

Appendix C – Stakeholder Interview Summaries

Phase 1 Stakeholder Interview List (maximum of 20)

As of 11/30/2022

Organization & Address		Name	Title	Meeting Date
Elected Officials				
1	Senate Senate Box 203042 Harrisburg, PA 17120-3042 Room: 543 Main Capitol 717.787.5300	Wayne Fontana	Senator	
2	House of Representatives 2015 1st Floor Centre Ave Pittsburgh, PA 15219 412.471.7760	Aerion Abney	Representative	9/19/2022
City of Pittsburgh				
3	Mayor's Office 414 Grant Street, Office 512 Pittsburgh, PA 15219 412.255.2611	Jake Wheatley	Chief of Staff	10/11/2022
4	City of Pittsburgh Department of Planning 200 Ross St, 4th Floor Pittsburgh, PA 15219 412.529.9838	Andrew Dash	Deputy Director	11/10/2022
Historic Preservation				
5	State Historic Preservation Office (SHPO) Commonwealth Keystone Building 400 North Street, 2nd Floor Harrisburg, PA 17120 717.772.0921	Barbara Frederick	Historic Preservation Supervisor	10/21/2022
6		Bill Callahan	Community Preservation Coordinator, Western Region	10/21/2022
7		Emma Diehl	Historic Preservation Mgr.	10/21/2022
Community and Other Interests				
8	Friends of the Riverfront 100 Hafner Ave, Pittsburgh, PA 15223 412.488.0212	Kelsey Ripper	Executive Director	11/3/2022
9	Brightwood Civic Group 3127 Brighton Road Pittsburgh 15212 412.867.9332	Angel Gober	President	11/14/2022
10		Jamie Younger	Board Member	11/14/2022
11		Matt Gatto	Board Member	11/14/2022
12	Riverlife 12 Federal St Suite 130 Pittsburgh, PA 15212 412.258.6636	Gavin White	Director of Planning	11/29/2022

	Organization & Address	Name	Title	Meeting Date
Community and Other Interests cont.				
13	City of Pittsburgh – Planning 200 Ross St, 4th Floor Pittsburgh, PA 15219 412.334.2804	Stephanie Joy Everett	Neighborhood Planner	11/29/2022
Economic Development Roundtable				
14	City of Pittsburgh 414 Grant Street, Office 512 Pittsburgh, PA 15219 412.255.2611	Jake Wheatley	Chief of Staff	11/14/2022
15	City of Pittsburgh 414 Grant Street, Office 512 Pittsburgh, PA 15219 412.255.2258	Kyle Chintalapalli	Chief Economic Development Officer	11/14/2022
16	URA of Pittsburgh 412 Boulevard of the Allies, Pittsburgh, PA 15219 412.255.6600	Susheela Nemani-Stanger	Deputy Executive Director	11/14/2022
17	Allegheny County Economic Development Koppers Building 436 Seventh Avenue, Suite 600 Pittsburgh, PA 15219 412.350.1082	Lance Chimka	Director	11/14/2022
18	Governor's Action Team 301 5 th Ave, Suite 250, Pittsburgh PA 15222 866.466.3972	Eric Bitar	Pittsburgh Rep	11/14/2022
19	Pittsburgh Regional Alliance 11 Stanwix St # 17, Pittsburgh, PA 15222 412.392.4555	Mark Thomas	President	11/14/2022
20		Mike Harding	Vice President	11/14/2022
21		Majestic Lane	Chief Equity Officer	11/14/2022

STAKEHOLDER INTERVIEW ATTACHEMENTS

- Stakeholder Questions
- Stakeholder Meeting Questions and Meeting Summaries

Stakeholder Meetings

Questions for the Elected Officials

1. How does your community view future redevelopment opportunities at the SCI-Pittsburgh site?
2. What types of land uses would be compatible/incompatible with your community?
3. Are there local land use needs that could be met by redeveloping this property? If so, what are those land use needs?
4. Have you been involved with or contemplated reuse plans for this site?
5. Have citizens contacted your office about the site? If so, what was the reason for the contact?
6. Five or ten years from now, what does you or what do you think the community envisions for the site? What opportunities or constraints are in place that would impact that vision?
7. Are there stakeholders you suggest we speak to about this project?

Stakeholder Meeting Summary State Elected Officials – Senator Wayne Fontana

Date: September 19, 2022

Time: 2:00 PM

Location: Senator Fontana's Office – Harrisburg, PA

Attendees:

- State Senator Wayne Fontana
- State Representative Aerion Abney
- Eryn Spangler, DGS
- Jill Gaito, Gaito & Associates LLC
- Kathy Wyrosdick, Michael Baker

Meeting Materials: Stakeholder List, Stakeholder Interview Questions, One-Page overview of the Project Scope

Overview of Project Scope

1. Jill provided Senator Fontana and Rep. Abney an overview of the project and the project schedule. Some of our work has been delayed due to the filming company being on and around the site. Final deliverable is due June 2023.
2. Sen Fontana asked about the timing and was concerned that the Study will not be completed before the end of the year. With a new Governor elected, he was concerned that project would not continue to be funded. The Senator asked DGS to confirm with the Governor's office that the funding for this study will be secured before he leaves office. He also asked DGS to request that the Governor allocate cleanup, demolition and site preparation funding to the site before he leaves office as well. Finally, the Senator asked DGS to confirm the specifics of the conveyance legislation. He stated the feasibility study will help request the funding for the site.
3. Jill mentioned that testing on the site has been delayed due to the active filming that is happening in and around the site.
4. Sen. Fontana said Manchester Bidwell had a study completed for the site when they wanted it for an urban farm then backed out. He's not sure where the study is or what was in it. DGS indicated that they may have this report and will look for it.
5. Jill gave an overview of the SOW and what has been done to date.
6. Both the Senator and Rep. Abney asked about the cost for clearing the site and remediation. Jill mentioned that Allentown's Project cost under \$15 million.

Future Development Opportunities

1. Sen. Fontana has fielded a lot of calls about this site and interest in obtaining the site since it was closed. He will send any other inquires to DGS.
2. He has held hearings and community meetings for the site along with Brightwood Neighborhood and will support whatever the community supports.

3. He stated that the local community wants the jobs that were lost to be replaced with redevelopment efforts.
4. Sen Fontana suggested that Paramount, the company who is filming there now may be interested in the site. The Senator will put us in contact with Dawn Keezer of the Pittsburgh Filming organization to facilitate the conversation with Paramount.
5. He likes the idea of involving the URA as a potential redeveloper of the site. They were asked when it was first closed but the URA was reluctant to take on the maintenance and upkeep of the facility.
6. Sen. Fontana does not support housing at this site. Its too close to ALCOSAN and located within an industrial district.
7. Brightwood Community group wanted to own the property to use it to run businesses, but they don't have the background for this type of work.
8. ALCOSAN may need some of the property to help with their consent decree. He would support them receiving some of it for that purpose.
9. He showed it to two individuals from New York who turned a portion of the Philly Navy Yard into an entertainment/commercial enterprise. He liked the idea of a reuse that would add entertainment/commercial to the site and make it a "destination".
10. He would like to see a job training component somewhere in the redevelopment to help the neighborhood.

Other Stakeholders

1. Paramount Studios as noted above.
2. Jake Wheatley is now the Mayor's Chief of Staff but was very involved with the site when he was the representative of the district.
3. Manchester Civic group is a good one to talk to about the site. They worked with Manchester Bidwell on the site.
4. Sen. Fontana mentioned that when Manchester Bidwell was proposing an urban farm for the site, the neighborhood was not supportive. They did not think Manchester Bidwell helped with job training or hiring from the neighborhood which is what they want to see happen with this site.
5. Sue Kerr is a cat lover and will be vocal about displacement of the feral cats that are on the site. She helps to take care of them. He wanted us to be aware of her advocacy for the cats.

Economic Redevelopment Roundtable

1. Sen Fontana supports a roundtable discussion but is not sure everyone will be in agreement on a reuse strategy. Jake Wheatley will need to be in that meeting.

Other Comments

1. Families in the neighborhood liked the location of the prison for family members who were in prison. They could visit them often. They also liked drug treatment programs for the prisoners and thought it was a well-run program.
2. It should be noted that the Senator is a realtor/real estate developer and that his District includes all of the Pittsburgh sports teams.

Next Steps

1. Jill will follow up with Senator Fontana regarding connecting with Paramount Studios.
2. Jill will reach out to Jake Wheatly to schedule a call ASAP.
3. Jill will craft an email invitation to send to Economic Development Roundtable attendees.
4. Kathy will reach out to Troy and Dan Laird (Michael Baker) to find dates/times for the roundtable for mid-October.
5. DGS will respond to the Senator regarding the conveyance legislation and communications with the Governor's office regarding funding for this study and for the site.
6. DGS will look for the Manchester Bidwell report and forward it to the consulting team if they have it.

Stakeholder Meetings

Questions for the City of Pittsburgh – Mayor’s Office

1. What do you see as future opportunities for redevelopment at the SCI-Pittsburgh site?
2. What challenges are there for redevelopment of the site?
3. What are the mayor’s goals for redevelopment of this site?
4. Which citizen groups should we talk to as part of our outreach efforts?
5. We would like to schedule an Economic Development Roundtable for this site. What agencies should be represented at the Roundtable?
6. What other City Departments should we talk to?
7. What other initiatives are you aware of that would align with the redevelopment of this site?
8. Are there other stakeholders that you think we should talk to about redevelopment efforts for this site?

Stakeholder Meeting Summary
City of Pittsburgh – Jake Wheatley, Chief of Staff

Date: October 11, 2022

Time: 2:00 PM

Location: Microsoft Teams - Virtual

Attendees:

- Jake Wheatley, Chief of Staff for Mayor Gainey's Office
- Dan Laird, Michael Baker
- Troy Truax, Michael Baker
- Jill Gaito, Gaito & Associates LLC
- Kathy Wyrosdick, Michael Baker

Meeting Materials: Stakeholder List, Stakeholder Interview Questions, One-Page overview of the Project Scope

Overview of Project Scope

1. Jill Gaito went over the Scope of Work for the project, project schedule and deadlines. Noted the delays in the project due filming on the site and the need for the site to be secure before testing can be completed for hazardous materials.
2. Jill reviewed that previous meeting has been held with Senator Fontana and Representative Abney and the schedule of other meetings with stakeholders. She also explained the concept and goals around holding an Economic Development Roundtable to ascertain potential Highest and Best Uses for the site once it is cleared and shovel-ready.

Goals and Ideas for Redevelopment of the Site

1. Chief Wheatley stated that this site is behind what they had anticipated for redevelopment and it is a priority site for redevelopment. He and the Mayor have informed the Governor's office of the need to secure funding to guarantee redevelopment can occur at this location. The City is appreciative of the Governor's commitment to this Feasibility Study.
2. The Brightwood Community organization should be included in the decision making for this site and previous meetings with this group has indicated that they want the property to be put back into productive reuse with a taxable entity and that employment opportunities be a focus for new uses.

The community group does not want to see this site become a “dumping” ground for storage of public vehicles and the like since they see it as a key piece of their neighborhood. The community is interested in job creation and tax revenue generation.

Potential Reuses for the Site

1. ALCOSAN – early conversations with them noted their need for possible expansion of their operations. The City would support this if they helped cover the cost for upkeep at the site.
2. Duquesne Light has an interest in the site for some expansion of their operations.
3. A Clean Energy company has offered to bring energy opportunities for redevelopment of this site.
4. Millcraft is a specialty wood and trim manufacturer is looking for warehousing space and would be interested in the site to potentially move their operations from their current facility on the South Side of Pittsburgh.
5. A trucking/training company may be interested in locating at the site.
6. Mayor has an interest in expanding uses of the river through water taxis and would like this to be evaluated during the study.
7. The Mayor has interest in expanding youth and young adult recreational complexes to this site and to Pittsburgh. Chief Wheatley referenced Indianapolis as a model.
8. The Mayor wants this site to be active and not just a space for large warehousing. Manufacturing facilities or other uses noted are preferred.

Other Stakeholders

1. Interview River Life folks to create a more connected use of the river.
2. Interview PRT (Port Authority) to discuss water taxi service opportunities.
3. Include Pittsburgh Regional Alliance – Mark Thomas in the Economic Development Roundtable. y

Economic Development Roundtable

1. Chief Wheatley likes the idea of a roundtable and would like to be included in the meeting.
2. He suggested adding Mark Thomas from the Pittsburgh Regional Alliance to the discussion.

Other Considerations

1. The Governor’s commitment is that the study is fully funded.

2. Mayor's office has requested that the site be cleared for redevelopment and turned over the City.
3. The history of the site is well documented in the National Register of Historic Preservation nomination prepared by the State Historic Preservation Office. Has there been any discussion or interest in preservation of anything on the site? Chief Wheatley mentioned that some community members have a strong connection to a portion of the wall that has signage on it. Michael Baker will follow up during the meeting with the Brightwood
4. Troy mentioned development of a small park along the river frontage of the site. Chief Wheatley supported this idea and thought it would be something the neighborhood could use.

Next Steps

1. The Economic Development Roundtable meeting will be scheduled with the addition of the stakeholders noted from today's meeting and with Chief Wheatley
2. A meeting with Brightwood neighborhood group will be scheduled. Chief Wheatley would like to be included in this meeting.

Stakeholder Meetings

Questions for the State Historic Preservation Office

1. What do you see as future opportunities for redevelopment at the SCI-Pittsburgh site?
2. What challenges are there for redevelopment of the site?
3. What other organizations do you know have worked on reuse ideas for this site?
4. Are there preservation projects similar to this one that may be a good model for redevelopment?
5. Do you have suggestions on how to best handle the historic resources on this site? Is there a process to determine which ones are a high priority for preservation?

