

URBAN REDEVELOPMENT AUTHORITY OF PITTSBURGH  
NARRATIVE

**1. PROJECT AREA DESCRIPTION AND PLANS FOR REVITALIZATION**

**1.a.: [Target Area and Brownfields, 15 points]**

- ***1.a.i.: [Overview of Brownfield Challenges and Description of Target Area, 5 points]***
  - **Discuss the brownfield challenges and their impact on the city(ies), town(s), or geographic area(s) targeted by this application. Provide a brief overview of how this grant will potentially help address those challenges and impacts.**

The Swisshelm Park (commonly known as Summerset at Frick Park and Nine Mile Run Slag Dump) brownfield reflects the challenges and effects brownfields present to post-industrial cities like Pittsburgh throughout the Rust Belt. From the late 1800s through the 1970s, Pittsburgh was the highest producer of steel with over 25 million tons of steel produced annually by the large steel mills scattered throughout the region. The sharp decline of the steel industry by the 1980s resulted in the shuttering of over 75 percent of the steel-making capacity and left a pervasive, slag-contaminated legacy in the city's physical infrastructure.

The scale of the brownfield sites at former high-producing steel mills makes remediation projects cost-prohibitive, resulting in the Pittsburgh brownfield sites remaining vacant decades after the height of the industrial boom. Studies suggest that brownfields can negatively affect neighboring property values. Additionally, environmental harms of brownfield sites continue to affect the ecosystem health for local flora and fauna, as well as human beings, who may incur serious health affects if coming into contact with brownfield site contaminants, even residually.

The Squirrel Hill, Swisshelm Park, and Hazelwood neighborhoods and Swissvale, Rankin, Wilksburg, Munhall, Homestead, and Edgewood boroughs surround the Swisshelm Park brownfield site. These are the target communities we want to collaborate with due to their proximity near the target area where we plan to perform grant activities.

The Swisshelm Park brownfield site represents an opportunity to create a sustainable re-use out of its complicated past. The requested \$2,000,000 in funding will close the financial gap for the \$8.25 million remediation project and enable the URA to re-establish the site for productive use. The redevelopment of this site will further drive the City's adoption of clean energy and transition from Pittsburgh's industrial past, generating redevelopment opportunity and protecting neighborhood property values, environmental health, and public safety.

- **Within the city(ies), town(s), or geographic area(s) discussed above, identify and describe the specific target area(s) where you plan to perform grant activities, such as a neighborhood, district, corridor, or census tract. (Depending on the scope and design of your project, one or more target areas may be presented.)**

The 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. It consists of the City of Pittsburgh parcels 129-J-150 and 129-F-001. Nine Mile Run is located just north and west of the property and flows from northeast to southwest before entering the Monongahela River, approximately 300 yards from the southernmost property boundary. The brownfield site is also in close proximity to the Waterfront (an open-air shopping mall located across the Monongahela River) and Route 376.

The site is mainly undeveloped except for a hiking/biking trail, a small access road, a power line right-of-way owned by Duquesne Light, a 16-inch HDPE water line owned by the Pittsburgh Water and Sewer Authority (PWSA), and 24-inch sewer line which is also owned by PWSA.

The URA defines the target area as the Swisshelm Park brownfield project site itself, whereas the target communities that will benefit from these site improvements are Squirrel Hill, Swisshelm Park, and Hazelwood neighborhoods and Swissvale, Rankin, Wilkinsburg, Munhall, Homestead, and Edgewood boroughs. The URA also factors communities that extend beyond Summerset at Frick approximately five miles east of Pittsburgh's Golden Triangle, also known as downtown Pittsburgh.

- ***1.a.ii.: [Description of the Proposed Brownfield Site(s), 10 points]***
  - o **Describe the property(ies) targeted for cleanup, characterizing known contamination and site conditions (including structures), and relevant past and current land uses.**

The Swisshelm Park brownfield (commonly known as Summerset at Frick Park and Nine Mile Run Slag Dump) property is an approximately 238-acre slag disposal site that was formerly owned and operated by Duquesne Slag Company, the predecessor in interest to Lafarge Corporation. The Duquesne Slag Company 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 Urban Redevelopment Authority of Pittsburgh (URA) purchased the property in 1995.

The initial redevelopment goals for the site involved the extension of the Summerset at Frick residential development on the western side of the Nine Mile Run Valley. After nearly a decade of studying the topography and ecological assets of the site, it proved to be cost-prohibitive to construct the access and infrastructure needed to develop the site for these uses. This development would have encompassed the required environmental remediation.

The property on the western slope and side of the Nine Mile Run Watershed was remediated and redeveloped by the URA and its chosen 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, to the west of Phase 3. These two phases resulted in the creation of approximately 500 residential units from 2000 through 2015.

In 2000, as part of the remediation and redevelopment of the site, PA DEP signed a Consent Order and Agreement with the Boroughs of Edgewood, Swissvale, Wilkinsburg, the Pittsburgh

Water and Sewer Authority, and the City of Pittsburgh to eliminate the illegal discharges of sewage into Nine Mile Run. The COA was originally executed on July 14, 2000. To date, the COA has been amended twice: once on August 24, 2000 and again on July 27, 2011.

The Swisshelm Park Solar Remediation project (the subject of this EPA application) is the third and final phase of remediation and end-use development of the 238-acre site. Phase 3 is located to the east of Phases 1 and 2 developments. The remediation of approximately 22 acres will enable redevelopment of the remaining 72.3-acre site into solar fields and an extension of Frick Park, and meet a residential protection standard sufficient to allow public use of the site.. The site has been rendered unsafe for public use since being purchased by the Urban Redevelopment Authority of Pittsburgh (URA) in 1995.

