

Brownfields Success Story

Shell Distribution Facility

McKees Rocks/Stowe, PA.

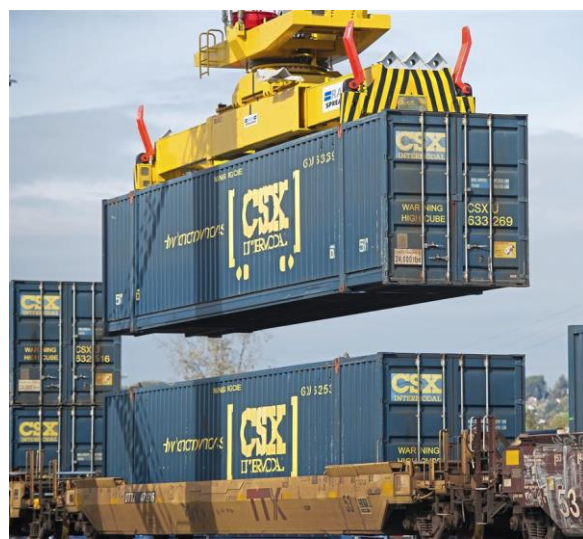
This thirty three-acre site was a former railyard and repair shop for the Pittsburgh and Lake Erie Railroad. The Railroad went bankrupt in the late 1980's, and this site and adjacent 60 acres sat underutilized for decades. Several attempts were made to complete environmental assessments on the site, but none were thoroughly completed due to costs.

The Cleanup

The EPA Community Wide Assessment grants provided over \$600,000 to complete both Phase I and Phase II Environmental Assessments on these sites, complete clean-up planning and a generate a Release of Liability from the State Department of Environmental Protection (DEP). The soils required remediation and the North Side Industrial Development Company worked with the developer and the DEP to coordinate remediation and site planning. The contaminated soil was placed in the roadbed of the new access road, avoiding off-site transportation costs.

The Benefits

During this process of clean-up and infrastructure work, CSX Corporation selected this site for the location of its Intermodal facility for Western Pennsylvania, and constructed a \$55 million multi-modal transportation facility in 2017. CSX recently reorganized their multi-modal operations nationally, and the site was recently leased to the Shell Oil Company, to become a transportation facility to service the Shell Cracker plant approximately 20 miles away in neighboring Beaver County. Land adjacent to this transportation facility will also be developed as a multi-building distribution center. What was once underutilized land now has become a productive asset due to the EPA Community Wide Assessment Grant.



EPA Grant Recipient: North Side Industrial Development Company

Year Awarded: 2008 & 2009 & 2011

Grant Types: Community Wide Assessment

Former Uses: vacant rail yard

Current Uses: Distribution center for the Shell Cracker plant and other logistics uses

Leveraged Resources:

Commonwealth of Pennsylvania
- infrastructure - \$6,350,000

Allegheny County—infrastructure
- \$250,000

CSX—Intermodal Facility
- \$55,000,000

CSX – Community Investment
- \$1,500,000

*Trinity Development—acquisition/
planning - \$1,000,000 +*

TOTAL: \$64,100,000

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