Stakeholder Meeting Summary

State Historic Preservation Office

Date: October 21, 2022

Time: 1:30 PM

Location: Microsoft Teams – Virtual

Attendees:

- Barbara Frederick, SHPO Historic Preservation Supervisor
- Emma Diehl, SHPO Historic Preservation Manager
- Bill Callahan, SHPO Western Pennsylvania Community Preservation Coordinator
- Kathy Wyrosdick, Michael Baker

Meeting Materials: Stakeholder Interview Questions, One Page Overview of the Project Scope

Overview of Project Scope

1. Kathy Wyrosdick went over the Scope of Work for the project, project schedule and deadlines. Noted the delays in the project due filming on the site and the need for the site to be secure before testing can be completed for hazardous materials.
2. Kathy reviewed that previous meeting has been held with Senator Fontana and Representative Abney, and with the City of Pittsburgh’s Mayor’s Chief of Staff, Jake Wheatley.

Future opportunities for redevelopment at the SCI-Pittsburgh Site

1. Square footage of the existing site and building stock is a significant asset. Many buildings can be reused particularly those that have an open design such as the cafeteria and the 3 manufacturing/production buildings as well as the boiler house.
2. A great example of adaptive reuse of a similar historic site is the Navy Shipyard Master Plan but there are some issues with how they are following the master plan. The number of incentives that have been used on the site is a good example of how funding for historic preservation can be used for the SCI property.
3. Not all buildings are contributing to the site. The historic core would include the façades that faces the river which is the most significant and includes the main cell building, the warden’s house and the fence and gate along the river. All have tremendous amount of character and are considered key contributing structures.
4. Bill toured it with URA and a City representatives a while ago and early ideas were for green energy and use waste material from ALCOSAN but not sure that idea went anywhere.
5. PHLF –Trans-Allegheny Lunatic Asylum in Weston WV is an example of adaptive reuse of a large, historic building
6. Fence and the Gate are a concern and trail group want that to be preserved
7. Rivers of Steel could adaptively reuse heavy equipment from this site.

8. Suggest that we could reach out to Eastern State Penitentiary staff to help think about adaptive reuse since they are doing that type of work with a similar building.
9. Everyone talks about the main cell block along the river but low hanging fruit are the interior buildings that were used for manufacturing, cafeteria buildings and boiler buildings could be reused very quickly. These are opportunities that should be explored.
10. There are 2 wardens' houses associated with SCI Pittsburg, the one located on the property but there is a second one that was built in the Manchester neighborhood (3561 Shadeland Avenue) which is still owned by the State. They raised concerns that there should be a better understanding of the condition of this house before it is torn down.

Challenges for Redevelopment

1. Bill noted that this site is a great opportunity as it is located close to downtown but its access is very challenging. There was a question whether PennDOT should be consulted but then it was determined that that should wait until a developer is found and a plan is in place.
2. Ownership and maintenance of the site by a film studio is not a bad idea but parameters for preservation would be needed to make sure that they don't modify the buildings beyond repair.
3. There are historic prisons that have been redeveloped. Barbara has a letter she sent to DGS May 2018 about adaptive reuse examples that she will provide to Michael Baker.
4. SHPO is concerned with burials that may have occurred at the site but not recorded. That was common practice with older prisons. They suggest that a geo-physical assessment of the site be completed to determine if there were burials on the site.

Other Organizations that have been involved in previous reuse efforts

1. Bill noted that Manchester Bidwell had a proposal for this site which is well known by the team.
2. Northside Leadership Conference are a CDC and house other non-profits. The whole northside of Pittsburgh is their focus area. Dana Prizinski is the ED for Northside Leadership Conference. They work with neighborhood groups and non-profits and have an interest in this site. Perhaps meet with them alongside the Brightwood representatives.
3. Scenic Pittsburgh, Venture Outdoors, and the Friends of the River Front are groups that advocate for outdoor recreation and tourism that may be able to offer insights.
4. Bill mentioned the surrounding neighborhood groups may have input into what happens at this site.
5. There are a lot of groups that have toured the site and have developed either conceptual or more concrete reports for its reuse. One is AIA Pittsburgh and Bill suggested we reach out to them to see if we can get that report. Michelle Fanzo is their Executive Director.
6. Preservation Pittsburgh and YPA Young Preservation Association groups have also toured the site.

Recommendations for Preservation Efforts

1. The National Register nomination is an advantage to the site. This is where you would start to determine priorities. SHPO suggested that current and future owners to come with an open mind due to the challenges of this site. DGS needs to be open minded and invite SHPO representatives to discuss opportunities for preservation
2. They suggested seeking out a real-estate professional knowledgeable about historic preservation and who can help find developers who are familiar with historic properties.
3. SHPO has worked with other state agencies to dispose of properties and used covenants on the properties as part of the disposition. If they do look at working with DGS they need an analysis done, if there is a need to prioritize some buildings over others. In the feasibility analysis they would look at costs, potential reuse once those are examined. Sometimes SHPO comments can change the outcomes. There is a lot of interest from the public regarding the reuse of this site and the core historic area.
4. There could be a lot of different uses on this site due to the building types. The Feasibility Study could be shared with SHPO for comment and suggestions. This would also help them determine priority buildings that could be preserved.

Next Steps

1. Barbara will share her previous letters that she sent to DGS regarding this site.
2. Bill will send contact information for the organizations that he mentioned during the meeting.

Stakeholder Meetings

Questions for the Friends of the Riverfront/Three Rivers Heritage Trail – Kelsey Ripper

1. What involvement or interest does your organization have at the SCI-Pittsburgh site?
2. What priorities do you have during redevelopment of the site?
3. What other organizations do you know have an interest in this site?
4. Are there uses for this site that would complement the goals of your organization?
5. Do you have suggestions on amenities or redevelopment opportunities for this site?

Stakeholder Meetings

Questions for the Friends of the Riverfront/Three Rivers Heritage Trail – Kelsey Ripper

Date: November 3, 2022

Time: 9:30 AM

Location: Microsoft Teams - Virtual

Attendees:

- Kelsey Ripper, Executive Director, Friends of the Riverfront
- Troy Truax, Michael Baker
- Kathy Wyrosdick, Michael Baker

Meeting Materials: Stakeholder Interview Questions, One-Page overview of the Project Scope

Overview of Project Scope

1. Troy went over the project scope and where the project is as of today. He mentioned that previous meetings have been held with stakeholders and that we will be holding ones with Brightwood Neighborhood Representatives and economic development entities within the next few weeks.
2. Troy mentioned that a preliminary and conceptual idea is to use the former prison's Historic Front Yard, which is about 6 acres in size, as a public park to in part commemorate the historic "Western Penitentiary" and create a new trailhead area for the Three Rivers Heritage Trail. Doing so would help mitigate the impact of the floodplain.

Comments and Priorities of the Friends of the Riverfront

1. Kelsey Ripper noted that the Friends of the Riverfront is an organization that manages the Three Rivers Heritage Trail and the water access/boat launch, but the trail property is owned by the City.
2. Kelsey mentioned that this area serves as the trail head and the amenities for it are not in great conditions.
3. The trail cannot continue to the north due ALCOSAN and lack of space. They would like to turn the trail and have it run along Westhall Street and continue into the neighborhood.
4. The neighborhood uses this trail as a pedestrian/bicycle commuter trail to access their jobs in the City. She will provide trail user counts to Kathy via email.

5. The Friends of the Riverfront would support a portion of this site being used as a park as it would serve the bike trail and add to the water access.
6. There are a lot of people who use the boat launch and fish along the banks of the river and use the trail to access the river.
7. A park with amenities like bathrooms, boat facilities, washing facilities for boats and the like would be a great addition to the trail system. A lot of people from the neighborhood use the trail as a commuting trail
8. The proposed park area could help protect the trail too.
9. Kesley mentioned that a park could also be used for historic and educational information about the site and the historic context of the Heritage trail.
10. Kelsey supports the subdivision of the property so there is clear ownership of a future park rather than having it owned by a private owner.
11. Kelsey said that the Warden's House is really liked by the trail users and there would be support to save and possibly restore that building. The building will require further evaluation to confirm the feasibility and cost for its preservation and possible restoration. Note Troy confirmed such an evaluation is outside of Michael Baker's scope of work.
12. Many people use the trail at lunch and from ALCOSAN and Duquesne Light use it during their work breaks.
13. The iron gate is important to delineate the trail.
14. They would like more public transportation access to get to the trail head at this location.
15. Either the City, County or the State could and should take on the ownership of the park. Conveyance needs to be considered.
16. A master plan for the park would be needed to understand all of the potential amenities that would be needed.

Other Stakeholders

1. River Life, Matt Galuso, Matt@riverlifepgh.org. They've done a lot of community engagement in Manchester and look at redevelopment opportunities along the river.

2. The Pittsburgh Parks Conservancy has facilitated the Wood Run task force and may have information about that work and its connection to the reuse of this site.

Stakeholder Meetings

Questions for the City of Pittsburgh – Planning Department

1. What do you see as future opportunities for redevelopment at the SCI-Pittsburgh site?
2. What challenges are there for redevelopment of the site?
3. What are the City's plans for redevelopment of this site?
4. Which citizen groups should we talk to as part of our outreach efforts?
5. What other City Departments should we talk to?
6. What other initiatives are you aware of that would align with the redevelopment of this site?
7. Are there other stakeholders that you think we should talk to about redevelopment efforts for this site?

Stakeholder Meeting Summary
City of Pittsburgh – Andrew Dash, Deputy Director of Planning

Date: November 11, 2022

Time: 11:00 AM

Location: Microsoft Teams - Virtual

Attendees:

- Andrew Dash, Deputy Director of City Planning
- Dan Laird, Michael Baker
- Troy Truax, Michael Baker
- Jill Gaito, Gaito & Associates LLC
- Kathy Wyrosdick, Michael Baker
- Shaun Henry, Advantage Real Estate Advisors

Meeting Materials: Project PPT

Overview of Project Scope

1. Troy Truax provided an overview of the project after introductions of all attendees. He went through the project PPT with Andrew which provided a full background of the study and what has been accomplished to date. Jill Gaito reviewed the Stakeholder Outreach that has occurred to date and the upcoming outreach that has been scheduled. Andrew suggested that Stephanie Joy, the City's Neighborhood Planner, be invited to the Brightwood meeting. Kathy Wyrosdick will extend that invitation.

Goals and Ideas for Redevelopment of the Site

1. Andrew noted that he and the Planning Department were very involved in this site during the recent rezoning for the riverfront properties. A plan was completed in the late 1990's that was followed which led to the RIV zoning district being created.
2. During their work the staff understood the challenges of redevelopment of the SCI site and the limitations of reuse due to existing neighboring properties and its existing use leading more to industrial types of future uses rather than mixed use with residential. They incorporated into the new RIV zoning district.

3. His interactions with community members and residents during the rezoning process indicated that there was a strong desire to preserve the history of the site and some the buildings.
4. The local community group was also interested in access to the site for redevelopment but no concrete ideas for an end use were determined.
5. With regard to types of land uses best suited for the site, Andrew mentioned that there is a strong desire for some level of preservation of historic building but understand the challenges of how they were built and the historic purpose they served. They'd like to see a creative mix that includes revenue generating industrial uses and waterfront uses. He believes redevelopment could be balanced with preservation.
6. Troy asked about the development of a park within the area along the river to help with floodplain mitigation and to add an open space amenity to the neighborhood. Andrew noted that the City completed an open space plan in 2013 and he is going to provide that plan to the Baker Team. There is no open space in this area which was noted in the plan so adding greenspace and open space would be a good idea. The Plan's goal was to have river access within a one-half mile access to existing open space was a consideration and something they would look for.
7. There needs to be consideration as to who would be the ultimate owner/manager of the future park.
8. Floodplain considerations and a trail head for the existing trail. This is an important issue and the City would look at ways that flooding be mitigated.
9. The only projects that Andrew is aware of is from existing landowners such as ALCOSAN. They've received some expansion plans for other neighbors as well. There are discussions of significant development about 1 mile south of this site but nothing immediately adjacent except for ALCOSAN and Duquesne Light.
10. Andrew recommended that the Riverfront Master Plan completed in the late 1990s and early 2000s may provide some valuable information. He also mentioned Riverlife's "Completing the Loop" Plan.

Other Stakeholders

1. Brighton Heights Organization was leading a charge for using the site. It would be a good idea to contact them.

2. There would be value in speaking with the City's Neighborhood Planner for the Marshall-Shadeland Neighborhood, Stephanie Joy-Everett
3. River Life is an important Stakeholder and works with ALCOSAN to look for access to the river and development along the river. Jill mentioned that they are on our Stakeholder list
4. He suggested that the neighbor across from Beaver Avenue (Commonwealth Warehousing) could be an opportunity to think about a larger reuse strategy. Good to reach out to them to see what their future vision is for their site.

Other Considerations

11. Andrew pointed out that lot consolidation would go through the City Planning Department.
12. Andrew knew about Manchester Bidewell's interest in the site but did not have any interactions with them about reuse plans. Andrew understands that their previous work indicated that the site was too challenging
13. Should add the neighborhood planner in the process and meeting with Brightwood Civic Group. Stephanie Joy Everett.
14. Andrew mentioned that the study should consider costs associated with preservation and reuse of existing buildings since they are historic. Troy noted that the alternatives analysis would look at a number of scenarios including costs associated with redevelopment of existing buildings.
15. Andrew recommended that the model that they followed in partnership with the URA for a EcoInnovation project at 5th and Dinwiddie would be appropriate for this site. The EcoInnovation District Plan called for new sustainable development and a community-serving open space on the 2 acres of publicly-owned property at the corner of Fifth Avenue and Dinwiddie Street. Immediately following plan adoption, the Department of City Planning and the Urban Redevelopment Authority held a community design charrette. Teams of residents, community groups, nonprofits, and design professionals worked together to create plans for how this catalytic site should be developed. These proposals were presented back to the community at an open house. The resulting community ideas and input were incorporated into a Request for Proposals from developers for the site. Andrew mentioned that this could be done in conjunction with the URA if they take ownership of the site.

