EPA Brownfields Multipurpose Grant.

4. Site Ownership

The URA is the current owner of the site and purchased the site by general warranty deed dated December 5, 1995. Please see the attached property ownership record and map from the Allegheny County Real Estate records.

Supporting documentation

Allegheny County Real Estate Records
Deed is available upon request

5. Basic Site Information

- a. Swisshelm Park Solar Remediation site
- b. Ober Street and Commercial Street, Pittsburgh, PA 15218
(Parcel IDs 0129-J-00150-0000-00 and 0129-F-00001-0000-00)

6. Status and History of Contamination at the Site

- a. The site is contaminated by hazardous substances.
- b. The Swisshelm Park Solar Remediation property was an approximately 238-acre slag disposal site that was formerly owned and operated by Duquesne Slag Products Company (DSPC), the predecessor in interest to Lafarge Corporation. The DSPC acquired the undeveloped and unused site in 1922 for the disposal of slag wastes and discontinued the



use of the site in 1972. By 1972, there was nearly 17 million cubic yards of slag piled as high as 120 feet with very steep banks. The property remained unchanged until the URA purchased the property in 1995.

The property on the western slope and side of the Nine Mile Run Watershed was remediated and redeveloped by the URA and the developer Summerset Land Development Associates, L.P as Phases 1 and 2. Phases 1 and 2 of the 238-acre are located across Nine Mile Run stream to the west of Phase 3 (the project site and subject of this application). These two phases resulted in the creation of 507 residential units from 2000 through 2015. The Phase 3 site has been rendered unsafe for public use since being purchased by the URA in 1995.

- c. The laboratory analyses from the Phase II ESA indicated that four parameters were detected above the soil PA DEP Medium Specific Concentrations (MSCs). These metals are considered to be Chemicals of Concern (COCs) in the site soil and include arsenic, iron, manganese, and thallium. Laboratory analysis of groundwater samples indicated that concentrations of seven constituents exceeded MSCs: five metals (aluminum, antimony, arsenic, iron, and manganese), one VOC (2-hexanone), and one SVOC (bis-2 Ethylhexyl phthalate, BEHP).
- d. The site became contaminated due to the disposal of nearly 17 million cubic yards of slag wastes on the property by the DSC from 1922 to 1972. 168 acres of the Nine Mile Run 238-acre area originally required remediation due the slag waste disposal from DSC. The 70-acre project site (Phase 3) for this grant application requires 22 acres to be remediated to create a 15-acre solar farm and 55-acre Frick Park extension. The project site soils and groundwater were found to have COCs at concentrations greater than MSCs.

7. Brownfield Site Definition

The site is:

- a. Not listed or proposed for listing on the National Priorities List;
- b. not subject to unilateral administrative orders, court orders, administrative orders on consent, or judicial consent decrees issued to or entered into by parties under CERCLA; and
- c. not subject to the jurisdiction, custody, or control of the U.S. government.

8. Environmental Assessment Required for Cleanup Grant Applications

A Phase I Environmental Site Assessment (ESA) was performed in May 2012 that identified Recognized Environmental Conditions in existence at the site. These findings led to the execution of the Phase II ESA in December 2012 to identify the nature and extent of site contaminants. The purpose of the Phase II ESA was to provide sufficient data to assess whether impacts to the Site soil and groundwater exist above applicable standards and the potential for vapor intrusion into current or future Site buildings if groundwater or soils are found to be impacted by VOCs. Tetra Tech also determined the need to perform a Preliminary Geotechnical Investigation for the project site since this additional geotechnical data would assist with the future development plans of the project site. Tetra Tech completed the Preliminary Geotechnical Investigation and Phase II ESA in December 2012.



The Phase II ESA and subsurface investigation field activities included the following:

- Completion of the 21 borings to collect geotechnical soil samples for laboratory analyses.
- Submittal of samples to a qualified laboratory for geotechnical analysis.
- Survey all soil boring locations and elevations.
- Completion of Preliminary Geotechnical Report.

During Phase II ESA, a total of 39 soil samples (nineteen surface and twenty subsurface, along with two duplicates) were collected and analyzed for metals and pH. Results of laboratory analyses indicated that four parameters were detected above the soil Pennsylvania Department of Environmental Protection (PA DEP) Medium Specific Concentrations (MSCs). These metals are considered to be Chemicals of Concern (COCs) in the site soil and include arsenic, iron, manganese, and thallium.

One round of groundwater samples was collected from the seven monitoring wells to test for Volatile Organic Compounds (VOCs), Semi-Volatile Organic Chemicals (SVOCs), and dissolved metals analyses. A second round of sampling was conducted to analyze for the presence of VOCs, SVOCs, and metals that were over laboratory detection limits in the first round. Laboratory analysis of groundwater samples indicated that concentrations of seven constituents exceeded MSCs: five metals (aluminum, antimony, arsenic, iron, and manganese), one VOC (2-hexanone), and one SVOC (bis-2 Ethylhexyl phthalate, BEHP).

9. Site Characterization

Section b is applicable: please see the attached letter from the PA DEP, addressing the following items:

- i. Affirming that the site(s) is eligible to be enrolled in the state voluntary response program.
- ii. Indicating the site(s) is enrolled in the state voluntary response program.
- iii. Indicating that there is a sufficient level of site characterization from the environmental site assessment performed to date for the remediation work to begin on the site(s).

Supporting documentation
PA DEP Letter dated 9/27/23

10. Enforcement or Other Actions

The URA affirms that there are no known ongoing or anticipated environmental enforcement or other actions related to the site for which Brownfields Grant funding is sought.

