

TOPOGRAPHY

The property now associated with the Carrie Furnaces is divided into two parts, a 135 acre tract on the north bank of the Monongahela and a 33 acre plot on the south bank. The smaller plot was not part of the original Carrie Furnace property and was added by the county.

MARKET CONDITIONS

Access issues, due to railway tracks and difficult-to-navigate roads, have been identified as a major obstacle to redevelopment, but Allegheny County is planning infrastructure modifications to improve access.

For several years there has been a proposal to add an extension from the Mon-Fayette Expressway that would connect it directly to Pittsburgh. The route would have followed the north shore of the Monongahela and therefore would have significantly impacted the desirability and accessibility of the Carrie Furnace site. As of December 2011, however, the Record of Decision for the Mon-Fayette Expressway has expired, so development may proceed without concern about intrusion of the expressway into the property.

SITE ASSEMBLY AND CONTROL

Both tracts remain the property of Allegheny County, which is responsible for annexing the previously unconnected land on the south shore to the Carrie Furnace site.

ENVIRONMENTAL PROBLEMS

In 2011 the site cleared its Phase II Environmental Site Assessment by the US EPA and state Department of Environmental Protection. The major contaminants included petroleum, iron residue from machinery, and asbestos, which has been contained. With much of the contaminated topsoil removed or replaced, little remediation is needed at this point.

SOCIAL/COMMUNITY INFRASTRUCTURE

The redevelopment of the Carrie Furnaces has been accompanied by general community improvement initiatives for surrounding towns. Allegheny County made a \$15 million investment in nearby Braddock which includes a senior high-rise. Other projects include housing developments in Rankin and Swissvale and bus route modifications.

PHYSICAL INFRASTRUCTURE

Under the ownership of the Park Corporation, most of the original structures were demolished, except Blast Furnaces 6 and 7 and some structures associated with the furnaces, including a blowing engine house, storage building, ore crane, and ore bins. Rivers of Steel, a local historical society concerned with preserving elements of Pittsburgh's iron- and steelmaking heritage, is working to incorporate the structures into a museum that would be a focus of their proposed Homestead Works National Park.

In September 2013 the county will break ground on the construction of a \$15 million flyover bridge that will connect the site directly to Kenmawr Avenue in Rankin, bypassing the railroad tracks. The project will be funded by a TIGER (Transportation Investment Generating Economic Recovery) Discretionary Grant from the Federal Highway Administration (FHWA), and is scheduled to be complete in the summer of 2015. There are also plans to open the site's hot metal bridge for vehicular and foot traffic, which would connect Carrie Furnace to the Waterfront retail development on the opposite shore as well as provide a convenient pedestrian link to the Steel Valley Trail segment of the Great Allegheny Passage, which passes by the bridge's southern abutment.

COSTS & ECONOMIC INFRASTRUCTURE

A new estimate puts the cost of redeveloping the site at \$300 million to \$400 million.