Next Steps: Kathy will follow up with Riverlife and with the Neighborhood Planner to schedule interviews.

Stakeholder Meeting

Economic Development Roundtable - Questions

1. Have you or your organization been involved in redevelopment plans or discussions for this site? If yes, please elaborate on what those plans entailed, if permitted.
2. What types of land uses, or redevelopment opportunities exist for the site, in your opinion?
3. What are the communities' concerns about this site and do you have suggestions on how to address those concerns?
4. Are there projects near this site that may impact redevelopment?
5. Do you have or know of any studies for this site or for the neighborhood that we should review?
6. Have you been contacted by people or organizations interested in this site? Who, if any, should we follow up with?
7. Does your agency/department have programs that you think could help redevelopment efforts for this site?

Stakeholder Meeting Summary
Economic Development Roundtable

Date: November 14, 2022

Time: 1:00 PM

Location: Michael Baker International, 500 Grant Street, BNY Mellon Building, Pittsburgh, PA

Attendees:

- Dan Laird, Michael Baker
- Troy Truax, Michael Baker
- Jill Gaito, Gaito & Associates LLC
- Kathy Wyrosdick, Michael Baker
- Shaun Henry, Advantage Real Estate Advisors
- Joe Chaffin, Michael Baker
- Steven Savich, Michael Baker
- Jake Wheatley, Chief of Staff
- Kyle Chintalapalli, Chief Economic Development Officer
- Susheela Nemani-Stanger, Deputy Executive Director
- Lance Chimka, Director Allegheny County Economic Development
- Eric Bitar, GAT Pittsburgh Rep
- Mark Thomas, PRA - President
- Mike Harding, PRA - Vice President
- Majestic Lane, PRA - Chief Equity Officer

Meeting Materials: Project PPT

Overview of Project Scope

1. Troy Truax introduced the MBI team and asked others to introduce themselves and the agencies that they represent. Troy went over the project and the scope of the work that Michael Baker will be performing for DGS. He provided an overview of the site and its characteristics, the legislation that has prompted this study, schedule of study deliverable, and an overview of where the team is in the process. of everyone in the room. Went over the power point overview of the team and the project.
2. Troy offered a tour of the site for anyone interested and asked that they let him know. A site tour will mostly likely happen after the first of the year to allow time for environmental testing to be completed at the site.
3. Troy briefed attendees on the National Register nomination for the project and Lance Chimka asked about the number of contributing structures within the nomination. Kathy confirmed that the nomination included 24 resources that were contributing and 18 that are non-contributing. These would include buildings, structures, and objects.
4. There was a question whether demolition costs would be included in the study and Troy confirmed that those would be included in the study.
5. Jill Gaito discussed the environmental issues existing on the site as they are known now. She noted that there is some level of contamination in groundwater and in the soil. Both will be addressed in the reuse of the property but do not appear to be extremely significant or limiting to redevelopment

6. The bigger issue is the impact to the floodplain as a large portion of the site is within the floodplain and also within the floodway. Mitigation and impacts would need to be addressed in the redevelopment of the site.

Current or Future Plans for the Site

1. Jill asked the attendees about any discussions they have had about future development of this site. Lance Chimka said there was a lot of discussions about the site when it was first closed and he saw more potential for redevelopment of this site than many others within the City at the time. The discussions were at a high level and highest and best uses were not discussed.
2. Joe Chiffon mentioned that the local chapter of the American Institute of Architects had completed a design charrette at the site in 2017 or 2018 but was not sure what the outcome of the charrette was or if there was a report done. Asked if Lance was involved but he was not. Joe offered to send the report if we don't already have it.
3. Lance mentioned that he gets a lot of call about using the buildings for short-term rentals like AirBnB but those inquiries don't really go anywhere.
4. Susheela mentioned the previous interest of Manchester Bidwell and a proposed urban farming project. Jake Wheatley noted that the discussions with the neighborhood groups for that proposal were not supportive of the project as they did not see it bringing the necessary jobs or a supporting the tax base for the area.
5. Kyle Chintalapalli, most discussion has been high level and there is interest in site but nothing very detailed. He mentioned that the City is in need of vacant sites appropriate for industrial use. There is also a need for large scale sports complexes.
6. Mark asked about if alternatives for reuse of the site would be included in the study and Jill affirmed that it will include an alternatives analysis for the site.
7. Jake Wheatley mentioned that he understood that the neighborhood group does not support reuse of the existing buildings. The historic use of the property as a prison and maintaining that history is not supported by the residents who live in the community.
8. Susheela asked if there were any real issues underground at the site. Troy noted that there are a few unground structures and all would be addressed in demolition of the site.
9. Eric noted that since its use has not been industrial it seemed logical that in ground contaminants would not be as severe as other sites that have been remediated in Pittsburgh.
10. Joe noted that any historic industrial uses of the site that predates the jail would need to be considered.
11. There was a lot of discussion about the main penitentiary building and its ability to be repurposed and reused on the site. Questions and recommendations were discussed broadly about how this building or a portion of this building could be repurposed and used as an enhancement to the site's overall redevelopment. Susheela noted that its similar to the produce building where the building is opened up to allow access to the trail. Many noted the challenges inherent in trying to reuse such a large superstructure. There were recommendations that if the building could not be reused that perhaps the material could be reused in the future park area.

12. Jake Wheatley spoke about the feasibility of resources and that is always an issue but the City has a vision for youth sporting opportunities and the Mayor's office wants to see that vision advanced as opportunities arise. They see this site as potential for that type of use. It could also act as a draw to the neighborhood and provide jobs for residents.
13. Mike Harding mentioned that he is an avid cyclist and has used this trail often. He verified that the trail is heavily used and felt that a park along the trail with a nice trail head and perhaps some amenities would help serve the users of the trail. He mentioned pop-up breweries and food trucks as a way to draw people to this portion of the trail network.
14. Eric also mentioned that the services to support the employees of the surrounding area could be accommodated on the site as well.
15. Susheela suggested that before the site is competitively bid by DGS, public entities who may have an interest should be consulted first. As an example, the Port Authority is looking for a solar facility for their buses and a master plan for the Port has shown a light rail facility at this site.
16. Attendees noted that a Transportation Infrastructure assessment should be done for this site that looks at bus lines, trails and trail connections, roads, rail spurs and light rail.
17. The Nike Site in Collier Townships now a Collier Town Park including a brewery in the bunker. The missile launch site history was incorporated into redevelopment as part of the attraction to the new uses. This was mentioned as an example to be considered for this site.
18. Steve mentioned local manufactured housing as a potential reuse for this site that could provide jobs for residents and build high paying skills.
19. Mark asked about saving the prison as "racially insensitive" and that preserving many of the buildings may overlook that issue.
20. There was a discussion about the air-shed of ALCOSAN and how the odor from those operations would eliminate uses like housing or large scape hospitality for the site. Retail and office are also limiting due to the odor from ALCOSAN and the lack of population or housing near the site.

Other Considerations

1. Jake Wheatly would like to see the site conveyed to a public entity, like the URA, by the State and that the conveyance must include holding costs for a few years until the site can be fully redeveloped. The Mayor's office wants the site cleared and "pad ready" for reuse before conveyance. The City's Convention Center is over subscribed, and more space is needed now.
2. The site needs to be made as accessible as possible for reuse and include all potential modes of access for multiple uses.
3. The City is looking at how to become a regional draw for youth sports similar to what has been done in Indianapolis. Lance mentioned the Harmer sports facility as a comparison for that type of reuse. He gets a lot of inquiries for that type of facility and that the desire is to keep families near the facility so having hotels and restaurants or entertainment nearby is important
4. Duquesne University plays in Harmer now so there is a demand for the recreational uses but need to pencil it out.
5. Kyle asked is the study will include "test-fit" cased for reuse alternatives. Troy noted that that was beyond our scope of work with DGS and that would be the responsibility of the ultimate owner.

6. The City does not support the idea that it be competitively bid as they would lose control of future of site and the neighborhood would not be involved in the master planning for the site.
7. Access to the rail line is important for industrial reuse and will help with the alternative analysis.
8. Eric mentioned that ancillary uses to support the new Cracker Plant is not needed for this site. Most support uses need a minimum of 50 to 100+ acres.
9. The timeline with DGS would let the URA or other public entity have some time to do some test fits for alternative use before they conveyed the site.
10. If there is a park space, would the City or County own it? The City expressed that they would need enough lead time to determine how to pay for it and what the programming could be. URA suggested that a Neighborhood Investment District (NID) or some other value capture tool could be put into place to help maintain it.
11. Mike H. stated that everyone can win with park and industrial/pad ready site, even high-tech piece could work here. Esplanade development up stream helps to attract users to the SCI site.
12. There was general agreement that a portion of the site for a park to help with flooding, stormwater and as amenity for the neighborhood was a good idea. The rest of the site could be used by a single user or perhaps multiple users for high tech, light industrial, or a youth sports complex, if feasible.
13. Majestic stated that a use that is local and regional would be a benefit to the community. He suggested a regional destination, frame it in a regional context with north shore and esplanade near the casino and west end bridge.
14. Convey to city with resources and let City figure it out after that.
15. Steve mentioned that he will share the plans for the new Esplanade development occurring upriver that may impact this site. It includes housing, entertainment and a large marina

Next Steps

1. Troy will work to get a site tour scheduled for January 2023
2. Steve will share the plans for the Esplanade with the study team.
3. Joe will share the AIA report.

Stakeholder Meeting

Brightwood Civic Group - Questions

1. Have you or your organization been involved in redevelopment plans or discussions for this site? If yes, please elaborate on what those plans entailed.
2. How would you recommend that the site be redeveloped? What do you believe the communities priorities are for reuse of this site?
3. This site has a lot of history for the neighborhood. What thoughts or concern do you have regarding historic preservation on the site?
4. What are the communities' concerns about this site, and do you have suggestions on how to address those concerns?
5. Are there projects near this site that may impact redevelopment?

Stakeholder Meeting Summary
Brightwood Civic Group

Date: November 14, 2022

Time: 4:00 PM

Location: BJs Event Center, 1439 Woods Avenue, Pittsburgh PA

Attendees:

Jamie Younger- Brightwood

Angel Gober - Brightwood

Matt Gatto - Brightwood

Jill Gaito – Gaito and Associates

Troy Truax – Michael Baker International

Kathy Wyrosdick – Michael Baker International

Meeting Materials: Power Point presentation was handed out in hardcopies to attendees

Overview of Project

1. Troy went over the project logistics with the Brightwood Civic Group members. He reviewed the scope of work and the timeline for completion. He noted where the team is in the process and handed out copies of the presentation to all representatives of the Brightwood Civic Group. Troy reviewed the Act 24 from the legislation with the group and discussed the 2 options that Act 24 allows which include generally conveyance to a public entity or competitively bidding the site for private development.
2. Troy went over the site logistics and discussed the floodplain and the issues with some of the site being within the floodway. There was discussion of a potential for a park along the river to help with the floodplain. Clean up of the remainder of the 15 acres and raise it above the floodplain to make it developable for future uses.
3. Jamie asked if the stakeholders desire and wishes will be included in report. Troy confirmed that they would which is why we are hosting these types of meetings.
4. The group asked about other similar types of projects and Troy mentioned Allentown and discussed the difficulties that they had with the competitive bid process which resulted in no qualifying bidder. Matt mentioned that it was similar to Bidwell's bid for the SCI Pittsburgh Site but the organization realized that redevelopment was going to be too difficult and costly with the existing structures.
5. The group mentioned that Governor Wolf made promises to the neighborhood that the site would be cleared and made ready for redevelopment and that is what the neighborhood expects from the process.

Concerns and Other Considerations

1. There were questions raised about the level of environmental inspections that have and will be completed. Jill noted Phase 1 was completed in 2018 but it had to be renewed and they are now doing a Phase 2 ESA in addition to evaluation of the asbestos, mold and lead-based paint in the buildings. From environmental standpoint the site is capable of being remediated for future development. The Study will detail the level of clean up necessary for the site.
2. There was discussion about how other projects that occurring nearby will impact this site such as the Esplanade project.
3. The group wants to ensure that the public will be heard for redevelopment purposes and that transferring the site to a public agency like the URA would help ensure that the needs of the community are met and that future uses would provide a real and substantial benefit to the residents of Brightwood.
4. Matt asked about the carrying costs if a public entity takes over the property. If the site is cleared, carrying costs are minimal for the holder of the property and Troy confirmed that many have expressed that as a critical consideration.
6. There was a high-level discussion of alternatives for clearance of the site versus not clearing the site and representative expressed that there was not desire for the site to preserved due to the historic atrocities that happened during its operation as a prison. The group conveyed that the site represents “trauma” to them.
7. If the park were developed, they’d like to see some of the building material reused on the site within the park but not supportive of saving any of the rest of the site.
8. The group mentioned that they want something for the youth to do and that jobs need to be created. They don’t want another factory but would like to see safe places for youth sports and recreation. They support the Mayor’s vision of attracting national tournaments to the site and that would provide jobs for the neighborhood.
9. Angel would like to do a neighborhood discussion and hear from the residents at large about what they want to see at the site. That could happen if the site were managed by a local, public agency.
10. Matt has talked with the Allegheny Land Trust, and they would be interested in this site particularly if a portion were left as open space or a park. The vision is to connect the Heritage trail that runs along the river to the neighborhood and to Riverview Park. They see that as something that could bring in people from outside the neighborhood to local businesses. Small businesses would benefit by bringing Woods Run Avenue riders to the neighborhood
11. Angel wants a developer that will have measurable, positive impacts. She wants responsible and responsive redevelopment opportunities that provide a real community benefit to the residents.
12. There was a job loss when the prison was closed.
13. The railroad tracks are a great divide to the neighborhood, and they’d like to see redevelopment occur that reconnects the neighborhood and draws the residents to the river amenities.

