

Charles E. Kelly
U.S. Army Facility
Re-Use Plan
Summary Report
Allegheny County, Pennsylvania



Kelly Center
LRA

Kelly Center
Local Redevelopment
Authority

July 2008

Prepared by:
Environmental Planning & Design, LLC
Maguire Group, Inc.
AWK Consulting Engineers Inc.
Beynon & Company

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RESOLUTION

A RESOLUTION OF THE REDEVELOPMENT AUTHORITY OF ALLEGHENY COUNTY (THE "AUTHORITY") AUTHORIZING THE AUTHORITY TO APPROVE A RE-USE PLAN FOR THE CHARLES E. KELLY SUPPORT CENTER

WHEREAS, the Authority is organized under the Urban Redevelopment Law of Pennsylvania, Act of May 24, 1945, P.L. 991, as amended (the "Act"), and is empowered under the Act to promote the health, safety and welfare of the inhabitants of the County of Allegheny (the "County") by undertaking and assisting in redevelopment efforts in the County; and

WHEREAS, the U.S. Department of Defense through the U.S. Army (the "Army") has targeted the Charles E. Kelly Support Center located in Oakdale (the "Center") for closure through its Base Realignment And Closure initiative; and

WHEREAS, the Authority has been participating, as a lead negotiating entity, concerning the future use and development of the Center, and, to that end, has created a committee of known as the "Kelly Center Local Redevelopment Authority" (the "Subcommittee"), comprised of representatives from the Authority and the communities in and around the Center, to deliberate as to such future use and development; and

WHEREAS, the Authority retained Environmental Planning & Design, LLC ("Consultant") to assist the Authority, either directly and/or through the Subcommittee, in the creation of a reuse plan for the Center (the "Reuse Plan"), a copy of which is attached to this Resolution as an exhibit; and

WHEREAS, the Consultant has submitted such Reuse Plan to the Subcommittee and to the Boards of Commissioners of the Townships of Collier and Neville, which are affected by the closure of the Center, and the Subcommittee and such Boards have approved the same; and

WHEREAS, the staff of the Authority submits the Reuse Plan this Board for its approval.

NOW, THEREFORE, BE IT RESOLVED by the Board of the Redevelopment Authority of Allegheny County as follows:

1. The Authority hereby approves and endorses the Reuse Plan.
2. The Director and Officers of the Authority, or any of them acting alone, are hereby authorized to, in the name of and for and on behalf of the Authority, execute and to deliver any and all agreements, certificates, affidavits, and other instruments or documents of any kind or nature whatsoever, and to take from time to time any other actions which such Director, Officer or Officers shall in their discretion determine to necessary or appropriate to accomplish the approval and endorsement of the Reuse Plan; upon the terms and conditions set forth in such documents and instruments or upon such other terms and conditions as such Director, Officer or Officers shall in their discretion determine to be appropriate (with Solicitor approval); and the execution and delivery of any document or instrument by such Director, Officer or Officers shall constitute conclusive evidence that the terms and conditions contained in said documents or instruments have been determined to be appropriate by such Director, Officer or Officers on behalf of the Authority pursuant to this Resolution.

KELLY FACILITY RE-USE PLAN

3. Any and all other actions heretofore taken by any Director, Officer or Officers of the Authority to execute and deliver any of the agreements and documents authorized by this Resolution, or to take any of the actions authorized by this Resolution are hereby approved, ratified and confirmed in all respects.

4. The Secretary and/or Assistant Secretary of the Authority are authorized to execute a certificate attesting to the adoption of this Resolution and to furnish a copy of the Resolution to the USOE.

5. The effective date of this Resolution is June 25, 2008.

ATTEST:

REDEVELOPMENT AUTHORITY
OF ALLEGHENY COUNTY



(Assistant) Secretary-Treasurer

By: 

(Vice) Chairman

Kelly Facility Re-Use Plan Signature Page

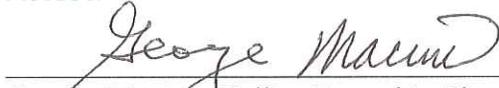
Whereas three (3) properties associated with the Charles E. Kelly Support Facility have been slated for closure by the Federal Base Re-alignment and Closure Act (2005);

Whereas the Redevelopment Authority of Allegheny County created the Kelly Center Local Redevelopment Authority to manage the development of the Kelly Facility Re-Use Plan for these properties;

Whereas the Kelly Center Local Redevelopment Authority Board has provided direction to the project and reviewed existing conditions analysis, market analysis and public input; the Kelly Center Local Redevelopment Authority Board has subsequently reached consensus on a series of re-use alternatives and property disposition recommendations for the three (3) properties; and,

Now, therefore be it known Kelly Center Local Redevelopment Authority Board endorses the Charles K. Kelly Facility Re-Use Plan.

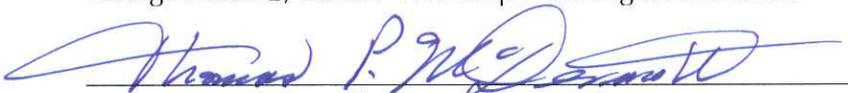
Attest:



 George Macino, Collier Township Planning Commission

7/17/08

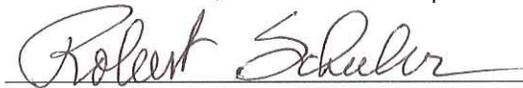
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 Tom McDermott, Collier Township Resident At-Large

7-17/08

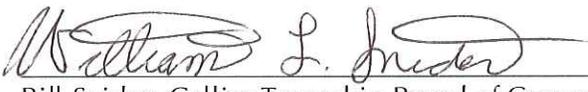
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 Robert Schuler, Collier Township Board of Commissioners

7/17/8

 Date



 Bill Snider, Collier Township Board of Commissioners

7/17/2008

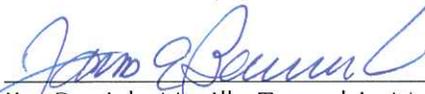
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 Ron Vercammen, Collier Township Resident At-Large

7/17/2008

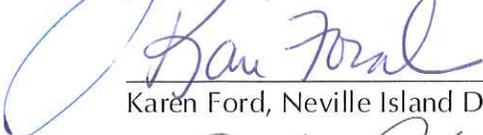
 Date



 Jim Barrick, Neville Township Municipal Engineer

7/17/08

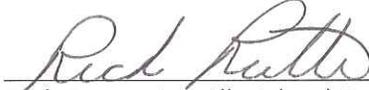
 Date



 Karen Ford, Neville Island Development Association

7-24-2008

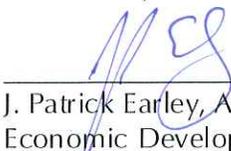
 Date



 Rick Rutter, Neville Island Board of Commissioners

7/25/08

 Date



 J. Patrick Earley, Allegheny County Department of Economic Development

7/17/08

 Date

Kelly Facility Re-Use Plan Adoption Resolution

TOWNSHIP OF COLLIER

Resolution No. 070108-01

A RESOLUTION OF THE TOWNSHIP OF COLLIER ADOPTING THE KELLY FACILITY RE-USE PLAN.

Whereas, three (3) properties associated with the Charles E. Kelly Support Facility have been slated for closure by the Federal Base Re-alignment and Closure Act (2005) ; and

Whereas, in November 2007, the Allegheny County Redevelopment Authority created the Kelly Center Local Redevelopment Authority to manage the development of the Kelly Facility Re-use Plan for these properties; and

Whereas Collier Township has an interest in ensuring that the properties are re-used for purposes beneficial to the community;

Now, therefore be it resolved that the Collier Township Board of Commissioners adopts the Charles E. Kelly Support Re-use Plan.

THIS RESOLUTION adopted by the Board of Commissioners of Collier Township at a duly assembled public meeting held this 1st day of July, 2008.

ATTEST:

TOWNSHIP OF COLLIER

By: Roberta L. Schmitt
Roberta L. Schmitt,
Township Secretary

By: Roger D. Horgan Date
Roger D. Horgan
President,
Board of Commissioners

NEVILLE TOWNSHIP
RESOLUTION 588

BE IT RESOLVED, by the authority of the Board of Commissioners of the Township of Neville, Allegheny County, and it is hereby resolved by authority of the same, that the Chairman of the Board of Commissioners of said Municipality be authorized and directed to sign Resolution 588.

WHEREAS three (3) properties associated with the Charles E. Kelly Support Facility have been slated for closure by the Federal Base Re-alignment and Closure Act (2005);

WHEREAS in November 2007, the Allegheny County Redevelopment Authority created the Kelly Center Local Redevelopment Authority to manage the development of the Kelly Facility Re-Use Plan for these properties;

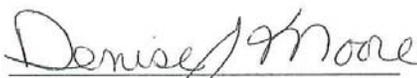
WHEREAS Neville Township residents and officials have been active members of the Kelly Center Local Redevelopment Authority Board; and,

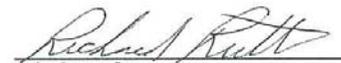
WHEREAS Neville Township has an interest in ensuring that the properties are re-used for purposes beneficial to the community;

NOW, THEREFORE be it resolved that the Neville Township Board of Commissioners adopts the Charles E. Kelly Support Facility Re-Use Plan this 3rd day of July 2008.

Attest:

Board of Commissioners


Denise E Moore
Township Secretary


Richard Rutter
Chairman of the Board

Executive Summary

Introduction

The Kelly Facility Re-Use Plan consists of a detailed analysis and determination of a preferred redevelopment concept for three (3) properties associated with the Charles E. Kelly Support Facility in western Allegheny County. The Plan was developed during the first half of 2008, in accordance with the timeline prescribed by the Federal Base Realignment and Closure Commission (BRAC). The following properties have been slated for closure and were the subject of this Re-Use Plan:

- Main Post (118 acres), located between Oakdale and Rennerdale in Collier Township, PA;
- Site 62 (12 acres), located west of the village of Presto in Collier Township PA; and,
- Neville Island Maintenance Facility (15 acres), located east of I-79 in Neville Township, PA.

Public Participation Process

The Kelly Center Local Redevelopment Authority (KCLRA) was the organization charged with guiding the planning process associated with the Kelly Facility Re-Use Plan. Formed specifically for this project, the KCLRA consisted of appointed local representatives from Neville and Collier Townships – the host communities for the three (3) properties being studied – as well as a series of County and State stakeholders. Under the guidance of the KCLRA, a Project Team was commissioned to undertake a public planning process for the potential redevelopment of the three (3) properties.

Public participation in the preparation of the Re-Use Plan was extensive and included the following:

- Monthly KCLRA Board meetings
- Two (2) Stakeholder/Community Visioning meetings
- A Stakeholder review workshop
- A Community review workshop
- Presentations to the Neville and Collier Township Boards of Commissioners
- Development and maintenance of a project website, www.kclra.com
- Preparation and distribution of three (3) KCLRA newsletters

The Components of the Re-Use Plan

The Re-Use Plan consists of six chapters. Chapter 1 provides the background to this report. Chapter 2 details the public participation strategy used. Chapters 3 & 4 are the analysis sections, detailing existing physical and economic characteristics of the properties. Chapter 5 presents a range of alternatives for the potential re-use of each of the properties. Chapter 6 presents the “preferred alternatives”, together with an opinion of probable development costs and recommendation for disposition of the properties by the U.S. Army.

The conceptual and preferred alternatives for each property were developed by combining four (4) key elements of this Re-Use Plan. They included:

- Extensive community input throughout the process;
- An assessment of the physical geography and built environment;
- A detailed real estate market analysis; and,
- A review of existing zoning requirements.

Kelly Facility Property Observations

Main Post Property

The Main Post property is located in a slowly suburbanizing section of western Collier Township. Access to the property is via Hilltop Road and Thomas Run/Oakdale Road. The property served as the Facility’s administrative center and provided support for the Nike Air Defense System. Key factors influencing redevelopment of this property included:

- Zoning: Presently zoned R-2 (suburban residential), permitting single family homes on ¼ acre lots.
- Physical Geography: Steep slopes and landslide prone soils form portions of the property’s perimeter. The central portion of the property is relatively level, but may have a potential for mine subsidence.

- Market Analysis: The single family housing market in this area appears to be saturated for the near future. An opportunity does exist, however, for a neighborhood retail/service center for the area, as well as for limited numbers of attached and/or multi-family homes.
- Public Input: local residents expressed a strong interest in the development of additional recreational facilities on the property.

Site 62 Property

Site 62 Property is located to the west of the highly-successful Nevillewood residential community along Hilltop Road in central Collier Township. The property served as a launch point for the Facility's Nike Air Defense System. Key factors influencing redevelopment of this property included:

- Zoning: Presently zoned R-2 (suburban residential), permitting single family homes on ¼ acre lots.
- Physical Geography: Intermediate slopes are present throughout the site. These slopes require additional attention to erosion potential but pose no significant obstacles for redevelopment. The property has an irregular shape which will limit the potential for structures with large footprints.
- Market Analysis: Though the single family housing market in Collier Township is mostly saturated, there is an opportunity to build from the success of Nevillewood. A campus-style senior living facility may also be a marketable use of the property.
- Public Input: local residents expressed interest in the development of additional recreational facilities, if none are to be built at the Main Post.

Neville Island Property

The Neville Property on the eastern half of the Island and is split by Grand Avenue. The property served as a vehicle and equipment maintenance facility for U.S. Army operations in the area. Key factors influencing redevelopment of this property included:

- Zoning: Presently zoned I (Industrial), permitting a range of manufacturing, warehousing, and industrial activities.
- Physical Geography: The property is virtually level, posing no obstacles to re-use. A small portion of the northern parcel (attached to land used by the Army Corps of Engineers) has a subsurface plume that would prevent the construction of a building immediately above it.
- Market Analysis: Warehousing/industrial/maintenance uses are found throughout the eastern part of Neville Island and are the best option for re-use of the property.
- Public Input: Residents supported the re-use of the property for warehousing/industrial/maintenance uses. Interest was

expressed for the constructions of a new connector road between Grand Avenue and Neville Road.

Conceptual and Preferred Alternatives

Following assessment of the properties, the Project Team developed a series of conceptual re-use alternatives. Three (3) concepts each were prepared for Main Post and Site 62; two (2) were conceived for the Neville Island Maintenance Facility. The concepts were developed by allocating a different weight to each of key considerations for the properties. The conceptual alternatives were presented to the KCLRA and the public in March and April 2008. Following review, the KCLRA Board selected favored elements of each concept to create a preferred alternative for each property.

Main Post Preferred Alternative

The vision for the re-use of the Main Post is to develop a small-scale town center offering services, employment, recreation and amenities to central Collier Township. The western two-thirds of the property would contain a mix of active and passive recreation facilities, including ballfields, walking/hiking paths, picnic areas, and forests. The area to the east of Nike Site Road would contain a neighborhood-scale retail center, a small office/flex/warehouse complex (including the re-use of the Kelly Facility’s large “bunker” building, and a civic center housing local emergency medical services center and public library. Seven (7) acres in the northeast corner of the property are being retained by the Federal Aviation Authority for its use.

**Main Post Preferred Alternative
Development Yield Summary**

<i>Land Use</i>	<i>Development Potential</i>	<i>Land Area</i>
Single Family Homes	-	-
Retail / Commercial	75,000 sq. ft.	7 ac.
Office Flex / Civic Uses	164,000 sq. ft.	7 ac.
Industrial Uses	-	-
Open Space	-	34 ac.
Passive Parkland	-	18 ac.
Active Parkland	-	29 ac.
<i>Ballfields</i>	6 ballfields	-
Public Roads	12,450 l.f.	14 ac.
FAA Site Area	-	7 ac.
Total		116 ac.

Site 62 Preferred Alternative

The preferred re-use alternative for Site 62 involves the development of eighteen (18) single family homes on the property, consistent with current zoning requirements. The development would take advantage of the spectacular views from the property and leverage its proximity to high quality developments such as Nevillewood. A small neighborhood park would be located near the entrance to the property and include a play area for children and an open area for reading or playing catch. Another two (2) acres on the property would be devoted to public open space.

Site 62 Preferred Alternative Development Yield Summary

<i>Land Use</i>	<i>Development Potential</i>	<i>Land Area</i>
Single Family Homes	18 d.u.	6.5 ac.
Retail / Commercial	-	-
Office Flex / Civic Uses	-	-
Industrial Uses	-	-
Open Space	-	2 ac.
Passive Parkland	-	1.5 ac.
Active Parkland	-	-
<i>Ballfields</i>	-	-
Public Roads	1,500 l.f.	2 ac.
FAA Site Area	-	-
Total		12 ac.

Neville Island Preferred Alternative

All assessments of the property indicated that the best re-use strategy for the property would be to focus on distribution/industrial/warehousing. The preferred re-use alternative calls for the northern parcel to be legally subdivided from its neighbor to the north (operated by the Army Corps of Engineers). As part of this subdivision, a 1.5 acre area in the northwest corner of the Kelly land identified as having environmental contamination would be retained by the Army Corps. The remainder of this northern parcel would be re-used for industrial purposes. The two (2) principal buildings on the property, historically used for military vehicle and machine maintenance, would be refurbished and re-used for similar purposes. The currently vacant southern parcel would be developed for industrial/warehouse purposes. The preferred alternative envisions two (2) buildings being placed on the property. In addition, the preferred alternative includes the construction of a new road connecting Grand Avenue to Neville Road. At present, these two (2) existing roads have no connectors for a distance of over two (2) miles on the island.

KELLY FACILITY RE-USE PLAN

Neville Island Preferred Alternative Development Yield Summary

<i>Land Use</i>	<i>Development Potential</i>	<i>Land Area</i>
Single Family Homes	-	-
Retail / Commercial	-	-
Office Flex / Civic Uses	-	-
Industrial Uses	171,100 sq. ft.	12.5 ac.
Open Space	-	-
Passive Parkland	-	-
Active Parkland	-	-
<i>Ballfields</i>	-	-
Public Roads	670 l.f.	0.75 ac.
FAA Site Area	-	-
Total		13.25 ac.

Property Disposition

Following a review of the range of property disposition options typically available to the U.S. Army under the BRAC process, a recommended course of action was prepared as the conclusion to the Kelly Facility Re-Use Plan. The chart below details these recommendations:

Overview of Recommendations

Main Post	Site 62	Neville Island
1) Subdivide property into three (3) parcels	1) Transfer Property via Economic Development Conveyance to a local public entity	1) Subdivide northern parcel (currently bound to Army Corps of Engineers land) into two (2)
a) FAA Parcel (7 acres)	a) Designate host as Collier Township or Allegheny County Redevelopment Authority	a) Retain 1.75 acres of contaminated area as part of existing Army Corps facility
b) East Parcel (18 acres)	b) Prepare local Memorandum of Understanding between public entities	2) Subdivide southern parcel into two (2)
c) West Parcel (93 acres)		a) East edge (0.75 acres)
2) Retain FAA Parcel for Federal Government Use		b) Remainder of Property (12.5 acres)
3) Transfer East Parcel via Economic Development Conveyance to a local public entity		3) Transfer East Edge via a Public Benefit Conveyance to Neville Township for Public Road
a) Designate host as Collier Township or Allegheny County Redevelopment Authority		4) Transfer Remainder of Property via Economic Development Conveyance to local public entity
b) Prepare local Memorandum of Understanding between public entities		a) Designate host as Neville Township or Allegheny County Redevelopment Authority
4) Transfer West Parcel via a Public Benefit Conveyance to Collier Township		b) Prepare local Memorandum of Understanding between public entities

Acknowledgements

The development of the Kelly Facility Re-Use Summary Plan Report has required the participation of many individuals. The countless hours and contributions made by those involved in the project demonstrate their unwavering commitment to the Project's success. These efforts provided the driving force to guide the Plan to its completion.

Collier Township

Robert Caun	George Macino
Jeanne M. Creese	Tom McDermott
Kay Downey-Clarke	Robert Schuler
Wilson J. Durisko	Bill Snider
Roger D. Horgan	Ron Vercammen

Neville Township

Bill Easton
 Bill Leon
 Gig Mandell
 Denise Moore
 Rick Rutter
 Al Whitaker

PA Department of Community and Economic Development

Joe Spielbauer, Director PA Base Development Committee

Charles E. Kelly Support Facility

Steven R. Lenny, Deputy to the Commander

EWC Environmental Group

Darlene Walker, Consultant

Special Thanks to:

Dan Onorato, County Executive, Allegheny County, Pennsylvania

Prime Consultant:

Environmental Planning and Design, LLC

Andrew JG Schwartz, RLA, AICP – Managing Principal

Paul Conner, AICP

Gabriele Mastroberardino

Jonathan D. Stilan

John Douglass

Subconsultants:

Maguire Group, Inc.

AWK Consulting Engineers, Inc.

Beynon & Company

Chapter 1: Background and Overview

A. Introduction

Three (3) properties associated with the Charles E. Kelly Support Facility in Allegheny County, Pennsylvania are scheduled to close as part of the Federal Base Realignment and Closure Act of 2005. In brief, the Facility falls under the command of Fort Dix, New Jersey and consists of the following properties:

- Main Post (118 Acres), located in Collier Township, PA between Oakdale and Rennerdale;
- Site 62 (12) acres, located west of the village of Presto in Collier Township PA; and,
- Neville Island Maintenance Facility (15 acres), located east of I-79 in Neville Township, PA.

The two (2) properties in Collier Township are located in suburban / rural settings. The Main Post property is located approximately 14 miles from downtown Pittsburgh and four (4) miles from the nearest limited access highway, I-279. The Site 62 property is located nearly 12 miles from downtown Pittsburgh and two (2) miles from I-279.

The Neville Township property is located in the heart of Neville Township's industrial district on the east end of the Island. Info in this chapter is drawn from a variety of sources, including a series of background studies, data provided by EPD, data drawn from mapping sources and U.S. census Bureau

B. Kelly Center Local Redevelopment Authority

The Kelly Center Local Redevelopment Authority (KCLRA) is the entity charged with guiding the planning process associated with the Kelly Facility Re-Use Plan. Formed specifically for this project, the KCLRA consists of appointed local representatives from Neville and Collier Townships – the host communities for the three (3) properties being studied – as well as a series of County and State stakeholders.

Membership of the KCLRA's Board included:

- George Macino, Collier Township Planning Commission
- Tom McDermott, Collier Township Resident At-Large Member
- Robert Schuler, Collier Township Board of Commissioners
- Bill Snider, Collier Township Board of Commissioners
- Ron Vercammen, Collier Township Resident At-Large Member
- Jim Barrick, Neville Township Municipal Engineer
- Karen Ford, Neville Island Development Association
- Rick Rutter, Neville Township Board of Commissioners

- J. Patrick Earley, Allegheny County Department of Economic Development

C. Purpose of the Comprehensive Re-Use Plan

Pursuant to the Federal Base Realignment and Closure (BRAC) Law of 2005, the three (3) Kelly Facility Properties were declared surplus and scheduled for closure in September 2009. As part of this BRAC process, a Re-Use Plan must be prepared for the facilities slated for closure. This planning process will result in a Re-Use Plan for the properties and will then be used by the U.S. Army in determining how, when and to what entity(s) the property will be transferred. By law, all property designated for closure in the BRAC 2005 closings must be transferred by November 2011.

The purpose of the study is to develop a Re-Use Plan for the property which will ultimately be used by the U.S. Army in deciding how, when and to what recipient(s) the property will be transferred.

The purpose of the study is to provide a conceptual master plan and accompanying recommendations for the U.S. Army to consider in the disposition of the three (3) Charles E. Kelly Facility sites involved in the Federal Base Realignment and Closure Act. The conceptual master plans and recommendations were created by analyzing public feedback, existing conditions, market conditions and current Township zoning designations. The market analysis served to identify potential development opportunities based on current market conditions. The conceptual master plans do not propose to supersede or replace current Township zoning. Consequently, future development of the three (3) sites may require zoning changes or amendments which each Township's elected bodies would have to approve through a series of publicly advertised hearings. As a result, the conceptual master plans serve to introduce a general use concept for future development considerations and avoid prescribing specific land use recommendations.

D. Studies Completed Prior to Development of the Re-Use Plan

Several environmental analyses and/or reports were completed for one or more of the properties involved in the project; each report addressed or focused on a set of specific issues or conditions on the site. They generally include:

- Integrated Natural Resources Management Plan, Published: January 2003; Author: Versar, Inc.
- Site Assessment Report: Transition from the U.S. Army to the Community, Published: May 2006; Author: Staubach Company
- U.S. Army BRAC 2005 Environmental Condition of Property Report, Published: August 2006; Author: Science Applications International Corporation

- Real Property Master Plan for Charles E. Kelly Support Facility, Published: February 2007; Author: John Gallup & Associates, LLC

The data and conclusions from these reports provided important background information used in the development of the Comprehensive Re-Use Plan. Abbreviated summaries of each of these reports are included as appendices to this Re-Use Plan.

E. Previous Charles E. Kelly Facility Projects

The Charles E. Kelly Park, located on Steen Hollow Road in Collier Township, was formerly a Charles E. Kelly Support Facility (CEKSF) property housing Nike defense missiles. The 5.7 acres parcel was deeded to the municipality through the first round of the Base Realignment and Closure (BRAC) process, via the National Parks Service Federal Lands to Park Program. As part of the Lands to Parks Program, a Program of Utilization must be submitted to the National Parks Service and updated on a regular basis. The Program of Utilization is an ongoing status report detailing site use and progress. To date, a master site plan has been prepared, and access road has been upgraded to meet American with Disabilities Act requirements; stormwater facilities have been installed. Most recently, a contract for an environmental assessment has been prepared and advertised publicly for bid.

F. Development of the Comprehensive Re-Use Plan

Under the guidance of the KCLRA, a Project Team led by Environmental Planning and Design, LLC (EPD) was commissioned to undertake a public master planning process for the potential redevelopment of the three (3) properties. The product of this process, the Re-Use Plan was developed using a combination of fieldwork; assessment of environmental and economic conditions on the properties and in neighboring areas; land use visioning and community input. The Plan's final master plan reflects findings from fact-based analyses and evaluation of market opportunities as well as stakeholder and public feedback. The Re-Use Plan also presents a strategy for the disposition and re-development of the Facility's holdings in both Collier and Neville Townships.

G. Project Team

The Project Team consists of the four (4) following members:

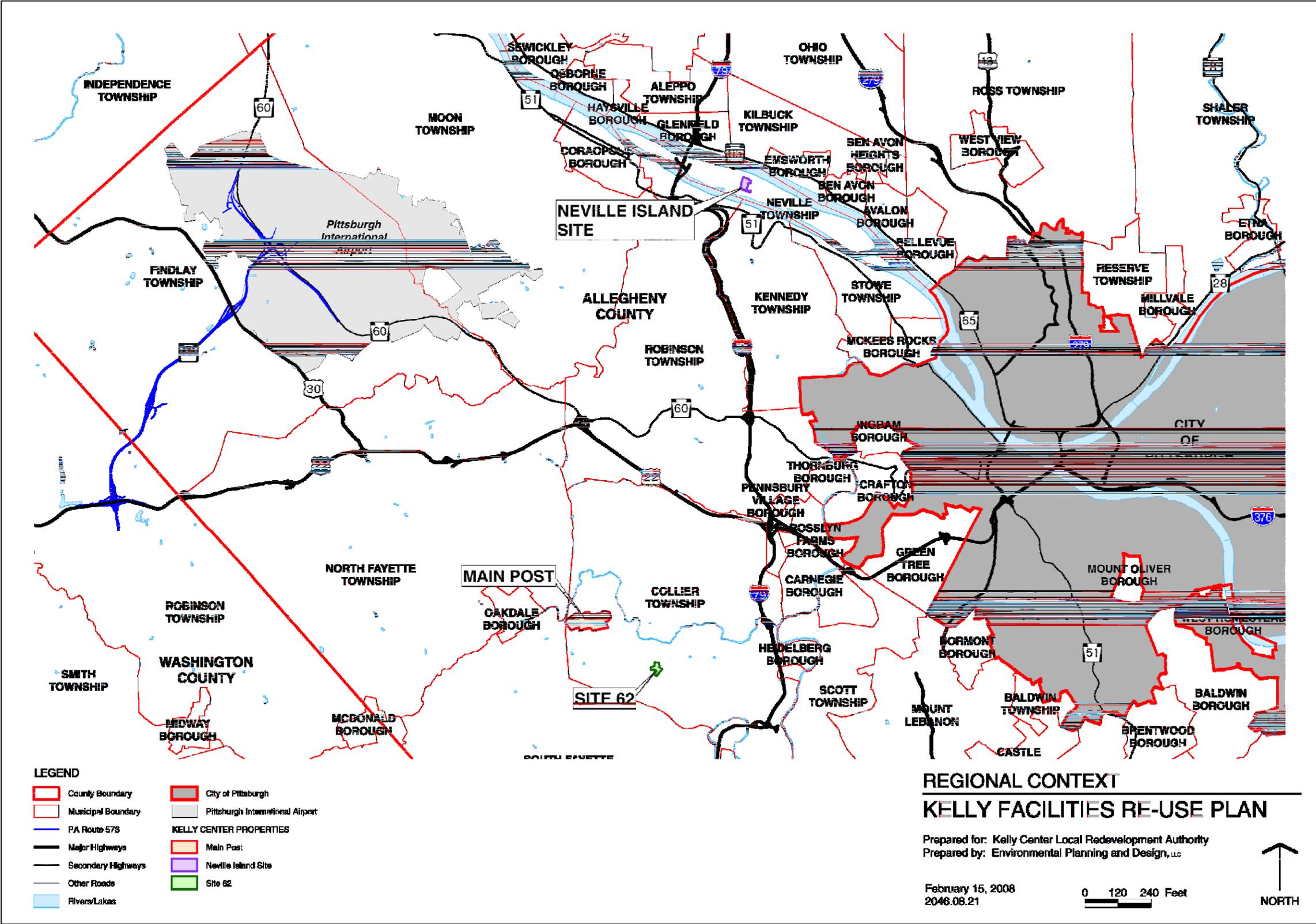
Environmental Planning and Design, LLC (EPD), a 70-year old multi-disciplinary planning and design firm based in Pittsburgh, served as Project Team leader. EPD is nationally acclaimed for its expertise in private-sector land development, having implemented and constructed projects in more than fifteen (15) states. The firm's private-sector development experience is broad and diverse with projects varying in complexity, focus and scale. EPD also maintains a substantial public-

sector practice, assisting in preparing community master plans, zoning ordinances and subdivision regulations. They have developed innovative public participation processes and techniques that allow for the creation and implementation of consensus-driven plans.

Maguire Group, Inc. is national civil and transportation engineering firm with an office located in Pittsburgh. The Maguire Group has completed several Base Relocation and Closure (BRAC) projects and re-development plans throughout the northeast. They were responsible for completing transportation design, traffic analyses, assessing infrastructure capacities, estimating redevelopment costs and organizing public participation opportunities related to the Re-Use Plan.

AWK Consulting Engineers, Inc., headquartered in Pittsburgh, is a disadvantaged business enterprise that provides civil and geo-technical engineering consulting services to public-sector clients. AWK provided the Project Team with expertise in geo-technical engineering, cost estimating and environmental analysis.

Beynon & Company, based in Pittsburgh, has been providing real estate services to clients for more than 20 years. The organization specializes in office, retail and industrial sales and leasing. The Beynon and Company organization provided the Project Team with “real world” knowledge of real estate, performed the project’s market study and evaluated the economic impacts of the master plan alternatives.



H. Community Overview

Below is a brief overview of the key demographic trends taking place within these communities in terms of population and housing. This overview is intended to provide context for users of the Plan. The findings from this section may differ from those in the Plan's *Real Estate Market Analysis* (Chapter 4), as the market analysis examines future growth potential rather than current and historic trends.

Collier Township

Population:

After a dramatic decrease in population from 1960 to 1990, Collier Township has rebounded and experienced a significant population increase (8.8%) since 1990. According to the 2000 Census, the Township's population was approximately 5,300 with an estimated 2006 population of nearly 6,110 residents. Despite the recent population increase, the Township remains among the least populated municipalities among its Southwestern Allegheny County neighbors.

Household Income:

Based on the 2000 Census, Collier Township's income ranges are generally consistent from lower to higher incomes households. For example, a majority of earning brackets \$50,000 or less contain percentages of 5.5% or higher. In addition, significant portion of the Township's population is located in higher income brackets, including \$50,000-\$59,000 (8%), \$60,000-\$74,999 (10.8%) and \$75,000-\$99,999 (9.4%). The Township also ranks relatively well in a regional context for households that earn over \$100,000. Each earnings bracket of \$100,000 or more accounts for at least 2.3% of the Townships population.

Renters vs. Owners:

Currently homeowners account for 95% of the Townships' occupied units (2000 Census). In a regional context, the Township, along with Upper St. Clair, has a significantly higher homeowner percentage than its neighboring municipalities.

Neville Township

Population:

Due to a severe drop in population spanning the past 45 years, where Neville Township experienced a total population decrease of almost 50%, the 2000 Township population was approximately 1,200. Although the decline has slowed recently (3.2 % decline from 1990-2000), the 2006 Census estimate projects a continued decline. While a few neighboring communities, such as Moon Township, Robinson

Township, and Kennedy Township have experienced major population increases, a majority of Neville Townships adjacent municipalities have also experienced population decreases similar to Neville's 40 year decline.

Household Income:

Based on the 2000 Census, the majority of the households in Neville Township earn less than \$49,999. In addition, Township percentages are close or exceed 10% for each earnings brackets ranging from \$10,000 to \$24,999. In a regional context, the Township ranks as one of the lower earners by household.

Renters vs. Owners:

Currently Township homeowners account for approximately 50% of the Townships occupied units (2000 Census). The Township homeowner percentage is generally "average" among its neighboring municipalities.

I. Kelly Facility Properties

The Kelly Facility Re-Use Plan proposes re-use or redevelopment concepts for three (3) U.S. Army properties that are a part of the Base Realignment and Closure program (BRAC). As part of the BRAC program, the U.S Army considers re-use input from associated communities in order to provide the communities with a voice in the potential property re-use design and development. The BRAC properties, located in the Pittsburgh metropolitan area, include Main Post, Site 62 and Neville Island Maintenance Facility.

Main Post Property

Main Post (118 acres) is situated amidst the rolling hills of western Allegheny County, Pennsylvania. The property is located between Oakdale and Rennerdale in the western portion of Collier Township. It is located approximately sixteen (16) miles south west from Pittsburgh. Due to the property's high elevation (approximately 1,250 feet), the property was developed in 1959 by the U.S. Army in order to house the central command and communications activities for Site 62, Site 63 and Neville Island Maintenance Facility. Initially the property provided support for the Nike Air Defense System as well as various civic, administrative and maintenance services to both on and off-site service men and women. Currently, Main Post has ceased operation of the Nike Air Defense System, but continues civic, administration and maintenance services as a sub-installation of Fort Dix, New Jersey. The facility is slated for closure under the 2005 BRAC program.

Although much of the property has not been developed due to its steep terrain, the Main Post consists of 50 buildings (246,000 square feet) and provides communications services for the Federal Aviation Administration (FAA). The FAA operations on the property will

continue independent of the BRAC process. Adjacent lands are generally rural open space and forested lands, although new residential development has recently been constructed to the south of the property. The property is located approximately four (4) miles from Interstate 79 and U.S. Route 22. Direct access to the property is via Nike Site Road.

Site 62 Property

Site 62 (16 acres) is located approximately three (3) miles southeast of the Main Post in Collier Township, Pennsylvania. The property was a satellite support facility for the Main Post, was previously developed for military installations such as missile launching facilities as related to the Nike Air Defense System. Military operations have since ceased and the property and its buildings have been largely vacated.

Currently the property includes seven (7) buildings (15,269 square feet). Adjacent lands are primarily rural with recent residential development constructed to the north along Hilltop Road. As is the case for the Main Post, Interstate 79 and U.S. Route 22 provide the nearest highway access for Site 62, approximately three (3) miles away.

Neville Island Property

The Neville Island Maintenance Facility (15 acres) is located in a developed industrial district within Neville Township; the Township encompasses Neville Island, a 3-mile long, narrow Ohio River island located approximately ten (10) miles North West of Pittsburgh. The property was first developed as a satellite facility to the Main Post in 1942 in order to provide maintenance services for military vehicles and mechanical equipment. In 1956, a missile assembly building for the Nike Air Defense System was constructed. Today, maintenance services for military vehicles continue, but these services are expected to cease in the near future under the BRAC program. The services are currently planned for relocation to Crawford County, Pennsylvania.

Direct access to the property is provided by Grand Avenue, which divides the Maintenance Facility property and its 19 buildings (54,045 square feet) into north and south properties. The north property, currently a portion of a parcel owned by the U.S. Army Corp of Engineers, contains maintenance buildings and a storage yard. The south property is presently vacant. In addition, a rail line serving industries on Neville Island runs adjacent to the south parcel. Transportation needs are accommodated by the Facility's convenient access to Interstate 79, located approximately one (1) mile to the west of the property.



Legend
[Red dashed line] Property Boundary
[Orange solid line] Municipal Boundary

**MAIN POST
AERIAL PHOTO
KELLY FACILITIES RE-USE PLAN**

Prepared for: Kelly Center Local Redevelopment Authority
Prepared by: Environmental Planning and Design, LLC

February 28, 2008
2046.08.01r1

0 120 240 Feet
[Scale bar]





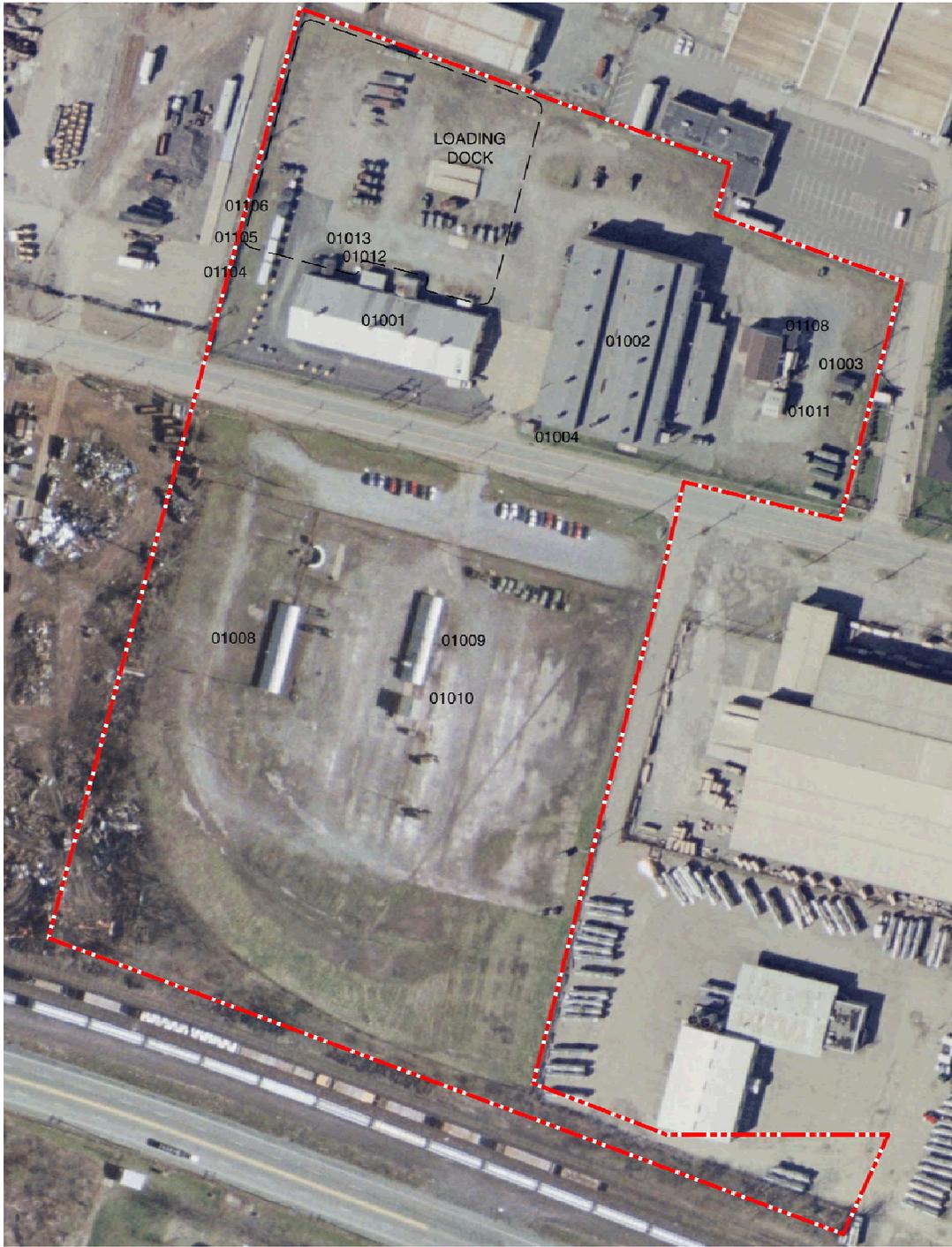
- Legend**
- Property Boundary
 - Stream/Fence

SITE 62
AERIAL PHOTO
KELLY FACILITIES RE-USE PLAN

Prepared for: Kelly Center Local Redevelopment Authority
 Prepared by: Environmental Planning and Design, LLC

June 12, 2008
 2046.00.02r2





NEVILLE TOWNSHIP
AERIAL PHOTO
KELLY FACILITIES RE-USE PLAN

- Legend
-  Property Boundary
 -  Extents of Subsite Environmental Plans

Prepared for: Kelly Center Local Redevelopment Authority
Prepared by: Environmental Planning and Design, LLC

February 26, 2008
2046.06.08r1



Chapter 2: Public Participation

A. Introduction

The KCLRA Board members were actively involved in the planning process and development of the Plan. Monthly Board meetings provided an opportunity for Board members to guide the planning Team on the direction and goals of the planning process and plan development. These meetings were selected in order to maximize response as well as to ensure convenience for involved officials and residents. In addition to the seven (7) board meetings held over the course of the project, Board members also attended stakeholder and public meetings to ensure the Re-Use Plan was in sync with the community's vision and needs.

KCLRA Board

The Kelly Center Local Redevelopment Authority (KCLRA) is the primary organization charged with conducting the planning process and considering conceptual alternatives proposed for the Kelly Facility Re-Use Plan. Formed specifically for this project, the KCLRA consisted of appointed local representatives from Neville and Collier Townships, as well as a representative of the Redevelopment Authority of Allegheny County who served as the liaison between local government and community representatives.

Stakeholders

Stakeholders from each community were identified to ensure that the needs and expectations of the host communities were addressed. The stakeholders included citizens, public officials, representatives of a local home Owners association, local development and planning agencies/organizations, and school district officials.

Public

Public participation, including residents of Collier and Neville Townships was essential to the development of the Kelly Facility Re-Use Plan. A number of opportunities or venues for public input were available throughout the duration of the project

B. Meetings

Utilizing the three (3) resources for coordination and consultation, several meetings were held to collect feedback and consult with KCLRA board members, stakeholders and public. The meetings included KCLRA Board meetings, stakeholder meetings and public visioning meetings. In the case of the initial round of community meetings, the first stakeholder and public visioning invitees participated jointly in workshops held in Collier and Neville Townships.

KCLRA Board Meetings

The KCLRA Board members were actively involved in the planning process and development of the Plan. Monthly Board meetings provided an opportunity for Board members to become aware of issues, discuss objectives and guide the Planning Team on the direction and goals of the planning process and the Re-Use Plan's overall development. In addition to the seven (7) board meetings held over the course of the project, Board members also attended stakeholder and public meetings to ensure the Re-Use Plan was in sync with the community's vision and needs.

In determining which conceptual alternative best fit the community's needs, the KCLRA considered several land use (single-family, mixed use, commercial, office, etc.) alternatives for each property. To assist in deciding upon the preferred land uses, the board used four (4) key factors:

- Kelly Facility Market Analysis
- Township Comprehensive Plans and Zoning Ordinances
- Property Existing Conditions Assessments
- Public Input

After considering the four (4) factors, the Board combined or integrated land use elements of the conceptual alternatives to prepare a preferred concept for each property.

The Preliminary Draft Master Reuse Plan was prepared and presented to the KCLRA Board on May 15, 2008 and June 19, 2008 for review. The Final Draft Master Re-use Plan was prepared and presented to KCLRA on July 17, 2008.

Outlined below is a summary of the public meetings held throughout the master planning process.

Kelly Facility Re-Use Plan Public Meetings

DATE / LOCATION	MEETING	PURPOSE
December 20, 2007	KCLRA Board	Kick-off; Introduction to project
January 17, 2008	KCLRA Board	Project status and updates
February 21, 2008	KCLRA Board	Project status and updates
February 28, 2008	Visioning / Stakeholder Workshop #1 – Neville Twp.	Introduce project and community based planning process
March 4, 2008	Visioning / Stakeholder Workshop #1 – Collier Twp.	Introduce project and community based planning process
March 20, 2008	KCLRA Board	Present site and market analyses
April 16, 2008	Stakeholder Meeting # 2 - joint	Multi-disciplinary planning workshop; present re-use concepts
April 17, 2008	KCLRA Board	Refine Alternative re-use concepts
April 30, 2008	Visioning Workshop # 2	Present Re-Use Plan Alternative concepts
May 15, 2008	KCLRA Board	Present Preliminary Draft Re-Use plan
June 3, 2008	Collier Township Board of Commissioners	Present Draft Re-Use Plan
June 5, 2008	Neville Township Board of Commissioners	Present Draft Re-Use Plan
June 19, 2008	KCLRA Board	Present Final Draft Re-Use Plan
July 17, 2008	KCLRA Board	Present Final Re-Use Plan

KCLRA Stakeholders Meetings

Two stakeholder meetings were held to garner public input from specific interest groups or industrials. The stakeholders were identified by the KCLRA Board as community members/organizations that had a “vested” interest in the re-use of the Kelly properties.

Stakeholder Meeting #1:

As stated, the Stakeholder Meeting #1 was held in each township and served as an introduction to the project and the community-

based planning process. The Neville Township meeting was held February 28, 2008, at the Neville Township Municipal Building with 21 people attending. The Collier Township meeting was held March 4, 2008 at the Collier Township Municipal Building, with 39 people attending.

The meetings included a brief overview of the 2005 BRAC process, the project work plan and a condensed project timeline. Initial existing conditions maps and analyses were presented describing the current land use, soils, floodplains and slopes, etc. A discussion with meeting attendees of the issues and opportunities for each property followed with a general development consensus reached at each meeting.

Upon examining existing business relocation or commercial fleets, Neville Township residents expressed that an industrial land use would be the most appropriate re-use of the Neville Township property.

Collier Township residents stated a need for active/passive recreation land. The general consensus of the participants was public recreation and open space re-use for at least a portion of the Collier properties, such as a “civic center” that encompasses multiple uses and conserves open space.

Stakeholder Meeting #2:

Stakeholder Meeting #2 was held for Collier and Neville Township Stakeholders at the Collier Township Municipal Building on April 16, 2008. The meeting was a joint planning workshop that provided the opportunity for the stakeholders and the KCLRA Board to gauge and understand the level and nature of specific development alternatives and concepts. Initial re-use concepts highlighting facility re-use opportunities were presented for comment and discussion. This public input, along with input from KCLRA Board served as a basis for selection of the “Preferred” Base Re-use Master Plan.

Public Visioning Meetings

A number of opportunities for public input were available throughout the duration of the project, including two (2) public workshops.

Visioning Workshop #1:

As outlined in the previous section, Stakeholder Meeting #1 and Public Visioning Workshop #1 were conducted as a kick-off meeting which was held in each Township and served as an introduction to the project.

Visioning Workshop #2:

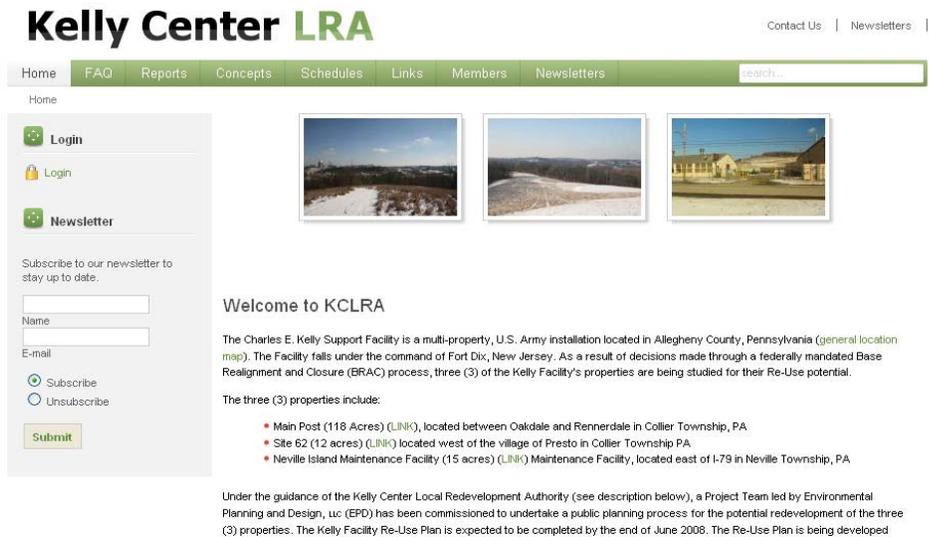
Visioning Workshop #2 was a combined workshop for Collier and Neville Townships held at the Collier Township Municipal Building on April 30th, 2008. The meeting presented a series of conceptual re-use plans in order to solicit public comment on the preferred alternative selected by the KCLRA Board. Members of the public generally agreed with the preferred re-use alternative for each property, offering small-scale recommendations for improving the plans.

C. Additional Communication and Outreach Methods

In addition to the extensive public meetings, the general public was informed of the planning process and provided with opportunities for input on an ongoing basis through various communication and outreach methods including:

Website

A project website, www.KCLRA.com, created to inform the public about the project, provide background studies, announce project milestones and meeting dates, provide a forum for comments, and host the project newsletters. The website was also linked to Collier and Neville Township’s websites which provided general meeting notices and links to the project website.



Public Comment on Draft Re-Use Plan

In order to obtain community feedback as well as Board of Commissioner approval, the KCLRA established a public review period of May 21st to June 6th. The draft Re-Use Plan was available via the KCLRA website. To ensure maximum public feedback, availability of the draft Re-Use Plan was advertised in local papers.

During the review period, a Board of Commissioners meeting was held in each Township. Collier Township's meeting was held on June 3rd; Neville Township's meeting was held on June 5th. Each township Board of Commissioners meeting was advertised pursuant to local procedure for public meetings. In addition during the review period, three (3) public comments were received.

Newsprint and Newsletter

Newsprint articles appeared in local circulation publications (Bridgeville News, Signal Item and Coraopolis Record) regarding the project in addition to public meeting notices.

Three (3) project newsletters were produced and designed to update the public and stakeholders on the progress of the project, announce meeting dates and important milestones, and encourage feedback on project related issues via a comment page link on the project website. The newsletters were circulated to an audience of approximately 75. Interested parties could sign-up to receive project newsletters via the project website link provided or via the sign-in sheets at the initial shareholder meetings held in Collier and Neville Townships.

Charles E. Kelly Support Facility www.kcira.com
Newsletter - May 2008

Kelly Center LRA

REFINING THE VISION

Thirty (30) community members turned out to view a range of alternative re-use concepts presented for the Kelly properties at the Public Visioning Workshop held on April 30th at the Collier Township Municipal Building. Attendees conveyed their support for the preferred conceptual plans presented, providing guidance to the planning team and KCLRA Board to further refine the Preferred Alternatives. Community input is still needed. Please visit the project website to review and comment on the draft conceptual plans for each Kelly property.



BACKGROUND: In the initial phases of the Kelly Facility Re-Use planning effort, the Project Team focused its efforts on data collection and analysis for each of the properties. This included four (4) key elements that led to the creation of the preferred alternative for each site.

1. An assessment of the existing physical and natural environment conditions at each of the properties;
2. An analysis of the economic market for future development within Collier and Neville Townships;
3. A review of the townships' zoning ordinances; and,
4. Gathering of initial public input and ideas.

In March and April, the analyses were transformed into a series of initial conceptual re-use alternatives for each of the properties. In each case, Alternative 1 reflected current zoning of the property, Alternative 2 gave greater weight to the results of the market analysis and Alternative 3 (for the Collier properties) reflected the public support for an emphasis on recreation land.

Cont. on page 2

DRAFT TO BE CIRCULATED: May 21 - June 6, 2008
Review the DRAFT Re-Use Plan available beginning MAY 21, 2008, which will be downloadable from the project website. A hard copy will also be available for viewing at the Township's municipal buildings during regular business hours. Comments may be submitted via the project website or by mail during the 14 day review period (May 21 - June 6*).

To submit comments via mail.

Environmental Planning & Design
ATTN: Kelly Re-Use Plan
100 Ross Street
Pittsburgh, PA 15219

* comments must be received by June 6

Chapter 3: Existing Conditions Assessment

A. Introduction

The following assessment evaluates various basic background data. The data includes community policy as well as inventory and analysis of natural conditions and the built environment in order to identify development constraints, obstacles and opportunities. This data was subsequently used as the basis for evaluating the “development capacity” of the three (3) properties and provided a framework for the conceptual re-use alternatives. Included at the end of each policy or element assessment is a key observation (presented in bold type) highlighting essential information related to the property’s development potential. Below is a brief description of each data type and subsequent Township policies and physical elements.

Community Policy

The assessment for each property begins with an examination of the property, its neighborhood and applicable Township policy documents including comprehensive plans and zoning ordinances. A comprehensive plan is a municipality adopted official statement in which the community sets forth goals, policies and recommendations intended to direct physical, social, and economic development that occurs within its jurisdiction. In order to develop the goals, policies, and recommendations, comprehensive plans typically inventory existing natural resources as well as current land use and development trends. As part of the Kelly Facility re-use planning process, land use designations were evaluated in order to frame potential re-use concepts for each property. In addition, the applicable Township zoning ordinance was evaluated to conclude existing zoning districts and development specifications pertaining to each property. The Main Post and Site 62 assessments refer to policy and objectives of the Collier Township Comprehensive Plan (2001) and the Collier Township Zoning Ordinance (2002). The Neville Township property references policy and recommendations set forth in the Neville Township Comprehensive Plan (1999) and the Neville Township Zoning Ordinance.

Natural Conditions

The natural conditions assessment provides a snap-shot of existing on-property natural characteristics and development feasibility/potential. The natural conditions were mapped and analyzed as part of the three (3) Kelly properties. These physical elements include:

- **Geology and Soils:** Geology has been assessed in order to identify development suitability based on rock stability. Property soils have also been assessed to identify property stability and potential for movement. Soil is evaluated to determine levels of permeability in order to determine potential stormwater impacts.