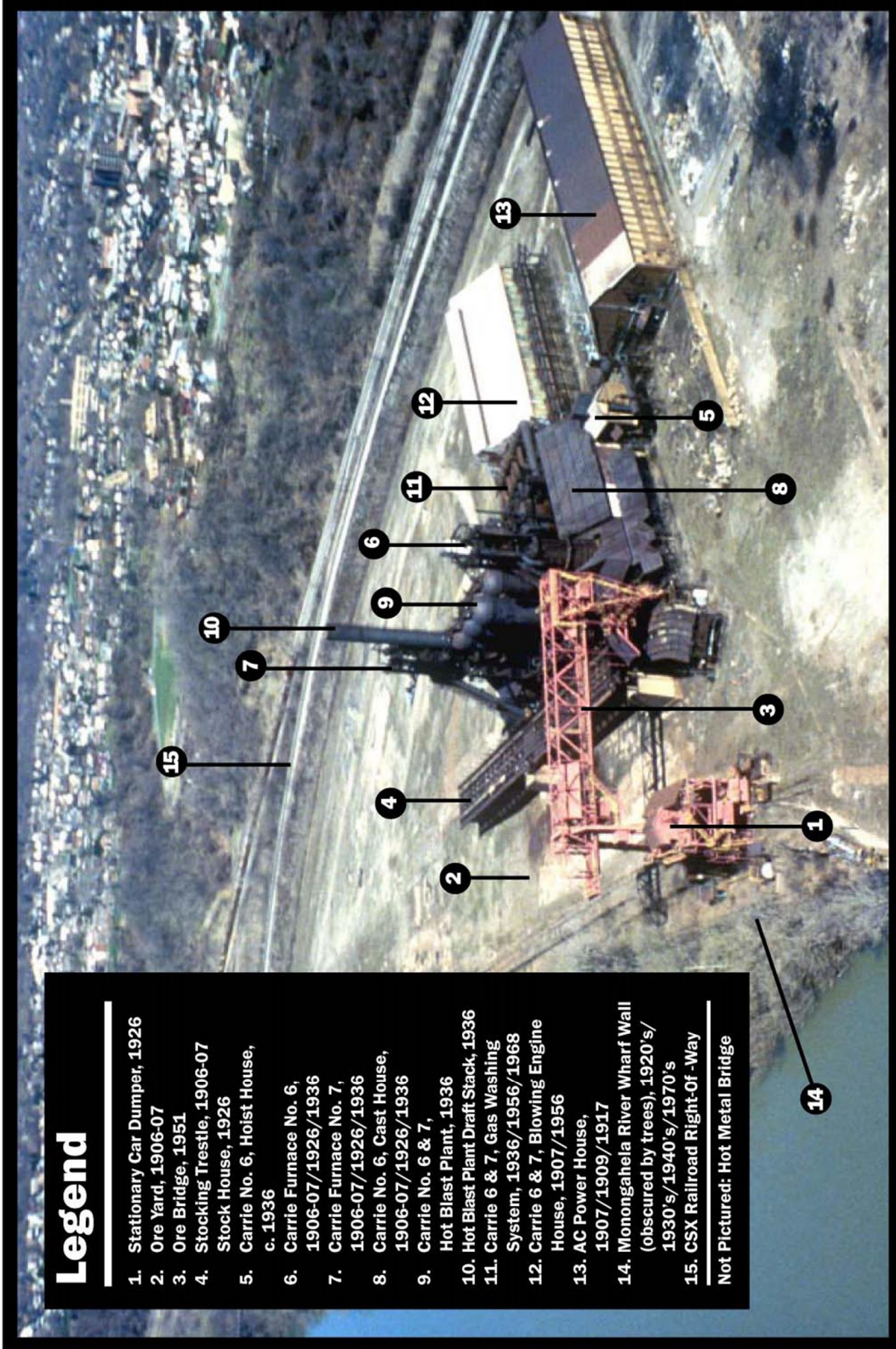
CURRENT STATUS AND LESSONS LEARNED

While the site remains largely vacant, both Allegheny County and Rivers of Steel have substantial plans for it which they are actively pursuing. Rivers of Steel envisions a \$78 million project to renovate Furnaces 6 and 7 and add viewing walkways as part of their proposed Homestead Works National Park. The county is considering a combination of residential and light industrial and/or office uses for the remainder of the property.

ECONOMIC/COMMUNITY IMPACT

No changes from 2008.

Case Study Updated Fall 2013 by Josh Andre (Chatham University, MSUS '14)



Legend

1. Stationary Car Dumper, 1926
2. Ore Yard, 1906-07
3. Ore Bridge, 1951
4. Stocking Trestle, 1906-07
5. Stock House, 1926
6. Carrie No. 6, Hoist House, c. 1936
7. Carrie Furnace No. 6, 1906-07/1926/1936
8. Carrie Furnace No. 7, 1906-07/1926/1936
9. Carrie No. 6, Cast House, 1906-07/1926/1936
10. Carrie No. 6 & 7, Hot Blast Plant, 1936
11. Hot Blast Plant Draft Stack, 1936
12. Carrie 6 & 7, Gas Washing System, 1936/1956/1968
13. Carrie 6 & 7, Blowing Engine House, 1907/1956
14. AC Power House, 1907/1909/1917
15. Monongahela River Wharf Wall (obscured by trees), 1920's/1930's/1940's/1970's

15. CSX Railroad Right-Of-Way
Not Pictured: Hot Metal Bridge



Southeast View of Carrie Furnaces, No's. 6 & 7
Boroughs of Swissvale and Rankin, County of Allegheny in Southwestern Pennsylvania
 Photo courtesy of Rivers of Steel Archives

Image courtesy of Ronald Baraff, Director of Museum Collections & Archives, Rivers of Steel.

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