Next Steps

14. Alyson Fearon for Allegheny Land Trust. afearon@alleghenylandtrust.org should be contacted as the park idea becomes more fully developed.

Stakeholder Meeting

RiverLife and Neighborhood Planner - Questions

1. Have you or your organization been involved in redevelopment plans or discussions for this site? If yes, please elaborate on what those plans entailed.
2. How would you recommend that the site be redeveloped? What do you believe the communities priorities are for reuse of this site?
3. This site has a lot of history for the neighborhood. What thoughts or concern do you have regarding historic preservation on the site?
4. What are the communities' concerns about this site, and do you have suggestions on how to address those concerns?
5. The Friends of the River are looking at ways to connect the neighborhood and Riverview Park to the Heritage Trail. Do you have any suggestions or work on any plans that involve that concept?
6. Are there projects near this site that may impact redevelopment?

Stakeholder Meeting Summary

Riverlife and Neighborhood Planner

Date: November 29, 2022

Time: 3:00 PM

Location: Virtual Teams Meeting

Attendees:

Gavin White- Director of Planning and Projects, Riverlife Pittsburgh

Stephanie Joy-Everett – Neighborhood Planner

Jill Gaito – Gaito and Associates

Kathy Wyrosdick – Michael Baker International

Meeting Materials: Power Point presentation was handed out in hardcopies to attendees

Overview of Project

1. Jill went over the project, the timeline and scope of work. She reviewed the layout of the site and its listing on the National Register. Jill noted the objectives of the study and why DGS is undertaking it the analysis.
2. Jill discussed the conveyance options of the property and the logistics of disposition. She also noted previous stakeholder interviews that have occurred and that more would happen in Phase 2.
3. She invited them to the site tour that Troy is scheduling for January and both Stephanie and Gavin wanted to attend.
4. Jill mentioned some of the comments and interest about the site from the previous interviews.

Concerns and Other Considerations

1. Stephanie noted that she has been involved in redevelopment plans but they were very broad discussions, and nothing has come to fruition. She mentioned Manchester Bidwell proposal and that a colleague of hers was interested in applying grant funding for a bio-digester that could be used by ALCOSAN on the site.
2. She asked if multiple uses be accommodated on the site such as a museum for the prison along with businesses that can serve the neighborhood. Jill noted that the site was large enough to accommodate multiple uses and that residential was the only use so far that has been determined as most likely not be suitable.
3. Riverlife has been mainly been involved in making better bike ped connections through the neighborhood and to Riverview Park. Gavin would like to see ecological restoration along the riverbank and supported the idea of a park along the river that would provide for river restoration projects.
4. Gavin mentioned that the Esplanade project and Alcosan are essentially the 2 anchors for this site. The Chateau area, between Esplanade and ALCOSAN will have a lot of residential but probably not

this far up river. Riverlife would like to see the Brighton Neighborhood more fully connected to the Manchester neighborhood.

5. Gavin noted that the Pittsburgh Parks Conservancy (Erin Tobin) received a grant from the National Park Service to redesign Woods Run and developed and manages the Woods Run Taskforce. They are looking at ways to make that connection to Riverview Park from the trail. They are also looking at a system wide approach to incorporate green infrastructure throughout the neighborhood and restore woods run in certain areas, particularly areas that are underutilized or abandoned.
6. There is a desire to connect the 3 Rivers Heritage trail to Riverview Park so people can access the new pedestrian bridge from Allegheny Heights to Riverview Park.
7. SCI site could be a great gateway into the neighborhood and the new system river trails.
8. Jill asked for suggestions on ownership of the park. Stephanie suggested that it could be an extension of the Riverview Park and perhaps the Pittsburgh Parks Conservancy could assist in its maintenance.
9. Both Gavin and Stephanie thought that private development could and should be responsible for park maintenance and upkeep, similar to what is happening within the Esplanade project.
10. There needs to be ways to generate long-term maintenance funding so that the City does not have to do it.
11. Gavin noted that the Pittsburgh Parks Conservancy has about 26 different agreements with the City on maintenance and upkeep of parks and that they are geared more to environmental and horticulture projects.
12. Allegheny Land Trust is another option for ownership or maintenance agreement.
13. Flooding is a major concern in the neighborhood and general vacancy of structures. Need an economic driver for the neighborhood and hope that something can be done at the SCI project that creates jobs and generates tax revenue and also helps with flooding.
14. Gavin gave an overview of Riverlife and noted that they are the steward of community vision of the Loop which ends at the west end bridge. They are focused on restoration of those spaces within the Loop. The SCI site is outside of their boundaries, but they have an interest in supporting redevelopment projects along the riverfront that help to create a world-class experience. They would like to see this neighborhood better connected to the city along with the Manchester neighborhood.
15. Stephanie believes that the prison facility could be an educational opportunity for the site and should be considered for preservation.
16. Both Gavin and Stephanie discussed the need for services and businesses to support riverfront trail users such as bike and kayak rentals, food services and the like. They noted Roundabout Pop-Up Brewery one of the riverfront spots, on north Franklin is extremely popular.
17. Gavin and Stephanie noted that the process for vendor licensing is onerous and not easy to use so not many people know about it. Stephanie shared the section of the Code that outlines the process, Chapter 719, Vendors and Pedder's of the Municipal Code. They suggested fixing this policy could help with trail development, allow small businesses access to a new market, and generate revenue for parks.

Next Steps

1. Stephanie and Gavin will be invited to the site tour.
2. Baker will attempt to secure the National Parks Service funded study.

Stakeholder Meeting Summary
Task 2.2 Stakeholders Meeting

Date: June 15, 2023

Time: 1:30 PM

Location: City-County Building, 414 Grant St, Pittsburgh, PA

Attendees:

Lance Chimka, Allegheny County Economic Development
Douglas Jackson, Allegheny County Sanitary Authority (ALCOSAN)
Angel Gober, Marshall-Shadeland Neighborhood Group
Jamie Younger, Marshall-Shadeland Neighborhood Group
Kyle Chintalapalli, City of Pittsburgh (Economic Development)
Stephanie Joy Everett, City of Pittsburgh, Department of City Planning
Mackenzie Pleskovic City of Pittsburgh, Department of City Planning
Jake Wheatley, Chief of Staff, City of Pittsburgh Mayor's Office
Kim Salientro, Chief of Staff for City of Pittsburgh Council President, Theresa Kail Smith
Leslie Gannon, Duquesne Light Company
Paul Svoboda, Duquesne Light Company
Kelsey Ripper, Friends of the Riverfront
Eric Bitar, Governor's Action Team
Jerome Jackson, Northside Leadership Conference
Dawn Keezer, Pittsburgh Film Office
James Myers, Pittsburgh Regional Alliance
Aaron Waller, Pittsburgh Sports & Exhibition Authority
Gavin White, RiverLife
Bill Callahan, Pennsylvania Historical and Museum Commission
Susheela Nemani-Stanger, Urban Redevelopment Authority (URA) of Pittsburgh
Troy Truax, Michael Baker International
Jill Gaito, Gaito & Associates

Meeting Materials: SCI-Pittsburgh Land Use Feasibility Study PowerPoint Presentation Briefing (Attached)

Discussion Summary:

1. Troy and Jill welcomed the participants and requested each attendee to sign-in and introduce themselves.
2. Troy and Jill proceeded with presenting the attached PowerPoint presentation summary of the draft SCI-Pittsburgh Land Use Feasibility Study.
3. During and following the presentation various attendees expressed the following comments and questions that Troy and Jill acknowledged and/or addressed as appropriate:
 - a. The Brightwood Civic Group has changed their name to the Marshall-Shadeland Neighborhood Group – Angel Gober, President of neighborhood group

- b. Formal consultation of PHMC from DGS pursuant to the State History Code is still required as part of the conveyance process – Bill Callahan, PHMC
- c. The Film Industry’s Job Training Program needs to partner with Pittsburgh Public Schools who have their own job training program in the same areas. The industry could be offering internships and hiring local graduates. – Chief of Staff Wheatley
- d. The film industry’s use of SCI-Pittsburgh does not benefit the Marshall-Shadeland neighborhood at all. They do not hire people from the neighborhood and do not utilize neighborhood businesses. – Jamie Younger, Marshall-Shadeland Neighborhood Group
- e. With respect to the proposed 5-acre park under Alternatives 2 and 3, the City’s Zoning Code requires a 125-foot set back from the river which essentially encompasses the 5 acres. This effectively creates a no-build/development zone so the proposed park use for this area is most appropriate – Stephanie Joy Everett, Pittsburgh City Planner
- f. Overall, the majority of the key stakeholders in attendance are opposed to retaining the Main Penitentiary Building as presented in Alternative 2. The following reasons were voiced:
 - i. Chief of Staff Wheatley opposed retention of any above ground structures. He believes the City was promised – under the Wolf Administration – to receive a completely cleared and pad-ready property. He also expressed concern that the film industry is not a reliable or sustainable end-use for the Main Penitentiary Building given that there is no guarantee (or associated contract) that they will continue to use the site for filming purposes.
 - ii. Jamie Younger reiterated that the community is adamantly opposed to any buildings remaining at the facility. The facility and any remnants thereof represent only a traumatic and negative legacy to the community. He feels that retaining the Main Penitentiary Building under Alternative 2 is giving deference to the film industry over the local residents and therefore he believes the proposed recommendation is “forcing something down the throat’ of the community who is adamantly opposed.
 - iii. Dawn Keezer stated that recently launched Create PA is a program that aims to train behind-the-scenes skilled workers for union jobs, creating a sustainable local workforce earning a livable wage while also making Pittsburgh a more attractive place for film and theater projects.
 - iv. Susheela Nemani-Stanger (URA) echoed that the facility represents a systemic negative connotation for people of color that should not be preserved. She also opposes retention of the Main Penitentiary Building under Alternative 2 because it does not offer a predictable or sustainable program of end uses for economic development.
 - v. Leslie Gannon of Duquesne Light suggested demolishing the Main Penitentiary Building down to just below the windows to provide a physical separation structure between the proposed park and industrial use areas.

- g. Many in the stakeholder group expressed concern for the conveyance timeline and felt that it was too long. Suggestions for accelerating the timeline included:
 - i. Modifying the legislation to allow for direct conveyance to eliminate the delay associated with the solicitation process;
 - ii. Conveying the property “as is” and legislatively directing the funds necessary to conduct the demolition and environmental remediation, and site preparation work (the premise of this recommendation is that the URA or a private entity could expedite the process to achieve a pad-ready site far more quickly and efficiently without the obligation that a state agency would have);
 - iii. Convey the property prior to the initiation of demolition and site preparation work so that receiving entity has input into the work to be completed and the end result will support the intended reuse of the site.
 - h. In general, the community group, the URA and Chief of Staff Wheatley all disagree with the preferred alternative being Alternative 2 and all requested Alternative 3 be the preferred alternative. When a “show of hands” vote was taken, Alternative 3 received the most votes as the preferred alternative.
4. Troy and Jill closed the meeting by acknowledging the above comments and confirmed that they would be reporting this information back to DGS for consideration with respect to the final feasibility study report that is scheduled for completion and submission to the Department by June 30, 2023. In addition, Troy noted that DGS issued a press release on June 12 announcing a public comment period through June 26 and providing a link to the DGS website where the attached PowerPoint presentation may be viewed. The PowerPoint includes a link to a MS Form questionnaire where interested members of the public may provide questions or comments on the proposed alternatives and recommendations. Troy said that he would share link to the press release and associated social media posts with all invited stakeholders and attendees.

The meeting concluded at approximately 2:45 PM.