- **Landform and Watershed:** Landform analysis consists of a review of the components and processes present or produced by nature including soil types, geology, slopes, vegetation, surface water and drainage patterns. A watershed is an effect of landform and provides an indication of where surface water or stormwater run-off will travel.
- **Slopes:** Slope is the degree of deviation of a surface from the horizontal, usually expressed in percent or degrees of gradient. Because of stability problems posed by steep slopes, or gradients 25% or greater, associated economic factors, the run-off and difficulty of constructing roads/parking lots stormwater, and development is generally limited to areas exhibiting slopes less than a 25% grade.
- **Landcover:** Land coverage demonstrates the various development activities within different property areas. Land coverage illustrates the project area's general land use activity based on aerial photography which can be applied to examine how the land is utilized for development. Undeveloped areas can also be identified and evaluated for potential conservation/preservation uses.

Built Environment

The built environment helps to determine re-use potential and feasibility by assessing existing infrastructure and building conditions. The built environment includes the following:

- **Transportation:** Current Average Daily Trips (ADT) and Level of Service (LOS) have been reviewed to determine the impacts of future road volumes on existing and future roads and highways.
- **Water and Sewer Service:** Potable water and sanitary sewer infrastructure has been analyzed to determine availability of fresh public drinking water for domestic or commercial use and provides an indication of type and density of development feasible on a particular property and serves as a estimation to how much development can occur when it's based on existing infrastructure..
- **Existing Buildings:** The type, size, and condition of existing buildings have been evaluated for re-use potential. In addition, environmental history and conditions have been assessed to determine potential hazards.

Combined, these key observations provide a preliminary outline of the most appropriate areas for conservation, preservation and development of each property. In several instances, background information obtained from various property-related reports¹ were used as the basis these analyses.

B. Main Post Property

Collier Township Comprehensive Plan

The Main Post's current land uses revolve around military operations related to office, administration and civic uses as well as light industrial (maintenance/repair) functions. In addition to existing land uses, the Township Comprehensive Plan provides future land use designations for potential development consideration. The Main Post is located within the Township's medium density future land use district which encourages the development of land for the purpose of single-family lots. Multi-family and related housing types are also considered permissible as part of a Planned Residential Development.

In order to meet Comprehensive Plan recommendations for future development, adjacent lands are considered for infrastructure, stormwater management, traffic impacts, open space/greenway corridor connectivity, etc. The Main Post is surrounded by forested area on its west, north and east boundaries. The property's south boundary is adjacent to a mix of town homes and suburban residential development. This development currently includes townhouses and detached single-family units. The Comprehensive Plan, last revised in 2001, defines all of the property's adjacent lands as vacant.

Collier Township Zoning Assessment

The Main Post zoning district, Suburban Residential District (R-2), permits single family developments in locations in the Township where utilities and transportation facilities exist or are anticipated in the future. In addition, it allows for accessory uses and compatible public and semi-public uses as conditional uses or uses by special exception.

Based on the property's current zoning designations, development is intended for a suburban style density which is defined by minimum lot area and width. The Ordinance requires a minimum lot area for single family dwelling to be 36,000 sq ft (lots without public sewers) and 12,600 sq ft (lots with public sewers) and one (1) acre (all other

¹ Integrated Natural Resources Management Plan. Versar, Inc. January 2003

¹ Site Assessment Report: Transition from the Army to the Community. Staubach Company. May 2, 2006

¹ Environmental Condition of Property Report. Science Applications International Corporation. August 2006;

¹ Real Property Master Plan for the Charles E Kelly Support Facility John Gallup & Associates, LLC February 2007

KELLY FACILITY RE-USE PLAN

principal uses are). Minimum lot widths required for single family dwellings is 150 ft (without public sewers), 90 ft (with public sewers) and 100 ft (all other principal structures).

Key Observation: Based on existing zoning and proposed future land use, the property is currently intended for low density suburban development.

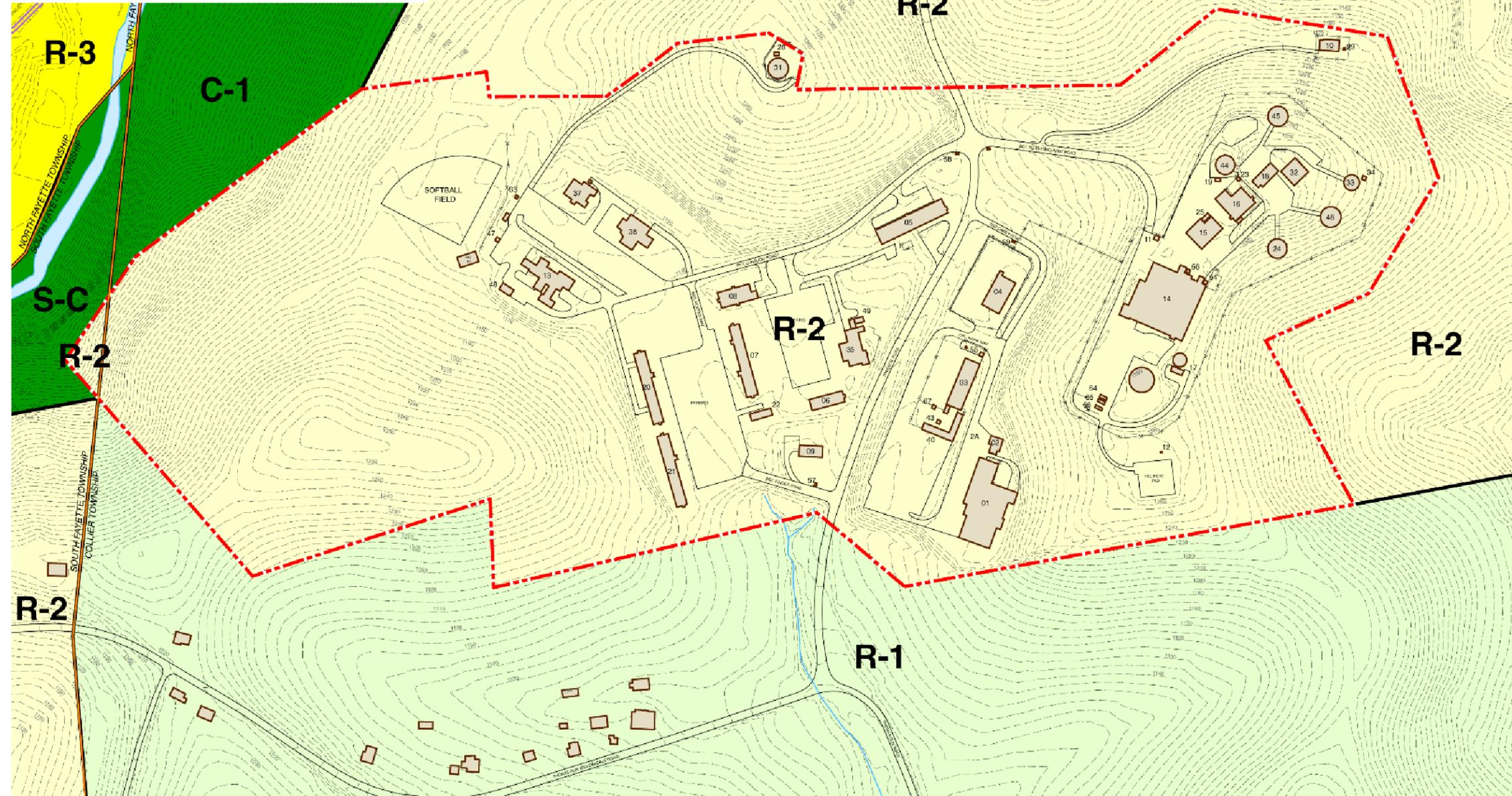
Main Post- Authorized Uses in the R-2 Zone

AUTHORIZED USE	TYPE
Single Family Homes	Permitted
Bed & Breakfast	Conditional
Churches, Firehouses, Schools, and Public Uses	Conditional
Public Recreation	Conditional
Public Utilities	Conditional
Day Care	Special Exception

Main Post- Collier Twp Zoning Specifications

Lot Area	Minimum Requirements
Single Family Dwelling	
With Public Sewer	36,000 sq ft
Without Public Sewer	12,600 sq ft
All other Principal Uses	1 acre
Lot Width	
Single Family Dwelling	
With Public Sewer	150 ft
Without Public Sewer	90 ft
All other Principal Structures	100 ft

Source: Zoning Analysis is based on the Collier Township Zoning Ordinance of 1994, North Fayette Zoning Ordinance of 2004 and the South Fayette Zoning Ordinance of 1987) Other base data provided by the US Army and the Allegheny County Division of Computer Services.



Legend

Property Boundary	ZONING	
Municipal Boundary	Collier Township	North Fayette Township
Roads	R-1 (Low Density Rural Residential)	R-2 (Suburban Residential)
Railroads	R-2 (Suburban Residential)	C-1 (Conservation)
Buildings	C-1 (Conservation)	S-C (Special Conservation)
Stream Course	North Fayette Township	
Existing 5' Contour	R-3 (Medium Density Residential)	

**MAIN POST
ZONING ANALYSIS MAP
KELLY FACILITIES RE-USE PLAN**

Prepared for: Kelly Center Local Redevelopment Authority
Prepared by: Environmental Planning and Design, LLC

April 28, 2008
2046.08.24r2

0 120 240 Feet



Natural Environment

Geology and Soils:

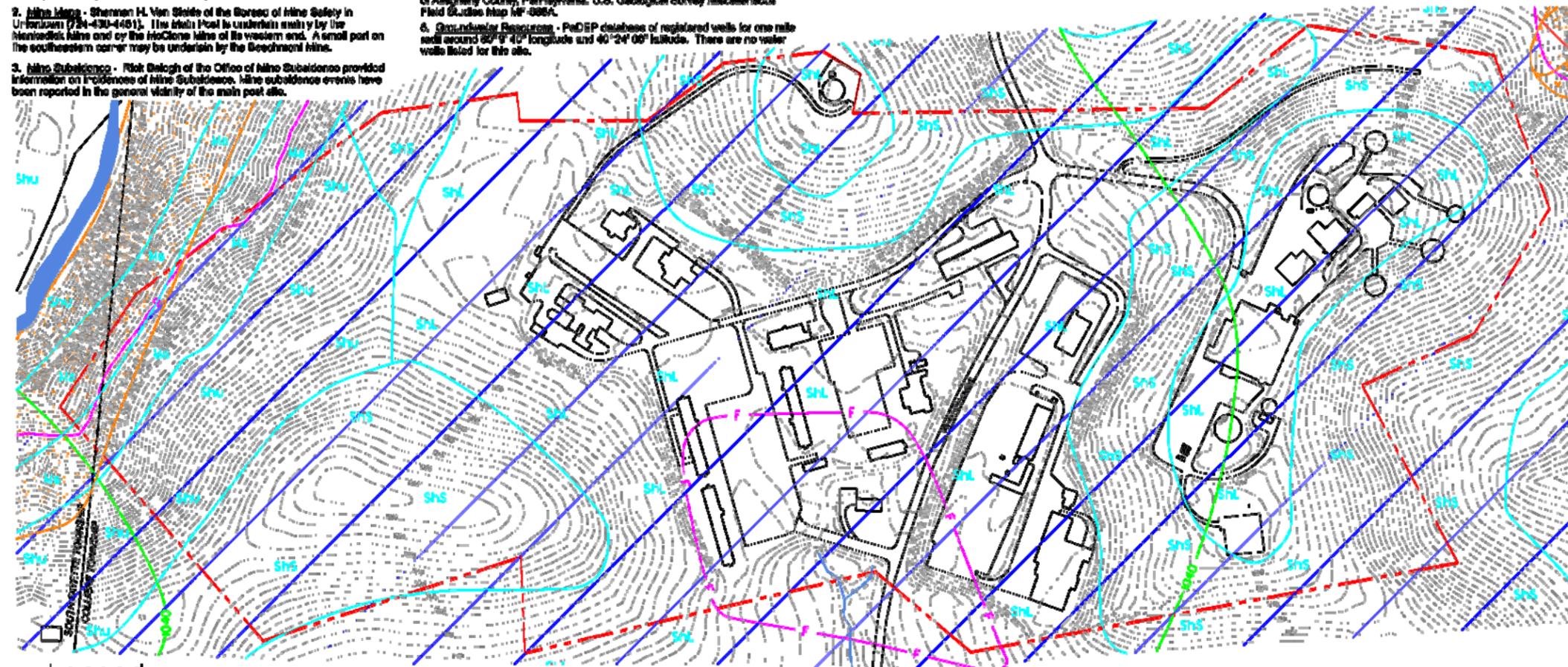
The Main Post property is principally underlain with a mix of shale, claystone and limestone rock. Although no mine subsidence events have been reported within the limits of the Main Post, mine subsidence events have been reported in the general vicinity of the properties. Both the site and its vicinity are reportedly undermined. The surface terrain of the Main Post property is reportedly 0 to 230 feet above the Pittsburgh Coal Seam. Risk of mine subsidence is substantial on the property because of localized sinkhole subsidence at shallower mine depths or broader trough subsidence at greater mine depths. At a depth of about 500 feet or deeper below the ground surface, the magnitude of mine subsidence effects may be minimal but cannot be completely eliminated. The risk of mine subsidence remains an issue and is independent of the type of site development (e.g., commercial, residential, single family homes, office park, etc.). Measures such as grouting mine voids, grout columns, deep foundations, etc. could mitigate the risk of mine subsidence.

Soils on the property include a variety of loams, with localized occurrences of “red bed” soils which are prone to movement and potential landslide.

Key Observations: Because of the potential for mine subsidence on the property, areas to be redeveloped with buildings should be stabilized first. In addition, areas with “red bed” soils should be left undisturbed, wherever possible.

Source:

1. **Mining** (Deep and surface mined areas, coal crop lines, and coal contours) - Dodge, C.H., 1965, Coal Resources of Allegheny County, Pennsylvania, Part 1, Coal Crop Lines, Mined-Out Areas, and Structure Contours. Pennsylvania Geological Survey Mineral Resources Report 89, Part 1
2. **Mine Maps** - Sherman H. Van Steide of the Bureau of Mine Safety in Uniontown (724-430-4401). The main Post is underlain mainly by the Monacaik Mine and by the McClellan Mine to its western end. A small part on the southeastern corner may be underlain by the Goodson Mine.
3. **Mine Subsidence** - Risk Belong of the Office of Mine Subsidence provided information on incidences of Mine Subsidence. Mine subsidence events have been reported in the general vicinity of the main post site.
4. **Landslides** - Pomeroy, J.S. and Davis, W.E., 1975, Map of Susceptibility to Landslides, Allegheny County, Pennsylvania. U.S. Geological Survey Miscellaneous Field Studies Map MF-676B.
5. **Geology** - Kohl, W.R. and Driggs, R.P., 1976, Map of Rock Types in Bedrock of Allegheny County, Pennsylvania. U.S. Geological Survey Miscellaneous Field Studies Map MF-688A.
6. **Geological Resources** - PaDEP database of registered wells for one mile radii around 82° 9' 40" longitude and 40° 24' 08" latitude. There are no water wells listed for this site.



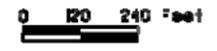
Legend:

- Property Boundary
- Municipal Boundary
- Roads
- Buildings
- Streams/Ponds
- Existing # Contour
- Extent of known strip mining
- Extent of known deep mining
- Structure Contour
- Pittsburgh Coal
- Manmade fill
- Rock type
- ShL Predominantly interlayered shale, claystone and limestone
- ShS Predominantly interlayered shale, claystone and sandstone
- Shu Predominantly interlayered "red beds", shale and claystone
- Ws Surface or strip coal mine
- Recent landslide
- Areas with moderate to severe susceptibility to landsliding

**MAIN POST
GEOLOGY AND MINERAL RESOURCES
KELLY FACILITIES RE-USE PLAN**

Prepared for: Kelly Center Local Redevelopment Authority
Prepared by: AWK Consulting Engineers, Inc.

February 5, 2008
2046.08.06



Source:

1. Soils - United States Department of Agriculture, Soil Conservation Service, 1981, Soil Survey of Allegheny County.
2. Final Flood Areas - United States Federal Emergency Management Agency (FEMA), Flood Insurance Rate Maps (FIRM), Allegheny County, PA FIRM No. 42063003100. The site is located entirely outside Flood Hazard Area inundated by the 100-year flood, and is in an area (FEMA FIS Zone X) determined to be outside the 500-year flood.



Legend:

- Property Boundary
- Municipal Boundary
- Roads
- Buildings
- Streams/Ponds
- Existing of Contour
- Soil Survey
- CuC Cullcoke silt loam, 8 to 18 percent slopes
- CuD Cullcoke silt loam, 18 to 28 percent slopes
- CwC Cullcoke-Wellert shaly silt loam, 8 to 18 percent slopes
- GOF Gilpin-Uppsher Complex, very steep
- GSF Gilpin, Wellert, and Cullcoke shaly silt loams, very steep
- GuB Guernsey silt loam, 7 to 8 percent slopes
- GuC Guernsey silt loam, 8 to 16 percent slopes
- GuD Guernsey silt loam, 18 to 28 percent slopes
- Hs Netherk silt loam
- SmD Strip mines, 8 to 28 percent slopes
- SmF Strip mines, 28 to 75 percent slopes
- UCD Urban Land-Cullcoke Complex, moderately steep
- UCB Urban Land-Guernsey Complex, gently sloping
- UGD Urban Land-Guernsey Complex, moderately sloping

**MAIN POST
SOILS AND FLOOD HAZARD AREAS
KELLY FACILITIES RE-USE PLAN**

Prepared for: Kelly Center Local Redevelopment Authority
Prepared by: AWK Consulting Engineers, Inc.

February 5, 2008
2046.08.06

0 120 240 Feet



Landform and Watershed:

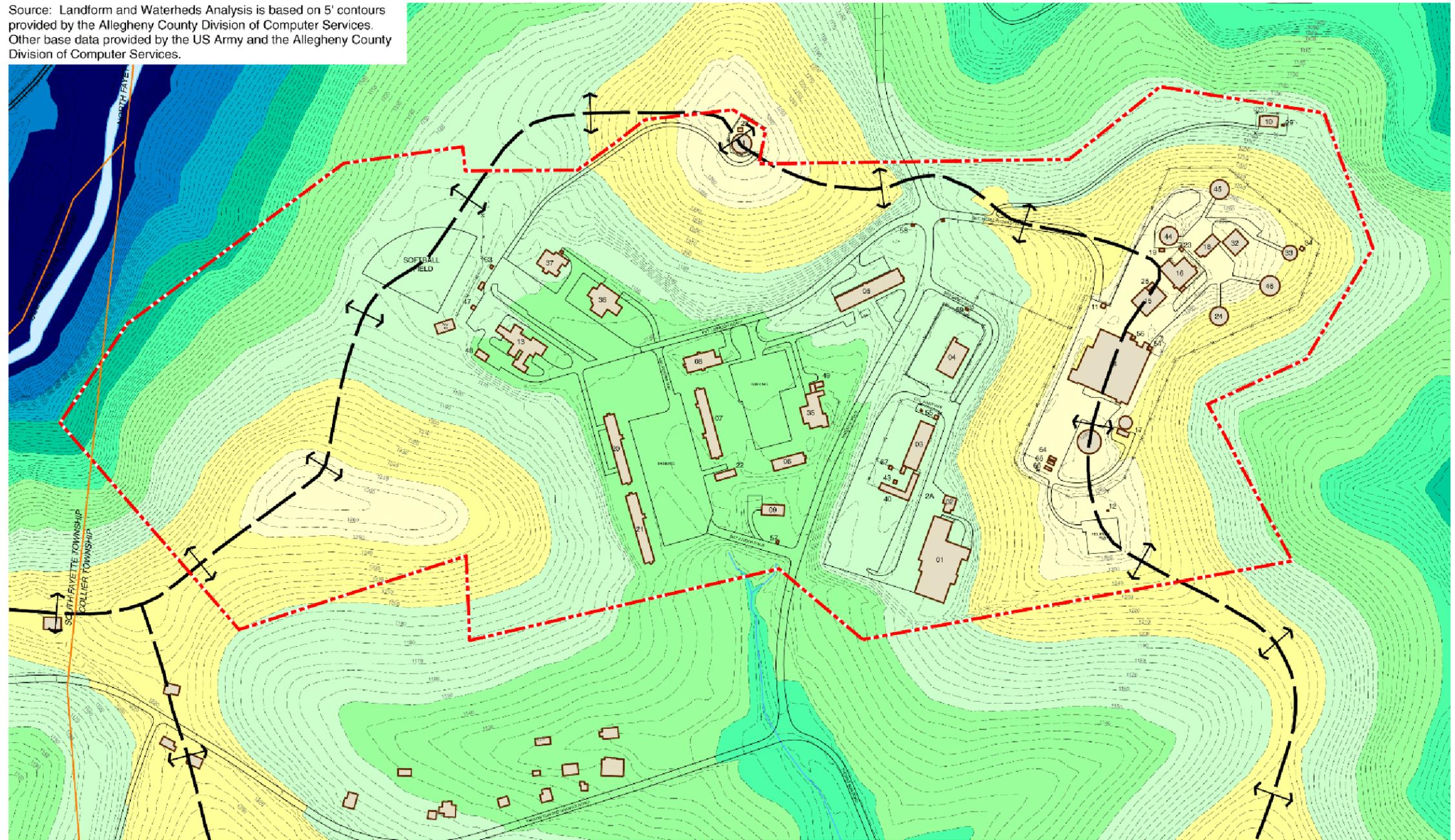
Due to specific military operational needs, the Main Post property required clear site lines to all areas of the property as well as to adjacent properties. Consequently, the military chose the highest elevations in Allegheny County, ranging from 950' to just over 1,250' above sea level.

A watershed boundary loops along the western, northern and eastern portions of the Main Post because of the property's topography and landform. This divide provides an indication as to which direction subsequent stormwater run-off from future development will travel. Based on the watershed boundary's horse shoe like formation near the center of the property, development located near the south central portions of the property may experience significant stormwater impacts. One stream exists on the property at the southern border adjacent to Nike Site Road, but stormwater run-off could impact adjacent areas such as the open water area to the north east.

Robinson Run is located just off the north-west corner of the property and drains stormwater on the western portion of the site.

Key Observation: Based on the property and elevation, the Main Post property offers uninterrupted panoramic views of scenic Allegheny County including a dramatic view of Downtown Pittsburgh's skyline – approximately 9 miles away. In addition, stormwater runoff from future development may impact nearby streams and adjacent development if not properly accommodated.

Source: Landform and Watersheds Analysis is based on 5' contours provided by the Allegheny County Division of Computer Services. Other base data provided by the US Army and the Allegheny County Division of Computer Services.



Legend

Property Boundary	ELEVATION	> 1,150' - 1,200'
Municipal Boundary	< 800'	> 1,200' - 1,250'
Roads	≥ 850' - 850'	> 1250'
Railroads	> 850' - 1,000'	WATERSHEDS
Buildings	> 1,000' - 1,050'	Watershed Boundary
Streams/Ponds	> 1,050' - 1,100'	Flow Direction
Existing 5' Contour	> 1,100' - 1,150'	

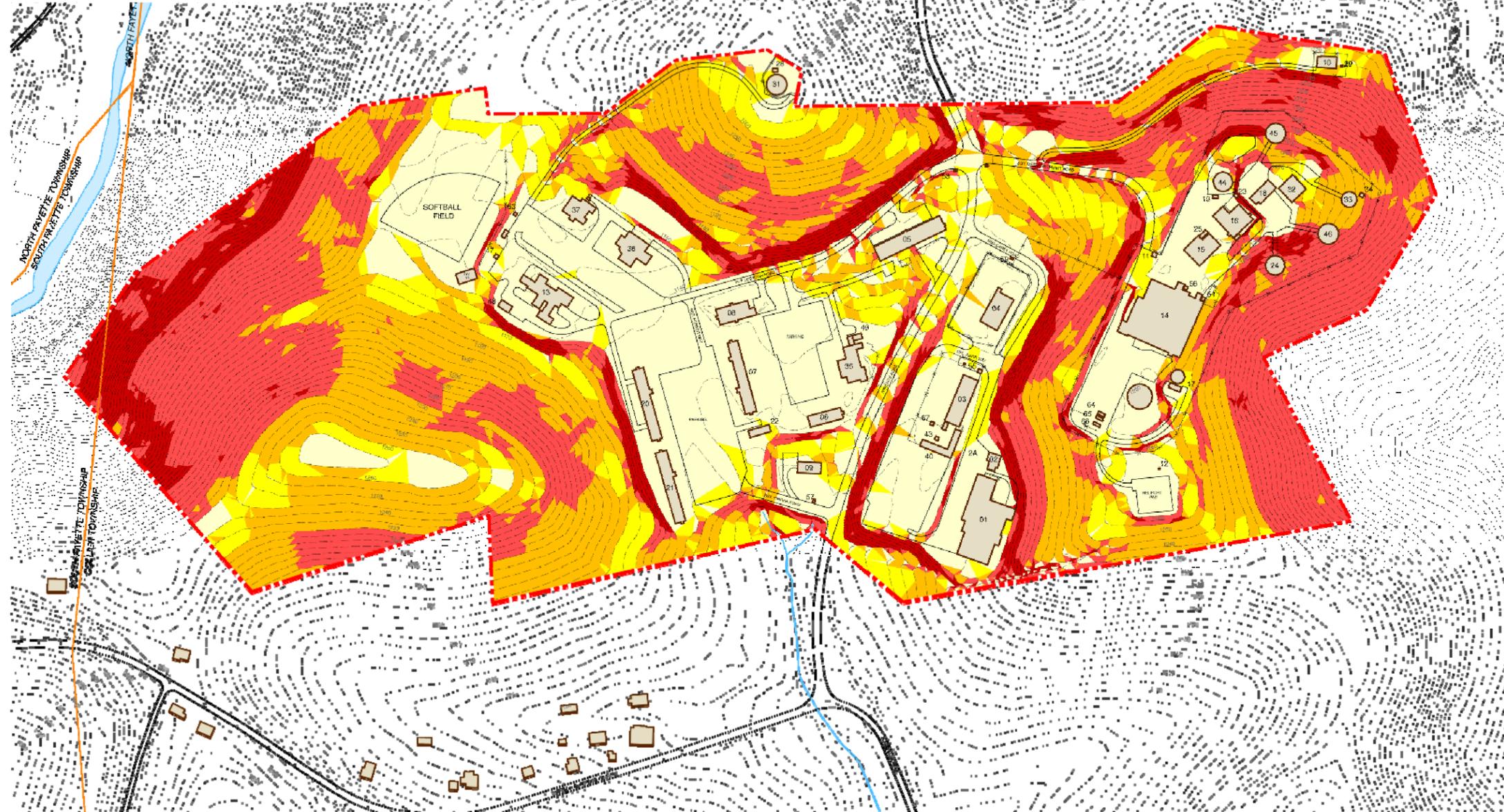
**MAIN POST
LANDFORM AND WATERSHED ANALYSIS
KELLY FACILITIES RE-USE PLAN**

Prepared for: Kelly Center Local Redevelopment Authority
Prepared by: Environmental Planning and Design, LLC

April 28, 2008
2046.08.08r2



Source: Slope Analysis is based on 5' contours provided by the Allegheny County Division of Computer Services. Other base data provided by the US Army and the Allegheny County Division of Computer Services.



Legend	
	Property Boundary
	Municipal Boundary
	Roads
	Railroads
	Buildings
	Streams/Ponds
	Footprint of Contour
SLOPE CATEGORIES	
	0-4%
	5-15%
	16-33%
	34-49%
	≥50%

**MAIN POST
SLOPE ANALYSIS MAP
KELLY FACILITIES RE-USE PLAN**

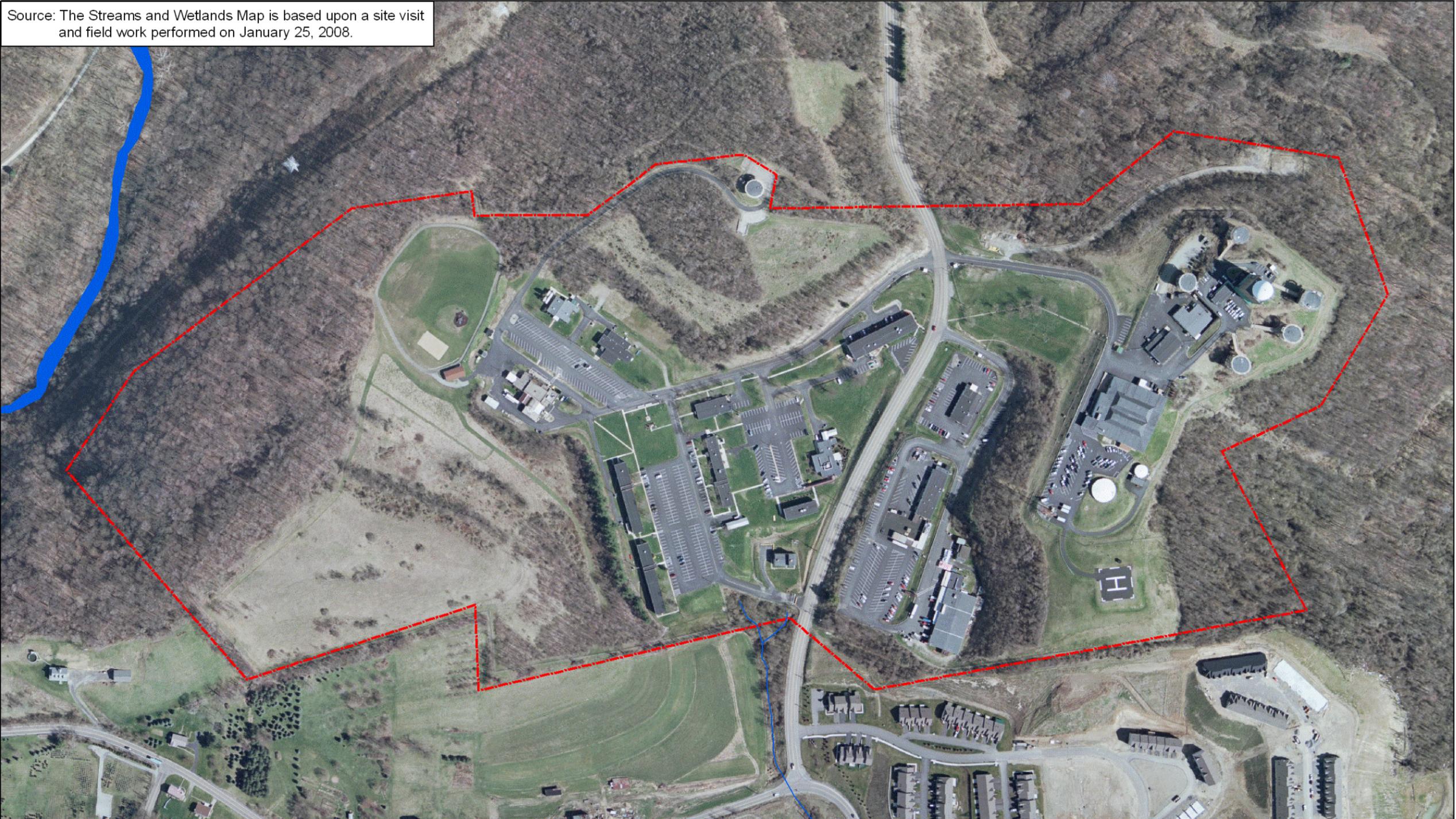
Prepared for: Kelly Center Local Redevelopment Authority
Prepared by: Environmental Planning and Design, LLC

April 28, 2008
2048.08.08r2

0 120 240 Feet



Source: The Streams and Wetlands Map is based upon a site visit and field work performed on January 25, 2008.



- Legend**
- Streams
 - Property Boundary
 - Open Water

* There are no wetlands present on site *

MAIN POST
STREAMS AND WETLAND MAP

KELLY FACILITIES RE-USE PLAN
Prepared for: Kelly Center Local Redevelopment Authority
Prepared by: Maguire Group Inc.

March 14, 2008



Slopes:

Based on the acreage totals illustrated in the adjacent table, 78 of the Main Post’s 118 acres are less than 25% in gradient. These flatter areas are generally found in the central portion of the property where much of the current development exists.

The remaining 40 acres are comprised of steep slopes, or slopes in excess of a 25% gradient. As is typical with steep slope areas, these lands are currently either open space or contain relatively dense tree cover and are prime candidates to remain open space for recreation and/or conservation purposes. The majority of the steep slopes are located on the east/west “bookends” of the property with smaller, isolated areas located near the property’s interior.

Main Post Slope Analysis

Slope	Acres
0-8%	34.03
8-15%	13.54
15-25%	30.57
25-40%	30.16
>40%	9.77

Key Observation: Based on topography, nearly two-thirds of the Main Post property is free of steep slope or access constraints. In addition, the property offers ample open space for potential conservation and recreation opportunities.

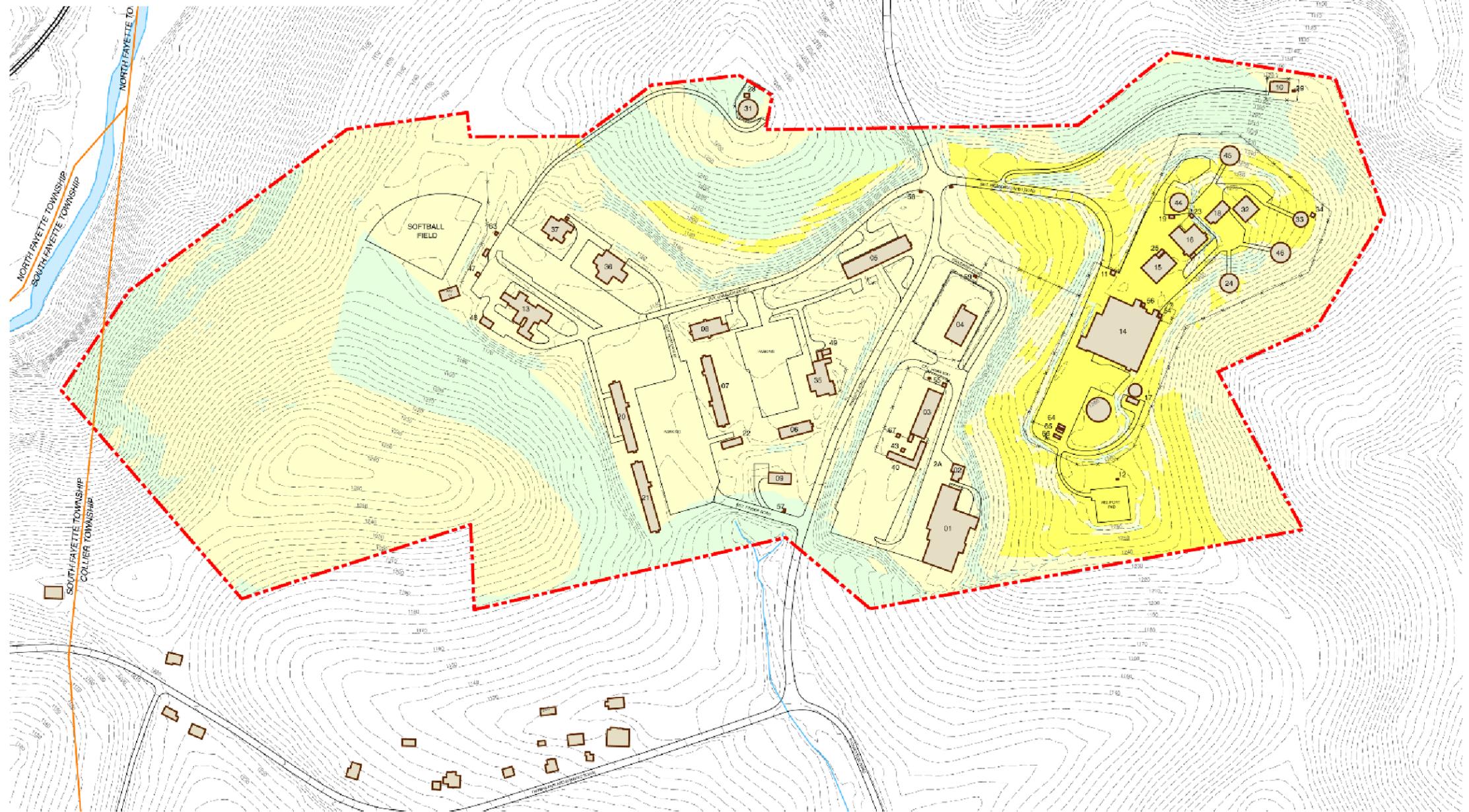
Main Post Sensitive Resource Conclusions:

Several of the natural resource features on the Main Post property can be classified as “sensitive resources.” These include areas that are generally unsuitable for development due to terrain, soils conditions, habitat areas, etc. In order to evaluate these resources, a Conservation, Special Development and Development Analysis Map was created for the property. The map combined each of the natural resource considerations to create a simple, three (3) color determination of the suitability of acreage on the property for development².

The Main Post contains several “Conservation areas” along the southwestern, western, and northern sections of the property. Extremely steep slopes and landslide prone soils are key features in these areas. The central portion of the property, as well as high elevation areas in the western portion of the property as labeled “special development” due to the potential for mine subsidence and/steep slopes. These areas can be built upon if precautions are taken. Development areas include those surrounding the current bunker building, as well as the FAA site. These areas pose few obstacles to redevelopment.

² A related map entitled Environmental Constraints Analysis, which displays all of the sensitive resources together, can be found in the appendix to the Re-Use Plan.

Source: Base data provided by the US Army and the Allegheny County Division of Computer Services.



Legend

- Property Boundary
- Municipal Boundary
- Roads
- Railroads
- Buildings
- Streams/Ponds
- Existing 1' Contour

CONSERVATION, SPECIAL DEVELOPMENT AND DEVELOPMENT

- Conservation
- Special Development
- Development

CONSERVATION, SPECIAL DEVELOPMENT AND DEVELOPMENT CRITERIA

CONSERVATION:

1. Slopes >40%.
2. Land slide prone areas.
3. 50' setback from streams/natural drainage areas.
4. Very poor soils for development.

SPECIAL DEVELOPMENT:

1. Slopes >25% - 40%.
2. Poor soils for development.
3. Minimal earthwork.
4. Existing Re-usable infrastructure/utilities.
5. Depth to existing coal mines <150'.

DEVELOPMENT:

1. Slopes 0% - 25%.
2. Urban soils.
3. Good drainage.
4. Depth to existing coal mines >150'.

**MAIN POST - CONSERVATION, SPECIAL DEVELOPMENT AND DEVELOPMENT MAP
KELLY FACILITIES RE-USE PLAN**

Prepared for: Kelly Center Local Redevelopment Authority
Prepared by: Environmental Planning and Design, LLC

April 26, 2008
2046.08.32r2

0 120 240 Feet



Landcover

The Main Post Land Use/Land Cover table and map provides a breakdown of the land cover types and land uses, including the percentages of land comprising each category present on the Main Post property. The Land Use/Land Cover Map illustrates this information in the graphic form.

The most prominent land cover within the Main Post property is forest, comprising approximately 42% of the area. Forested areas consist primarily of deciduous trees of mixed species. Areas of coniferous trees are also present on property.

Areas of Grassland/Open Space (37%) and Recreation (3%) together comprise the majority of the area that is not forested. The Recreational area consists of a pavilion, playground area for children, and a large level area currently used as a softball field.

The Main Post Property has 4% of its area covered by buildings. To accommodate all of the people previously working and housed on the Post, an additional 12% of the land is utilized for parking. The roadway network comprises an additional 1% of the land. A heli-pad is located on the eastern portion of the property. There are also two (2) additional storage areas located on the eastern portion of the property. The storage areas appear to be for the stockpiling of rubble and other construction materials.

Main Post Land Use / Land Cover

Land Use/ Land Cover Type	Acres	Percent of Total
Forested	49.0	42%
Buildings	4.5	4%
Grassland / Open Space	43.0	37%
Parking	14	12%
Recreational	3.5	3%
Storage Area	0.5	1%
Transportation	1.5	1%
Total Land Area	116.0	100%

Key Observation: Given the low level of the environmental constraints on the Main Post, there is substantial potential for re-use. Level areas in the geographic center of the property, presently used for the barracks and offices, as well as parking and recreation, can be redeveloped with relative ease. Areas presently in forest or grassland cover may provide opportunities for future recreational amenities.

Source: The Landcover Analysis is based upon aerial photographs provided by PA MAP.



Legend

Streams	Buildings	Recreational
Property Boundary	Grassland \ Open Space	Residential
Forest	Open Water	Storage Area
Agricultural	Parking	Transportation

MAIN POST
LANDCOVER MAP

KELLY FACILITIES RE-USE PLAN
Prepared for: Kelly Center Local Redevelopment Authority
Prepared by: Maguire Group Inc.
March 14, 2008

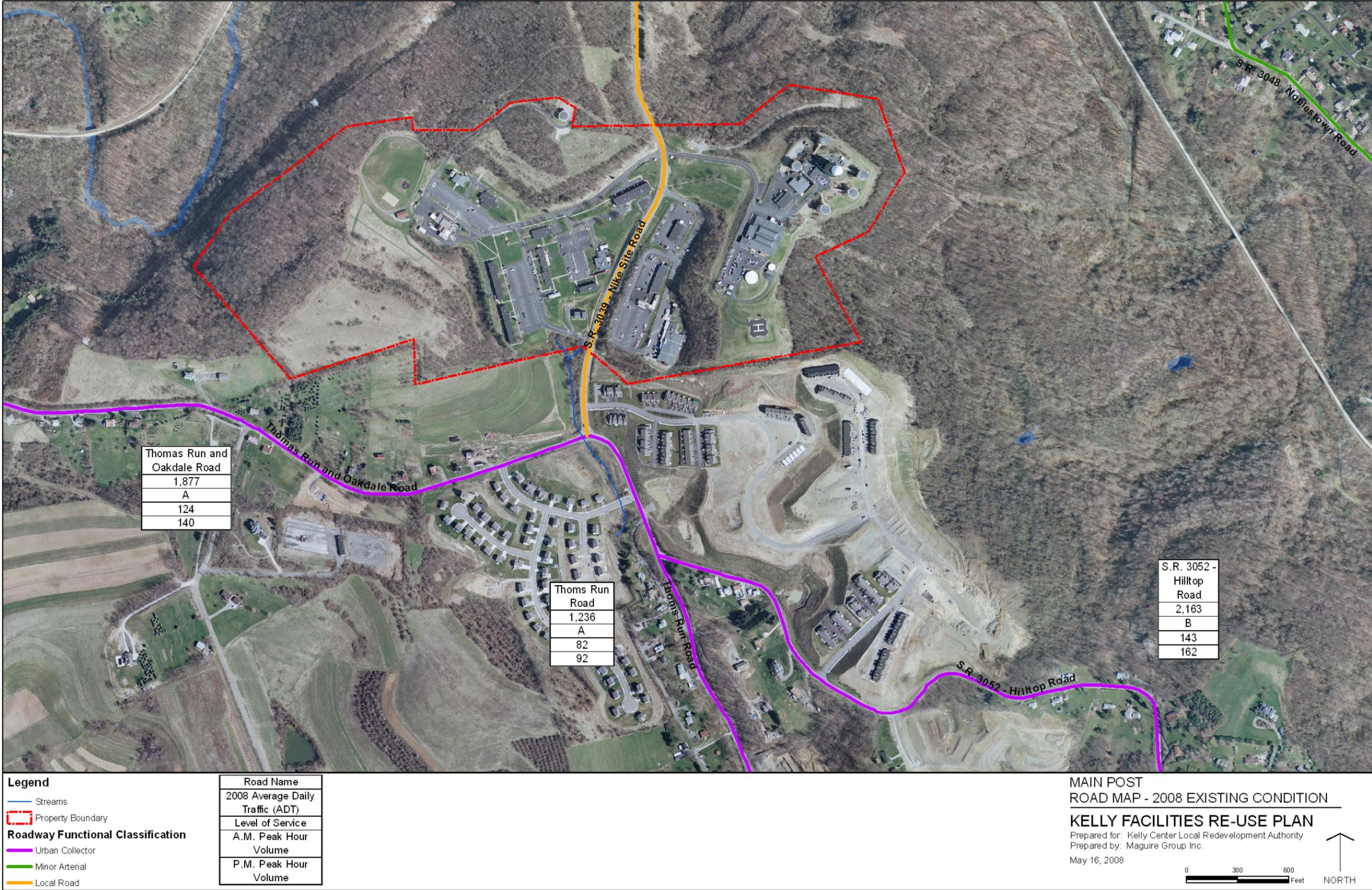


Transportation

Vehicular access to the Main Post property is provided by a series of two-lane, collector roads: Thoms Run Road; S.R. 3052 (Hilltop Road); as well as Thomas Run and Oakdale Road. The existing Average Daily Trips (ADT) volume at Thoms Run Road and S.R. 3052 (Hilltop Road) were obtained from the Allegheny County 2005 Traffic Volume Map. The existing ADT volumes at Thomas Run and Oakdale Road were obtained from Southwestern Pennsylvania Commission (SPC). These volumes were adjusted to reflect 2008 existing traffic volumes using a growth factor of 1% per year.

The 2008 existing ADT volume at Thoms Run Road is expected to be 1,236 vehicles, 2,163 vehicles at S.R. 3052 (Hilltop Road) and 1,877 vehicles at Thomas Run and Oakdale Road. Thoms Run Road operates at a Level of Service (LOS) A during 2008 existing conditions, S.R. 3052 (Hilltop Road) operates at a LOS B, and Thomas Run and Oakdale Road operates at a LOS "A". The Main Post Road Map Existing Condition 2008 shows current ADT volumes and LOS. Main Post Road Map 2012 Build Condition provides traffic impact data in tabular form, including 2012 Build Average Daily Traffic, Level of Service, A.M. and P.M. Peak Hour Volumes.

Key Observation: The Main Post has good access to local collector roads, which appear to have sufficient excess capacity to accommodate re-use of the property.



Site Infrastructure

Based on the site assessment study the existing infrastructure was given a general assessment of its current condition. The Main Post property is served by the following companies/authorities providing infrastructure to the property as well as the condition:

- Sanitary Sewer: Collier Township Municipal Authority (Fair Condition)
- Potable Water: PA American Water Company (Fair Condition)
- Natural Gas: Equitable Gas (Good Condition)
- Electric: Duquesne Light (Fair Condition)

Key Observation: Potable water and sewer infrastructure as well as the electric-related utilities at the Main Post will most likely need to be replaced to serve re-use of the property. Depending upon the configuration of the property, all utilities may need to be evaluated for specified capacity as well as condition; these utilities may need to be replaced or expanded upon.

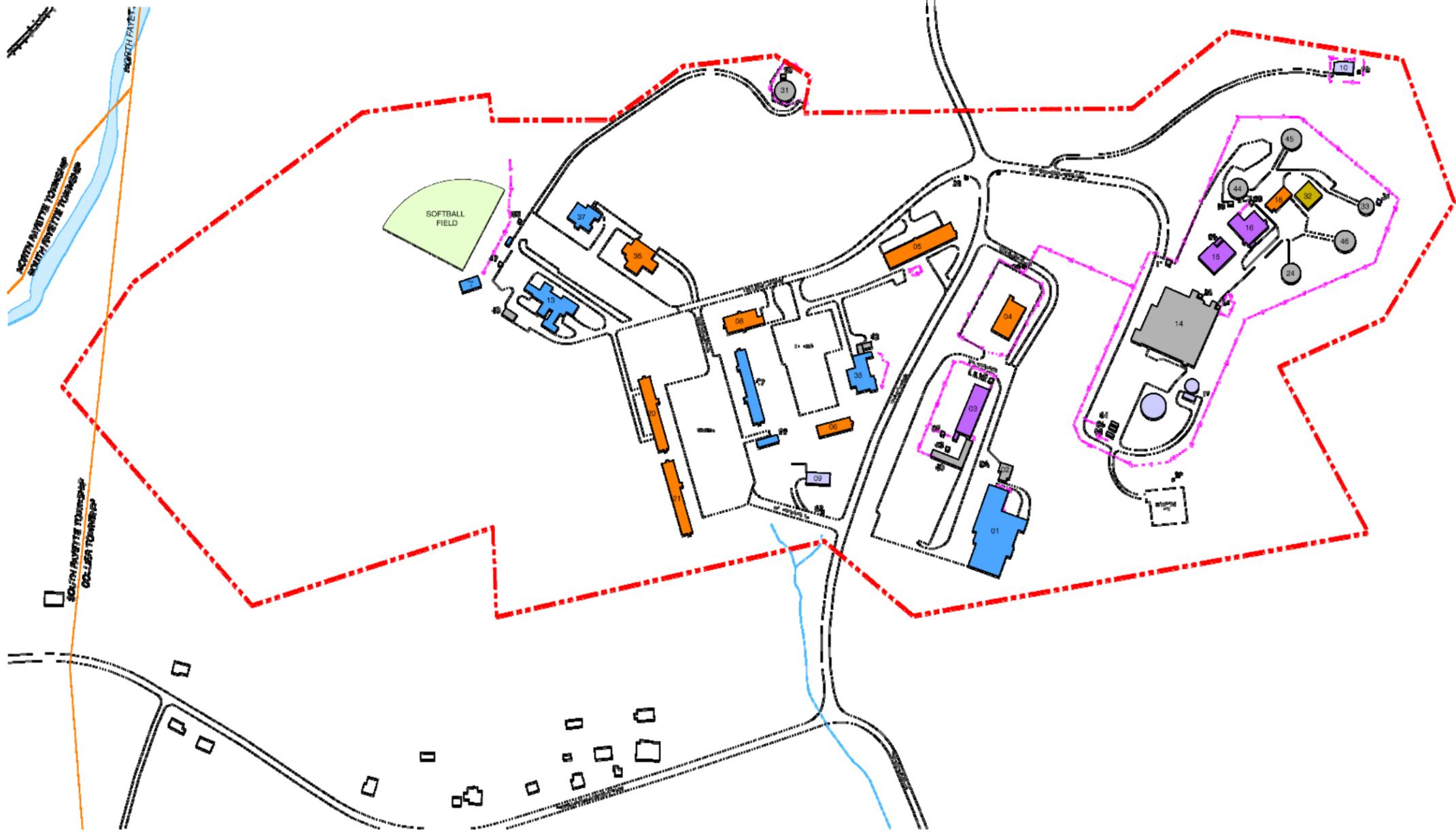
Buildings

The 51 buildings (246,000 square feet) existing at the Main Post are primarily dedicated to administrative, civic, repair/maintenance, storage and utility uses. The *2006 Site Assessment Report: Transition from the Army to the Community* indicates that the existing Main Post buildings are generally in good condition. Several of the buildings on the Main Post are equipped with special security features: five (5) buildings have keypad entries; a 120,000 square foot building is secure and bomb proof with 18" thick concrete walls and no windows. The Condition by Building Map illustrates buildings deemed re-usable as well as buildings that should be demolished.

According to the *U.S. Army BRAC 2005 Environmental Condition of Property Report, Charles E. Kelly Facility, Oakdale, Pennsylvania (2006)*, an inspection of hazardous materials was conducted on the property in 1982. The report details incidents when hazardous materials were released disposed or migrated onto property soils. As has been noted in the installation status report, all compromised areas have been addressed and actions necessary to protect human health and the environment have been taken. The report also indicated that the buildings and facilities may contain asbestos.

Key Observation: Aside from asbestos concerns, the existing Main Post buildings are in considerably good condition. Based on existing use, re-use opportunities may include light industrial, commercial, office, retail and mixed use. The long and narrow existing building footprints are not typically conducive to re-use for civilian purposes.

Source: Building Current Use is based on field reconnaissance completed on January 25, 2008. Other base data provided by the US Army and the Allegheny County Division of Computer Services.

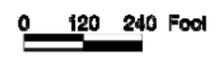


Legend			
	Property Boundary		
	Municipal Boundary		
	Roads		
	Railroad		
	Buildings		
	Stream/Pond		
	Fence		
CURRENT BUILDING USE			
	Administrative/Office		Utility
	Club		Special Use
	Police/Maintenance		Storage/Ware

**MAIN POST - CURRENT STATUS
BUILDING/STRUCTURE USE MAP
KELLY FACILITIES RE-USE PLAN**

Prepared for: Kelly Center Local Redevelopment Authority
Prepared by: Environmental Planning and Design, LLC

April 28, 2008
2048.08.18r2



KELLY FACILITY RE-USE PLAN

Source: The determination of whether a building could be re-used or not was made by using information from the Environmental Condition of Property Report and by looking at the proposed re-uses for the property.



Legend

- Streams
- Main Post Property Boundary
- Condition by Building**
- Rehabilitate / Reuse
- Remove / Demolition

MAIN POST
CONDITION BY BUILDING MAP

KELLY FACILITIES RE-USE PLAN
Prepared for: Kelly Center Local Redevelopment Authority
Prepared by: Maguire Group Inc.

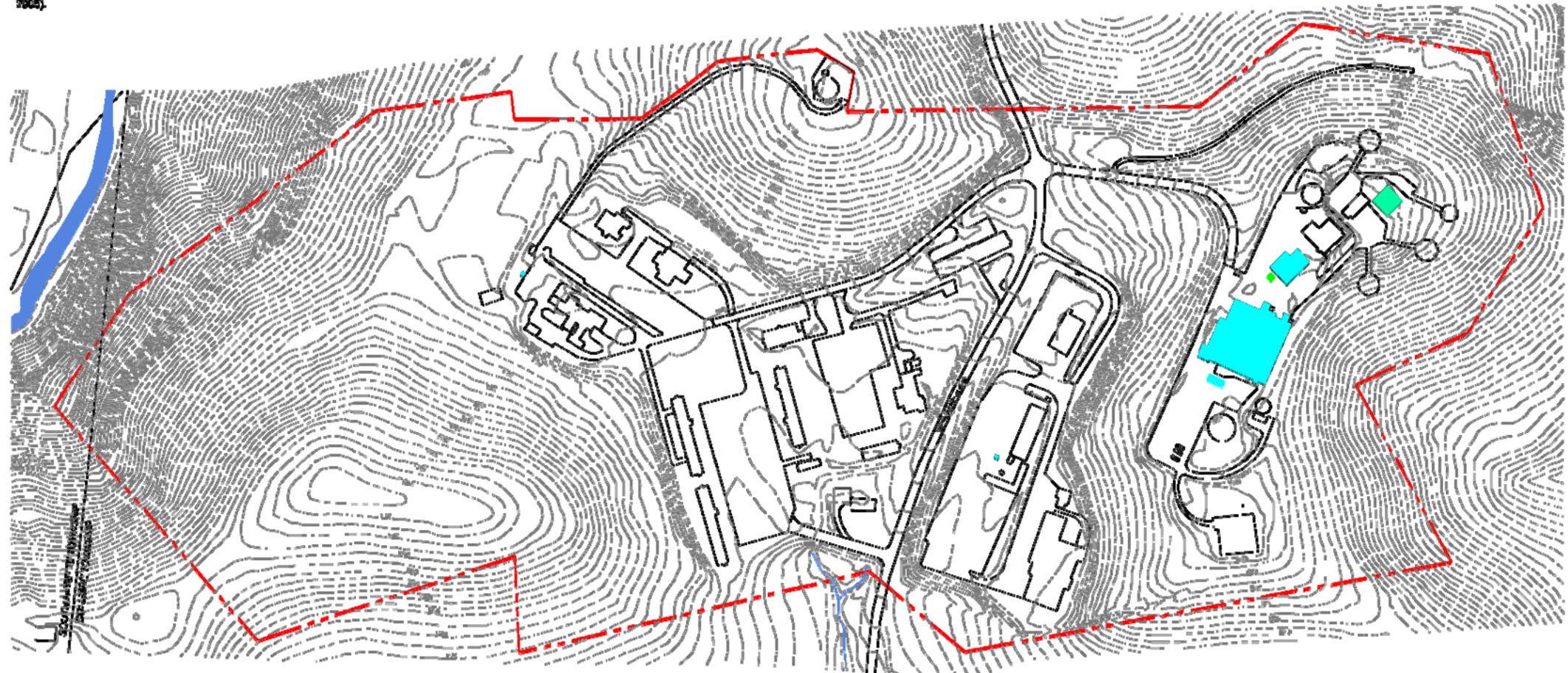
May 16, 2008

0 200 400 Feet

NORTH

Source:

1. Environmental - All the information about "Categories" on this layer is directly from the report titled "Environmental Condition of Property Report, Charles E. Kelly Support Facility, Onisale, PA, August, 2005 (US Army BRAC 2005).



