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Header @ 2

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Procurement Type: Central Master Agreement

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Legal Name: Stromberg Garrigan & Associates

Alias/DBA: SGA

Total Bid: \$0.00

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First Name:

Last Name:

Email:

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Department of Administration
Purchasing Division
2019 Washington Street East
Post Office Box 50130
Charleston, WV 25305-0130

State of West Virginia
Solicitation Response

Proc Folder: 1272513
Solicitation Description: OER Brownfield Site Reuse Planning
Proc Type: Central Master Agreement

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VENDOR
VS0000043762
Stromberg Garrigan & Associates

Solicitation Number: CRFQ 0313 DEP2400000009
Total Bid: 0
Response Date: 2023-09-05
Response Time: 12:05:14
Comments: Please find SGA's qualifications and site reuse plan example to become a prequalified vendor. Thank you.

FOR INFORMATION CONTACT THE BUYER
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Vendor Signature X	FEIN#	DATE
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All offers subject to all terms and conditions contained in this solicitation

Line	Comm Ln Desc	Qty	Unit Issue	Unit Price	Ln Total Or Contract Amount
1	Brownfield Site Redevelopment Plan				0.00

Comm Code	Manufacturer	Specification	Model #
77101700			

Commodity Line Comments: Please find SGA's qualifications and site reuse plan example to become a prequalified vendor. Thank you.

Extended Description:

Development of Site Reuse Planning for potential redevelopment opportunities at brownfield sites throughout West Virginia

U.S. EPA Brownfields Assessment Project - ACF Site Specific Reuse Planning

HUNTINGTON MUNICIPAL DEVELOPMENT AUTHORITY

ACF SITE REUSE PLANNING - DEVELOPMENT ALTERNATIVES

January 2020

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ACF SITE SPECIFIC REUSE PLANNING

THE ACF INDUSTRIES SITE AND THE HIGHLAWN BROWNFIELDS AREA-WIDE PLAN

The redevelopment of the former American Car and Foundry (ACF) Industries site was one of the signature aspects of the U.S. EPA funded Brownfields Area-Wide Plan (AWP) prepared in 2017 for the Highlawn neighborhood. The AWP plan addresses what is likely one of the most significant changes to Huntington’s development pattern and economy in the last 100 years, or more. The key aspect of this effort is the fact that the City is not only responding to changes in its economy but also looking at how rethinking large swaths of land can set the stage for Huntington as a 21st century City.

The AWP focused on context sensitive approaches that mesh well, and do not conflict with the fabric of the surrounding neighborhoods and balances opportunities the ability to adaptively reuse key industrial sites while also maximizing their potential for positive economic and community impact.

The Area-Wide Plan integrates land use, transportation, and economic development elements to create a comprehensive urban redevelopment strategy, considering site specific redevelopment and neighborhood improvements, including broader infrastructure needs required to attract and support private investment. Most of the recommendations topics influence the overall recommended approach to redeveloping the ACF Industries site.

Located at 2300 3rd Avenue, the site consists of three primary parcels extending from 2nd Avenue to the floodwall, along 24th Street.

Site Acreage: 29.8 acres

The site currently includes several very large industrial buildings with overhead cranes, and supporting rail sidings and yards. The parcel south of 3rd Avenue is an asphalt paved area that provided parking for the plant’s employees.

THE ACF INDUSTRIES SITE – A FOCUSED REUSE PLANNING EFFORT

Historical and Current Uses
Originally founded as Ensign, the plant, in some fashion, has been operational for more than 125 years manufacturing rail car and railroad related products. At its peak the site employed more than 1,600 people and produced more than 4,000 cars per year.

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At its peak, the plant produced up to 28 new rail cars per day. Formal assembly of each rail car started in the front of the Steel Car Erecting Shop at the corner of 24th Street and 3rd Avenue and manufacturing processes advanced step-by-step in a counterclockwise direction until it ended with a completed and painted car on the western edge of the site. Much of the supporting production, including part machining and sub-assembly activities were located in the site’s core or on the northern portions of the site closest to the river. The administrative offices, locker rooms, etc. where located in a two-story building along 3rd Avenue. A small house-like structure near the center of the site functioned as an on-site infirmary. The site also includes a large parking lot located on the south side of 3rd Avenue, across from the main gate of the plant.

In 1962, the Huntington plant began building a revolutionary new design that quickly became the standard of the rail car industry. The car, known as the Center-Flow covered hopper car, was developed by ACF to transport huge volumes of lightweight, high-bulk commodities, such as plastic pellets (Source: James E. Casto, regional historian).

By 1992, the plant built more than 100,000 Center-Flow cars. If coupled end-to-end, they would stretch more than 1,700 miles. At one time there were 16 ACF plants throughout the country, but with the closure of Huntington’s facility there is only one main plant remaining, located in Milton, PA.

PLANNING APPROACH AND DEVELOPMENT PROGRAM

Building off of the base recommendations in the AWP, the approach to this effort further defined and refined earlier recommendations to provide greater focus based on actual site conditions. The ACF site represents a monumental opportunity to celebrate industrial heritage while providing the necessary capacity for Huntington to migrate toward a new economic role as an employment center and a hub for education and research.

Site Visit
At the time of the preparation of the AWP, access to the ACF site was not available. With this undertaking, the opportunity to tour the site and obtain a cursory understanding of the complex of buildings, their relationship to site conditions, and potential connections to the surrounding neighborhood, was provided. Although the site tour was extremely valuable, it was not a comprehensive assessment of the site. It was sufficient to yield an understanding of the site and building conditions to make support developing redevelopment recommendations, specifically regarding which structures may be worthy of consideration for adaptive reuse.

Environmental Assessment
Although on-site environmental assessment activities have not significantly advanced, enough file and site observation data has been collected to support an overall characterization approach. The preparation of the reuse plan considers the overall approach while also considering where various land uses “want to be” located on the site for specific needs and/or market-driven factors. Moving ahead, the proposed redevelopment plan can also be used as a guidance document to inform and refine the characterization approach, including the determination of where sampling may be most needed, how to phase work, and considerations for the level of remediation that may be required.

Potential Development Program
The AWP considered factors such as the location, access, and proximity of the site to Marshall University’s Campus as a potential redevelopment program for the site was determined. Based on the economic findings developed during the preparation of the AWP, combined with some updated information for key market sector categories, the following list of programmatic end-uses is recommended:

- Commercial/Retail
- Dining/Food
- Banquet/Event Hall
- Multifamily Residential
- Public/Private Recreation
- Office/ “Creative” Workspace
- Light Industrial/Maker Space
- Lab and Tech Research
- Extended Stay Lodging

PROPOSED REDEVELOPMENT PLANS

The overall redevelopment plan divides the site up into five key zones. A design goal of the plan focuses on how to reconnect a large site back into the established block structure of the City and the surrounding neighborhood. This approach will provide the opportunity to create development that is compatible with the surrounding context and feels like a neighborhood and not a “development.” It also aids in establishing development blocks that allow for logical units for the various land use types. Overall the plan proposes creating a mixed-use development, although much of the mixing of uses are achieved “horizontally versus vertically,” with the close proximity of dedicated use buildings. This allows for a vibrant place created by the inclusion of both residential and non-residential activities together and provides the ability to manage the cost of construction by limiting the mixing of uses within a single building to the most valuable and strategically important locations.

South of 3rd Avenue - This area is the former ACF asphalt parking lot site. The plan proposes a series of buildings (Buildings 1, 2, and 3) organized around a public space facing 3rd Avenue for high visibility. The proposed mix of uses is mostly multi-family residential, with limited ground floor commercial/retail, and a possibly an extended-stay lodging facility. Pedestrian circulation is provided to connect the University’s campus along 3rd Avenue and to the new baseball stadium, if modifications can be accommodated to allow for a pedestrian walkway along the western edge of the stadium. This area has been identified as particularly prone to flooding; a generous stormwater management area is proposed along the western boundary of this development block.

1st to 3rd Avenues - This area consists of the bulk of the area that is currently occupied by former ACF structures. The master plan proposes to adaptively reuse several of the structures including: the Machine Shop (Building 7); the Underframe Assembly Building (Building 8), and the expansive Steel Car Erecting Shop (Buildings 9A and 9B) on Alternative A. Based on the Sanborn Maps, Building 7 was constructed sometime after 1931 and prior to 1950, most likely in the mid to late 1940s. Building 8 appears on the 1893 Sanborn Map as the Framing Shop, making it the oldest remaining building on the site. The building addition on the south side appears on the 1904 Sanborn Map, which means it was constructed between 1898 and 1904. The overall approach to the redevelopment creates a large public space fronting on 3rd Avenue that relates to the matching space in the block on the south side of 3rd Avenue. The proposed adaptive reuse of buildings 7 and 8 creates a usual circumstance with development in the core of the block, however, the frontage of both buildings onto the public space, provides the opportunity to create visual exposure from 3rd Avenue. The block, which is the equivalent of two north-side blocks in length, is wrapped with several new commercial/retail or multi-family residential buildings to reinforce street frontage and the sidewalk realm on a proposed new 23rd Street extending into the site. With the proposed adaptive reuse of buildings 9A and 9B, parking demand could be significant in this area. This reinforces the importance of providing on-street parking on all surrounding streets, including 24th Street. In addition, a large off-street parking area is proposed on the west side of 23rd Street. This use in this location also aligns with potential environmental constraints. The parking lot would cover what is the approximate location of the Paint Shop Building and potentially function as an engineering control.

Master Plan B contemplates removing the portions of Steel Car Erecting Shop south of 1st Avenue. Two new multi-family residential buildings with parking on the ground floor, underneath the buildings, are depicted. A single-story commercial/retail building (Building 9C) is proposed for the very prominent location at the corner of 3rd Avenue and 24th Street.

1st Avenue to the Riverfront - The proposed redevelopment of this area is anchored by an assisted living/skilled nursing care center. Surrounding it could be a mix of uses including flex-space for the University and privately operated indoor recreation facilities in the adaptively reused Building 10, also a portion of the Steel Car Erecting Shop. Alternative A proposes

potentially straightening the rail spur to Oley Street and the Ingram Barge site. This would allow for a riverfront-oriented multi-story destination restaurant with views over the flood wall and up and down the Ohio River. The plan proposes an extension of the Paul Ambrose Trail for Health (P.A.T.H.) along the river’s edge, with a trail connection that bridges over the flood wall and connects to 24th Street. Alternative B does not show the rail re-alignment in this area which eliminates the potential for the development site at the northern terminus of 24th Street.

22nd Street Area - This area which includes a separate parcel referred to on the 2019 boundary survey as Tract B, is very difficult to redevelop in its current configuration due to the diagonal alignment of a CSX-owned Right-of-Way. If this property could be acquired and assembled into the surrounding tract, the site could support a new tech flex space or other office or institutional use. It is important to note that what appears to be two driveway access points from 22nd Street into the parking lot, are aligned with 1st Avenue and the mid-block connection off of 23rd Street. The layout of development in this area should be done to allow for a future direct connection to the development on the primary portions of the ACF site. Should the active railroad that currently divides the site be abandoned, a direct connection could be made establishing a consistent block layout in this area as if the railroad tracks never existed, providing very efficient connectivity.

WHAT ARE THE MOST SIGNIFICANT ASPECTS OF THIS PLANNING EFFORT?

Due to the complex nature of all of the inter-related factors and considerations needed to develop an economically viable and physically construct-able list of improvements, it is important to have a focused set of recommended next steps needed to support moving the plan from vision to reality. The following is a list of suggested high priority actions that can serve as a roadmap for what needs to happen next.

Recommended Next Steps

Prepare a Demolition Plan

Environmental materials within existing structures including asbestos and lead paint need to be quantified, demolition plans should be prepared which considers if any of the material can be repurposed as fill material to remain on-site, and a cost estimate for demolition should be prepared. Northern portions of the site where there are multiple rail sidings, would likely require fill material to bring the site to a develop-able grade. So, any material that can be used as on-site fill will be valuable.