A Phase I Environmental Site Assessment (ESA) was performed in May 2012 and identified Recognized Environmental Conditions in existence at the site and recommended execution of a Phase II ESA to identify the nature and extent of site contaminants. The purpose of the Phase II ESA was to provide sufficient data of defensible quality to assess whether impacts to the Site soil and groundwater exist above the 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. Phase II ESA was conducted in December 2012.

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

One round of groundwater samples was collected from the seven monitoring wells for Volatile Organic Compounds (VOCs), Semi-Volatile Organic Chemicals (SVOCs), and dissolved metals analyses; a second round of sampling was conducted for analysis only for the 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).

On April 22, 2022, URA submitted a Notice of Intent to Remediate (NIR) to PADEP. The NIR indicated that constituents in soil and groundwater are attributed to former use of the Site as a slag disposal area, and the planned remediation standard for soil and groundwater was the Site-Specific Standard.

In May 2023, the URA submitted the Revised Combined Remedial Investigation and Cleanup Plan. A Conceptual Site Model was completed that identified the Chemicals of Concern (COCs), the nature and extent of contamination, and the potential effects of the contamination present on site to human and ecological receptors, including recreational users of the site, future construction workers, and receiving bodies of water (Nine Mile Run and the Monongahela River). This model eliminated groundwater and vapor intrusion as potential exposure pathways. Surface and subsurface soil impacts were retained to evaluate exposures to human health and the environment. Ecological risks from the site were evaluated in a Fate and Transport Modelling

assessment which indicated site contaminants of concern pose no threat to these receptors. The Final Conceptual Site Model, which incorporates the effects of engineering and institutional controls implemented at the site, was utilized to identify remaining threats to human health and the environment. The model utilized engineering controls included placement of a soil cap over areas of surface soil impacts that will be used for recreational purposes. Institutional controls will include a groundwater use restriction recorded in a Uniform Environmental Covenant (UEC). Note that groundwater use is prohibited within the City of Pittsburgh. An Ecological Risk Assessment resulted in both DCNR and PFBC stated that “no impact is likely” and “no adverse impacts are expected to the species of special concern,” respectively. In addition, site data demonstrate compliance with SWC from diffuse groundwater discharge to Nine Mile Run and the Monongahela River. Therefore, contact by ecological receptors with surface water is not considered a potential exposure pathway.

**1.b.: [Revitalization of the Target Area, 20 points]**

- ***1.b.i.: [Reuse Strategy and Alignment with Revitalization Plans, 10 points]***
  - o **Describe the reuse strategy, or projected reuse, for the proposed site(s) to be remediated in the target area(s). Discuss how the reuse strategy/projected reuse aligns with and advances the local government’s land use and revitalization plans or related community priorities; and if applicable, how the strategy/projected reuse takes into account that the site is in a federally designated flood plain. Describe how the public (including underserved communities) and project partners were involved in the development of the reuse strategy/projected reuse.**

Twenty-two acres of the 72.3-acre project site require remediation before any development can occur. The projected reuse for this site involves 15 acres of flat, cleared land on this site for development as a solar field, and the remaining acreage to be subdivided and dedicated to the City of Pittsburgh for public use as a Frick Park expansion. According to the FEMA map, the site is not located in a flood plain.

The URA has engaged in significant community outreach initiatives, including four public meetings and three focus group meetings starting in September 2021. Since there is not a registered community organization in Swisshelm Park, the URA created the Swisshelm Park Solar Steering Committee (SPSSC), comprised of a diverse range of community members interested in playing a larger role in project. The SPSSC has supported the URA in generating maps of potential trail routes on site through focus groups. In public community meetings the URA held with the City Councilperson’s office, surveys were completed to help the URA understand community preference around access road options to the site’s reuse strategy.

The proposed project aligns with and supports Pennsylvania’s state, regional, and local climate change and resiliency strategies: The technologies proposed in this project help support or enhance robustness, redundancy, and rapid detection/recovery outlined by the DOE State Energy Security Plan. The plan specifically recognizes that as energy demand shifts, new challenges will arise, and it is essential to ensure reliable energy delivery to Pennsylvania customers through resilience and hardening measures.

The Pennsylvania Emergency Management Agency (PEMA) produces a Hazard Mitigation Plan for the Commonwealth of Pennsylvania every 5 years. Utility interruption is identified as a risk that this Project would help mitigate by creating sustainable and renewable energy.

Pennsylvania is also promoting the use of clean energy to achieve a 26% reduction of GHG emissions from 2005 levels by 2025 as outlined the Pennsylvania Climate Action Plan (2021). In addition, Pennsylvania's Pathway to 2050 sets a target of reducing GHG emissions across sectors by 80% below 2005 levels by 2050. One of the core strategies for achieving these goals is clean electricity generation, which this project would accomplish.

The City of Pittsburgh developed a comprehensive Climate Action Plan (CAP) to meet the State's GHG reduction target, while also improving resiliency, recovering brownfields for vegetation, and expanding public open space systems. This project will empower communities in the Pittsburgh area to meet these goals by enabling more flexible demand, improving energy system reliability and resiliency, and expanding the Pittsburgh Park system.