Legend:

-  Property Boundary
-  Municipal Boundary
-  Road
-  Buildings
-  Stream/Ponds
-  Existing Contour

- CATEGORY 1** Areas in which no release or disposal of hazardous substances or petroleum products has occurred, and in which there has been no migration of such substances from adjacent areas.
-  Areas in which only release or disposal of petroleum products has occurred.
-  Areas in which release, disposal, or migration of hazardous substances has occurred, but in concentrations that do not require a removal or other remedial response.
-  Areas in which release, disposal, or migration of hazardous substances has occurred, but all removal or other remedial actions necessary to protect human health and the environment have been taken.

MAIN POST ENVIRONMENTAL HAZARDOUS MATERIALS KELLY FACILITIES RE-USE PLAN

Prepared for: Kelly Center Local Redevelopment Authority
 Prepared by: AWK Consulting Engineers, Inc.

February 6, 2008
 2046.08.05



C. Site 62 Property

Collier Comprehensive Plan

Current land use provides development trend information of existing development which may assist in guiding policy for future development and/or re-use for Site 62. The property's current land uses are military operational in scope. Collier Township's 2001 Comprehensive Plan designates the Site 62 property as vacant.

The Site 62 property is located within the Comprehensive Plan's Future Land Use Suburban Residential district. This land use category recommends single family units in low density subdivision development. Although higher density multi-family development is discouraged, cluster development in the form of planned residential development, for example, the Nevillewood neighborhood, located immediately to the north of the Site 62 property, contains quad-plex and homes. This higher density development was specially approved based upon a substantial dedication of open space.

In addition to on-site considerations, all development/re-use should consider existing adjacent land use in order to determine potential stormwater management, infrastructure and traffic impacts. Currently, single family suburban development is located to the northwest and multi-family development is located to the northeast of the property along Hilltop Road.

KELLY FACILITY RE-USE PLAN

Source: The lots on this map are for informational purposes only. The lot size / locations are approximations based on information obtained from the Allegheny County Tax Office.



Site 62 Adjoining Properties

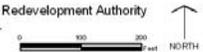
Block / Lot Number	Property Owners	Address	Property Size
260-K-3	Patrick M. Garbinsky & Victoria A. Fratt	2547 Hilltop Road, Presto, PA 15142	9.82 acres
260-P-1	Jacob L. & Margaret E. Jordan	Jordan Hill Road, Oakdale, PA 15071	37.53 acres
260-R-1	U.S. Government	Public Road, Oakdale, PA 15071	16.58 acres
260-G-11	Melissa & Troy Adam Maxwell	2515 Hilltop Road, Presto, PA 15142	3.16 acres
260-L-2	Phillips Nevilleside Associates LP	Hilltop Road, Oakdale, PA 15071	1.15 acres
260-M-14	Phillips Nevilleside Associates LP	Hilltop Road, Oakdale, PA 15071	11.19 acres
260-L-43	Frederick P. & Mary Ann Wucher	405 Fairacre Court, Presto, PA 15142	5,883 sqft
260-L-37	Bernard & Carol A. Selkovits	607 Fairacre Court, Presto, PA 15142	8,206 sqft
260-L-38	William F. & Eve Fischer	505 Fairacre Court, Presto, PA 15142	5,817 sqft
260-L-31	Frederick T. Sylvester	601 Fairacre Court, Presto, PA 15142	8,568 sqft
260-L-32	Leonard & Ruth F. Weiss	603 Cambridge Drive, Presto, PA 15142	5,968 sqft
260-L-33	David M. & Kathleen A. Raco	605 Cambridge Drive, Presto, PA 15142	7,597 sqft
260-L-34	Richard T. Ealing	607 Fairacre Court, Presto, PA 15142	8,381 sqft
260-L-26	Robert & Carol Pfaff	701 Cambridge Drive, Presto, PA 15142	5,929 sqft
260-L-27	Diane L. & Philip R. Prier	703 Cambridge Drive, Presto, PA 15142	5,663 sqft
260-L-28	Michael R. & Joyce L. Lebo	705 Cambridge Drive, Presto, PA 15142	5,719 sqft
260-L-29	Kimberly Lynn Rossin	707 Cambridge Drive, Presto, PA 15142	5,536 sqft
260-L-5	Phillips Nevilleside Associates LP	801 Cambridge Drive, Presto, PA 15142	5,476 sqft
260-L-7	Phillips Nevilleside Associates LP	805 Cambridge Drive, Presto, PA 15142	5,289 sqft
260-L-8	Phillips Nevilleside Associates LP	807 Cambridge Drive, Presto, PA 15142	5,827 sqft
259-C-1	Thomas William & Luann Keifner	Thoms Run Road, Oakdale, PA 15071	32.17 acres
260-L-10	Phillips Nevilleside Associates LP	Cambridge Drive, Presto, PA 15142	23,607 sqft

Legend

- Site 62 Property Boundary
- Parcels / Lots

SITE 62
BOUNDARIES / RIGHT OF WAYS MAP
KELLY FACILITIES RE-USE PLAN

Prepared for: Kelly Center Local Redevelopment Authority
Prepared by: Maguire Group Inc.
May 16, 2008



Collier Township Zoning Assessment

Site 62’s zoning district, Suburban Residential (R-2), encourages single family detached developments in locations in the Township where utilities and transportation facilities exist or are anticipated to exist in the future. In addition, it provides for accessory uses and compatible public and semi-public uses as conditional uses or uses by special exception.

Based on the property’s current zoning designations, development is intended for a suburban style density and is defined by minimum lot area and width. The Ordinance requires a minimum lot area for single family dwelling to be 36,000 sq ft (lots without public sewers) and 12,600 sq ft (lots with public sewers) and one (1) acre (all other principal uses are). Minimum lot widths required for single family dwellings is 150 ft (without public sewers), 90 ft (with public sewers) and 100 ft (all other principal structures).

Site 62- Authorized Uses in the R-2 Zone

AUTHORIZED USE	TYPE
Single Family Homes	Permitted
Bed & Breakfast	Conditional
Churches, Firehouses, Schools, and Public Uses	Conditional
Public Recreation	Conditional
Public Utilities	Conditional
Day Care	Special Exception

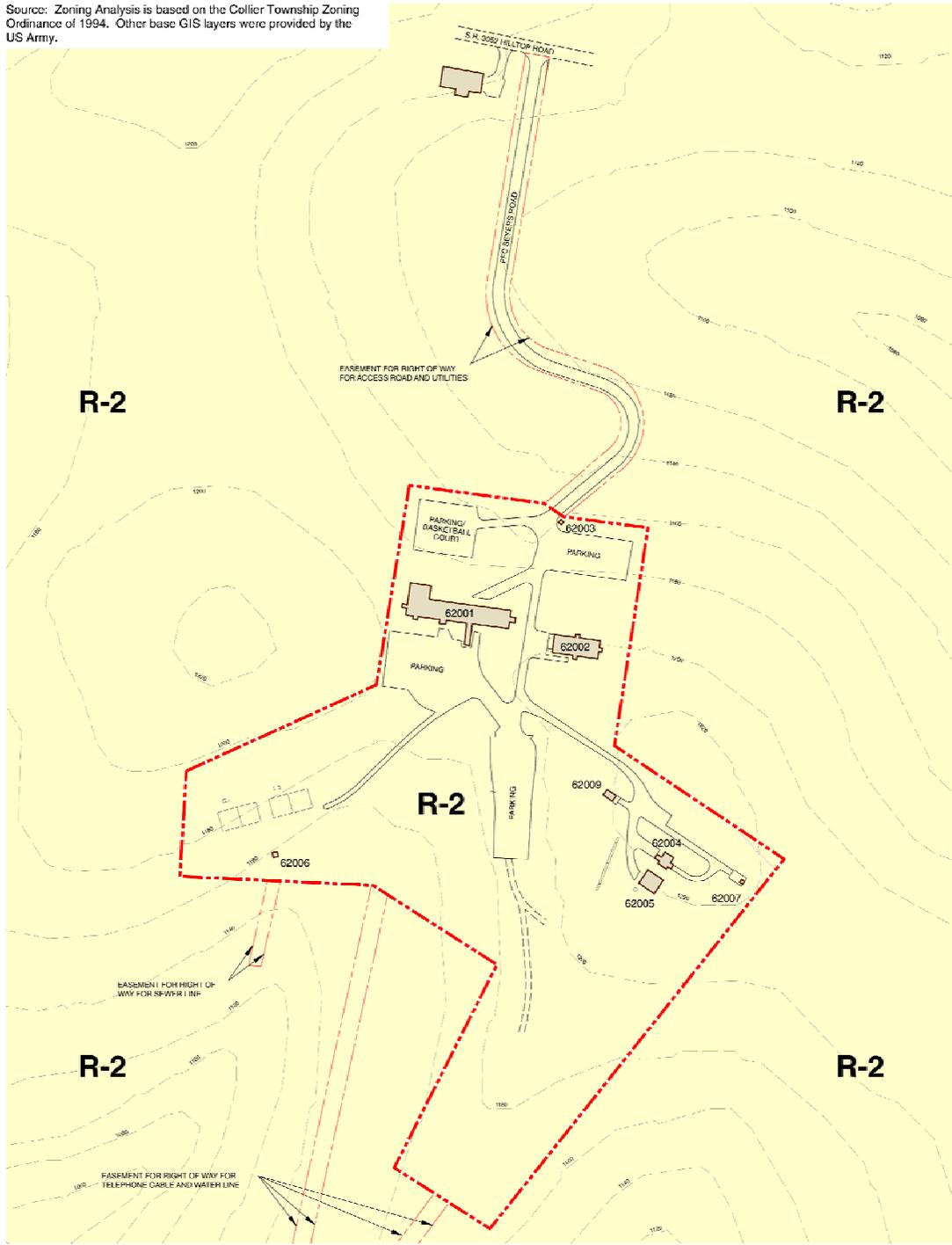
Main Post- Collier Twp Zoning Specifications

Lot Area	Minimum Requirements
Single Family Dwelling	
With Public Sewer	36,000 sq ft
Without Public Sewer	12,600 sq ft
All other Principal Uses	1 acre
Lot Width	
Single Family Dwelling	
With Public Sewer	150 ft
Without Public Sewer	90 ft
All other Principal Structures	100 ft

Key Observation: Based on existing zoning and proposed future land use, the property is currently intended for low density suburban development.

KELLY FACILITY RE-USE PLAN

Source: Zoning Analysis is based on the Collier Township Zoning Ordinance of 1994. Other base GIS layers were provided by the US Army.



- Legend**
- Property Boundary
 - Easement
 - Roads
 - Buildings
 - Streams/Ponds
 - Existing 20' Contour
- ZONING**
- R-2 (Suburban Residential)

**SITE 62
ZONING ANALYSIS MAP
KELLY FACILITIES RE-USE PLAN**

Prepared for: Kelly Center Local Redevelopment Authority
Prepared by: Environmental Planning and Design, LLC

June 12, 2008
2046.06.26/2



Natural Environment

Geology and Soils:

The Site 62 property is principally underlain by a mix of shale, claystone, and limestone rock. Although no mine subsidence events have been reported within the limits of Site 62, mine subsidence events have been reported in the general vicinity of the sites, and both are reportedly undermined. The Site 62 property is reportedly 220 to 290 feet above the Pittsburgh Coal seam. The risk of mine subsidence is relatively low because of the depth of the seam; though the magnitude of the effects of mine subsidence may be minimal, it cannot be completely eliminated. The risk of mine subsidence remains an issue and is independent of the type of site development (i.e., commercial, residential single family homes, office park, etc.). Soils on the property consist of a variety of loams. The Soils and Flood Hazard Areas map illustrates that there are no existing flood prone areas on the property or in the general vicinity.

Key Observations: Because of the depth of the Pittsburgh Coal seam, extraordinary geotechnical stabilization is likely unnecessary unless buildings with “deep” footings or foundation wells or buildings considered to be of high importance, under the International Building Code, are to be built on the property.

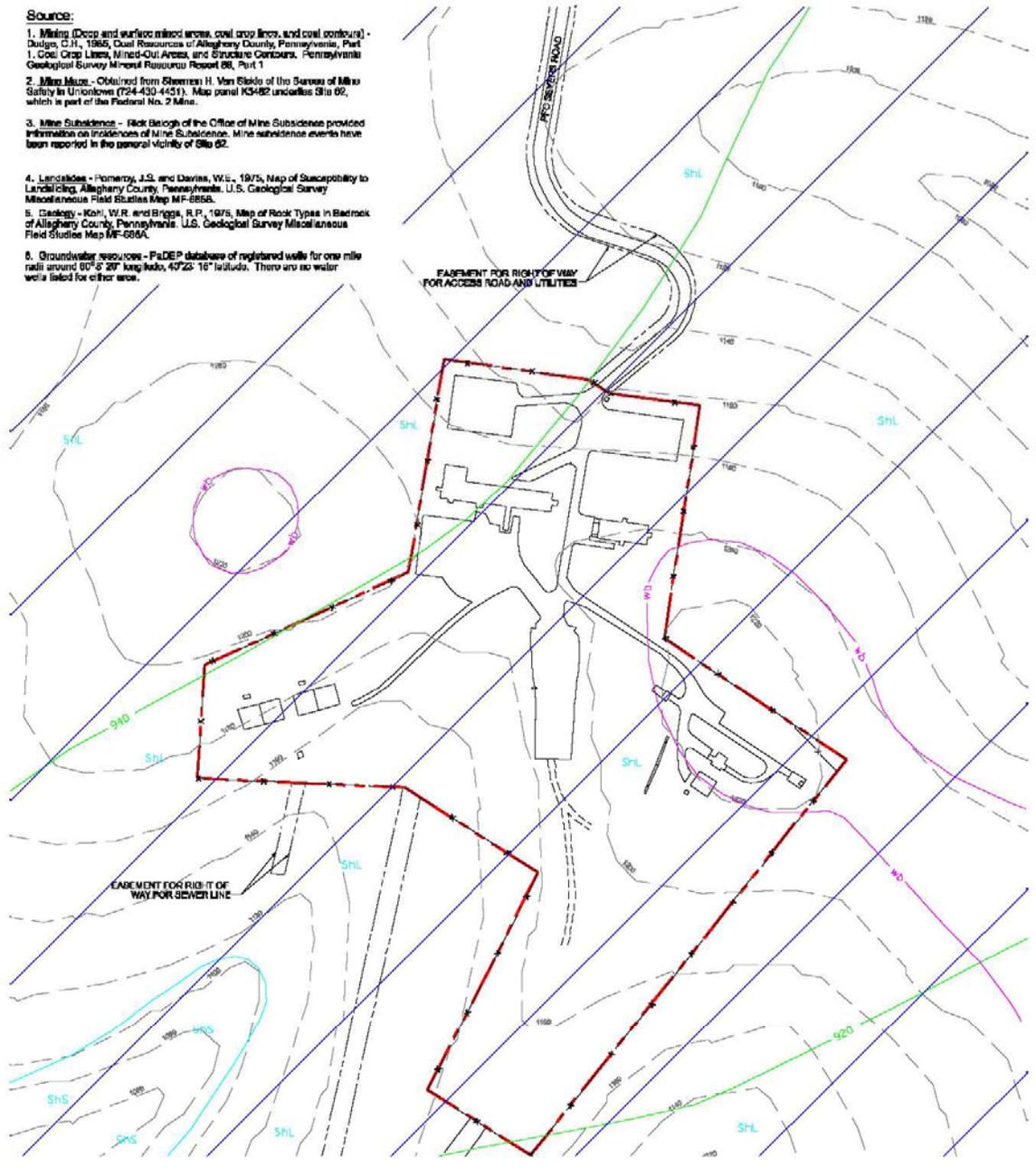
Soils and Flood Hazard Areas:

The location of the Site 62 property is at a location entirely outside Flood Hazard Areas inundated by the 100-year flood, and is in an area (FEMA FIS Zone X) determined to be outside the 500-year flood. No FEMA FIS 100-year base flood plain elevation was determined for the nearby Tom’s Run, which is closest to the site’s southern property boundary. The site grade elevation at the southernmost property boundary is about 1,160 feet, which is well outside the flood plain of Tom’s Run.

KELLY FACILITY RE-USE PLAN

Source:

1. Mining (Dip and surface mine areas, coal crop lines, and coal contours) - Dodge, C.H., 1965, Coal Resources of Allegheny County, Pennsylvania, Part 1, Coal Crop Lines, Mined-Out Areas, and Structure Contours. Pennsylvania Geological Survey Mineral Resource Report 80, Part 1
2. Mine Maps - Obtained from Kenneth H. Van Bladen of the Bureau of Mine Safety in Uniontown (724-433-4431). Map panel K5492 uncalled Site 62, which is part of the Federal No. 2 Mine.
3. Mine Subsidence - Rick Beigh of the Office of Mine Subsidence provided information on incidences of Mine Subsidence. Mine subsidence events have been reported in the general vicinity of Site 62.
4. Landslides - Pomeroy, J.S. and Davies, W.E., 1975, Map of Susceptibility to Landsliding, Allegheny County, Pennsylvania. U.S. Geological Survey Miscellaneous Field Studies Map MF-855A.
5. Geology - Koh, W.R. and Briggs, R.P., 1975, Map of Rock Types in Bedrock of Allegheny County, Pennsylvania. U.S. Geological Survey Miscellaneous Field Studies Map MF-655A.
6. Groundwater resources - PaDEP database of registered wells for one mile radii around 80°S 20' mag, 40°E, 49°23' 16" latitude. There are no water wells listed for other areas.



Legend:

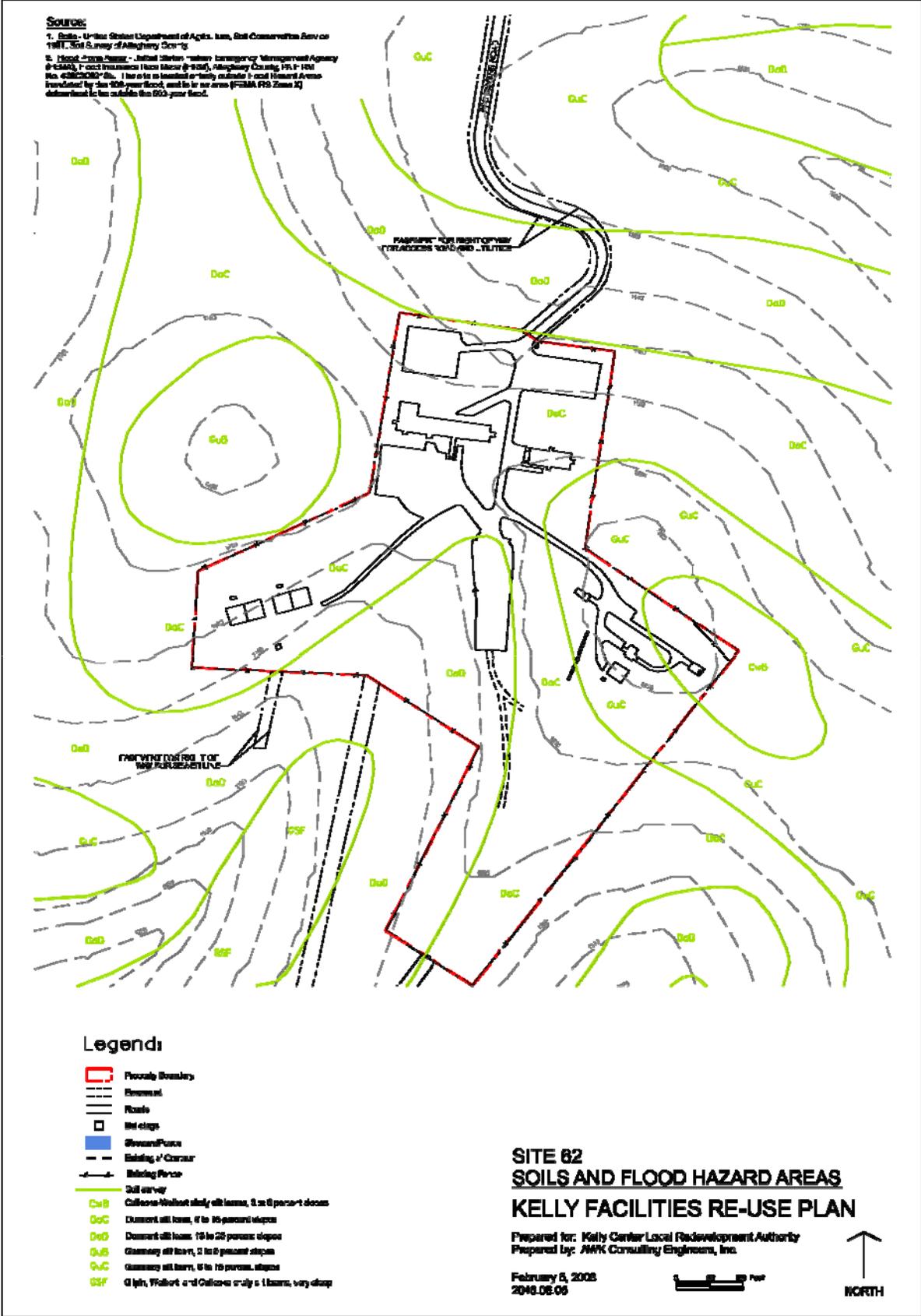
- Property Boundary
- Easement
- Roads
- Ducklines
- Stream/Floods
- Existing # Contour
- Extent of known deep mining
- Weynesburg Coal
- Structure Contour
- Predominantly interlayered shale, claystone and limestone
- Predominantly interlayered shale, claystone and sandstone
- Contact between rock types
- Existing Fence

**SITE 62
GEOLOGY AND MINERAL RESOURCES
KELLY FACILITIES RE-USE PLAN**

Prepared for: Kelly Center Local Redevelopment Authority
Prepared by: AWK Consulting Engineers, Inc.

February 5, 2008
2046.06.06





Landform and Watershed:

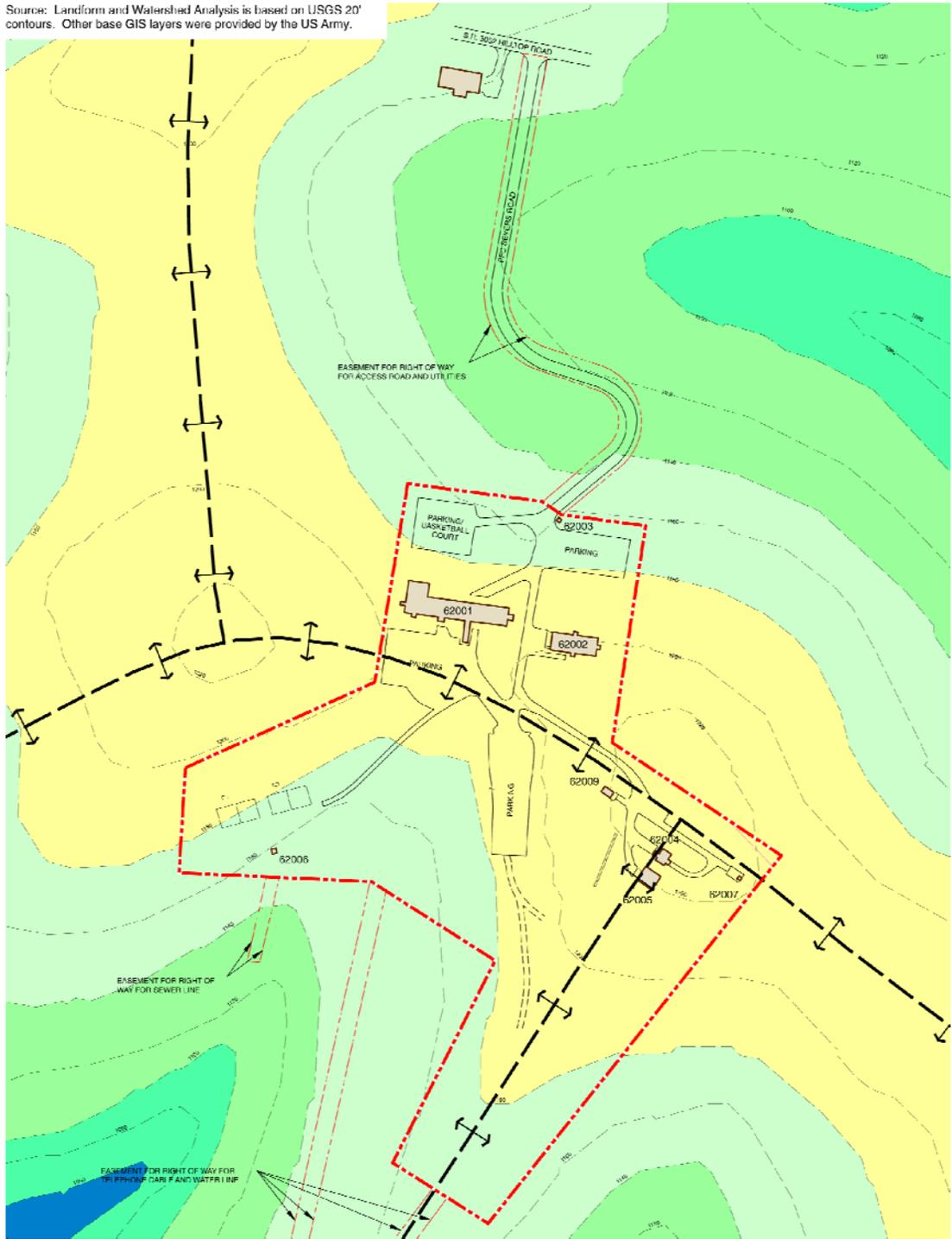
The Site 62 property's topographic characteristics create an undulating terrain and moderate elevation variations. Military operational needs mandated higher elevations for clear sightline purposes. Buildings on the property are located along a ridgeline with uninterrupted views to the north and south. Consequently, the relative elevation of the property provides an easy-to-read snapshot of the property's re-use capacity as well as its natural constraints. In addition, Site 62's high overall elevation (approximately 1,200') provides continuous views of Allegheny County in all directions from its north end.

Two (2) property watershed boundaries, formed by the existing topography, traverse and intersect at the eastern portion of the property. These boundaries provide a clear picture as to where stormwater runoff will travel. Based on the watershed boundaries, potential development located in the west and southwest portion of the property may encounter increased stormwater runoff. Based upon field inspection as well as a literature search, there are no perennial or intermittent streams or wetlands located on the property, but stormwater impacts from future development on nearby streams and adjacent development can be assessed and mitigated if necessary.

Key Observation: Key Observation: Based on the property and elevation, the Site 62 property offers scenic views of southwestern Allegheny County that cannot be found elsewhere. These views provide a tremendous opportunity from a marketing perspective. Conversely, stormwater runoff from future development may impact on property structures, nearby streams, and adjacent areas if not properly planned.

CHAPTER 3: EXISTING CONDITIONS ASSESSMENT

Source: Landform and Watershed Analysis is based on USGS 20' contours. Other base GIS layers were provided by the US Army.



Legend		ELEVATION		Watershed	
	Property Boundary		< 1,000'		Watershed Boundary
	Easement		≥ 1,000' - 1,100'		Flow Direction
	Roads		≥ 1,100' - 1,140'		
	Buildings		≥ 1,140' - 1,180'		
	Streams/Ponds		≥ 1,180'		
	Colling20' Contour				

SITE 62 LANDFORM AND WATERSHED ANALYSIS KELLY FACILITIES RE-USE PLAN

Prepared for: Kelly Carter Local Redevelopment Authority
Prepared by: Environmental Planning and Design, LLC

June 12, 2008
2048.DS.11r2



Slopes:

On-site grades often define development constraints and determine development opportunities as well as access/circulation patterns. As illustrated in the adjacent table, nearly the entire area of Site 62 (11 acres) exhibits slope gradients less than 25%, thus providing a substantial opportunity for the property’s re-use.

Less than one (1) acre is steep slopes (gradient greater than 25%) and pose significant development challenges. The steep slopes are predominately located on the western area of the property in small isolated sections. Currently, these areas are open space and are prime locations for recreation and/or conservation.

Site 62 Slope Analysis

Slope	Acres
0-8%	1.00
8-15%	4.18
15-25%	6.21
25-40%	0.97
>40%	N/A

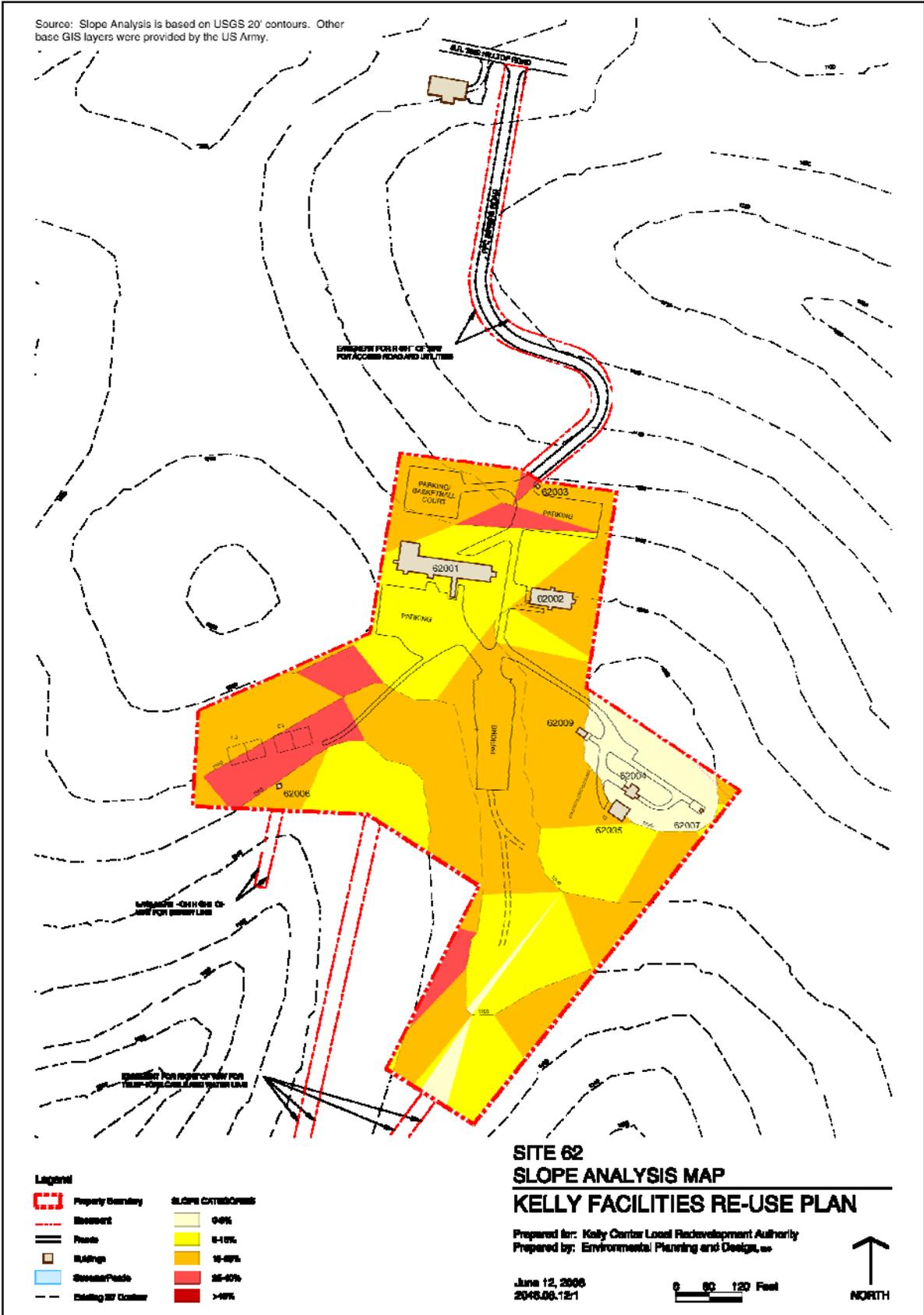
Key Observation: Site 62’s gentle sloping topography creates no significant hurdles to the property’s re-use or redevelopment.

Site 62 Sensitive Resource Conclusions:

Several of the natural resource features at Site 62 can be classified as “sensitive resources.” These include areas that are generally unsuitable for development due to terrain, soils conditions, habitat areas, etc. In order to evaluate these resources, a Conservation, Special Development and Development Analysis Map was created for the property. The map combined each of the natural resource considerations to create a simple, three (3) color determination of the suitability of acreage on the property for development³.

Site 62 predominantly consists of “special development” areas, due to the presence of soils considered “somewhat suitable for development.” With erosion control measures in place, these areas should not pose significant challenges to redevelopment. A small section of the property was labeled as “conservation” due to poor soils on site.

³ A related map entitled Environmental Constraints Analysis, which displays all of the sensitive resources together, can be found in the appendix to the Re-Use Plan.



KELLY FACILITY RE-USE PLAN

Source: Topographic data is based on USGS 20' contours. Other base GIS data provided by the US Army.

CONSERVATION, SPECIAL DEVELOPMENT AND DEVELOPMENT CRITERIA

CONSERVATION:

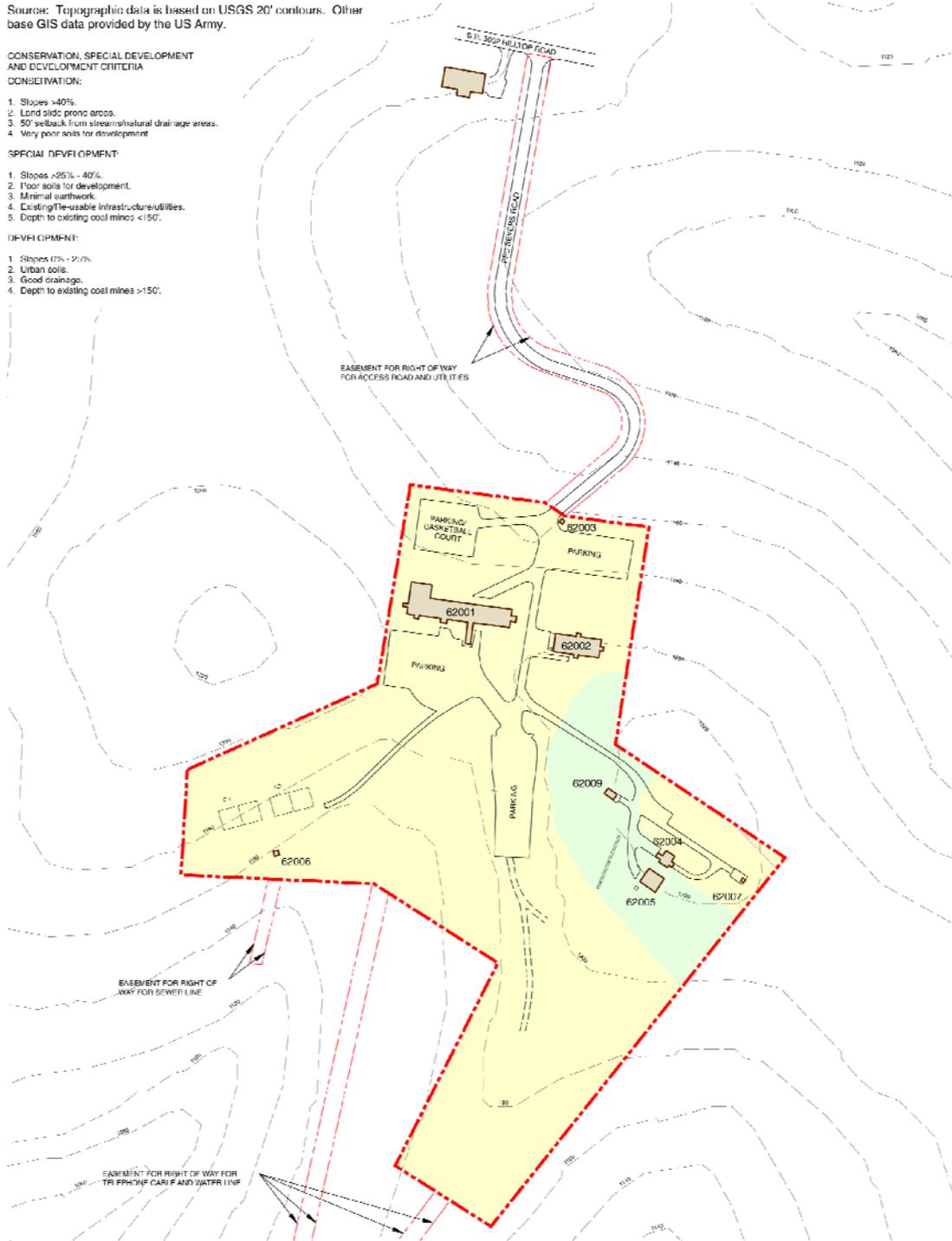
1. Slopes >40%.
2. Land slide prone areas.
3. 50' setback from stream/natural drainage areas.
4. Very poor soils for development.

SPECIAL DEVELOPMENT:

1. Slopes >25% - 40%.
2. Poor soils for development.
3. Minimal earthwork.
4. Existing/le-usable infrastructure/utilities.
5. Depth to existing coal mines <150'.

DEVELOPMENT:

1. Slopes 0% - 25%.
2. Urban soils.
3. Good drainage.
4. Depth to existing coal mines >150'.



Legend

- | | | | |
|--|----------------------|--|---|
| | Property Boundary | | CONSERVATION, SPECIAL DEVELOPMENT AND DEVELOPMENT |
| | Boundary | | Conservation |
| | Roads | | Special Development |
| | Buildings | | Development |
| | Streams/Ponds | | |
| | Existing 50' Contour | | |

**SITE 62 - CONSERVATION, SPECIAL DEVELOPMENT AND DEVELOPMENT MAP
KELLY FACILITIES RE-USE PLAN**

Prepared for: Kelly Center Local Redevelopment Authority
Prepared by: Environmental Planning and Design, LLC

June 12, 2006
E046.08.002

0 60 120 Feet



Landcover

The table below provides a breakdown of the land cover types and land uses, including the percentages of land comprising each category present on Site 62. The Land Use/Land Cover Map illustrates the relationship of land cover types found within Site 62.

The most prominent land cover within Site 62 is Grassland/Open Space area, comprising approximately 59% of the property. The Grassland/Open Space consists primarily of fields of grasses that are kept mowed on an annual basis. This area resembles a hay field.

Forested areas make up the second largest land cover type at Site 62. Forested areas consist primarily of deciduous trees of mixed species.

The remainder of the property is made up of buildings (3%), roads (3%), and parking areas (9%). Currently there are seven (7) structures on the property.

Site 62 Land Use / Land Cover

Land Use/ Land Cover Type	Acres	Percent of Total
Forested	3.1	26%
Buildings	0.3	3%
Grassland / Open Space	7.1	59%
Parking	1.1	9%
Transportation	0.4	3%
Total Land Area	12.0	100%

Key Observation: Because Site 62 is primarily undeveloped, re-use potential for the property is high.

KELLY FACILITY RE-USE PLAN

Source: The Landcover Analysis is based upon aerial photography provide by PA MAP.

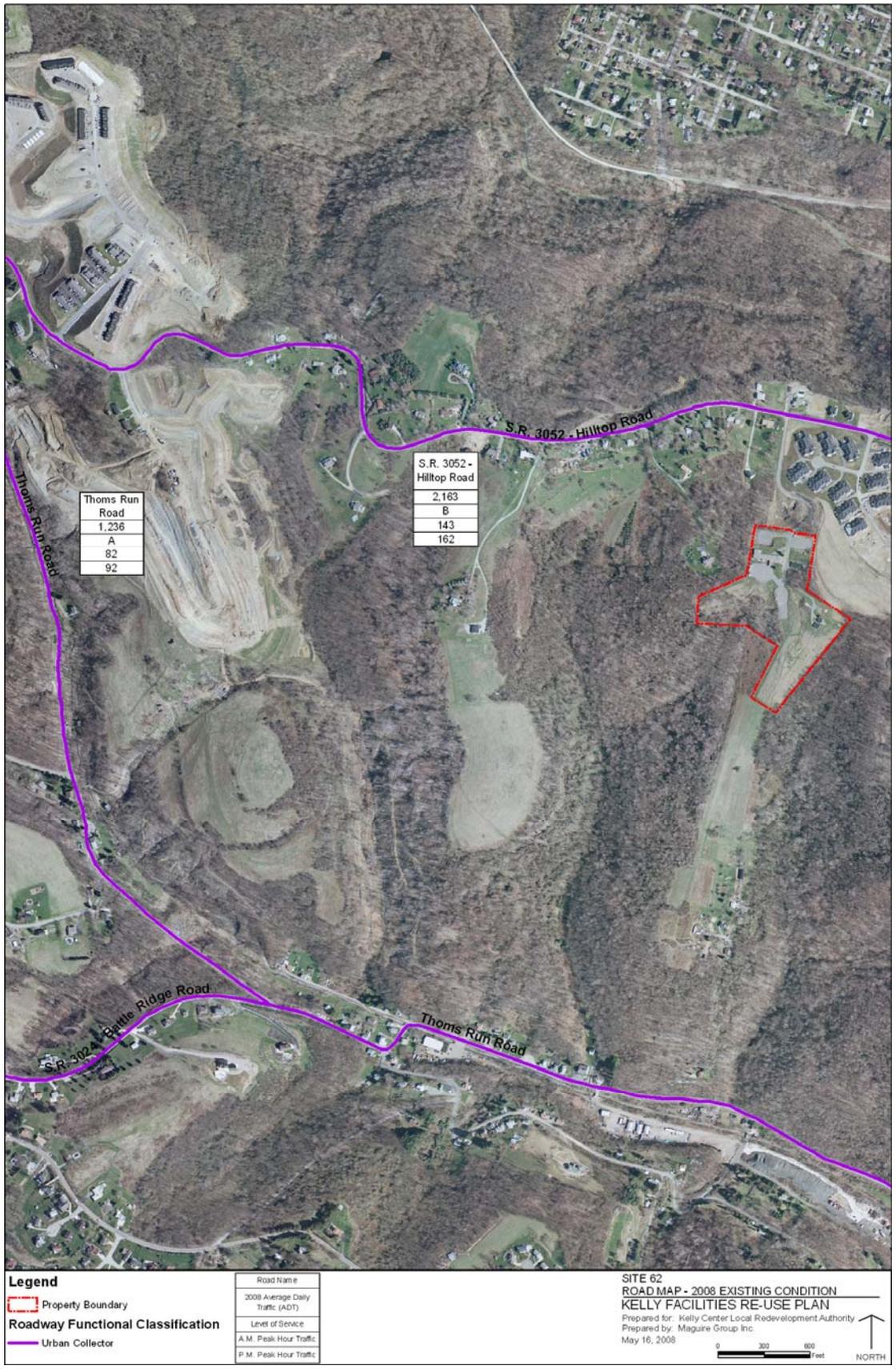


Transportation

Vehicular access to the property can be made from two lane urban collector roads including Thoms Run Road and S.R. 3052 (Hilltop Road). The existing average daily traffic (ADT) at these two (2) locations were obtained from the Allegheny County 2005 Traffic Volume Map. The volumes were adjusted to anticipate 2008 existing traffic volumes. The adjustment utilized a growth factor of one 1% per year in addition to the year 2005 volume. The 2008 existing average daily traffic volume is projected to be 1,236 vehicles at Thoms Run Road and 2,163 vehicles at S.R. 3052 (Hilltop Road). Thoms Run Road operates at a LOS "A" during 2008 existing conditions and S.R. 3052 (Hilltop Road) operates at a LOS "B." The Site 62 Road Map Existing Condition 2008 shows current ADT volumes and LOS. Future development of the site would require the Site's access road to be widened as well as additional traffic safety measures would need to be added to ensure public safety.

Key Observation: Site 62 has good access to Hilltop Road. Any re-use of the property may require upgrades to this road in order to provide direct access to the property.

KELLY FACILITY RE-USE PLAN



Site Infrastructure

Based on the site assessment study the existing infrastructure was given a general assessment of its current condition. Site 62 is served by the following companies/authorities providing infrastructure to the property as well as the condition: Sanitary Sewer: Collier Township Municipal Authority (Fair Condition)

- Potable Water: PA American Water Company (Fair Condition)
- Natural Gas: Unknown Status
- Electric: Duquesne Light (Fair Condition)

Key Observation: Infrastructure serving Site 62 will most likely need to be replaced to serve any re-use of the property that contemplates a need for extensive utility service. There is a considerable distance that infrastructure improvements would need to be extended to reach Site 62 – consequently, potential costs of improvements may be significant.

Buildings

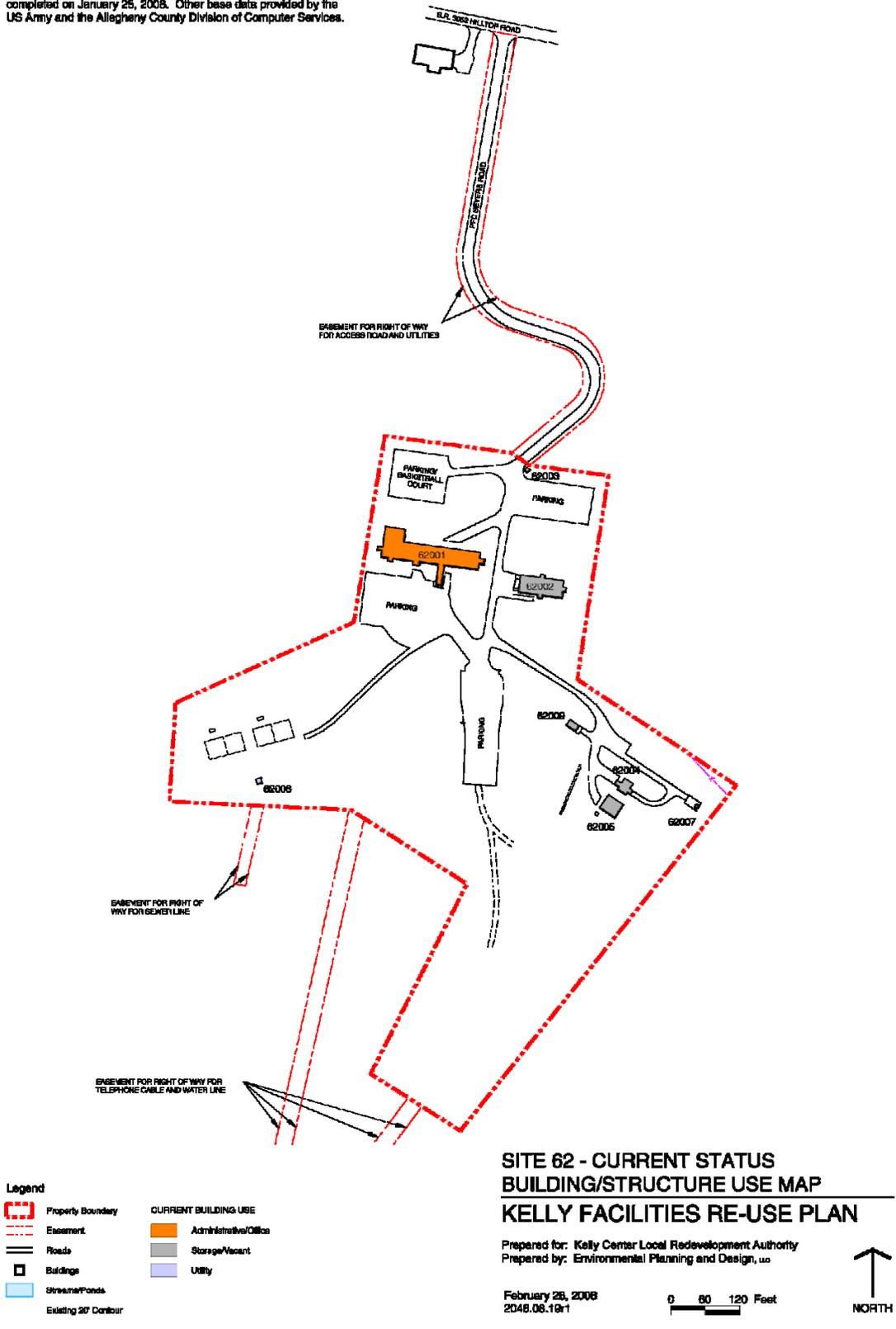
Site 62 has seven (7) existing buildings that total 15,269 square feet. Currently, the principal building is designed for administrative use, while the remainder of the buildings are for storage or utility purposes. For re-use functions, administrative and civic use buildings generally have greater value than maintenance or storage facilities because of the use of higher-quality construction materials and insulation, as well as the presence of full water, sewer, electric, and telecommunications infrastructure. The *2006 Site Assessment Report: Transition from the Army to the Community* indicated that the buildings and facilities on Site 62 are generally in good condition. The larger two (2) buildings located in the northern portion of the property are eligible for re-use opportunities. The smaller buildings located near the east central portion of the boundary should be demolished.

According to the *U.S. Army BRAC 2005 Environmental Condition of Property Report, Charles E. Kelly Facility, Oakdale, Pennsylvania (2006)*, an inspection of hazardous materials was conducted on the property in 1982. The report details incidents when hazardous materials were released, disposed or migrated onto property soils. As has been noted in the installation status report, all compromised areas have been addressed and actions necessary to protect human health and the environment have been taken.

Key Observation: The layout and current use of buildings provide potential for re-use for light industrial, commercial, office or retail uses.

KELLY FACILITY RE-USE PLAN

Sources: Building Current Use is based on field reconnaissance completed on January 26, 2008. Other base data provided by the US Army and the Allegheny County Division of Computer Services.



CHAPTER 3: EXISTING CONDITIONS ASSESSMENT

Source: The determination whether a building could be re-used or not was made using information from the Environmental Condition of Property Report and by looking at the proposed re-uses for the property.



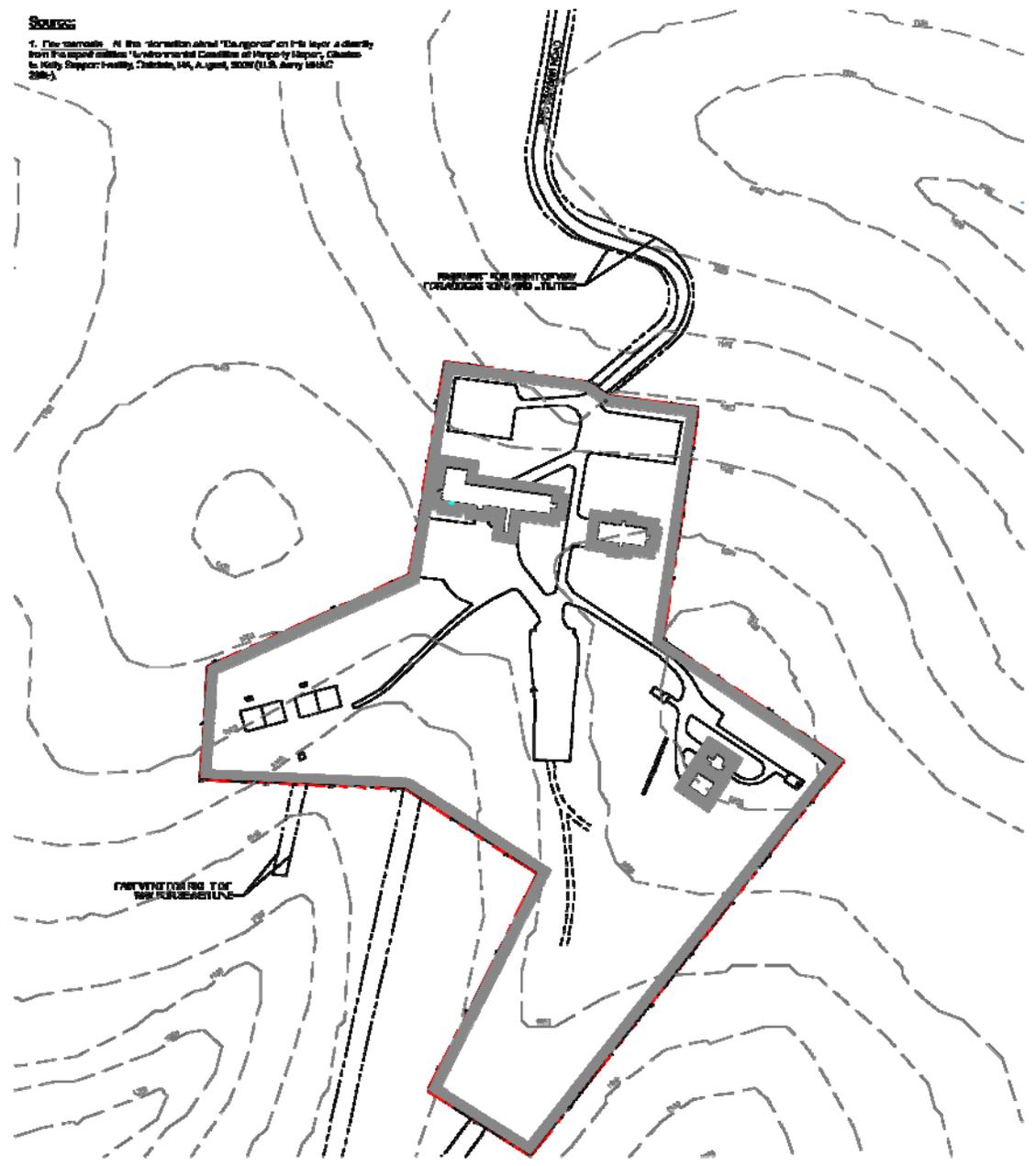
- Legend**
- Site 62 Property Boundary
 - Condition by Building**
 - Rehabilitate / Reuse
 - Remove / Demolition

SITE 62
CONDITION BY BUILDING MAP
KELLY FACILITIES RE-USE PLAN
Prepared for: Kelly Center Local Redevelopment Authority
Prepared by: Maguire Group Inc.
May 16, 2008

0 50 100 Feet NORTH

KELLY FACILITY RE-USE PLAN

Source:
 1. The records of the "Investigation" on the site clearly show the presence of "Environmental Contamination of Military Property, Chapter 10, Kelly Support Facility, Chester, PA, August, 2008 (U.S. Army 100007 2008).