STATE CORRECTIONAL INSTITUTION - PITTSBURGH

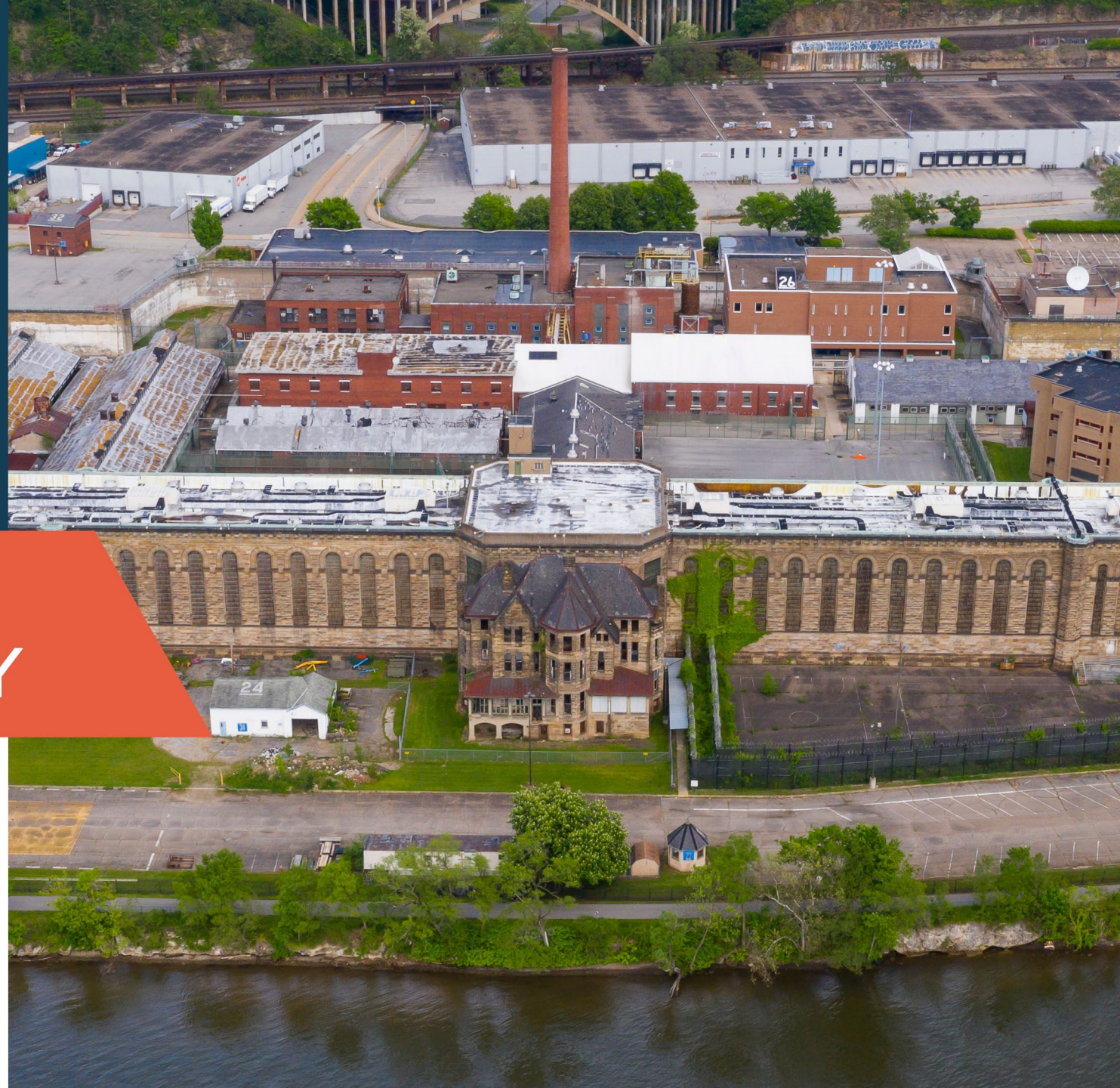
LAND USE FEASIBILITY STUDY

June 2023



PREPARED BY:

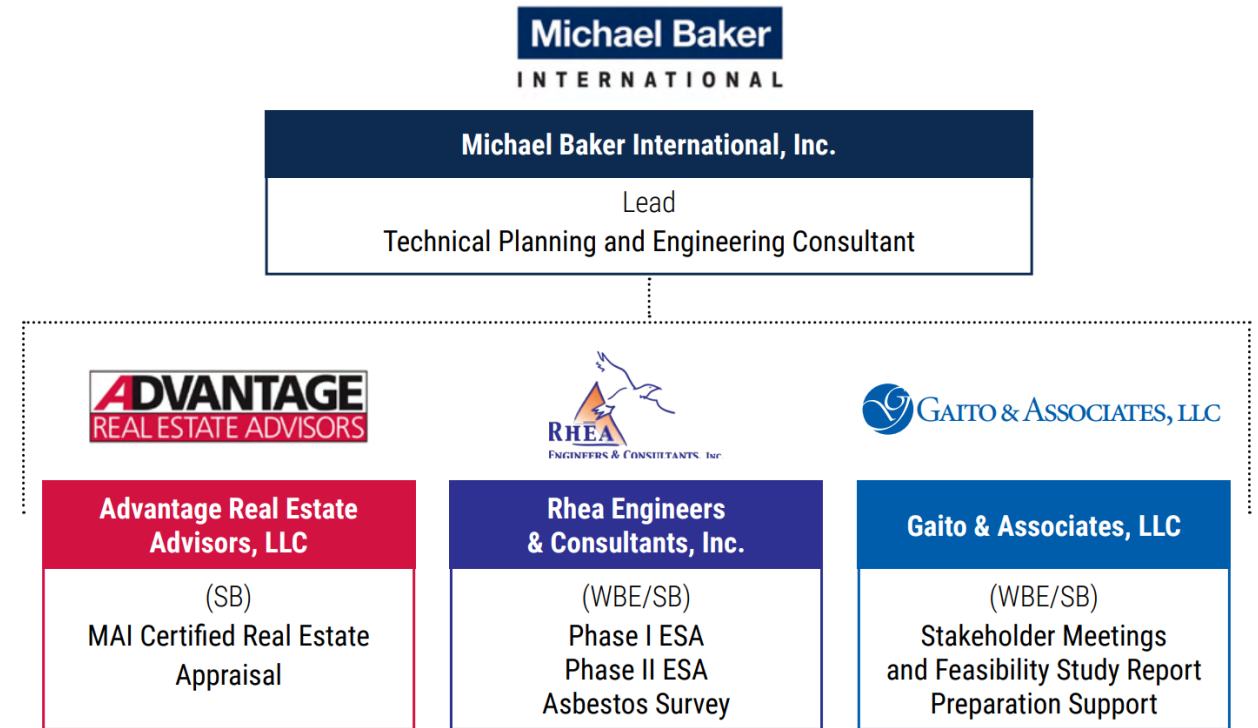
Michael Baker
INTERNATIONAL



Purpose and Need

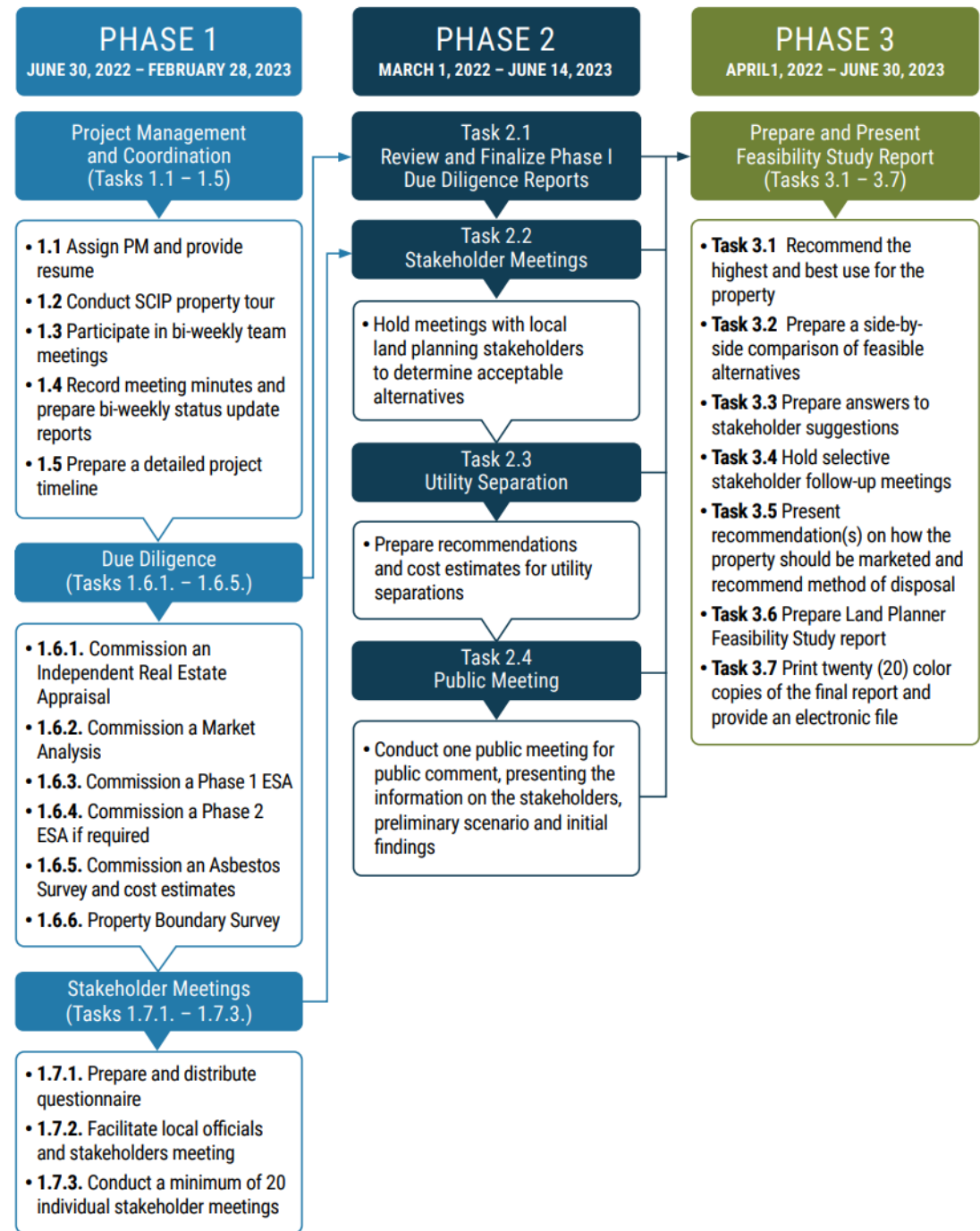
- Act of June 10, 2022, P.L., No. 24 (Act 24 of 2022) authorizes the Department of General Services (DGS), with the approval of the Governor, to grant and convey the ~21.7-acre SCI-Pittsburgh property together with the buildings and improvements thereon, to a competitively solicited buyer that offers the highest and best value and return on the Commonwealth's investment.
- In making the determination to convey the property, DGS may consider, in addition to offered price, the proposed use of the property, job creation, return to the property tax rolls and other criteria specified in the Solicitation for Proposal (SFP) documents.

DGS obtained the services of Michael Baker International, Inc. – a pre-qualified land planner consulting firm – in June 2022 to assist with determining the property’s highest and best use and conditions to be evaluated prior to disposition by the Commonwealth.



Michael Baker was tasked with executing a multi-phased Land Use Feasibility Study to determine the highest and best use of the decommissioned SCI-Pittsburgh property.

The project was divided into three phases and supporting tasks.





Decommissioned low-to-medium security state correctional institution facility owned by the Commonwealth of Pennsylvania and operated by the Department of Corrections (DOC).

The facility began operations in 1878 as the Western State Penitentiary and continued operations until January 2005.

The prison reopened in June 2007 and operated until 2017 when it was permanently closed by the Commonwealth.

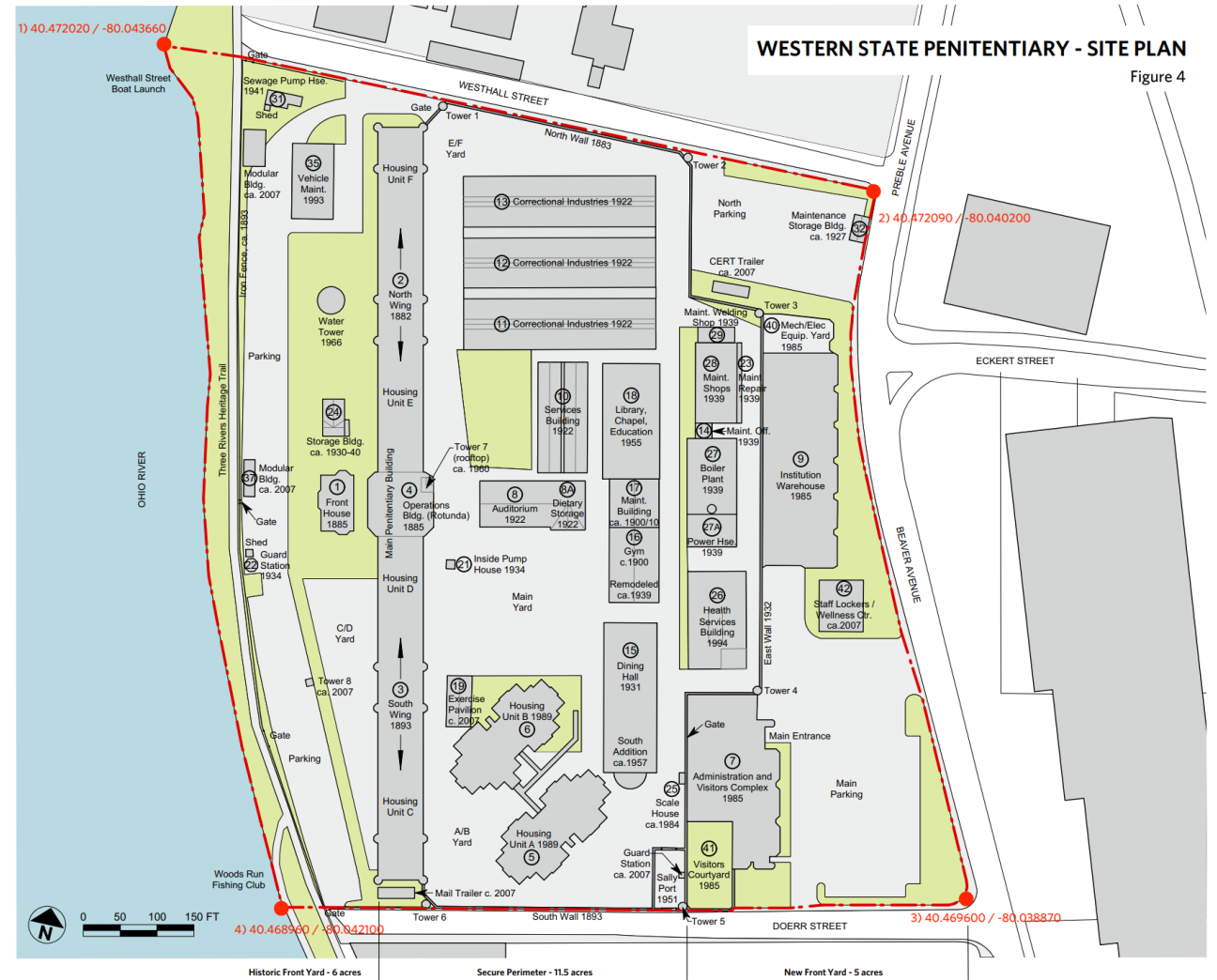
In June 2022, the property was placed on the National Register of Historic Places.

