

**U.S. EPA Launches Redevelopment of P&LE Railroad Brownfield Site;
New Funding for Environmental Assessments at Additional Sites**

*Former P&LE Railroad brownfield site to be new business park yielding 1,172 new jobs,
642 construction-related jobs, and total state and local taxes in excess of \$13 million*

*New \$1 million federal funding announced for environmental assessments of additional brownfield sites
in Pittsburgh region*

(PITTSBURGH – June 20, 2011) –U.S. Environmental Protection Agency Mid-Atlantic Regional Administrator Shawn Garvin will join elected officials and community leaders today to announce two important milestones in the continuing redevelopment of former industrial (“brownfield”) sites in the Pittsburgh region.

Garvin will announce the launch of the redevelopment of the [P&LE Railroad brownfield site](#) in McKees Rocks, Pa. The EPA has provided funding for the environmental assessment of this site – the first step in redeveloping the site for future business investment. [Trinity Commercial Development, LLC](#) , the redevelopment contractor for the site, has acquired the parcels necessary to begin redevelopment.

Garvin will also award new federal funding of \$1 million for environmental assessment to the North Side Industrial Development Company, a non-profit development organization, for use on additional brownfield sites located within the River Towns Coalition communities (*note to editor: list of River Town Coalition members appears at the end of the release*).

“EPA is proud to participate in projects where local partners work together to transform a site, such as the P&LE property, into a vibrant facility that benefits the entire community,” said EPA mid-Atlantic Regional Administrator Shawn M. Garvin. “Our brownfields resources target communities where environmental cleanups and new jobs are most needed, and where our investments will have the greatest effect on the health and economy of the area.”

“Local officials have been working for decades now to clean up and redevelop our region’s many brownfields sites to create jobs and revitalize the surrounding communities,” U.S. Congressman Mike Doyle said. “Throughout my service in Congress, I’ve worked successfully to expand federal assistance to local governments across the country so they can make their abandoned, often polluted industrial sites productive assets once again. I’m very pleased that today the EPA is announcing this important new assistance for communities in southwest Pennsylvania.”

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“A key part of Governor Corbett’s campaign, and now his policy as our governor, is his commitment to revitalize Pennsylvania’s brownfields,” PA Department of Environmental Protection Secretary Mike Krancer said.

“Brownfields projects, like this one in McKees Rocks, are a winning proposition for the environment and the economy because we accomplish both the removal of environmental threats and provide the engine for a community’s successful economic revitalization at the same time. The governor and I, and all the citizens of Pennsylvania, congratulate the many partners in this ambitious redevelopment effort in McKees Rocks for their commitment to recapture the Pittsburgh region’s prominence as a great place to live, work and do business.”

The commonwealth has contributed more than \$1 million in funding to revitalize this important waterfront property. The developers are working cooperatively with DEP to clean up the site and achieve liability relief under Pennsylvania’s Land Recycling Program. DEP’s Office of Environmental Advocate has dependably been working with the McKees Rocks area since 2007 to accelerate associations and activities linked with revitalization programs.

Trinity Commercial Development, LLC is releasing an economic impact analysis projecting that **a full build-out of the P&LE site will result in:**

A total of 1,172 operational jobs

- 414 direct jobs
- 758 indirect and induced jobs

Total state/local tax impact for operational jobs: \$9,752,639

A total of 642 construction jobs

- 320 direct construction jobs
- 322 indirect and induced construction jobs

Total state/local tax impact for construction jobs: \$3,486,283

“We are very excited that site redevelopment is getting underway and that we’re moving closer to a fully built-out site that will provide over 1,800 new jobs in various industries and more than \$13 million in taxes to our state and county government, local municipalities and school districts. We are grateful for all of the support we have received thus far from the community and our public officials, and we look forward to making this project a reality,” said Craig Rippole, president, Trinity Commercial Development, LLC.

The P&LE Railroad brownfield site is a flat, 52-acre property located five miles west of downtown Pittsburgh within the state-designated [Ohio River Towns Enterprise Zone](#) and is also in a U.S. EPA [environmental justice community](#). The 461,370 SF proposed development includes rehabilitation of 75,896 SF of existing building space and 385,474 SF of multi-building, new construction. The existing buildings are designed for heavy industrial use. Additional potential uses for the site include wholesale, office, warehouse and manufacturing.