Undertake a Comprehensive Physical Assessment of Potentially Adaptable Existing Structures

The reuse plan alternatives consider re-purposing several structures. The recommendations range from fully adapting existing buildings to potentially keeping only limited elements such as steel framing. In order to determine the feasibility of this approach and to provide a potential developer with adequate information to fully evaluate the physical and financial feasibility of adaptive reuse, a comprehensive structural assessment of each building proposed to be repurposed should be performed. This includes assessing the structural adequacy, the physical material condition, and developing as-built drawings as the basis of a more detailed architectural study.

Undertake a Topographic Survey of the Property

Having a topographic survey of the site will be valuable for remedial design as well as supporting infrastructure and land development work.

Coordinate Environmental Assessment and Remedial Design Activities for Maximum Reuse Economic Impact

Reuse plans should be utilized as reference documents to aid in the decision-making process of determining environmental remediation strategies. This includes considering intended end-uses and implications on regulatory clean-up standards, potential phasing of activities, the parcel-ization of the site, and the ability to “risk away” conditions depending on future parcel utilization, duration of remediation, and cost efficiencies.

Negotiate with CSX to Acquire the Vacant Right-of-Way on Tract B

The existing CSX Right-of-Way diagonally crosses Tract B, which is located across from the McGinnis Brothers site on 22nd Street, and significantly impedes the ability to redevelop this area.

Undertake an Area-Wide Rezoning

A new mixed-use zoning district should be created which incorporates the ACF Industries, Flint Pigment, and former McGinnis Brothers sites into a new mixed-use district. The recently updated zoning district for the downtown should be used a model with the ability to potentially provide for some conditional uses that address the unique potential for the area to support maker/specialty light industrial activities in a manner that is still compatible with the overall intended land use types. Developers will ideally want the ability to proposed development that is allowed “by right” and not require rezoning later or the request for substantial variances.

Evaluate the Potential for Designated National Historic Landmark Status for the Targeted Structures to Remain

Should one or several of the buildings (especially the Underframe Assembly Building #8) as a group be determined to be eligible for National Historic Landmark status, this designation would make rehabilitation and repurposing of the structures potentially eligible for 20% federal tax credits which could make the project much more economically feasible for a developer.

Begin Marketing the Site for Potential End Users

Even though it is very early in the overall remediation and redevelopment process, the more the City can line-up potential end users for a master developer to secure as a part of an overall redevelopment project, the more likely the City will receive viable and competitive developer proposals. This activity includes soliciting potential statements of interest from major institutions such as Marshall University, the health

care industry, as well as potential governmental entities.

Prepare a Comprehensive Funding/Financing Resources Roadmap

Due to the complexity of the site and its unique opportunity to not only undertake a “development” but in essence create a significant new neighborhood center and economic anchor for the City, the ability to “stack” incentives onto the site will be critical. Funding and financing tools ranging from tax incentives such as the federal Opportunity Zone tax credit, to grants for transportation, stormwater, and public space infrastructure will all increase the economic attractiveness of the project and expand the potential of creating a truly great development. For this project to succeed, the City likely needs to employ a public-private partnership (P3) approach with a retained private developer to ensure that the public’s interests are protected and a developer not only performs in good faith, but can secure a realistic rate of return on the investment they are making into the project and the community.

Prepare and Release a Master Developer RFP

It is recommended that the City solicit competitive applications from the private development community for a creative developer with an established track-record of undertaking large scale mixed-use developments. Preparing the RFP is a critical step in this process and it should include not only the overall reuse vision and goal, but a timeline for delivery of parcels with certificates of completion from the WV DEP, as well as a package of potential incentives for the developer to consider as they prepare their financial pro formas. The City should advertise the RFP widely and reach the development community that is cutting-edge and undertaking sophisticated urban format developments focused on placemaking as a key economic principle.

Additional Planning Considerations

Enhance Connectivity through Key Transportation Infrastructure Investments

In order to facilitate the redevelopment of the ACF site, the proposed redevelopment needs to re-connect to the adjacent street network. The notion of a new mixed-use neighborhood redevelopment on the ACF site relies heavily on creating new complete streets or upgrading existing facilities to serve as attractive multi-modal facilities. This project also serves as a vital link in the City’s overall P.A.T.H. network and provides Highlawn neighborhood residents with a significant length of dedicated multi-use trail parallel to the Ohio River. As a part of this project, Oley Street and 1st Avenue are extended into the site, along with the creation of new 23rd Street. This street would establish another key access point into the ACF and reduce the block length along the 3rd Avenue which will aid in making the development feel more pedestrian-oriented.

Mitigate Flooding Issues through Comprehensive Blue/Green Infrastructure and Civic Facilities

Flooding and stormwater management are major issues that impact existing and future development since much of the site is located in what is referred to as the “bowl.” This slight depression in topography makes portions of the area especially susceptible to flooding during major storm events. A multi-pronged approach of dedicated and integrated stormwater management facilities that not only serve the new development but also provide additional capacity to serve the surrounding area, are needed to make measurable gains in public safety and protecting private and public investments.

A series of stormwater management areas are proposed to create a larger, inter-connected stormwater management chain. The proposed facilities will also link up with the stormwater management facilities designed as a part of the Marshall University Baseball Stadium project.

Nurture Site Relationships to the Stadium

The City can play an instrumental role in forming the partnerships and resources needed to develop economic anchors that will spur greater investment within the ACF site. Since the completion of the Area-Wide Plan, Marshall University is about to commence with the construction of a new baseball stadium on the adjacent former Flint Pigments property. The City should work with the University to enhance pedestrian connections through the use of interconnected pathways and public infrastructure, so that improved connectivity between the ACF redevelopment, the stadium, and the core of the Marshall University’s campus are maximized.

Capitalize on Adaptive Reuse

The Area-Wide Plan placed emphasis on the potential for the ACF site to become the focal point of new investment in the Highlawn neighborhood. Part of this plan included capitalizing on the unique adaptive building reuse opportunities that exist. There is a national trend in both the creation of and desire for unique working spaces that are not cookie-cutter newly constructed office buildings. This is especially true in the trend of creative business models that cover a broad range of business types, from innovative manufacturing to service-oriented and tech industries. Several of the ACF structures lend themselves to adaptive reuse that would create highly distinctive places, like no other place in Huntington and the region. The complex of buildings would create a center with a distinctive brand built on Huntington’s industrial and manufacturing history while promoting entrepreneurship and job creation. It could also help in promoting the City as a destination for arts, culture, and recreation.

The City of Huntington should work to preserve history and create a character-defining campus through the adaptive reuse of existing structures, if for no other reason than it makes important economic development sense and can support creating a unique brand to the redevelopment and as a place. Alternatives A and B of the ACF site master plans depict several options for adaptive reuse that are sensitive to various levels of uses and projected demand.

Consider a Wide Range of Uses

The ACF site could attract and generate an active, exciting, and dense mix of activities for the City of Huntington. The City should work closely with private developers/operators to ensure a mix of uses be considered, as long as they do not directly conflict with other uses or the surrounding context. Active and interesting places being created in communities across the United States are based on the notion that a wide variety of uses can include light industrial/maker spaces and residential, and retail, as long as careful consideration is placed on how facilities are actually designed and interact with each other.

Utilize the 3rd Avenue Public Space as an Activity Generator

The redevelopment of the ACF site will be a monumental undertaking that will yield results that will positively impact the City of Huntington for many years. As such, a well-defined signature public space will establish a visual icon and destination for the overall development as well as for the City. It will encourage public interaction and familiarity with the site that will attract private investors and developers to

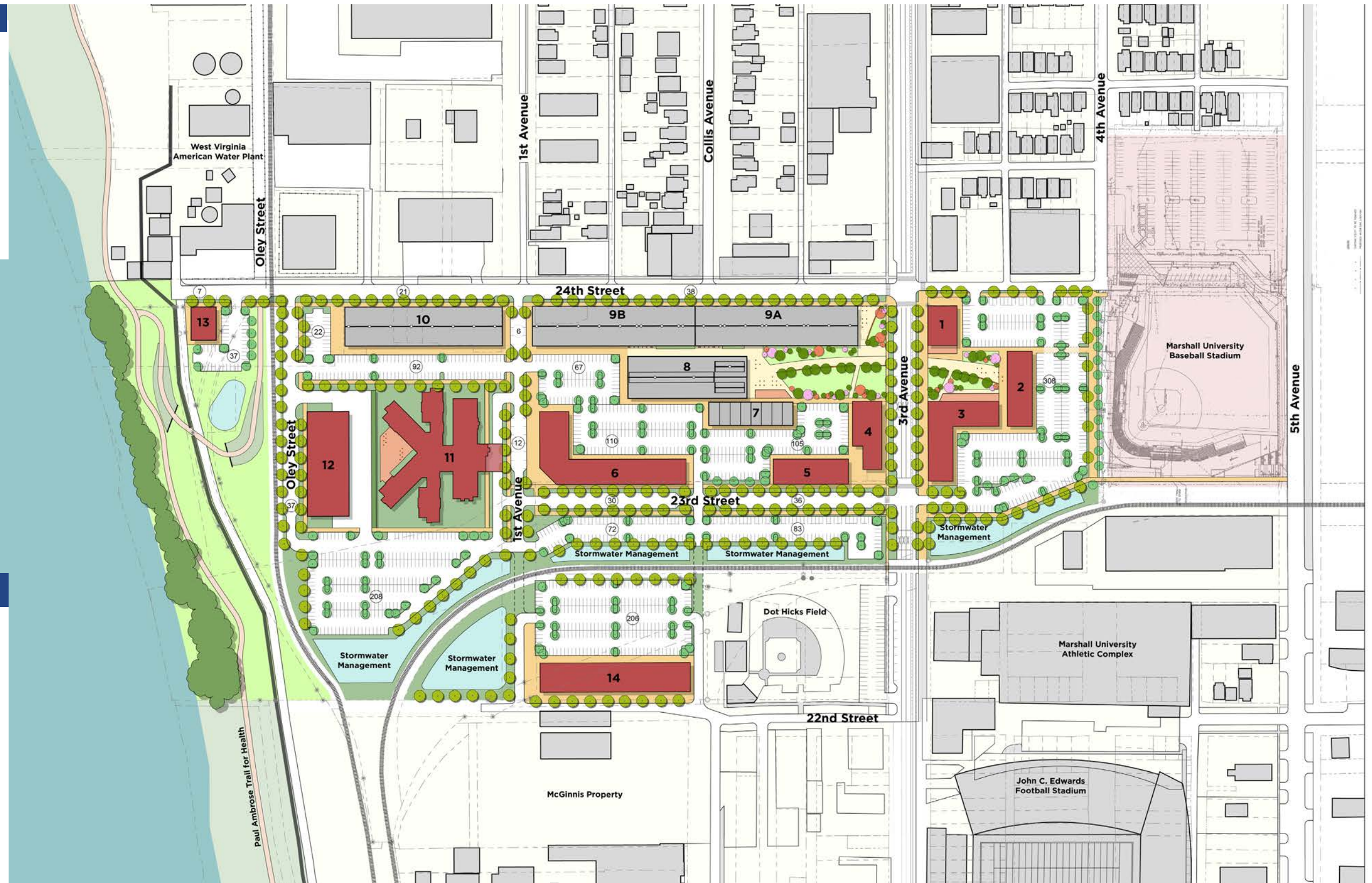
generate much of the proposed infrastructure as demand increases. Development can expand naturally from this area, as its immediate service to visitors moving to and from the baseball stadium will quickly attract the commercial/retail/restaurant space strategically placed around the boundaries of the public plaza. The signature public space along 3rd Avenue will provide ample opportunity for programming with events such as food festivals, etc. that will increase visitor traffic to the area earlier on in the redevelopment timeline, and change perceptions of the area. The space could be developed as a public-private partnership with a master developer to tap into public funding sources for its creation while considering revenue opportunities for its long-term maintenance and operation.