- ***1.b.ii.: [Outcomes and Benefits of Reuse Strategy, 10 points]***
  - **Describe the potential of the proposed project or revitalization plans to stimulate economic development in the target area(s) upon completion of the cleanup of the proposed site(s), and/or how the grant will facilitate the creation of, preservation of, or addition to a park, a greenway, undeveloped property, recreational property, or other property used for nonprofit purposes in the target area(s).**

The revitalization plans for the site will stimulate economic development by remediating an undeveloped property to create additional park space, renewable energy, and tax revenue. The solar panel installation and clean electricity generation on site will create the largest solar farm in the City of Pittsburgh, providing a strong foundation for the clean energy industry in the region. The remediation of the brownfield site will also support an 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, the development on site will protect the investments local property owners have already made in the neighborhood while also providing much-needed tax revenue to support governmental services to the City.

The grant will also facilitate the addition of new public park space. The cleanup of the Swisshelm Park brownfield site will add an additional 55-acres to the beloved Frick Park, Pittsburgh's largest historical regional park. The park provides the neighboring communities and visitors with biking, hiking, and walking trails. Visitors can also enjoy playgrounds, tennis courts, baseball fields, and the only public lawn bowling green in Pennsylvania.

- **Describe how the proposed project will improve local climate adaptation/mitigation capacity and resilience to protect residents and community investments. (*Climate adaptation/mitigation is defined in Section I.F.*)**

The proposed solar farm project will improve Pittsburgh's climate adaptation capacity and resilience to protect residents and community investments. Solar energy is a sustainable and affordable renewable energy source that can power critical infrastructure needed in the face of climate change, such as information access, refrigeration, and cooling and warming stations. Solar energy will provide local residents with a cleaner source to fill the need for increased energy. Residents will also be able to remain resilient by having a renewable energy source to power devices needed to obtain information.

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. Diversifying energy sources, such as the inclusion of solar energy that our project would offer the local electrical grid, is a crucial strategy for resilience planning to mitigate these climate effects and protect residents.

One of the greatest climate change induced stressors in Pittsburgh is related to air quality and heat waves. We know that trees improve local air quality and the shade they provide is a powerful aid in mitigating high temperatures. Thus, access to more urban park space is an important tool for Pittsburgh in the fight against climate change, and this project's end will contribute to that effort.

- **If applicable, describe how the reuse of the proposed site(s) will facilitate renewable energy from wind, solar, or geothermal energy; or will incorporate energy efficiency measures. (For more information on energy efficiency measures, please refer to the FY24 FAQs and Renewable Energy or Energy-Efficient Approaches in Brownfields Redevelopment Fact Sheet.**

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 of Pittsburgh.

**1.c.: [Strategy for Leveraging Resources, 20 points]**

**Consistent with CERCLA § 104(k)(6)(C)(I), describe your access to monetary funding from other resources and how the grant will stimulate the availability of additional funds for environmental site assessment, remediation, and subsequent reuse for the proposed site(s) by addressing the following the criteria below**

- ***1.c.i.: [Resources Needed for Site Characterization, 5 points]***
  - **The extent to which the applicant has identified assessment funding resources that will be sought in the event that the proposed site(s) needs to be further characterized. Given the size and extent of contamination of the proposed site(s), the degree to which the resource(s) are relevant and potentially sufficient to complete the site characterization for the remediation to continue.**

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. Tetra Tech completed the Phase II ESA titled “Phase II Environmental Site Assessment” (Phase II ESA) in December 2012. This report documents the results of a Phase II ESA performed at the Site. The Phase II ESA included soil and groundwater sampling, laboratory analyses, and data evaluation that revealed detections of certain parameters at concentrations greater than Act 2 medium specific concentrations (MSCs).

The Swisshelm Park brownfield (formally known as the Nine Mile Run Slag Disposal Site) is under a Consent Order and Agreement (COA) between the Pennsylvania Department of Environmental Protection (PA DEP), the Urban Redevelopment Authority of Pittsburgh (URA), and Summerset. The COA was originally executed on July 14, 2000. The COA has been amended twice: once on August 24, 2000 and again on July 27, 2011. Development of Phases 1 and 2 was performed in compliance with the COA. Phase 3 of the development is currently in Act 2 Clearance (PADEP Land Recycling and Environmental Remediation Standards Act), as required by the COA.

There is locally raised Tax Increment Financing (TIF) available to cover the costs for additional site characterization in the remote chance that the property requires this. We also have a relationship with Riverside Center Innovation (more commonly known as North Side Industrial Development Corporation), and can collaborate with them to access any environmental-related funding they have available for site characterization.

- ***1.c.ii.: [Resources Needed for Site Remediation, 5 points]***
  - **The relevancy and degree to which secured funding resources will contribute to the completion of the remediation of the proposed brownfield site(s). The degree to which the attached documentation substantiates secured commitments discussed in the Narrative. *(Note, a response may not earn full points if the applicant duplicates sources that are listed in 3.b. Description of Tasks/Activities and Outputs. Additionally, a response may only earn full points when the applicant has resources that are secured, significant, relevant, and sufficient to complete the remediation.)* Alternatively, the extent to which the EPA funding discussed in this application is enough to complete the remediation.**

An estimate of probable costs for the remediation of the site has been prepared in 2022 by Civil & Environmental Consultants in the amount of \$8,250,000. The URA has secured and committed \$4,000,000 of Coronavirus State and Local Fiscal Recovery Funds (SLRF) and \$2,250,000 from locally raised TIF funding. An EPA Brownfields Cleanup Grant of \$2,000,000 would cover the funding gap to grade and remediate the property.