“Successful redevelopment of brownfield sites has been a critical factor in the economic, environmental and quality of life transformation of the Pittsburgh region over the past 30 years,” said Dennis Yablonsky, CEO, [Allegheny Conference on Community Development](#) and its marketing affiliate, the [Pittsburgh Regional Alliance](#).

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“Congratulations to the U.S. EPA, the Pennsylvania Department of Environmental Protection, the Pennsylvania Department of Community and Economic Development, North Side Industrial Development Company, Trinity Commercial Development, LLC, the McKees Rocks Community Development Corporation and all of the elected and public sector officials and community leaders who worked together to make today’s launch happen. The Pittsburgh Regional Alliance is proud to be part of this public-private partnership that will foster new business investment and an improved quality of life for the McKees Rocks community and our broader region,” said Yablonsky.

“Pittsburgh is a true and experienced pioneer – nationally and internationally – in the reclamation and redevelopment of former industrial sites,” said Deborah Lange, Ph.D., director of the Western Pennsylvania Brownfield Center at Carnegie Mellon University. “Our strong public-private partnerships have been key in revitalizing communities by taking historic centers of economic activity and transforming them for future investment. At the same time, we’ve mastered collaborative thinking and we are learning to connect the dots to bring jobs, people and investment back into our urban areas.”

“For the past seven years, Allegheny County has been working hard to breathe new life into old industrial sites that have been sitting inactive and unproductive for decades. We have reclaimed and redeveloped hundreds of acres of brownfields, returning them to active economic, residential, and recreational uses. In McKees Rocks and Stowe Twp., we’ve been working to rebuild these great communities by investing \$5.8 million in projects such as the Focus on Renewal and Meyers Ridge community centers, Allegheny Grows urban farm and community gardens, and various infrastructure improvements. We look forward to the former P&LE site being redeveloped, creating jobs and generating revenue to help this area continue its rebirth,” said Allegheny County Executive Dan Onorato.

“The remediated P&LE site will be an important addition to our region-wide inventory of sites that are shovel-ready. We’re also pleased to hear of additional federal funding being committed for more sites. This is exactly the kind of public sector investment in remediation and infrastructure preparation that then attracts private sector investment in new and renovated facilities that leads to new jobs,” said Dewitt Peart, president, Pittsburgh Regional Alliance.

“The borough is excited about the public-private partnership we have formed with Trinity Commercial Development, LLC and the McKees Rocks Community Development Corporation to continue the revitalization of the community. We plan on further capitalizing on the redevelopment of the former P&LE Brownfield by marketing our residential areas to the people filling the 1,172 permanent jobs being created as result of this development,” said McKees Rocks Mayor Jack Muhr.

“On behalf of North Side Industrial Development Company and all of the communities within the River Towns Coalition, we appreciate the confidence that the EPA and other governmental agencies have expressed in our ability to prepare former industrial sites and get them ready to grow again, bringing jobs and investment into our communities,” said Emily Buka, executive director, North Side Industrial Development Company.

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The North Side Industrial Development Company serves as the lead agency for the River Towns Coalition which includes the following members:

Ohio River Towns Enterprise Zone Members

- McKees Rocks Borough
- Stowe Township
- Neville Township
- Coraopolis Borough

Allegheny River Towns Enterprise Zone Members

- Millvale Borough
- Etna Borough
- Sharpsburg Borough
- Aspinwall Borough
- Shaler Township
- Blawnox Borough

Urban Redevelopment Authority of the City of Pittsburgh

Verona Borough

Cheswick Borough

Springdale Borough

City of New Kensington

City of Arnold

Tarentum Borough

East Deer Township

Harrison Township

Freeport Borough

The P&LE brownfield site brings the 10-county Pittsburgh region to a total of nearly 12,000 acres of brownfield sites (developed and undeveloped). Some of the best-known reclaimed brownfield sites include the Pittsburgh Technology Center, Washington’s Landing, the Southside Works, the Waterfront and Summerset at Frick Park.

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