Legend:

- Property Boundary
- Roadway
- Road
- Building
- Ground Plane
- Building Footprint
- Existing Fence
- Areas in which only minor quantities of petroleum products have occurred
- Areas that have not been evaluated or require additional evaluation.

**SITE 62
 ENVIRONMENTAL HAZARDOUS MATERIALS
 KELLY FACILITIES RE-USE PLAN**

Prepared for: Kelly Center Local Redevelopment Authority
 Prepared by: AMK Consulting Engineers, Inc.

February 6, 2008
 20-06.05.08



D. Neville Island Property

Neville Township Comprehensive Plan

Neville Township’s Comprehensive Plan (1999) designates the Neville Island Maintenance property’s future land use as commercial/industrial. This designation encourages industrial use as well as commercial uses that provide a daily need.

The property is located in Neville Township’s Industrial (I) district and is surrounded by light- and heavy-industrial uses. Due to Neville Township’s location and topography, the property is easily accessible by road and rail. This accessibility has long made the property attractive for industrial operations. For future development/re-use opportunities, the Township has designated the area for continued commercial/industrial use.

Currently, the property is divided into northern and southern sections by Grand Avenue. The northern section is located on a larger parcel which extends to the Ohio River. Because the entire parcel is not designated for the BRAC, the property designated for BRAC should be subdivided from its existing parcel.

Neville Township Zoning Assessment

The Neville Township property is located within the industrial (I) zoning district of the Neville Township Zoning Ordinance. The adjacent table summarizes the uses allowed in this district.

**Neville Island Maintenance Facility
Authorized Uses**

AUTHORIZED USE	TYPE
Heavy Industry	Permitted
Light Industry	Permitted
Truck Terminal	Permitted
Vehicle Fueling Operation	Permitted
Gasoline Service Station	Permitted
Fuel Storage	Permitted
Recycling Facility	Permitted
Junk/ Salvage Yard	Permitted
Parking Areas	Accessory
Storage Sheds	Accessory
Outside Storage Within an Enclosed Site	Accessory
Organic Industries	Conditional
Correctional Facilities	Conditional
Communications Tower	Conditional
Tire Storage Facility	Conditional

Key Observation: Based on existing zoning and future land use recommendations, development of the property should most likely remain as heavy or light industrial.

KELLY FACILITY RE-USE PLAN

Source: The lots on this map are for informational purposes only. The lot size / locations are approximations based on information obtained from the Allegheny County Tax Office.



Neville Island Adjoining Properties

Block / Lot Number	Property Owner	Address	Property Size
212-J-125	Valley Proteins (PA) Inc.	3800 Neville Road, Pittsburgh, PA 15225	14.76 acres
212-J-125	Valley Proteins (PA) Inc.	3800 Neville Road, Pittsburgh, PA 15225	14.76 acres
212-F-105	Neville Square Properties	Grand Avenue, Pittsburgh, PA 15225	21.77 acres
212-E-325	Express Container Services of Pittsburgh LLC.	3505 Grand Avenue, Pittsburgh, PA 15225	3.31 acres
212-E-145	United States of America	Grand Avenue, Pittsburgh, PA 15225	7.96 acres
212-E-97	GGMJS Properties LLC.	Grand Avenue, Pittsburgh, PA 15225	4.08 acres
212-F-185	Verichem	3499 Grand Avenue, Pittsburgh, PA 15225	2.86 acres
212-E-75	United States of America	Grand Avenue, Pittsburgh, PA 15225	19.40 acres
211-D-115	Recycle Management LLC.	4100 Grand Avenue, Pittsburgh, PA 15225	17.75 acres
212-F-201	Liberty-Pittsburgh Systems Inc.	3498 Grand Avenue, Pittsburgh, PA 15225	3.46 acres
212-F-219	Steel City Holdings, Inc.	3498 Grand Avenue, Pittsburgh, PA 15225	1.36 acres
212-J-45	Dravo Corporation	Neville Road, Pittsburgh, PA 15225	1.44 acres
159-N-375	Pittsburgh & Ohio Central RR Co.	Pittsburgh, PA 15225	30.51 acres

Legend

- Railroads
- Neville Island Property Boundary

NEVILLE ISLAND BOUNDARIES / RIGHT OF WAYS MAP

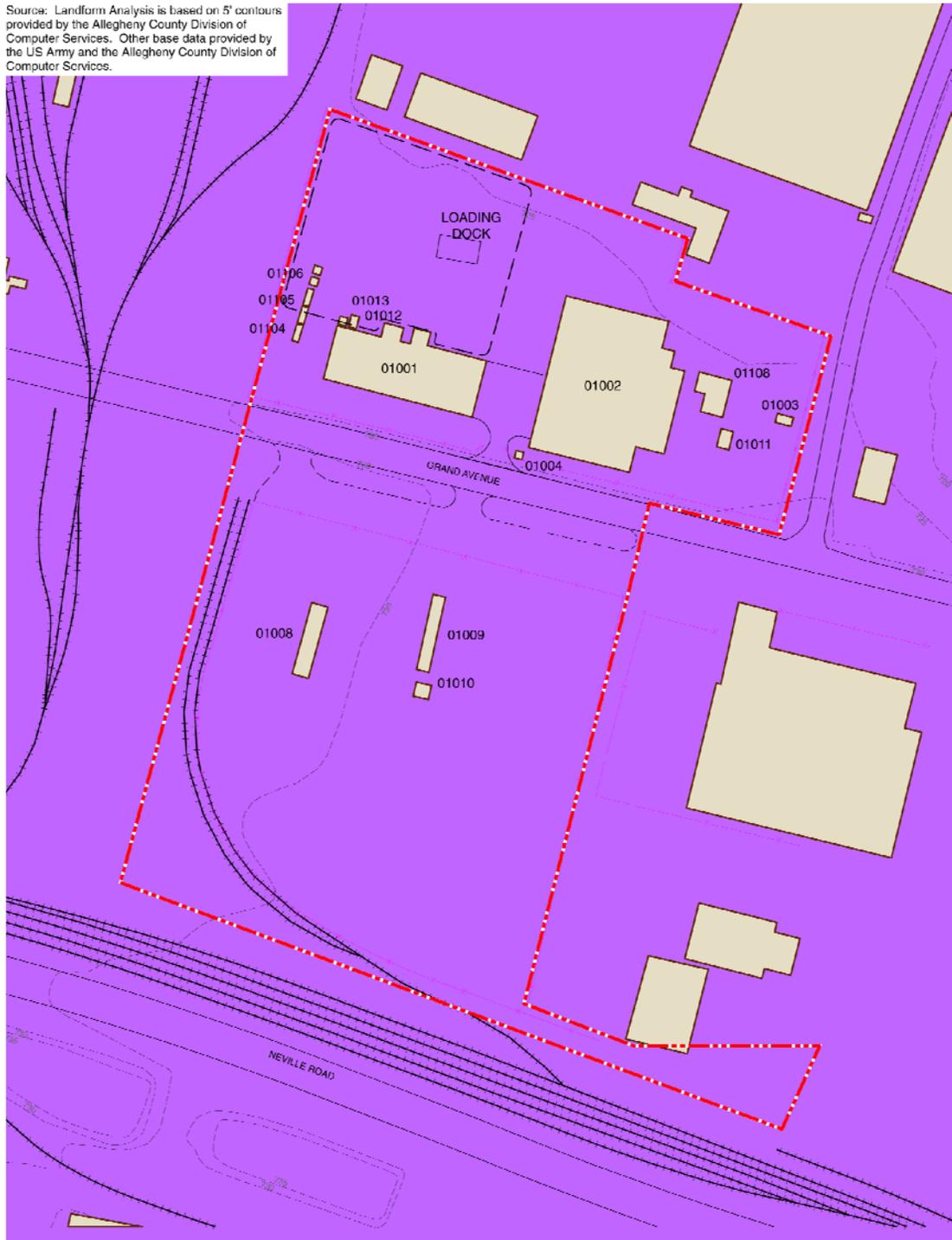
KELLY FACILITIES RE-USE PLAN

Prepared for: Kelly Center Local Redevelopment Authority
 Prepared by: Maguire Group Inc.

May 16, 2008



Source: Landform Analysis is based on 5' contours provided by the Allegheny County Division of Computer Services. Other base data provided by the US Army and the Allegheny County Division of Computer Services.



- Legend**
- Property Boundary
 - Building
 - Roads
 - Railroads
 - Fence
 - Existing # Contour
 - Limits of Subsurface Environmental Plots
 - ZONING
 - 1 (Industrial)

**NEVILLE ISLAND SITE
ZONING ANALYSIS MAP
KELLY FACILITIES RE-USE PLAN**

Prepared for: Kelly Center Local Redevelopment Authority
Prepared by: Environmental Planning and Design, LLC

February 28, 2008
2248.06.28r1



Natural Environment

Geology and Soils:

The Neville Township Site is entirely underlain by approximately fifty (50) feet of alluvium, the predominant rock formation in the area. The soil consists entirely of Urban Land, which is comprised of land so altered by earth moving or so obscured by buildings or other structures that the original soils cannot be identified. This nearly level land type consists mainly of fill material that was hauled in and placed over natural soils. The fill material is two (2) or more feet thick and is highly variable in its consistency including rubbish, cinders, industrial waste, old brick and other building materials, limestone, sandstone, shale, and organic soil material. It overlies natural soils such as Atkins, Philo, Newark, and Linside soils type.

Key Observation: The property's soil composition poses no obstacles to industrial redevelopment, but precludes most other land uses such as agriculture or residential use.

Soils and Flood Hazard Areas:

The location of the Neville Township Site is at a location entirely outside Flood Hazard Areas inundated by the 100-year flood, and is in an area (FEMA FIS Zone X) determined to be outside the 500-year flood. The FEMA FIS 100-year flood plain elevation of the Ohio River just west the site is 719 ft. The site grade elevations vary from 725 feet to 730 feet, which ranges from 6 to 11 feet above the 100-year flood elevation as delineated on FEMA's FIRM maps.

Landform and Watershed:

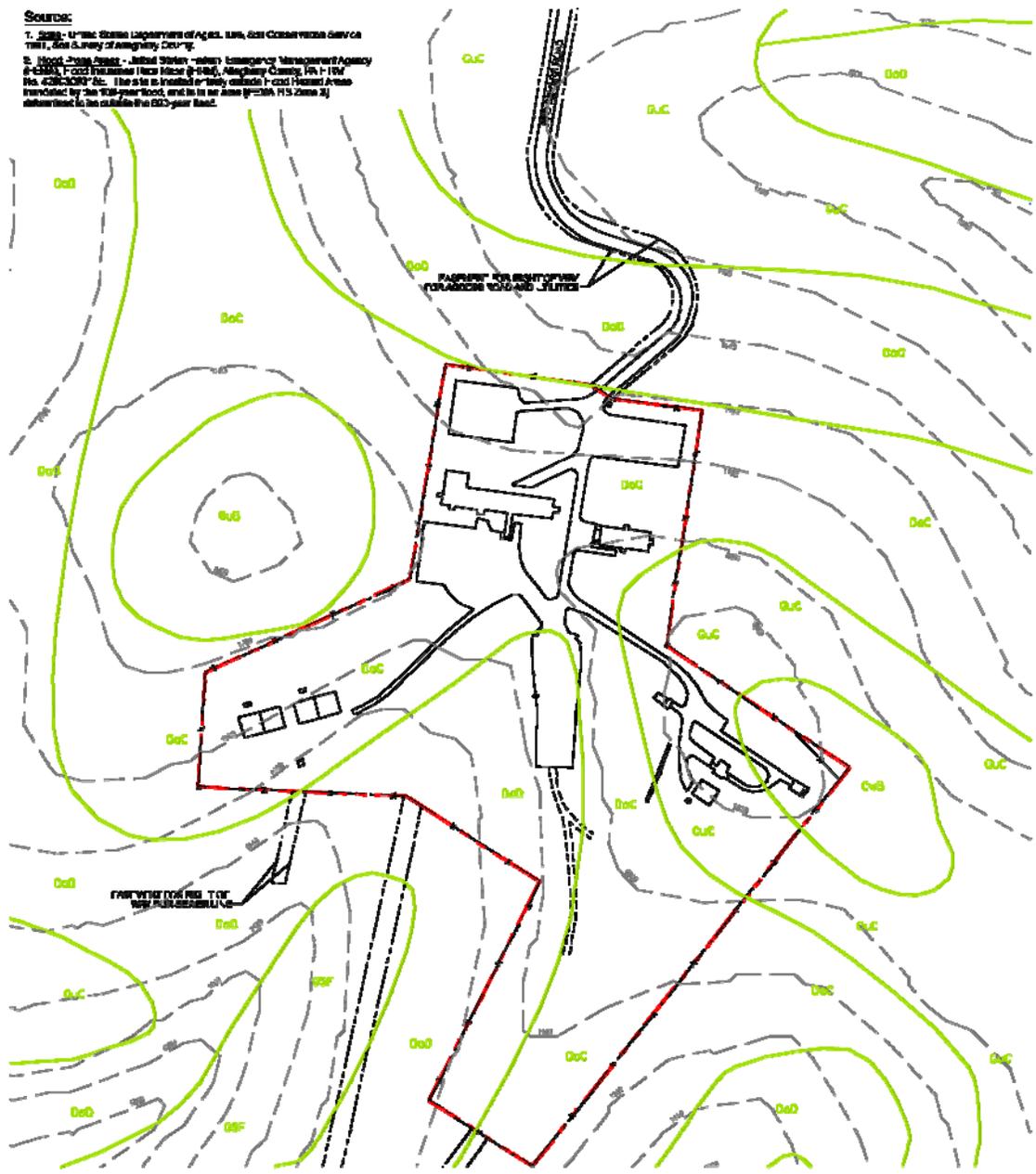
The Neville Township property has little variation in terrain, ranging in elevation from 720' to 735' above sea level. The property's relative lack of elevation variation provides an easy-to-read snapshot of the property's re-use capacity as well as its lack of natural constraints for future development. No streams or wetlands are located on property, but the main channel of the Ohio River is located in close proximity to the north; the back channel of the Ohio River is located in close proximity to the south.

Key Observation: The lack of any dramatic variation in elevation on the property is ideal for development or re-development purposes, minimizing any grading or site preparation costs.

KELLY FACILITY RE-USE PLAN

Source:

1. **Soils** - United States Department of Agriculture, 1984, Soil Conservation Service on TRM1, Soil Survey of Allegheny County.
2. **Flood Hazard Areas** - Federal Emergency Management Agency (FEMA) Flood Insurance Rate Study (FIRMS), Allegheny County, PA 15104 No. 428230020C. The site is located in a very shallow flood hazard area inundated by the 100-year flood, and is in an area (with H.S. Zone X) determined to be outside the 500-year flood.



Legend:

- Property Boundary
- Streambed
- Flood
- Wet slope
- Stream/Pond
- Setting of Corner
- Eriking Fence
- Soil survey
- Cub Colloids - Well sorted clay silt loam, 3 to 8 percent slope
- DcC Durock silt loam, 6 to 10 percent slope
- DcD Durock silt loam, 15 to 20 percent slope
- DcB Durock silt loam, 2 to 6 percent slope
- DcC Durock silt loam, 6 to 15 percent slope
- DcF Durock silt loam, 2 to 4 percent slope, very steep

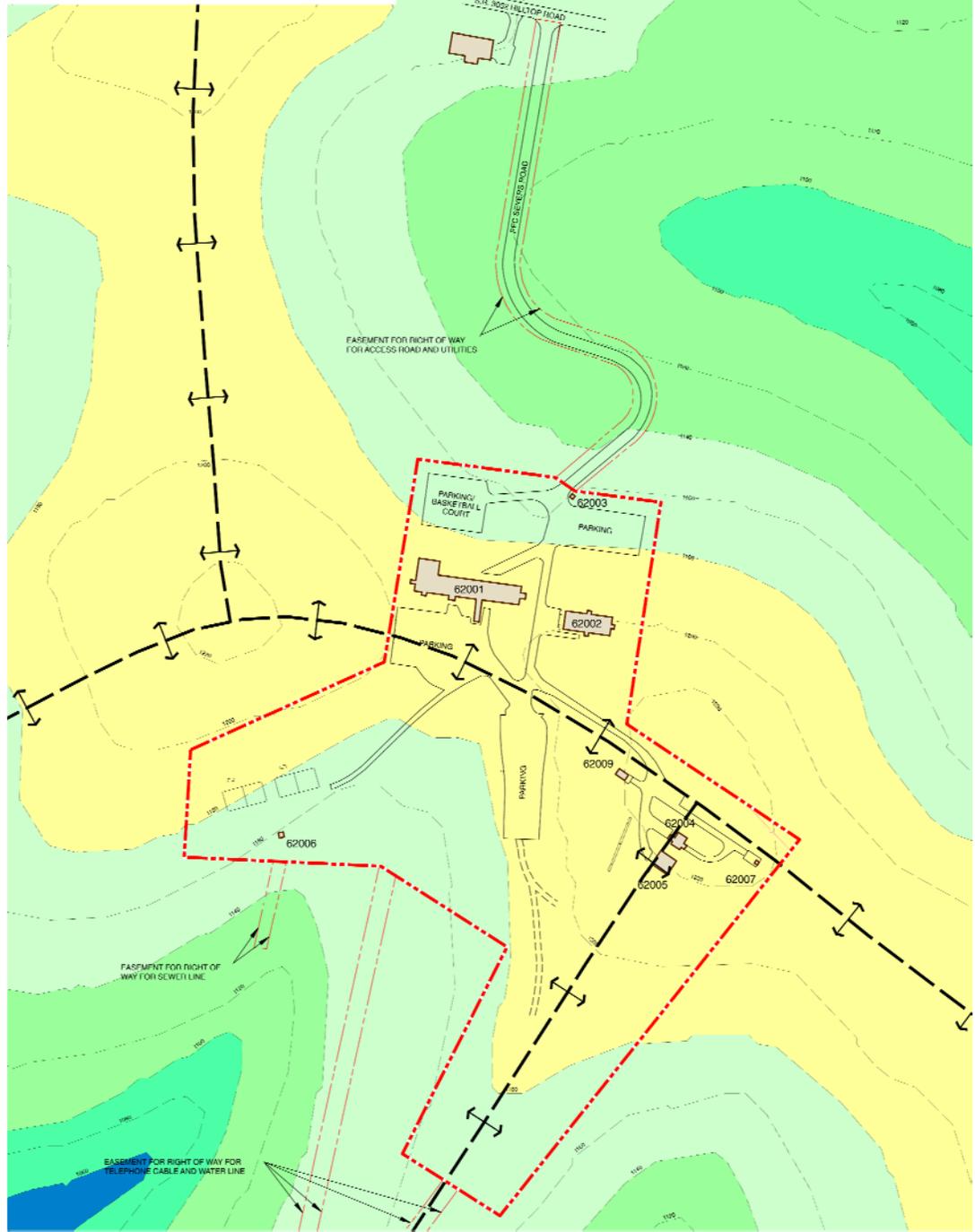
**SITE 62
SOILS AND FLOOD HAZARD AREAS
KELLY FACILITIES RE-USE PLAN**

Prepared for: Kelly Center Local Redevelopment Authority
Prepared by: ARK Consulting Engineers, Inc.

February 8, 2006
2046.03.06



Source: Landform and Watershed Analysis is based on USGS 20' contours. Other base GIS layers were provided by the US Army.



Legend

Property Boundary	ELEVATION	Watershed Boundary
Roads	< 1,000'	Flow Direction
Buildings	≥ 1,000' - 1,500'	
Grassland/Ponds	≥ 1,500' - 1,999'	
Existing 60' Contour	≥ 1,999' - 1,999'	
	≥ 1,999'	

**SITE 62
LANDFORM AND WATERSHED ANALYSIS
KELLY FACILITIES RE-USE PLAN**

Prepared for: Kelly Center Local Redevelopment Authority
Prepared by: Environmental Planning and Design, LLC

June 12, 2008
2048.08.11a2

0 50 100 Feet



Slopes:

Topography provides a clear picture of development opportunities. In the case of the Neville Township property, the land is consistently flat because no slope has a grade greater than 8%.

Neville Island Slope Analysis

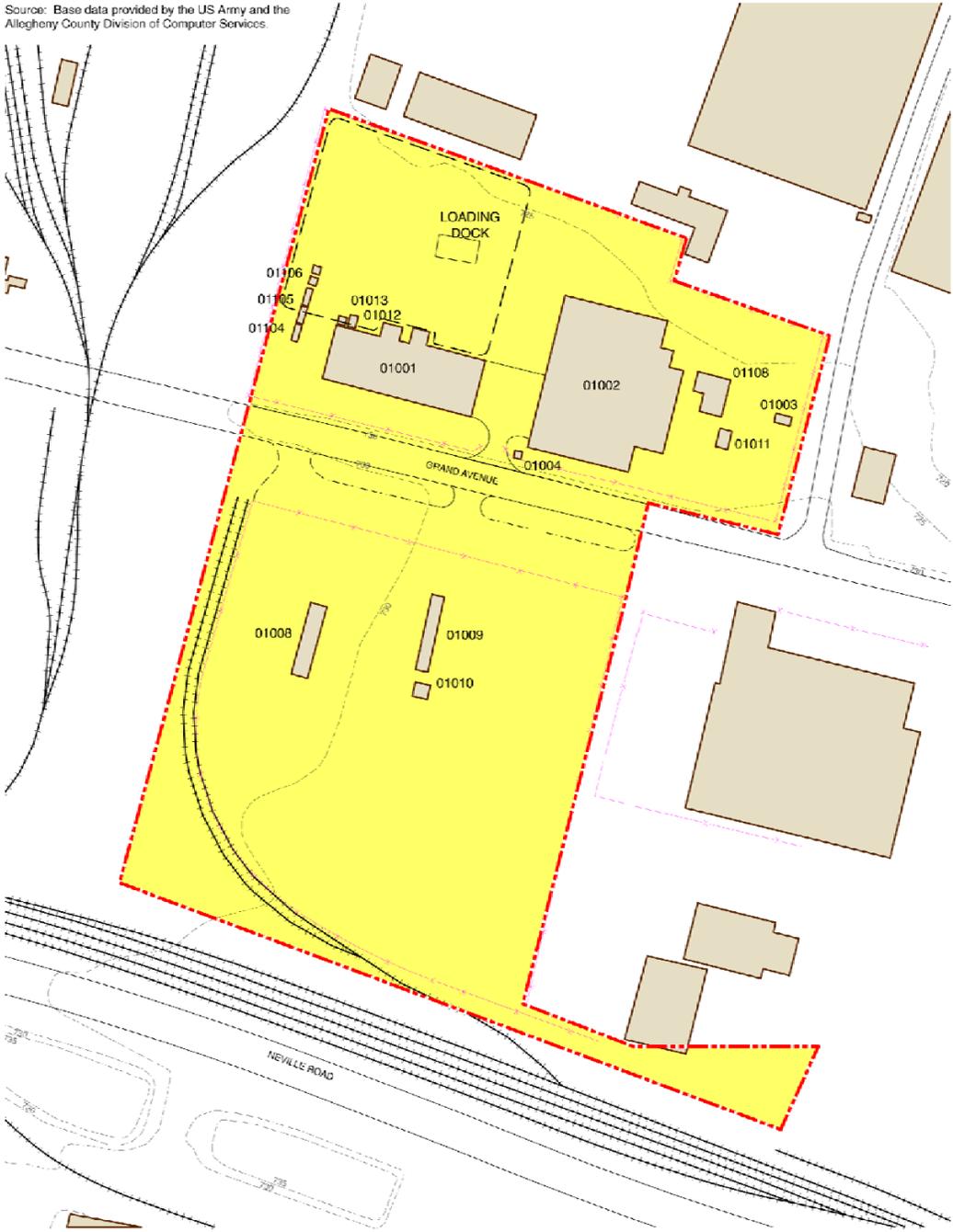
Slope	Acres
0-8%	14.80
8-15%	N/A
15-25%	N/A
25-40%	N/A
>40%	N/A

Key Observation: Due to Neville Island’s flat topography, future land development is not restricted by steep slopes.

Neville Island Sensitive Resource Conclusions:

The Neville Island Maintenance Facility property contains no sensitive natural resources. A Conservation, Special Development and Development Analysis Map created for the property revealed no limitations to the redevelopment of the property from a natural resource perspective.

Source: Base data provided by the US Army and the Allegheny County Division of Computer Services.

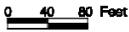


- Legend**
- Property Boundary
 - Building
 - Road
 - Railroad
 - Fence
 - Existing F Outbar
 - Extents of Subsurface Environmental Plume
- CONSERVATION, SPECIAL DEVELOPMENT AND DEVELOPMENT**
- Conservation
 - Special Development
 - Development

**NEVILLE ISLAND SITE - CONSERVATION, SPECIAL DEVELOPMENT AND DEVELOPMENT
KELLY FACILITIES RE-USE PLAN**

Prepared for: Kelly Center Local Redevelopment Authority
Prepared by: Environmental Planning and Design, LLC

March 20, 2006
2048.08.34



Landcover

The Neville Township Land Use/Land Cover table provides a breakdown of the cover types and land uses, including the percentages of land comprising each category present on the Neville Township Property. The Land Use/Land Cover Map illustrates the land cover types found within the Neville Township Property.

Neville Township Site Land Use/Land Cover

Land Use/ Land Cover Type	Acres	Percent of Total
Buildings	1.20	9%
Grassland / Open Space	0.20	2%
Industrial	11.00	83%
Parking	0.85	6%
Total Land Area	13.25	100%

The most prominent land cover within the Neville Township Property is industrial, comprising approximately 83% of the area.

Buildings (9%) and parking (6%) comprise an additional 15% of the overall land. Currently, there are sixteen (16) structures on the property. These structures are located on both tracts of land, north and south of Grand Avenue.

A small amount of open space/grassland is located along Grand Avenue and serves as a buffer to the parking lot.

Key Observation: Given the extent and historical patterns of industrial activity on and surrounding the property, the continuation of a similar future use could be compatible with its surroundings.



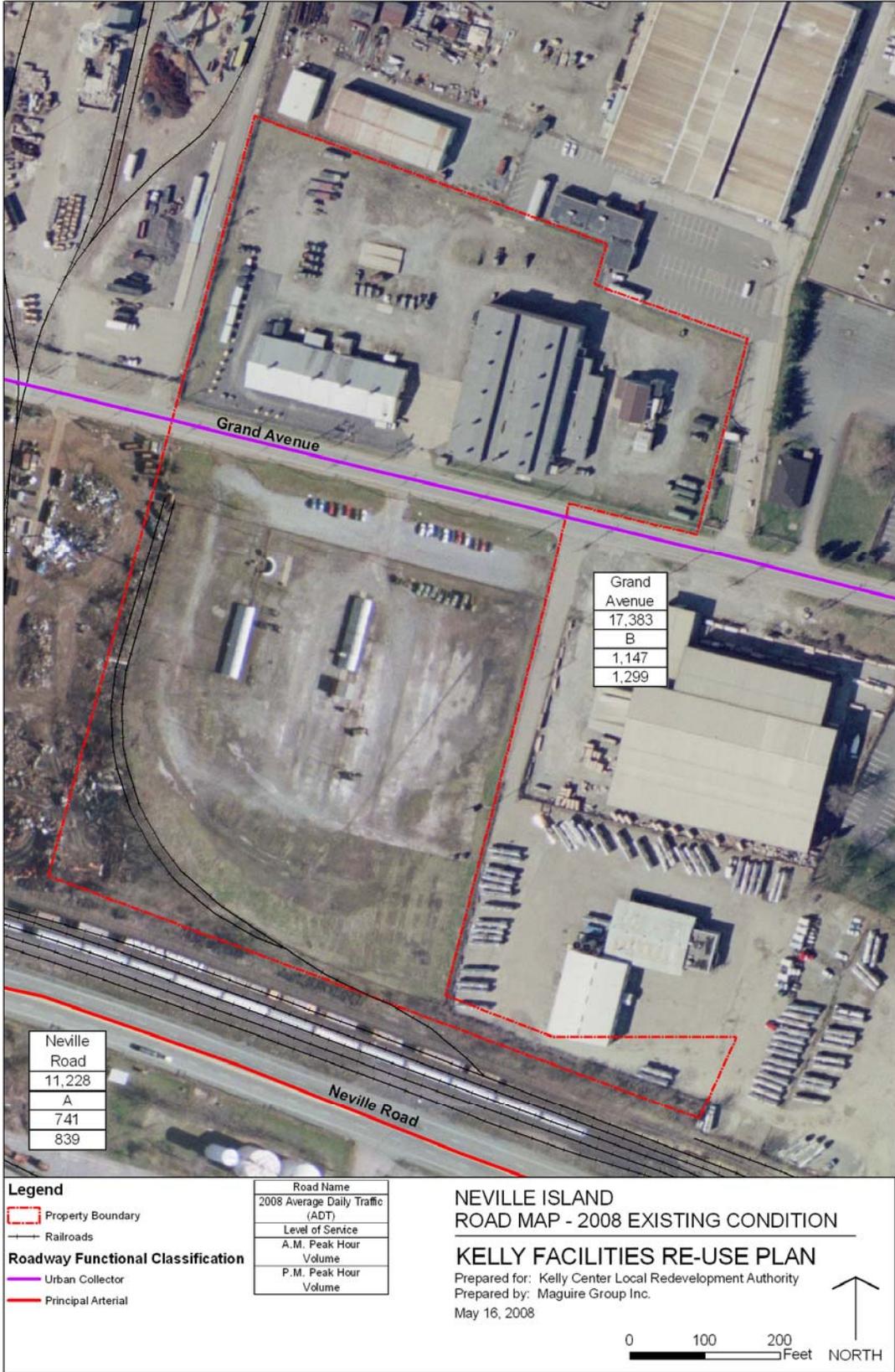
Transportation

Neville Township has direct access to Interstate 79, which traverse the island via the Neville Island Bridge. The Neville Township property is located within proximity to major state, regional and community arterials including Interstate 376 (the Parkway east) Interstate 279 (Parkway West) and State Route 28 (from the north) as well as other state roads.

Local access to the Neville Township property is provided by Grand Avenue, a two (2) lane, collector road and Neville Road, a four (4) lane principal arterial. The 2008 existing ADT volume at Grand Avenue is 17,383 vehicles and 11,228 vehicles at Neville Road. Grand Avenue operates at a level of service (LOS) B during 2008 existing conditions and Neville Road operates at a LOS A. The Neville Island Road Map Existing Condition 2008 shows current ADT volumes and LOS.

The Neville Township property is adjacent to an active rail line operated by the Ohio Central Railroad System. There are two (2) tracks owned by Ohio Central Railroad that would need to be crossed to access Neville Road. Rail traffic consists of approximately ten (10) trains per day at 15 mph. These trains serve industries and are mostly switching movements and the exact times vary each day.

Key Observation: The Neville Township property is well situated adjacent to road and rail access, which would support intense re-use of the property. The property does not have direct access to the river so there are no tunnels or * for barges to access the site.**



Site Infrastructure

Based on the site assessment study the existing infrastructure was given a general assessment of its current condition. The Neville Island Maintenance Facility is served by the following companies/authorities providing infrastructure to the property as well as the condition:

- Sanitary Sewer: Neville Township Water Department
- Potable Water: Neville Township Water Department (Fair Condition)
- Natural Gas: Columbia Gas (Good Condition)
- Electric: Duquesne Light (Fair Condition)

Key Observation: The Neville Island property is served by all necessary utilities. Local connections for some utilities may need to be refurbished prior to any re-use of the property. In comparison to the other Kelly properties, the Neville Island property's utilities are in the best condition and have the most capacity.

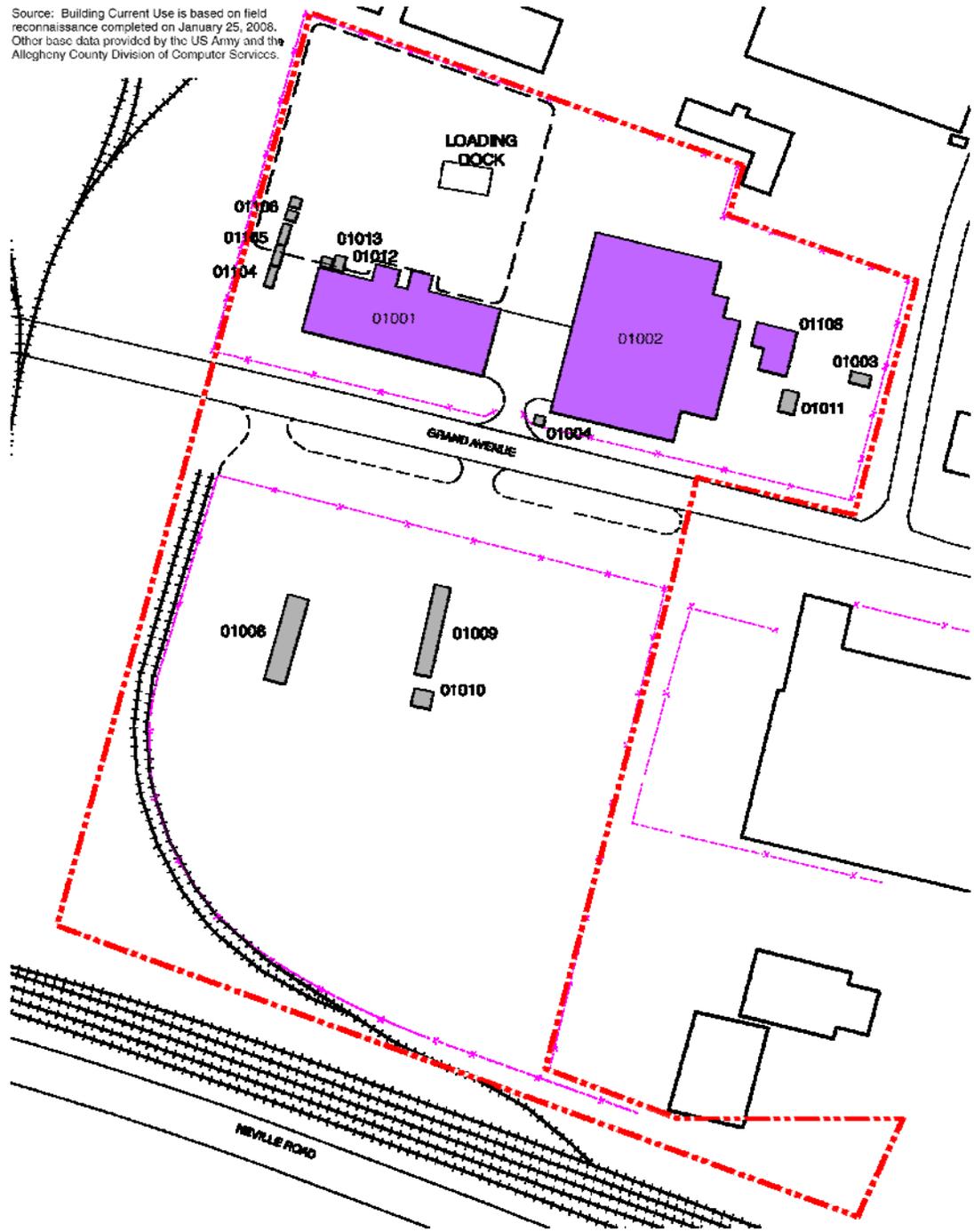
Buildings

The property's existing buildings are used for repair/maintenance and storage. The *2006 Site Assessment Report: Transition from the Army to the Community* indicated that the buildings and facilities in Neville Township are generally in fair condition. Based on this assessment, a majority of the buildings north of Grand Avenue are candidates for re-use. This includes two (2) principal buildings totaling 48,000 square feet.

According to the *U.S. Army BRAC 2005 Environmental Condition of Property Report, Charles E. Kelly Facility, Oakdale, Pennsylvania (2006)*, an inspection of hazardous materials was conducted on property in 1982. The report details incidents when hazardous materials were released, disposed or migrated onto property soils. As has been noted in the installation status report, all compromised areas have been addressed and actions necessary to protect human health and the environment have been taken.

Key Observations: The historic use of the two (2) principal buildings on the property as maintenance facilities could provide an excellent opportunity for refurbishment and re-use. The southern-tract, given the availability of infrastructure, level ground, and zoning designation, is unrestricted for encouraging all types of development.

Source: Building Current Use is based on field reconnaissance completed on January 25, 2008. Other basic data provided by the US Army and the Allegheny County Division of Computer Services.



- Legend**
- Property Boundary
 - Building
 - Roads
 - Railroad
 - Fence
 - Details of Subsequent Environmental Phase
 - Populated/Recessed
 - Storage/Unrec.

**NEVILLE ISLAND SITE - CURRENT STATUS
BUILDING/STRUCTURE USE MAP
KELLY FACILITIES RE-USE PLAN**

Prepared for: Kelly Center Local Redevelopment Authority
Prepared by: Environmental Planning and Design, LLC

February 28, 2008
3046.06.02/1

0 40 80 Feet

↑
NORTH

KELLY FACILITY RE-USE PLAN

Source: The determination whether a building could be re-used or not was made using information from the Environmental Condition of Property Report and by looking at the proposed re-uses for the property.



<p>Legend</p> <p>— Railroads</p> <p> Neville Island Property Boundary</p> <p>Condition by Building</p> <p> Rehabilitate / Reuse</p> <p> Remove / Demolition</p>	<p>NEVILLE ISLAND CONDITION BY BUILDING MAP</p> <hr/> <p>KELLY FACILITIES RE-USE PLAN Prepared for: Kelly Center Local Redevelopment Authority Prepared by: Maguire Group Inc. May 16, 2008</p>	<p>0 100 200 Feet</p> <p style="text-align: center;">↑ NORTH</p>
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Chapter 4: Real Estate Market Analysis

A. Overview

This report addresses several different real estate opportunities the parcels which make up the Charles E. Kelly Support Facility could be developed into, if placed on the open market. In order to obtain this assessment, we based our research on market comparables, current inventory of both residential and commercial properties, access to the site, current economic data and finally realistic business opportunities. The study considers a four (4) to six (6) year time horizon in terms of market conditions, which was used to determine these different opportunities.

After reviewing the existing zoning, size of the parcels, topography and access, observations were made as to potential uses for the Kelly Facility. Other potential uses which could be achieved but would require a change in zoning were also investigated. The report is not a highest and best use of each site, but rather details feasible alternatives, based on market and demographic data, of what alternative development might be achieved for each site, other than those exclusively for residential use.

For the two (2) Collier Township properties, the current zoning will only permit residential and ancillary uses. Given other alternatives, the total amount of land area available offers significant size and topography to achieve a substantial amount of development, containing a mix of residential, limited commercial, recreational use, retail, and entertainment uses as well as a campus style development for hospital, educational, or religious uses. The analysis assumes there is an adequate supply of water and sewer capacity for future development at the properties.

B. Summary/Key Findings

The Collier properties are limited in their ability to support any large scale commercial development due to the limited access and the existing two (2) lane road infrastructure, as well as the lack of visibility from any major highway. There have been several successful developments of residential building lots in the immediate area including the successful, higher end development of Nevillewood.

It should be noted there are several newer residential developments which still have undeveloped lots and additional land for expansion. This existing supply of residential units which have yet to be developed, as well as competition from other developments like the 600,000 square-foot mixed use development called Newbury Market in Bridgeville or the 525,000 square-foot development of Settlers Ridge, will hamper the development of housing units on the Kelly Facility sites.

A handful of key economic and demographic trends are taking place in Collier and Neville Townships that will influence future redevelopment of the properties:

- Reports from the US Census Bureau show much higher income levels in the Presto area than in the Oakdale area, Allegheny County, and the entire state. This is helpful in supporting the concept for new business, office and retail use.
- Much of the recent development has taken place in the Nevillewood / Presto area rather than in the Oakdale area.
- There is a limited amount of retail services for the existing housing supply in the immediate area without having to drive 10 to 15 minutes.
- There is a very limited amount of commercial, retail, industrial/flex or office development in the immediate area.
- Demographic and housing information shows interest and development will continue to push towards the Kelly facility from Presto area.
- Of the housing stock, higher end home sales have had more success even in the quad style home sites, which some have sold for over \$325,000.

C. Economic Data

Income and work force observations:

Household Income:

1. The income level for the Presto area east of the Main Post and Site 62 is well above the average for the State. The salary and wage data shows very positive figures for this area.

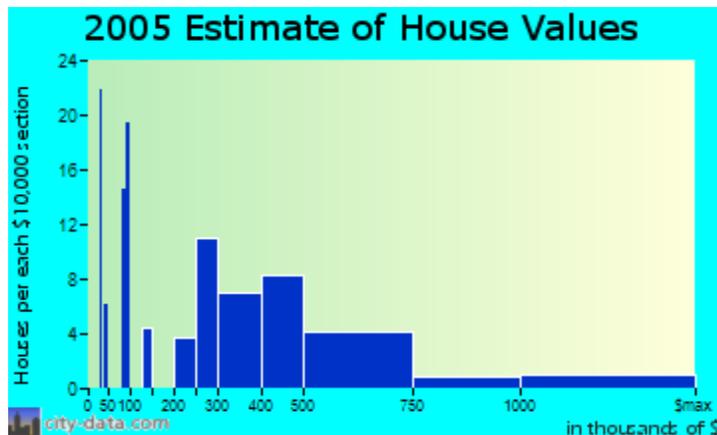
This is important to note, as this data was used to determine the feasibility of future development other than residential. Business owners living in this 5 mile radius may be likely to relocate offices or establish satellite offices closer to home. This will help to support the concept and feasibility for additional business to locate to this area.

Averages For The 2004 Tax Year For Zip Code 15142 and 15071, Filed 2005

	Presto Area	Oakdale Area	State Average
Average Adjusted Gross Income (AGI) For 2004	\$180,385	\$48,980	\$48,049
Salary / Wage (Reported On 87.5% of Returns)	\$141,501	\$46,322	\$42,646

Housing Value:

1. Housing data for the Presto area indicates a higher average residential home value than for Allegheny County as a whole.
2. The data below breaks down the estimated housing values for this area.



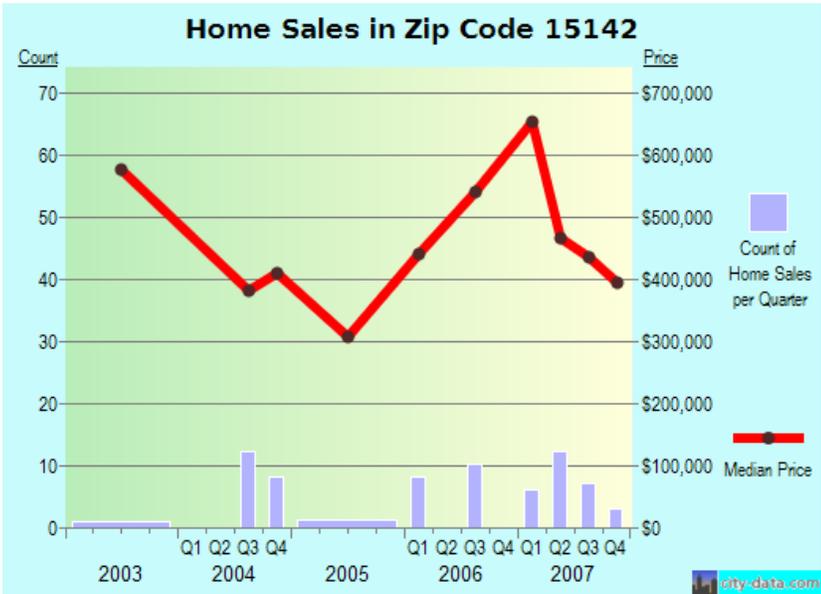
Estimate of Home Value of Owner-Occupied Houses / Condos In the 15142 and 15071 Zip Codes, 2005

Presto Area	Number	Oakdale Area	Number
\$30,000 to \$34,999	5	\$30,000 to \$34,999	15
\$40,000 to \$49,999	7	\$40,000 to \$49,999	38
\$80,000 to \$89,999	9	\$80,000 to \$89,999	268
\$90,000 to \$99,999	18	\$90,000 to \$99,999	412
\$125,000 to \$149,999	7	\$125,000 to \$149,999	207
\$200,000 to \$249,999	9	\$200,000 to \$249,999	36
\$250,000 to \$299,999	30	\$250,000 to \$299,999	33
\$300,000 to \$399,999	24	\$300,000 to \$399,999	9
400,000 to 499,999	36	\$400,000 to \$499,999	21
500,000 to 749,999	41		
750,000 to 999,999	9		
1,000,000 or More	22		

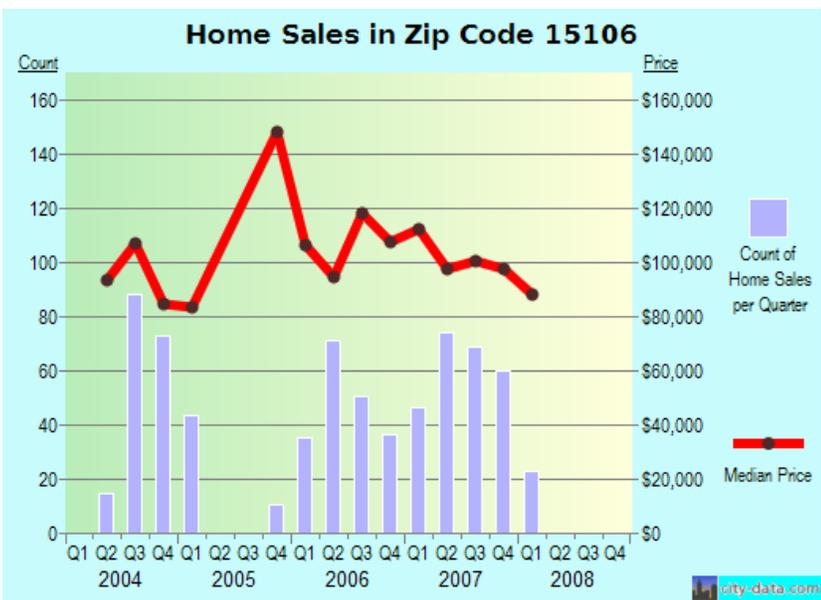
KELLY FACILITY RE-USE PLAN

Estimate of home value of owner-occupied houses/ condos in 2005 in the Presto area (15142):

1. Current economic data shows the housing market for home sales in the zip code of 15142 have been well above the average for Allegheny County and the State of Pennsylvania.



Additional data for home sales in the 15106 zip code show a decline of home sales but those sales are in a much lower price range.



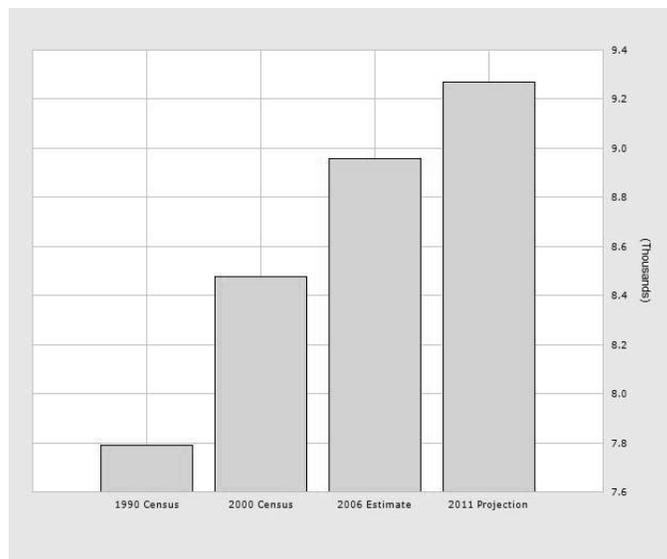
- The median house / condo value in the Presto area is substantially greater than in Oakdale, Allegheny County, and the State of Pennsylvania. Oakdale housing values are shown to be below both the county and the State of Pennsylvania.

Estimated 2005 Median House / Condo Values

	Value
Presto	\$456,737
Oakdale	\$100,400
Allegheny County	\$117,152
State Average	\$131,900

- There has been significant growth in the number of home sites built in the immediate area around the Main Post. Thus in an analysis done for a three (3) mile radius of the site, there is adequate supply and thus projected growth is limited in the housing market over the next 3- 5 years. Projections for Allegheny County as a whole, however, indicate a decline in growth.

Households within a three (3) Mile Radius of Main Post



Collier Township Real Estate Information

- The chart below shows the value of real estate for Collier Township based on Allegheny County’s community profile.

Collier Township Real Estate Information

	Taxable Value	Exempt Value	PURTA Value	All Real Estate
Certified Value, 1/15/2008	\$624,608,921	\$84,797,700	\$2,189,120	\$729,585,741
Value as of 2/16/2008	\$642,623,221	\$84,787,700	\$2,189,120	\$729,600,041

Household Income Observations:

Census data indicates that as of 2005 Household income in the Presto area was substantially above that of the County and the State, whereas Oakdale’s was only slightly higher than both.

1. From 1999 to 2005 there has been an 8.43% increase in Household income in the Collier Township area.

Estimated 2005 Median Household Income

	Income
Presto	\$89,900
Oaskdale	\$50,500
Allegheny County	\$42,564
State Average	\$44,537

D. Real Estate Analysis

Residential:

Introduction/ Broad Findings

1. There has been a steady residential development within a 3-5 mile radius of the Main Post over the past five years, though the role of development has declined.

Collier Township, New Residential Units Sold

	Condo	Residential	Lots
2004	30	50	40
2005	45	56	23
2006	40	42	43
2007	37	39	45
2008	8	1	2

2. The area has attracted several of the largest residential developers in the Pittsburgh area, who have been acquiring land and building home sites.
3. Phone interviews with several of these developers and their real estate agents have indicated that market activity for single family homes has slowed down considerably. Several have an oversupply of housing on the market.
4. With the current economy and the oversupply of housing units, several of the residential developers have put a hold on future building or expansion.
5. Other residential developments in the area, including single family and townhouse development, have experienced slower sales rates.
6. Absorption of existing inventory has been slow.

Multi-Family / Quad Development Observations:

1. Multi-family development and senior living development have had good success in the Pittsburgh market. Carriage home sales went well in Nevillewood.
2. Villas or Patio homes, which are very popular with empty nesters, are built side by side or, if there is enough land area, in Quad configuration.
3. The existing Quad development immediately north of Site 62 has experienced good market activity.
4. The construction of both a pool and clubhouse this summer will continue to help the sales of these units, with an additional 50 units scheduled to be built on the site.
5. With the price range of \$350,000 and up, these units are bringing a range of higher end users.
6. Empty nesters have been a good source of buyers for these types of units, but families with and without children have moved into this development.

Resale Timeframes:

The time period for property to sell in Collier Township, which is listed as days on the market, has increased over the past year to be as long as 1-2 years subject to the type residential that is being marketed. This suggests an oversupply in the market place which was confirmed in calls to several of the local developers in the area. Townhomes seem to have had the longest time listed on the market with some over 417 days. Average time on the market for single family homes was 107 days; vacant land had an average time on the market of 240 days. In the past year the median time on the market for all types of residential sales was 140 days.

Single Family Sales, 3/07 to 3/08, Collier Township

# of Listings	116	Selling Price	Days on Market
High		\$1,460,000.00	344
Low		\$24,500.00	0
Average		\$301,412.00	107
Median		\$215,500.00	94

Condominium & Town Home Sales, 3/07 to 3/08, Collier Township

# of Listings	41	Selling Price	Days on Market
High		\$372,870.00	417
Low		\$150,000.00	0
Average		\$242,938.00	179
Median		\$237,964.00	140

Residential Building Permits Issued, 2003-2007, Collier Township

	Permits Issued
2003	130
2004	109
2005	135
2006	105
2007	81

Land Sales, 3/07 to 3/08, Collier Township

# of Listings	11	Selling Price	Days on Market
High		\$275,000	213
Low		\$35,000	206
Average		\$135,791	210
Median		\$100,000	210

Slowdown of Market Activity:

1. Existing developers appear to have an ample supply of buildable lots available, as well as additional ground yet to be developed.
2. Tuscany Ridge, a Maronda Homes development, has seven (7) houses on the market and over 100 buildable lots available.
3. AR Building Company’s development, Summit Ridge, has put a hold on any additional development of the vacant land they have until the units currently on the market are sold.
4. They have over 236 units currently built with only 70-80 of those units sold and 44 units in a lease or lease to own situation.
5. Current supply based on the existing developed land for Summit Ridge offers over 110 units yet to be built.
6. Building permits in Collier Township have experienced a 40% decline, as the supply of housing currently exceeds demand.
7. Walkers Ridge, being built by Paragon Homes, has several parcels which have buildable lots still available for sale for an average price of \$75,000.
8. The Villages At Neville Park, built by Ryan Homes, is a 600 acre residential development featuring several luxury home “villages” and amenities including a state-of-the-art clubhouse and swimming pool. Residents will be within walking distance of Chartiers Valley School District campus for all grade levels and will enjoy easy access to I-79, downtown Pittsburgh, the airport, Neville Wood Golf Resort and Southpointe. Prices range from \$210,000 to 260,000 for the larger 3800 sq ft units. The project has been open for one and one half years and has about one third of the 151 total units sold.
9. Most of the housing supply is owner occupied, however in order to sell the units, ownership has become creative with a Lease to Own buy option. This may be why the Township has seen 25% of its occupied housing units fall into the rental category.

Tenure of Occupied Housing In 3-Mile Radius Of The Kelly Facility

	Percentage
Owner-Occupied Housing	75%
Renter-Occupied Housing	25%

Non Residential Development:

Introduction/ Broad Findings:

Based on the number of home sites available in the immediate area there is a lack of any commercial, retail or office development. Furthermore, based on the existing conditions of the roads which lead to the Kelly Facility, alternative commercial uses are limited, as the infrastructure of the 2-lane road system and its proximity to major highways will limit uses such as large warehouse users or major retail.

The site is difficult to access and lacks any visibility from any major highway. It should be noted that the site has worked as a destination use with the military; however, other market driven commercial office or retail users, other than those which would service “neighborhood retail” would find this location sub standard.