- ***1.c.iii.: [Resources Needed for Site Reuse, 5 points]***
  - **The relevancy and degree to which secured funding resources will contribute to the completion of the reuse of the proposed brownfield site(s). The degree to which the attached documentation substantiates secured commitments discussed in the Narrative. *(Note, a response may not earn full points if the***

*applicant duplicates sources that are listed in 3.b. Description of Tasks/Activities and Outputs. Additionally, a response may only earn full points when the applicant has resources that are secured, significant, and relevant to the cleanup project.)*

The secured TIF funding can be used to support the completion of the reuse of the proposed brownfield site.

The redevelopment of approximately one-third of the site into a solar farm will be undertaken by a developer/operator to be selected once remediation is underway. The URA anticipates the developer will leverage private funding and tax credits to complete the solar farm development. The remaining approximately two-thirds of the site will be conveyed to the City of Pittsburgh for the expansion of Frick Park, enabling the City's largest park to connect to the Monongahela River.

- ***1.c.iv.: [Use of Existing Infrastructure, 5 points]***
  - **The extent to which work performed under this grant will facilitate the use of existing infrastructure at the proposed site(s) and/or within the target area(s). When additional infrastructure needs or upgrades are key to the revitalization plans for the proposed site(s), the extent to which the applicant provides a clear description of the infrastructure needs/upgrades and the extent to which the identified funding resources that will be sought to implement the work are relevant to the project.**

The Swisshelm Park brownfield remediation will facilitate the use of 72.3 acres in the currently unused project site. The remediation will allow 55-acres of the site to become park space for community use.

There is a network of trail infrastructure on the proposed site, which is currently off limits to the public, because parts of this site are contaminated. This remediation of the target site, as proposed in this project scope, will allow for the URA to dedicate the portion of the site with the trail network infrastructure to the City of Pittsburgh so that it can be safely utilized by the public as a recreational asset to the local park system. Additional infrastructure needed to support the trail system include an access road, which will be constructed during the remediation portion of the scope for construction access using Tax Increment Financing and American Rescue Plan Act funds.

## **2. COMMUNITY NEED AND COMMUNITY ENGAGEMENT**

### **2.a.: [Community Need, 25 points]**

- ***2.a.i.: [The Community's Need for Funding, 5 points]***
  - **The extent to which this grant will meet the needs of the community(ies) (i.e., the city(ies), town(s), or geographic area(s) targeted in this application) that has an inability to draw on other initial sources of funding to carry out environmental assessment or remediation, and subsequent reuse in the target area(s) because the community has a small population and/or is low income. (Note, if the inability to draw on other initial sources of funding is not**

**because the community has a small population or is low-income, then the response may only earn up to 2 points.)**

The EPA grant would provide much-needed funding to carry out the environmental remediation and subsequent reuse in the target area. The Consent Order and Agreement between the URA, the City of Pittsburgh, and the Pennsylvania Department of Environmental Protection requires the entire 238-acre site to be remediated, making the remediation and infrastructure costs of the original final phase for residential development cost-prohibitive. As a result, traditional remediation funding raised by the URA in the past is no longer viable.

The high remediation costs present challenges for the neighboring target communities to access the funding needed to remediate the Swisshelm Park brownfield site. The extensive costs to remediate the site have already taken two decades to raise the necessary funds, leveraged by the ability to develop more than 500 new residential units. The boroughs of Rankin, Homestead, and Swissvale have populations under 10,000, with Wilkinsburg slightly over at 13,891.

Additionally, the City of Pittsburgh is limited in its ability to support due to the increased need for project 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 already directed towards 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 the neighboring communities to leverage their resources in other critical areas.

- **2.a.ii.: [Threats to Sensitive Populations, 20 points]**
  - **(1) [Health or Welfare of Sensitive Populations, 5 points]:** The degree to which the sensitive populations within the target area(s) are clearly identified, the severity of the health or welfare issues experienced by the sensitive populations in the target area(s), and the extent to which this grant and reuse strategy/projected site reuse(s) will address those issues and/or will facilitate the identification and reduction of threats to the health or welfare of such groups.

The Swisshelm Park brownfield site and its neighboring communities contain several sensitive populations that the grant will help identify and reduce threats to their health and wellness. The grant will work to reduce these threats by remediating hazardous substances and creating accessible green space for community use.

- **(2) [Greater Than Normal Incidence of Disease and Adverse Health Conditions, 5 points]** The extent to which this grant and reuse strategy/projected site reuse(s) will address, or facilitate the identification and reduction of, threats to populations in the target area(s) that suffer from a greater-than-normal incidence of diseases or conditions (including cancer, asthma, or birth defects) that may be associated with exposure to hazardous substances, pollutants, contaminants, or petroleum. (*Note, if populations in*

***the target area(s) do not suffer from a greater-than-normal incidence of cancer, asthma, or birth defects, then the response may only earn up to 2 points.)***

For residents across the United States, the location of their homes jeopardizes their health. According to a 2021 toxic threat report by Ohio PIRG Education Fund and Environment Ohio Research & Policy Center, one in six Americans lives within three miles of a toxic waste site. In Western Pennsylvania, there are 276 brownfields within Allegheny County and several Superfund sites that are potentially dangerous to the environment and human health. Although the Swisshelm Park area has not received a designation as a Superfund site, the characteristics of the area still poses itself as a threat to its nearby waterways and quality of air pollution. Pennsylvania has the third highest cancer rate in the United States. Allegheny County, which includes the City and the surrounding areas (including the Rankin, Wilkinsburg, Homestead, Munhall, and Swissvale boroughs), is in the top one percent of United State counties for cancer risk from toxic air pollutants released from stationary sources, according to the Environmental Protection Agency. Types of cancer include lung, colon, breast, bladder, and lymphoma.

