

CARRIE FURNACE REDEVELOPMENT SITE INFORMATION



The Carrie Furnace Redevelopment Site

The Carrie Furnace Redevelopment Site is primarily located within the boroughs of Rankin and Swissvale along the northern bank of the Monongahela River, nearly nine miles southeast of downtown Pittsburgh. A development at this site will benefit from the industrial and cultural heritage of the region, while capitalizing on the new and innovative industries that are driving economic growth and prosperity throughout the Pittsburgh Region.

Site Owner, Address and Tax identification:

Redevelopment Authority of Allegheny County (RAAC)
100 Carrie Furnace Blvd
Rankin, PA 15104
Tax ID: 179-C-1



Acreege Details:

The total property consists of 14 parcels totaling 168 acres. Four parcels totaling 20 acres are located on the south side of the Monongahela River within Whitaker Borough. The remaining 10 parcels containing 148 acres are located on the north side of the Monongahela River in Rankin and Swissvale Boroughs. Within the north side parcels there are four right-of-way and lease areas they are for:

- | | | |
|----|---------------------------|----------------|
| 1. | The Historic Site | 20 acres |
| 2. | Carrie Furnace Blvd. | 4 acres |
| 3. | Flyover Bridge | 5 acres |
| 4. | <u>CSX Railroad lease</u> | <u>8 acres</u> |
- 37 acres reserved for right of ways

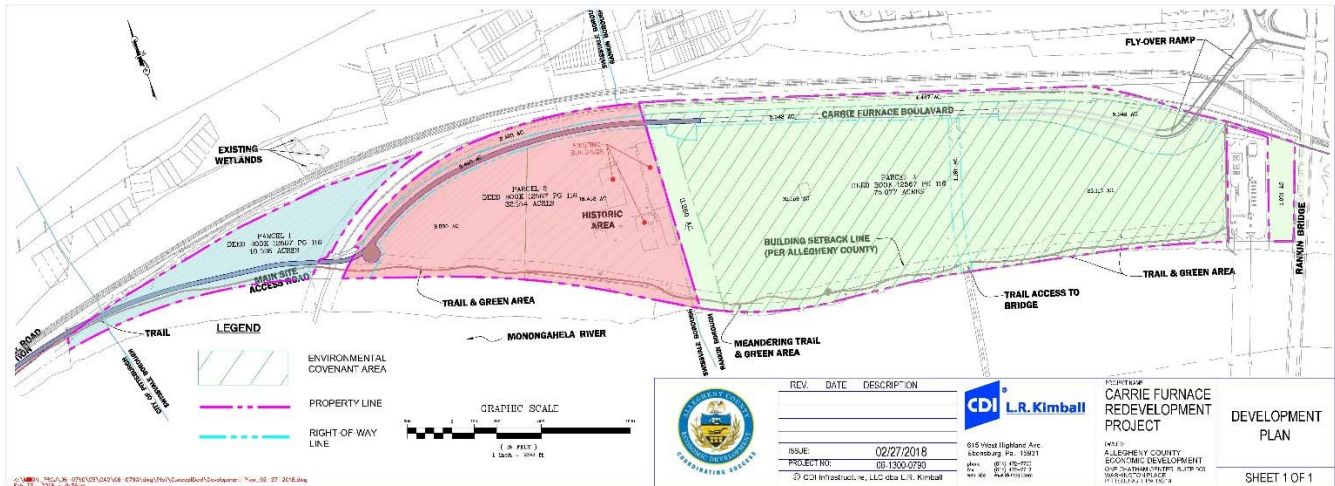
Removing the right of way and lease areas for the 148 acres on the north side of the Monongahela River gives a net area on the north side of 111 acres.

Phases/Dates: Much of the land on the north side of the river was below the 100 year flood level. Through several construction projects fill materials have placed to bring 60 acres above the 100 year flood level and to prepare this land for development. Act 2 Clearance for this complete portion has been achieved, and the Environmental Covenant has been recorded with the deed. We expect to have ACT 2 Clearance on the remaining developable areas of the site by early 2020.

West of the Carrie Furnaces 2,800 linear feet of roadway and an additional 8 acres of pad ready land will be developed. RAAC began importing fill for the Western Phase and Roadway in late 2017, with placement and construction of utilities and preliminary roadwork to be complete in 2020.

Documentation related to efforts undertaken at the site is available upon request.