Retail Market:

Current residents near the Main Post have to drive at least ten (10) to fifteen (15) minutes to reach any retail shopping.

While this quiet residential setting is nice, due to the increase of residential development in the area, the need for “neighborhood retail” is growing. There is a solid opportunity, subject to a change in zoning, for some of the Main Post land to be redeveloped for neighborhood retail uses. Examples of these would include a convenience store, beauty salon, dry cleaners, pizza and sandwich shop, or a neighborhood tavern. These types of development would help to increase the interest in the growing number of home sites in this area. Several land developers interviewed, cited this to be a significant deficiency of the area.

Office:

There were no significant offices or industrial type properties noted in the immediate area. Several industrial properties had some available space to lease. According to the US Census, a majority of the people in the area (85%) travel outside of this area, as shown by the average work commute time of 26 minutes within a 3-5 mile radius of the Main Post (2000 US Census).

Industrial:

The lack of office, industrial, and warehouse property offers a potential re-use opportunity for some of the Main Post property. However, being a rural area, the office or industrial uses would be limited and thus no large scale development would be likely to occur. Neighborhood office uses such as doctor, dentist, insurance, law, or other professional office space use could be developed to service the area. The area could support 20,000 to 40,000 feet of this type of space.

Flex type users are in the range of 2,000- 20,000 square feet and usually do not need direct access to highways nor have the need for visibility. Limited office and warehouse space could be developed and absorbed in and around this area.

Office, retail and industrial/flex type of buildings should bring jobs to the area and increased revenue by way of business and increased real estate tax values.

Business Employment By Type Within Given Radius

	# of Businesses			# of Employees			# of Employees / Business		
	1 Mile	3 Mile	5 Mile	1 Mile	3 Mile	5 Mile	1 Mile	3 Mile	5 Mile
Total	90	1417	5119	1756	20833	78762	20	15	15
Total Retail	20	299	1031	389	5143	18245	19	17	18
<i>Home Improvement Stores</i>	2	28	70	67	625	1734	34	22	25
<i>General Merchandise Stores</i>	2	12	38	83	900	2686	42	75	71
<i>Food Stores</i>	1	18	67	61	328	1182	61	18	18
<i>Auto Dealers & Service Stations</i>	2	32	90	13	375	1001	7	12	11
<i>Apparel & Accessory Stores</i>	1	27	92	6	226	831	6	8	9
<i>Home Furniture, Furnishings & Equipment</i>	1	38	127	6	253	1162	6	7	9
<i>Eating & Drinking Places</i>	6	79	274	121	1691	6474	20	21	24
<i>Miscellaneous Retail</i>	5	65	273	32	745	3175	6	11	12
Financial / Insurance / Real Estate	7	122	489	51	1113	4606	7	9	9
<i>Banks, Savings & Lendings Institutions</i>	3	37	137	18	267	1051	6	7	8
<i>Securities Brokers & Investments</i>	1	16	62	4	162	484	4	10	8
<i>Insurance Carriers & Agencies</i>	1	29	129	3	287	1537	3	10	12
<i>Real Estate / Trust / Holding Companies</i>	2	40	161	26	397	1534	13	10	10
Services	31	481	1977	518	5814	28314	17	12	14
<i>Hotels & Lodging</i>	0	5	27	8	120	729	0	24	27
<i>Personal Services</i>	4	75	267	19	308	1250	5	4	5
<i>Business Services</i>	3	65	293	151	1526	5158	50	23	18
<i>Motion Picture & Amusement</i>	1	24	111	44	348	1194	44	15	11
<i>Health Services</i>	4	54	332	38	567	7719	10	11	23
<i>Legal Services</i>	1	25	84	2	71	241	2	3	3
<i>Education Services</i>	1	16	62	39	546	2097	39	34	34
<i>Social Services</i>	5	61	234	23	503	2103	5	8	9
<i>Other Services</i>	12	156	567	194	1825	7823	16	12	14
Agriculture / Mining	2	18	60	10	143	502	5	8	8
Construction	7	122	349	84	1270	3434	12	10	10
Manufacturing	8	115	319	222	2671	8320	28	23	26
Transportation / Communication / Public Utilities	2	41	163	53	756	3258	27	18	20
Wholesale Trade	5	105	324	199	1742	5816	40	17	18
Government	8	114	407	230	2181	6267	29	19	15

Daytime Employment - Businesses Within 3 Mile Radius

Use	Businesses Within 3 Mile Radius
Government	114
Wholesale Trade	105
Transportation / Communication / Public Utilities	41
Manufacturing	115
Construction	122
Agriculture / Mining	18
Services	481
Financial / Insurance / Real Estate	122
Retail Trade	299

E. Potential Re-Use Opportunities

The following sections outline potential uses for each of the three (3) properties, the Main Post, Site 62 and the Neville Island Maintenance Facility. With the exception of Neville Island, the property which makes up the Kelly Facility is zoned R-2, based on the current zoning information of Collier Township. This will permit single family development on the parcels.

The recent economic downturn in the economy has had a negative impact on the residential markets both here and across the nation. This area has experienced this downward trend as well. Based on the existing supply of undeveloped, buildable lots currently on the market and land which has yet to be developed, there seems to be over a five (5) year supply of existing single family homes or buildable lots available in the market place. Townhome development has slowed down, making the development of the available parcels for the Kelly Facility for residential in less demand.

Any new development projects will typically attract a percentage of the market share, based on location or the newness of the product. Historically this has been about 20% of market share.

However, other uses should be considered for these parcels, subject to the appropriate zoning changes, suggested alternatives to residential use are identified herein:

Main Post Re-Use / Redevelopment Opportunities

Broad Findings:

The Main Post is approximately 118 acres. This property contains variety of buildings, some of which could be re used as office or other types of commercial uses. However, a more marketable use of this site would most likely include razing many of the buildings and developing the property for alternative uses.

The quantity of land offers more unique opportunities for uses than either Site 62 or Neville Island. Based on its access and limited exposure

to major roads, the re use of this property needs to be more of a destination user. Thus hotels, motels, other “big box” retailers or office developers would most likely not be attracted to this area.

With the continued use of the FAA Tower and the State Police communication tower, and associated land being retained by the Federal Government, the development potential for the remaining 7-8 acres of land at the top of the hill (bunker site) may be limited. It could have residential potential and would offer great views, but any development would be on a limited scale as to the number of lots or residential units.

Its close proximity to warehouse or commercial use of the “bunker” and location directly underneath the “golf ball” / radar tower, could hinder the marketability for residential development. With the limited access and the flat topography, we feel this area would be a good location for recreational uses.

An analysis of potential future uses for part or all of the Main Post follows:

1. Single Family Residential Opportunities:

The current R-2 zoning designation would allow for residential development, but saturation in the market may deter developers from building on this site. Single family residential development could be achieved, but other types of residential use may yield a higher return on their investment. The site is big enough to have the advantage of being developed by one user as well as being divided to allow for several different types of development to take place.

The development of single family housing would be easiest to fulfill on the west side of the road of the main post but somewhat limiting to gain any economies of scale in redeveloping the commissary area or the bunker site by itself for non-residential purposes. Additionally, with the decreasing demand for housing, current market saturation, and the limited views, the main post site would have better development opportunity with commercial or recreational/park use than residential.

2. Multi Family Residential Opportunities:

This site would be well suited for additional Quad or townhouse development, and, based on the level land area and the quantity of ground that is available, multi family development could be a consideration as well.

3. Senior Housing/Personal Care Opportunities:

A personal care or assisted living facility would be a good use for the Main Post. The eastern part of the property would be in the size range developers of these types of uses would be looking to purchase.

Though the site's dramatic views would be an attraction, the aesthetics of neighboring structures are of some concern.

Developers of this type of product require a minimum of five (5) acres or more. These types of developers are looking for higher income levels in the surrounding households, which this area has.

Competition for this product is also in short supply in this area. Because it is generally a "destination" use, prime access is not needed.

4. Neighborhood Retail:

The Main Post could offer some needed retail, office, or other commercial use if rezoned. This potential would be enhanced by including the remaining land east of Nike Site Road, an area of approximately 18 acres. The best location for retail use would be the present commissary site. This site offers retail developers enough ground to build a nice size retail center with sufficient parking to make it successful. Based on discussions with several of the developers in the area, neighborhood retail is severely lacking and much needed in this immediate area.

Types of uses could include:

- Hair salon
- Pizza or sandwich shop
- Convenience store
- Dry cleaners
- Day care
- Restaurant
- Tavern
- Other services which the great number of home owners in this area would desire.

Limiting factors of this site are its proximity to major road arteries and the limited visibility. Thus no major retail or "big box" type of retailers or grocery chains would move into this area. The amount of retail could vary but we would estimate the need for 15,000 to 20,000 feet of retail space to be absorbed within a time frame of 9-12 months.

5. Office/Medical Opportunities:

A low-rise, 2-3 story building could contain office space, which is lacking in this area. Following a re-zoning of the area, users of this space could be:

- medical doctors
- law firms
- accounting firms
- dentists
- insurance companies
- other types of services

Based on the economic profile for this area it is likely the owners or presidents of companies who may already live in the area could desire to locate their offices or satellite offices in this location. A product lacking in the area are condominium offices, where an office user could purchase its own office suite. This has proven to be very successful in other areas. The target market would be doctors, dentists, attorneys and other professional firms in the size range of 2,000 to 10,000 sq. ft per office.

Due to the long travel time of people commuting to work from this location, an estimated 20,000 to 30,000 feet of office space could be absorbed within a 24 to 36 month period if office space was built. There would be an above average amount of skilled workers in the immediate area that employers could pull from.

6. Flex/ Warehouse Opportunities:

Although any part of the Main Post could be used for warehouse or flex type development, the best location for warehouse use may be adjacent to the existing "bunker."

The demolition of the "bunker" building would be difficult and expensive to remove. Alternative uses for this building could include:

- Indoor storage and warehousing.
- storage of antique cars and boats,
- indoor shooting and archery range
- file storage
- data center
- With some unique conversion, the water tower could adopt the same theme or recreational use such as an indoor climbing wall.

These types of buildings also make for excellent conversions to computer centers and secure data centers as well as tell-com buildings and switching sites for internet providers. The higher elevation is also a benefit to these types of firms who need the clearance for broadcasting or communication to other towers.

7. New construction-warehouse:

Area demand for office and warehouse buildings is in the size range of 4,000 to 15,000 feet. These "flex" buildings offer a user the ability to occupy space for both their office and warehousing needs. The location and access roads may be limiting for this use, however the product is in short supply in this area. If the land could be divided into 2-3 acre parcels, this type of flex / Business Park could have great interest in the market place.

Although not the most financially beneficial use, self storage and mini storage units could be built on the Main Post. With the amount of residential surrounding this land, these types of self storage units have

a great deal of success. They typically do not need visibility, nor require main roadways for access or large delivery trucks, as a majority of the renters of these units are homeowners in close proximity to the storage units.

8. Sports Complex/Recreation:

Based on the amount of level land area, there is potential to develop the 100 plus acres as a sports complex. Large-scale soccer and other ball field complexes have been developed and been successful in other portions of Allegheny County. This type of use is usually a destination use, where people are coming directly to the site for a reason. Thus, visibility is not as great of a concern. In addition, other retail uses spin off. With the amount of people coming to the complex, other services like food, gas and lodging are required and create an added draw to the area as well as income.

9. Civic Center:

With the base of homes surrounding the area, open, flat land with utility service is hard to find. A town center including a fire station, public school or recreational opportunities such as ball fields, an indoor area, skating rink, pool, or athletic facility would be an added amenity to the neighborhood and the Township. Based on the needs of the community, planning for this site should consider both short and long term planning.

10. Other:

This area, like the Site 62 property, with limited access but great visibility, could be developed and used by an institutional user or other single user entity such as the corporate headquarters of a non-profit or other low traffic office use or religious organization.

Site 62 Re-Use / Redevelopment Opportunities

Overview:

The Site 62 property offers a very good opportunity for development. Any development of this site would benefit from the line of site this property has to offer and the terrific panoramic views. The size of the property, approximately 12 acres in site, is well suited for a small scale development.

A limiting factor to this land is the steep road leading up to the property. However, this offers the opportunity for a gated community. We see this site as one which could house higher end residential development similar to scale and price to the housing in Nevillewood.

Based on the economic data, higher end home sales have done well in this area and would not be in competition with other developments based on the higher price range and flexibility of owners choosing their own builders.

1. Single Family Residential Development Opportunities:

Site 62 offers the opportunity for higher end residential lots to be built to mirror a more exclusive higher end community. Its road leading up to the site gives some privacy and seclusion. It also offers the ability for a gated community if so desired. The higher end home sales have had good success in this area and seem to be in higher demand. We feel this would be one of the best sites to continue with single family home sites.

2. Multi-Family Residential Development Opportunities:

Quadplexes:

Upon discussion with the realtors and developers of Nevilleside, adjacent the quadplex residential development just north of the site, there is ample land area for them to continue their development in the valley below and have the room to develop 50% more than what is currently built. However it would make market sense for this developer to use Site 62 in their future expansion plans or to continue with residential development. This product has done very well in the market and sales seem to be strong with this type of housing. The level terrain would layout well for these larger pad housing sites.

Townhouse:

With the 12 acres of land, the “Y” shape of the parcel and somewhat level terrain, townhouse development could work in this location, as minimal earth movement would have to occur. There would be an able number of units which could fit on this site using a cul-de-sac type of design. The privacy of this area, sitting on top of the hill, makes for the development of its own community, which would be a nice amenity.

3. Single Corporate Office Campus Opportunities:

Subject to a zoning change, this area could be sold to one user who would use the entire parcel. Its views and privacy would offer a nice campus setting for an end user. Interest could be generated from an institution, large non profit entity, or even a school, who would build one – two story buildings on this site. This would attract users who may be in the range of 20,000 to 50,000 feet of space.

4. Institutional/School Opportunities:

Other potential users of this ground would be institutional or religious organizations who could build a new building and utilize the grounds to support their activities. The limited viability and steep access are not limiting factors for this type of user. The size of the parcel makes it feasible to develop the necessary infrastructure with the land area to support parking and open/green spaces.

5. Park/Recreational Opportunities:

Although not our first recommendation, this area would be good for a park and soccer or other type of ball field recreational facility. The road leading up to it is similar to the park and ball fields in Bethel Park, next to Cool Springs. However lighting of the field at night could cause a problem for surrounding neighborhoods, based on the fact it is so visible, being at the higher elevation. It is possible for this site to accommodate a joint use of recreational facilities if a school, religious or other campus user purchased the site, and shared the use of the fields.

Neville Island Re-Use / Redevelopment Opportunities:

Overview:

Consisting of 16 acres of land and a well conditioned building of over 51,000 sq ft, the Neville Township property is best suited for Industrial use. Its level topography allows for 100% utilization of the site. Prior use of the facility may have contributed to environmental conditions and contamination of the soil, which could limit the future sale of the property. Another limiting condition to this property is that the parcel

would need to be sub divided from the back area which is still in use by the Government.

Based on its current Industrial zoning, and the size of the building, this parcel does have potential to be sold and used for other Industrial use. Its parking area and open space make for excellent yard area for storage, which industrial users would desire. The building seems to be in very good condition, with good ceiling height, making it very marketable (subject to any environmental issues) to the open market.

Neville Township attracts these types of Industrial users and its location and access is very good. It is most likely that alternative types of uses would not go to this location, such as retail or office.

Subdivision of the Parcels:

The Neville Island property could be split into separate tax parcels and the 8.5 acres of land across the road sold separately. This would enable someone to build on the vacant parcel and still have enough building area, building/parking setbacks and parking area for their use, while the 51,000 sq. ft building and its service yard. It could be marketed separately. The main warehouse will need to be sub divided from the back governmental use, and it is suggested that if done so, a portion of the ground area which may have environmental issues, be sub divided off.

F. Kelly Facility Matrix of Potential Uses

	Main Post			Site 62	Neville Island
	Commissary Site	Bunker Site	Main Base		
Single Family homes			✓	✓	
Townhouses	✓	✓	✓	✓	
Mid rise Apartments	✓	✓	✓		
Quads			✓	✓	
Neighborhood Retail	✓		✓		
Restaurant/Tavern	✓		✓		
Limited residential office space	✓		✓		
Medical offices	✓		✓		
Campus User	✓		✓	✓	
Office or Research park	✓	✓	✓	✓	
Hospital			✓		
Trade School College/University	✓		✓	✓	✓
Non Profit Organization	✓	✓	✓	✓	
Industrial /warehouse use	✓	✓	✓		✓
Flex warehouse space	✓	✓	✓		✓
Mini warehouse/ self storage	✓	✓	✓		✓
Senior Living/Nursing home	✓	✓	✓	✓	
Retirement community	✓		✓	✓	
Parks and Fields	✓	✓		✓	✓
School use	✓	✓	✓	✓	✓
Church or other Religious use	✓	✓	✓	✓	
Town Center			✓		
Pool, tennis basketball courts	✓		✓		
Recreational / entertainment Use	✓	✓	✓	✓	✓
Sports Complex			✓		

G. Economic Development Analysis:

Introduction

As noted within this report, with the exception of the Neville Township site, the current zoning would only permit residential use under the R-1 R-2 zoning classification. Subject to changing market conditions, the single family and town home sales have been sluggish and demand has been weak.

Although this downward trend may not continue years in the future, alternative uses should be considered for these parcels. Without re zoning, the analysis and economic impact is limited to existing home sales and the ability to build residential units on each site. The values here-in are not meant to be appraised values, but rather opinion of values of what other properties have been placed on the market for sale. It is recommended that an MAI appraiser be contacted to obtain true market values on these parcels.

Preferred Concept Alternatives

The proposed alternatives for each location were reviewed. Based on the reviewed information given an estimation of what could be absorbed in the market with suggested rental rates is provided.

Main Post:

The main post has the potential to be used for multiple concepts by several different users. The western portion of the Main Post being all park/recreational use, limits its potential for other uses. Subject to this use on the western side, this leaves the commissary site on the eastern side for office and or retail types of use. Retail uses would not only support the park and recreational uses across the street but also the much needed "neighborhood retail" the area is lacking.

The commercial uses should be developed in stages, with consideration as to how the site could accommodate both the retail and office segment of market demands. Retail land values would range from \$100,000 to \$125,000 per acre value. Rental ranges for new retail space would be in the range of \$15.00-\$18.00 per square foot to support new construction. Office space in this area for new construction would be in the 14.00 to 17.00 range. It should be noted, given the two commercial uses, that more emphasis should be placed on the retail vs. the office segment of these uses, based on the area and current over supply of office space in the Parkway West area.

Bunker Building:

Existing re-use of the large warehouse should be considered. Additional heating, air conditioning, and other improvements such as bathrooms and ADA access would be required to achieve the most per square foot

out of this location. Warehouse values would be low, in the range of \$2.00 to 3.50 per square foot for dead warehouse space and 4-6.00 per square foot for upper end storage space or telecommunication use.

Should the additional land area be slated for warehouse use, it could accommodate several 2-4 acre sites where flex type of users/tenants could be located. New flex space is in the range of \$6.00 to 8.00 per square foot or higher based on the amount of office space required to be built. Land value would be in the range of \$60,000 to \$80,000 per acre.

Site 62:

Due to the size and nature of the vistas and access to this site, selling this to one user or developer would be the most likely alternative.

Based on the plan given, upper end home sites would bring in the best value. Each site could be valued in the range of \$75,000 to \$90,000.

Neville Island:

Being industrial in use, the surrounding neighborhood would command continued use of this site for warehouse or industrial use. The adjoining land offers the opportunity to sell the additional ground or develop industrial buildings on the site. Rental rates for new distribution space would be in the range of \$7.00 to 10.00 per square foot for high bay style buildings, new construction.

Chapter 5: Re-Use Alternatives & Plan Selection

A. Introduction

A series of conceptual re-use alternatives were developed in March 2008 for each of the three (3) Kelly Facility properties. In total, eight (8) alternatives were developed, three (3) each for the Main Post and Site 62, and two (2) for the Neville Township property. The alternatives were created based upon the following four (4) factors:

1. Natural and physical environment existing conditions analysis;
2. Current zoning ordinance and comprehensive plan assessment;
3. Real estate market analysis; and
4. Initial input received from members of the public and KCLRA Board.

The concepts were developed by allocating a different weight to each of these factors. In all cases, care was taken to avoid development upon sensitive resource areas, notably areas with slopes above 25% grade. These areas were set aside as ‘open space’ in each conceptual alternative. It is envisioned that these areas will grow naturally as woodlands, providing screening to neighboring properties, a link to the rural heritage of the Collier Community, and habitat for birds and native small mammals. These alternatives provided the KCLRA Board, project stakeholders and members of the public with a range of possibilities for how the properties could be re-used or redeveloped. In brief, the concepts included:

- Conceptual Alternative #1 followed the zoning ordinance standards applicable in each community. For Main Post and Site 62, this meant a focus on single-family housing. For the Neville Township property, this meant industrial development.
- Conceptual Alternative #2 gave substantial weight to the results of the real estate market analysis, expanding potential uses to include ones allowed in *other* districts within the zoning ordinance, but not necessarily in the applicable zoning district. For the Neville Township property, Alternative #2 contemplated a potential “land-swap” with other industrial property in the Township.
- Conceptual Alternative #3 (Main Post and Site 62 only) incorporated input from local residents as expressed at the project’s community visioning workshops. This included a strong emphasis on creating additional recreational land, together with housing of various types.

The Conceptual Alternatives were presented to the KCLRA and the public in March and April 2008. The presentation included sketched illustrations showing acreage devoted to each land use for the applicable conceptual alternative, a development yield summary

estimating the number of housing units to be built, acreage devoted to non-residential uses, and amount of parkland / open space for each concept; and, a PowerPoint® presentation displaying examples of each type of land use envisioned by the alternatives.

B. Conceptual Re-Use Alternatives

Main Post Conceptual Alternatives

Conceptual Alternative #1: Existing Zoning:

Re-Use Alternative #1 reflected the uses and densities currently permitted within the Collier Township Zoning Ordinance. The zoning classification for the Main Post is R-2 (Suburban Residential), allows for single family homes and community uses.

**Main Post Alternative #1: Current Zoning
Development Yield Summary**

<i>Land Uses</i>		
Single Family Homes	40 acres	120 units
Townhomes	-	-
Quadplexes	-	-
Retail / Commercial	-	-
Office Uses	-	-
Community Uses	-	-
Active Recreation	6 acres	-
Bufferyards	-	-
Other Open Space ¹	57 acres	-
Road Right-of-Way	8 acres	-
Federal Government Use	7 acres	-
<i>Additional Considerations</i>		
Total Length of Collector Roads ²		6,900 l.f.
Approximate Number of Ballfields		3
<i>Vehicle Trips³</i>		
Weekday total		1,242

Notes

- 1 Includes slopes over 25% grade and stormwater facilities.
- 2 Includes collector roads only
- 3 Produced based on *Trip Generation*, 5th Edition, Institute of Traffic Engineers, 1991.

Under this alternative, the property’s buildable land area (46 acres total) would be developed with single family homes at the minimum lot size and include the required open space set aside of 2,000 square feet per home. The alternative assumed that homes would be built throughout the property except where impractical due to steep slopes, with active recreational areas designated for the central level part of the property.

Source: Base data provided by the US Army and the Allegheny County Division of Computer Services.

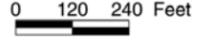


- Legend**
- Property Boundary
 - Municipal Boundary
 - Roads
 - Railroads
 - Buildings
 - Streams/Ponds
 - Fence
 - Existing 5' Contour
 - LOW DENSITY RESIDENTIAL
 - MEDIUM DENSITY RESIDENTIAL
 - HIGH DENSITY RESIDENTIAL
 - CIVIC
 - COMMERCIAL
 - OFFICE/PLEX
 - INDUSTRIAL
 - FEDERAL USE
 - ACTIVE RECREATION
 - OPEN SPACE
 - EXISTING VEGETATION
 - STORMWATER MANAGEMENT
 - STEEP SLOPES

MAIN POST CONCEPTUAL ALTERNATIVE #1
CURRENT ZONING
KELLY FACILITIES RE-USE PLAN

Prepared for: Kelly Center Local Redevelopment Authority
 Prepared by: Environmental Planning and Design, LLC

June 30, 2008
 2046.08.46



Development Program Highlights

- Remove all existing buildings except the 120,000 square foot “border” building.
- Develop approximately 130 single family homes
- Create a six (6) acre active recreation park
- Retain steep slope and stormwater ponds as public open space

Market Desirability

- The market would have difficulty absorbing 130 new single-family homes in the next 10-15 years

Conceptual Alternative #2: Town Center:

Re-Use Alternative #2 was envisioned to create a type of new village area, providing community amenities in addition to new housing. The concept gave consideration to the findings of the real estate market analysis, indicating that the Main Post would be well suited for a limited amount of commercial and office space, and to the results of the initial community visioning sessions, which indicated an interest in providing additional public recreation facilities.

In this alternative, the “bunker” building situated on the eastern portion of the Main Post property would be kept, and the area immediately adjacent to it would be redeveloped as a campus-style office complex. The present site of the Commissary and surrounding areas would be redeveloped for neighborhood retail uses. The central portion of the property would be used for a combination of community facilities such as a library or EMS service center and parkland for recreation land. The western portion of the property would be redeveloped with a mix of single family homes, quads⁴ and townhomes⁵. In order for this alternative to be developed as conceptualized, a rezoning of the property and several adjoining properties would be required.

⁴ Calculated at 6,000 square feet per unit, mirroring the existing development along Hilltop Road

⁵ Calculated at 3,630 square feet per unit, based on Section 1703.32 of the Collier Zoning Ordinance

Main Post Alternative #2: Town Center Development Yield Summary

<i>Land Uses</i>		
Single Family Homes	7 acres	24 units
Townhomes	5.5 acres	51 units
Quadplexes	11.5 acres	60 units
Retail / Commercial	7 acres	-
Office Uses	8 acres	-
Community Uses	2 acres	-
Active Recreation	7 acres	-
Bufferyards	2 acres	-
Other Open Space ¹	53 acres	-
Road Right-of-Way	8 acres	-
Federal Government Use	7 acres	-
<i>Additional Considerations</i>		
Total Length of Collector Roads ²		6,900 l.f.
Approximate Number of Ballfields		3
<i>Vehicle Trips³</i>		
Weekday total		3,720

Notes

¹ Includes slopes over 25% grade and stormwater facilities.

² Includes collector roads only

³ Produced based on *Trip Generation*, 5th Edition, Institute of Traffic Engineers, 1991.

Development Program Highlights

- Remove all existing buildings except the 120,000 square foot “bunker” building
- Develop approximately 135 homes of varied types
- Create a seven (7) acre park and set aside two (2) acres for community uses
- Redevelop eight (8) acres for office / flex uses and seven (7) acres for retail
- Retain existing steep slope areas and design the stormwater ponds as public accessible open space

Market Desirability

- There appears to be a market for 15,000-20,000 square feet of retail / restaurant use in the immediate future and more as the area’s population increases.
- There appears to be 30,000 to 50,000 square feet of distribution/warehouse/flex uses designed to serve the surrounding neighborhood in the next few years.
- The market would have difficulty absorbing 135 new homes in the next 10-15 years, though the mix of types would provide a different product in the area.

Source: Base data provided by the US Army and the Allegheny County Division of Computer Services.

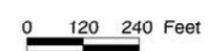


- Legend**
- Property Boundary
 - Municipal Boundary
 - Roads
 - Existing 5' Contour
 - Railroads
 - Buildings
 - Streams/Ponds
 - Fence
 - Existing 5' Contour
 - OFFICE/FLEX
 - INDUSTRIAL
 - FEDERAL USE
 - ACTIVE RECREATION
 - OPEN SPACE
 - EXISTING VEGETATION
 - STORMWATER MANAGEMENT
 - STEEP SLOPES

**MAIN POST CONCEPTUAL ALTERNATIVE #2
TOWN CENTER
KELLY FACILITIES RE-USE PLAN**

Prepared for: Kelly Center Local Redevelopment Authority
Prepared by: Environmental Planning and Design, LLC

June 30, 2008
2046.08.47



Conceptual Alternative #3 Clustered Housing:

Re-Use Alternative #3 provided a variation on the housing concept enumerated in Alternative #1, placing greater emphasis on retaining significant amounts of land for passive and active recreational purposes.

In this concept, the entire Main Post property would be developed as a master-planned, cluster-style residential neighborhood. A cluster development places individual homesites on smaller lots with the residual land held in common open space. Substantial developable land on the western border of the property would be combined with steep slope areas to create a large, contiguous public open space area suitable for hiking, picnics, and wildlife habitat⁶. The remainder of the Main Post would be developed as a mix of single family homes, quads, and townhomes. Using the Township's Planned Residential Development regulations as a guideline, the total yield for this development could total approximately 180 homes. To build this alternative would require a re-zoning to allow for cluster developments (or Planned Residential Developments) in this district. As was noted in Scenario 2, 180 units is a significant commitment, but based on market analysis and existing housing options, multi-family housing options should satisfy current housing demands.

Development Program Highlights

- Remove all existing buildings except the 120,000 square foot "border" building.
- Develop approximately 180 homes of varied types on smaller lots
- Set aside a total of 75 acres as public open space and recreation land

Market Desirability

- The market would have difficulty absorbing 180 new homes in the next 10-15 years, though the mix of types and open space amenities would be attractive to segments of the market seeking this type of development.

⁶ Open space and density requirements calculated using the Collier Zoning Ordinance's PRD standards.

Main Post Alternative #3: Cluster Development Development Yield Summary

<i>Land Uses</i>		
Single Family Homes	30 acres	43 units
Townhomes		66 units
Quadplexes		68 units
Retail / Commercial	-	-
Office Uses	-	-
Community Uses	-	-
Active Recreation	16 acres	-
Bufferyards	1 acre	-
Other Open Space ¹	60 acres	-
Road Right-of-Way	4 acres	-
Federal Government Use	7 acres	-
<i>Additional Considerations</i>		
Total Length of Collector Roads ²		4,050 l.f.
Approximate Number of Ballfields		4
<i>Vehicle Trips³</i>		
Weekday total		1,196

Notes

¹ Includes slopes over 25% grade and stormwater facilities. For Alternative #3, also includes dedicated land required per the requirements of the Township's PRD standards.

² Includes collector roads only

³ Produced based on *Trip Generation*, 5th Edition, Institute of Traffic Engineers, 1991.

Source: Base data provided by the US Army and the Allegheny County Division of Computer Services.



- Legend**
- Property Boundary
 - Municipal Boundary
 - Roads
 - Railroads
 - Buildings
 - Streams/Ponds
 - Fence
 - Existing 5' Contour
 - LOW DENSITY RESIDENTIAL
 - MEDIUM DENSITY RESIDENTIAL
 - HIGH DENSITY RESIDENTIAL
 - CMU
 - COMMERCIAL
 - OFFICE / PLEX
 - INDUSTRIAL
 - FEDERAL USE
 - ACTIVE RECREATION
 - OPEN SPACE
 - EXISTING VEGETATION
 - STORMWATER MANAGEMENT
 - STEEP SLOPES

**MAIN POST CONCEPTUAL ALTERNATIVE #3
CLUSTER DEVELOPMENT
KELLY FACILITIES RE-USE PLAN**

Prepared for: Kelly Center Local Redevelopment Authority
Prepared by: Environmental Planning and Design, LLC

June 30, 2008
2046.08.48

0 120 240 Feet



Site 62 Conceptual Alternatives

#1: Current Zoning

Re-Use Alternative #1 reflected the uses and densities currently permitted by the Township’s Zoning Ordinance. The current zoning classification for Site 62 is R-2 (Suburban Residential), which allows for single family homes, places of worship, and municipal facilities.

The property’s buildable land area would be developed with single family homes at the minimum lot size of 12,600 square feet and minimum active open space set aside of 2,000 square feet per home. The alternative assumed that homes would be built throughout the property, with designated open spaces strategically located to ensure compatibility with neighboring properties and to provide a centrally-located civic space.

Site 62 Alternative #1: Current Zoning Development Yield Summary

<i>Land Uses</i>		
Single Family Homes	7 acres	23 units
Townhomes	-	-
Quadplexes	-	-
Retail / Commercial	-	-
Office Uses	-	-
Community Uses	-	-
Active Recreation	1.5 acres	-
Bufferyards	-	-
Other Open Space ¹	2.5 acres	-
Road Right-of-Way	1 acre	-
<i>Additional Considerations</i>		
Total Length of Collector Roads ²		720 l.f.
<i>Vehicle Trips Generated³</i>		
Weekday total		220

Notes

- 1 Includes slopes over 25% grade and stormwater facilities.
- 2 Includes collector roads only
- 3 Produced based on *Trip Generation*, 5th Edition, Institute of Traffic Engineers, 1991.

Development Program Highlights

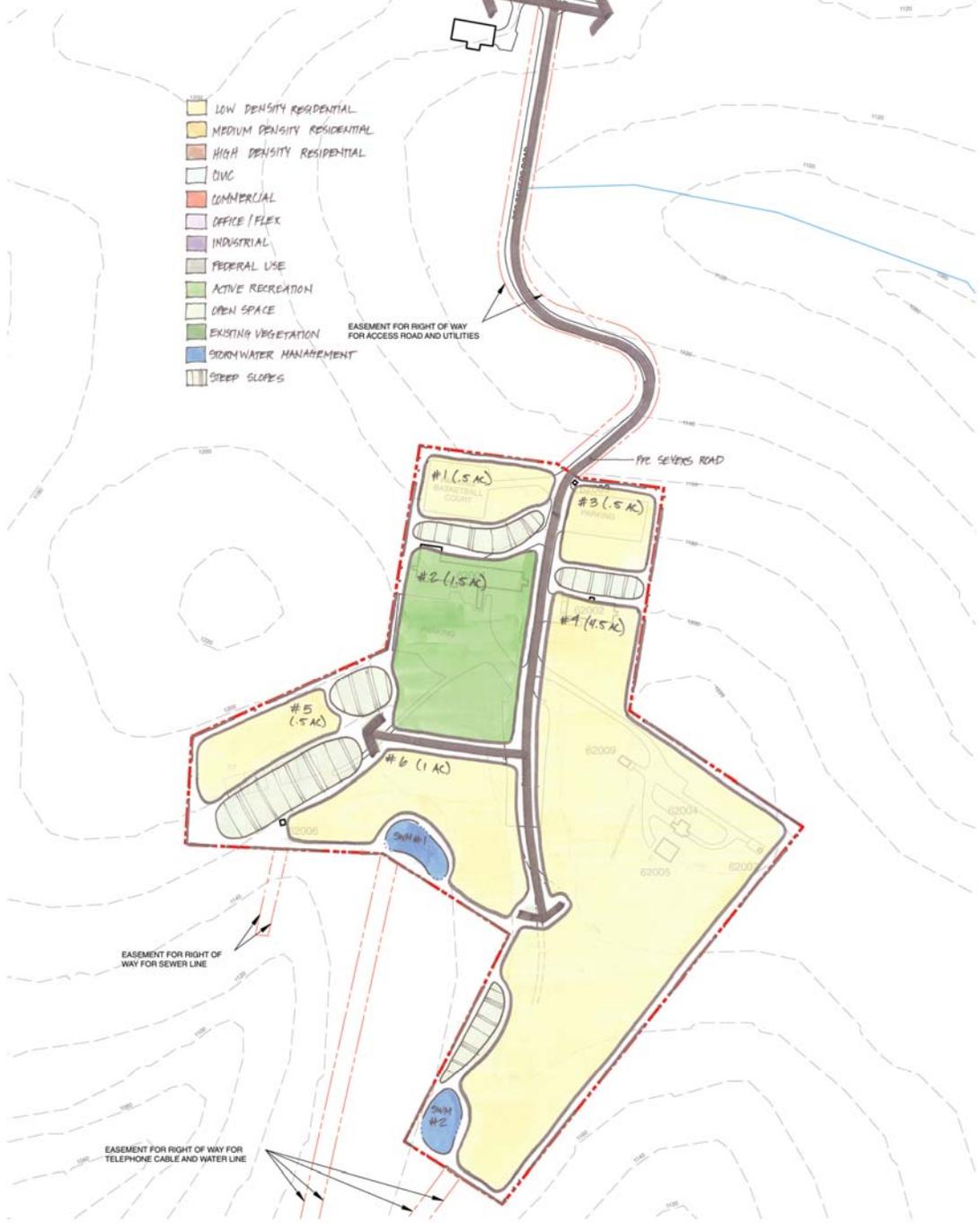
- Remove all existing buildings
- Develop approximately 23 single family homes
- Create a 1.3-acre active recreation park
- Retain steep slope and stormwater ponds as public open space

Market Desirability

- Though the single family housing market is somewhat saturated, the popularity of nearby developments such as Nevillewood would likely be able to absorb the relatively small number of homes projected for the property.

CHAPTER 5: RE-USE ALTERNATIVES & PLAN SELECTION

Source: Base data provided by the US Army and the Allegheny County Division of Computer Services. Topographic data is based on USGS 20' contours.



- Legend**
- Property Boundary
 - Easement
 - Roads
 - Buildings
 - Streams/Ponds
 - Existing 20' Contour

**SITE 62 CONCEPTUAL ALTERNATIVE #1
CURRENT ZONING
KELLY FACILITIES RE-USE PLAN**

Prepared for: Kelly Center Local Redevelopment Authority
Prepared by: Environmental Planning and Design, LLC

June 30, 2008
2046.08.49



Conceptual Alternative #2: Recreation Facilities

This second alternative of the Site 62 property reflected interests expressed by the community at the initial public visioning workshop and by members of the Collier Township Recreation Committee.

In this alternative, the property would be redeveloped for community recreation facilities. These facilities could include soccer fields, walking trails and an indoor recreation center, as suggested by the Townships by the Recreation Committee. Ballfields could be built on this “Y”-shaped parcel. The property is not located in proximity to any other recreational lands owned by the Township, ensuring that there is no potential duplication. The land uses depicted under this concept would be in conformance with the current zoning ordinance.

**Site 62 Alternative #2: Recreation Area
Development Yield Summary**

<i>Land Uses</i>		
Single Family Homes	-	-
Townhomes	-	-
Quadplexes	-	-
Retail / Commercial	-	-
Office Uses	-	-
Community Uses	-	-
Active Recreation	7 acres	-
Bufferyards	-	-
Other Open Space ¹	4 acres	-
Road Right-of-Way	1 acre	-
<i>Additional Considerations</i>		
Total Length of Collector Roads ²		720 l.f.
<i>Vehicle Trips Generated³</i>		
Weekday total		21

Notes

- 1 Includes slopes over 25% grade and stormwater facilities.
- 2 Includes collector roads only
- 3 Produced based on *Trip Generation*, 5th Edition, Institute of Traffic Engineers, 1991.

Development Program Highlights

- Remove all existing buildings
- Redevelop the entire land area as a park and public recreational facility
- Retain steep slope and stormwater ponds as public open space

Market Desirability

- Determining the desirability for the development of a recreational facility using public funding is beyond the scope of this project's Market Analysis. The Collier Township Recreation Committee, however, is examining recreational needs and resources throughout the Township at this time.

KELLY FACILITY RE-USE PLAN

Source: Base data provided by the US Army and the Allegheny County Division of Computer Services. Topographic data is based on USGS 20' contours.

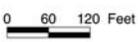


- Legend**
- Property Boundary
 - Easement
 - Roads
 - Buildings
 - Streams/Ponds
 - Existing 20' Contour

**SITE 62 CONCEPTUAL ALTERNATIVE #2
RECREATION AREA
KELLY FACILITIES RE-USE PLAN**

Prepared for: Kelly Center Local Redevelopment Authority
Prepared by: Environmental Planning and Design, LLC

June 30, 2008
2046.08.50



Conceptual Alternative #3: Clustered Housing

Re-Use Alternative #3 provided a variation on the housing concept explored in Alternative #1, employing a cluster development-style approach and providing for additional commonly-owned land. In this concept, Site 62 would be redeveloped as a master planned residential neighborhood, to complement the adjacent quad neighborhood currently being developed.

Of the property’s 8.1 developable acres, 1.3 would be set aside as open space, connecting with the property’s steep slope area to conserve existing forestland⁷. The remainder of the property would be developed as a mix of quads and townhomes. The total yield would be approximately 44 homes and 1.3 acres of open space, in addition to all steep slopes areas on the property. To build this alternative would require a re-zoning to allow for clustered development in this district.

Site 62 Alternative #3: Cluster Development Development Yield Summary

<i>Land Uses</i>		
Single Family Homes	-	-
Townhomes	7 acres	12 units
Quadplexes		32 units
Retail / Commercial	-	-
Office Uses	-	-
Community Uses	-	-
Active Recreation	-	-
Bufferyards	2 acres	-
Other Open Space ¹	2 acres	-
Road Right-of-Way	1 acre	-
<i>Additional Considerations</i>		
Total Length of Collector Roads ²		720 l.f.
<i>Vehicle Trips Generated³</i>		
Weekday total		258

Notes

- ¹ Includes slopes over 25% grade and stormwater facilities. For Alternative #3, also includes dedicated land required per the requirements of the Township's PRD standards.
- ² Includes collector roads only
- ³ Produced based on *Trip Generation*, 5th Edition, Institute of Traffic Engineers, 1991.

⁷ Open space and density requirements calculated using the Collier Zoning Ordinance’s PRD standards.

Development Program Highlights

- Remove all existing buildings
- Develop approximately 44 homes of varied types on smaller lots
- Set aside a total of two (2) acres of public open space and recreation land

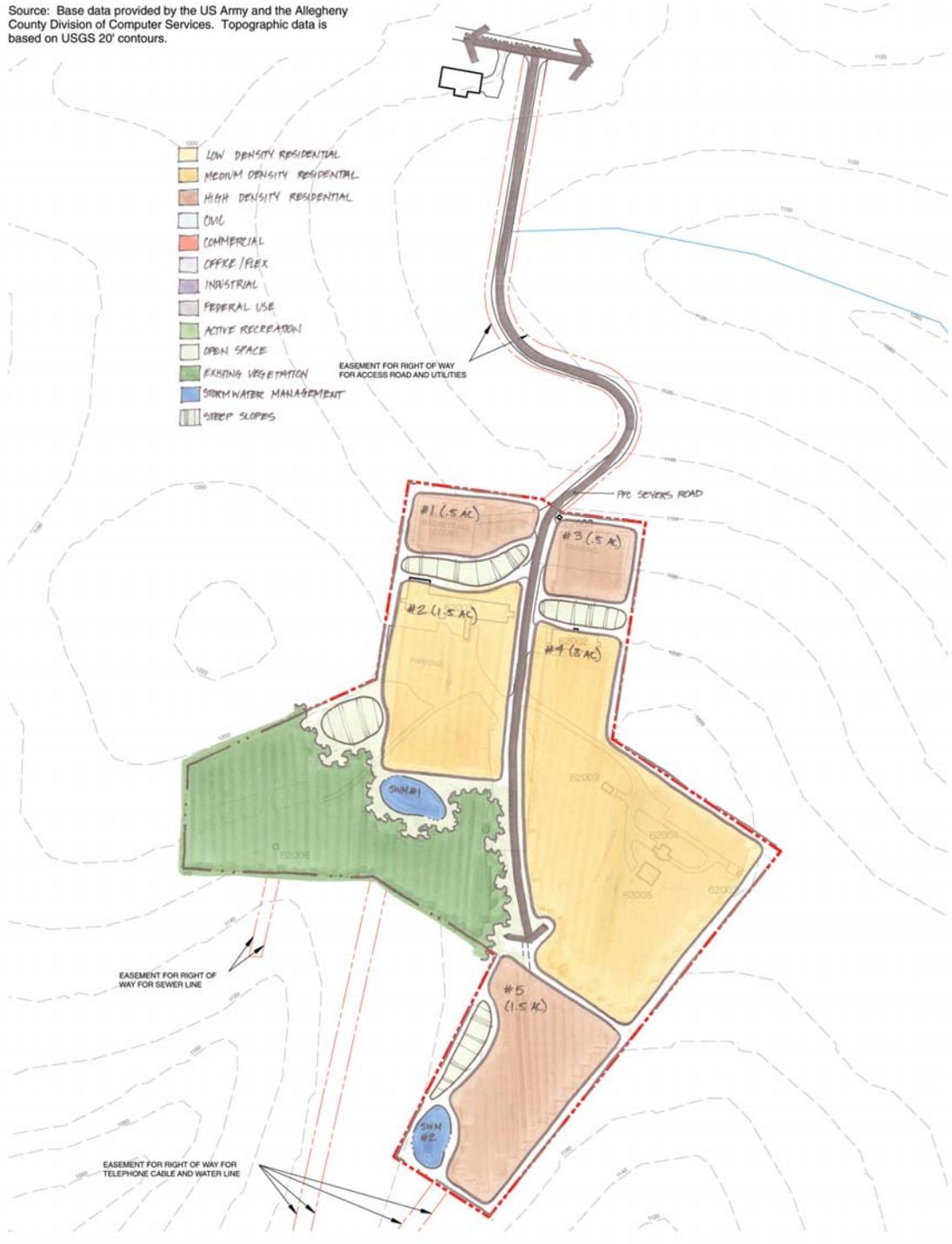
Market Desirability

- Though the housing market is somewhat saturated, the popularity on-going of nearby quad-plexes could likely be able to absorb a limited amount of additional similar development.

CHAPTER 5: RE-USE ALTERNATIVES & PLAN SELECTION

Source: Base data provided by the US Army and the Allegheny County Division of Computer Services. Topographic data is based on USGS 20' contours.

- LOW DENSITY RESIDENTIAL
- MEDIUM DENSITY RESIDENTIAL
- HIGH DENSITY RESIDENTIAL
- CIVIL
- COMMERCIAL
- OFFICE/FLEX
- INDUSTRIAL
- FEDERAL USE
- ACTIVE RECREATION
- OPEN SPACE
- EXISTING VEGETATION
- STORM WATER MANAGEMENT
- STEEP SLOPES



- Legend**
- Property Boundary
 - Easement
 - Roads
 - Buildings
 - Streams/Ponds
 - Existing 20' Contour

SITE 62 CONCEPTUAL ALTERNATIVE #3 CLUSTER DEVELOPMENT KELLY FACILITIES RE-USE PLAN

Prepared for: Kelly Center Local Redevelopment Authority
Prepared by: Environmental Planning and Design, LLC

June 30, 2008
2046.08.51

0 60 120 Feet



Neville Island Property Conceptual Alternatives

Conceptual Alternative #1: Industrial Redevelopment

Re-Use Alternative #1 would involve sale and development of the property for industrial use in accordance with the existing zoning and in keeping with neighboring uses. In this concept, the two (2) principal buildings located on the northern parcel would be retained and refurbished for potential re-use as maintenance facilities, consistent with their previous utility. A small area (1.5 acres) in the northwest corner of the property should be left with the Army Corps of Engineers (occupants of the land area to the north of the Kelly Maintenance Facility) due to the presence of subsurface contamination.

The southern parcel, currently vacant, would be redeveloped for industrial use and could potentially make use of a rail siding historically present on the property.

**Neville Island Alternative #1: Industrial Redevelopment
Development Yield Summary**

<i>Land Uses</i>		
Industrial Uses	13 acres	-
Unbuildable Area	-	-
Federal Government Use	1.5 acres	-
Road Right-of-Way	.5 acre	-
<i>Additional Considerations</i>		
Total Length of Collector Roads		540 l.f.
<i>Vehicle Trips Generated¹</i>		
Weekday total		676

Notes

¹ Produced based on *Trip Generation*, 5th Edition, Institute of Traffic Engineers, 1991.

Development Program Highlights

- Retain and refurbish existing principal buildings
- Re-use/develop approximately 13.5 acres of industrial land located near I-79

Market Desirability

- Though the market for industrial development is currently soft, excellent rail and highway access and the presence of functional maintenance facility buildings would make the property saleable.

CHAPTER 5: RE-USE ALTERNATIVES & PLAN SELECTION



Conceptual Alternative #2: Industrial Exchange

This second alternative would involve providing relocation incentives for industrial facilities presently operating at the western end (downstream) of the island. This land “exchange” would allow for the redevelopment of that part of the island for residential, commercial or recreational purposes, in keeping with the character of the surrounding neighborhood.

Furthermore, this alternative would maximize use of land across the island and relocate the last remaining industrial facilities from the western part of the island, now essentially a residential community. In all other aspects, the redevelopment of the property would mirror that of Alternative #1.

A re-use plan that includes business relocation is generally not feasible unless incentives are offered. Currently there is no discussion with Allegheny County Redevelopment Authority or the Township pertaining to possible incentives to assist businesses pertaining to potential relocation.

**Neville Island Alternative #2: Industrial Exchange
Development Yield Summary**

<i>Land Uses</i>		
Industrial Uses	13 acres	-
Unbuildable Area	-	-
Federal Government Use	1.5 acres	-
Road Right-of-Way	.5 acre	-
<i>Additional Considerations</i>		
Total Length of Collector Roads		540 l.f.
<i>Vehicle Trips Generated¹</i>		
Weekday total		676

Notes

¹ Produced based on *Trip Generation*, 5th Edition, Institute of Traffic Engineers, 1991.

Development Program Highlights

- Provide incentives for relocation of industrial operations at the west end of the island
- Retain and refurbish existing principal buildings
- Re-use/develop approximately 13.5 acres of industrial land located near I-79 for industrial purposes
- Redevelop equivalent acreage at the west end of the island for residential or recreational purposes

Market Desirability

- Though the market for industrial development is currently soft, excellent rail and highway access and the presence of functional maintenance facility buildings would make the property saleable.
- An assessment of the types of incentives that would be needed to relocate existing industrial facilities at the western end of the island was not initially completed⁸.

⁸ Furthermore, because this alternative was not selected, no further analysis of these types of incentives was undertaken.

KELLY FACILITY RE-USE PLAN



- LOW DENSITY RESIDENTIAL
- MEDIUM DENSITY RESIDENTIAL
- HIGH DENSITY RESIDENTIAL
- CIVIC
- COMMERCIAL
- OFFICE/FLEX
- INDUSTRIAL
- FEDERAL USE
- ACTIVE RECREATION
- OPEN SPACE
- EXISTING VEGETATION
- SEWAGE MANAGEMENT
- STEEP SLOPES
- CHEMICAL PLUME

- Legend**
- Property Boundary
 - Building
 - Roads
 - Railroads
 - Fence
 - Existing 5' Contour
 - Extent of Subsurface Environmental Plume

NEVILLE ISLAND CONCEPTUAL ALTERNATIVE #2
 INDUSTRIAL EXCHANGE
KELLY FACILITIES RE-USE PLAN
 Prepared for: Kelly Center Local Redevelopment Authority
 Prepared by: Environmental Planning and Design, LLC
 June 30, 2008
 2046.08.53

0 40 80 Feet



C. Conceptual Alternative Summary

Below is a summary of each of the conceptual alternatives presented in this chapter for the three (3) properties.

Kelly Facility Conceptual Re-Use Alternative Summary

	Site Area (acres)	Alternative #1	Alternative #2	Alternative #3
Main Post	118	Utilize the existing R-2 zoning designation to develop 130 single family homes and a 6-acre park active recreation (ballfields, etc.) in addition to 57 acres of open space.	Create a new Mixed-Use zoning district to develop 135 single and multi-family homes, a 7-acre park, 7 acres of neighborhood commercial uses, 8 acres of office uses, and 2 acres for civic uses such as an EMS center, library, recreation center, etc., in addition to 55 acres of bufferyards and open space.	Permit a Cluster Development where 178 homes (single family, townhomes and duplexes) are constructed on a 30-acre area, conserving 77 acres as parkland, open space, and bufferyards.
Site 62	12	Utilize the existing R-2 zoning designation to develop 23 single family homes and a 1.5-acre park for active recreation (ballfields, etc.) in addition to 2.5 acres of open space.	Utilize the existing R-2 zoning designation to develop a recreation area, to include 7 acres of ballfields and facilities and 4 acres of wooded areas.	Permit a Cluster Development where 44 homes (townhomes and duplexes) are constructed on a 7-acre development area, conserving five 4 acres as bufferyards and open space.
Neville Island	15	Redevelop the 2 parcels on the site for industrial purposes.	Create an incentive program oriented towards the relocation of industrial facilities at the west end of the Island to this site; redevelop the west end for housing and recreation.	

D. Re-Development Objectives

The KCLRA Board, in March and April 2008, defined a series of objectives for the redevelopment of the Kelly Facility. These objectives were later used to assist in the identification of a single “preferred” re-use alternative for each property. These objectives include:

Main Post Property

- To ensure that any redevelopment of the property is meeting the needs of local residents as their top priority;
- To fulfill needs for active and passive recreation in the Township, as voiced by the public, the Township Recreation Committee, and the Chartiers Valley School District;
- To provide space for the development of a neighborhood-scale retail center to serve the area's residents;
- To re-use the "bunker" building and create a small node for the development of similar uses nearby;
- To provide for new civic facilities, including an EMS station, library, and community center to serve a growing neighborhood;
- Retain substantial parts of the property as wooded areas, recognizing the visibility of the property; and,
- To encourage village-scale redevelopment of the property that ensures safe pedestrian connections throughout the property;

Site 62 Property

- To encourage a re-use of the property that consistent and compatible with the adjacent quad-plex development;
- To continue to foster the growth of the neighborhood centered on the success of Nevillewood; and,
- To promote residential development consistent with existing zoning for the area.

Neville Island Property

- To redevelop the property for flexible light industrial uses;
- To consider relocation of industrial facilities from elsewhere on the Island and allow for their redevelopment for residential and recreational purposes; and,
- To create a new road connection linking Neville Road with Grand Avenue.

E. Evaluation of Conceptual Alternatives

The conceptual alternatives for each property were reviewed and evaluated by the project's Stakeholders and members of the public during the month of April 2008 (see Chapter 3: Public Participation). Following this feedback period, the KCLRA Board met to weigh the alternatives and propose a single "preferred alternative" for each property. This was accomplished by weighing the opportunities presented by the conceptual alternatives against the redevelopment objectives for the property, together with the four (4) factors enumerated in the Introduction to this chapter.

Chapter 6: Preferred Re-Use Plan

A. Introduction

The Kelly Facility Re-Use Plan details a vision for the re-use and disposition of each of the three (3) properties. This chapter focuses on the “preferred re-use alternatives” for the Main Post, Site 62 and Neville Island Maintenance Facility, as determined by the Kelly Center Local Redevelopment Authority after public consultation. These preferred alternatives were developed using the existing conditions assessment (Chapter 4) and conceptual re-use alternatives (Chapter 5) as they pertain to each property. Moreover, they reflect the interests of the community in providing the types of development sought by residents and local officials. What follows is a description and subsequent analysis of the preferred re-use alternatives for each property.