SITE LEGEND

- Waterway
- Stormwater Management
- Existing Buildings
- Proposed Buildings
- Denotes Adaptive Reuse of Existing Structures
- Sidewalks
- Trail Extension/Cycle Track
- Public Open Space
- Landscape Buffer
- CSX Rail
- Existing Floodwall
- # Parking Spaces

BUILDING LEGEND

- 1** Commercial/Retail (Restaurant Pad)
- 2** Multi-Family Residential (47 Units)
- 3** Multi-Family Residential/Extended Stay Hotel (55 Units)/Ground Floor Retail
- 4** Commercial/Retail
- 5** Multi-Family Residential (43 units)
- 6** Multi-Family Residential (113 Units)
- 7** Signature Restaurant (Distillery - Micro Brew)/Food Hall
- 8** Banquet Hall/Events - Performance Venue
- 9A** Office/Tech/Research/Labs
- 9B** Office/Tech/Research/Labs
- 10** Commercial/Retail (Private Recreation/Entertainment)
- 11** Assisted Living/Skilled Nursing Center
- 12** Tech Flex Space/Research/Institutional Operations
- 13** Riverview Destination Restaurant
- 14** Tech Flex Space/Research/Institutional Operations

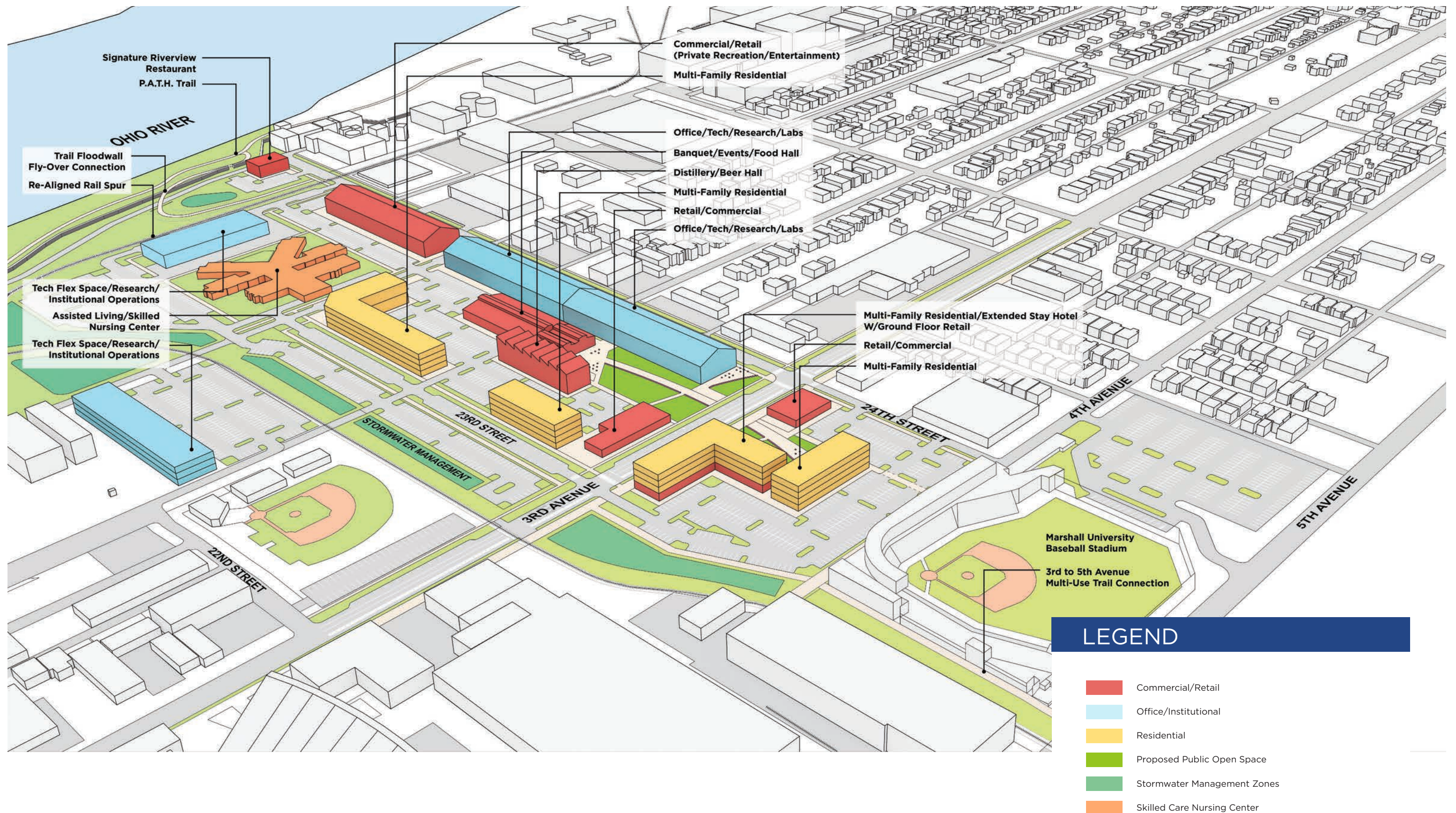


MASTER SITE PLAN - ALTERNATIVE A



PUBLIC OPEN SPACE DIAGRAM

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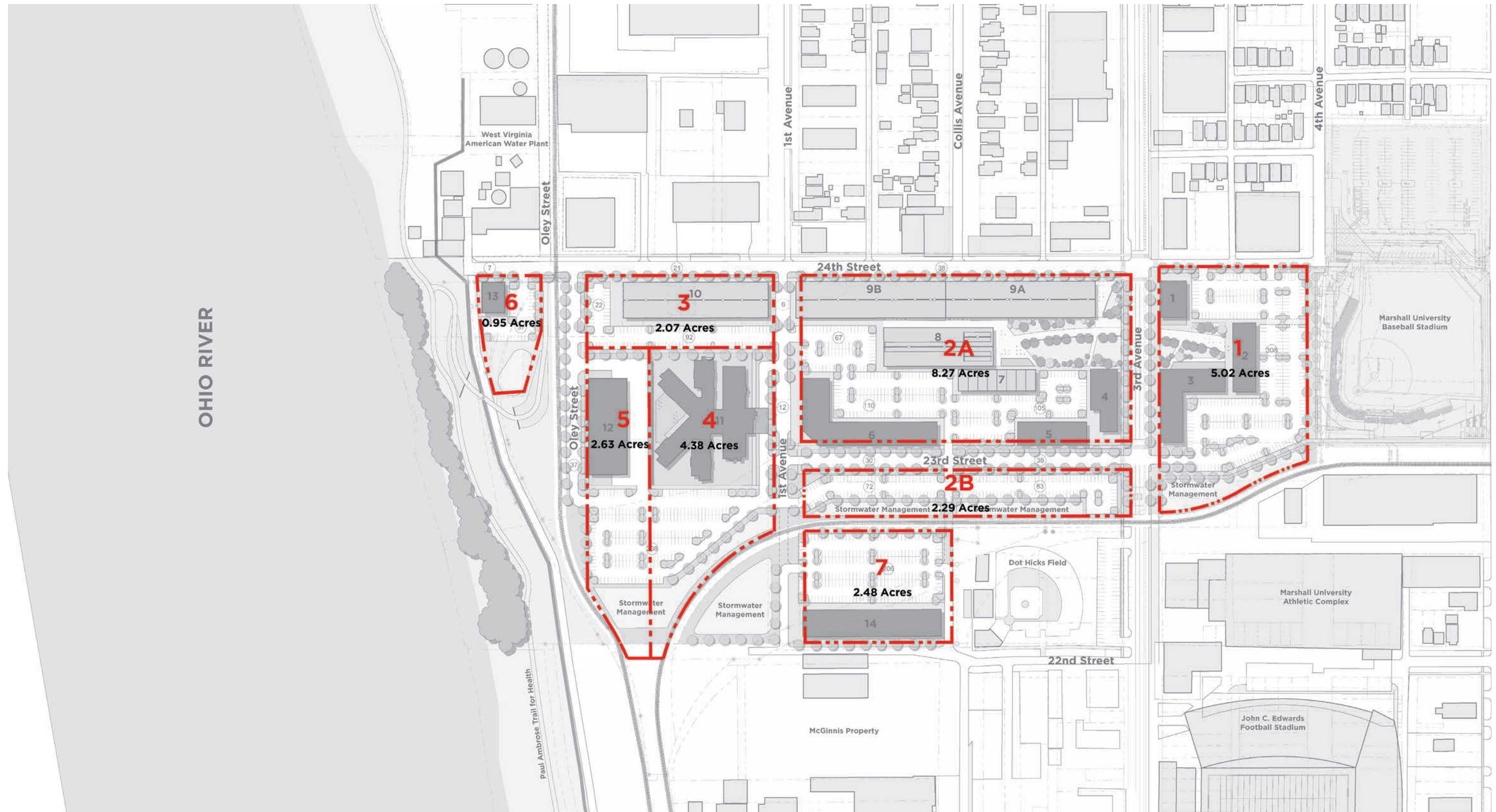


BUILDING MASSING DIAGRAM - ALTERNATIVE A

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PUBLIC INFRASTRUCTURE FACILITIES PLAN - ALTERNATIVE B



PARCEL LOT DIAGRAM - ALTERNATIVE A

Map Key	Uses	Building Footprint	Stories/Levels	Total Building SF	Dwelling Units	Commercial Parking Space Requirements	Dwelling Unit Parking Space Requirements	Total Parking Space Requirements	Notes
1	Commercial/Retail	6,650	1	6,650	0	26	0	26	Potential resturant pad.
2	Residential	11,700	4	46,800	47	0	71	71	800 SF as the average 2 bedroom unit size. 60% of ground floor includes units.
3	Residential/Mixed Use	18,170	4	74,680	55	183	83	266	Ground Floor Commercial/ 50% of ground floor resturant/upper floors multi-family or extended stay hotel.
4	Commercial/Retail	10,000	1	10,000	0	40	0	40	Potential retail anchor such as Aldi or outfitters store like REI.
5	Residential	10,800	4	43,200	43	0	65	65	800 SF as the average 2 bedroom unit size. 60% of ground floor includes units.
6	Residential	28,200	4	112,800	113	0	170	170	800 SF as the average 2 bedroom unit size. 60% of ground floor includes units.
7	Commercial/Retail	11,200	1	11,200	0	180	0	180	Destination Resturant such as a Distillery or Micro-brew/Food Hall.
8	Commercial/Retail	28,600	1	28,600	0	115	0	115	Banquet Hall/Performance Venue.
9A	Office/Tech Research	37,165	3	91,797	0	367	0	367	Ultimate yield will be dependent upon the final use designation, net parking supply, and ability to link to Marshall Univ. Campus which would could reduce needed on-site parking.
9B	Office/Tech Research	37,165	3	91,797	0	367	0	367	Same as Note 9A.
10	Commercial/Retail	36,020	1	36,020	0	145	0	145	Entertainment Recreation. Laser tag, Dave & Busters, etc.
11	Skilled Care Nursing Center	44,068	1	44,068	0	60	0	60	120 bed Skilled Care nursing center.
12	Tech/Flex Light Industrial/Institutional Operations	25,000	1	25,000	0	42	0	42	Campus facility support such as Art Department warehouse operations currently located at 2nd Ave. & 21st St.
13	Commercial/Retail	4,800	2	9,600	0	154	0	154	2 story riverfront resturant with 2nd floor deck.
14	Office/Lab/Research	25,200	3	75,600	0	303	0	303	Institutional research.
Totals		57,320		707,812	258	1423	389	2371	