<ul style="list-style-type: none"> • 2007 - 2008 Phase I & II on property; substructure removal 	<ul style="list-style-type: none"> • 2011/2012 Eastern Phase Grading II; Import/install 90,000 fill; 2,300 LF 8” PVC Sanitary Sewer; 12”; • Stormwater culverts; 	<ul style="list-style-type: none"> • 2016 (early) Carrie Furnace Blvd; Installation of 1,876 lineal feet of roadway; Installation of street lighting and street trees
<ul style="list-style-type: none"> • 2009 – 2010 Design and engineering to bring above 100 yr flood plain 	<ul style="list-style-type: none"> • 2011 Awarded FHWA FY 2011 TIGER Grant of \$10 million for construction of Flyover Bridge 	<ul style="list-style-type: none"> • 2016 Carrie Furnace Blvd; Installation of 1,876 lineal feet of roadway; Installation of street lighting and street trees
<ul style="list-style-type: none"> • 2009 Eastern Phase I, 1,025 LF 48” HDPE Stormwater; • 125 LF 10” DIP waterline • 	<ul style="list-style-type: none"> • 2013 Flyover Bridge design completed/approved by FHWA, construction beings; 	<ul style="list-style-type: none"> • 2016 Center Phase IA/II, 57,000 cy of fill
<ul style="list-style-type: none"> • 2010 Phase I & II for Hot Metal Bridge; design and engineering of bridge remediation • 2010 ALCOSAN Tie In; boring under the railroad tracks 	<ul style="list-style-type: none"> • 2014 - 2015 Tiger Flyover - 136,470 Cubic Yards of Material; 5,324 tons of Asphalt; 1,157 Linear feet of Guide Rail; 1,927 linear; 584 tons Structural Steel; Improvement of at-grade crossing; Utility relocations – Duq and WPJWA; \$14.5 m Ribbon Cutting end of 2016 	<ul style="list-style-type: none"> • 2017 Center Phase III, 85,000 cy material; \$1.29m • 2017/2018 Act 2 Clearance on 60 acres; Environmental Covenant Recorded • 2019/2020 Waterline Design and construction; Western Phase Fill; Carrie Furnace Blvd. Ph. 2



Zoning:

The Redevelopment Authority facilitated the rezoning of Swissvale and Rankin, which created the Carrie Furnace Development District (CFDD). The CFDD allows developers to have a wide range of options which focuses on attracting flex space and light industry development to the Carrie Furnace site. The purpose of the CFDD is to create a cohesive development pattern on the former site of Carrie Furnace located in the Boroughs of Swissvale and Rankin. The intent of the CFDD is to allow for a set of comprehensive regulations that are mirrored in each Borough and allow for master planning of the site by a single developer, or multiple developers, with continuity in the development pattern.

Prior to the development of any lot or parcel in the CFDD district an overall Master Plan shall be approved by the Borough Council. The master plan will be submitted to the Planning Commission for review and recommendations prior to approval by Council. An approved Master Plan will serve as a Preliminary Land Development Approval as required by the Subdivision and Land Development Ordinance (SALDO). After approval of the Master Plan, individual development parcels will be permitted to proceed directly to final Land Development approval as required by the SALDO.

Development in the CFDD shall be guided by the following principles:

1. Create a district that provides for development/redevelopment of the Carrie Furnace site and is consistent in the Boroughs of Swissvale and Rankin.
2. Encourage a mix of complimentary land uses that emphasize creation of job opportunities.
3. Attract employers and business that stimulate economic growth in the communities.
4. Provide for flexibility in design and development while maintaining cohesive development patterns.
5. Allows for small scale commercial and retail support services that serve larger job intensive uses intended for the district.
6. Create an environment where buildings and the landscapes contribute to the physical definition of streets as civic places. Proposed streets should adequately accommodate vehicles while respecting pedestrian needs.

7. Encourage architectural and landscape design that responds to the local climate, topography, history, and building practice.
8. Provide for an interconnected open space network of trails, pedestrian sidewalks and greenspaces that offer public access throughout the development. The river frontage should be used as an asset to connect the local community back to the Monongahela River.

The complete Swissvale zoning ordinance can be found at:

<http://www.swissvaleborough.com/downloads/codesandordinances/swissvale-zoning-ordinance.pdf>

The complete Rankin Zoning ordinance can be found at:

<https://ecode360.com/31610163>

Utilities: Sanitary Sewer Service is provided by an 8” gravity PVC sewer main following the south side of Carrie Furnace Boulevard and is available to serve the 60-acre development parcel. The sewer main outlets into the ALCOSAN sewer collection system.