Despite recent data from the 2023 State of Air report by the American Lung Association which indicated Allegheny County and Pittsburgh's air quality improved from a failing, 'F' grade to 'C', these areas remain among the most heavily polluted metropolitan areas in the country. Remediation of sites that produce diseases due to their environmental causes is urgent for the growing city and its residents.

- **(3) [Environmental Justice, 10 points]**
  - a) **[Identification of Environmental Justice Issues, 5 points]** The extent to which the environmental justice issues affecting the underserved community(ies) or disadvantaged census tract(s) in the target area(s) are clearly described, and the severity of the environmental justice issues experienced by the underserved community(ies) or disadvantaged census tract(s) in the target area(s). *(Note for all applications except those from Tribes or eligible Tribal entities, if none of the proposed sites identified in 1.a.ii. Description of the Proposed Brownfield Site(s) are located within a disadvantaged census tract according to CEJST, then the response may only earn up to 2 points.)*

The URA's partners at the PA Solar Center suggest that our project site will be eligible for the environmental justice bonus credit for low-income communities as part of the Inflation Reduction Act. There are a number of underserved communities and disadvantaged census tracts within a 2-mile radius of the project site. Communities like Wilkinsburg, Rankin, and North Braddock, for example, often face a disproportionate burden of environmental stressors, including air quality issues and flooding.

The URA will use this project as an opportunity to provide practical and sustainable solutions to address challenging environmental issues. The project is committed to ensuring that all people are protected from disproportionate impacts of environmental hazards by working with and on behalf of impacted communities.

- b) [Advancing Environmental Justice, 5 points]: The extent to which this grant and reuse strategy/projected site reuse(s) will advance environmental justice and minimize the displacement of residents and/or businesses among the underserved community(ies) in the target area(s).**

In Pennsylvania, the most marginalized and disadvantaged communities often live near the environmental burdens that result from our energy demands. The greater the percentage of our power grid that we can derive from clean energy sources, the less demand there will be for dirty coal power plants or the fracking that impacts the health and wellness of these communities. This project will demonstrate the potential for remediated urban land to advance environmental justice as part of the clean energy solution. This grant and site reuse strategy will minimize the displacement of residents or businesses in the target area.

**2.b.: [Community Engagement, 15 points]**

**- 2.b.i.: [Project Involvement, 5 points]**

- **The degree to which the applicant involves a diverse group of local organizations/entities/ groups that are relevant to the proposed project.**

The URA invited interested community members in the project to join the Swisshelm Park Solar Community Steering Committee at the first public community meeting, because there is no active community group in the Swisshelm Park neighborhood. This committee is 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 boroughs and communities to the Frick Park area. Frick Park is a highly-used space that attracts visitors and residents across Allegheny County, so the URA shares public meeting information and flyers with those communities as well.

**- 2.b.ii.: [Project Roles, 5 points]**

- **The degree to which each identified local organization/entity/group will have meaningful involvement in the project and the extent to which partners will be involved in making decisions with respect to the cleanup and future reuse of the proposed site(s).**

The URA has already held 7 community engagement opportunities to provide opportunities for local organizations/entities/groups to have meaningful involvement 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. At every community engagement event, there is opportunity for community members to provide input and feedback about the future reuse of the brownfield site.

**- 2.b.iii.: [Incorporating Community Input, 5 points]**

- **The extent to which the plan to communicate project progress to the local community, the underserved community(ies) and residents/groups directly**

**affected by the project work, and local organizations/entities/groups that will be involved in the project will be effective and appropriate, and the extent to which their input will be solicited, considered, and responded to in a meaningful way. The extent to which the proposed methods offer an alternative to in person community engagement.**

With every development project, the URA diligently crafts a community engagement approach that is unique, effective, and appropriate for project stakeholders. Because Swisshelm Park is a neighborhood in which the URA has contributed minimally to recent development, the URA intentionally planned community engagement opportunities early and often while offering to speak at neighborhood events whenever requested to communicate project progress. Those residents and groups directly affected by the project work, such as residents closest to the development site, have been invited to join meetings to provide feedback with flyers left on their doorstep. Alternatives to in-person community engagement include the opportunity to respond to project feedback by phone, mail, or email. The URA has also hosted entirely virtual community meetings about the project.

### **3. TASK DESCRIPTION, COST ESTIMATES, AND MEASURING PROGRESS**

#### **3.a.: [Proposed Cleanup Plan, 10 points]**

- **The degree of the quality and reasonableness of the proposed cleanup plan(s), including the appropriateness of the cleanup methods being considered.**

The URA is confident in both the quality and reasonableness of the proposed cleanup plan, including the appropriateness of the cleanup methods being considered, because of the level of expertise of the environmental engineers tasked to write up the cleanup plan. Civil & Environmental Consultants, Inc. already delivered to the URA a Remediation Plan for the site that was approved by the Pennsylvania Department of Environmental Protection in June of 2023.