BULK AND YIELD TABLE - ALTERNATIVE A

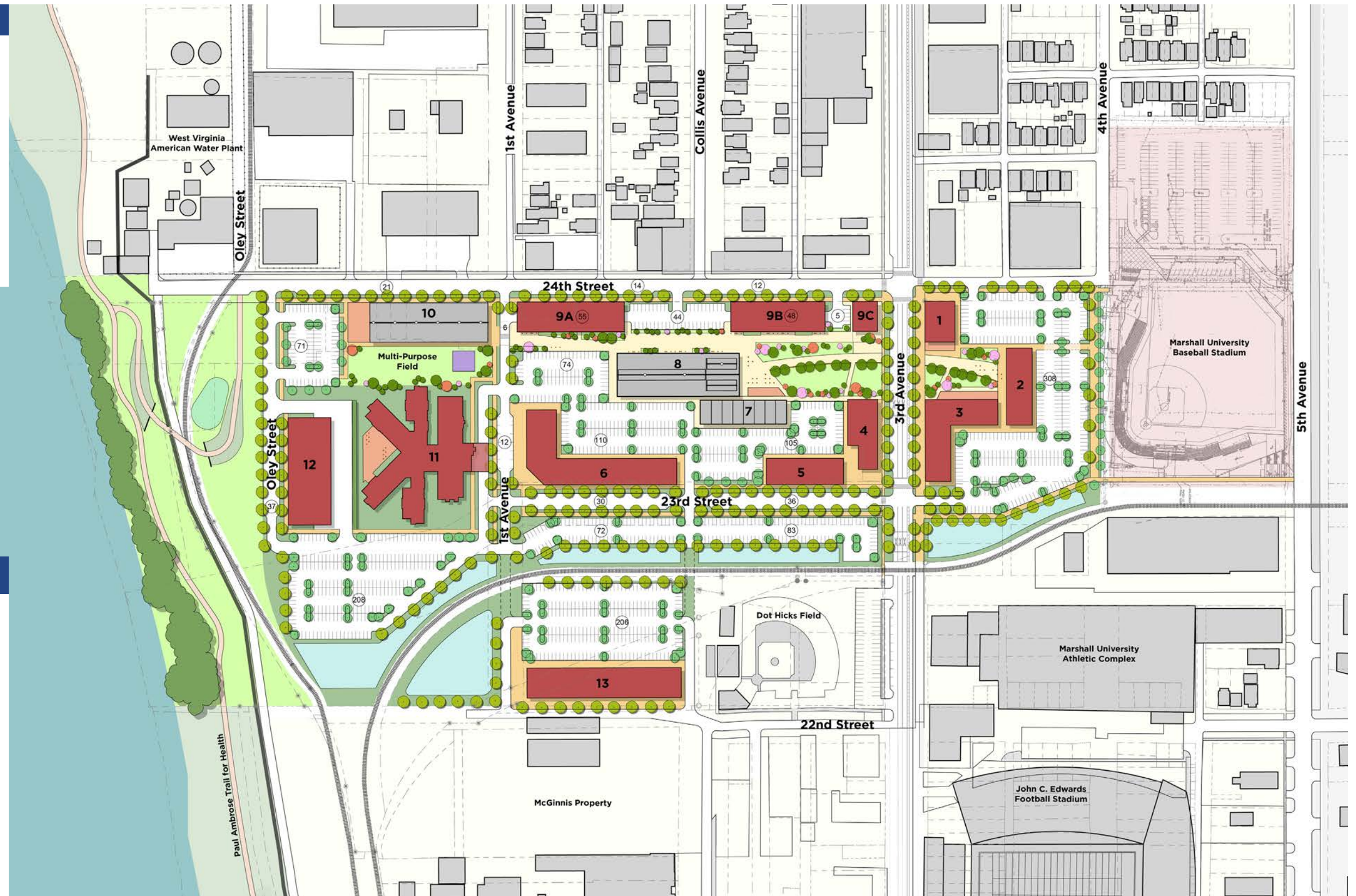
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SITE LEGEND

- Waterway
- Stormwater Management
- Existing Buildings
- Proposed Buildings
- Denotes Adaptive Reuse of Existing Structures
- Sidewalks
- Trail Extension/Cycle Track
- Public Open Space
- Landscape Buffer
- Playground
- CSX Rail
- Existing Floodwall
- # Parking Spaces

BUILDING LEGEND

- 1** Commercial/Retail (Restaurant Pad)
- 2** Multi-Family Residential (47 Units)
- 3** Multi-Family Residential/Extended Stay Hotel (55 Units)/Ground Floor Retail
- 4** Commercial/Retail
- 5** Multi-Family Residential (43 units)
- 6** Multi-Family Residential (113 Units)
- 7** Signature Restaurant (Distillery - Micro Brew)/Food Hall
- 8** Banquet Hall/Events - Performance Venue
- 9A** Multi-Family Residential (46 Units)/Ground Floor Parking
- 9B** Multi-Family Residential (53 Units)/Ground Floor Parking
- 9C** Commercial/Retail (Restaurant Pad)
- 10** Open Air Pavilion/Outdoor Events Venue (Public Recreation Facility)
- 11** Assisted Living/Skilled Nursing Center
- 12** Tech Flex Space/Research/Institutional Operations
- 13** Tech Flex Space/Research/Institutional Operations



MASTER SITE PLAN - ALTERNATIVE B



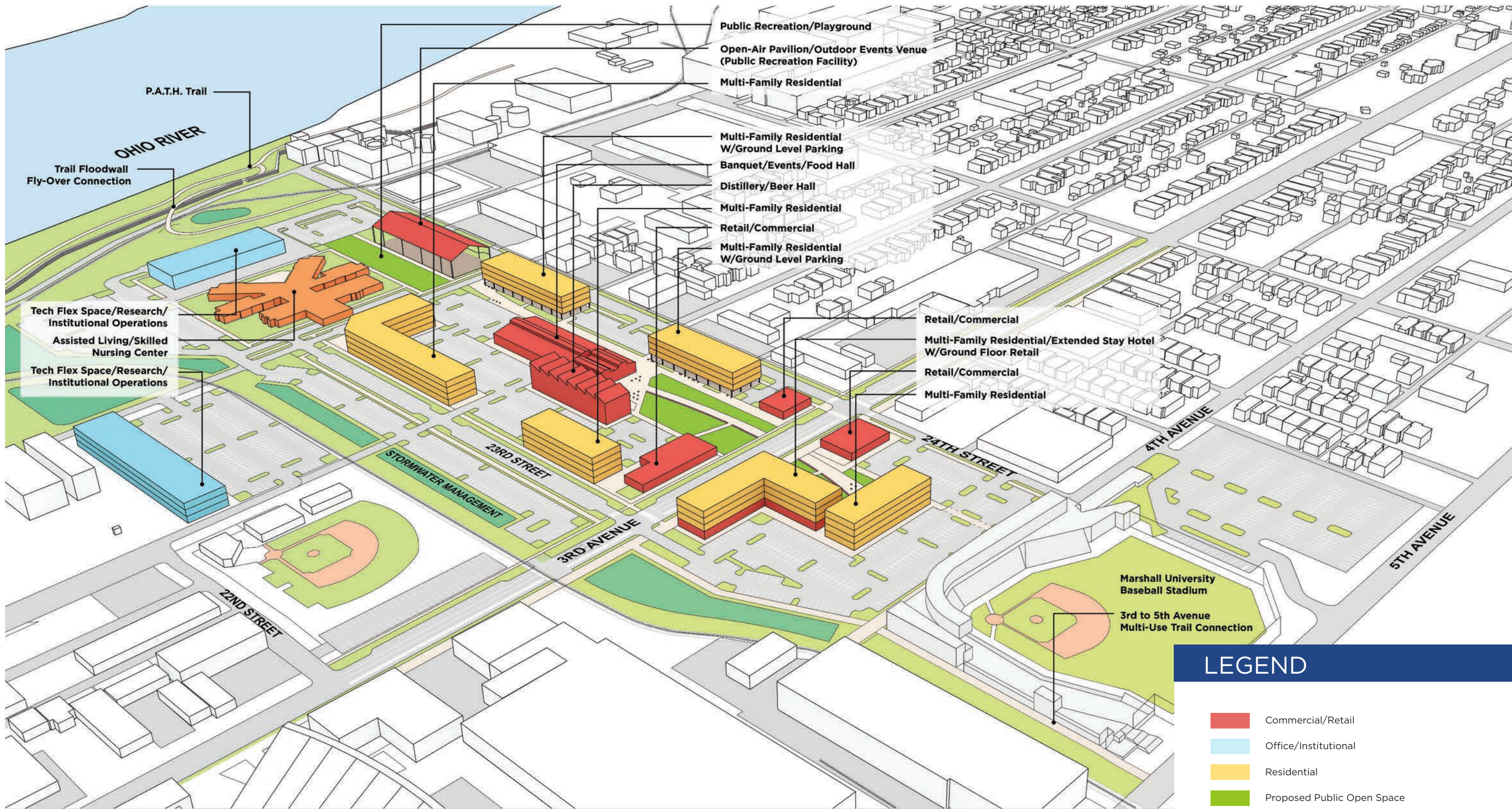
LANDSCAPE ARCHITECTURE
PLANNING

STROMBERG / GARRIGAN & ASSOCIATES



SCALE: N.T.S.

January 2020



LEGEND

- Commercial/Retail
- Office/Institutional
- Residential
- Proposed Public Open Space
- Stormwater Management Zones
- Skilled Care Nursing Center

BUILDING MASSING DIAGRAM - ALTERNATIVE B

January 2020



PUBLIC INFRASTRUCTURE FACILITIES PLAN - ALTERNATIVE B



LANDSCAPE ARCHITECTURE
PLANNING

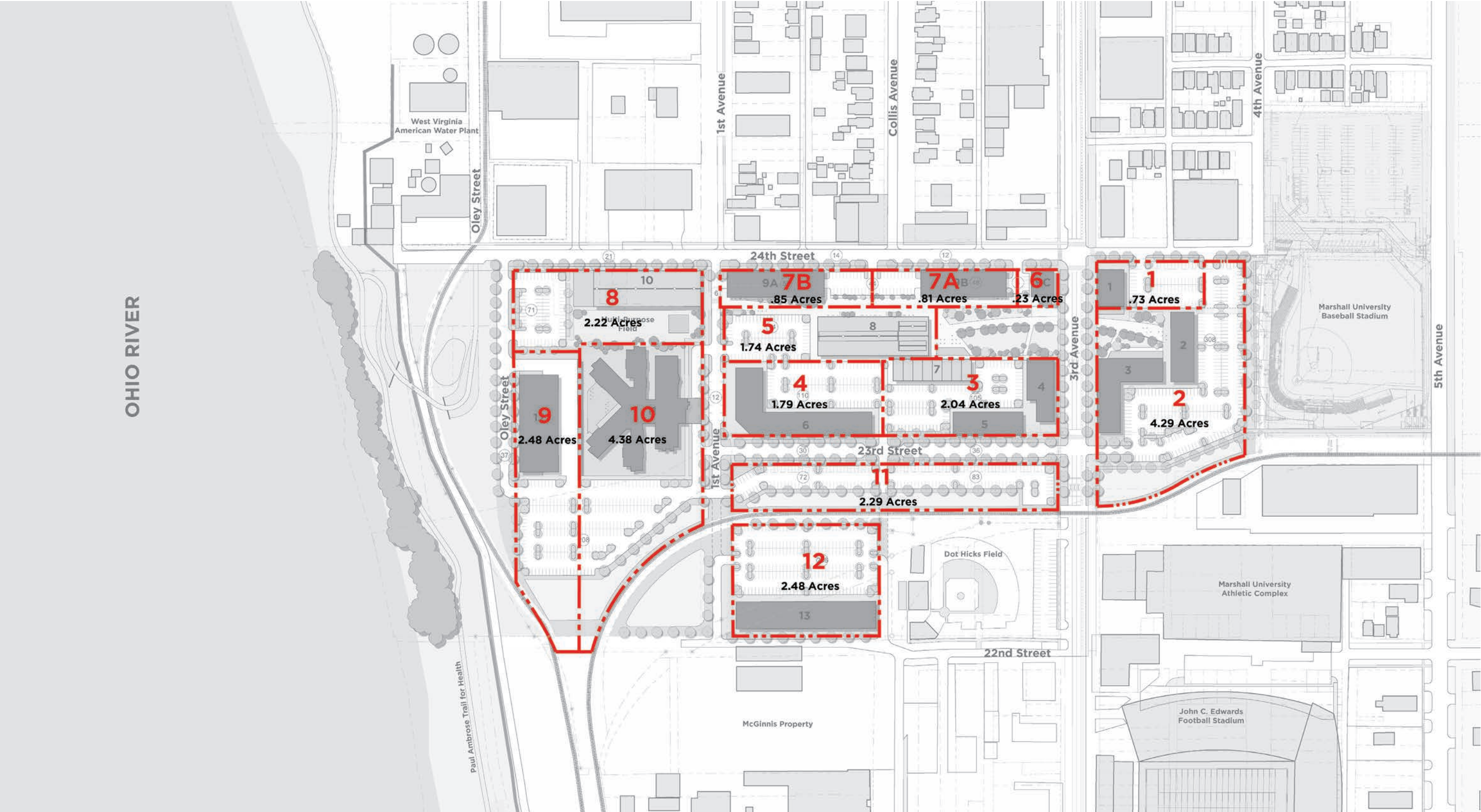
STROMBERG/GARRIGAN & ASSOCIATES



SCALE: N.T.S.