Main Post Preferred Alternative Development Yield Summary

<i>Land Use</i>	<i>Development Potential</i>	<i>Land Area</i>
Single Family Homes	-	-
Retail / Commercial	75,000 sq. ft.	7 ac.
Office Flex / Civic Uses	164,000 sq. ft.	7 ac.
Industrial Uses	-	-
Open Space	-	34 ac.
Passive Parkland	-	18 ac.
Active Parkland	-	29 ac.
<i>Ballfields</i>	6 ballfields	-
Public Roads	12,450 l.f.	14 ac.
FAA Site Area	-	7 ac.
Total		116 ac.

B. Main Post Property

Preferred Alternative Description

The vision for the re-use of the Main Post is to develop a form of a small-scale town center offering services, employment, recreation and amenities to central Collier Township. The preferred alternative includes areas developed as per the following land uses or activities:

Active Recreation (29 acres):

The central portion of the Main Post property – also the area with the most level terrain – is envisioned to be a park devoted to sports and play. This could include a ballfield complex with four (4) softball/baseball diamonds, two (2) soccer/football fields, five (5) tennis/basketball courts, the “Plane” for throwing discs, playing tag or “community day” – type functions; and a community center for cultural events, discussion groups, etc. These fields would be served by a loop road encircling the park and contain parking at strategic locations.

Passive Recreation and Open Space (52 acres):

The best views from the Main Post, generally located along the western and northern edges of the property, have been reserved for walking paths, picnic areas, and forests. Two (2) areas in particular, on level terrain above the central portion of the property, are proposed to contain shelters for family enjoyment. Both are easily accessible by car, with the western picnic grove served by a small road and the northern "stargazer's point" a short hike up from the ballfield complex's parking. Additional open spaces will line key sections of the property's eastern and southern boundaries.

Neighborhood Retail Center:

The area immediately east of Nike Site Road, including the site of the present commissary, are envisioned to be re-used as a neighborhood shopping and dining area. The conceptual plan envisions a total of four (4) buildings, totaling 74,000 square feet of space, to be developed in stages. According to the Real Estate Market Analysis (Chapter 4), one third (1/3) to one half (1/2) of this leasable square footage could be absorbed immediately with small retailers such as a convenience store, dry cleaner, restaurant, etc. These uses would be placed with clear visibility from Nike Site Road to maximize exposure, but would be accessed via a single access road near the north end of the property. A bicycle/pedestrian link, perhaps in the form of an overpass, would connect this retail area to the recreational fields on the opposite side of Nike Site Road. The Real Estate Market Analysis indicates that these uses would complement one another and provide much needed services to the neighborhood.

Warehouse / Office Area:

Given the presence of the Federal Aviation Authority (FAA) facility and associate telecommunications apparatus in the northeast corner of the property, as well as the 120,000 sq. ft. “bunker” building, it was determined that distribution/warehouse/flex uses would be appropriate and feasible for the eastern portion of the property. The “bunker” would be retained and refurbished for to be used as a secure storage facility or similar purpose. This building would then be complemented by the addition of two (2) distribution/warehouse/flex buildings totaling 44,000 square feet. These buildings could be sold outright to an interested user, fulfilling a local market need. All three buildings would be served by an existing road that would be shared with the FAA.

Civic Use Area:

The community has expressed a need for a series of community services to be developed in the neighborhood. These include, notably, an emergency medical services center, a public library, and potentially a fire station. These could all be accommodated in the southeastern portion of the property, providing easy access to and from the nearby neighborhood.



- Legend**
- Property Boundary
 - Municipal Boundary
 - Roads
 - Railroads
 - Existing Buildings
 - Streams/Ponds
 - Existing 5' Contour

**MAIN POST PREFERRED ALTERNATIVE
KELLY FACILITIES RE-USE PLAN**

Prepared for: Kelly Center Local Redevelopment Authority
Prepared by: Environmental Planning and Design, LLC

April 29, 2008
2046.08.40



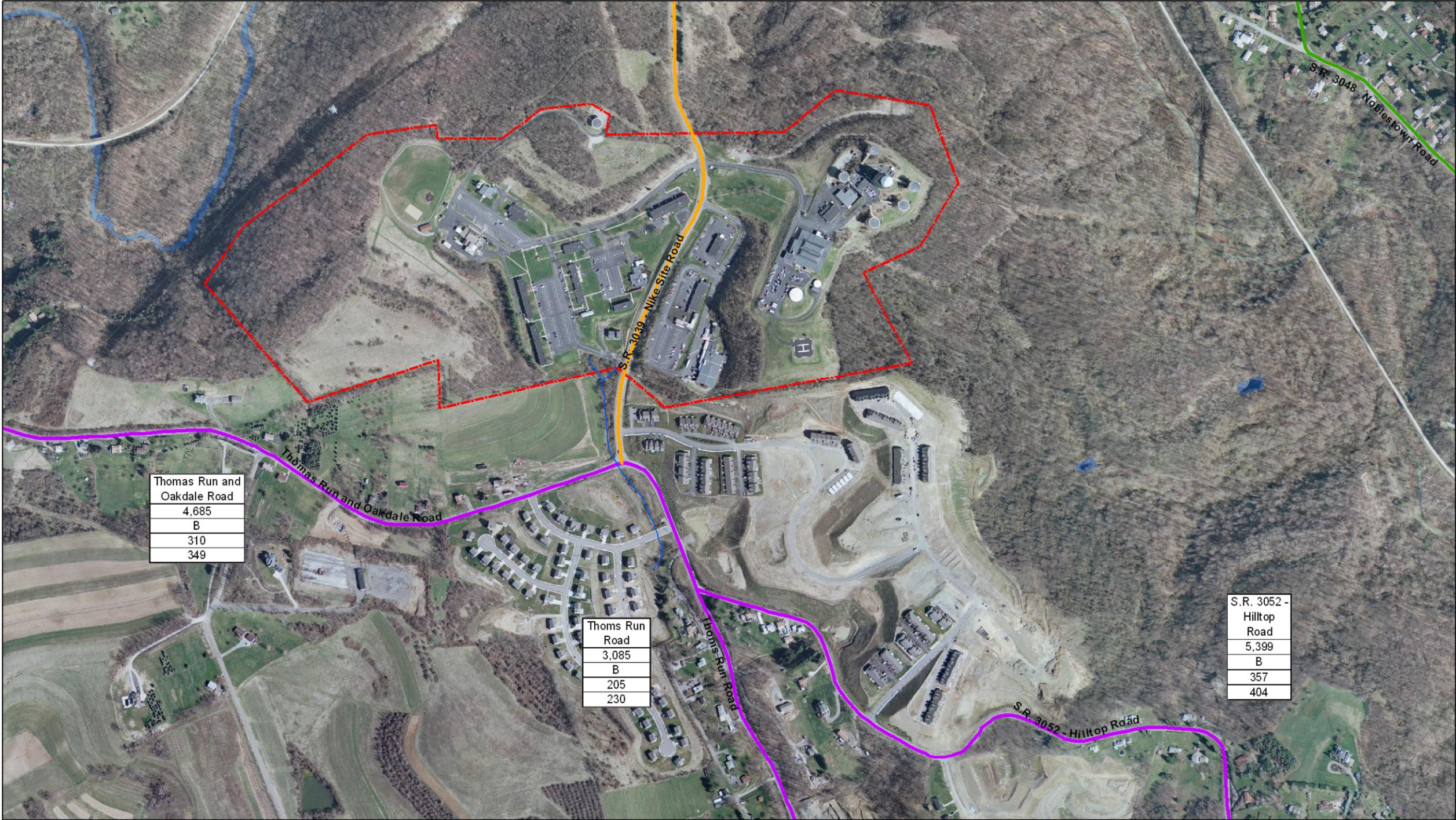


MAIN POST
PREFERRED ALTERNATIVE PERSPECTIVE

KELLY FACILITIES RE-USE PLAN

Prepared for: Kelly Center Local Redevelopment Authority
Prepared by: Environmental Planning and Design, LLC

June 17, 2008
2046.08.43



Thomas Run and Oakdale Road
4,685
B
310
349

Thoms Run Road
3,085
B
205
230

S.R. 3052 - Hilltop Road
5,399
B
357
404

<p>Legend</p> <ul style="list-style-type: none"> Streams Property Boundary <p>Roadway Functional Classification</p> <ul style="list-style-type: none"> Urban Collector Minor Arterial Local Road 	<table border="1"> <tr><td>Road Name</td></tr> <tr><td>2012 Build Average Daily Traffic (ADT)</td></tr> <tr><td>Level of Service</td></tr> <tr><td>A.M. Peak Hour Volume</td></tr> <tr><td>P.M. Peak Hour Volume</td></tr> </table>	Road Name	2012 Build Average Daily Traffic (ADT)	Level of Service	A.M. Peak Hour Volume	P.M. Peak Hour Volume	<p>MAIN POST ROAD MAP - 2012 BUILD CONDITION</p> <p>KELLY FACILITIES RE-USE PLAN</p> <p>Prepared for: Kelly Center Local Redevelopment Authority Prepared by: Maguire Group Inc. May 16, 2008</p> <div style="text-align: right;"> </div>
Road Name							
2012 Build Average Daily Traffic (ADT)							
Level of Service							
A.M. Peak Hour Volume							
P.M. Peak Hour Volume							

Property Improvement Elements

Roads:

The Main Post Re-Use plan would involve the construction or extension of four (4) roads totaling approximately 8,200 linear feet to serve the property. These include:

- “Civic Road”, currently serving the FAA site, would be extended to provide access to the office/flex and civic use areas of the property. This two-lane road would total approximately 2,000 feet in length.
- “Park Drive” would be the main loop, serving the ballfields, soccer/football fields, and picnic/hiking areas of the property. This two-lane road would connect to Nike Site Road near the northern and southern boundaries of the property and total approximately 4,250 feet in length.
- “Homestead Road” is a short, two-lane loop road that would serve the picnic area in the southwest corner of the property. It would be approximately 2,400 feet in length.
- “Commissary Place”, named after the structure that has served the military community for many years, would connect to Nike Site Road and provide access to the retail establishments to be built on the property. This two-lane road would be approximately 2,400 feet in length.

Sidewalks / Paths:

All public roads are anticipated to have sidewalks on at least one side and would include sidewalks on both sides of Nike Site Road. The preferred alternative anticipates walking trail linkages to the two (2) picnic areas and between the recreation areas and the retail area.

Landscaping:

Wherever possible, existing vegetation will be maintained on the property. This would include, notably, much of its western section, which is presently forested, as well as its eastern edge. Shade trees would be planted along Nike Site Road, Civic Drive, Commissary Place and Park Drive to enhance the recreational, retail, civic and office uses on the property. Additional tree planting would take place in the central portion of the property in what has been named the “Great Lawn.” This area would also contain mowed fields.

Stormwater Management:

Given the property’s topography, it is anticipated that three (3) stormwater ponds would be necessary to ensure proper drainage. Because the property is located at the highest point in Allegheny County, special attention to the potential for stormwater runoff is required. The stormwater

KELLY FACILITY RE-USE PLAN

ponds would be located in the far southwest corner of the property, immediately west of the southern entrance to the property along Nike Site Road and at the corner of Civic Drive and Nike Site Road.

Utilities:

Existing water, sewer, gas, electric, and telecommunications infrastructure available along Nike Site Road will be extended to serve each of the buildings on the property, following proposed roads where practical. Electrical lines will be extended to light public roadways and the ballfields, while water and sewer connections will serve centrally-located restroom facilities and water fountains in the recreation areas.

Main Post Preferred Alternative Anticipated Trip Generation

Development	AM Peak Volume ¹		PM Peak Volume ²		Average Weekday 2-way Volume
	In	Out	In	Out	
75,000 Sq. Ft. Retail/Commercial	80	51	144	155	5,633
128,800 Sq. Ft. Office Flex/Civic Uses	202	28	38	185	1,621
6 ballfields	4	4	86	38	428
	Total				7,682

Source: *Trip Generation 6th Edition, Intitute of Transportation Engineers*

1 AM Peak Volume is the average hourly traffic volume as measured between 7:00 am and 9:00 am

2 PM Peak Volume is the average hourly traffic volume as measured between 4:00 pm and 6:00 pm

Preferred Alternative Analysis

*Transportation Impacts*⁹:

Re-development of the Main Post in accordance with the Preferred Alternative is anticipated to generate an average daily traffic (ADT) of approximately 7,700 vehicles. These would be distributed among the three principal roads serving the property, Thoms Run Road, Thomas Run & Oakland Road, and Hilltop Road. At present, Thoms Run and Thomas Run & Oakland Roads have a Level of Service¹⁰ (LOS) of “A”, while Hilltop Road has a “B” LOS rating. The re-use of the properties would result in a “B” LOS for all three (3) roads. Therefore there is no anticipated need for any major road capacity upgrades based on the Preferred Alternative for Main Post. The Main Post Road Map – 2012 Build Condition Map shows Preferred Alternative average daily traffic volumes and level of service.

Utility Impacts:

In order to re-develop the Main Post, a total of approximately \$7,500,000 in property infrastructure, roadways, sidewalks, and utility upgrades will be required. Based on an analysis of existing infrastructure on the property, it is anticipated that the majority of existing infrastructure will need to be replaced. The addition of water, sewer, gas, electric and telecommunications lines will also be required. The preferred re-use alternative for the property is not anticipated to require an upgrade to existing collector utility lines or the Township’s water/sewage treatment facilities.

Socioeconomic Impacts:

Redevelopment of the Main Post could eventually result in the creation of 430 to 480 full and part-time jobs as well as a host of seasonal positions. Full-time employment would be generated by retail office/flex, restaurant, and distribution/warehouse operations situated on the eastern part of the property. This non-residential development is expected to occur incrementally as the region’s population grows. Seasonal and part-time jobs are anticipated to be created by the park, recreational, retail, restaurant and civic facilities on the property.

⁹ The 2008 Existing traffic volumes were grown at one percent per year linearly to obtain 2012 background traffic volumes. Future trips were calculated (*Trip Generation Manual, 6th edition*) and added to the 2012 Background traffic volumes to obtain 2012 Build traffic volumes to determine the traffic impact of the future re-use plan on the roadways.

¹⁰ Level of Service (LOS) is a quantitative measure of traffic congestion identified by a declining letter scale (A–F). Level of Service (LOS) A indicates free flow of traffic with no delays, while LOS F indicates jammed conditions or extensive delay.

KELLY FACILITY RE-USE PLAN

Upon completion of private-sector driven re-use and/or development efforts, the taxable portion of the development would total approximately 364,000 square feet, which based upon current tax rates would generate nearly \$55,000 in municipal taxes and approximately \$303,000 in schools taxes annually. Other re-use possibilities for the property – recreational areas, the land being retained by the FAA, and civic uses – would continue to be tax-exempt.

Main Post Preferred Alternative Socioeconomic Impact Analysis

Land Use	Building Area (S.F.)	Estimated Total Development Value	Projected Number of New Jobs	Estimated Additional Annual Municipal Tax Base	Estimated Additional Annual School District Tax Base
Retail/Office	63,000	\$8,190,000	320	\$28,665	\$158,231
Restaurant	12,000	\$1,560,000	100	\$5,460	\$30,139
Existing Warehouse / Distribution	120,000	\$2,400,000	20	\$8,400	\$46,368
New Warehouse / Distribution	44,000	\$3,520,000	10	\$12,320	\$68,006
Park / Open Space	NA	NA	NA	NA	NA
Civic	20,900	NA	NA	NA	NA
Federal Government	20,000	NA	NA	NA	NA
Totals	279,900	\$15,670,000	450	\$54,845	\$302,744

Assumptions

\$130	Anticipated Value per Retail/Office/Restaurant S.F. (bldg and land)
\$80	Anticipated Value per New Warehouse/ Distribution S.F. (bldg and land)
\$20	Anticipated Value per Pre-Existing New Warehouse/ Distribution S.F. (bldg and land)
0.005	Number of Jobs per Retail S.F.
0.008	Number of Jobs per Restaurant S.F.
0.0002	Number of Jobs per Distribution/Warehouse/Flex S.F.
3.5	Annual Municipal Millage (mils)
19.32	Annual School District Millage (mils)

Opinion of Probable Development Costs

The total site preparation costs for the property are estimated at approximately \$24,465,000 which includes stabilizing the property from past mining work, removing existing buildings (except for the “Bunker”), site preparation and grading, erosion and sedimentation control measures, installation of roadways and utilities, landscaping and construction of new buildings.

The following chart outlines the potential costs of preparing the property for redevelopment. The costs are estimates only and should be used for planning purposes only. The Opinion includes costs for property rehabilitation and preparation, but does not include the costs of constructing new buildings or refurbishing existing buildings for re-use. The Opinion is based on 2008 construction dollar figures and does not distinguish between public or private sector investments. The Opinion is intended to provide the Township with a generalized estimate of the capital costs needed to be expended for the site rehabilitation and enhancements needed to support the re-use of the property.

KELLY FACILITY RE-USE PLAN

Main Post Preferred Alternative

Opinion of Probable Development Costs

Site Improvements	Units	Quantity	Unit Price	Estimated Site Improvement Costs
A. Environmental Clean-up and Site Rehabilitation				
Asbestos Abatement	LS	1	\$ 783,000	\$ 783,000
<i>Clean-up Site Rehabilitation Subtotal</i>				\$ 783,000
B. Mine/Geotechnical Stabilization				
Mine/Geotechnical Stabilization (Less than 100 ft deep)	CY	11,712	\$ 75	\$ 878,400
Mine/Geotechnical Stabilization (100 ft to 150 ft deep)	CY	98,192	\$ 85	\$ 8,346,320
Mine/Geotechnical Stabilization (150 ft to 200 ft deep)	CY	29,025	\$ 87	\$ 2,525,175
<i>Mine/Geotechnical Stabilization Subtotal</i>				\$ 11,749,895
C. Site Preparation and Grading				
Demolition of Buildings (Less than 4000 ft)	EA	18	\$ 8,000	\$ 144,000
Demolition of Buildings (Greater than or equal to 4000 ft)	EA	12	\$ 21,000	\$ 252,000
Clearing, Grubbing and Top Soil Stripping	AC	116	\$ 4,500	\$ 522,000
Rough Grading	CY	300,000	\$ 5	\$ 1,500,000
Top Soil Placement	AC	100	\$ 6,000	\$ 600,000
<i>Site Preparation and Grading Subtotal</i>				\$ 3,018,000
D. Erosion and Sedimentation Control				
Unforeseen Water Pollution Control	Unit	1	\$ 5,000	\$ 5,000
Silt Barrier Fence, 30" Height	LF	4,500	\$ 6	\$ 27,000
Rock Construction Entrance (Rock, Class R5)	EA	5	\$ 4,500	\$ 22,500
Rock Basin	EA	2	\$ 4,000	\$ 8,000
Rock Energy Dissipator	EA	1	\$ 8,000	\$ 8,000
Erosion Control and Revegetation Mat	SY	57,000	\$ 7	\$ 399,000
<i>Erosion and Sedimentation Control Subtotal</i>				\$ 469,500
E. Site Infrastructures				
Roadways				
Roadway Paving (1.5" asphalt, 6" subbase and 3" base courses)	SF	373,500	\$ 8	\$ 2,988,000
Curbing (Plain Cement Concrete Curb)	LF	19,920	\$ 20	\$ 398,400
Roadway Lighting (Estimate poles every 200' and \$3000 a pole, \$1000 for each foundation)	LF	24,900	\$ 25	\$ 622,500
Sidewalks (4" Reinforced Cement Concrete)	SF	27,031	\$ 45	\$ 1,216,397
Storm Sewer (1 Type M inlet every 400' on each side, 18")	LS	1	\$ 867,875	\$ 867,875
Permanent Traffic Control (4" Yellow, Signage, Traffic Signal at Thomas Run and Oakdale RD*)	LS	1	\$ 100,000	\$ 100,000
Utilities**				
Potable Water				
Main Line	LF	400	\$ 160	\$ 64,000
Service Connection	LF	2,040	\$ 80	\$ 163,200
Sanitary Sewer				
Main Line	LF	400	\$ 130	\$ 52,000
Service Connection	LF	2,040	\$ 80	\$ 163,200
Telecommunications				
Electric	LF	2,440	\$ 200	\$ 488,000
Natural Gas	LF	2,440	\$ 35	\$ 85,400
<i>Site Infrastructure Subtotal</i>				\$ 7,574,972
F. Landscaping and Amenities				
Bike/Walking Trails (Bituminous)	LF	7,610	\$ 27	\$ 205,470
Roadway Landscaping (Estimate trees roughly every 50' and \$200 a tree)	LF	24,900	\$ 15	\$ 373,500
Common Area Landscaping	LS	1	\$ 30,000	\$ 30,000
Entrance Signage	LS	1	\$ 10,000	\$ 10,000
Park/Recreational Improvements	LS	1	\$ 250,000	\$ 250,000
<i>Landscaping and Amenities Subtotal</i>				\$ 868,970

Opinion of Probable Development Costs Total | \$ 24,464,337

* Traffic Signal IF determined based on future development traffic

** The potable water, sanitary sewer, natural gas, electric, and telecommunications were estimated as underground utilities. Main Line extensions have been included where no current services are available. Utilities have been extended to each property and building based on anticipated use.

Legend: LS: Lump Sum; LF: Linear Foot; SF: Square Foot; SY: Square Yard; CY: Cubic Yard; AC: Acre

C. Site 62 Property

Preferred Alternative Description

The preferred re-use alternative for Site 62 involves the removal of existing buildings to make room for the development of 18 single family homes on the property. This was determined to be an ideal location to foster this type of re-use, taking advantage of the spectacular views that attracted the U.S. Army to the property and leveraging its proximity to high quality developments such as Nevillewood.

Each of the homes would be placed on lots of at least 12,600 square feet in size. A small neighborhood park, two (2) acres in size, would be located near the entrance to the property and include a play area for children and an open area for reading or playing catch. Another two (2) acres on the property would be devoted to public open space. On Site 62, this could consist of commonly-owned, forested areas lining the southern and western edges of the property. This open space would also contain the property’s stormwater ponds.

**Site 62 Preferred Alternative
Development Yield Summary**

<i>Land Use</i>	<i>Development Potential</i>	<i>Land Area</i>
Single Family Homes	18 d.u.	6.5 ac.
Retail / Commercial	-	-
Office Flex / Civic Uses	-	-
Industrial Uses	-	-
Open Space	-	2 ac.
Passive Parkland	-	1.5 ac.
Active Parkland	-	-
<i>Ballfields</i>	-	-
Public Roads	1,500 l.f.	2 ac.
FAA Site Area	-	-
Total		12 ac.

KELLY FACILITY RE-USE PLAN





Site 62 Preferred Alternative Perspective

KELLY FACILITIES RE-USE PLAN

Prepared for: Kelly Center Local Redevelopment Authority
Prepared by: Environmental Planning and Design, LLC

June 17, 2008
2046.08.45

Preferred Alternative Analysis

Roads:

The re-use plan for Site 62 calls for the extension of the road currently serving the property to provide access to individual homes. Due to the property's unusual shape, the road would be built to include three (3) small cul-de-sacs. This two-lane road would total 1,500 feet in length.

Sidewalks / Paths:

Sidewalks would be constructed along both sides of the access road, linking all homes on the property to Hilltop Road and neighboring homes.

Landscaping:

Shade trees are envisioned to be planted along the access road, adding definition to the home sites and enhancing the appeal of this new neighborhood.

Stormwater Management:

Two (2) stormwater ponds would be installed to serve the property at its two southern extremities.

Utilities:

Existing water, sewer, gas, electric, and telecommunications infrastructure available along Hilltop Road will be extended to serve the eighteen (18) homes envisioned for this property, following the proposed road.



Site 62 Preferred Alternative Analysis

Transportation Impacts¹¹:

The preferred alternative for Site 62 – to develop 18 single family dwelling units and associated park and open space amenities – is anticipated to generate an average of 215 weekday vehicle trips. At present, Hilltop Road, the property’s collector road, operates at a “B” LOS, while Thoms Run Road, to the west of the property, has an “A” LOS rating. The level of service of both roads is projected to remain the same following the re-use of Site 62. The Site 62 Road Map – 2012 Build Condition Map shows Preferred Alternative average daily traffic volumes and level of service.

Utility Impacts:

In order to re-develop Site 62, a total of \$3,700,000 in site infrastructure, roadway, sidewalks and utility upgrades will be required. This will include the addition of both main line and service connections for water, sewer, electricity, cable, and telephone. The addition of eighteen (18) dwelling units is not anticipated to require an upgrade to existing collector utility lines or water/sewage treatment facilities.

**Site 62 Preferred Alternative
Anticipated Trip Generation**

Development	AM Peak		PM Peak		Average Weekday 2-way Volume
	In	Out	In	Out	
18 Single Family Dwelling Units	6	17	14	8	215
	Total				215

Source: Trip Generation 6th Edition, Intitute of Transportation Engineers

1 AM Peak Volume is the average hourly traffic volume as measured between 7:00 am and 9:00 am

2 PM Peak Volume is the average hourly traffic volume as measured between 4:00 pm and 6:00 pm

¹¹ The 2008 Existing traffic volumes were grown at one percent per year linearly to obtain 2012 background traffic volumes. Future trips were calculated (*Trip Generation Manual, 6th edition*) and added to the 2012 Background traffic volumes to obtain 2012 Build traffic volumes to determine the traffic impact of the future re-use plan on the roadways.

Socioeconomic Impacts:

The construction of eighteen (18) detached single family homes on Site 62 is estimated to add 40 residents to Collier Township’s population base¹². Re-use costs for the property are estimated at \$3,700,000, which would include removing existing buildings, site preparation and grading, erosion and sedimentation control measures, installation of roadways and utilities, and landscaping. An estimated total of \$28,350 in municipal taxes and \$156,500 in school taxes are anticipated to be generated on an annual basis from the property (using current millage rates).

**Site 62 Preferred Alternative
Socioeconomic Impact Analysis**

Land Use	# of D.U.'s	Total Development Value	Projected # of New Residents	Estimated Additional Annual Municipal Tax Base	Estimated Additional Annual School District Tax
Single Family	18	\$8,100,000	40	\$28,350	\$156,492
Park / Open Space	NA	NA	NA	NA	NA

Assumptions

\$450,000	Anticipated Value per D.U.'s
2.36	Number of Resident per D.U.'s
3.5	Annual Municipal Millage (mils)
19.32	Annual School District Millage (mils)

Opinion of Probable Development Costs

The following chart outlines the potential costs of re-using the property. The costs are estimates only and should be used for planning purposes only. The Opinion includes costs for property rehabilitation and preparation, but does not include the costs of constructing new buildings or refurbishing existing buildings for re-use. The Opinion is based on 2008 construction dollar figures and does not distinguish between public or private sector investments. The Opinion is intended to provide the Township with a generalized estimate of the capital costs needed to be expended for the site rehabilitation and enhancements needed to support the re-use of the property.

¹² Average household size, as presented Summary File 1 of the 2000 Census was used to calculate the estimated population of the Site 62 neighborhood.

KELLY FACILITY RE-USE PLAN

Site 62 Preferred Alternative

Opinion of Probable Development Costs

Site Improvements	Units	Quantity	Unit Price	Estimated Site Improvement Costs
A. Environmental Clean-up and Site Rehabilitation				
Asbestos Abatement	LS	1	\$ 77,000	\$ 77,000
<i>Clean-up Site Rehabilitation Subtotal</i>				\$ 77,000
B. Site Preparation and Grading				
Demolition of Buildings (Less than 4000 ft)	EA	4	\$ 8,000	\$ 32,000
Demolition of Buildings (Greater than or equal to 4000 ft)	EA	1	\$ 21,000	\$ 21,000
Clearing, Grubbing and Top Soil Stripping	AC	12	\$ 4,500	\$ 54,000
Rough Grading	CY	36,000	\$ 5	\$ 180,000
Top Soil Placement	AC	10	\$ 6,000	\$ 60,000
<i>Site Preparation and Grading Subtotal</i>				\$ 347,000
C. Erosion and Sedimentation Control				
Unforeseen Water Pollution Control	LS	1	\$ 5,000	\$ 5,000
Silt Barrier Fence, 30" Height	LF	750	\$ 6	\$ 4,500
Rock Construction Entrance (Rock, Class R5)	EA	1	\$ 4,500	\$ 4,500
Rock Basin	EA	2	\$ 4,000	\$ 8,000
Rock Energy Dissipator	EA	0	\$ 8,000	\$ -
Erosion Control and Revegetation Mat	SY	47,000	\$ 3	\$ 141,000
<i>Erosion and Sedimentation Control Subtotal</i>				\$ 163,000
D. Site Infrastructures				
Roadways				
Roadway Paving (1.5" asphalt, 6" subbase and 3" base courses)	SF	45,000	\$ 8	\$ 360,000
Curbing (Plain Cement Concrete Curb)	LF	3,000	\$ 20	\$ 60,000
Roadway Lighting (Estimate poles every 200' and \$3000 a pole, \$1000 for each foundation)	LF	3,000	\$ 25	\$ 75,000
Sidewalks (4" Reinforced Cement Concrete)	SF	2,400	\$ 45	\$ 108,000
Storm Sewer (1 Type M inlet every 400' on each side, 18" pipe)	LS	1	\$ 181,000	\$ 181,000
Permanent Traffic Control (4" Yellow, Signage)	LS	1	\$ 3,000	\$ 3,000
Utilities*				
Potable Water				
Main Line	LF	2,180	\$ 160	\$ 348,800
Service Connection	LF	1,350	\$ 80	\$ 108,000
Sanitary Sewer				
Main Line	LF	2,180	\$ 130	\$ 283,400
Service Connection	LF	1,350	\$ 80	\$ 108,000
Telecommunications				
Electric	LF	3,530	\$ 200	\$ 706,000
Natural Gas	LF	3,530	\$ 35	\$ 123,550
<i>Site Infrastructure Subtotal</i>				\$ 2,994,250
E. Landscaping and Amenities				
Roadway Landscaping (Estimate trees roughly every 50' and \$200 a tree)	LF	3,000	\$ 15	\$ 45,000
Common Area Landscaping	LS	1	\$ 40,000	\$ 40,000
Entrance Signage	LS	1	\$ 10,000	\$ 10,000
Park/Recreational Improvements	LS	1	\$ 25,000	\$ 25,000
<i>Landscaping and Amenities Subtotal</i>				\$ 120,000

Opinion of Probable Development Costs Total | \$ 3,701,250

* The potable water, sanitary sewer, natural gas, electric, and telecommunications were estimated as underground utilities
 Legend: LS: Lump Sum; LF: Linear Foot; SF: Square Foot; SY: Square Yard; CY: Cubic Yard; AC: Acre

D. Neville Island Property

Preferred Alternative Description

The principal elements of the re-use plan for the Neville Island Maintenance Facility were clear from the outset of the public engagement process. All assessments of the property indicated that the best re-use strategy for the property would be to focus on distribution/warehousing.

The property consists of two (2) parcels divided by Grand Avenue. The preferred re-use alternative calls for the northern parcel to be legally subdivided from its neighbor to the north (operated by the Army Corps of Engineers). As part of this subdivision, a 1.5 acre area in the northwest corner of the Kelly land identified as having environmental contamination would be retained by the Army Corps. The remainder of this northern parcel would be re-used for industrial purposes. The two (2) principal buildings on the property, historically used for military vehicle and machine maintenance, would be refurbished and re-used for similar purposes.

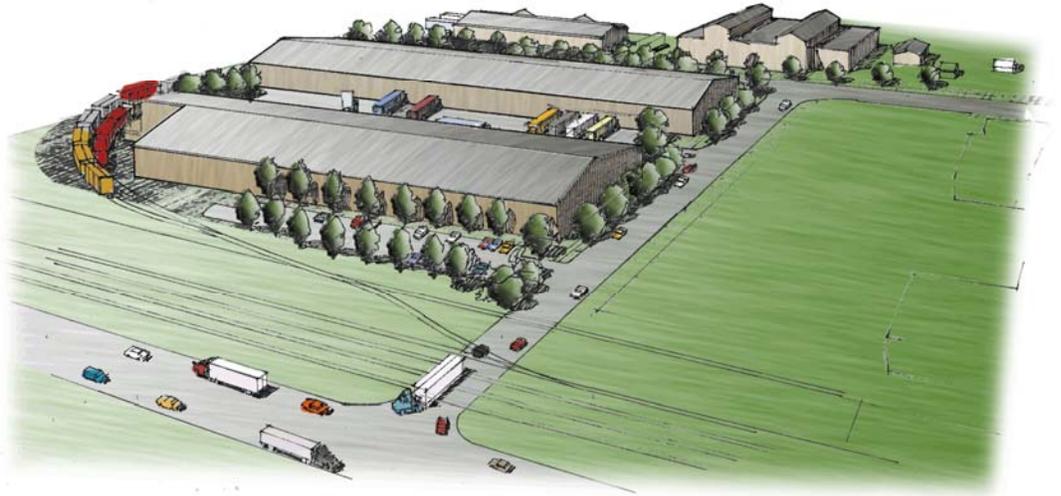
The currently vacant southern parcel would be developed for industrial/warehouse purposes. The preferred alternative envisions two (2) buildings totaling 126,000 square feet being placed on the property. In addition, by the suggestion of Neville Township, the preferred alternative includes the construction of a new road connecting Grand Avenue to Neville Road. At present, these two (2) existing roads have no connectors for a distance of over two (2) miles on the island.

**Neville Island Preferred Alternative
Development Yield Summary**

<i>Land Use</i>	<i>Development Potential</i>	<i>Land Area</i>
Single Family Homes	-	-
Retail / Commercial	-	-
Office Flex / Civic Uses	-	-
Industrial Uses	171,100 sq. ft.	12.5 ac.
Open Space	-	-
Passive Parkland	-	-
Active Parkland	-	-
<i>Ballfields</i>	-	-
Public Roads	670 l.f.	0.75 ac.
FAA Site Area	-	-
Total		13.25 ac.

KELLY FACILITY RE-USE PLAN





NEVILLE ISLAND SITE
PREFERRED ALTERNATIVE PERSPECTIVE

KELLY FACILITIES RE-USE PLAN

Prepared for: Kelly Center Local Redevelopment Authority
Prepared by: Environmental Planning and Design, LLC

June 17, 2008
2046.08.44

KELLY FACILITY RE-USE PLAN



Site Improvement Elements

Roads:

The re-use plan calls for a new road to be built connecting Grand Avenue to Neville Road. This new road would be approximately 670 feet in length and would double as the access to a common loading area for the two new buildings.

Sidewalks / paths:

A sidewalk would be constructed along the western side of the connector road.

Landscaping:

Shade trees would be planted along all public roads.

Stormwater Management:

Stormwater runoff from the property would link into the existing Neville Island system.

Utilities:

All utilities for the property would link into the existing Neville Island system.

Neville Island Preferred Alternative Analysis

Transportation Impacts¹³:

The preferred alternative for the development of the two (2) parcels comprising the Neville Island Maintenance Facility includes the rehabilitation and construction of 171,100 sq. ft. of Industrial/Warehouse facilities and the creation of a public road connecting Grand Avenue to Neville Road. The new and rehabilitated development is anticipated to create an average of 980 daily vehicle trips. At present, Grand Avenue operates at a "B" LOS and Neville Road operates at an "A" LOS. The level of service on both roads is anticipated to remain the same following redevelopment of the property. The Neville Island Road Map – 2012 Build Condition Map shows Preferred Alternative average daily traffic volumes and level of service.

¹³ The 2008 Existing traffic volumes were grown at one percent per year linearly to obtain 2012 background traffic volumes. Future trips were calculated (*Trip Generation Manual, 6th edition*) and added to the 2012 Background traffic volumes to obtain 2012 Build traffic volumes to determine the traffic impact of the future re-use plan on the roadways.

Rail volume is not anticipated to be affected, initially, as there are no current plans to make use of the rail spur on the southern parcel. The construction of a new road connecting Grand Avenue to Neville Road will, however, require an at-grade crossing to be constructed across a series of active rail lines. Because rail volume is relatively low along this segment of track, the impact is considered to be minimal.

**Neville Island Preferred Alternative
Anticipated Trip Generation**

Development	AM Peak		PM Peak		Average Weekday 2-way Volume
	In	Out	In	Out	
171,100 Sq. Ft. Industrial Warehouse	100	22	25	75	980
	Total				980

Source: Trip Generation 6th Edition, Intitute of Transportation Engineers

1 AM Peak Volume is the average hourly traffic volume as measured between 7:00 am and 9:00 am

2 PM Peak Volume is the average hourly traffic volume as measured between 4:00 pm and 6:00 pm

Utility Impacts:

A total of \$1,685,000 in site infrastructure, roadway, sidewalk and utility upgrades will be required to complete the re-development of the Neville Island property in accordance with the preferred alternative. This will include service connections for water, sewer, electricity, cable, and telephone lines. No upgrades to existing collector utility lines or water/sewage treatment facilities are anticipated to be needed.

Socioeconomic Impacts:

The rehabilitation and new construction of light industrial facilities at the Neville Island property could create between 30 and 40 jobs. Existing buildings on the northern parcel are in relatively good condition and could be rehabilitated for maintenance purposes (as they previously had been used for). Two (2) new buildings could be erected on the southern parcel for warehouse/distribution purposes. Re-use and Redevelopment costs for the property are estimated at \$1,580,000 which would include site preparation and grading, erosion and sedimentation control measures, installation of roadways, rail crossings and utilities, landscaping, and construction of new buildings. Taxable development would eventually total approximately 174,000 square feet of building space, which, using current tax rates, would generate approximately \$58,000 in municipal taxes and nearly \$266,000 in school taxes annually. The 0.75 acres to be used for the creation of a public road would not be taxable.

**Neville Island Preferred Alternative
Socioeconomic Impact Analysis**

Land Use	# of S.F.	Total Development Value	Projected # of New Jobs	Additional Annual Municipal Tax Base	Additional Annual School District Tax Base
New Warehouse / Distribution	126,000	\$10,080,000	25	\$47,880	\$219,139
Pre-Existing Warehouse/ Distribution	48,000	\$2,160,000	10	\$10,260	\$46,958
Totals	174,000	\$12,240,000	35	\$58,140	\$266,098

Assumptions

\$80	Anticipated Value per New Warehouse/ Distribution S.F. (bldg and land)
\$45	Anticipated Value per Pre-Existing New Warehouse/ Distribution S.F. (bldg and land)
0.0002	Number of Jobs per Non-Residential S.F.
4.75	Annual Municipal Millage (mils)
21.74	Annual School District Millage (mils)

Opinion of Probable Development Costs

The following chart outlines the potential costs of re-using the property. The costs are estimates only and should be used for planning purposes only. The Opinion includes costs for property rehabilitation and preparation, but does NOT include the costs of constructing new buildings or refurbishing existing buildings for re-use. The Opinion is based on 2008 construction dollar figures and does not distinguish between public or private sector investments. The Opinion is intended to provide the Township with a generalized estimate of the capital costs needed to be expended for the site rehabilitation and enhancements necessary to support the re-use of the property.

KELLY FACILITY RE-USE PLAN

Neville Island Preferred Alternative

Opinion of Probable Development Costs

Site Improvements	Units	Quantity	Unit Price	Estimated Site Improvement Costs
A. Environmental Clean-up and Site Rehabilitation				
Asbestos Abatement	LS	1	\$ 236,000	\$ 236,000
<i>Clean-up Site Rehabilitation Subtotal</i>				\$ 236,000
B. Site Preparation and Grading				
Demolition of Buildings (Greater than or equal to 4000 ft)	EA	2	\$ 21,000	\$ 42,000
Rough Grading	CY	1,000	\$ 5	\$ 5,000
<i>Site Preparation and Grading Subtotal</i>				\$ 47,000
C. Erosion and Sedimentation Control				
Unforeseen Water Pollution Control	LS	1	\$ 5,000	\$ 5,000
Silt Barrier Fence, 30" Height	LF	750	\$ 6	\$ 4,500
Rock Construction Entrance (Rock, Class R5)	EA	2	\$ 4,500	\$ 9,000
Erosion Control and Revegetation Mat	SY	30,000	\$ 3	\$ 90,000
<i>Erosion and Sedimentation Control Subtotal</i>				\$ 108,500
D. Site Infrastructures				
Roadways				
Roadway Paving (1.5" asphalt, 6" subbase and 3" base courses) Road and Parking Lots	SF	94,131	\$ 8	\$ 753,049
Curbing (Plain Cement Concrete Curb) Road and Parking Lots	LF	1,470	\$ 20	\$ 29,400
Roadway Lighting (Estimate poles every 200' and \$3000 a pole, \$1000 for each foundation)	LF	1,340	\$ 25	\$ 33,500
Storm Sewer (1 Type M inlet every 400' on each side, 18" pipe)	LF	1	\$ 45,225	\$ 45,225
Permanent Traffic Control (4" Yellow, 6" White, Signage)	LS	1	\$ 10,020	\$ 10,020
Railroad Crossing (Proposed Connector and Neville Road)	LS	1	\$ 100,000	\$ 100,000
Utilities*				
Potable Water	LF	500	\$ 80	\$ 40,000
Sanitary Sewer	LF	500	\$ 80	\$ 40,000
Telecommunications	LF	500	\$ 150	\$ 75,000
Electric	LF	500	\$ 200	\$ 100,000
Natural Gas	LF	500	\$ 35	\$ 17,500
<i>Site Infrastructure Subtotal</i>				\$ 1,243,694
E. Landscaping and Amenities				
Roadway Landscaping (Estimate trees every 50' and \$200 a tree)	LF	1,340	\$ 15	\$ 20,100
Common Area Landscaping	LS	1	\$ 20,000	\$ 20,000
Entrance Signage	LS	1	\$ 10,000	\$ 10,000
<i>Landscaping and Amenities Subtotal</i>				\$ 50,100

Opinion of Probable Development Costs Total \$ 1,685,294

* The potable water, sanitary sewer, natural gas, electric, and telecommunications were estimated as underground utilities
Legend: LS: Lump Sum; LF: Linear Foot; SF: Square Foot; SY: Square Yard; CY: Cubic Yard; AC: Acre

E. Conveyance of the Kelly Facility Properties

Methods

As part of any disposition of military property, or in this case, the U.S. Army's disposition of the Kelly Facilities, three (3) approaches may be taken. Each approach has its strengths and trade-offs. A local redevelopment agency, such as the KCLRA, is not required to recommend a specific approach/strategy as part of the Re-Use Plan. However, given the nature of the Kelly Facility sites, the KCLRA has evaluated each approach and has recommended a preliminary opinion.

Public Sale:

The Department of Defense (DOD) may dispose of BRAC property via public auction. The public auction process requires public advertising for bids under term and conditions that permit "full and free competition consistent with the value and nature of the property involved." If adequate bids are received and disposal is in the public interest, the bid most advantageous to the federal government is to be accepted.

Negotiated Sale:

In accordance with the Federal Property Administrative Services Act (FPASA), the DOD may transfer BRAC property through a negotiated sale with a single public purchaser. A negotiated sale is permissible when:

- (1) A public sale/auction would not be in the public interest;
- (2) A public sale/auction would not promote public health, safety, or national security;
- (3) A public demand makes an auction unacceptable;
- (4) A public auction would adversely impact the national economy;
- (5) The character of the property makes public auction impractical;
- (6) A public auction has failed to produce acceptable bids;
- (7) Fair market value does not exceed \$15,000;
- (8) Disposal is to a state, territory, or U.S. possession; or
- (9) Negotiated sale is authorized by other law.

If one of these conditions is met, there is frequently an additional requirement that fair market value and other satisfactory terms can be obtained through negotiation. It should also be noted that, in an effort to establish a relationship beneficial to the project and Township residents, the KCLRA has stated an interest in working specifically with the Allegheny County Redevelopment Authority in developing the sites.

Economic Development Conveyances:

Public benefit transfers such as an Economic Development Conveyance (EDC) are authorized under the FPASA and allow for the transfer of property at a discount or fair market price for specified public purposes. Various agencies oversee these programs and are authorized to approve an application by a state, county or municipal government for acquisition. The military departments are required to inform these agencies of potentially available property and transmit any expression of interest to the relevant local redevelopment agency (LRA). LRA's are encouraged to work with the public benefit transfer agencies and must consider any expression of interest, although they are not required to include it in a redevelopment plan. Based on this process, an EDC would allow for greater negotiating flexibility between the military department and the KCLRA's preferred recipients of the property. Moreover, an EDC would allow the U.S. Army and a preferred recipient to discuss the terms and conditions of a conveyance if certain criteria and factors are met.

Kelly Facility Recommendations

It is anticipated that the conveyance of all of the Kelly Facility properties, or portions thereof, would be considered for an Economic Development or other Public Benefit conveyance, given the job creation opportunities and the potential to provide for significant economic development within the region from such an activity (as evidenced by the study's market analysis). Additionally, there is an evident need for additional recreational facilities to serve area residents. The following recommendations are based on analysis of existing conditions, market analysis, current township zoning and public input.

Main Post:

The KCLRA Board recommends that the Main Post be subdivided into three (3) parcels. The FAA site has been designated to be retained by the Federal government for continued use. The remainder of the property could be divided by Nike Site Road. Upon subdivision of these parcels, it is recommended that the following additional actions be taken:

1. The seven (7) acres east of Nike Site Road which are currently utilized by the Federal Aviation Administration (FAA) should be retained by the FAA for continued use.
2. The approximately eighteen (18) acres east of Nike Site Road should be transferred via an Economic Development conveyance to a local public entity such as the Allegheny County Redevelopment Authority or Collier Township. These entities, under a form of Memorandum of Understanding, could jointly market the property for the type of re-use envisioned by this Plan.

3. The Approximately ninety-three (93) acres west of Nike Site Road should be transferred to Collier Township via a Public Benefit conveyance for re-use as a community park.

Site 62:

The KCLRA Board recommends that Site 62 be transferred via an Economic Development conveyance to a local public entity such as the Allegheny County Redevelopment Authority or Collier Township. These entities, under a form of Memorandum of Understanding, could jointly market the property for the type of re-use envisioned by this Plan.

Neville Island:

The KCLRA Board recommends several steps be taken in order to effectively convey the parcels comprising the Neville Island Maintenance Facility:

1. The northern parcel is presently legally bound to the property managed by the Army Corps of Engineers. Before any disposition can take place, the Kelly site must be legally subdivided from the Army Corps site.
2. An analysis of existing conditions on the property revealed 1.75 acres of contamination located in the northwest portion of the Kelly Facility site. This area should be retained by the Army Corps of Engineers when the aforementioned legal subdivision takes place. Otherwise, the Kelly property will be substantially less saleable.
3. An easement should be established on the southern portion of the property for future designation as a public road connecting Grand Avenue to Neville Road. The establishment of such a road will aid overall circulation on Neville Island and support economic revitalization efforts.
4. The two (2) parcels comprising the Neville Island Maintenance Facility (sans the contaminated area) should be transferred via an Economic Development conveyance to a local public entity such as the Allegheny County Redevelopment Authority or Neville Township. These entities, under a form of Memorandum of Understanding, could jointly market the property for the type of re-use envisioned by this Plan.

Appendices

Appendix I: Kelly Facility Site Summaries

	Main Post	Site 62	Neville Island
1. Total Area (acres)	115	16	15
2. Buildable Area (acres)	To Be Calculated	To Be Calculated	To Be Calculated
3. Existing Buildings (number)	50	5	19
4. Existing Building Area (sq ft)	246,125	15,269	54,014
5. Zoning Classification	(R-2) Suburban Residential ¹	(R-2) Suburban Residential ¹	(I) Industrial ²
6. Utility Status			
a. Sanitary Sewer	Collier Township Municipal Authority (Fair Condition)	Collier Township Municipal Authority (Fair Condition)	Neville Township Water Department
b. Potable Water	PA American Water Company (Fair Condition)	PA American Water Company (Fair Condition)	Neville Township Water Department (Fair Condition)
c. Natural Gas	Equitable Gas (Good Condition)	?	Columbia Gas (Good Condition)
d. Electricity	Duquesne Light (Fair Condition)	Duquesne Light (Fair Condition)	Duquesne Light (Fair Condition)
7. Vehicular Access	Access and On-Site Infrastructure	Limited	Access to Site
8. Availability of Rail	None	None	Service to Site
9. Helipad	Good Condition	None	None

¹ Township of Collier Zoning Ordinance, 2007

² Neville Township Zoning Ordinance, 2001

Appendix II: Kelly Facility Zoning Ordinance Summary

	Main Post	Site 62	Neville Island
Township	Collier	Collier	Neville
Zoning District	(R-2) Suburban Residential	(R-2) Suburban Residential	(I) Industrial
Minimum Lot Area (Sq Ft)			
Single Family (No Public Sewer)	36,000	36,000	-
Single Family (With Public Sewer)	12,600	12,600	-
All Other Principal Uses	43,560	43,560	22,000
Allowed Uses			
Adult Entertainment	-	-	P
Bed & Breakfast	C	C	P
Building Yards, Shops, Storage	-	-	P
Car & Truck Rental / Repair / Storage	-	-	P
Churches	C	C	-
Clubs	-	-	P
Day Care	SE	SE	-
Firehouses, Schools, Public Uses	C	C	-
Fuel Storage	-	-	C
Group Care Residence	-	-	P
Industry, Light	-	-	P
Industry, Heavy	-	-	P
Lumber Supply / Mill Work	-	-	P
Medical Facility	-	-	P
Mobile Home Parks	-	-	P
Motels / Hotels	-	-	P
Neighborhood Commercial	-	-	-
Office, Home	A	-	-
Office, Personal & Professional	-	-	P
Planned Residential Developments	-	-	-
Public Recreation	C	C	P
Public Utilities	C	C	P
Railroad Facilities	-	-	P
Recycling Facility	-	-	C
Restaurant / Tavern	-	-	P
Retail Commercial / Bank	-	-	P
Retirement Community	-	-	-
Riverfront Planned Development	-	-	P
Single Family Homes	P	P	-
Truck Terminals	-	-	P
Vehicle Fueling Operations	-	-	P
Warehousing	-	-	P
Wholesale Businesses	-	-	P
Wholesale Commercial	-	-	P

Appendix III: Background Reports

Background Report I: Integrated Natural Resources Management Plan (Summary)

Published: January 2003

Author: Versar, Inc.

Highlights of the Report

A. Goals set forth by the U.S. Army for the Integrated Natural Resources Management Plan at the Site:

- Preserve the Charles E. Kelly Support Facility as an effective U.S. Army support facility
- Use a long-term ecosystem management approach
- Promote land management flexibility by using adaptive management strategies
- Integrate resources management goals within and among watersheds

B. Natural Resource Assessment

- **Geology:** Monongahela Group (limestone, shale, coal) and Casselman (shale, siltstone, red beds, thin impure limestone, and thin non-persistent coal)
- **Soils:** Culleoka-Weikert-Newark and Dormont-Guernsey-Culleoka associations where undisturbed.
- **Water:** Because the sites are located on high ground, the only streams are intermittent (though some drain into small perennial streams outside the boundaries of the installation). Two 15' by 45' wetland ponds were found just northeast of the site, receiving runoff from an old maintenance yard. Main Post and Site 62 are located in the Lower Chartiers Creek Watershed. The Neville Island site is in a flood-prone area in the Ohio River Watershed.
- **Forests:** A relatively mature, mixed hardwood forest is located along the western portion of Main Post; smaller, younger mixed hardwood forests are located at the central-northern portion of the Main Post and in parts of Site 62.
- **Old Fields:** Formerly clear-cut areas have grown into grassy areas on the Main Post adjacent to forest stand on the western portion of the site.
- **Fauna:** Wildlife observed during at least one of two site visits include white-tailed deer, gray fox, woodchuck, squirrel, fox squirrel, wild turkey, rabbit, ruffed goose. Ring-necked pheasant, and hawk. Several bird species were also found.

- Threatened and Endangered Species: None are known to occur on the Site, according to the PA Natural Diversity Inventory. Field surveys were confirmed this.

C. Objectives of the Plan:

- Natural Resource Management: comply with applicable laws and regulations regarding the environment and natural resources; provide high quality land for military missions; conserve forests and other vegetation through sound natural resource management programs; and allow for multiple uses of land.
- Inventorying and Monitoring: evaluate the process and effectiveness of management practices and recommended improvements to natural resources.
- Research and Special Projects: provide research opportunities to support natural resource management and provide special projects to support the Facility's natural resources program.
- Enforcement: enforce laws and regulations pertaining to natural resources management at the Facility.
- Environmental Awareness: instill an appreciation and understanding of the Facility's natural environment within the military community
- Outdoor Recreation: provide recreation opportunities to the Facility's personnel.
- Cultural Resource Protection: ensure that the implementation of this Plan is consistent with protecting cultural resources at the Facility.

D. Key Management Recommendations

- Habitat Enhancement: develop a potential vegetation map of areas to be managed for habitat; plant desirable plant species for wildlife forage and shelter, and construct bird/bat boxes or ponds as desired; undertake a regular program of vegetation management to promote desirable hardwood trees and remove invasive species through herbicide application and hand removal.
- Geographic Information Systems: GIS could provide basic in-house capabilities to enhance management of natural resources by supporting digital storage and display of natural resources map data.
- Passive Recreation: Existing forest land and open space could be used to provide passive recreation, such as walking or fitness trails on the Main Post; signage could be added to trails to encourage use and provide environmental education.
- Stormwater Management: Measures to reduce the amount of stormwater runoff from impervious surfaces to off-site streams would benefit the surrounding ecosystem.

Background Report 2: Site Assessment Report: Transition from the Army to the Community (Summary)

Published: May 2, 2006

Author: Staubach Company

Highlights of the Report

A. Local / Regional Context

Population within 20 miles of the Main Post was estimated to be 1,397,483 in 2000 and is projected to decrease by 3.7% by 2010. Thanks in part to the presence of five (5) colleges and universities within the region, the population's average education level and income are both above the national average. Service industry employment has grown in recent years, contrasting the decline in the manufacturing industry.

B. Site Summary & Infrastructure

No wetlands and no areas/buildings that are situated within the 100-year floodplain have been identified at any of the three (3) sites. Hazardous materials, notably asbestos, have been found [see Report IV for details]. Water, sewer, electrical, and natural gas services to the sites are provided by local suppliers. The natural gas system is in good condition; the remainder are considered to be in fair condition.

C. Existing Facility Assessment

Buildings on the three sites are primarily dedicated to administrative, maintenance, and support uses. A 2005 Installation Status Report indicated that the buildings and facilities on Main Post and Site 62 are generally in good condition, and facilities on Neville Island are generally in fair condition. Several of the buildings at Main Post are equipped with special security features: five (5) have keypad entries; one 46,350 square foot building is secure and bomb proof with 18" thick concrete walls and no windows.