Annual recurring costs required to keep the SCI-Pittsburgh property secure range from \$800,000 to \$1,000,000.

The property includes 42 buildings and supporting structures constructed between 1878 and ca. 2007.

Twenty-four of these were built between 1878 and 1966.

The largest and most significant building is the Main Penitentiary Building, which was constructed between 1878 and 1893 and spans over linear 1,000 feet along the banks of the Ohio River.



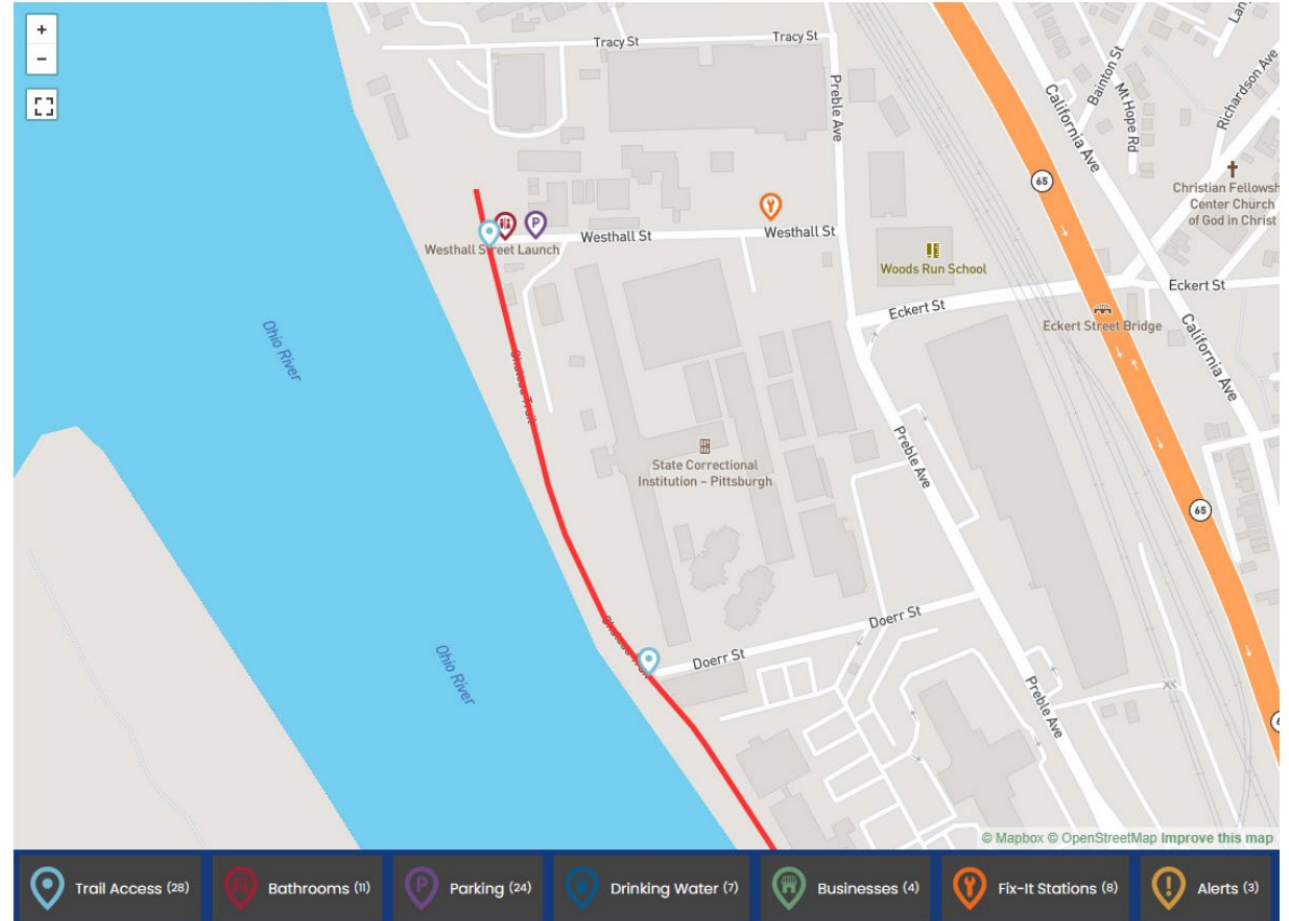
SCI-Pittsburgh is located within the Marshall-Shadeland Neighborhood of the City of Pittsburgh and is approximately 2.5 miles downstream (or northwest) from Point State Park.

The property is bounded by the Ohio River, Allegheny County Sanitary Authority (ALCOSAN), Duquesne Light Company, and the Norfolk Southern and PA Route 65 transportation corridors.

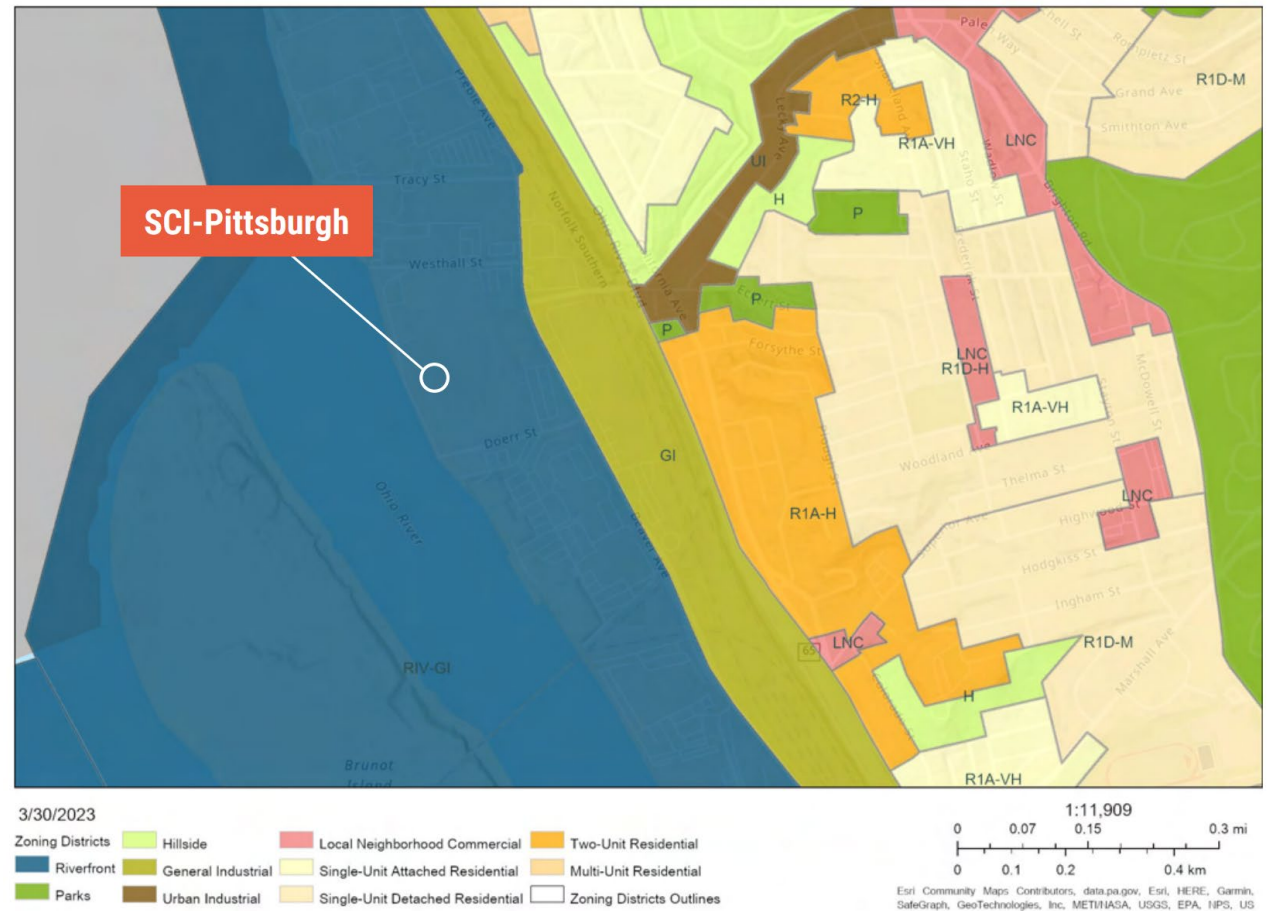


The Three Rivers Heritage Trail traverses the SCI-Pittsburgh property along the Ohio River.

The trail is a 33-mile riverfront trail system used by commuters and recreational cyclists and walkers.



The SCI-Pittsburgh property is located within the City of Pittsburgh's Riverfront-General Industrial Zoning District (RIV-GI).



Source: City of Pittsburgh, Department of Innovation & Performance, Interactive Maps, 2022, <https://gis.pittsburghpa.gov/pghzoning/>

Riverfront-General Industrial Zoning District (RIV-GI)

- The RIV-GI Zoning District is intended to promote development of the City's riverfronts in a manner that:
 - » Acknowledges the historic diversity of uses, the varied character, and the economic value of the riverfronts;
 - » Facilitates mixed-use development that physically and functionally integrates with the riverfront and strengthens pedestrian connections to the riverfronts;
 - » Maintains and creates connections between the riverfronts and neighborhoods within the City;
 - » Protects areas of industrial use from encroachment of incompatible uses.

Riverfront-General Industrial Zoning District (RIV-GI)

- » Creates an environment that supports multiple modes of transportation;
- » Promotes sustainable development;
- » Improves of the ecological health of the rivers;
- » Conserves and enhances riverbanks and riverfronts;
- » Conserves, restores, and enhances native riverbank and aquatic plant life, improves river ecosystem health, and supports biodiversity; and
- » Improves the scenic qualities and the public's enjoyment of riverfronts by preserving, creating, and enhancing public views and access to the riverfronts.

RIV-GI Zoning District Design Standards

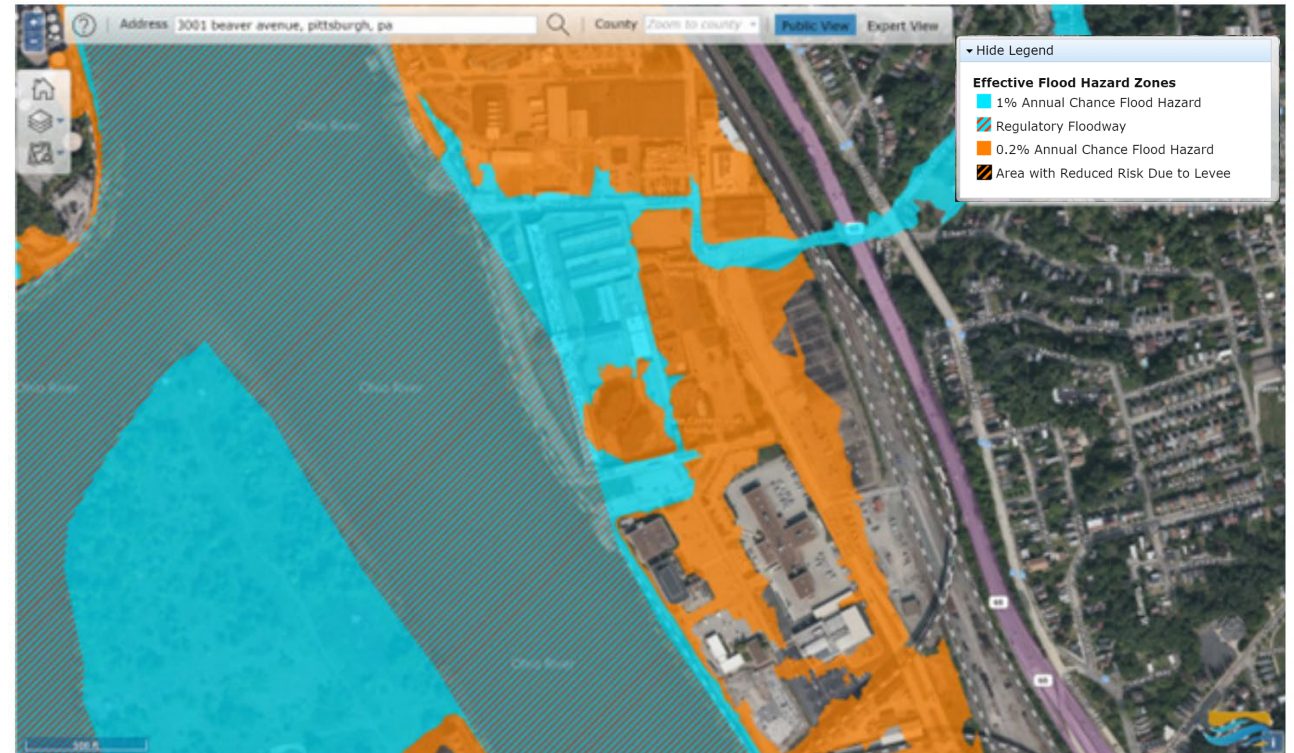
Site restrictions in the RIV-GI District include the following:



- Buildings must be setback 125 feet from the Project Pool Elevation of the river.
- Buildings must have at least 60% of the façade within 10 feet of the street right-of-way.
- Continuous 10-foot-wide sidewalks must be provided along all street frontages.
- A Visual Access Corridor of at least the same width as the street right-of-way (ROW) must extend from existing perpendicular streets to the river, no structures are permitted in this Corridor. Specific to the SCI-Pittsburgh site, this requirement pertains to Eckert Street. Parking is not specified as either allowed or not allowed in the Visual Access Corridor in the zoning regulations. There are no set back requirements pertaining to the Visual Access Corridor.
- Maximum building length is 500 feet.
- When a building is 500 feet long, any other building on the lot must be separated by at least 30 feet.