11. Sites Requiring a Property-Specific Determination

The URA affirms that the site does not need a Property-Specific Determination.

12. Threshold Criteria Related to CERCLA/Petroleum Liability

- a. **Property Ownership Eligibility – Hazardous Substance Sites**



ii. Exceptions to Meeting the Requirements for Asserting an Affirmative Defense to CERCLA Liability

(1) Publicly Owned Brownfield Sites Acquired Prior to January 11, 2002

- (a) URA purchased the site by general warranty deed on December 5, 1995. The Duquesne Slag Products Company (DSPC) previously owned and operated the site, discontinuing use of the site for the disposal of slag wastes in 1972. The site remained unchanged and unused from 1972 until the URA purchased the site in 1995.
- (b) The URA acquired the property on December 5, 1995.
- (c) The DSPC utilized the site as a slag disposal site from 1922 to 1972, when the DSPC discontinued use of the site for slag disposal. The property remained unchanged and unused from 1972 until the URA's acquisition of the property. The URA has not disposed hazardous substances at the site.
- (d) The URA affirms that it has not caused or contributed to any release of hazardous substances at the site.
- (e) The URA affirms that it has not at any time arranged for the disposal of hazardous substances at the site or transported hazardous substances to the site.

13. Cleanup Authority and Oversight Structure

- a. The URA will oversee the cleanup at the Swisshelm Park Solar Remediation project in accordance with the executed Consent Order and Agreement (COA) on July 14, 2000 with the City of Pittsburgh, Urban Redevelopment Authority of Pittsburgh, and the Summerset Land Development Associates, L.P for the remediation and development of the Nine Mile Run Slag Disposal Site (which includes this project site). To date, the COA has been amended three times: on August 24, 2000, July 27, 2011, and September 30, 2015.
- b. The URA will not require access to adjacent or neighboring properties to conduct the cleanup activities.

14. Community Notification

a. Draft Analysis of Brownfield Cleanup Alternatives

Please find the attached draft ABCA.

b. Community Notification Ad

The community notification ad was published through social media (Facebook, Twitter, and LinkedIn), posted on the website, and announced at the URA's October 12, 2023 board meeting, announcing that a copy of the grant application (including the draft ABCA) was available for public review and comment on the URA's Swisshelm Park Solar Remediation project page of the URA website (<https://www.ura.org/pages/swisshelm-park-solar>). The URA used these communication channels that aligned with how we typically communicate with City of Pittsburgh residents. We also contacted the local Councilperson's office whose geographic jurisdiction includes the project area and target communities.

The community notification ad described how the community could comment on the draft ABCA and application by e-mail, phone, or an online survey. The community



notification ad also advertised the public meeting on October 18, 2023 at 6:00pm at the Swisshelm Park Community Center.

c. Public Meeting

As described above, the public meeting was held on October 18, 2023 at 6:00pm at the Swisshelm Park Community Center (1050 Windermere Drive, Pittsburgh, PA 15218). The meeting was an opportunity to provide public comment on the application and learn more about the Swisshelm Park Solar Project plan and fundraising efforts. A recording of the meeting with closed captioning was made available after the meeting.

Please find attached:

- i. A summary of the public comments received;
- ii. The URA's response to those comments;
- iii. The meeting notes from the public meeting; and
- iv. The meeting sign-in sheet.

d. Submission of Community Notification Documents

As described above, please find the following items attached:

- v. A copy of the draft ABCA;
- vi. A copy of the community notification ads:
 1. The URA's social media posts;
 2. The URA's website page;
 3. Community Input Meeting flyer;
 4. Eventbrite registration page for Community Input Meeting;
 5. Public announcement in the September 2023 from Office of Councilperson Warwick;
 6. The URA October 12, 2023 Board Meeting Agenda;
 7. Recording of the URA's October 12, 2023 Board Meeting; and
 8. News article from local NPR station, WESA.
- vii. A summary of the comments received;
- viii. The URA's response to those comments;
- ix. The meeting notes from the public meeting;
- x. The meeting sign-in sheet.

15. Contractors and Named Subrecipients

Not applicable, as the URA has not procured a contractor that will be compensated with EPA funds made available under the EPA FY24 Cleanup Grant RFA.



Southwest Regional Office

September 27, 2023

Delivered Electronically

Marcus Robinson
Urban Redevelopment Authority of Pittsburgh
412 Boulevard of the Allies, Suite 901
Pittsburgh, PA 15219

Re: FY24 EPA Brownfields Cleanup Grant
Summerset at Frick Park
LRP #5-2-1-11095
Commercial Street, Pittsburgh, PA 15218

Dear Marcus Robison,

The PA Department of Environmental Protection (PADEP) acknowledges that URA of Pittsburgh plans to conduct the cleanup of a brownfield site and is applying for an FY24 EPA Brownfields Cleanup Grant.

URA of Pittsburgh has developed an application requesting site-specific federal Brownfields Cleanup funding for Summerset at Frick Park located at Commercial Street, Pittsburgh, PA 15218.

The PADEP affirms that Summerset at Frick Park:

- i. Is eligible to be enrolled in the PADEP voluntary response program;
- ii. Is currently enrolled;
- iii. Has had a sufficient level of site characterization from the environmental site assessment performed to date for the remediation work to begin on the site.

For any questions regarding this letter, please contact Tom Buchan at 412-442-5240 or tbuchan@pa.gov.

Sincerely,

Diane D. McDaniel, P.E.
Environmental Program Manager
Environmental Cleanup and Brownfields Program

Cc: Region
T. Buchan