<b>Task Activity:</b>
i. Project Implementation - EPA-funded tasks/activities: 1. Import Clean Soil Cover 2. Topsoil coverage of site - Non-EPA grant resources needed to carry out tasks/activities, if applicable: American Rescue Plan Act Funds and Tax Increment Financing may be utilized if project costs extend past the total amount of the grant award.
ii. Anticipated Project Schedule: 1. Start construction - Q4 2024 2. Import Clean Soil Cover - Q1 2025 3. Import Top Soil Cover – Q2 2025 4. Construction completion – Q4 2025
iii. Task/Activity Lead: Civil Engineering, permitting – CEC, Inc. RFP selection process – URA Construction – General contractor TBD based on RFP process DEP approval of brownfield remediation plan – CEC, Inc. on behalf of URA
iv. Outputs:

- |  |
|--|
| <ol style="list-style-type: none"> <li>1. PA DEP approval of the brownfield remediation by 2027.</li> <li>2. URA will have held 10 project-specific community engagement events by 2027.</li> <li>3. URA will have planted at least 3 species of native plants in the topsoil of the remediated area by 2027.</li> <li>4. Complete the DEP remediation plan</li> </ol> |
| <p>v. Outcomes:</p> <ol style="list-style-type: none"> <li>1. At least 20 acres ready for reuse.</li> <li>2. At least 30 acres of public greenspace created for communities.</li> <li>3. Minimized exposure to substances in the soil including Arsenic, Iron, Manganese, Thallium, and Vanadium</li> <li>4. Create a public trail network in the park</li> </ol>      |

**3.b.: [Description of Tasks/Activities and Outputs, 25 points]**

- **3b.i.: [Project Implementation, 10 points]**

- **The degree to which the EPA-funded tasks/activities that will take place to address the proposed site(s) are eligible, specific, and appropriate to the goals of the proposed project, and the degree to which the response demonstrates a sound plan to address the proposed site(s). When the project includes a subaward(s), the extent to which the tasks/activities or services to be provided by the sub-awardee(s) are clearly identified. (Note, a response that includes ineligible tasks/activities will be evaluated less favorably.) When applicable, the extent to which the tasks/activities that are necessary to carry out the grant that will be contributed by sources other than the EPA grant (e.g., in-kind resources) will bring the grant to successful completion. (Note, a response may not earn full points if the applicant duplicates sources that are listed in 1.c. Strategy for Leveraging Resources.)**

EPA-funded tasks that will take place to address the brownfield remediation needs of the site are eligible, specific, and appropriate to the goals of the project because the site has a Consent Order and Agreement with the Pennsylvania Department of Environmental Protection (DEP) dictating the necessity of clean-up to occur prior to any development of the site. The site's DEP-approved Remediation Plan proves the clean-up activities projected within this project scope will be specific and appropriate to meet the needs of the final intended use for the site.

- **3.b.ii.: [Anticipated Project Schedule, 5 points]**

- **The extent to which the anticipated project schedule milestones are achievable and the likelihood that the activities will be completed within the 4-year period of performance.**

The URA intends to begin the project permitting process within the next three months and anticipates beginning construction in Quarter 4 2024. Given these grant funds are the last dollars needed to fill the final gap of the development's total project costs, the anticipated project schedule miles are achievable should the project be awarded these grant funds. Not only is it likely activities will be completed within the 4-year performance period, but rather, the URA anticipates the entire remediation project will be completed by 2026.

- **3.b.iii.: [Task/Activity Lead, 5 points]**
  - **The extent to which the lead entity(ies) for each task/activity is clearly identified and the extent to which the lead entity(ies) overseeing each task/activity is appropriate. When applicable, the degree to which the local health agency is involved in health monitoring activities.**

The lead entities are clearly defined for the following task activities: Civil Engineering, permitting, and construction RFP support (CEC, Inc.), RFP selection process (URA & CEC, Inc.), DEP approval of brownfield remediation plan (CEC, Inc. on behalf of URA). The parties defined to take lead on these activities are appropriate, given CEC, Inc.'s extensive experience providing similar services for other regional remediation projects and the URA's experience managing public RFP processes. The project's general contractor lead entity has not yet been defined. The DEP will assess and monitor whether remediation goals have been met effectively.

- **3.b.iv.: [Outputs, 5 points]**
  - **The extent to which the anticipated outputs/deliverables for each task/activity are identified and quantified as appropriate, and the degree to which the outputs/deliverables clearly correlate with the proposed project.**

All anticipated outputs and deliverables for each task and activity are identified and quantified appropriately. The outputs and deliverables clearly correlate with the goals proposed project and are based upon the DEP-approved Remediation Plan's determination of the necessary activities to ensure the site is safe for development and public use.

### **3.c.: [Cost Estimates, 15 points]**

- **The degree of clarity on how each cost estimate was developed (including direct and/or indirect administrative costs, when applicable) and the extent to which costs per unit are presented in detail. The extent to which each proposed cost estimate is reasonable and realistic to implement the project and clearly correlates with the proposed tasks/activities. When applicable, the degree to which costs for individual sites are distinguished.**

The construction Opinion of Probable Cost and engineering & permitting cost estimate were both provided by CEC, Inc. The contingency and administrative costs were estimated as a percentage of total project cost. Given the expertise of CEC, Inc., the URA's engineering consultant, and the URA's experience in estimating development contingencies as well as personnel time for grant administration of at least 4 URA staff members, the URA is confident that the proposed cost estimates are reasonable and realistic to implement a project that clearly correlates with proposed tasks/activities.

