

Sports Medicine Complex Brings New Life to Riverfront

The University of Pittsburgh Medical Center's (UPMC) Sports Medicine Complex is a one-of-a-kind facility that brings together a collegiate football team, a professional football team and an academically-based sports medicine program in one location.

The \$30 million, 460,000 square-foot UPMC Sports Medicine Complex is the first of several new ventures taking root on an old industrial site along the Monongahela River in Pittsburgh. Nestled on a 14.5-acre plot, the complex features a medical clinic for orthopedic surgery and rehabilitation, a training center for the Pittsburgh Steelers and the University of Pittsburgh Panthers football team, as well as indoor and outdoor practice facilities.

UPMC's facility not only is utilized by the local football teams, the community benefits as well. Marian Schultz works with exercise physiologist Kevin Rohan during a cardiac care fitness class.



Part of a much larger brownfield redevelopment project, known as the LTV South Side Works, the UPMC Sports Medicine Complex is the first phase in a development scheme that will ultimately create a high-density, mixed-use urban development featuring

residential, commercial, light industrial and research and development entities. With total private investment expected to reach \$300 million and an **anticipated 6,000 new jobs**, the LTV South Side Works will generate new employment opportunities in the greater Pittsburgh area and bring new life to a formerly neglected property.

Ensuring a Cost-Effective Cleanup

The 123-acre riverfront site once housed a water company, lumberyards, manufactured gas operations and most recently, a major steel plant. When foreign competition, high labor costs and a lack of modern steel-making processes caused the steel operation to shut down in 1988, the property was abandoned and remained vacant for six years.

In 1994, the Urban Redevelopment Authority (URA) of Pittsburgh purchased the property, citing the site's prime **waterfront location, proximity to the job market** and potential to promote the city's economic development goals as primary motivating factors behind the acquisition. With assistance from DEP's Land Recycling Program, also known as Act 2, the redevelopment authority set about the task of remediating the site and generating plans to bring the property back into productive use.

"DEP embraces and promotes a positive attitude toward the reuse of old industrial sites," Jerome Dettore, URA of Pittsburgh's deputy executive director, said. "The Land Recycling Program gives investors a strong **sense of security and confidence** as they invest in real estate located on brownfields."

The greatest challenge for the remediation team, which included URA, its environmental consulting firm — Civil & Environmental Consultants Inc. (CEC) — and DEP, was to create a cost-effective remediation plan that would encourage private development while simultaneously protecting the health and safety of workers and future site occupants. CEC's site characterization identified a number of leftover concrete foundations from the steel plant,



UPMC's state-of-the-art, indoor practice facility allows the university's Panthers and the Pittsburgh Steelers to train all year round. Pittsburgh's football teams are an integral component of the city's social, economic and cultural life.

as well as underground storage tanks and soil and groundwater contamination, including heavy metals, volatile organic compounds and polychlorinated biphenyls (PCBs).

CEC conducted detailed human and ecological health risk assessments to determine acceptable levels of contamination and remediation activities that would be necessary to protect current and future land uses. URA and CEC collaborated with DEP through the Land Recycling Program to clean up the site to **site-specific standards**, based on the site's multiple end uses. In the end, CEC used engineering controls to limit human exposure to any residual contamination left on the property. For example, CEC used buildings, parking lots and landscaping to cover on-site soils and prevent human contact. Also, a deed restriction prevents use of groundwater at the site. With these engineering controls, URA avoided the high cost of removing the old foundations and saved more than \$350,000 in environmental cleanup costs related to the UPMC Sports Medicine Complex.

"With brownfields, we frequently run into unique situations, which in other states, would constitute a fatal flaw in a redevelopment project," Jim Nairn, CEC's president and CEO, said. "But in Pennsylvania, the Land Recycling Program and DEP staff are very good at quickly resolving issues that arise from unanticipated conditions."

Spurring Economic Development in Pittsburgh

The UPMC Sports Medicine Complex supports one of the city's primary goals — redeveloping vacant, under-used industrial waterfront properties.

"This site represents the city's greatest opportunity to spur new economic growth," Dettore said. "The UPMC Sports Medicine Complex will serve as a platform to attract national industry and provide a location and expansion opportunities for growth in the biomedical and information industries."

Today, the UPMC Sports Medical Complex employs **265 medical and professional workers** in a medical clinic for orthopedic surgery and rehabilitation, specializing in sports-related injuries.

As the city continues its revitalization efforts, this project created a **multiplier effect** that has enabled other local organizations to expand their operations. The new, state-of-the-art orthopedic surgery clinic helped the hospital expand its outreach to the community. The University of Pittsburgh, having outgrown its aging athletic facilities, is benefiting from the practice and rehabilitation spaces at the new sports complex. And, as the city proceeds with construction of two new professional sports stadiums, the teams have built new training facilities and administrative offices on the UPMC complex. The sharing of facilities results in significant cost savings to all parties.

"UPMC views this site as one of the most prominent undeveloped sites in Pittsburgh due to its **riverfront location** and nearby access to the medical campus," Tony Detre, vice president of business development at UPMC Health System, said. "We are pleased that the URA and DEP could work together to make this parcel available for development."



Mark Schweiker,
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Department of
Environmental
Protection

www.dep.state.pa.us
(directLINK "Land Recycling")

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A web space dedicated to helping you learn how to protect and improve the environment. The site features the largest collection of environmental videos available on the Internet and is produced by the nonprofit Environmental Fund for Pennsylvania, with financial support from the Pennsylvania Department of Environmental Protection, 877-PA-GREEN.



For more information about the UPMC Sports Medicine Complex contact DEP's Southwest Regional Office at (412) 442-5811.