

# **Analysis of Brownfields Cleanup Alternatives Preliminary Evaluation**

## **789 Penn Ave. Pittsburgh, PA 15221**

### **Prepared by Allegheny County Economic Development**

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## **Introduction & Background**

### **Site Location**

The site is located at 789 Penn Ave, Pittsburgh, PA 152221 (herein referred to as “the Site”).

### **Previous Site Use(s) and any Previous Cleanup/Remediation**

The Site was previously used as a 120-room hotel from 1924-2014. No cleanup activities took place.

### **Site Assessment Findings**

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. The identified hazardous materials include Barium, 2-Butanone, TCE, VC, and Benzene.

### **Project Goal**

EPA RLF funds will be used to safely remove and dispose of the underground tanks and surrounding soil. The larger plan goal of ACTION-Housing, Inc. is to develop a 63,301 SF mixed-use building on site with 41 affordable units of housing and on-site support services for residents.

### **Regional and Site Vulnerabilities**

According to the US Global Change Research Program (USGCRP), trends for the northeast region of the United States include increased temperatures, increased precipitation with greater variability, increased extreme precipitation events, and rises in sea level.

## **Applicable Regulations and Cleanup Standards**

### **Cleanup Oversight Responsibility**

ACTION-Housing, Inc., as the current property owner, will undertake responsibility to remediate contaminated soil prior to on-site development. Abatement and monitoring of hazardous building materials will be conducted under state certified and licensed personnel.

### **Cleanup Standards for Major Contaminants**

The organization currently anticipates that state standards use will be used as the cleanup standards. However, it is possible that risk-based cleanup standards will be generated for compounds of concern, in accordance with state regulations.

### **Laws & Regulations Applicable to the Cleanup**

Laws and regulations that are applicable to this cleanup include the Federal Small Business Liability Relief and Brownfields Revitalization Act, state environmental law, and town by-laws. Federal, state, and local laws regarding procurement of contractors to conduct the cleanup will be followed.

In addition, all appropriate permits (*e.g.*, notify before you dig, soil transport/disposal manifests) will

be obtained prior to work commencing.

## **Evaluation of Cleanup Alternatives**

### **Cleanup Alternatives Considered**

To address contamination at the Site, three different alternatives were considered, including:

- Alternative #1: No Action
- Alternative #2: Partial Abatement
- Alternative #3: Full Abatement

### **Cost Estimate of Cleanup Alternatives**

To satisfy EPA requirements, the effectiveness, implementability, and cost of each alternative must be considered prior to selecting a recommended cleanup alternative.

#### **Effectiveness – Including Vulnerability/Resiliency Considerations**

- Alternative #1: No Action is not effective in controlling or preventing the exposure of receptors to contamination at the Site.
- Alternative #2: Alternative 2 would be difficult to achieve based on the activity of removing the tanks. Contaminated soil could be reused at the site, but as it is already being moved, it would be more appropriate to remove the contaminated soil.
- Alternative #3: Alternative 3 would completely abate all contaminated soil from the site. Implementation would be performed by a certified abatement contractor. Alternative 3 would be highly effective in achieving the goal of reduction of exposures to hazards for individuals living in the building.

#### **Implementability**

- Alternative #1: No Action is easy to implement since no actions will be conducted.
- Alternative #2: Partial abatement of hazardous building materials is a feasible remedial option.
- Alternative #3: Abatement of hazardous building materials is a feasible remedial option.

#### **Cost**

- There will be no costs under Alternative #1: No Action.
- It is estimated that Alternative #2: Partial costs will be on the order of \$59,000
- Alternative #3: Full abatement costs \$414,465

## **Recommended Cleanup Alternative**

Based upon evaluation of these criteria, it is determined that Alternative #3 Full Abatement is the preferred alternative. It meets implementability and effectiveness criteria at a cost that is compatible with the funds available. It also is the responsible Alternative.