Budget Categories		Project Tasks (\$)				Total
		Admin	Engineering & Permitting	Construction	Contingency	
Direct Costs	Personnel	100,000				100,000
	Fringe Benefits					

	Travel					
	Equipment					
	Supplies					
	Contractual		600,000	6,500,000	1,150,000	8,250,000
	Other (include subawards) (specify type)					
Total Direct Costs		100,000	600,000	6,500,000	1,150,000	8,350,000
Indirect Costs						
Total Budget (TDC + TIC)						8,350,000
<p>1 Travel to brownfields-related training conferences is an acceptable use of these grant funds.</p> <p>2 EPA defines equipment as items that cost \$5,000 or more with a useful life of more than one year unless the applicant has a lower threshold for equipment costs. Items costing less than \$5,000 (e.g., laptop computers) are considered supplies. Generally, equipment is not required for Brownfield Grants.</p> <p>3 Administrative costs (direct and/or indirect) for the Cleanup Grant applicant itself cannot exceed 5% of the total EPA-requested funds.</p>						

### **3.d.: [Plan to Measure and Evaluate Environmental Progress and Results, 5 points]**

- **The extent to which the plan and mechanism to track, measure, and evaluate progress in achieving expected project outputs, overall project results, and eventual project outcomes are reasonable, appropriate, and clearly correlate with information previously presented in the Narrative.**

DEP will evaluate the site to provide the ultimate analysis of whether the contaminated areas have been appropriately remediated to the specification as dictated in the Remediation Plan. CEC, Inc.'s engineering oversight will help us ensure that the construction specifications are released in a way that will set the project up for success in meeting the remediation goals. The URA will track the number of project-specific community engagement activities and have oversight into plan species targeted for landscaping plans.

## **4. PROGRAMMATIC CAPACITY AND PAST PERFORMANCE**

### **4.a.: [Programmatic Capacity, 15 points]**

- **4.a.i.: [Organizational Structure, 5 points]**
  - o **The degree to which the organizational structure used will lead to the timely and successful expenditure of funds to complete all technical, administrative, and financial requirements of the project and grant.**

The Urban Redevelopment Authority of Pittsburgh has a department-based organizational structure with 3 sub-units specializing in project and asset management, quality control and inspections, and grants and compliance. Organizational policies and procedures promote cross-unit collaboration for successful project completion and compliance with funding requirements. The Development Services department has two sub-units: Project and Asset Management (PAM) and Quality Control & Inspections (QC&I). PAM has a team of 6 project managers with experience navigating projects through compliance with Pennsylvania redevelopment law and

federal, state, local, and private funding requirements. The assigned project manager is responsible for managing the project from design to completion and coordinating with the key stakeholders for input. Project managers incorporate community feedback into the project deliverables to ensure the completed project reflects the target communities' vision, achieved through public meetings and collaboration with community groups and local political representatives. The project manager works with QC&I and the Grants & Compliance sub-units to maintain project compliance with prevailing wage reviews, procurement, progress reports, and timeliness throughout the project life cycle.

QC&I has a team of 10 inspectors, engineers, and architects that assess URA-sponsored projects for successful completion of the identified scope of work according to engineering and architectural standards. The URA project manager works with QC&I to monitor the project's construction timeline from design to completion, with QC&I required to review all payment requests and change orders. QC&I also assists with preparing any technical reports required for quality assurance, progress reports, and environmental impacts.

The Finance Department's Grants and Compliance sub-unit of 6 staff members has experience and expertise ensuring that projects and programs comply with the requirements of funding programs at the federal, state, local, and private levels. The URA's organizational structure requires all staff with externally funded projects to work with the Grants and Compliance sub-unit from the funding application to the project close-out audit. The Grants and Compliance sub-unit monitors the project for compliance with the funding program, including timeliness, prevailing wage procurement, eligible uses, reporting, and other funding requirements.

- **4.a.ii.: [Description of Key Staff, 5 points]**
  - o **The degree to which key staff have expertise, qualifications, and experience that will result in the successful administration of the grant.**

The key project staff involved in this project are Lilly Freedman and Robert Rubinstein (PAM); Marcus Robinson and Kimberly Reding (Grants and Compliance); and Paul Alessio, Matthew Grebner, and Nazin Bagherynejad (QC&I). Lilly Freedman serves as the Manager of Development projects, bringing 7 years of experience in the economic development field, with expertise in sustainability and urban and energy systems. Lilly has managed projects with federal funding and ensured compliance with DBRA, procurement, and local redevelopment authority requirements. Robert Rubinstein has over 30 years of economic development experience with the URA, serving as Executive Director for 7 years. Robert has also overseen many complex redevelopment projects led by the URA, receiving numerous awards and recognitions for innovative practices of mixed-use financing, public-private partnerships, and placemaking.

Marcus Robinson and Kimberly Reding bring over a decade of experience in grants management and compliance. Marcus is the Grants & Compliance Manager, monitoring our funding portfolio for compliance with applicable federal, state, and local laws and regulations. As Grants Analyst, Kimberly collaborates with project managers from funding application to grant closeout to promote compliance and efficient use of the grant.

Paul, Matthew, and Nazin provide architectural and engineering experience to establish projects meet prof. Nazin is a registered architect with the Commonwealth of Pennsylvania, and reviews and inspects project designs, construction documents and contracts, and payment requests. Matthew and Paul are both engineers with over 15 years of experience managing public works projects for the URA.