SCI-Pittsburgh lies within the FEMA-designated Special Flood Hazard Area (SFHA).

The property is subject to the City's floodplain management regulations specified under § 906.02 Floodplain Overlay (FP-0) District of the City Zoning Code.



Source: PA Flood Risk Tool. <https://pafloodrisk.psu.edu/>

Over 22 stakeholder interviews were conducted to better understand the current market, opportunities, and challenges for redevelopment of the SCI-Pittsburgh property.

The stakeholder outreach was conducted to evaluate the needs and desires of the community.

ORGANIZATON	NAME	TITLE	MEETING DATE
Allegheny County Economic Development	Lance Chimka	Director	11/14/2022
Allegheny County Sanitary Authority (ALCOSAN)	Douglas Jackson	Division Director of Operations & Maintenance	12/8/2022
Allegheny County Sanitary Authority (ALCOSAN)	Kim Kennedy PE	Division Director of Engineering	12/8/2022
Allegheny County Sanitary Authority (ALCOSAN)	Michelle Buys	Division Director of Environmental Compliance	12/8/2022
Brightwood Civic Group	Angel Gober	President	11/14/2022
Brightwood Civic Group	Jamie Younger	Board Member	11/14/2022
Brightwood Civic Group	Matt Gatto	Board Member	11/14/2022
City of Pittsburgh	Kyle Chintalapalli	Chief Economic Development Officer	11/14/2022
City of Pittsburgh Planning Department	Stephanie Joy Everett	Neighborhood Planner	11/29/2022
City of Pittsburgh, Mayor's Office	Jake Wheatley	Chief of Staff	10/11/2022 11/14/2022
City of Pittsburgh, Planning Department	Andrew Dash	Deputy Director	11/10/2022
Duquesne Light Company	Leslie Gannon	Counsel	12/8/2022
Duquesne Light Company	Alex Burns	Director, Operations Services	12/8/2022
Duquesne Light Company	Paul Svoboda	Senior Governmental Relations Representative	12/8/2022

Over 22 stakeholder interviews were conducted to better understand the current market, opportunities, and challenges for redevelopment of the SCI-Pittsburgh property.

The stakeholder outreach was conducted to evaluate the needs and desires of the community.

Stakeholder List, Continued

ORGANIZATION	NAME	TITLE	MEETING DATE
Duquesne Light Company	Zachary Merritt	Senior Manager, New Development Connections	12/8/2022
Friends of the Riverfront	Kelsey Ripper	Executive Director	11/3/2022
Governor's Action Team	Eric Bitar	Pittsburgh Rep	11/14/2022
PA House of Representatives	Honorable Aerion Abney	State Representative	9/19/2022
PA State Senate	Senator Wayne Fontana	State Senator	9/19/2022
Pittsburgh Film Office	Dawn Keezer	Director	11/11/2022
Pittsburgh Regional Alliance	Mark Thomas	President	11/14/2022
Pittsburgh Regional Alliance	Mike Harding	Vice President	11/14/2022
Pittsburgh Regional Alliance	Majestic Lane	Chief Equity Officer	11/14/2022
RiverLife	Gavin White	Director of Planning	11/29/2022
State Historic Preservation Office (SHPO)	Barbara Frederick	Historic Preservation Supervisor	10/21/2022
State Historic Preservation Office (SHPO)	Bill Callahan	Community Preservation Coordinator, Western Region	10/21/2022
State Historic Preservation Office (SHPO)	Emma Diehl	Historic Preservation Manager	10/21/2022
Urban Redevelopment Authority (URA) of Pittsburgh	Susheela Nemani-Stanger	Deputy Executive Director	11/14/2022

Stakeholder Feedback

- The City needs more “pad ready” sites for industrial and manufacturing businesses.
- Ensure new uses create local jobs and job training opportunities for residents and reconnect the community to the Ohio River.
- Property's location along the river and adjacency to the Three Rivers Heritage Trail provides an opportunity to use a portion of the site for recreational purposes and add connection to the neighborhood's Riverview Park.
- Retail, residential and office uses are less desirable options for future development of the property.
- The RIV-GI Zoning supports the site's industrial reuse, film industry utilization and job training opportunities.

Impact of the Film Industry

- The SCI-Pittsburgh property has been a magnet to the television and film industry for several years with six major productions filmed to date.
- These productions have contributed a significant investment into the site including \$500,000 into improving the Main Penitentiary Building Cell Block F and other buildings to assist with filming and crew safety enhancements.

Mayor of Kingstown, Seasons 2 and 3



“We wanted to scale up for season two,” Dillon said. “Pittsburgh had all of these decommissioned prisons. And when I scouted it (again for season two), I just fell in love with it. That place is it. We got 10 seasons mapped out. So yeah, we’re not leaving. ‘Kingstown’ will never leave Pittsburgh.” – *Executive Producer, Hugh Dillon*

Source: Pittsburgh Tribune Review, January 13, 2023

Impact of the Film Industry

- In 2021, 11 projects and an estimated \$330 million in economic development was generated within the Greater Pittsburgh region.
- For every \$1 invested in the Pittsburgh Film Office, more than \$218 in new spending has occurred from major films and television shows.
- More than 200 feature films and TV productions have been shot in the SW PA region since 1990.

PITTSBURGH FILM WORKS is a workforce training program made possible from the generous support from the Pittsburgh Film Office, the Richard King Mellon Foundation, Commonwealth of Pennsylvania, Pennsylvania Department of Community and Economic Development, and the Allegheny County Gaming Economic Development Tourism Fund program.

I.A.T.S.E. STUDIO MECHANICS TRAINING, LOCAL 489

The Studio Mechanics Training is a training partnership with I.A.T.S.E Local 489 to prepare early-career professionals for successful union careers in the Grip Department in film and television production. This paid intensive training is taught by union members with essential work readiness skills provided by Reel Works staff. Graduates will qualify for placement on the permit list for local union productions, thanks to the IATSE Local 489.



Photos by Krystle Grandy of KGrandy Media Co

Source: <https://www.pghfilm.org/for-crew-and-talent/pittsburgh-film-works/>

Environmental and Hazardous Materials Assessments

- Phase I and Phase II Environmental Site Assessments were performed, and a Hazardous Materials Survey was conducted.
- Future site development plans will likely need to incorporate both Institutional (deed restrictions on groundwater use) and Engineering Controls (i.e., active or passive vapor mitigation systems) to mitigate impacts from groundwater contamination. Completion of the Act 2 Land Recycling Program prior to conveyance is recommended.
- Asbestos Containing Materials, Lead-Containing Paint (LCP), and other potentially hazardous materials (e.g., mold, mercury-containing florescent light bulbs, PCB-containing light ballasts, etc.) in the existing buildings will need to be mitigated before conveyance.

General Highest and Best Use Proposed Approach:

Public Park – supports a new trailhead and open space for local residents

Industrial Use – Can support up to ~411,000 sq. ft. of industrial space

Film Industry – Potential continued use of a portion of the site



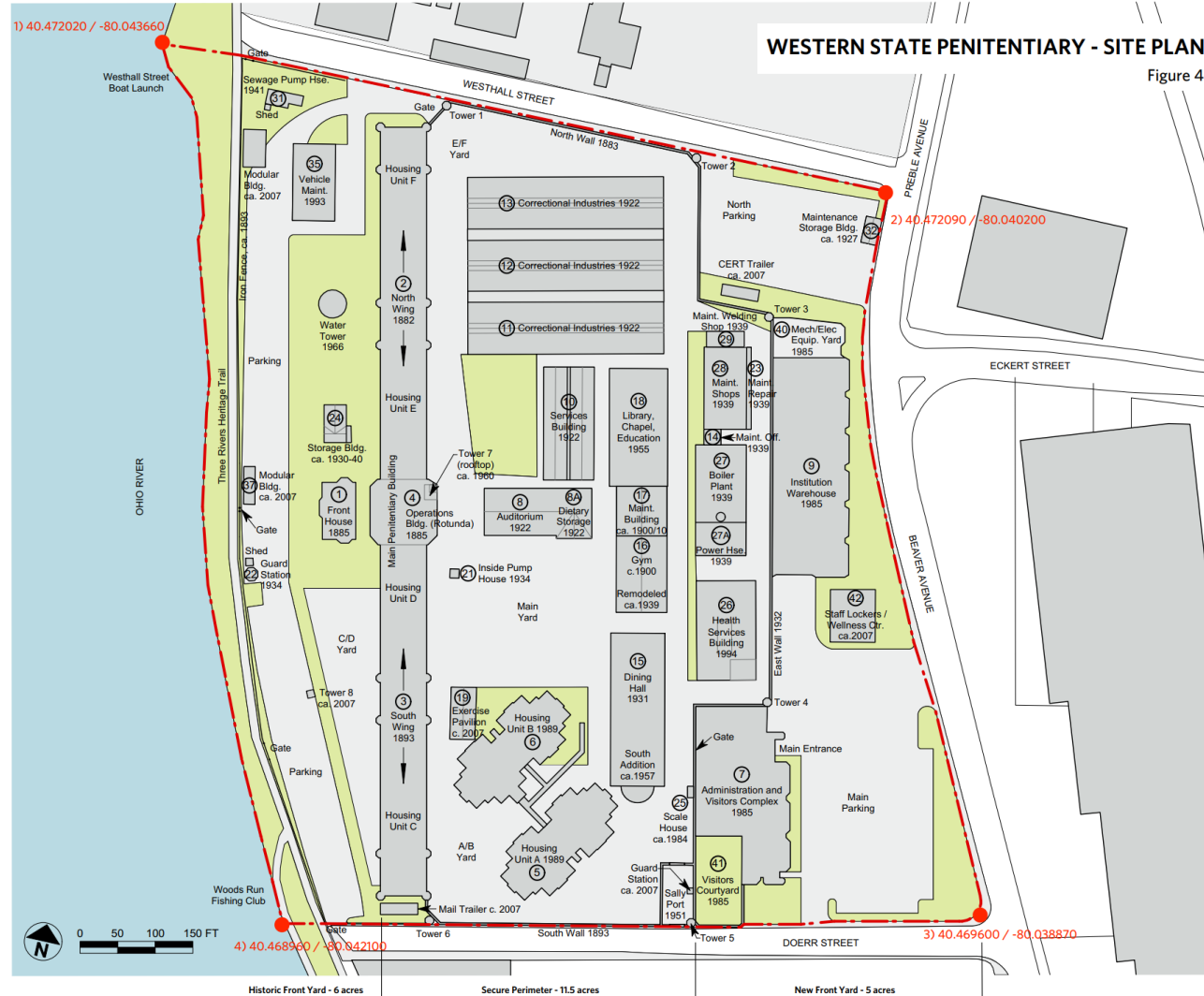
Highest and Best Use Alternatives Analysis

- Alternative 1 – Full Property Conveyance: “As-Is” Condition

- » Conveys the entire ~21.7-acre property with the buildings and improvements thereon in their current “as-is” condition to a competitively solicited buyer that offers the highest and best value and return on the Commonwealth’s investment.
- » The “as-is” condition includes the unmitigated environmental and hazardous material conditions as documented in the Phase II ESA and Hazardous Materials Survey reports included in this study.
- » Least expensive alternative, but few, if any, buyers would be willing to assume the financial and environmental liabilities involved with preparing the site for reuse and that would have the fiscal capacity to implement the project. This alternative offers the lowest chance of successful reutilization of the site.