Table 1: Building Space at the Three Kelly Facility Sites

Support Facility Site	Buildings (number)	Building Space (Square Feet)
Main Post	51	246,125
Site 62	5	15,269
Neville Island	17	54,014
<i>Total</i>	<i>73</i>	<i>315,408</i>

D. Real Estate Market; Adjacent Uses

The area immediately surrounding the Main Post is mainly comprised of a mix of medium density older homes and new single family home construction (generally priced well above the local and regional average). Areas closer to Site 62, east on Hilltop Road, are comprised of many newly constructed homes, some exceeding \$1.0 million in value. Allegheny County's Settlers Cabin County Park is located to the north of the Main Post. Key market findings for the residential sectors in the area:

- Demand for new residential home construction is still fairly strong; while the Pittsburgh area continues to experience flat job growth, a significant decline in the housing market is not expected.
- Though median home price within a 20-mile radius is well below the national average, most new home construction in the area exceeds \$250,000.

The Neville Island site, in contrast to the other two, is surrounded by existing heavy industrial development. Key market findings for the industrial sector in this area:

- The vacancy rate in 2005 for industrial space in the Pittsburgh area was 8.4%.
- The General Industry category is outperforming both the R&D flex and warehouse/distribution segments of the industrial real estate market.

E. Site Potential Analysis:

- Main Post: Terrain is very hilly; therefore areas of the site which are current developed are more likely for immediate redevelopment.
- Site 62: Previously developed areas immediately available for residential use, and the portion of the land to the south may be available to open / recreation uses or residential depending upon the configuration as a result of steep terrain.
- Neville Island: The northern parcel contains facilities that could be rehabilitated or re-used, the southern parcel is fallow and available for new construction.

Table 2: Site Specific Strengths

Criteria/Factor	Strength Assessment		
	Main Post	Site 62	Neville Island
Size of Contiguous Developable Land	Yes		Yes
Size of Topography Conductive to Development		Yes	Yes
Roads - Access to Site	Yes		Yes
Roads - Existing On-site Infrastructure	Yes		
Rail - Service to Site			Yes
Minimal Legal / Contractual Challenges	Yes	Yes	Yes
Few Deed Restrictions / Easements	Yes	Yes	Yes
Streamlined Zoning / Entitlement Process	Yes	Yes	Yes
Reusable Existing Utilities	Yes	Yes	Yes
Reusable Existing Facilities			Yes
Unique Natural Amenities	Yes		

F. Site Assessment Conclusion and Next Steps

- The three sites that make up the Facility are not large, and the economic effect of transfer will not be extraordinarily deleterious to the community
- The Main Post is well positioned near new residential communities, and has good infrastructure to support re-use as soon as the mission are removed.
- Site 62 could be transferred quickly since there is no current activity on the site
- Neville Island has several industrial buildings which could provide value in re-use, but there are a lot of competing industrial sites nearby.

Background Report 3: Environmental Condition of Property Report (Summary)

Published: August 2006;

Author: Science Applications International Corporation

Highlights of the Report

A. *Type of Existing Development*

A total of seventy-four (74) buildings are located at the three sites. Development types include:

Table 1: Kelly Facility Development Summary

Site	Buildings	Additional Development
Main Post	50	Paved Areas, Material & Fuel Storage
Site 62	5	Paved Areas
Neville Island	19	Paved & Gravel Areas

B. *Historic Use of the Sites*

Main Post and Site 62, farmsteads in the early twentieth century, were purchased by the U.S. Army in 1957 and became operational Missile Master coordination sites in 1960. Neville Island was established in 1943 to repair military vehicles and equipment.

C. *Hazardous Materials and Contamination on the Sites*

- Hazardous substances: low quantities, no evidence of release
- Underground Petroleum Storage Tanks: Seventeen (17) once existed; one was found to be leaking when removed in 1994
- Aboveground Petroleum Storage Tanks: Fifteen (15) currently exist
- PCBs: Seventeen (17) PCB-containing transformers were identified; all have been removed
- Asbestos: A 2003 survey identified widespread occurrence of asbestos-containing material in buildings.
- Lead-based paint: A 2005 survey identified lead levels above 0.05 ppm in 31 of the 74 buildings.
- Radiological Materials: No storage of radiological materials was found at the three sites. There is no evidence of any release from prior storage.
- Radon: A 2000 survey of Main Post marked the basement of building 14 – the more Missile Control Building – for continued monitoring because levels exceeded EPA standards.

- Munitions and Explosives: No indications of past or present presence of munitions or explosives of concern.

D. Cleanup Actions Required to be Taken

Several petroleum or solvent releases have occurred on the sites. No *further action* letters have been issued by the PA Department of Environmental Conservation. A release, disposal and / migration of a hazardous substance, trichloroethene solvent, took place north of building 1001 at the Neville Island facility, but as deemed to have occurred in concentrations that do not require a removal or other remedial response.

Background Report 4: Real Property Master Plan for the Charles E. Kelly Support Facility (Summary)

Published: February 23, 2007

Author: John Gallup & Associates, LLC

Highlights of the Master Plan

A. *Data Developed for the Plan*

In addition to the Master Plan, the project included a space utilization survey, the creation of digital floor plans for all buildings at Main Post and Neville Island, a Tabulation of Existing and Required Facilities for all assigned units, and an installation website containing floor plans and photographs.

B. *Location Description*

- Main Post: Situated among rolling hilltops and divided approximately in half by State Route 2030. The east side includes the *upper post* that contains facilities formerly used for the Nike air defense system, vehicle maintenance, and the helipad, and the *mid-post* which contains administrative and Post maintenance facilities. The west side, or *lower post*, includes buildings used as Army Reserve centers, Post headquarters, and community support and service facilities. Of its approximately 115 acres, over 70 is undeveloped forest or open land (much of which contains slopes of between 20 and 27 percent).
- Neville Island: Located on the eastern half of the island among industrial uses and split by Grand Avenue. The northern area contains maintenance buildings and a vehicle / equipment storage yard. The southern area contains storage structures and is adjacent to the rail line serving industries on the Island.

C. *Environmental Conditions*

The Analysis is drawn from the Integrated Natural Resources Management Plan (Report II) and the Land Use Classification and Erosion and Sediment Control Plan.

D. *Buildings on the Sites*

There are a total of 73 buildings on the two sites.

Table 1: Main Post Building Summary

Main Post	Buildings	Total Area (sq ft)	Average Age
Operational and Training	9	65,190	31
Maintenance	2	13,580	43
Supply	26	77,020	26
Administrative	6	40,800	41
Housing and Community Facilities	12	62,020	39
Main Post Total	55	258,610	

Table 2: Neville Island Building Summary

Neville Island	Buildings	Total Area (sq ft)	Average Age
Maintenance	3	51,275	38
Storage	15	6,520	21
Neville Island Total	18	57,795	

Of these, seven (7) are proposed for demolition, three (3) at Main Post and four (4) at Neville Island. None of these structures are larger than 3,500 square feet.

E. Alternatives Analysis for the U.S. Army's use of the sites

Three (3) alternatives for the U.S. Army's use of the sites were examined. The alternatives were:

Table 3: Alternatives Analyses

Alternative	Scenario A - Retain Property	Scenario B - Excess Property
1- Main Post Used as Reserve Training Center / Community Support Center	Reserve units stay; Retain all CEKSF property	Reserve units stay; Excess east side of Main Post
2- Main Post Used as Community Support Center	Reserve units removed, Retain all CEKSF property	Reserve units removed; Excess east side of Main Post
3- Neville Island Maintenance Facility	Operate and expand Maintenance Facility	Excess Maintenance Facility. Contract maintenance service.

F. Preferred alternative

The alternative preferred by Reserve leadership was #1B, disposing of excess or underused property east of State Route 2030 and consolidating Reserve activities into new and more efficient facilities located on the west side of Main Post. Future use of the Neville Island Maintenance Facility is uncertain.

Appendix IV: Surplus Declaration and Notice of Redevelopment Planning Process



DEPARTMENT OF THE ARMY
OFFICE OF THE ASSISTANT SECRETARY OF THE ARMY
INSTALLATIONS AND ENVIRONMENT
110 ARMY PENTAGON
WASHINGTON DC 20310-0110

24 MAY 2006

Mr. J. Patrick Early
Redevelopment Authority of Allegheny County
425 Sixth Avenue
Suite 800
Pittsburgh, PA 15219

Dear Mr. Early:

The purpose of this letter is to advise that in accordance with Base Realignment and Closure Law, the Army has declared the property known as Charles E. Kelly Support Facility surplus to the needs of the United States with the exception of the Federal Aviation Administration radar site and supporting facilities. The Army completed Federal screening with the publication of the surplus property listing in the Federal Register on May 9, 2006. Your organization, as the recognized Local Redevelopment Authority (LRA), must now begin the planning process in order to expedite redevelopment.

Not later than June 8, 2006, you are required to publicize a notice for expressions of interest in a local newspaper, and through other means you deem appropriate. The deadline you set for expressing interest can be no earlier than 3 months and no later than 6 months after the publication. Your notice shall inform interested parties of the process, including the required format, content, deadline, and address for submitting formal notices of interest. Notices of interest from representatives of the homeless shall include the information required by 32 CFR Part 176.20(c)(2)(ii). The Army will provide you with any and all information received from the Army's public notifications which are intended to inform your process.

We are committed to accelerating the property disposal process and we encourage you to expedite the submission of your redevelopment plan. We will work collaboratively with you in assisting State and local governments, representatives of the homeless, and other interested parties in developing property disposal plans and promoting economic redevelopment of the property.

The Army point of contact for this property is Mr. Steven Lenney, the Base Transition Coordinator. He may be reached at HQ, CE Kelly Support Facility, 6 Lobaugh Street, Oakdale, PA 15071-5000. His telephone number is (724) 693-1830. The Army looks forward to working cooperatively with you and to move quickly to property transfer in support of economic redevelopment for your community.

Sincerely,

Joseph W. Whitaker
Deputy Assistant Secretary of the Army
(Installations and Housing)
OASA(I&E)

Appendix V: Resolution Authorization for the Kelly Center Local
Redevelopment Authority

RESOLUTION

**A RESOLUTION OF THE REDEVELOPMENT AUTHORITY OF ALLEGHENY COUNTY
(THE "AUTHORITY") AUTHORIZING THE AUTHORITY TO STUDY REDEVELOPMENT
OPPORTUNITIES WITH REGARD TO THE CHARLES E. KELLY SUPPORT CENTER**

WHEREAS, the Redevelopment Authority of Allegheny County (the "Authority") is organized under the Pennsylvania Urban Redevelopment Law (P.L. 991, approved May 24, 1945, as amended) (the "Act") and is empowered under the Act to promote the social and economic well-being of the County of Allegheny, Pennsylvania (the "County") by, among other things, assisting in redevelopment efforts throughout the County; and

WHEREAS, the U.S. Department of Defense through the U.S. Army (the "Army") has targeted the Charles E. Kelly Support Center located in Oakdale (the "Center") for closure through its Base Realignment And Closure initiative; and

WHEREAS, the Army plans to relinquish its ownership and control of the Center to a local redevelopment authority by 2011; and

WHEREAS, the staff of the Authority has recommended to the Board of this Authority that the Authority (a) participate as a lead negotiating entity concerning the future use and development of the Center, and (b) to that end, create and participate in a committee of representatives from all affected communities in and around the Center as to such future use and development.

NOW, THEREFORE, BE IT RESOLVED by the Board of the Redevelopment Authority of Allegheny County as follows:

1. The Director and Officers of the Authority, or any of them acting alone, are hereby authorized to, in the name of and for and on behalf of the Authority, to participate as a lead negotiating entity with the Army concerning the future use and development of the Center, and to create and participate in a committee of representatives from all affected communities in and around the Center as to such future use and development.

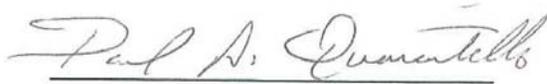
2. The Director and Officers of the Authority, or any of them acting alone, are hereby authorized to, in the name of and for and on behalf of the Authority, execute and to deliver any and all agreements, certificates, affidavits, and other instruments or documents of any kind or nature whatsoever, and to take from time to time any other actions which such Director, Officer or Officers shall in their discretion determine to necessary or appropriate to accomplish the purposes of this Resolution; and the execution and delivery of any document or instrument by such Director, Officer or Officers shall constitute conclusive evidence that the terms and conditions contained in said documents or instruments have been determined to be appropriate by such Director, Officer or Officers on behalf of the Authority pursuant to this Resolution.

4. Any and all other actions heretofore taken by any Director, Officer or Officers of the Authority to execute and deliver any of the agreements and documents authorized by this Resolution, or to take any of the actions authorized by this Resolution are hereby approved, ratified and confirmed in all respects.

7. The effective date of this Resolution is April 26, 2006.

ATTEST:

REDEVELOPMENT AUTHORITY
OF ALLEGHENY COUNTY


Assistant Secretary-Treasurer

By: 
(Vice) Chairman

KELLY FACILITY RE-USE PLAN



U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
WASHINGTON, DC 20410-7000

OFFICE OF COMMUNITY PLANNING
AND DEVELOPMENT

MAY 13 2008

Dear Local Redevelopment Authority:

As you continue to develop the base realignment and closure (BRAC) application(s) for the military installations in your community, HUD would like to share some helpful hints with you. This guidance was prepared after reviewing a number of BRAC applications received to date, and is provided in order to help you avoid the most common mistakes the Department has encountered. Please review this list carefully and fill out the Completeness Review Checklist provided in the *HUD Guidebook for Military Base Reuse and Homeless Assistance* prior to submitting your application. A copy of the guidebook is available online at: <http://www.hud.gov/offices/cpd/homeless/programs/brac/guide/index.cfm>. While these pointers cannot anticipate every potential issue that might arise in developing your application, following this guidance can help improve the timeliness of application approval and the subsequent property transfer process.

Missing Information. The most common deficiency found is that the application is missing required information. A BRAC application consists of a redevelopment plan, a homeless assistance submission, and the summary of public comments. The Department of Defense Base Redevelopment and Realignment Manual (BRRM), available at www.defenselink.mil/brac, states in paragraph C3.6 that a redevelopment plan should address numerous factors, including describing the overall redevelopment of the installation in a comprehensive and coordinated manner and describing the proposed land uses, including development controls, such as zoning. We suggest you include a description of the property (acreage, number and type of buildings or structures) and other land improvements such as parking lots or sidewalks. HUD also recommends including a description of how the plan will fit with any plans the community already has in place to tie it all together.

Finally, HUD received several applications that included a document entitled "Final Report and Recommendation" instead of a plan. We would like to remind you to include a final plan, approved by the local redevelopment authority (LRA), in your application. Where the LRA is a political jurisdiction, such as a city, that means the plan needs to be approved by the city council. Also, numerous alternative scenarios do not represent a final plan. While the plan is a general land use plan, it should specify the proposed future uses in as much specificity as is possible. For example, instead of showing "municipal use" or "give the property to the City and County" the plan should say "parkland" or "proposed County courthouse." Remember that when you do your balance determination, you will need to compare the need for the non-homeless uses with the need for the homeless uses. Specificity in the plan will help you in that effort.

Documentation of LRA Responsibilities. The homeless assistance submission must include documentation that the LRA responsibilities described in 24 CFR 586.20 have been completed, and consists of items listed in 24 CFR 586.30, including a list of the political jurisdictions that comprise the LRA.

www.hud.gov

espanol.hud.gov

LRA Composition. The LRA must conduct outreach to representatives of the homeless and consider the needs of the homeless in *the communities in the vicinity of the installation*. The definition of “communities in the vicinity of the installation” is “The communities that constitute the political jurisdictions (other than the State in which the installation is located) that comprise the LRA for the installation.” Unless the application is specific as to what political jurisdictions comprise the LRA, it can be difficult for HUD to tell from the information provided in the application exactly which jurisdictions comprise the LRA. Sometimes it is even difficult to tell when the jurisdictions *are* listed, such as in cases where the listed jurisdictions differ from the jurisdictions whose homeless were included in the description of homeless needs. LRAs should be mindful of consistency between the list of political jurisdictions, the geographic area that defines their homeless need, and the geographic area to which the LRA did outreach. Where there is inconsistency, HUD will look at who is represented on the LRA’s board to help resolve the inconsistency. We recommend that you include in your application a list of the LRA board members and the communities they represent or the expertise they lend to the board. We also caution you that including members of organizations or persons who neither live in nor operate a business in the communities in the vicinity of the installation has drawn threats of litigation from representatives of the homeless. Finally, avoid conflicts of interest in the board. Organizations that are disappointed by not being selected to receive property may claim undue influence was exerted by board members employed by an organization that did receive base property.

Documentation of Outreach. Many applications are lacking the required documentation of homeless outreach to homeless service providers. A list of homeless service providers, organizations and contact information is a great way to start, but also include a copy of any letters/emails/telephone logs notifying providers that the property is available, that Notices of Interest (NOIs) in the property have been solicited, and that the providers have been invited to the BRAC Workshop. Also explain who attended the workshop. If no one attended and no one submitted NOIs, include a narrative explaining any reasons for the lack of interest in base property of which you are aware.

Consultation with Homeless Assistance Providers. The Defense Base Closure and Realignment Act of 1990, as amended (the BRAC Act), (Public Law 101-510) at 2905(b)(7)(H) provides one of the statutory review criteria HUD must use when determining whether your plan was developed in consultation with representatives of the homeless. Consultation is more than just contacting homeless providers to solicit NOIs. Consultation is an exchange of information and ideas. Include a narrative description of how the exchange of ideas affected the final plan.

Homeless Information. Another frequent error found in applications is the lack of information about the homeless in the community. HUD cannot determine that the needs of the homeless were properly considered if the LRA for a *city* submits homeless data for the entire *county*. LRAs must analyze the size and nature of the homeless population in the community in the vicinity of the closing installation.

Homeless Assistance NOIs. NOIs for homeless use, whether accepted or not by the LRA, are an important part of the homeless assistance submission. They must be included, along with a narrative explaining how and why the LRA reached the decision it did on each NOI. Please address the economic impact of any homeless assistance on the community, as required in 24 CFR 586.35, including the feasibility of the proposal, given the demands of the NOI on

available social services, fire, police, utilities, etc. Also include how well the NOI fits into any other plans the community may have, e.g., the HUD local Consolidated Plan.

Several NOIs have sought no-cost homeless assistance conveyances for organizations that intend to use the property for mixed income development, mixed use projects, or affordable housing in addition to homeless housing. An example would be a nonprofit housing developer that sought a building to turn into 150 housing units, 15 of which would be reserved for homeless persons. Only that portion of the property that will be used for homeless assistance is eligible for a homeless assistance conveyance of Federal property. The developer in the example would need to pay for 90 percent of the building, the portion that would not serve the homeless. Similarly, some service providers, such as medical clinics, that serve both homeless and non-homeless persons seek a homeless assistance conveyance instead of a public benefit conveyance. HUD will not support a homeless assistance conveyance unless the organization agrees to limit its service to only homeless persons. Organizations that are eligible for public benefit conveyances should pursue those conveyances instead of homeless assistance conveyances.

Some LRAs propose to use a homeless assistance conveyance to transfer property to a representative of the homeless in order for them to turn around and sell the property to use the sale proceeds to fund homeless assistance activities off the base. You should be aware that DoD has concluded that such a plan to sell the property and use the proceeds to assist the homeless does not constitute use of the property to assist the homeless.

Property Disposal Decisions. Some LRAs have indicated that they could not accommodate NOIs for homeless assistance due to the military's requirement to dispose of the property via public auction, negotiated sale, or through the Military Construction Exchange Authority. Property disposal decisions are made by the military department after the LRA develops and HUD acts on the application. The planned use should inform the choice of disposal authority, not the reverse. HUD will not concur with an LRA's rejection of an NOI based on incompatibility with the disposal authority the LRA anticipates the military department will use.

Highest and Best Use. Some LRAs have rejected NOIs saying that homeless assistance is not the highest and best use of the property. Remember, highest and best use includes consideration of public purpose. "Highest and best use" means the most likely use to which a property can be put, which will produce the highest monetary return from the property, promote its maximum value, or serve a public or institutional purpose (BRRM D1.1.14). If your community needs homeless assistance to balance your plan, HUD will not support rejecting an NOI on the basis of highest and best use alone.

Legally Binding Agreements. NOIs selected for homeless assistance must be finalized in Legally Binding Agreements (LBAs). Although LBAs need not be executed when submitted to HUD, they must include all the documents legally required to complete the transactions necessary to realize the homeless use described in the plan. Some LRAs have submitted applications that accommodate homeless assistance with no LBAs or draft LBAs in order to meet the deadline date for submittal. Applications with draft LBAs are considered incomplete. Please request a deadline extension if needed in order to submit a complete application.

Also, LBAs may not be conditioned upon subsequent approval by another Federal agency. Additionally, LBAs that make the amount of assistance contingent upon a future sale of base property are generally too speculative to be counted by HUD as a legally binding agreement to provide homeless assistance. In this case, if your community needs homeless assistance in order for your plan to be balanced, HUD will not find your plan to be in compliance with the law. To cure this problem the LBA must include a specific, guaranteed source of assistance for the homeless. One way would be to specify base property that will be transferred to the homeless provider if the contingencies are not met by a certain date. The key for LBAs is that they must be specific and enforceable, binding both parties to the agreed upon homeless assistance.

Summary of Public Comments. The four-part citizen participation requirements are found at 24 CFR 586.20(c)(6) and .30(c). The LRA must: 1) make the draft application available for public review and comment periodically while the application is being developed; 2) conduct at least one public hearing on the application before submitting it to HUD and DoD; 3) include a summary of public comments received during development of the plan; and 4) include an overview of the citizen participation process the LRA followed. A frequent mistake is to omit the overview of the citizen participation process. Another common mistake is to discuss all the meetings that were held without addressing the public hearing requirement. The LRA should ensure that they hold a hearing that complies with local law and ordinance regarding the formalities of a public hearing and discuss the hearing in their application. Generally, a public hearing requires advance public notice and recorded testimony.

Balance Determination. There also seems to be some misunderstanding regarding the balance determination. Determining balance requires analysis of the economic condition of the community; the loss to the community caused by the closing of the military installation; and the community's need for economic redevelopment, economic development, and other development. The LRA must balance those needs, **not** the relative number of potential users, against the needs of the homeless in the community, as expressed by the NOIs it received. Some applications fail to provide sufficient detail on the economic condition of the community, the number of jobs lost as a result of the installation closing, or whether the proposed use would create any jobs. Other applications do not balance the need for "other development" such as a park or a school, in that they do not provide data to establish the need for a park or a school and do not justify that use over a homeless assistance project.

Still other LRAs have misunderstood that the balance determination is based on the needs of the homeless, as expressed in the NOIs received, which misunderstanding has affected both their analysis of the balance and their reasons for rejection of NOIs. Some jurisdictions assume all homeless needs are the same and will reject an NOI because the jurisdiction has recently started providing homeless assistance of another type. For example, a community might receive two NOIs, one for permanent housing and one for emergency shelter, and it rejects them both because the community has just opened a new homeless transitional housing project. Let's assume that the local Consolidated Plan indicates permanent housing is a high priority and it also shows that the community has a surplus of emergency shelter. It is perfectly appropriate for the LRA to reject the NOI for emergency shelter because the community has a surplus of emergency shelter. The LRA could also ask the group that submitted the emergency shelter NOI if they would consider doing transitional or permanent housing instead. However, as to the organization that submitted the proposal for permanent housing, since the community need for permanent housing is established in

the local Consolidated Plan, the new transitional housing does not meet the same need that has been expressed in the NOI and, as such, the LRA will not be able to rely on that as their reason for rejecting the NOI. The application to HUD will need to explain in detail why the provider was rejected and why the economic and other development needs of the community outweigh the need for permanent housing for the homeless. In determining the balance, the LRA could show HUD how much of the need for permanent housing has been filled since the Consolidated Plan was approved and how critical the other identified need (e.g., a new business) is.

General BRAC Process Guidance. The BRAC Act and its implementing regulations are available online at: <http://www.hud.gov/offices/cpd/homeless/programs/brac> and establish a specific order for the BRAC process. The process is as follows: LRAs develop the reuse plan and homeless assistance submission; HUD reviews the plan and makes a determination as to whether the plan meets the requirements of the Act; DoD treats the plan, “including the aspects of the plan providing for disposal to state or local governments, representatives of the homeless, and other interested parties” as part of the proposed federal action in the environmental assessment, and DoD gives substantial deference to the redevelopment plan in its record of decision (id at 2905(b)(7)(K)ii)). In BRAC litigation so far, the courts have required strict compliance with the procedural requirements of the law, including the order of completion of those requirements.

The Department hopes you find this information helpful. If we can provide any further service, please feel free to contact Ms. Linda R. Charest, Base Realignment and Closure Coordinator, on my staff. Ms. Charest’s telephone number is (202) 402-2595 or, alternatively, via email at: Linda.R.Charest@HUD.gov.

Sincerely,


Mark Johnston
Deputy Assistant Secretary
for Special Needs

cc:
Mr. Patrick O’Brien, DoD (OEA)
HUD FO BRAC Reps

Appendix VI: Redevelopment Authority of Allegheny County
Recognition



THE UNDER SECRETARY OF DEFENSE

3010 DEFENSE PENTAGON
WASHINGTON, DC 20301-3010

MAY 1 2006

RECEIVED
06 MAY -8 PM 4:44

ALLEGHENY COUNTY
DEPARTMENT OF
ECONOMIC DEVELOPMENT
RECEIVED

Mr. Dan Onorato
Chief Executive
County of Allegheny
101 Courthouse
436 Grant Street
Pittsburgh, PA 15219

Dear Mr. Onorato:

This is in response to your letter requesting that the Redevelopment Authority of Allegheny County be recognized as the Local Redevelopment Authority for planning the redevelopment of Charles E. Kelly Support Facility, Pennsylvania, including outreach to homeless providers and other interested parties. On behalf of the Secretary of Defense, the request is approved. The following information will be published in the Federal Register and a newspaper of general circulation in the local area.

Point of Contact: J. Patrick Early
Redevelopment Authority of Allegheny County

Address: 425 Sixth Avenue, Suite 800
Pittsburgh, PA 15219

Phone: (412) 350-1061

Questions pertaining to this recognition or requests for assistance to guide your organizational and planning activity may be directed to Jay Sweat, your Office of Economic Adjustment Project Manager, at (703) 604-5157.

Sincerely,

Patrick J. O'Brien
Director
Office of Economic Adjustment

cc:
DASA (I&H)
DAS HUD (Special Needs Programs)



Appendix VII: Notice of Availability of Surplus Property



Proof of Publication of Notice in The Tribune-Review
Under Act No. 587, Approved May 16, 1929

Commonwealth of Pennsylvania
County of Westmoreland } SS:

LORI SCANLON, Classified Advertising Manager of the Tribune-Review Publishing Company, a corporation of the Commonwealth of Pennsylvania with places of business in Greensburg, Westmoreland County, Pennsylvania and Pittsburgh, Allegheny County, Pennsylvania, being duly sworn, deposes and says that the Tribune-Review is a daily newspaper circulated in Southwestern Pennsylvania. Said corporation was established in the year 1924. A copy of the printed notice of publication is attached hereto exactly as the same was printed and published in the regular editions of the said daily newspaper on the following dates, viz: LEGAL# 3225059, RE: NOTICES OF INTEREST; 5TH DAY OF JUNE, 2006.

Affiant further deposes that s/he is an officer duly Authorized by the Tribune-Review Publishing Company, publisher of The Tribune-Review, to verify the foregoing statement under oath and also declares that affiant is not interested in the subject matter of the aforesaid notice of publication, and that all allegations in the foregoing statement as to time, place and character of publication are true.

Lori Scanlon
Classified Advertising Manager,
Tribune Review Publishing Company

Sworn to and subscribed before me this
5TH day of JUNE, 2006.

June Bambarly
Notary Public

Statement of Advertising Costs

ATTN: J. PATRICK EARLEY
REDEVELOPMENT AUTHORITY OF ALLEGHENY COUNTY
425 SIXTH AVE., STE. 800
PITTSBURGH, PA 15219

To Tribune-Review Publishing Company, Dr.	
For Publishing the notice or advertisement attached hereto on the above stated dates	\$565.44
Probating Same	\$ 0
Total	\$ 565.44

Publisher's Receipt for Advertising Costs

The Tribune-Review Publishing Company, publisher of The Tribune-Review, a daily newspaper, hereby acknowledges a receipt of the aforesaid advertising and publication costs, and certifies the same have been fully paid.

Tribune-Review Publishing Company, Publisher
of The Tribune-Review, a Daily Newspaper.

By _____

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
June Bambarly, Notary Public
City Of Greensburg, Westmoreland County
My Commission Expires June 14, 2009
Member, Pennsylvania Association of Notaries

Availability of surplus Federal Property to State and Local Eligible Parties, including Homeless Service Providers
Redevelopment Authority of Allegheny County
425 Sixth Avenue, Suite 800
Pittsburgh, PA 15219
As required by the Base Closure Redevelopment and Homeless Assistance Act of 1994, as amended (the Redevelopment Act) and its implementing regulations, the Redevelopment Authority of Allegheny County, the Local Redevelopment Authority (LRA) for The Charles E. Kelly Support Facility, is seeking notices of interest (NOI's) from State and local eligible parties, including homeless services providers, for real property determined to be surplus by the Department of Defense at the Charles E. Kelly Support Facility.
State and local governments, homeless service providers and other interested parties may submit NOI's to the address below, no later than 4 p.m. on October 6, 2006. A listing of surplus property at the Charles E. Kelly Support Facility was published by the Department of the Army in the Federal Register on May 8, 2006. The complete listing can be obtained by calling the LRA contact person identified below.
NOI's for homeless assistance may be submitted by any State or local government agency or private nonprofit organization that provides or proposes to provide services to homeless persons and/or families residing in Collier Township, Neville Township, or Allegheny County.
A workshop will be held at the Charles E. Kelly Support Facility, on July 27, 2006 at 1 p.m., which will include an overview of the base redevelopment planning process, a tour of the installation, information on any land use constraints known at the time, and information on the NOI process. To register for this workshop, please call the LRA contact person identified below by Friday, July 21, 2006. Attendance at this workshop is not required to submit an NOI, but is highly encouraged.
NOI's from homeless service providers must include: (i) a description of the homeless assistance program that the homeless service providers propose to carry out at the Charles E. Kelly Support Facility; (ii) a description of the extent to which the program is or will be coordinated with other homeless assistance programs in the communities in the vicinity of the Charles E. Kelly Support Facility; (iii) information about the physical requirements necessary to carry out the program, including a description of the buildings and property at the Charles E. Kelly Support Facility that are necessary in order to carry out the program; (iv) a description of the financial plan, the organizational structure and capacity, prior experience, and qualifications of the organization to carry out the program; and (v) an assessment of the time required to commence carrying out the program.
Entities interested in obtaining property through a public benefit conveyance (PBC), other than a homeless assistance conveyance, shall submit an NOI including, at a minimum: (i) a description of the eligibility for the proposed transfer; (ii) the proposed use of the property, including a description of the buildings and property necessary to carry out such proposed use; (iii) time frame for occupation; and (iv) the benefit to the community from such proposed use, including the number of jobs the use would generate. The LRA may request additional information.
Federal agency PBC programs include education, health care, public recreation, law enforcement, emergency management, correctional facilities, and self-help housing.
The LRA can provide Federal agency contact information. The LRA encourages interested entities to contact the appropriate agency to learn more about the PBC program and to determine their potential for qualifying for this conveyance.
For additional information or to register for the workshop, contact:
Redevelopment Authority of Allegheny County
Attn: Patrick Earley
425 Sixth Avenue, Suite 800
Pittsburgh, PA 15219
(412) 350-1061
3225059 b/s

Appendix VIII: Announcement and Meeting Materials for Surplus Property Workshop

Redevelopment Authority
of Allegheny County



425 SIXTH AVENUE
SUITE 800
PITTSBURGH, PA 15219
TEL (412) 350-1000 • FAX (412) 642-2217

Administered by the
Allegheny County
Department of Economic Development

AGENDA

Thursday, July 27, 2006

- Welcome and Introductions
- Background
- Available Property
- Notice of Interest
- Public Benefits Conveyance
- Tour

Redevelopment Authority
of Allegheny County



425 SIXTH AVENUE
SUITE 800
PITTSBURGH, PA 15219

Administered by the
Allegheny County
Department of Economic Development

TEL (412) 350-1000 • FAX (412) 642-2217

Breakdown of Available Property

Main Post:

- Army Reserve Installation
- Approx. 118 acres

Site 62:

- Army Reserve Satellite Site
- Approx. 13 acres

Neville Island:

- Industrial Park Satellite Site
- Approx. 15 acres

Facility Type	Approx. # of Facilities	Approx. Square Feet
Operational & Training	10	67,688
Maintenance & Production	3	12,649
Warehouse/Storage	30	79,889
Administrative	5	13,641
Housing/Community	10	51,933

Redevelopment Authority
of Allegheny County



425 SIXTH AVENUE
SUITE 800
PITTSBURGH, PA 15219

Administered by the
Allegheny County
Department of Economic Development

TEL (412) 350-1000 • FAX (412) 642-2217

What you need to know about Homeless Assistance Provider NOI's

- A description of the need for the program.
- A description of the proposed homeless assistance program, including the specific proposed reuse of properties or facilities, such as supportive services, job and skills training, employment programs, emergency shelters, transitional or permanent housing, food and clothing banks, treatment facilities, or other activities that meet homeless needs.
- A description of the extent to which the program is or will be coordinated with other homeless assistance programs in the communities in the vicinity of the installation.
- Information about the physical requirements necessary to implement the program, including a description of the buildings and property at the installation that are proposed to carry out the program.
- A description of the homeless assistance provider who is submitting the notice, its organizational and legal capacity to carry out the program, and its FINANCIAL PLAN for implementing the program.
- An assessment of the time required by the homeless assistance provider to carry out the program.

The LRA may require more information.

Redevelopment Authority
of Allegheny County



425 SIXTH AVENUE
SUITE 800
PITTSBURGH, PA 15219

TEL (412) 350-1000 • FAX (412) 642-2217

Administered by the
Allegheny County
Department of Economic Development

DUE DATE FOR NOI'S:

FRIDAY OCTOBER 6, 2006 @ 4PM

Please send/deliver them to the following address:

**REDEVELOPMENT AUTHORITY
OF ALLEGHENY COUNTY
ATTN: PATRICK EARLEY
425 SIXTH AVENUE, SUITE 800
PITTSBURGH, PA 15219**

**Availability of Surplus Federal Property to State and Local Eligible Parties,
Including Homeless Service Providers**

**Redevelopment Authority of Allegheny County
425 Sixth Avenue, Suite 800
Pittsburgh, PA 15219**

As required by the Base Closure Redevelopment and Homeless Assistance Act of 1994, as amended (the Redevelopment Act) and its implementing regulations, the Redevelopment Authority of Allegheny County, the Local Redevelopment Authority (LRA) for The Charles E. Kelly Support Facility, is seeking notices of interest (NOI's) from State and local eligible parties, including homeless services providers, for real property determined to be surplus by the Department of Defense at the Charles E. Kelly Support Facility.

State and local governments, homeless service providers and other interested parties may submit NOI's to the address below, no later than 4 p.m. on October 6, 2006. A listing of surplus property at the Charles E. Kelly Support Facility was published by the Department of the Army in the *Federal Register* on May 9, 2006. The complete listing can be obtained by calling the LRA contact person identified below.

NOI's for homeless assistance may be submitted by any State or local government agency or private nonprofit organization that provides or proposes to provide services to homeless persons and/or families residing in Collier Township, Neville Township, or Allegheny County.

A workshop will be held at the Charles E. Kelly Support Facility, on July 27, 2006 at 1 p.m., which will include an overview of the base redevelopment planning process, a tour of the installation, information on any land use constraints known at the time, and information on the NOI process. To register for this workshop, please call the LRA contact person identified below by Friday, July 21, 2006. Attendance at this workshop is not required to submit an NOI, but is highly encouraged.

NOI's from homeless service providers must include: (i) a description of the homeless assistance program that the homeless service providers proposes to carry out at the Charles E. Kelly Support Facility; (ii) a description of the need for the program; (iii) a description of the extent to which the program is or will be coordinated with other homeless assistance programs in the communities in the vicinity of the Charles E. Kelly Support Facility; (iv) information about the physical requirements necessary to carry out the program, including a description of the buildings and property at the Charles E. Kelly Support Facility that are necessary in order to carry out the program; (v) a description of the financial plan, the organizational structure and capacity, prior experience, and qualifications of the organization to carry out the program; and (vi) an assessment of the time required to commence carrying out the program.

KELLY FACILITY RE-USE PLAN

Entities interested in obtaining property through a **public benefit conveyance (PBC)**, other than a homeless assistance conveyance, shall submit an NOI including, at a minimum: (i) a description of the eligibility for the proposed transfer, (ii) the proposed use of the property, including a description of the buildings and property necessary to carry out such proposed use, (iii) time frame for occupation, and (iv) the benefit to the community from such proposed use, including the number of jobs the use would generate. The LRA may request additional information.

Federal agency PBC programs include education, health care, public recreation, law enforcement, emergency management, correctional facilities, and self-help housing. The LRA can provide Federal agency contact information. The LRA encourages interested entities to contact the appropriate agency to learn more about the PBC program and to determine their potential for qualifying for this conveyance.

For additional information or to register for the workshop, contact:

Redevelopment Authority of Allegheny County
Attn: Patrick Earley
425 Sixth Avenue, Suite 800
Pittsburgh, PA 15219
(412) 350-1061

CEK Center 7-27-06

<u>Name</u>	<u>Organization</u>	<u>Phone #</u>
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STEVEN LENNEY	CE KELLY	724-693-1845
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JAY SWEET	DoD	703.604.5157
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Jessica Mooney	ACED	
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SIDNEY W. SINGER	VETS PLACE	412-856-7772
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Lynn B. Daniels	U.S. DEPT. HD	412-644-2999
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LANCE M. CHIMKA	ACED	412-350-1018
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Karen Trueblood	Veterans Leadership Program	412 481 8200
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RICH VENEZIA	ALLEG COUNTY DEPT IT/HR/SEC'S	412-350-4354
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Ron Zola	Consultant	412-855-3329
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Frank Grande	FamilyLinks	412-924-0189
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PAUL J FREYDER	The Salvation Army	412-231-6500
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Appendix IX: Grant Agreement for Kelly Support Facility

**Grant Agreement
for
Kelly Support Facility
CL0633-07-01**

This agreement is between the Redevelopment Authority of Allegheny County, Pennsylvania, the Grantee, and the Office of Economic Adjustment (OEA), the Grantor, on behalf of the Department of Defense. The Grantee will undertake community economic adjustment activities as described in the Application for Federal Assistance, dated June 1, 2007, at the estimated cost of \$277,500. The \$277,500 consists of \$249,719 from the Grantor and \$27,781 from non-Federal sources.

I. Compliance by the Grantee

A. Overall Compliance: The Grantee and any consultant/contractor operating under the terms of this grant shall comply with all Federal, State, and local laws applicable to its activities; 32 CFR Part 33, "Uniform Administrative Requirements for Grants and Cooperative Agreements to State and Local Governments"; OMB Circulars A-87, "Cost Principles for State and Local Governments," and the revised A-133, "Audits of States, Local Governments and Non-Profit Organizations"; and 32 CFR Part 28, "New Restrictions on Lobbying (Grants)."

B. Debarment and Suspension: The Grantee agrees to comply with the requirements regarding debarment and suspension in Subpart C of 32 CFR Part 25, which implements E.O. 12549 [3 CFR, 1986 Comp., p. 189]; E.O. 12689 [3 CFR, 1989 Comp., p. 235]; and Sec. 2455 of Federal Acquisition and Streamlining Act of 1994 (Pub. L. 103-355). The Grantee also agrees to communicate the requirement to comply with Subpart C to persons at the next lower tier with whom the Grantee enters into transactions that are "covered transactions" under Subpart B of 32 CFR Part 25.

C. Drug-Free Workplace: The Grantee agrees to comply with the requirements regarding drug-free workplace in Subpart B of 32 CFR Part 26, which implements sec. 5151-5160 of the Drug-Free Workplace Act of 1988 (Pub. L. 100-690, Title V, Subtitle D; 41 U.S.C. § 701, *et seq.*).

D. Hatch Act: The Grantee is advised that its employees may be subject to the Hatch Act (5 U.S.C. § 1501-1508). If doubt exists in particular cases, the Grantee should seek legal counsel.

E. Grant Terms and Conditions: The Grantee and any consultant/contractor employed under this grant shall comply with the terms of this Grant Agreement. The decision of the Grantor in interpreting the Terms and Conditions of this grant shall be final

2. Terms and Conditions

A. The grant period is from June 1, 2007, through May 31, 2008. Eligible costs incurred between June 1, 2007, and the date of this grant agreement are allowable and reimbursable.

B. The Grantee assures that \$27,781 or 10 percent of the total project costs shall be contributed by non-Federal sources.

C. Any grant funds actually advanced and not needed for grant purposes shall be returned immediately to the Grantor.

D. The Grantor may terminate the grant in whole, or in part, at any time before the date of completion or whenever it is determined that the Grantee has failed to comply with the conditions of the grant.

E. The Grantee is the responsible authority, without recourse to the Grantor, regarding the settlement and satisfaction of all contractual and administrative issues arising out of procurements entered into in support of the grant.

F. Activities Prohibited

(1) Duplication of Work: The purpose and scope of work for which this grant is made shall not duplicate programs for which moneys have been received, are committed, or are applied for from other sources, public or private. Upon request of the Grantor, the Grantee shall submit full information about related programs that will be initiated within the grant period.

(2) Other Funding Sources: Grantor's funds budgeted or granted for this program shall not be used to replace any financial support previously provided or assured from any other source.

(3) Funds for Attorney/Consultant Fees: The Grantee hereby agrees that no funds made available from this grant shall be used, directly or indirectly, for paying attorneys' or consultants' fees in connection with securing grants or other services provided by the Grantor, for example, preparing the application for this assistance. However, attorneys' and consultants' fees incurred for meeting grant requirements may be eligible project costs and may be paid out of funds made available from this grant provided such costs are otherwise eligible.

G. Personnel Approvals

The Grantor reserves the right to approve or disapprove the selection of professional-level employees hired under this grant. If requested by the Grantor, resumes, in sufficient detail to reveal the experience, education, and other general and special qualifications for the position, must be submitted to the Grantor for consent prior to employment of a candidate.

H. Use of Consultants/Contractors

(1) Procurement of consultant or contractor services shall be in accordance with all standards and procedures set forth in 32 CFR Part 33. The following terms, which are drawn from the Common Rule, are intended merely to highlight some of these standards and are, therefore, not inclusive.

(2) All procurement transactions, regardless of whether negotiated or advertised and without regard to dollar value, shall be conducted in a manner that provides maximum open and free competition.

(3) Formal advertising, with adequate purchase description, sealed bids, and public openings, shall not be required for small purchase procurements under \$100,000 in the aggregate unless otherwise required by State or local law or regulations. If small purchase procedures are used, price or rate quotations shall be obtained.

(4) The Grantee shall maintain a code or standards of conduct which shall govern the performance of its officers, employees, or agents in contracting with and expending Federal grant funds. Grantee's officers, employees, or agents shall neither solicit nor accept gratuities, favors, or anything of monetary value from a contractor or potential contractors. To the extent permissible by State or local law, rules, or regulations, such standards shall provide for penalties, sanctions, or other disciplinary actions to be applied for violations of such standards by either the Grantee's officers, employees, or agents, or by contractors or their guests.

I. Separate Bank/Fund Accounts

(1) The Grantee is not required to establish a separate bank account but may do so. The Grantee, however, must maintain accounting records to adequately identify the source and application of grant funds. Other considerations, such as FDIC coverage, shall be in accordance with the provisions of 32 CFR Part 33.

(2) Interest earned on Federal funds shall be reported to the Grantor and used to reduce the Federal share of this grant. Grantees shall promptly, but at least quarterly, remit interest earned on advances to the Grantor. The Grantee may keep interest amounts up to \$100 per year for administrative expenses.

J. Grant Payments

(1) A Standard Form (SF) 270, "Request for Advance or Reimbursement," shall be submitted when requesting funds.

(2) All financial information on the SF 270 shall be shown as: Column (a)--Salaries and Benefits; Column (b)--Operating Expenses; Column (c)--Contracts.

(3) Grant payments will be made by electronic funds transfer.

(4) Grant funds for contractual services will be disbursed on a reimbursement basis only. Advances of up to 90 days may be requested for operational support. When grant payments are cash advances, the amount requested will be limited to that actually required.

(5) Grantee's payments to contractors/consultants shall be contingent upon the Grantee's acceptance of deliverables.

(6) Requests for Federal funds (SF 270's) for payment of consultant/contractor deliverables should be submitted to the Grantor after Grantee's acceptance of the deliverables.

K. Reimbursement for Travel

Reimbursement for travel (transportation, food, and lodging) in the performance of official grant activities shall be consistent with those normally allowed in like circumstances in the non-Federally sponsored activities of the Grantee. Grantees may follow their own established rate but any travel allowance policies in excess of Federal limits must receive prior approval from the Grantor.

L. Office Equipment

All requests to purchase equipment (including software) with an estimated acquisition cost of more than \$5,000, shall be submitted to the Grantor for prior approval.

M. Expenses and Purchases Excluded

(1) Funds budgeted under this grant may not be used for marketing or entertainment expenses.

(2) Funds budgeted under this grant may not be used for capital assets, such as the purchase of vehicles, improvements and renovation of space, and repair and maintenance of privately owned vehicles.

N. Grantee Contributions

Contributions to this project by non-Federal sources are expected to be paid out at the same general rate as Federal funds.

O. Grantee Reporting

(1) Interim performance reports and a final performance report are required for this grant. The performance reports will contain information on the following:

(a) A comparison of actual accomplishments to the objectives established for the period.

(b) The reasons for slippage if established objectives were not met.

(c) Additional pertinent information when appropriate.

(d) An accounting of actual and projected quarterly expenditures by the budget line items approved in the grant. The amount of Federal cash on hand at the beginning and end of the reporting period must also be provided.

(e) The final performance report must contain a summary of activities for the entire grant period. All required deliverables should be submitted with the final performance report.

(2) The final SF 269A, "Financial Status Report," shall be submitted to the Grantor within 90 days after the end date of the grant. Any grant funds actually advanced and not needed for grant purposes shall be returned immediately to the Grantor.

(3) Please refer to the enclosed "Schedule of Reports" for reporting periods and dates due.

P. Contractor Deliverables

(1) A disclaimer statement will appear on the title page of any study prepared under this grant. It will read:

"This study was prepared under contract with the Redevelopment Authority of Allegheny County, Pennsylvania, with financial support from the Office of Economic Adjustment, Department of Defense. The content reflects the views of the Redevelopment Authority of Allegheny County and does not necessarily reflect the views of the Office of Economic Adjustment."

(2) The contractor identification will appear on the title page of the analysis funded by this grant.

(3) Any final study shall be submitted electronically. The document will be dated the month and year that it is submitted to the Grantor.

Q. Audits

(1) The Grantee is required by OMB Circular A-133 and the Single Audit Act, 31 U.S.C. § 7502(h) to furnish a sufficient number of copies of audit reports to a Governmentwide clearing house established by OMB.

(2) The Grantee shall send the audit reports to:

Single Audit Clearinghouse
1201 E. 10th Street
Jeffersonville, IN 47132

(3) The Grantee shall advise the Grantor in writing when the audit report is furnished to the Clearinghouse.

(4) The Department of Defense reserves the right to conduct an independent follow-up audit.

3. Special Conditions

The purpose and scope of this award is to undertake community economic adjustment activities related to the closure of the Charles E. Kelly Support Facility. Changes in the specific activities described in the application and the terms and conditions of this award are allowable only if approved by the Grantor.

THE TERMS OF THIS GRANT ARE AGREED TO BY:

Patrick O'Brien	6/6/2007 9:02:27 AM
_____ Patrick J. O'Brien Director Office of Economic Adjustment	_____ DATE

Mark Alex Patrick - 6/13/2007 7:36:48 AM	6/13/2007 7:36:48 AM
_____ Mark Alex Patrick Manager Redevelopment Authority of Allegheny County	_____ DATE

Schedule of Reports
For
CL0633-07-01
Kelly Support Facility
June 1, 2007 through May 31, 2008

<u>Interim Performance Reports</u>	<u>Due Date</u>
06/01/2007 through 08/31/2007	09/30/2007
09/01/2007 through 11/30/2007	12/31/2007
12/01/2007 through 02/29/2008	03/31/2008
03/01/2008 through 05/31/2008	08/31/2008
<u>Final Performance Report</u>	
06/01/2007 through 05/31/2008	08/31/2008
<u>Final Financial Status Report (SF 269A)</u>	
06/01/2007 through 05/31/2008	08/31/2008
<u>Deliverables</u>	08/31/2008

Appendix X: Extension of Timeframe for Completion of Redevelopment Planning Process



ACQUISITION,
TECHNOLOGY
AND LOGISTICS

OFFICE OF THE UNDER SECRETARY OF DEFENSE

3000 DEFENSE PENTAGON
WASHINGTON, DC 20301-3000

JUL 27 2007

Mr. J. Patrick Earley
Redevelopment Authority of Allegheny County
KCLRA Coordinator
425 Sixth Avenue, Suite 800
Pittsburgh, PA 15219

Dear Mr. Earley,

This is in response to your request that the Department of Defense (DoD) extend the time period for the Redevelopment Authority of Allegheny County to complete its redevelopment plan and homeless submission as required for property at the Charles E. Kelly Support Facility (CEKSF).

The Defense Base Closure and Realignment (BRAC) Act of 1990, Public Law 101-510, as amended, provides that you must submit your redevelopment plan not later than nine months after the date specified for receipt of notices of interest. Section 176.20(c)(5) of the implementing regulation further explains this requirement as 270 days.

Since your original deadline for receipt of notices of interest was October 6, 2006, your redevelopment plan and homeless submission deadline was July 3, 2007. Section 2905(b)(7)(N) of the BRAC Act authorizes the DoD extend this deadline after consultation with the local redevelopment authority and the Department of Housing and Urban Development (HUD), if it determines that such an extension is in the best interest of the community affected by the closure or realignment.

Based on the information contained in your letter, and subsequent consultation with your staff, HUD and Army personnel, I have determined that an extension is in the best interest of the community. Therefore, I am granting the Redevelopment Authority of Allegheny County an extension. You must now complete all required actions and finalize a redevelopment plan and homeless submission for the CEKSF no later than July 3, 2008.

Questions pertaining to this extension may be directed to Mr. Jay Sweat, at (703) 604-5157, or via email at Jason.sweat@wso.whs.mil.

Sincerely,

A handwritten signature in black ink that reads "Patrick J. O'Brien".

Patrick J. O'Brien
Director
Office of Economic Adjustment



cc:
DASA (I&H)
DAS, HUD (Special Needs)
Mr. Salvatore D. Pizzi

Appendix XI: Request for Proposals Information – Planning Consulting Services



Proof of Publication of Notice in The Tribune-Review
Under Act No. 587, Approved May 16, 1929

Commonwealth of Pennsylvania
County of Westmoreland } SS:

LORI SCANLON, Classified Advertising Manager of the Tribune-Review Publishing Company, a corporation of the Commonwealth of Pennsylvania with places of business in Greensburg, Westmoreland County, Pennsylvania and Pittsburgh, Allegheny County, Pennsylvania, being duly sworn, deposes and says that the Tribune-Review is a daily newspaper circulated in Southwestern Pennsylvania. Said corporation was established in the year 1924. A copy of the printed notice of publication is attached hereto exactly as the same was printed and published in the regular editions of the said daily newspaper on the following dates, viz: LEGAL# 3502691, RE: REQUEST FOR PROPOSALS-CONSULTING SERVICES; 2ND, 3RD, 5TH, AND THE 6TH DAY OF JULY, 2007.

Affiant further deposes that s/he is an officer duly Authorized by the Tribune-Review Publishing Company, publisher of The Tribune-Review, to verify the foregoing statement under oath and also declares that affiant is not interested in the subject matter of the aforesaid notice of publication, and that all allegations in the foregoing statement as to time, place and character of publication are true.

Lori Scanlon
Classified Advertising Manager,
Tribune Review Publishing Company

Sworn to and subscribed before me this
6TH day of JULY, 2007.
June Bamberg
Notary Public

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
June Bamberg, Notary Public
City Of Greensburg, Westmoreland County
My Commission Expires June 14, 2009
Member, Pennsylvania Association of Notaries

Statement of Advertising Costs

ATTN: J. PATRICK EARLEY
REDEVELOPMENT AUTHORITY OF ALLEGHENY COUNTY
425 SIXTH AVE., STE. 800
PITTSBURGH, PA 15219

To Tribune-Review Publishing Company, Dr.
For Publishing the notice or advertisement attached
hereto on the above stated dates \$1,407.24
Probating Same \$ 0
Total \$ 1,407.24

Publisher's Receipt for
The Tribune-Review Publishing Company, a daily newspaper, hereby acknowledges a receipt of the above stated amount, and certifies that the same have been fully paid.

Tribune-Review Publishing Company, Publisher
of The Tribune-Review, a Daily Newspaper.

Request for Proposals — Consultant Services
Planning Consulting Services
Collier and Neville Townships, Allegheny County,
Pennsylvania
Submission Deadline: August 15, 2007
During the fall of 2005, the Redevelopment Authority of Allegheny County (RAAC) was made aware that the Charles E. Kelly Support Facility had been declared surplus and was to be disposed of in accordance with appropriate federal regulations.
As a result, on April 11th, 2005, RAAC submitted a written request to Patrick O'Brien of the Office of Economic Adjustment (OEA) to become the official lead agency in the Kelly Center Local Redevelopment Authority (KCLRA). On April 26th, 2006, the RAAC board approved a resolution authorizing the authority to "... (a) participate as a lead negotiating entity concerning the future use and development of the Kelly Center, and (b) to the end, create and participate in a committee of representatives from all affected communities in and around the Kelly Center as to such future use and development."
What becomes of the Kelly Center parcels? The KCLRA is seeking assistance from a planning consultant to help facilitate the reuse plan through public input as well as professional planning guidelines. Public meetings will be held so residents of the affected communities may suggest their input on any redevelopment plans. The entire redevelopment planning process will be completed by June of 2008.
This is a solicitation for Request for Proposals (RFP) aimed at identifying one or more qualified consultants, who demonstrate the capability and proven experience to provide professional planning services, to submit a complete project proposal for consideration.
If your firm is interested in this project, please e-mail the KCLRA Coordinator at john.earley@county.allegheny.pa.us. An optional informational meeting will be held on July 12, 2007 at 2pm at the Charles E. Kelly Support Facility Community Center at 6 Lobaugh Street, Oakdale, PA 15071.
Deadline for submission is August 15, 2007 at 12:00 p.m.
Questions should be addressed via e-mail or hard copy to:
J. Patrick Earley, LRA Coordinator
Kelly Center Local Redevelopment Authority
425 Sixth Avenue, Suite 800,
Pittsburgh, PA 15219
john.earley@county.allegheny.pa.us
3502691 7/2,3,5,6

a daily newspaper, hereby acknowledges a receipt of the above stated amount, and certifies that the same have been fully paid.

