

**COMMUNITY RELATIONS PLAN**  
**789 Penn Ave. Pittsburgh, PA 15221 | Allegheny County**  
**May 2026**

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## **Overview**

The purpose of the Community Relations Plan (CRP) is to describe the strategy of property owner ACTION-Housing, Inc. to address the needs and concerns of occupants, visitors, neighbors, and Allegheny County residents potentially affected by the proposed elimination of exposure to environmental contamination present at 789 Penn Ave. Pittsburgh, PA 15221 in Allegheny County.

The CRP outlines how ACTION-Housing, Inc. has involved, and will continue to involve, affected parties in the cleanup decision-making process, as required by state and federal law. The public is invited to be part of the cleanup process throughout the Public Comment Period.

## **Spokesperson and Information Repository**

The spokesperson for this project is James Eash, Director of Real Estate Development, ACTION-Housing, Inc. Staff from Allegheny County Economic Development (ACED) have been coordinating efforts. ACTION-Housing, Inc. as engaged KU Resources, Inc. to complete various assessments at the site. Contact information is as follows:

James Eash, Director of Real Estate Development  
ACTION-Housing, Inc.  
611 William Penn Place, Suite 800 Pittsburgh, PA 15219  
412-281-2102 | [JEash@actionhousing.org](mailto:JEash@actionhousing.org)

Elissa DiNello, Manager of Business Development,  
Allegheny County Economic Development  
Koppers Building, 436 Seventh Avenue, Suite 500, Pittsburgh, AP 15219  
412-350-1074 | [elissa.dinello@alleghenycounty.us](mailto:elissa.dinello@alleghenycounty.us)

Copies of all environmental assessment reports and action plan are in the Allegheny County Economic Development offices.

## **Site Description**

The area consists of a 0.92 AC vacant parcel at 789 Penn Ave, Pittsburgh, PA 15221 in Allegheny County. The property was the subject of environmental studies in 2022 and 2024. The contamination includes underground tanks containing Barium, 2-Butanone, TCE, VC, and Benzene.

## **History**

The site was the location of a 120-room hotel from 1924-2014 until its demolition in 2014. After demolition, a portion of the site was subsequently owned by the Redevelopment Authority of Allegheny County, while the other was subsequently owned by the Wilksburg Parking Authority. The site was most recently purchased in 2022 by ACTION-Housing, Inc. and it is being developed into a 41-unit

affordable housing complex. This new structure will become a 63,301 SF mixed-use building with ground-floor commercial space and 41 affordable housing units above. The 41 affordable units include 20 one bedrooms, 12 two bedrooms, and 9 three bedrooms, a response to the community need for more family housing. This mixed-use development will have 100% affordable residential units for households at or below 60% AMI and will have on-site supportive services with a set-aside for individuals with physical and intellectual disabilities. Supportive services will be provided by an ACTION-Housing service coordinator and will be available for all tenants, with an additional level of enhanced services provided for the population with intellectual and physical disabilities.

Prior to taking ownership of the parcel, ACTION-Housing, Inc. engaged KU Resources, Inc. to conduct a Phase I of 789 Penn Ave. Pittsburgh, Pennsylvania. This site is a vacant parcel of land. The areas inspected for contamination included soil testing, which revealed underground tanks containing various hazardous materials. KU Resources, Inc. representatives, Ms. Stephanie Gundling and Ms. Ariana Clark conducted the most recent Phase I survey of the site in October 2024. Ms. Gundling is a Project Management Professional with certifications and licensing in OSHA Hazardous Waste, Army Corps of Engineers Wetland Delineation, ASTM Phase I and II for Commercial Real Estate, and Pennsylvania Department of Labor and Industry (PADOLI) certified Asbestos Inspector /Management Planner. Ms. Clark has experience in OSHA Hazardous Waste Operations and Emergency Response (HAZWOPER). An ABCA for the site has been written.

### **Nature of Threat to Public Health and Environment**

An Analysis of Brownfields Corrective Action Alternatives (ABCA) addresses risk posed by the contamination during construction and subsequent occupancy by specifying appropriate engineering measures to minimize exposure during construction and occupancy.

### **Proposed Remediation**

In response to the environmental studies, Allegheny County produced an ABCA document. The revised ABCA/CAP details the design, installation, and operation of measures including removal and disposal.

### **Chronology of Community Involvement**

The community has been involved in the design and planning of this project through work performed by the Wilkesburg Community Development Corporation. The plans align with the Wilkesburg Community Plan and other planning documents and receive support from the Wilkesburg Borough Council and approval from the Planning Commission and Council. Most recently, a revision to the development plan was approved by the Planning Commission in early November 2024. As the ABCA is completed, a notice has been placed on Allegheny County Economic Development's website.

Copies of the ABCA/CAP are available for review in the information repositories online at [alleghenycounty.us](http://alleghenycounty.us). The ABCA/CAP can be viewed in person during normal business hours.

Comments will be accepted on the documents via electronic mail to [elissa.dinello@alleghenycounty.us](mailto:elissa.dinello@alleghenycounty.us) or via US Mail to Elissa DiNello, Allegheny County Economic Development, Koppers Building, 436 Seventh Avenue, Suite 500, Pittsburgh, PA 15219. If submitting comments by US Mail, please leave enough time for normal post office delivery.

**Key Community Concerns:**

There have been no expressed community concerns for this portion of the clean-up. Portions of the site will be closed as the cleanup progresses and temporary alternative access will be arranged. Occupants and visitors will receive instructions about how and when this will happen through email notifications and information posted on-site.

**Continued Community Involvement**

Allegheny County will continue to work with ACTION-Housing, Inc. and present updates through public notices and on-site meetings until the project has been completed.