Alternative 1 – Full Property Conveyance: “As-Is” Condition

42 buildings and structures
as-is condition

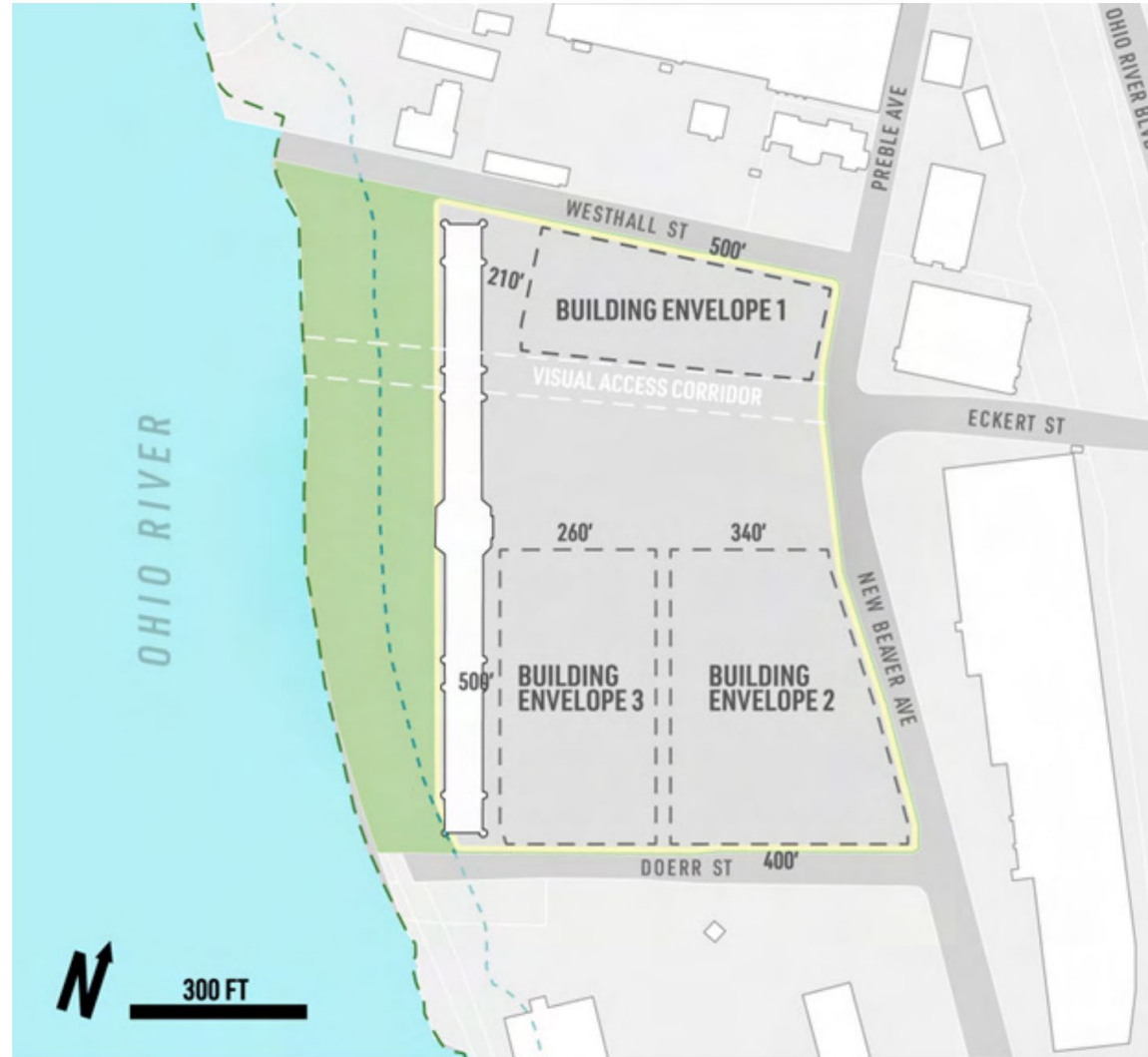


Highest and Best Use Alternatives Analysis

- Alternative 2 – Full Property Conveyance: Partial Demolition
 - » Conveys the entire ~21.7-acre property to a competitively solicited buyer that offers the highest and best value and return on the Commonwealth’s investment.
 - » Before conveyance, the Commonwealth undertakes the property’s partial demolition, including hazardous materials abatement, and environmental cleanup and liability clearance through the Act 2 Land Recycling Program.
 - » Act 2 clearance assures the Commonwealth (i.e., as the original site owner and “polluter”) achieves liability protection which conveys with the property.
 - » All buildings and structures are removed, except for Main Penitentiary Building, North Wall, and Guard Towers #1 and #2, which are important to the City’s film industry as well as for flood protection and containment of groundwater contamination.
 - » Results in a “pad-ready” site condition for approximately 371,000 sq. ft. of new industrial use buildings and retains approximately 5.2 acres of the property’s frontage for dedicated public park use.

Alternative 2 – Full Property Conveyance: Partial Demolition

- Partial site demolition and remediation/clean-up
- Retention of the Main Penitentiary Building, North Wall and Guard Towers #1 and #2
- Pad-ready site for ~371,000 sq. ft. of new industrial space
- ~5.2-acre park area



Highest and Best Use Alternatives Analysis

- Alternative 3 – Full Property Conveyance: Full Demolition
 - » Conveys the entire ~21-7-acre property to a competitively solicited buyer that offers the highest and best value and return on the Commonwealth's investment.
 - » Before conveyance, the Commonwealth undertakes the property's full demolition, including hazardous materials abatement, and environmental cleanup and liability clearance through the Act 2 Land Recycling Program.
 - » All buildings and structures are removed which may result in additional costs for flood mitigation and remediation of contaminated groundwater.
 - » Results in a "pad-ready" site condition for approximately 411,000 sq. ft. of new industrial use buildings and retains approximately 5.2 acres of the property's frontage for dedicated public park use.
 - » This is the most expensive alternative for the Commonwealth.

Alternative 3 – Full Property Conveyance: Full Demolition

- Full site demolition and remediation/clean-up
- Pad-ready site for ~411,000 sq. ft. of new industrial space
- ~5.2-acre park site



Highest and Best Use Alternatives Comparison

- Net Economic and Fiscal Impact Comparisons
 - » Alternative 1 – Full Property Conveyance: “As-Is” Condition
 - \$800,000 - \$1,000,000 – Annual recurring costs required to keep the SCI-Pittsburgh property secure
 - » Alternative 2 – Full Property Conveyance: Partial Demolition
 - Potential Number of New Jobs = 371, plus retention of film industry jobs
 - Annual Real Estate Tax Revenue = \$2,132,323
 - Annual Film Industry Output = \$99,731,670
 - Net Fiscal Impact = \$5,863,641
 - Demolition Cost = \$37,489,783
 - Flood mitigation = \$3,899,161 (assumes FEMA LOMR-F and site fill to raise the site at least 1 foot above BFE)
 - » Alternative 3 – Full Property Conveyance: Full Demolition
 - Potential Number of New Jobs = 411
 - Annual Real Estate Tax Revenue = \$2,362,223
 - Net Fiscal Impact = \$6,495,839
 - Demolition Cost = \$49,347,938
 - Flood mitigation = \$3,899,161 (assumes FEMA LOMR-F and site fill to raise the site at least 1-foot above BFE)

Next Steps & Timeline

- Stakeholder Outreach (June 2023)
 - » June 7: Meeting with Senator Fontana and Representative Abney
 - » June 15: Meeting with City, Neighborhood Group, Economic Development Leaders, Trail Partners
 - » June 12 – 26: Public comment period between June 12 – June 26 (website posting of this presentation)
- Final Land Use Feasibility Study (June 30)
- DGS Actions (2023 – 2027)
 - » Demolition Design Professional Selection
 - » Demolition Contractor Bidding and Selection
 - » Act 2 Environmental Remediation and Clearance
 - » Building Demolition
 - » Solicitation for Proposal (SFP) Development and Issuance
 - » Property Conveyance (anticipated by end of 2027)
- State Legislative Action (2023 – 2024)
 - » Amend Act 24 to correct legal description of property boundary

THANK YOU

[Submit Comments or Questions](#)



pennsylvania
DEPARTMENT OF GENERAL SERVICES

Stakeholder Meeting Summary
Elected Officials Meeting

Date: June 7, 2023

Time: 3:00 PM

Location: Virtual via Teams Meeting

Attendees:

Senator Fontana, Senate District 42

Representative Abney, House District 19

Tracy Surfield, PA Department of General Services

Andrew Lick, PA Department of General Services

Eryn Spangler, PA Department of General Services

Troy Truax, Michael Baker International

Jill Gaito, Gaito & Associates

Meeting Materials: SCI-Pittsburgh Land Use Feasibility Study PowerPoint Presentation Briefing (Attached)

Discussion Summary:

1. Eryn S. welcomed Senator Fontana and Representative Abney and thanked them for their time to receive a briefing from DGS' SCI-Pittsburgh Land Use Feasibility Study consultant, Michael Baker International. She then turned it over to Troy T. and Jill G. to present an executive summary presentation of the study's findings and recommendations.
2. Troy T. continued the meeting by stating that the PowerPoint presentation will be the same briefing that will be presented to the larger stakeholder group on June 15, 2023, at the City-County Building in Pittsburgh and shared with the public during a public outreach period from June 12 – 26, 2023. Troy presented slides summarizing the project's purpose and need, an overview of Michael Baker's scope of work, an overview of SCI-Pittsburgh, and the property's existing conditions with respect to zoning, neighboring property owners/uses, floodplain, etc.
3. Jill G. continued the meeting by presenting slides pertaining to the SCI-Pittsburgh's importance to the film industry and the project's stakeholder outreach participants and highlights of their feedback.
4. Senator Fontana stated that he wants to make sure that stakeholder concerns are heard about the property's reuse and providing local residents access to the Ohio River.
5. Jill G. continued by stating that the consultant team conducted a variety of environmental studies including a Phase II Environmental Site Assessment (ESA) and Hazardous Materials Survey. The ESA and a supplemental investigation confirmed groundwater contamination is present on the site and the source is from the prison's laundry facility. Jill said the consultant team believes the contamination is being contained onsite via the foundations for the Main

Penitentiary Building and the north prison wall (adjacent to Westhall St. and ALCOSAN). She said that DGS will be working with PA DEP to determine the mitigation actions that DGS will be required to implement under the Act 2 Land Recycling Program, which provides clearance from environmental liability for DGS and subsequent owners of the property.

6. Representative Abney asked if costs for the environmental cleanup have been determined.
7. Jill responded by stating that the costs are factored into the demolition estimates, but the likely mitigation actions will largely focus on containment engineering controls rather than removal resulting in a lower cost impact. Troy – this is not the case. Remediation costs have not been determined yet. Only the costs for mitigating the building-related issues have been factored into the demolition. DGS won't know the remediation costs until the remedial solution has been developed and agreed upon with DEP.
8. Jill continued by discussing the stakeholder engagement that the consultant team performed during the Phase One portion of the project. She gave a brief overview of each engagement that included telephone interviews, in-person meetings, and a focus group style event with various economic development interests and representatives from the city, county, and state.
9. Jill continued by stating that SCI-Pittsburgh has been used to film several television show productions including Paramount's *Mayor of Kingstown*. Jill said that information obtained from the Pittsburgh Film Office confirms that the economic impact (jobs, wages, spending, etc.) from the film industry's use of SCI-Pittsburgh and other locations in the Pittsburgh region is significant and the potential loss of the Main Penitentiary Building through its demolition would likely cause the film industry to move to a similar correctional facility location in West Virginia.
10. Senator Fontana stated that the Commonwealth tried to sell the SCI-Pittsburgh property to Paramount, but they didn't have an interest in purchasing it. Everyone agreed that future ownership and maintenance of the MPB is an issue that will need to be worked out prior to deciding on its retention or demolition.
11. Troy continued the briefing by presenting the Feasibility Study's recommended uses of the site. These include a ~5.2-acre park comprising the ~21.7-acre property's frontage along the Ohio River and the remaining area (~16.5 acres) would be devoted to Industrial use. Troy said the park area is situated between the western façade of the Main Penitentiary Building and the Ohio River. This area is traversed by the Three Rivers Heritage Trail and the consultant team recommends that the park accommodate a new trailhead facility to replace the current one located at the trail's juncture with Westhall St.
12. Troy then presented the three conveyance and use alternatives for the property as follows:
 - a. Alternative 1 – Full Property Conveyance of the ~21.7-acre property in its current "as-is" condition

- b. Alternative 2 – Partial Demolition (all buildings and structures except for the Main Penitentiary Building, North Wall, and Guard Towers #1 and #2), Act 2 environmental liability clearance, and full conveyance of the ~21.7-acre property
 - c. Alternative 3 – Complete Demolition (all buildings and structures except for the foundations to the Main Penitentiary Building, North Wall, and Guard Towers #1 and #2), Act 2 environmental liability clearance, and full conveyance of the ~21.7-acre property
13. Troy stated that Alternative 2 is the consultant team’s recommended alternative given the following:
- a. Provides a balanced approach that meets both Commonwealth and local needs;
 - b. Returns the site to an economically and fiscally productive use;
 - c. Preserves the economic benefits of the film industry;
 - d. Preserves a significantly contributing component of the National Register listed property;
 - e. Preserves the physical flood plain protections and groundwater contamination barriers;
 - f. Provides the Commonwealth (and subsequent owners) relief from environmental liability under the PA Act 2 Land Recycling Program;
 - g. Most cost-effective solution by saving the Commonwealth an estimated \$12 million in demolition and environmental remediation costs, plus the immediate revenue generating potential from the film industry’s use of the Main Penitentiary Building; and
 - h. Furthermore, conveyance of the property saves the Commonwealth an addition \$800,000 -\$1,000,000 annually on-site security services.
14. Both Senator Fontana and Representative Abney agreed that the park use recommendation is vitally important to the local residents, but they also expressed concern over the city’s or county’s ability to maintain the park.
15. Jill said that the Friends of the Riverfront and RiverLife organizations indicated that they may have interest in owning and maintaining the proposed park.
16. Troy said that the Feasibility Study includes a recommendation that the Agreement of Sale for the property’s conveyance should include a provision that requires the owner (or subsequent owners) to provide and maintain the park area as recommended in the study. Troy also said that DGS may also consider a deed restriction limiting the designated park area from being developed for non-park/open space uses.
17. Senator Fontana stated that while he supports the film industry’s use of the property, he also has concerns over the industry’s long-term commitment and the Commonwealth’s future

responsibility to remove the Main Penitentiary Building and associated structures should the industry no longer have a need or desire to use them.

18. Troy concluded the presentation by reviewing the project's next steps and associated timelines that included the upcoming stakeholder meeting (June 15) and public outreach period (June 12 – 26). In addition, Troy discussed DGS' next steps with respect to the demolition design firm selection, demolition design, Act 2 environmental clearance, and the Solicitation for Proposals (SFP), and ultimate conveyance of the property. These activities are anticipated to occur over the next four years and be completed by the end of 2027.
19. Representative Abney and Senator Fontana expressed their concerns over the length of time needed to convey the property and asked DGS to consider opportunities to streamline the conveyance and site-preparation timelines.
20. Troy stated that this timeline is based on DGS' schedule and that he would follow-up with DGS to confirm if the schedule can be shortened.

The meeting concluded at approximately 4:02 PM.