Redevelopment Authority
of Allegheny County



425 SIXTH AVENUE
SUITE 800
PITTSBURGH, PA 15219

Administered by the
Allegheny County
Department of Economic Development

TEL (412) 350-1000 • FAX (412) 642-2217

May 1, 2007

Mr. Patrick O'Brien, Director
Office of Economic Adjustment
400 Army Navy Drive, Suite 200
Arlington, VA 22202-2884

Subject: CEKSF Reuse Plan Extension

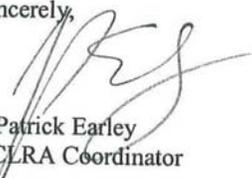
Dear Mr. O'Brien:

This letter is to request an extension to submit the redevelopment plan for the Charles E. Kelly Support Facility (CEKSF). Additional time is needed to expand our outreach efforts and confer with with a consultant to prepare a comprehensive reuse plan for the installation. It is anticipated that the reuse plan will be completed by July of 2008.

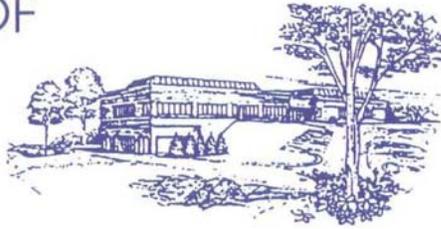
The CEKSF is comprised of three respective sites (Main Post, Site 62, & Neville Island) each with its own unique redevelopment issues. The multi-jurisdiction LRA is working diligently to represent the impacted communities and work through these issues in an effort to present a viable plan to the Army, the Department of Defense and HUD.

Thank you for your consideration in this regard. Please contact me at (412) 350-1061 if you have any questions.

Sincerely,


J. Patrick Earley
KCLRA Coordinator

TOWNSHIP OF COLLIER



BOARD OF COMMISSIONERS:
 Roger D. Horgan, President
 Darlene J. Restich, Vice President
 Jackie Burkhart
 Kay Downey-Clarke
 Bill Scalise

Jeanne M. Creese, *Township Manager*
 Roberta L. Schmitt, *Township Secretary*

2418 HILLTOP ROAD, SUITE 100 • PRESTO, PENNSYLVANIA 15142 • (412) 279-2525 • FAX (412) 279-2380

April 12, 2007

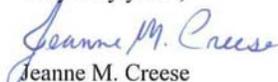
Kelly Center Local Redevelopment Authority
 c/o Mr. J. Patrick Earley
 Business Development Specialist
 Department of Economic Development
 County of Allegheny
 425 Sixth Street
 Suite 800
 Pittsburgh, PA 15219

Dear Mr. Earley:

Thank you for the opportunity to review the draft RFP for the Kelly Facility outreach and comprehensive land use planning. Collier Township would ask that the RFP be modified to address Collier Township's interest in obtaining the acreage located within the Township by revising the last sentence of Part I, Section 3 to read as follows, "Define opportunities and constraints for reuse of the Kelly Center, including consideration of conveyance of the acreage located in Collier Township to Collier Township for public recreation and provision of other Township services."

Thank you for the opportunity to have Township input into the RFP and particularly the proposed modifications set forth above.

Very truly yours,


 Jeanne M. Creese
 Collier Township Manager

cc: Charles M. Means, Township Solicitor

KELLY FACILITY RE-USE PLAN

OMB Approval No. 0348-0043

APPLICATION FOR FEDERAL ASSISTANCE

1. TYPE OF SUBMISSION: Application <input type="checkbox"/> Construction <input checked="" type="checkbox"/> Non-Construction		2. DATE SUBMITTED		Applicant Identifier 074975855	
Preapplication <input type="checkbox"/> Construction <input type="checkbox"/> Non-Construction		3. DATE RECEIVED BY STATE		State Application Identifier	
		4. DATE RECEIVED BY FEDERAL AGENCY		Federal Identifier	
5. APPLICANT INFORMATION					
Legal Name: Redevelopment Authority of Allegheny County			Organizational Unit: Kelly Center LRA		
Address (give city, county, State, and zip code): 425 Sixth Avenue, Suite 800 Pittsburgh, PA, 15219			Name and telephone number of person to be contacted on matters involving this application (give area code) Mr. John Patrick Earley III 412-350-1061		
6. EMPLOYER IDENTIFICATION NUMBER (EIN): 2 5 — 6 0 0 4 0 8 0			7. TYPE OF APPLICANT: (enter appropriate letter in box) B		
8. TYPE OF APPLICATION: <input checked="" type="checkbox"/> New <input type="checkbox"/> Continuation <input type="checkbox"/> Revision If Revision, enter appropriate letter(s) in box(es) <input type="checkbox"/> <input type="checkbox"/> A. Increase Award B. Decrease Award C. Increase Duration D. Decrease Duration Other(specify): _____			A. State B. County C. Municipal D. Township E. Interstate F. Intermunicipal G. Special District H. Independent School Dist. I. State Controlled Institution of Higher Learning J. Private University K. Indian Tribe L. Individual M. Profit Organization N. Other (Specify) _____		
			9. NAME OF FEDERAL AGENCY: OEA		
10. CATALOG OF FEDERAL DOMESTIC ASSISTANCE NUMBER: 1 2 — 6 1 2 TITLE: Community Base Reuse Plans			11. DESCRIPTIVE TITLE OF APPLICANT'S PROJECT: Kelly Support Facility		
12. AREAS AFFECTED BY PROJECT (Cities, Counties, States, etc.): Allegheny County					
13. PROPOSED PROJECT		14. CONGRESSIONAL DISTRICTS OF:			
Start Date 6/1/07	Ending Date 5/31/08	a. Applicant 14, 18		b. Project 14, 18	
15. ESTIMATED FUNDING:		16. IS APPLICATION SUBJECT TO REVIEW BY STATE EXECUTIVE ORDER 12372 PROCESS?			
a. Federal	\$	249,719 ⁰⁰		a. YES. THIS PREAPPLICATION/APPLICATION WAS MADE AVAILABLE TO THE STATE EXECUTIVE ORDER 12372 PROCESS FOR REVIEW ON: DATE _____	
b. Applicant	\$	27,781 ⁰⁰		b. No. <input checked="" type="checkbox"/> PROGRAM IS NOT COVERED BY E. O. 12372 <input type="checkbox"/> OR PROGRAM HAS NOT BEEN SELECTED BY STATE FOR REVIEW	
c. State	\$	0 ⁰⁰			
d. Local	\$	0 ⁰⁰			
e. Other	\$	0 ⁰⁰			
f. Program Income	\$	0 ⁰⁰			
g. TOTAL	\$	277,500 ⁰⁰		17. IS THE APPLICANT DELINQUENT ON ANY FEDERAL DEBT? <input type="checkbox"/> Yes If "Yes," attach an explanation. <input checked="" type="checkbox"/> No	
18. TO THE BEST OF MY KNOWLEDGE AND BELIEF, ALL DATA IN THIS APPLICATION/PREAPPLICATION ARE TRUE AND CORRECT, THE DOCUMENT HAS BEEN DULY AUTHORIZED BY THE GOVERNING BODY OF THE APPLICANT AND THE APPLICANT WILL COMPLY WITH THE ATTACHED ASSURANCES IF THE ASSISTANCE IS AWARDED.					
a. Type Name of Authorized Representative		b. Title		c. Telephone Number	
d. Signature of Authorized Representative				e. Date Signed	

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Standard Form 424 (Rev. 7-97)
Prescribed by OMB Circular A-102

BUDGET INFORMATION - Non-Construction Programs

OMB Approval No. 0348-0044

SECTION A - BUDGET SUMMARY						
Grant Program Function or Activity (a)	Catalog of Federal Domestic Assistance Number (b)	Estimated Unobligated Funds		New or Revised Budget		
		Federal (c)	Non-Federal (d)	Federal (e)	Non-Federal (f)	Total (g)
1. 12.612	Community Base Reuse P	\$	\$	\$ 249,719.00	\$ 27,781.00	\$ 277,500.00
2.						0.00
3.						0.00
4.						0.00
5. Totals		\$ 0.00	\$ 0.00	\$ 249,719.00	\$ 27,781.00	\$ 277,500.00
SECTION B - BUDGET CATEGORIES						
6. Object Class Categories	GRANT PROGRAM, FUNCTION OR ACTIVITY					Total (5)
	(1) Federal	(2) Non-Federal	(3)	(4)		
a. Personnel	\$ 0.00	\$ 21,370.00	\$	\$	\$ 21,370.00	
b. Fringe Benefits	0.00	6,411.00			6,411.00	
c. Travel	4,000.00	0.00			4,000.00	
d. Equipment	0.00	0.00			0.00	
e. Supplies	0.00	0.00			0.00	
f. Contractual	242,219.00	0.00			242,219.00	
g. Construction	0.00	0.00			0.00	
h. Other	3,500.00	0.00			3,500.00	
i. Total Direct Charges (sum of 6a-6h)	249,719.00	27,781.00	0.00	0.00	277,500.00	
j. Indirect Charges	0.00	0.00			0.00	
k. TOTALS (sum of 6i and 6j)	\$ 249,719.00	\$ 27,781.00	\$ 0.00	\$ 0.00	\$ 277,500.00	
7. Program Income	\$ 0.00	\$ 0.00	\$	\$	\$ 0.00	

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Prescribed by OMB Circular A-102

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SECTION C - NON-FEDERAL RESOURCES						
(a) Grant Program	(b) Applicant	(c) State	(d) Other Sources	(e) TOTALS		
8.	\$ 27,781.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00
9.						0.00
10.						0.00
11.						0.00
12. TOTAL (sum of lines 8-11)	\$ 27,781.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00
SECTION D - FORECASTED CASH NEEDS						
Total for 1st Year	1st Quarter	2nd Quarter	3rd Quarter	4th Quarter		
13. Federal	\$ 0.00	\$	\$	\$	\$	\$
14. Non-Federal	0.00					
15. TOTAL (sum of lines 13 and 14)	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00
SECTION E - BUDGET ESTIMATES OF FEDERAL FUNDS NEEDED FOR BALANCE OF THE PROJECT						
(a) Grant Program	FUTURE FUNDING PERIODS (Years)					
	(b) First	(c) Second	(d) Third	(e) Fourth		
16.	\$	\$	\$	\$	\$	\$
17.						
18.						
19.						
20. TOTAL (sum of lines 16-19)	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00
SECTION F - OTHER BUDGET INFORMATION						
21. Direct Charges:	22. Indirect Charges:					
23. Remarks:						

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ASSURANCES - NON-CONSTRUCTION PROGRAMS

Public reporting burden for this collection of information is estimated to average 15 minutes per response, including time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. Send comments regarding the burden estimate or any other aspect of this collection of information, including suggestions for reducing this burden, to the Office of Management and Budget, Paperwork Reduction Project (0348-0040), Washington, DC 20503.

PLEASE DO NOT RETURN YOUR COMPLETED FORM TO THE OFFICE OF MANAGEMENT AND BUDGET. SEND IT TO THE ADDRESS PROVIDED BY THE SPONSORING AGENCY.

NOTE: Certain of these assurances may not be applicable to your project or program. If you have questions, please contact the awarding agency. Further, certain Federal awarding agencies may require applicants to certify to additional assurances. If such is the case, you will be notified.

As the duly authorized representative of the applicant, I certify that the applicant:

1. Has the legal authority to apply for Federal assistance and the institutional, managerial and financial capability (including funds sufficient to pay the non-Federal share of project cost) to ensure proper planning, management and completion of the project described in this application.
2. Will give the awarding agency, the Comptroller General of the United States and, if appropriate, the State, through any authorized representative, access to and the right to examine all records, books, papers, or documents related to the award; and will establish a proper accounting system in accordance with generally accepted accounting standards or agency directives.
3. Will establish safeguards to prohibit employees from using their positions for a purpose that constitutes or presents the appearance of personal or organizational conflict of interest, or personal gain.
4. Will initiate and complete the work within the applicable time frame after receipt of approval of the awarding agency.
5. Will comply with the Intergovernmental Personnel Act of 1970 (42 U.S.C. §§4728-4763) relating to prescribed standards for merit systems for programs funded under one of the 19 statutes or regulations specified in Appendix A of OPM's Standards for a Merit System of Personnel Administration (5 C.F.R. 900, Subpart F).
6. Will comply with all Federal statutes relating to nondiscrimination. These include but are not limited to: (a) Title VI of the Civil Rights Act of 1964 (P.L. 88-352) which prohibits discrimination on the basis of race, color or national origin; (b) Title IX of the Education Amendments of 1972, as amended (20 U.S.C. §§1681-1683, and 1685-1686), which prohibits discrimination on the basis of sex; (c) Section 504 of the Rehabilitation Act of 1973, as amended (29 U.S.C. §794), which prohibits discrimination on the basis of handicaps; (d) the Age Discrimination Act of 1975, as amended (42 U.S.C. §§6101-6107), which prohibits discrimination on the basis of age; (e) the Drug Abuse Office and Treatment Act of 1972 (P.L. 92-255), as amended, relating to nondiscrimination on the basis of drug abuse; (f) the Comprehensive Alcohol Abuse and Alcoholism Prevention, Treatment and Rehabilitation Act of 1970 (P.L. 91-616), as amended, relating to nondiscrimination on the basis of alcohol abuse or alcoholism; (g) §§523 and 527 of the Public Health Service Act of 1912 (42 U.S.C. §§290 dd-3 and 290 ee 3), as amended, relating to confidentiality of alcohol and drug abuse patient records; (h) Title VIII of the Civil Rights Act of 1968 (42 U.S.C. §§3601 et seq.), as amended, relating to nondiscrimination in the sale, rental or financing of housing; (i) any other nondiscrimination provisions in the specific statute(s) under which application for Federal assistance is being made; and, (j) the requirements of any other nondiscrimination statute(s) which may apply to the application.
7. Will comply, or has already complied, with the requirements of Titles II and III of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 (P.L. 91-646) which provide for fair and equitable treatment of persons displaced or whose property is acquired as a result of Federal or federally-assisted programs. These requirements apply to all interests in real property acquired for project purposes regardless of Federal participation in purchases.
8. Will comply, as applicable, with provisions of the Hatch Act (5 U.S.C. §§1501-1508 and 7324-7328) which limit the political activities of employees whose principal employment activities are funded in whole or in part with Federal funds.

KELLY FACILITY RE-USE PLAN

9. Will comply, as applicable, with the provisions of the Davis-Bacon Act (40 U.S.C. §§276a to 276a-7), the Copeland Act (40 U.S.C. §276c and 18 U.S.C. §874), and the Contract Work Hours and Safety Standards Act (40 U.S.C. §§327-333), regarding labor standards for federally-assisted construction subagreements.
10. Will comply, if applicable, with flood insurance purchase requirements of Section 102(a) of the Flood Disaster Protection Act of 1973 (P.L. 93-234) which requires recipients in a special flood hazard area to participate in the program and to purchase flood insurance if the total cost of insurable construction and acquisition is \$10,000 or more.
11. Will comply with environmental standards which may be prescribed pursuant to the following: (a) institution of environmental quality control measures under the National Environmental Policy Act of 1969 (P.L. 91-190) and Executive Order (EO) 11514; (b) notification of violating facilities pursuant to EO 11738; (c) protection of wetlands pursuant to EO 11990; (d) evaluation of flood hazards in floodplains in accordance with EO 11988; (e) assurance of project consistency with the approved State management program developed under the Coastal Zone Management Act of 1972 (16 U.S.C. §§1451 et seq.); (f) conformity of Federal actions to State (Clean Air) Implementation Plans under Section 176(c) of the Clean Air Act of 1955, as amended (42 U.S.C. §§7401 et seq.); (g) protection of underground sources of drinking water under the Safe Drinking Water Act of 1974, as amended (P.L. 93-523); and, (h) protection of endangered species under the Endangered Species Act of 1973, as amended (P.L. 93-205).
12. Will comply with the Wild and Scenic Rivers Act of 1968 (16 U.S.C. §§1271 et seq.) related to protecting components or potential components of the national wild and scenic rivers system.
13. Will assist the awarding agency in assuring compliance with Section 106 of the National Historic Preservation Act of 1966, as amended (16 U.S.C. §470), EO 11593 (identification and protection of historic properties), and the Archaeological and Historic Preservation Act of 1974 (16 U.S.C. §§469a-1 et seq.).
14. Will comply with P.L. 93-348 regarding the protection of human subjects involved in research, development, and related activities supported by this award of assistance.
15. Will comply with the Laboratory Animal Welfare Act of 1966 (P.L. 89-544, as amended, 7 U.S.C. §§2131 et seq.) pertaining to the care, handling, and treatment of warm blooded animals held for research, teaching, or other activities supported by this award of assistance.
16. Will comply with the Lead-Based Paint Poisoning Prevention Act (42 U.S.C. §§4801 et seq.) which prohibits the use of lead-based paint in construction or rehabilitation of residence structures.
17. Will cause to be performed the required financial and compliance audits in accordance with the Single Audit Act Amendments of 1996 and OMB Circular No. A-133, "Audits of States, Local Governments, and Non-Profit Organizations."
18. Will comply with all applicable requirements of all other Federal laws, executive orders, regulations, and policies governing this program.

SIGNATURE OF AUTHORIZED CERTIFYING OFFICIAL	TITLE	
APPLICANT ORGANIZATION		DATE SUBMITTED

Standard Form 424B (Rev. 7-97) Back

Office of Economic Adjustment**CERTIFICATION REGARDING LOBBYING****Certification for Contracts, Grants, Loans, and Cooperative Agreements**

The undersigned certifies, to the best of his or her knowledge and belief, that:

(1) No Federal appropriated funds have been paid or will be paid, by or on behalf of the undersigned, to any person for influencing or attempting to influence an officer or employee of an agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement.

(2) If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, the undersigned shall complete and submit Standard Form-LLL, "Disclosure Form to Report Lobbying," in accordance with its instructions.

(3) The undersigned shall require that the language of this certification be included in the award documents for all subawards at all tiers (including subcontracts, subgrants, and contracts under grants, loans, and cooperative agreements) and that all subrecipients shall certify and disclose accordingly.

This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by section 1352, title 31, U.S. Code. Any person who fails to file the required certification shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.

Legal Name of Organization

Name and Title of Authorized Official

Date

Signature of Authorized Official

KELLY FACILITY RE-USE PLAN

ACH VENDOR/MISCELLANEOUS PAYMENT ENROLLMENT FORM

OMB No. 1510-0056

This form is used for Automated Clearing House (ACH) payments with an addendum record that contains payment-related information processed through the Vendor Express Program. Recipients of these payments should bring this information to the attention of their financial institution when presenting this form for completion.

PRIVACY ACT STATEMENT

The following information is provided to comply with the Privacy Act of 1974 (P.L. 93-579). All information collected on this form is required under the provisions of 31 U.S.C. 3322 and 31 CFR 210. This information will be used by the Treasury Department to transmit payment data, by electronic means to vendor's financial institution. Failure to provide the requested information may delay or prevent the receipt of payments through the Automated Clearing House Payment System.

AGENCY INFORMATION

FEDERAL PROGRAM AGENCY Office of Economic Adjustment		
AGENCY IDENTIFIER:	AGENCY LOCATION CODE (ALC):	ACH FORMAT: <input type="checkbox"/> CCD+ <input type="checkbox"/> CTX <input type="checkbox"/> CTP
ADDRESS:		
CONTACT PERSON NAME: Grants Administrator		TELEPHONE NUMBER: (703) 604-6020
ADDITIONAL INFORMATION:		

PAYEE/COMPANY INFORMATION

NAME Redevelopment Authority of Allegheny County	SSN NO. OR TAXPAYER ID NO. 25-6004080
ADDRESS 425 Sixth Avenue, Suite 800 Pittsburgh, PA 15219	
CONTACT PERSON NAME: Mr. John Patrick Earley III	TELEPHONE NUMBER: (412) 350-1061

FINANCIAL INSTITUTION INFORMATION

NAME: Parkvale Bank	
ADDRESS: Westin William Penn, 559 Grant Street Pittsburgh, PA 15219-4409	
ACH COORDINATOR NAME: Chris Conroy	TELEPHONE NUMBER: (412) 261-3355
NINE-DIGIT ROUTING TRANSIT NUMBER: 2 4 3 0 7 3 8 5 2	
DEPOSITOR ACCOUNT TITLE: RAAC Special Projects	
DEPOSITOR ACCOUNT NUMBER: 22907541	LOCKBOX NUMBER:
TYPE OF ACCOUNT: <input checked="" type="checkbox"/> CHECKING <input type="checkbox"/> SAVINGS <input type="checkbox"/> LOCKBOX	
SIGNATURE AND TITLE OF AUTHORIZED OFFICIAL: (Could be the same as ACH Coordinator)	TELEPHONE NUMBER: ()

NSN 7540-01-274-9925

SF 3881 (Rev 12/90)
Prescribed by Department of Treasury
31 U.S.C. 3322; 31 CFR 210

RFP 315078/B-ADDRESSES

Actus Lend Lease
700 Lanidex Plaza
Parsippany, NJ 07054
P 973-503-5720
F 973-503-5950

MATRIX DESIGN GROUP INC.
1601 Blake Street, Suite 200
Denver, Colorado 80202
Telephone: 303.572.0200
Email: carol_needham@matrixdesigngroup.com

LENNAR CORPORATION
10230 New Hampshire Ave Ste 300
Silver Spring, MD 20903
Phone: 301.431.2400
Fax: 301.431.4720

Weston Solutions, Inc.
1400 Weston Way
PO Box 2653
West Chester, PA 19380
Phone: 610-701-3000
Fax: 610-701-3186

RKG ASSOCIATES INC
300 Montgomery Street
Alexandria, VA 22314
TEL: 703-739-0965
FAX: 703-739-0979
EMAIL: rkgl.com

Willis of Maryland, Inc.
Suite 550
6700 Rockledge Drive
Bethesda, Maryland 20817
Tel: +1 301 530-5050
Fax: +1 301 897-8506
www.willis.com

Baker & Associates
3601 Eisenhower Ave.
Alexandria, VA 22304
Attn: Robin Barnes
Tel: 703-317-6272 fax: 703-960-0345

Ernest Swiger
212 Acorn Lane
Strudsburg, PA 18360
Tel: 570-620-1636 Fax: same

Short Elliot Hendrickson Inc.
Butler Square Building Suite 710C
100 North 6th Street
Minneapolis, MN 55403-1515
Tel: 866-830-3388 Fax: 612-758-6701

EDWA
Attn: Richard Dorrier
601 Prince Street
Alexandria, VA 22314
Tel: 703-836-1414 Fax: 703-549-5869

URS Division
600 Montgomery Street, 26th Floor
San Francisco, CA 94111
Tel: 415-774-2700 Fax: 415-398-1905

CH2M Hill
Hampton Roads Virginia Office
11818 Rock Landing Drive, Suite 200
Newport News, VA 23606-4230
Tel: 873-1511 fax: 873-7657

Bingham McCutchen
1120 20th Street, NW
Suite 800
Washington, DC 20036
Tel: 202-778-6150 fax: 202-778-6155

EarthTech Consulting
Attn: Jack Moore
2550 Ellsmere Ave., Suite G
Norfolk, VA 23513
Tel: 855-4700 fax: 855-2441

Transystems
Attn: Yoder
150 Boush Street, Suite 1000
Norfolk, VA 23510
Tel: 627-1112 fax: 627-1113

Fitzgerald & Halliday
Attn: Charles Smith
22400 Harbor Towne Drive
Carrollton, VA 23314
Tel: 238-8600 fax: 238-3719

SCS Engineering
Attn: Keith Madison
6330 North Center Drive
Bldg. 13, Suite 100
Norfolk, VA 23502
Tel: 466-3361 fax: 466-4344

Burt-Hill
ATTN: Jeff
650 Smithfield Street
Pittsburg, PA 15222
Tel: 412-977-6160 fax: 412-394-7880

KELLY FACILITY RE-USE PLAN

BNIM Architects
Attn: Kathy Achelpohi
106 W. 14th Street, Suite 200
Kansas City, MS 64105
tel: 816-783-1562 fax: 816-783-1501

SAIC
Attn: John Houlahan
22 Enterprise Pkwy, Suite 200
Hampton, VA 23666
Tel: 896-1500 fax: 896-1525

Bay Area Economics
Attn: Wendy
1285 66th Street
Emeryville, CA 94608
Tel: 510-547-9380 fax: 510-547-9388

VHB
Attn: Jackie Schlesinger
351 McClaws Circle, Suite 3
Williamsburg, VA 23185
Tel: 220-0500 fax: 220-8544

PARSONS BRINCKERHOFF
ATTN: SCOTT SILSDORF
6161 KEMPSVILLE CIRCLE , SUITE 110
NORFOLK, VA 23502
TEL: 466-1732 FAX: 466-1493

THE CONCOURSE GROUP
ATTN: BILL SARGIS (skesselring@cagllc.com)
619 SEVERN AVE, SUITE 102
ANNAPOLIS, MD 21403
TEL: 410-267-6064 FAX: 410-267-7406

MMM DESIGN GROUP
ATTN: TOM HERBERT
300 E. MAIN STREET
NORFOLK, VA 23510
TEL: 623-1641 FAX: 623-5809

BASILE, BAUMANN, PROST & ASSOCIATES
ATTN: MATT BROOKMAN
177 DEFENSE HIGHWAY, SUITE 10
ANNAPOLIS, MD 21404
TEL: 410-266-7800 FAX: 410-266-7866

WESTON SOLUTIONS
ATTN: JOHN WALKER
1001 NW. CONNECTICUT AVE., SUITE 1200
WASHINGTON, DC 20036
TEL: 202-741-4805 FAX: 202-741-4801

ENVIRONMENTAL SPECIALTIES GROUP
ATTN: PAT FAZIO
11836 FISHING POINT DRIVE
NEWPORT NEWS, VA 23606
TEL: 599-7501 FAX: 599-7509

KAUFMAN & CANOLES
150 W. MAIN STREET
NORFOLK, VA 23510
TEL: 624-3162 FAX: 624-3169

BEAVING POINT
ATTN: REBECCA RISLEY
TEL: 860-509-5167 FAX: 860-493-0535

TOM MICHALOWSKI
TEL: 815-654-0334 FAX: 815-654-0410

SASAKI ASSOCIATES INC
ATTN: FREDERICK L MERRILL
64 PLEASANT STREET
WATERTOWN, MA 02472
TEL: 617-932-7327 FAX: 617-924-2748

DOVER KODL & PARTNERS
ATTN: MARGERET FILPPEN
1571 SUNSET DRIVE
CORAL GABLES, FL 33143
TEL: 305-772-6184 FAX: 305-666-0360

DIVARIS REAL ESTATE INC
ATTN: DEBI CARRINGTON
ONE COLUMBUS CENTER, SUITE 700
VA BEACH, VA 23462-6760
TEL: 757-497-2113 FAX: 757-497-1338

DUANY PLATER-ZYBERK & CO
ATTN: SEVEN M.A. ANTONIO
1023 SW 25TH AVENUE
MIAMI, FLORIDA 33135
TEL: 305-644-1023 FAX: 305-644-1021

JBF ASSOCIATES
ATTN: JOHN
4801 W. STREET, N.W.
WASHINGTON, DC 20007
TEL: 202-338-9000 FAX: 202-333-0002

CLARK NEXSEN
ATTN: BOBBY CUMMINS
6160 KEMPSVILLE CIRCLE, STE 200A
NORFOLK, VA 23502
TEL: 455-5800 FAX: 455-5638

REMSA, INC
ATTN: JOHN GLASS
124 W. QUEEN WAY
HAMPTON, VA 23669
TEL: 722-0113 EXT.11 FAX: 722-4571

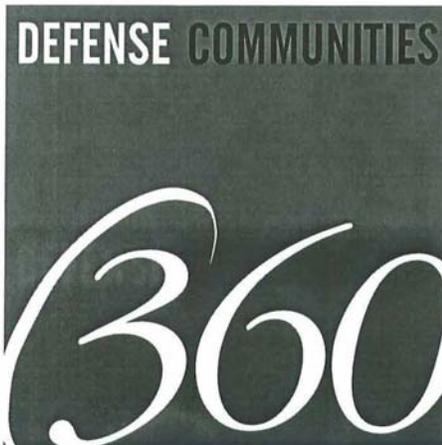
MICHAEL BAKER INC
ATTN: RUSS MILNES
3601 EISENHOWER AVE.
ALEXANDRIA, VA 22304
TEL: 703-317-6543 FAX: 703-960-9125

KELLY FACILITY RE-USE PLAN

CMSS ARCHITECTS
ATTN: RACHAEL CEASAR
4505 COLUMBUS STREET, SUITE 100
VA BEACH, VA 23462
TEL: 757-222-2010 FAX: 757-222-2022

URBAN DESIGN ASSOCIATES
GULF TOWER-31ST FLOOR
707 GRANT STREET
PITTSBURGH, PA 15219
TEL: 412-263-5200 FAX: 412-263-5205

STUDLEY INC
ATTN: STESAN KERSHOW
555-13TH STREET, SUITE 429E
WASHINGTON, DC 20004
TEL: 202-624-8533 FAX: 202-624-8555



JUL 6.07

A WEEKLY PERSPECTIVE ON THE NEWS AND ISSUES FACING COMMUNITIES WITH ACTIVE AND CLOSED MILITARY BASES

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Air Forces Obtains Cleanup Services from Indian Tribe In Return for Michigan Depot



ACTIVE DEFENSE COMMUNITY3

- Bragg, Sill Communities to Upgrade Workforce Skills
- Estimated BRAC Savings from Fleet Readiness Centers High, GAO Says



BASE REDEVELOPMENT4

- Inspector General Enters Ft. Monmouth Probe



360 MARKETPLACE 5

- RFPs/RQs**
- Federal City Seeks Master Developer
 - Allegheny County, Pa., Seeks Planner



NEWS FROM ADC5

- Specialty Group Meetings Round out Annual Conference Experience

EUL FOR YUMA TEST TRACK TO TRIGGER ECONOMIC BONANZA

General Motors Corp. has agreed to construct a \$100 million hot-weather vehicle test complex at Yuma Proving Ground under the Army's enhanced use lease (EUL) program, a project expected to generate a half-billion-dollar economic impact for southwestern Arizona's Yuma County over the next decade.

The deal will bring 170 jobs — including GM employees and contractors — with an average annual wage exceeding \$60,000 to the region, said Chris Camacho, president and CEO of the Greater Yuma Economic Development Corp. (GYEDC). The project also will draw 2,300 visitors a year.

Economic incentives played a key role in GM's decision to relocate its hot-weather vehicle test complex from Mesa, Ariz. — where it had been overtaken by residential growth — to the proving ground, Camacho said. The state's economic development arm and Yuma County offered the auto manufacturer a \$500,000 financial package covering infrastructure improvements, relocation startup costs and other needs. In addition, the manufacturer may receive job training funds from the state, he said.

GYEDC also worked with the state government to accelerate a review of highway improvements needed to support the project. "No money exchanged hands," Camacho said, but expediting the state's planning review made GM's decision to move to Yuma easier. The automaker may be eligible to receive state funds to reimburse it for road projects.

Yuma, continued on pg. 2

MILCON EXCHANGE PROPOSED FOR MILWAUKEE BRAC SITE

In the latest sign that a new authority for disposing of BRAC property may play a significant factor during the 2005 round of base closures, Chicago-based First Industrial Realty Trust this week proposed providing the Air Force construction services in exchange for General Mitchell Air Reserve Station in Milwaukee.

First Industrial's "expression of interest" to participate in a "milcon exchange" represents the third BRAC 2005 closure site in which the real estate industry has broached using the relatively new conveyance mechanism. Shaw Environmental & Infrastructure (in November 2006) and the team of Lennar Corp. and Tetra Tech (in January) offered to trade the Navy in-kind services for Northern California's Concord Naval Weapons Station. Shaw also made a similar proposal for Naval Air Station Willow Grove, an offer that become moot after Congress awarded surplus property at the suburban Philadelphia airfield — ultimately destined to go to the state — to the Air Force. The Concord proposals are on hold after city officials opted to follow the traditional BRAC disposal process.

Gen. Mitchell ARS, continued on pg. 2



(Yuma, continued from cover page)

"We did a lot of work behind the scenes to help them. They wanted to stay in the state and we wanted them to stay in the state," he noted.

Staying on Track

Yuma Proving Ground, which was established in the 1950s to test military equipment for desert warfare, has needed the capability to test vehicles on paved tracks and at higher speeds than the facility currently can handle since Operation Desert Storm in 1991, according to Army officials. The need has grown more important as increased over-the-road speeds have become critical in defending vehicles against roadside bombs in Iraq and Afghanistan. Yuma is the military's lead facility for testing vehicles in hot weather.

Under the agreement announced last week, the Army and GM will share test tracks and other facilities the automaker builds for light vehicles on a 2,400-acre parcel, making the effort DOD's first totally joint-use EUL project so far, the Army said. In addition, GM will spend \$10.6 million to construct test tracks at the proving ground for the Army's tracked and heaviest wheeled vehicles.

"This is the quintessential EUL," said Bob Penn, the Army's EUL program director. The project will fulfill a need that the Army could not accomplish through military construction funding. And at the same time, he explained, it will extract value from "land sitting out in the middle of the desert."

The Army is obtaining an estimated \$30 million value from the deal, including the test tracks for heavy vehicles GM is building and the cost of sharing the facilities for light vehicles the automaker is creating, said Penn from his office in the Baltimore District of the Army Corps of Engineers.

GM plans to begin construction later this year and finish the test complex by 2009, reported the Yuma Sun.

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(Gen. Mitchell ARS, continued from cover page)

Under the BRAC recommendations, the 102-acre air reserve station — located on the southwest corner of Gen. Mitchell International Airport — will close and the 440th Airlift Wing will relocate to Pope AFB, N.C. Elements of the wing have recently starting moving to Pope, which will become an Army air field by 2011.

"There are numerous adaptive reuse opportunities for the site. ... We think it has great commercial viability," said Mike Murphy, director of First Industrial's government solutions division.

The firm, the nation's largest industrial-focused real estate investment trust, would work with the Air Force, the 440th Local Redevelopment Authority, and key stakeholders to craft a reuse plan for the site, Murphy said. The firm has had preliminary discussion with the LRA's planning consultant and started further discussions with local officials this week, he added.

"We are excited about the potential opportunity to assist the Air Force in disposing of the property in a timely manner, which will reduce government carrying costs, more quickly redevelop the site and replace the jobs lost as a result of the BRAC closure, and also have the benefit of providing much-needed new construction and infrastructure for the Air Force," Murphy said.

Closure of the air reserve station will result in the loss of an estimated 273 jobs, according to the BRAC Commission's final report. All but 23 of those will be civilian employees.

It is too soon to comment on First Industrial's proposal as the LRA still is reviewing it, said Dave Misky, Milwaukee's developmental and environmental manager.

At press time, Air Force officials had not yet seen the proposal, according to a spokesman.

SENATE TO TAKE UP AUTHORIZATION BILL

Majority Leader Harry Reid (D-Nev.) said the Senate will begin debating the fiscal 2008 defense authorization bill next week after Congress returns from its July 4 recess, reported CQ Today. Lawmakers are expected to discuss numerous amendments on Iraq War policy, although Reid did not say whether he would try to add a timeline for withdrawing troops to the bill, S. 1547.

PRESIDENT	CEO
Fred Meurer	Jeffrey A. Finkle
EXECUTIVE DIRECTOR	MANAGING EDITOR
Paul Kalomiris	Dan Cohen
	360 MARKETPLACE
	Akshata Shanbhag

Defense Communities 360 is published weekly by the Association of Defense Communities. If you have any questions about the newsletter, please contact:

Dan Cohen, Managing Editor
 Association of Defense Communities
 734 15th St., NW, Suite 900, Washington, DC 20005
 202/942-9472; fax: 202/822-8819
 Email: dcohen@defensecommunities.org
 Internet: www.defensecommunities.org



ACTIVE DEFENSE COMMUNITY NEWS

BRAGG, SILL COMMUNITIES TO UPGRADE WORKFORCE SKILLS

Two Army growth communities will use Department of Labor grants to launch initiatives to help residents prepare for high-tech jobs coming as a result of BRAC 2005. The BRAC Regional Task Force (RTF) for the Fort Bragg, N.C., region this week was awarded \$5 million to establish a workforce demonstration project. Last week, the Southwest Oklahoma Impact Coalition (SOIC) received \$2.5 million to support the shift of civilian workers, military spouses and service members to high-growth industries.

The Bragg RTF, which represents 11 counties in southeastern North Carolina, will use its funds to create training programs and educational opportunities to decrease the area's reliance on declining industries. The task force will be responsible for leveraging workforce and other economic resources to support emerging industries, connecting the region's workforce with education and career opportunities, and connecting military and business representatives with workforce development activities.

"Strategies and programs implemented with the help of these funds will become national models for BRAC-related workforce realignment," said Secretary of Labor Elaine Chao.

The 30-county SOIC will focus on activities including attracting and recruiting qualified workers for employment in regional industries, expanding the education and workforce development infrastructure to support industry-specific education and training programs, and assisting current workers in obtaining credentials and licensures.

The Labor Department also announced last week that five states and the District of Columbia have been awarded a total of \$20 million to help workers affected by base closures as well as installation growth. The grants will be used to help affected workers obtain employment in high-growth, high-demand occupations. The winners are: Colorado (\$2 million), Florida (\$4 million), Maryland (\$4 million), Texas (\$4 million), Virginia (\$5 million), and Washington, D.C. (\$1 million).

ESTIMATED BRAC SAVINGS FROM FLEET READINESS CENTERS HIGH, GAO SAYS

The Navy's revised estimates of savings from the BRAC recommendation to establish six fleet readiness centers for aviation maintenance still overstate the likely gains, according to a new Government Accountability Office study.

Even though the Navy determined that it would achieve onetime savings of only \$54 million — rather than \$648 million, the level calculated by the BRAC Commission — the congressional watchdog agency said it believes the majority of the revised savings estimates will not occur and the amount of such savings is uncertain. In addition, GAO found that annual recurring savings would be only \$258 million, rather than \$311 million as the Navy had calculated in its business plan.

Projected savings remain substantial, the agency concluded, but lower than the \$3.7 billion in estimated 20-year net savings the commission calculated. DOD initially estimated the recommendation to establish fleet readiness centers would yield \$4.7 billion over 20 years. That figure represented the largest dollar savings among DOD's 2005 base closure recommendations.

Because the Navy already included projected BRAC savings in its future budgets, officials will need to monitor the extent to which they are realized to avoid hurting naval aviation readiness or the need for additional funding. The full report is available at www.gao.gov/new.items/d07304.pdf.



BASE REDEVELOPMENT NEWS

AIR FORCE USES SPECIAL AUTHORITY TO TRANSFER FUEL SUPPLY POINT

The Air Force sold a 40-acre fuel depot on the shores of Lake Michigan to an Indian tribe last month using a special authority that allows the military to convey BRAC property to a party that agrees to complete the property's cleanup.

The transaction represents the first time the Air Force has used the authority, Section 2905(e) of the 1990 Defense Base Closure and Realignment Act, reported the Air Force Real Property Agency (AFRPA). According to the provision, the recipient must agree "to perform all environmental restoration, waste management and environmental compliance activities that are required for the property or facilities under federal and state laws, administrative decisions, agreements ... and concurrences."

If the cost to finish the site's remediation is greater than its fair market value, the military would pay the recipient the difference; in the obverse situation, the recipient would pay the difference. In this case, the Hannahville, Mich.-based Hannah Indian Community purchased the Defense Fuel Supply Point Escanaba for \$10,000 to use for a larger waterfront development, AFRPA said.

"The law gives us a flexible option for property disposal," said AFRPA Director Katie Halvorson. "It's another tool we can use to unlock the value of our real property to benefit our warfighters."

Escanaba was constructed in the late 1950s to store JP-4 jet fuel transported by tanker barges to supply K. I. Sawyer AFB in Gwinn, Mich. When K. I. Sawyer closed in September 1995 as a result of the 1993 BRAC round, the fuel depot Escanaba also closed.

Since then, AFRPA has removed aboveground storage tanks, excavated contaminated soil, and installed cleanup technologies to address soil and groundwater contamination.

No More Parcels

Also last month, AFRPA conveyed the last parcel of excess property at the former Rickenbacker Air National Guard Base (ANGB) in Ohio, a 3.5-acre tract, to the Columbus Regional

Airports Authority. Rickenbacker was first closed in 1980 and designated Rickenbacker ANGB when the Ohio Air National Guard took over. The Rickenbacker Port Authority spearheaded redevelopment of the base into an international airport.

When the National Guard base closed in September 1994 as a result of the 1991 BRAC round, the local redevelopment authority continued to support the redevelopment of the base by attracting a variety of businesses.

AFRPA is nearly finished cleaning up the base. Only five sites remain to be closed at Rickenbacker, according to the agency.

INSPECTOR GENERAL ENTERS FT. MONMOUTH INVESTIGATION

The DOD Office of Inspector General (OIG) will coordinate with the Government Accountability Office (GAO) to figure out how to respond to requests from New Jersey lawmakers to review the decision to recommend closing Fort Monmouth during the 2005 round of BRAC. GAO said last week it would examine the decision-making process in response to letters from Reps. Rush Holt (D) and Frank Pallone (D), and Sens. Frank Lautenberg (D) and Robert Menendez (D). The lawmakers asked for the investigation after the Asbury Park Press reported that the cost to close the New Jersey post and move much of its activity to Aberdeen Proving Ground, Md., had jumped from \$780 million to \$1.5 billion over the past two years.

New Jersey Reps. Christopher Smith (R) and Jim Saxton (R) also have asked the two agencies to look into the matter.

OIG spokesman Gary Comerford said he did not know how soon the two agencies would determine the scope of the study.

Separately, Rep. Smith announced this week that the OIG will investigate a Navy proposal to open up military housing at Naval Weapons Station Earle, located along the northern New Jersey shore in Monmouth County, to the general public. The plan to privatize housing at the station — under a Section 801 housing agreement — raises security concerns for the Navy and the residents living there, the lawmaker said in a written statement.

NEWS FROM ADC **SPECIALTY GROUP MEETINGS ROUND OUT ANNUAL CONFERENCE EXPERIENCE**

In addition to the more than two dozen educational sessions planned for the 2007 ADC Annual Conference in Miami Beach, four of ADC's specialty groups will meet. Each group has its own focus — private sector, state officials, local redevelopment authority directors or leaders from growth communities. These four groups meet at every major ADC conference.

Private Sector Leadership Council

The ADC Private Sector Leadership Council was established to recognize the critical role played by private sector leaders in assisting defense communities and military installations. Council meetings are interactive roundtables in which attendees can share their perspectives on working in communities with active, closed and closing military bases. Harry Zimmerman, operations manager for Marstel-Day, chairs the council along with Co-Chair John Nillen, vice president of business development for International Risk Group. The group will next meet Monday, July 30 from 7:30 to 8:30 a.m.

State Advisors Council

ADC's State Advisors Council is composed of state-level officials who oversee efforts to support defense communities and promote defense-related activities in their state. All state-level military advisors are invited to attend council meetings. Jim Shane, executive director of the Kentucky Commission on Military Affairs, chairs the council. The council's meeting will be held from 1:30 to 3 p.m. Sunday, July 29.

LRA Directors Working Group

The LRA Directors Working Group is comprised of LRA directors from communities that have experienced base closure or realignment. The working group, which is chaired by Duane Lavery, executive director of the Red River Redevelopment Authority, strives to promote interaction among members and highlight the unique role of LRA directors. All LRA directors are welcome to attend the meeting, which will be held from 1:30 to 4:30 p.m. Saturday, July 28.

Growth Communities Working Group

ADC's Growth Communities working group is composed of community and state leaders from areas experiencing growth as a result BRAC 2005 and military restructuring. The working group encourages the sharing of ideas and best practices among members to address the distinct challenges that face these areas. Community and state leaders are encouraged to attend the working group, whose meeting will be held from 1:30 to 4:30 p.m. Saturday, July 28.

The 2007 ADC Annual Conference will be held July 28-31 at the Miami Beach Convention Center.

360 MARKETPLACE **RFPs/RFQs****Federal City Seeks Master Developer**

The New Orleans Federal Alliance (NOFA) is looking for a master developer for the Federal City project, a 165-acre redevelopment at Naval Support Activity West Bank, New Orleans. NOFA intends to lease a majority of the property from the Navy to carry out a recommendation of the 2005 BRAC Commission. NOFA is currently seeking to acquire an additional 9 acres adjacent to the Navy's property to add to the project.

A draft of the RFP is available at www.nolafederalcity.com.

NOFA is open to any number of development scenarios and land uses that achieve the desired outcomes of a sustainable military/federal installation together with other private development that creates jobs and promotes local economic development. To achieve this vision, NOFA's development partner will have the unique opportunity to shape not only the terms of the transaction between NOFA and the Navy, but the property interest to be conveyed and the final scope of the development.

An industry forum will be held on July 25 to discuss the solicitation at the University of New Orleans' Boggs International Conference Center. Interested parties can register for this forum at www.nolafederalcity.com or by contacting Marek Izydorczyk at info@nolafederalcity.com.

Allegheny County, Pa., Seeks Planner

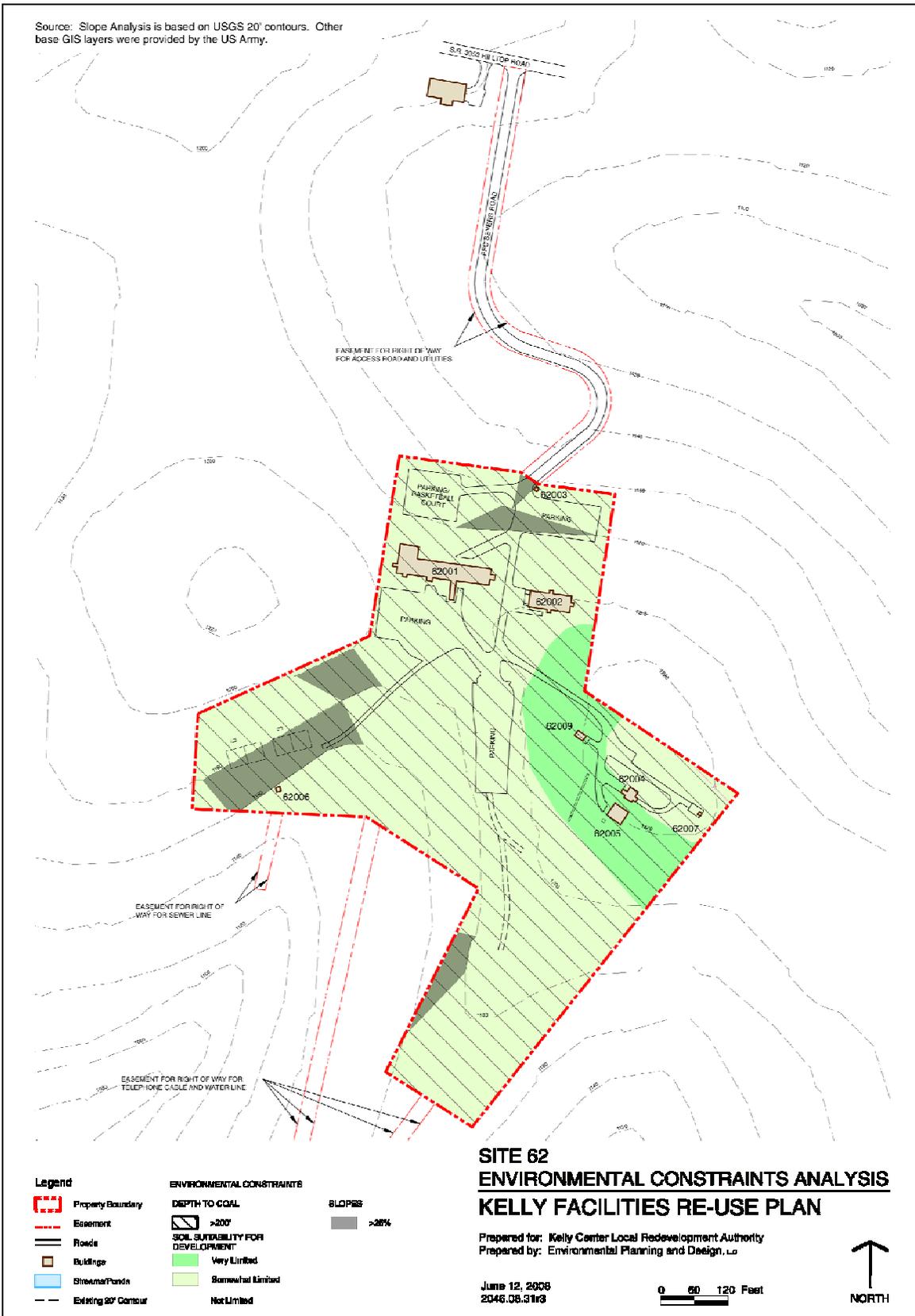
The Kelly Center Local Redevelopment Authority (LRA) is seeking a planning consultant to help create a reuse plan for the Charles E. Kelly Support Facility, Allegheny County, Pa. Public meetings will be held so that residents of the affected communities can provide input during the planning process. The redevelopment plan is expected to be completed by June 2008. The Army declared the Kelly Support Facility surplus following the 2005 BRAC recommendations.

An optional informational meeting will be held July 12 at 2 p.m. at the Kelly Support Facility Community Center at 6 Lobaugh Street, Oakdale, PA.

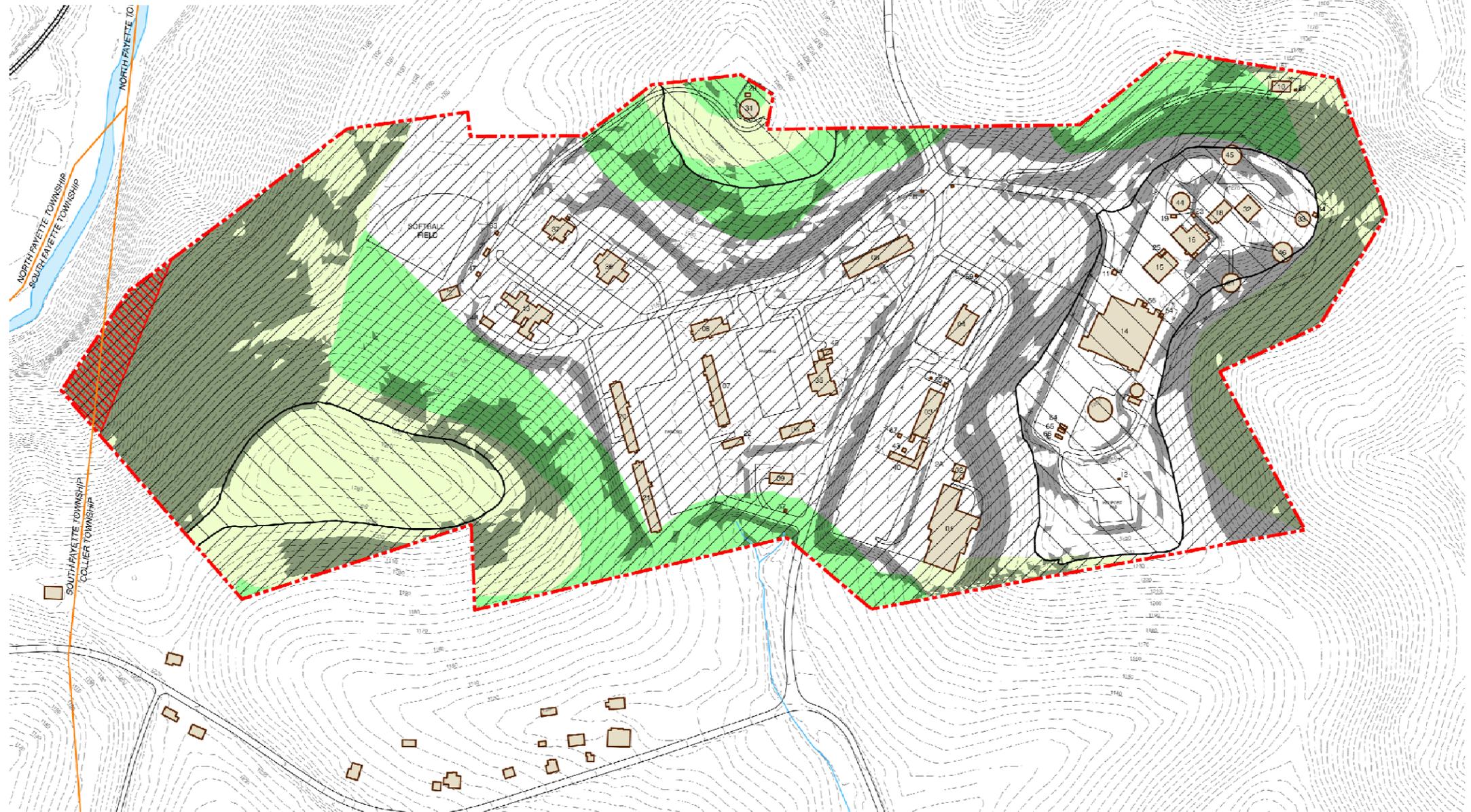
Interested parties must submit completed proposals by 12 p.m. on August 15. All questions should be sent to J. Patrick Earley, LRA coordinator, Kelly Center LRA, 425 Sixth Avenue, Suite 800, Pittsburgh, PA 15219, or emailed to john.earley@county.allegheny.pa.us.

The 360 Marketplace wants to hear from you! If you have successfully completed a project, been awarded a contract, introduced a new product or have internal staff moves to announce, please send it along. We also are accepting job announcements and contract solicitations, limited to 175 words. All items should be sent to 360feedback@defensecommunities.org.

Appendix XII: Environmental Constraints Analysis Maps



Source: Other base data provided by the US Army and the Allegheny County Division of Computer Services.



Legend		ENVIRONMENTAL CONSTRAINTS	SOIL SUITABILITY (CONT.)
	Property Boundary	DEPTH TO COAL	Not Limited
	Municipal Boundary		
	Roads		>20'
	Railroads	SOIL SUITABILITY FOR DEVELOPMENT	
	Buildings		Very Limited
	Streams/Ponds		Somewhat Limited
	Existing 5' Contour	SLOPES	
			>25%
			Landslide Prone Areas
			25' Stream Setback

MAIN POST ENVIRONMENTAL CONSTRAINTS ANALYSIS KELLY FACILITIES RE-USE PLAN

Prepared for: Kelly Center Local Redevelopment Authority
Prepared by: Environmental Planning and Design, LLC

April 28, 2008
2046.08.30r3



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