NORTH

January 2020



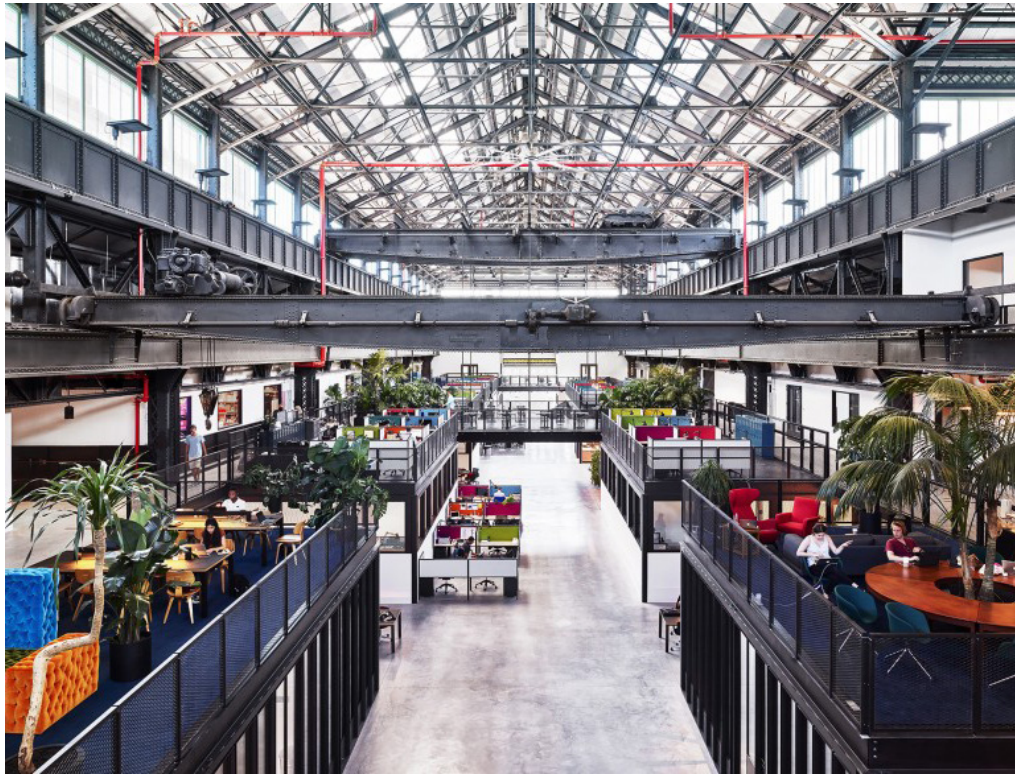
PARCEL LOT DIAGRAM - ALTERNATIVE B

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1	Commercial/Retail	6,650	1	6,650	0	26	0	26	Potential resturant pad.
2	Residential	11,700	4	46,800	47	0	71	71	800 SF as the average 2 bedroom unit size. 60% of ground floor includes units.
3	Residential/Mixed Use	18,170	4	74,680	55	183	83	266	Ground Floor Commercial/ 50% of ground floor resturant/upper floors multi-family or extended stay hotel.
4	Commercial/Retail	10,000	1	10,000	0	40	0	40	Potential retail anchor such as Aldi or outfitters store like REI.
5	Residential	10,800	4	43,200	43	0	65	65	800 SF as the average 2 bedroom unit size. 60% of ground floor includes units.
6	Residential	28,200	4	112,800	113	0	170	170	800 SF as the average 2 bedroom unit size. 60% of ground floor includes units.
7	Commercial/Retail	11,200	1	11,200	0	180	0	180	Destination Resturant such as a Distillery or Micro-brew/Food Hall.
8	Commercial/Retail	28,600	1	28,600	0	115	0	115	Banquet Hall/Performance Venue.
9A	Residential	15,400	4	61,600	46	0	69	69	Ground level parking /upper floors residential.
9B	Residential	17,500	4	70,000	53	0	79	79	Ground level parking /upper floors residential.
9C	Commercial/Retail	4,000	1	4,000	0	16	0	16	Potential resturant pad.
10	Pavilon	25,142	1	25,142	0	0	0	0	Public open air park pavilion.
11	Skilled Care Nursing Center	44,068	1	44,068	0	60	0	60	120 bed Skilled Care nursing center.
12	Tech/Flex Light Industrial/Institutional Operations	25,000	1	25,000	0	42	0	42	Campus facility support such as Art Department warehouse operations currently located at 2nd Ave. & 21st St.
13	Office/Lab/Research	25,200	3	75,600	0	303	0	303	Institutional research.
Totals		57,320		639,340	357	560	537	1502	

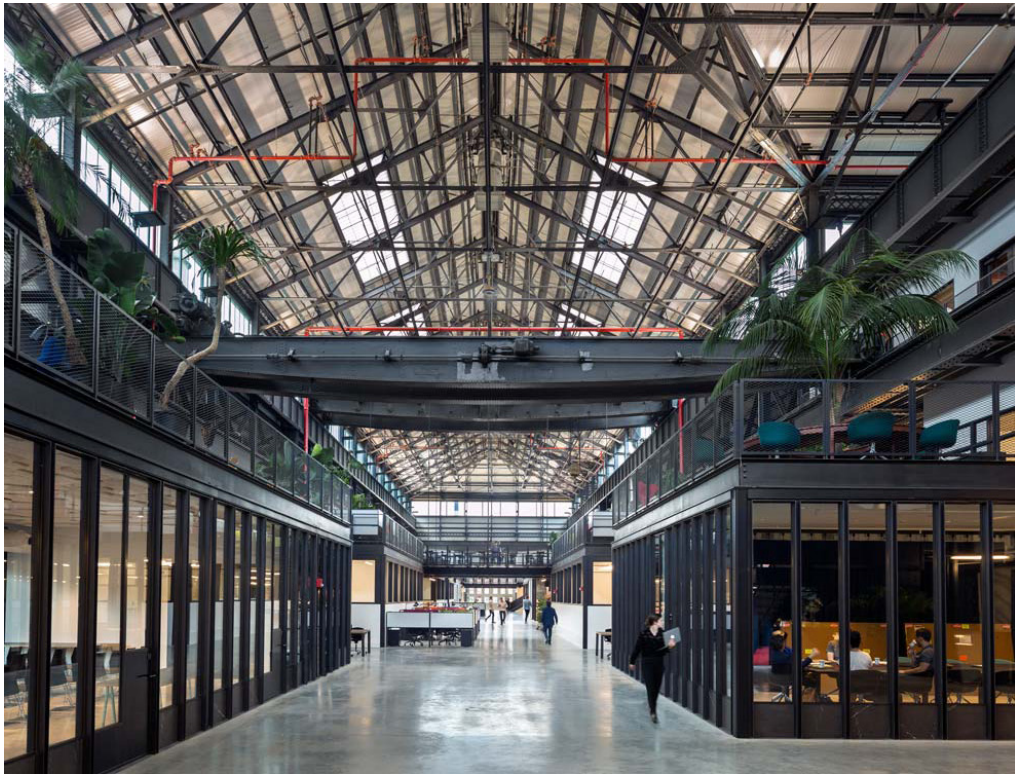
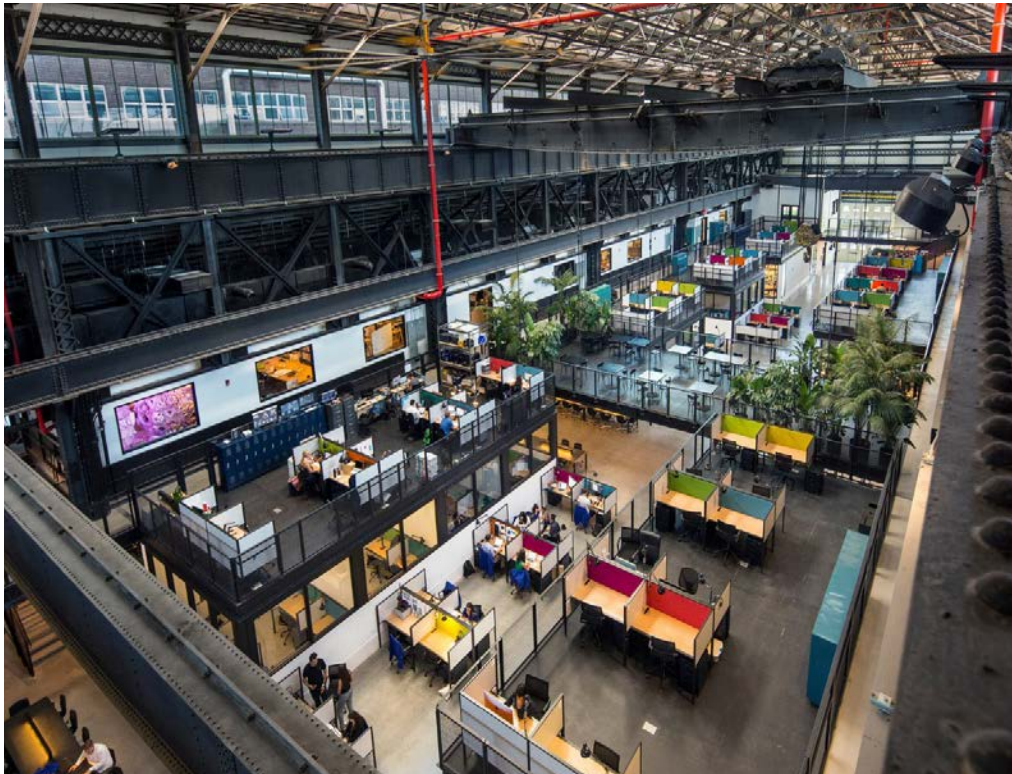
BULK AND YIELD TABLE - ALTERNATIVE B