Water Service is provided by the Wilkinsburg-Penn Joint Water Authority to the site by a 10” ductile iron water main that was constructed for this purpose and is stubbed near the secondary access entrance near Clara Street at the east end of the site. In 2020 RAAC will complete the construction of a waterline loop through the property providing potable water to the site.

Natural Gas Service can be provided by Peoples Natural Gas at the east end of the site near the secondary access entrance. Peoples Natural Gas will extend service to meet the needs of future development.

Electrical Service is provided by Duquesne Light, which has a substation immediately adjacent to the site. There is currently 120/208 Volt overhead service to the site to provide electrical service to the Historic Site and to power the street lights on Carrie Furnace Boulevard. Duquesne Light will extend electrical service to meet the needs of future development at the site.

Communication Service is available from Verizon with communication facilities along North Braddockfield Road. Verizon will extend communication service to meet the needs of future development at the site.

Two fiber optic lines have been brought to the site, they are on the south side of the northern set of railroad tracks. Additionally, DQE services Rankin and Swissvale with a DARK fiber capacity of 144 fiber count and is in the process of overbuilding another 144. On the Lit Services side, they can deliver 200 gigabits. Connections can be made based on end user’s preferences.

River Access: The property currently has two docks on the Monongahela River which are in the process of having their permits renewed. The Carrie Furnace Dock is located directly adjacent to the primary development pad at Mile Post 9.4 along the right bank of the Monongahela River in Rankin Borough. It has a mooring length of approximately 1,000 feet comprising of 6 mooring dolphins and a river wall. Mooring is restricted, by approved permit, to 3 jumbo widths (approximately 105 feet). The Central Dock is located upstream of the Rankin Bridge at Mile Post 9.7 along the left bank of the Monongahela River

in Whittaker Borough. It has a mooring length of approximately 520 feet comprising of multiple steel pile clusters and a river wall. Mooring width is also restricted to 3 jumbo widths.

Rail: The site is bordered by three active rail lines serviced by Norfolk Southern and CSX. Historically external rail access onto the site was via the still standing hot metal bridge which crosses the Monongahela, and internally through a series of site rails installed by the furnace owners. Currently a railroad spur does not exist on the site, however the size of the property and its proximity to active lines provide the potential for one to be constructed.

Additional Access: The site spans 2 municipalities and is within 10 miles of 6 major universities. The Carrie Furnace is only 4 miles from the I-376 highway, 9 miles from downtown Pittsburgh, and less than 3 miles away from the Waterfront Retail Development. The surrounding communities, as well as the City of Pittsburgh have many positive characteristics that developers can build from for industrial, commercial, and residential development.

The major transportation corridors in the planning area include Interstate 376 (Parkway East) and South Braddock Avenue. The Parkway East passes through Edgewood and Swissvale. The Region features an interchange at the intersection of I-376 and S. Braddock Ave. forms a north-south axis through each of the three boroughs. These routes have a significant impact on the Region's land use patterns.

In 2016 RAAC increased access to the site through the improvement of an at-grade crossing on the eastern portion of the site and the construction of a \$14 million flyover bridge linking the site to the recently rehabilitated Rankin Bridge. These improvements allow for tying into existing bike/pedestrian trails as well as expanded access to the Port Authority of Allegheny County's Martin Luther King, Jr. East Busway, which terminates north of the Carrie Furnace site and has a ridership of approximately 25,000/day and an annual ridership close to seven million (7,000,000) passengers.

Secondary access to the site is provided from Clara Street to a gravel road that traverses through the site. This access is primarily used as a construction entrance. A third access to the site is provided by following North Braddock Avenue under the newly constructed Carrie Furnace Boulevard bridge to the former main entrance to the plant site. This access continues under the private railroad underpass to the site near the location of the cul-de-sac on Carrie Furnace Boulevard.



The site is located in close proximity to many regional assets and transportation corridors. It is framed between three active railroad lines and the Monongahela river. It is:

- 3 miles from The Waterfront, shopping center
- 4 miles from Interstate 376 (I-376)
- 4 miles from Interstate 276
- 5.6 miles from Hazelwood Green
- 5.8 miles from Carnegie Mellon University
- 6.9 miles from the University of Pittsburgh
- 8 miles from Point Park University
- 9 miles from Downtown Pittsburgh
- 12 miles from National Robotics Institute
- 25 miles from Robert Morris University
- 27 miles from Pittsburgh International Airport

Contact

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