

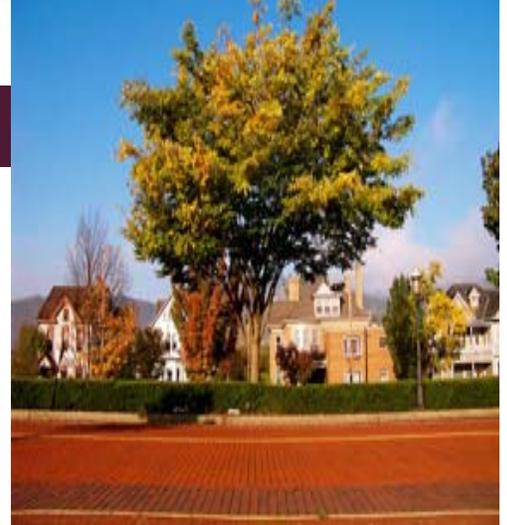


A Successful Transformation: Edgewater Redevelopment Project

Oakmont, Allegheny County, Pennsylvania

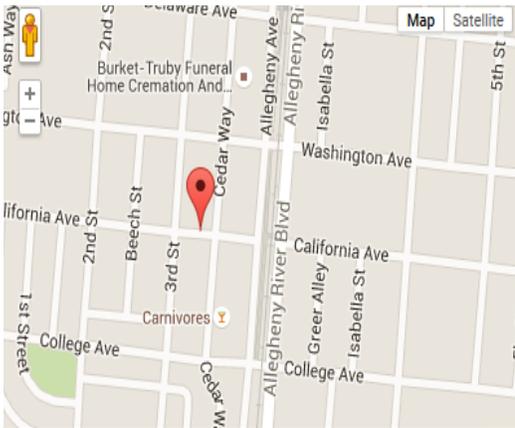
Site Description

In the late 1800s, the 20 acre Edgewater site was the home of a dairy farm and a coal yard. In 1910, the site was purchased and used as a machine shop, foundry and power house. During World War I, Edgewater produced gun barrels, gun liners, and other steel manufacturers and later on a steel mill. All but a few buildings were demolished in 2005. It has been redeveloped as high-to-median income housing along the riverfront with over 155 houses.



Environmental Issues Addressed

In 2006, the site was characterized and a revised RIR was submitted and approved by Pennsylvania Department of Environmental Protection. Environmental investigation uncovered on-site materials were contaminated with varying levels of metals and SVOCs from over 100 years of industrial use. Health and Safety Plan requirements had been implemented as required by the approved Cleanup Plan and posed no threat to redevelopment activities. A comprehensive Environmental Management Plan for the site was promulgated in 2010 and a smaller building adjacent to the property was demolished. The Redevelopment Authority of Allegheny County provided the developer with a \$1 million RLF loan for environmental remediation through the U.S. Environmental Protection Agency, as well as a \$1.5 million grant through Pennsylvania's Redevelopment Assistance Capital Program.



Location of project area at 300 College and California Ave. and Allegheny Plaza

Leveraged Resources

EPA Grant Recipient: Borough of Oakmont
Year Awarded: 2010
Grant Types: BCRFL
Awarded: \$1 million
Former Uses: Coal Yard, Foundry, Steel Mill
Current Uses: Riverfront Residential Housing

The Developer has invested more than \$12 million of federal, state and local funds to build these homes, and our investment leveraged an additional \$13 million in funding. In addition, the construction helps to rebuild the tax base in the Allegheny River Valley and the County. At full development, the complex is expected to support up to 200 new office/retail jobs.

Behind the Transformation

Current Use Features

The \$66 million development, comprised of houses featuring three bedrooms, yards and porches, and they are affordably priced, includes 240 upscale home sand adjacent commercial, retail, and office space.

As the largest planning area along Oakmont's riverfront, the former Edgewater Steel site encompassed two large, vacant lots. The Borough defined a vision to create a mixed use district consisting of residential, commercial, open space and light industrial land uses in 2005. In order to properly shape the development into the reality that the Borough envisioned for this area, Oakmont developed one of the Commonwealth's first form-based zoning ordinances. This brownfield redevelopment loan from the U.S. Environmental Protection Agency to assist in our efforts to transform the 35-acre former Edgewater Steel location in Oakmont into a residential community with townhouses and single-family residences that is seamlessly integrated into the fabric of the borough.



Edgewater at Oakmont Townhomes under construction.

Community Benefit

"The project would not be possible without the leadership and support of Governor Tom Wolfe, Allegheny County Chief Executive Rich Fitzgerald, U.S. Congressman Jason Altmire, the Regional Industrial Development Corporation and Oakmont Borough over years of planning, approval and financing," said Richard Kacin, President of Kacin Companies, the Managing partner of Edgewater. The developer, KACIN, received the Excellence Award for their Edgewater at Oakmont Community in 2014!



All photos courtesy of Edgewater at Oakmont.

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