



WESTERN PENNSYLVANIA
BROWNFIELDSCENTER

HAZELWOOD (LTV)

LOCATION: Hazelwood, PA

SIZE: 178 acres

FEATURES: High Traffic, Size,
Location, and Accessibility

OWNER: Almono LP

CURRENT USE: Robotics Research
& Vacant Land

PAST USE: Iron & Steel Industries,
Boatbuilding, and Trade and Transport

CONTAMINANTS: Petroleum/
Petroleum Products, Volatile Organic
Compounds (VOCs)

TOTAL ACTUAL COST: n/a

TIMELINE

1884 J&L opens its first industrial plant in the area.

1906 J&L adds world's largest collection of beehive coke ovens to the Eliza Furnace.

1974 LTV buys the site.

1981 Eliza Furnaces close.

1997 Hazelwood plant closes.

2002 Almono purchases site.

HISTORY

Once a vast area covered by hazelnut trees that was home to some of the area's wealthiest families in the 1880's, Hazelwood is a neighborhood in transition. With the advent of iron and steel industries during the 1900's, Hazelwood made a progression from a large farm and estate community to an industrial center. This time in Western Pennsylvania history saw the first rail lines established in the Pittsburgh area. During the late 1870's through 1910, the area became home also to the boatbuilding, trade, and transport business. In 1884, the J&L Company found the area very promising and opened its first industrial plant in the area.





Picture courtesy of Google Earth

TOPOGRAPHY

This 168-acre land is the last large brownfield left within the Pittsburgh city limits, making it attractive to the hospitals and universities that reside in Oakland. There have been various site designs that have worked to capture the interesting urban landscape of the site, while integrating the needs and current conditions of the nearby community.

It is also the only brownfield owned by local foundations. This allows for a unique development opportunity within the city. It is the first urban brownfield in the city in which development will not be managed by local government agencies or departments.

MARKET CONDITIONS

Hazelwood was home to more than 200 businesses in the 1960's. These included large markets, independent

- grocers, hardware stores, jewelers, and financial institutions. Less than forty years later, Hazelwood suffered a striking blow as the J&L plant, then incorporated as LTV, closed its doors. The rise of overseas competition crushed the once dependable industry and hurt the backbone of the local economy.

- There is a lot of interest in this site since it is the last large piece of land in the city, and it is also close to Oakland's the medical centers and the universities. The site will likely be a big draw for university-partnered research and development companies looking to setup near the universities.

- There are currently only two buses that access Hazelwood and no grocery stores in the area. These sorts of amenities will be important to any employees planning to relocate to the area. There has already been some interest in the housing market by the robotic researchers currently using the site.

SITE ASSEMBLY AND CONTROL

- The 178-acre Hazelwood LTV site was sold as one parcel to the Almono LP, which is comprised of four local foundations: Benedum Foundation, Heinz Endowments, Richard King Mellon Foundation and McCune Foundation. The managing partner is the Regional Industrial Development Corporation (RIDC). The site was sold in 2002 to Almono for \$10 million. This site's assembly and control is unique in the history of brownfields in Pittsburgh. It will be the first brownfield developed by foundations, and it does not include the Urban Redevelopment Authority as a development partner. This allows the foundations to control the vision of the site. They will set the tone and make final decisions for development rather than the city or private developers.

ENVIRONMENTAL PROBLEMS

- With the fall of the steel industry, LTV demolished much of its plant because it recognized that its former facilities would no longer be reused. This included decontamination & de-commissioning (which involves asbestos abatement, PCB removal, and pipe removal).

- The site has currently cleared Act II remediation. The entire site has been cleaned for commercial use and much of the site would need little or no remediation for future housing. Hazelwood is considered relatively clean for the level of industrial activity that took place over many decades.

- The only hot spot areas are located around the remains of the coke ovens. This is a significantly small area considering the size of the overall site.



SOCIAL/COMMUNITY INFRASTRUCTURE

The community has made it clear that they do not want another dirty industry along the river. They have been waiting for the new development to begin, and with a strong community effort, plan to be a part of the next steps.

A group of individuals from various backgrounds joined together to form a group with the common goal of the betterment of the Greater Hazelwood area. Their group was dubbed the Hazelwood Initiative, Inc. (HI) and their mission is to act as a catalyst for the revitalization of the Greater Hazelwood community. In collaboration with the city, county and state representatives, they aim to create a healthy community through community planning, business redevelopment, affordable housing development, homeowner reinvestment, and youth programming. HI also serves as a vehicle to address resident concerns and accomplishments relating to various city services and to all community stakeholders. The group is very active with the possible outcome of the site. It supports the ongoing efforts of neighborhoods activists, local residents, churches, city planners, outside consultants, and other community organizations and encourages further community involvement with the site.

PHYSICAL INFRASTRUCTURE

Like many brownfields within urban areas, Hazelwood has a wealth of physical infrastructure that will be an asset for future development. There are two rail lines that cross on either side of the site. One of the rail lines connects to downtown, and the other travels up Panther Hollow to Oakland. The site also has a working and licensed dock system that would allow for barge traffic. It is bounded by Second Avenue, which is the main commercial corridor of the neighborhood.

The option of building a Mon-Fayette Expressway is still in the air currently. It could have negative or positive effects in the community.

Also the site, like most old steel mills in Pittsburgh, is located on a large parcel of flat land, which is unusual for the city.

COSTS & ECONOMIC INFRASTRUCTURE

Infrastructure costs will be significant during future development. It can be difficult to redevelop former steel mill sites due to the large building foundations that are often left after building teardowns. These foundations take a considerable amount of money to remove. There is also a history of water and sewer lines, and other abandoned infrastructures



that will need to be addressed during redevelopment. This site will likely need a large investment to dig out some areas and fill in others to repair, replace or bury previous infrastructure so development can move forward.

CURRENT STATUS AND LESSONS LEARNED

The site is currently occupied by many different companies, including the Field Robotics Center at Carnegie Mellon, a robotics research facility, and GTECH Strategies, Inc., a small start-up company that currently has a pilot project onsite for the purpose of greening the site while researching biofuel production and brownfield reclamation on urban vacant lots.

The site has sat undeveloped for more than five years now. The vacant lots are similar to lunar landscapes. There has been no serious land reclamation or habitat restoration. There are serious issues to overcome to return the land to a level where plants can flourish. The entire site may be capped, topped, and graded to the river with soil to make it more habitable for growth.

The community is still waiting for the final decision regarding the construction of the Mon-Fayette Expressway. The site's new use can be better determined once that decision has been made.

ECONOMIC/COMMUNITY IMPACT

The land has yet to be developed. With potential housing and commercial opportunities, the community has a chance to benefit greatly.

Case Study Completed Summer 2007

SOURCES

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