



# KEYSTONE COMMONS (WESTINGHOUSE ELECTRIC)

LOCATION: Turtle Creek, PA

SIZE: 92 acres

FEATURES: Rail and Highway Accessible, Existing Buildings are Structurally Sound

OWNER: Holtec International & Regional Industrial Development Corporation (RIDC)

CURRENT USE: Turnkey Goods Supplier, Office, and Laboratory

PAST USE: Westinghouse Electric and Manufacturing Plant

CONTAMINANTS: Asbestos

TOTAL ACTUAL COST: unknown

## TIMELINE

1880 Westinghouse purchases the site.

1988 Redevelopment plans for this site is conceived.

1989 Production on the Westinghouse Plant ceases.

1989 RIDC purchases the site for \$12 million.

2004 Hurricane Ivan floods the area.

## HISTORY

George Westinghouse purchased the site in 1880 from local farmers. Westinghouse employed over 20,000 workers on this site during the 1940s. Eventually production at the site declined and by the time the place closed on Dec. 31, 1988, it had a crew of 1,000 employees.

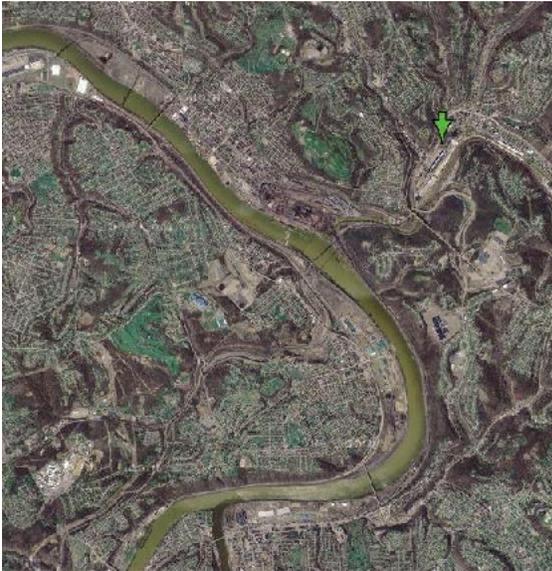
## TOPOGRAPHY

Keystone Commons' topography created unique problems in the redevelopment process. The site is located within the Turtle Creek watershed. The developers had to make certain to avoid contamination of this natural resource.

In 2004 another issue related to Keystone Commons' location within the Turtle Creek watershed arose. Hurricane Ivan devastated the Gulf Coast of the United States. Much of the eastern portion of the country received nearly six inches of rainfall. The Turtle Creek watershed was unable to retain this



Photo courtesy of <http://www.holtecinternational.com/>



Picture courtesy of Google Maps

above normal precipitation and the area became flooded. William Burroughs, Vice President of Development for RIDC, recalled the flooding and commented, "If we could do it all over again, there'd be great benefits to raising the first floor elevation of the entire site."

#### MARKET CONDITIONS

The redevelopment for this site was very rapid. Within six months of plan conception, construction already started on this site, making it a huge visible success in the area.

The Business in Our Sites (BOS) program was established by Governor Rendell as an economic stimulus to help communities develop ready-to-build sites for new and expanding businesses. It

- is interested in the Keystone Commons site. BOS provided funding for its infrastructure and site preparation, environmental clean-up, demolition, renovation, construction, and professional services.

#### ● SITE ASSEMBLY AND CONTROL

- The Regional Industrial Development Corporation (RIDC) of Southwestern Pennsylvania purchased the former Westinghouse site for \$12 million dollars on January 1, 1989.

#### ● ENVIRONMENTAL PROBLEMS

- The former Westinghouse Electric and Manufacturing Plant was principally contaminated with asbestos. However, heavy-metal contamination was also present in lower levels.
- RIDC chose not to seek environmental liability insurance for the Keystone Commons site. It was determined during Phase-I and Phase-II operations that contaminant levels were within acceptable limits and the possibilities of future discoveries of potential dangers were negligible.

#### ● SOCIAL/COMMUNITY INFRASTRUCTURE

- The use for the land is still up in the air for this site. Consideration of the community's interests is key for the success of the site.

#### ● PHYSICAL INFRASTRUCTURE

- For both economic and historic preservation purposes, RIDC attempts to refinish existing structures rather than raze them and begin anew.
- RIDC was able to maintain this approach to a greater degree at Keystone Commons due to the quality of building maintenance Westinghouse Electric and Manufacturing had performed. "We had to selectively demolish some buildings for parking.



But we kept most of the buildings, because Westinghouse kept them impeccably well," RIDC remarked.

#### COSTS & ECONOMIC INFRASTRUCTURE

As with many brownfield redevelopment sites, government funding to begin the project was very important. The Department of Community and Economic Development (DCED) administers the Industrial Sites Reuse Program (ISRP). ISRP makes funding available in the form of low-interest loans and grants. These monies were used for Phase-I environmental assessments. Later ISRP funds were used to clean up hazardous materials.

Keystone commons received a \$5 million grant from BOS and a \$5 million BOS construction loan from the Commonwealth Financing Authority.

#### CURRENT STATUS AND LESSONS LEARNED

Developers for the site have been considering proposals for its redevelopment, but the Westinghouse building has already been converted to office and warehouse space.

The site has attracted 50 companies employing 2,000 people. Businesses vary from metal fabrication to chocolate and cookie making.

#### ECONOMIC/COMMUNITY IMPACT

Officials are working on projects that will spur economic development in the Mon Valley, hopefully turning the area into a revenue generator.

Case Study Completed Summer 2007

#### SOURCES

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Interview with William E. Burroughs, Vice President of Development – RIDC. Conducted via telephone, 9 May 2007

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