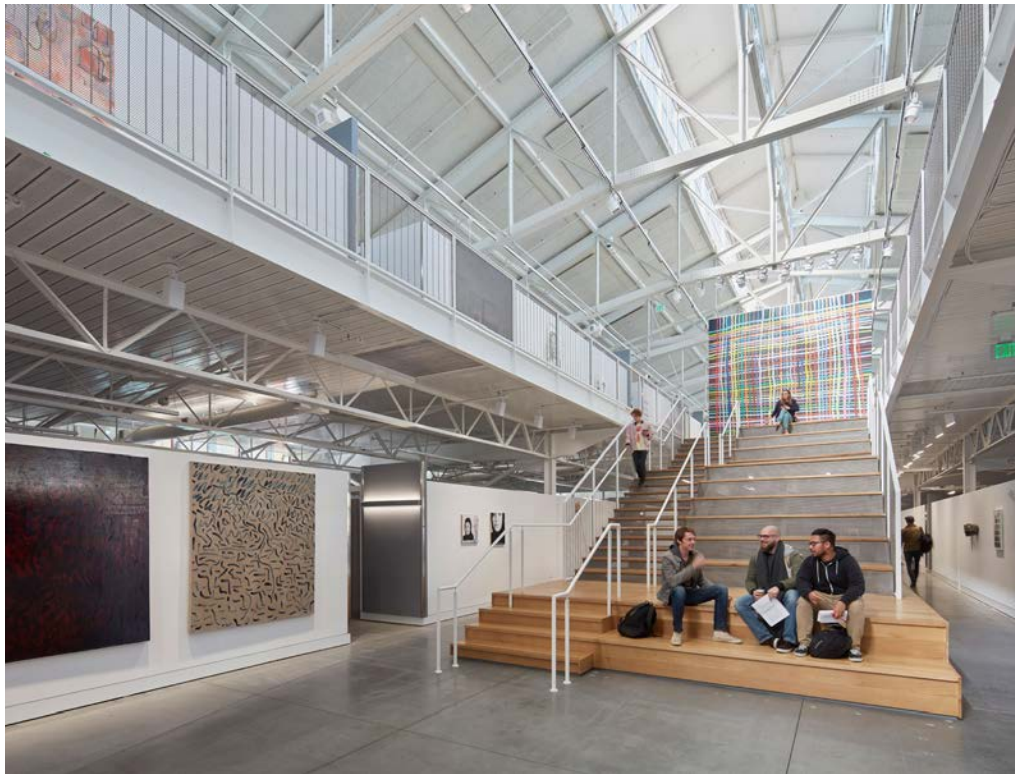
EXISTING INTERNAL VIEWS OF THE STEEL CAR ERECTION SHOP



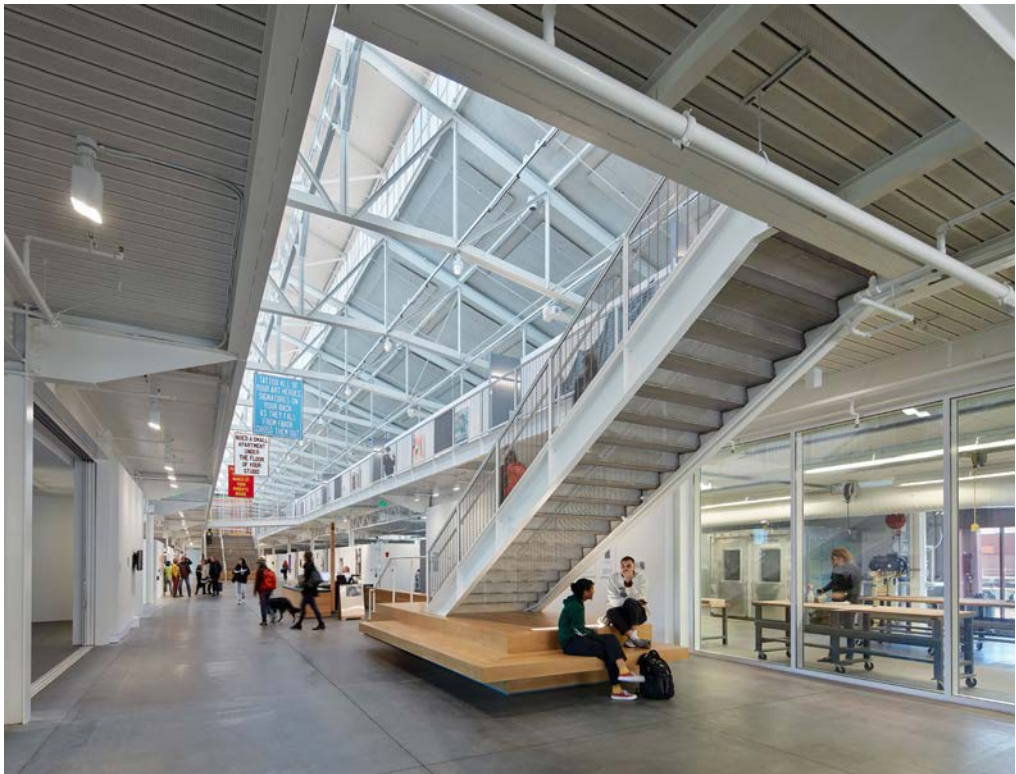
NEW LAB, BROOKLYN NAVY YARD



PHOTOS OBTAINED FROM: https://www.architectmagazine.com/project-gallery/new-lab-at-the-brooklyn-navy-yard_o
FIRM: MARVEL ARCHITECTS

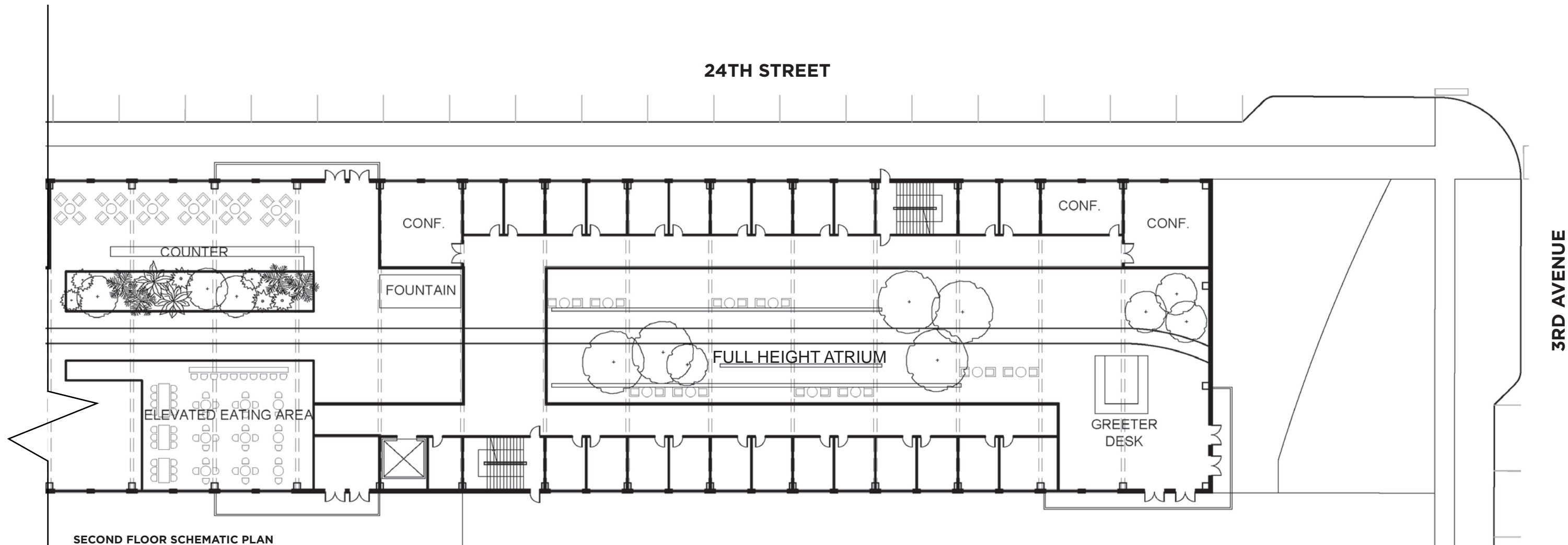


SAN FRANCISCO ART INSTITUTE

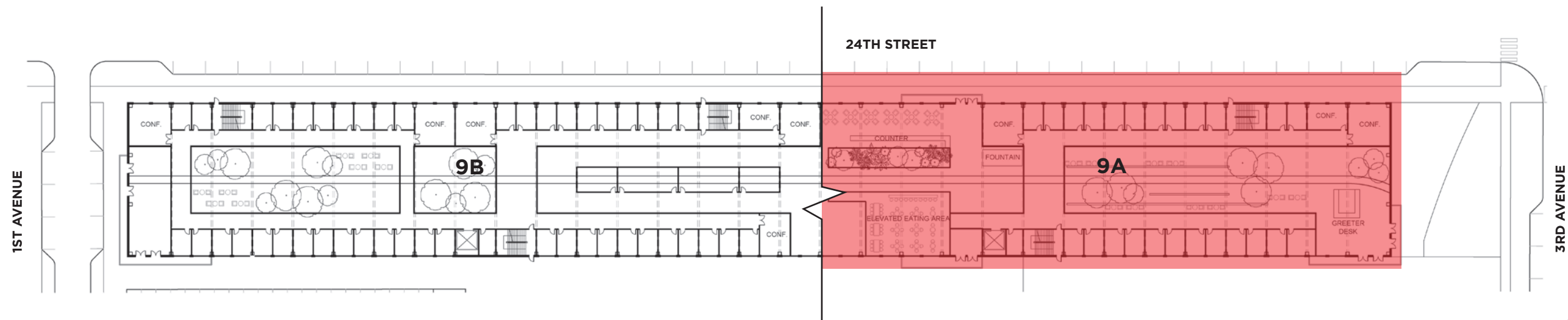


PHOTOS OBTAINED FROM: <https://www.lmsarch.com/projects/san-francisco-art-institute-fort-mason>
FIRM: LMSA

LARGE SCALE ADAPTIVE REUSE CASE STUDIES



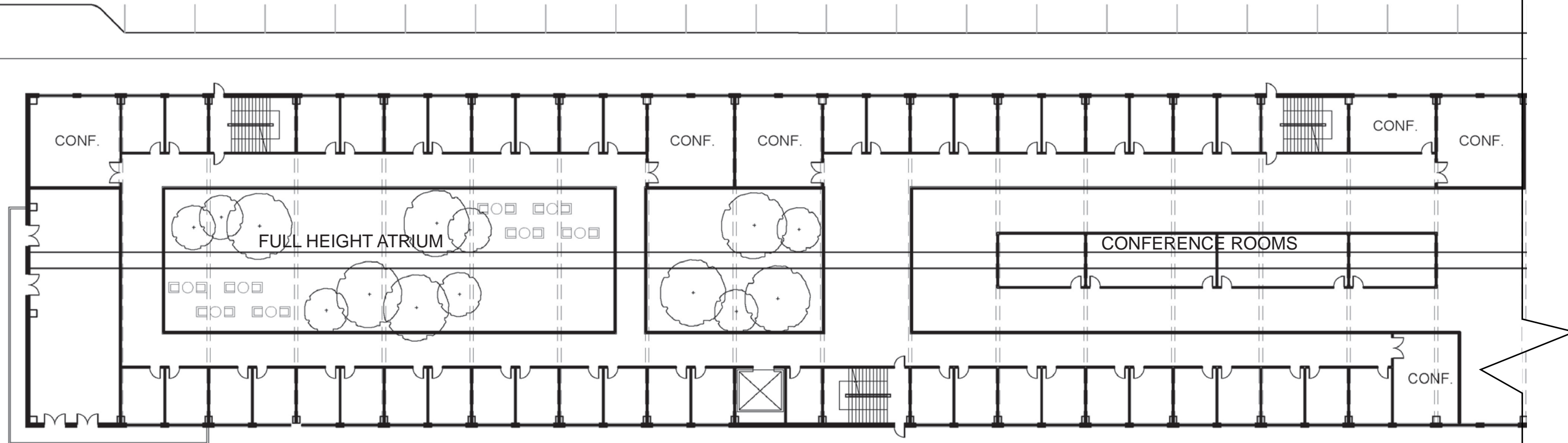
SECOND FLOOR SCHEMATIC PLAN



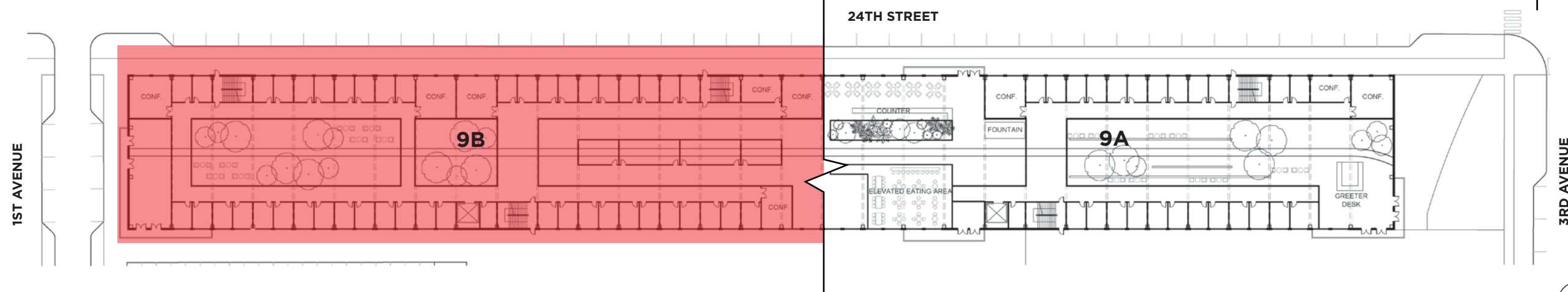
ACF STEEL ERECTING SHOP BUILDING ADAPTIVE REUSE FLOOR PLAN - OFFICE TECH/RESEARCH