The key project staff will have extensive support from the departments described above, as well as our leadership team. The URA acts as the economic development arm for the City of Pittsburgh, leading redevelopment efforts to diversify and grow the City's economy. Previous brownfield redevelopments included Washington's Landing, Pittsburgh Technology Center, SouthSide Works, Summerset at Frick Park/Nine Mile Run (Phases 1 and 2), and Bakery Square and East Liberty Transit Center.

- **4.a.iii.: [Acquiring Additional Resources, 5 points]**
  - o **The degree to which the applicant's organization has a system(s) in place to appropriately acquire any additional expertise and resources (e.g., contractors or subrecipients) required to successfully complete the project. (Note, if an applicant has selected a contractor or subrecipient without complying with applicable requirements as described in Section III.B.15., the response will be evaluated less favorably.) The degree to which the applicant will promote strong labor practices, local hiring/procurement, or will link members of the community to potential employment opportunities in brownfields assessment, cleanup, or redevelopment related to the proposed project in a meaningful and equitable way.**

The URA maintains contingency funding within the budget to retain additional expertise and resources when needed to successfully complete projects. Throughout the URA's decades of economic development work within the City of Pittsburgh, it has built relationships with contractors and vendors to complete a variety of project types. We also have experience administering Requests for Proposals, sealed bids, and other procurement methods to obtain needed contractors according to federal, state, and local procurement requirements.

The URA also leverages its relationships with community development corporations, nonprofit organizations, and other groups to access expertise in specific areas. We maintain an extensive network to collaborate with and ensure resources are delivered in a community-tailored manner.

The QC&I and Grants and Compliance departments help promote strong labor practices and local procurement. The URA has a staff member dedicated to monitoring federal and state prevailing wage compliance, reviewing certified payrolls on a regular basis. Additionally, the URA has a Minority & Women-Owned Business Enterprise (MWBE) Program. The URA is committed to the growth and development of minority and women-owned firms in Pittsburgh. The MWBE Program serves as the URA's centralized liaison with businesses and the public at large concerning MWBE Program matters, closely monitoring and helping facilitate the inclusion of minorities and women on URA-affiliated projects that exceed \$250,000 or more in total project costs.

We will also work with local organizations such as Augerle and Landforce, to link members of the community to potential employment opportunities for brownfield cleanup. Local organizations have recently increased efforts to train individuals in brownfield remediation work and connect them with local brownfield remediation companies.

**4.b.: [Past Performance and Accomplishments, 15 points]**

- **4.b.i.: [Currently Has or Previously Received an EPA Brownfields Grant, 15 points]**
  - o **(1) [Accomplishments, 5 points]:** The degree to which the applicant demonstrates its ability to successfully manage the grant based on current/past EPA Brownfields Grant(s) (i.e., Multipurpose Grant, Assessment Grant, Revolving Loan Fund Grant, Cleanup Grant, or 128(a) Grant) and the extent to which the applicant successfully performed all phases of work under the grant. The extent to which meaningful accomplishments (including specific outputs and outcomes) were achieved under the current/most recent grant(s), including at a minimum, the number of sites assessed and/or cleaned up, and the extent to which outputs and outcomes were accurately reflected in ACRES at the time of this application submission.

The URA has received and successfully managed 2 EPA Brownfield Assessment grants. The first Assessment grant in 2003 was to assess numerous underused or vacant petroleum-contaminated sites in the federally designated Pittsburgh/Allegheny Enterprise Community. The second Assessment grant in 2004 was for supporting community involvement, investigating future land use options, developing cleanup and reuse plans, and investigating the deep coal mine that underlies the former gas station on Herron Avenue in the Hill District of Pittsburgh.

- o **(2) [Compliance with Grant Requirements, 10 points]:**
  - o The extent of compliance with the workplan, schedule, and terms and conditions under the current/ most recent grant(s), and the extent to which there is a demonstrated history of timely and acceptable quarterly performance and grant deliverables, as well as ongoing ACRES reporting. The degree to which progress was made (and reported on), or is being made, towards achieving the expected results of the grant(s) in a timely manner. If expected results were not being reported on, the extent to which the measures taken to correct the situation were reasonable and appropriate or the extent to which there is an adequate explanation for lack of reporting (5 points).

The URA does not have any current and active EPA grant awards but has a strong history of timely acceptable quarterly performance and grant deliverables. The URA has an active funding portfolio of over 100 different funding sources at the federal, state, local, and private levels, with a high level of grants management for each award.

The URA has a Grants and Compliance team dedicated to monitoring grant awards and meeting the associated compliance and reporting requirements. The team has experience producing quarterly performance reports for Coronavirus State and Local Fiscal Recovery Funds (SLFRF), Housing and Urban Development (HUD), and Revolving Loan Fund (RLF) awarded projects.

- **The extent to which funds from any open EPA Brownfields Grants (i.e., Multipurpose Grants, Assessment Grants, Revolving Loan Fund Grants, Cleanup Grants, and/or 128(a) Grants) are committed to ongoing eligible grant activities or will support the tasks/activities described in the Narrative. The likelihood that all grant funds under the current grant(s) will be expended by the end of the Period of performance as defined in 2 CFR § 200.1. For all closed EPA Brownfield Grants, the extent to which there is a reasonable explanation of why funds remained when the grant closed, and the degree to which the applicant made every effort to spend the remaining funds within the Period of performance. *(Note that if the applicant closed out a Revolving Loan Fund cooperative agreement in accordance with the FY23 RLF Policy Memo, EPA will not penalize the applicant for this action.)* (5 points)**

The URA does not have any current open EPA Brownfields Grants. All prior EPA Brownfields Grants were expended successfully.