1ST AVENUE

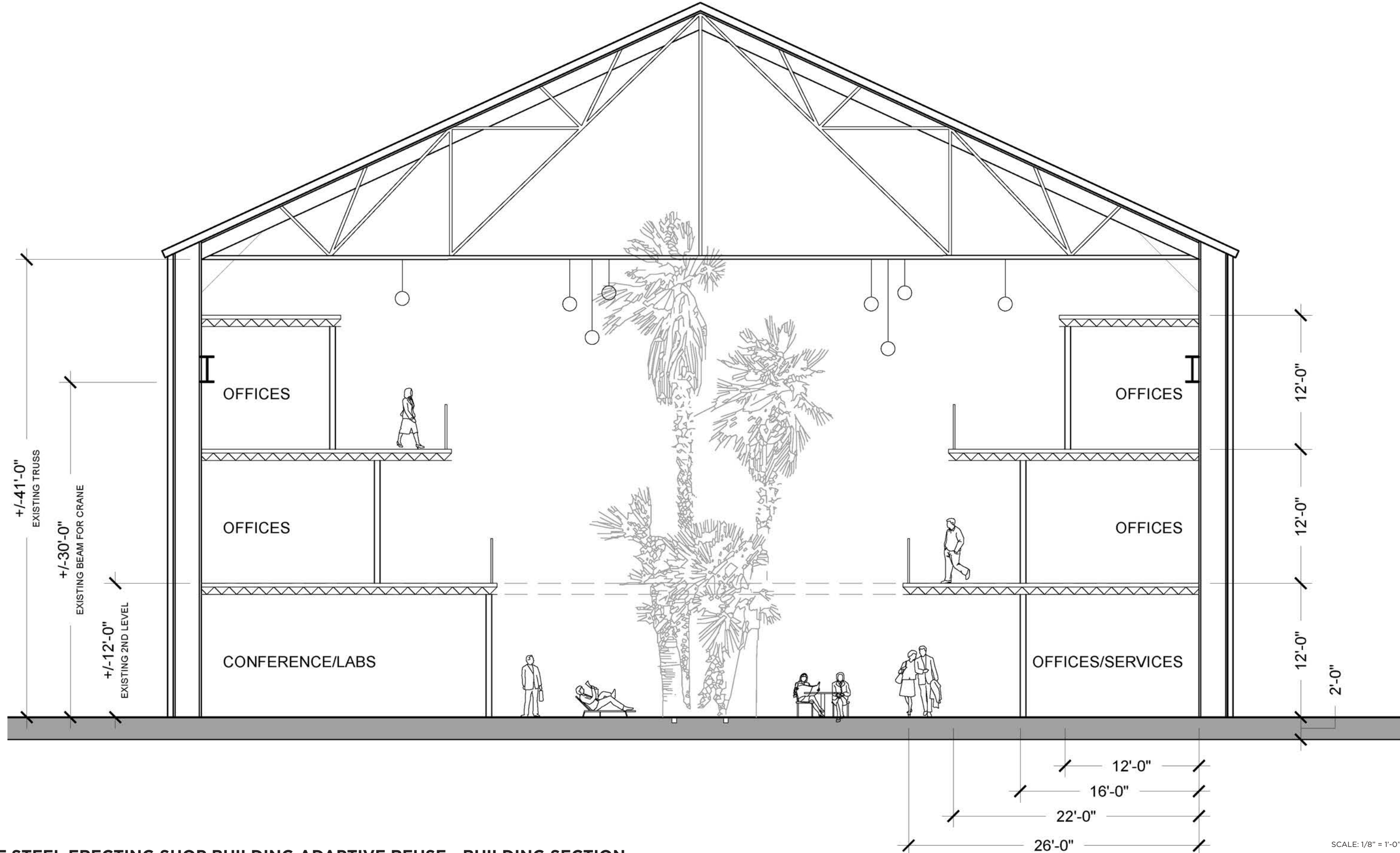
24TH STREET



SECOND FLOOR SCHEMATIC PLAN



ACF STEEL ERECTING SHOP BUILDING ADAPTIVE REUSE FLOOR PLAN - OFFICE TECH/RESEARCH



ACF STEEL ERECTING SHOP BUILDING ADAPTIVE REUSE - BUILDING SECTION

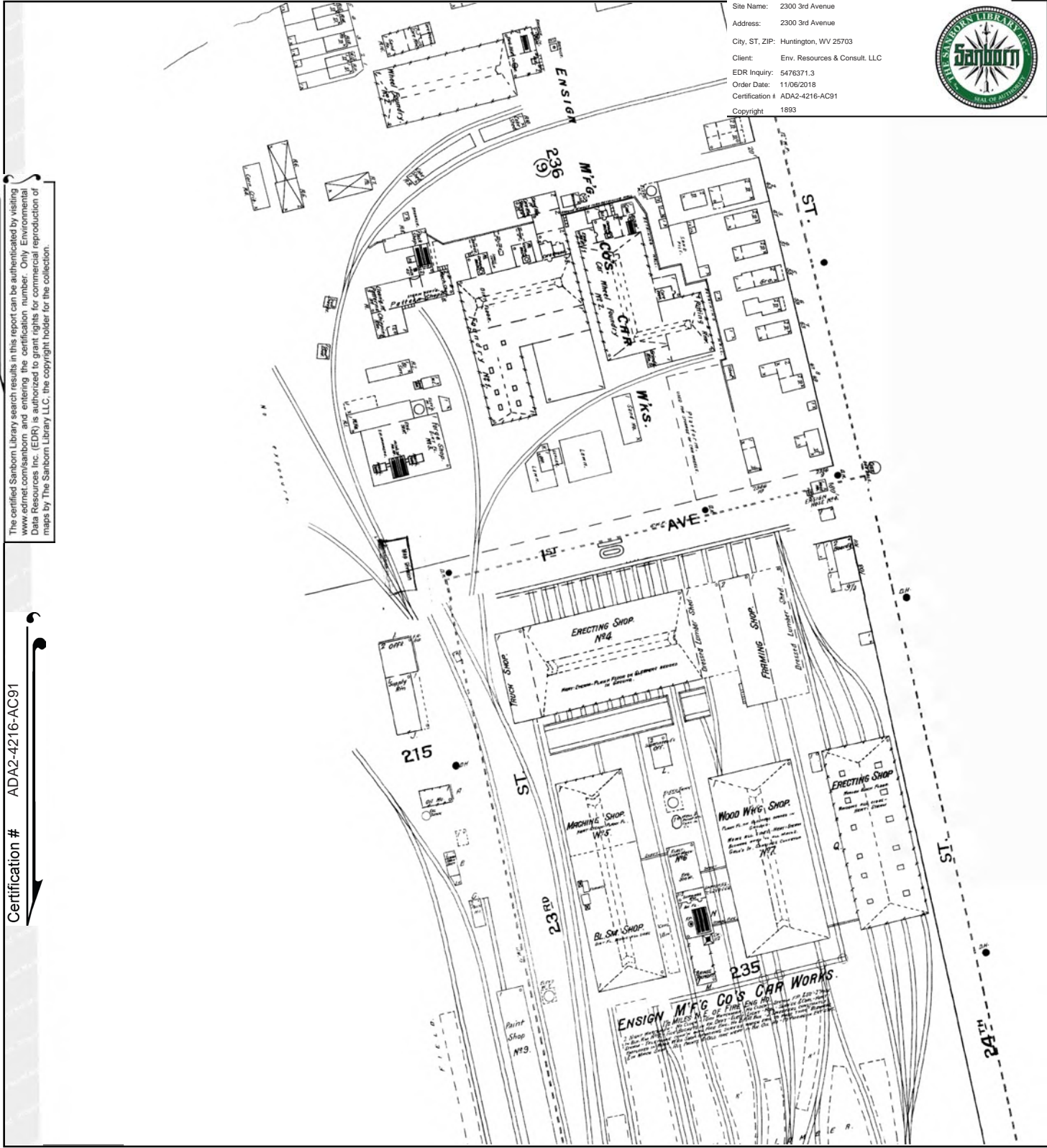
SCALE: 1/8" = 1'-0"

January 2020



Certified Sanborn® Map

1893



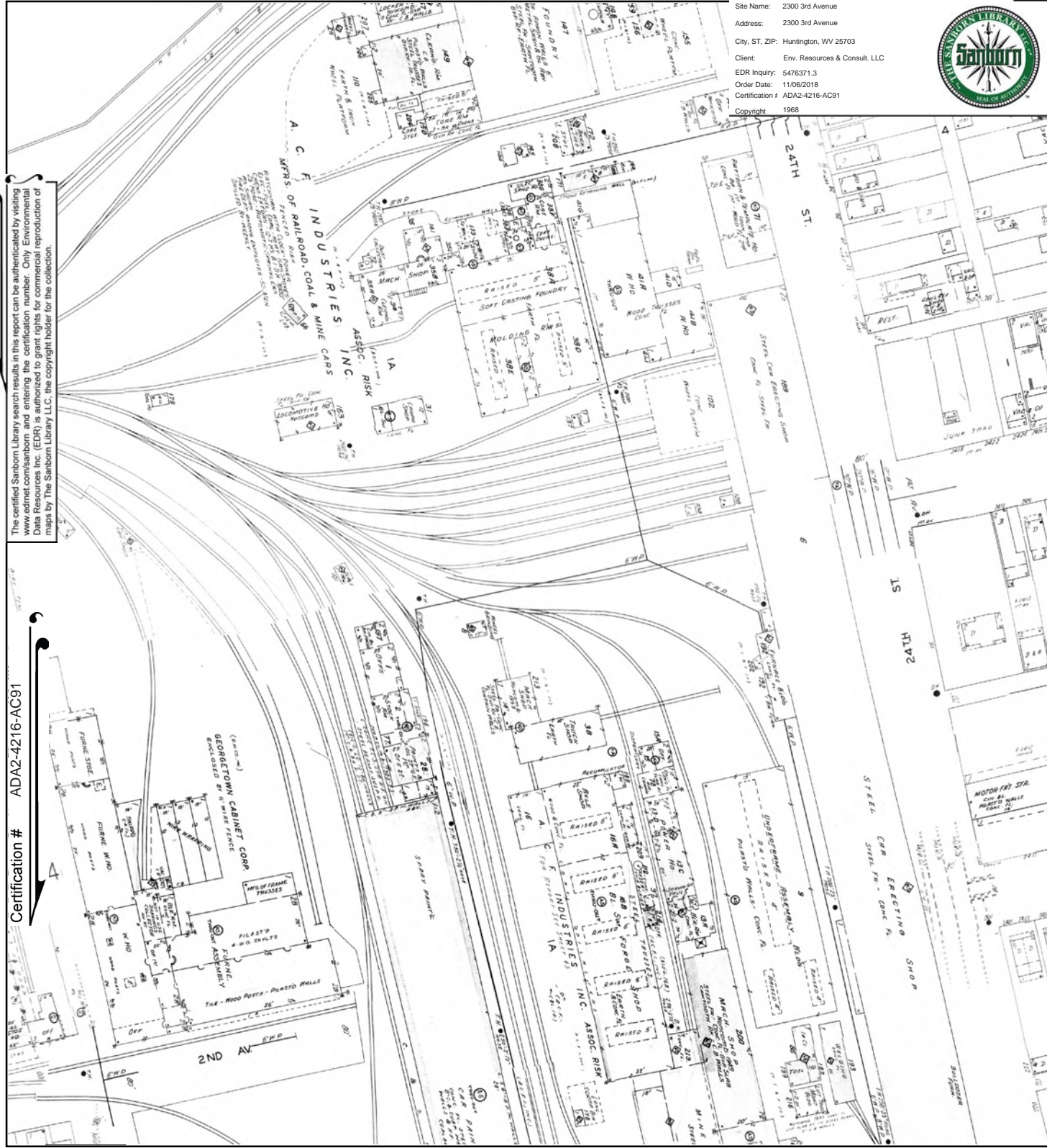
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Certification # ADA2-4216-AC91



Certified Sanborn® Map

1968



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Certification # ADA2-4216-AC91

SANDBORNE FIRE MAP - 1893, 1968

January 2020



LANDSCAPE ARCHITECTURE
PLANNING

STROMBERG/GARRIGAN & ASSOCIATES

Bid Delivery Address and Fax Number:

Department of Administration, Purchasing Division
2019 Washington Street East
Charleston, WV 25305-0130
Fax: 304-558-3970

A bid submitted in paper or facsimile form should contain the information listed below on the face of the submission envelope or fax cover sheet. Otherwise, the bid may be rejected by the Purchasing Division.

VENDOR NAME: Stromberg/Garrigan & Associates, Inc. (SGA)

BUYER: Josh Hager

SOLICITATION NO.: CRFQ 0313 DEP2400000009

BID OPENING DATE: See next page

BID OPENING TIME: See next page

FAX NUMBER: 304-558-3970

7. BID OPENING: Bids submitted in response to this Solicitation will be opened at the location identified below on the date and time listed below. Delivery of a bid after the bid opening date and time will result in bid disqualification. For purposes of this Solicitation, a bid is considered delivered when confirmation of delivery is provided by wvOASIS (in the case of electronic submission) or when the bid is time stamped by the official Purchasing Division time clock (in the case of hand delivery).

Bid Opening Date and Time: 09/05/2023 @ 1:30 PM ET

Bid Opening Location: Department of Administration, Purchasing Division
2019 Washington Street East
Charleston, WV 25305-0130

8. ADDENDUM ACKNOWLEDGEMENT: Changes or revisions to this Solicitation will be made by an official written addendum issued by the Purchasing Division. Vendor should acknowledge receipt of all addenda issued with this Solicitation by completing an Addendum Acknowledgment Form, a copy of which is included herewith. Failure to acknowledge addenda may result in bid disqualification. The addendum acknowledgement should be submitted with the bid to expedite document processing.

9. BID FORMATTING: Vendor should type or electronically enter the information onto its bid to prevent errors in the evaluation. Failure to type or electronically enter the information may result in bid disqualification.

DESIGNATED CONTACT: Vendor appoints the individual identified in this Section as the Contract Administrator and the initial point of contact for matters relating to this Contract.

(Printed Name and Title) Sean Garrigan; Principal

(Address) 800 Vinial Street, Suite B208 Pittsburgh, PA 15212

(Phone Number) / (Fax Number) 412-265-9031

(Email address) sgarrigan@s-ga.com

CERTIFICATION AND SIGNATURE: By signing below, or submitting documentation through wvOASIS, I certify that: I have reviewed this Solicitation/Contract in its entirety; that I understand the requirements, terms and conditions, and other information contained herein; that this bid, offer or proposal constitutes an offer to the State that cannot be unilaterally withdrawn; that the product or service proposed meets the mandatory requirements contained in the Solicitation/Contract for that product or service, unless otherwise stated herein; that the Vendor accepts the terms and conditions contained in the Solicitation, unless otherwise stated herein; that I am submitting this bid, offer or proposal for review and consideration; that this bid or offer was made without prior understanding, agreement, or connection with any entity submitting a bid or offer for the same material, supplies, equipment or services; that this bid or offer is in all respects fair and without collusion or fraud; that this Contract is accepted or entered into without any prior understanding, agreement, or connection to any other entity that could be considered a violation of law; that I am authorized by the Vendor to execute and submit this bid, offer, or proposal, or any documents related thereto on Vendor's behalf; that I am authorized to bind the vendor in a contractual relationship; and that to the best of my knowledge, the vendor has properly registered with any State agency that may require registration.

By signing below, I further certify that I understand this Contract is subject to the provisions of West Virginia Code § 5A-3-62, which automatically voids certain contract clauses that violate State law; and that pursuant to W. Va. Code 5A-3-63, the entity entering into this contract is prohibited from engaging in a boycott against Israel.

Stromberg Garrigan & Associates, Inc.

(Company) Sean C. Garrigan

(Signature of Authorized Representative)

Sean C. Garrigan, AICP, ASLA; Principal 9/5/2023

(Printed Name and Title of Authorized Representative) (Date)

412-265-9031

(Phone Number) (Fax Number)

sgarrigan@s-ga.com

(Email Address)



Department of Administration
Purchasing Division
2019 Washington Street East
Post Office Box 50130
Charleston, WV 25305-0130

State of West Virginia
Centralized Request for Quote
Service - Prof

Proc Folder: 1272513			Reason for Modification:
Doc Description: OER Brownfield Site Reuse Planning			
Proc Type: Central Master Agreement			
Date Issued	Solicitation Closes	Solicitation No	Version
2023-08-16	2023-09-05 13:30	CRFQ 0313 DEP2400000009	1

BID RECEIVING LOCATION
BID CLERK DEPARTMENT OF ADMINISTRATION PURCHASING DIVISION 2019 WASHINGTON ST E CHARLESTON WV 25305 US

VENDOR		
Vendor Customer Code: VS0000043762		
Vendor Name : Stromberg/Garrigan & Associates		
Address : Brewery Innovation Center		
Street : 800 Vinial Street, Suite B208		
City : Pittsburgh		
State : Pennsylvania	Country : United States	Zip : 15212
Principal Contact : Sean Garrigan		
Vendor Contact Phone: 412-265-9031	Extension:	

FOR INFORMATION CONTACT THE BUYER
Joseph E Hager III (304) 558-2306 joseph.e.hageriii@wv.gov

Vendor Signature X		FEIN# 51-0640483	DATE 9/5/2023
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All offers subject to all terms and conditions contained in this solicitation



**Department of Administration
Purchasing Division
2019 Washington Street East
Post Office Box 50130
Charleston, WV 25305-0130**

**State of West Virginia
Centralized Request for Quote
Service - Prof**

Proc Folder: 1272513 Doc Description: OER Brownfield Site Reuse Planning Proc Type: Central Master Agreement			Reason for Modification: Addendum #1 issued to publish agency responses to all vendor submitted questions.
Date Issued	Solicitation Closes	Solicitation No	Version
2023-08-25	2023-09-05 13:30	CRFQ 0313 DEP2400000009	2

BID RECEIVING LOCATION

BID CLERK
DEPARTMENT OF ADMINISTRATION
PURCHASING DIVISION
2019 WASHINGTON ST E
CHARLESTON WV 25305
US

VENDOR

Vendor Customer Code: VS0000043762

Vendor Name : Stromberg/Garrigan & Associates

Address : Brewery Innovation Center

Street : 800 Vinial Street, Suite B208

City : Pittsburgh

State : Pennsylvania **Country :** United States **Zip :** 15212

Principal Contact : Sean Garrigan

Vendor Contact Phone: 412-265-9031 **Extension:**

FOR INFORMATION CONTACT THE BUYER

Joseph E Hager III
(304) 558-2306
joseph.e.hageriii@wv.gov

**Vendor
Signature X**

Sean C. Conigan

FEIN# 51-0640483

DATE 9/5/2023

All offers subject to all terms and conditions contained in this solicitation

ADDITIONAL INFORMATION

The West Virginia Purchasing Division is soliciting this request for prequalification of vendors on behalf of the West Virginia Department of Environmental Protection (WVDEP), Office of Environmental Remediation (OER). The purpose of the Prequalification Agreement is to establish vendors from which OER can subsequently request bids for the development of Site Reuse Planning for potential redevelopment opportunities at brownfield sites throughout West Virginia per the attached specifications and terms and conditions.

INVOICE TO				SHIP TO			
ENVIRONMENTAL PROTECTION OFFICE OF ENVIRONMENTAL REMEDiation 601 57TH ST SE CHARLESTON WV US				STATE OF WEST VIRGINIA JOBSITE - SEE SPECIFICATIONS No City WV US			

Line	Comm Ln Desc	Qty	Unit Issue	Unit Price	Total Price
1	Brownfield Site Redevelopment Plan				

Comm Code	Manufacturer	Specification	Model #
77101700			

Extended Description:

Development of Site Reuse Planning for potential redevelopment opportunities at brownfield sites throughout West Virginia

SCHEDULE OF EVENTS

<u>Line</u>	<u>Event</u>	<u>Event Date</u>
-------------	--------------	-------------------

SOLICITATION NUMBER: CRFQ 0313 DEP2400000009

Addendum Number: No.01

The purpose of this addendum is to modify the solicitation identified as (“Solicitation”) to reflect the change(s) identified and described below.

Applicable Addendum Category:

- ☐ | Modify bid opening date and time
- ☐ | Modify specifications of product or service being sought
- ☒ | Attachment of vendor questions and responses
- ☐ | Attachment of pre-bid sign-in sheet
- ☐ | Correction of error
- ☐ | Other

Description of Modification to Solicitation:

Addendum issued to publish and distribute the attached documentation to the vendor community.

1. To publish agency responses to all vendor submitted questions.

Additional Documentation: Documentation related to this Addendum (if any) has been included herewith as Attachment A and is specifically incorporated herein by reference.

Terms and Conditions:

1. All provisions of the Solicitation and other addenda not modified herein shall remain in full force and effect.
2. Vendor should acknowledge receipt of all addenda issued for this Solicitation by completing an Addendum Acknowledgment, a copy of which is included herewith. Failure to acknowledge addenda may result in bid disqualification. The addendum acknowledgement should be submitted with the bid to expedite document processing.

Revised 6/8/2012

ATTACHMENT A

RFI: Questions from vendors for CRFQ DEP 24*09 Brownfield Site Reuse Planning

Q.1. Can we submit the proposal viz OasisWV? There was conflicting information within the RFQ so I wanted to verify with you.

A. Yes.

Q.2. Do we need to submit a cost proposal? Or are you looking for hourly rates?

A. No. You need to provide your qualifications as outlined in the RFQ to see if you will be approved as a prequalified vendor.

Q.3. Would we be more competitive if we compile an entire team that includes an environmental consultant? Or is it satisfactory to submit as just our firm with planning services for site reuse, etc.?

A. The vendor must meet the requirements in Section 4 Vendor Qualifications within the Specifications.

Q.4. Additionally, on page 32 of the RFQ, do we need to include this document and add our contractor information to resubmit with our proposal?

A. No. Page 32 is an example of what will be sent to prequalified vendors.

ADDENDUM ACKNOWLEDGEMENT FORM
SOLICITATION NO.: CRFQ DEP24*09

Instructions: Please acknowledge receipt of all addenda issued with this solicitation by completing this addendum acknowledgment form. Check the box next to each addendum received and sign below. Failure to acknowledge addenda may result in bid disqualification.

Acknowledgment: I hereby acknowledge receipt of the following addenda and have made the necessary revisions to my proposal, plans and/or specification, etc.

Addendum Numbers Received:

(Check the box next to each addendum received)

<input checked="" type="checkbox"/> Addendum No. 1	<input type="checkbox"/> Addendum No. 6
<input type="checkbox"/> Addendum No. 2	<input type="checkbox"/> Addendum No. 7
<input type="checkbox"/> Addendum No. 3	<input type="checkbox"/> Addendum No. 8
<input type="checkbox"/> Addendum No. 4	<input type="checkbox"/> Addendum No. 9
<input type="checkbox"/> Addendum No. 5	<input type="checkbox"/> Addendum No. 10

I understand that failure to confirm the receipt of addenda may be cause for rejection of this bid. I further understand that any verbal representation made or assumed to be made during any oral discussion held between Vendor's representatives and any state personnel is not binding. Only the information issued in writing and added to the specifications by an official addendum is binding.

Stromberg/Garrigan & Associates, Inc. (SGA)

Company



Authorized Signature

9/5/2023

Date

NOTE: This addendum acknowledgement should be submitted with the bid to expedite document processing.

Revised 6/8/2012

September 5, 2023

Submitted to State of West Virginia

OER Brownfield Site Reuse Planning



Submitted by



stromberg
garrigan
associates

LM LANDMARKS SGA, LLC
Architecture | Historic Preservation | Adaptive Reuse

In association with **Urban Partners**

Sustainable Strategies



Pittsburgh Office
Brewery Innovation Center
800 Vinial Street, Suite B208
Pittsburgh, PA 15212

September 5th, 2023

Department of Environmental Protection
Office of Environmental Remediation
Attn: Joseph E. Hager III

RE: CRFQ 0313

Dear Mr. Hager,

Stromberg/Garrigan & Associates, Inc (SGA) and its affiliated architectural practice Landmarks SGA, LLC, and in association with Urban Partners (UP) and Sustainable Strategies DC (S2), is pleased to submit our qualifications to support the Office of Environmental Quality's (OER) request for professional services for the above referenced contract. As shown in our proposal, SGA and its team of subconsultants provides a team of highly experienced professional staff and support resources that meet all the multi-disciplinary needs of this contract. The team will be led by a nationally recognized group of professionals that have long-established working relationship with SGA and each other. The professional staff that will be directly involved in this project have extensive and unparalleled U.S. EPA brownfields site reuse and redevelopment planning experience, including working on hundreds of brownfields assessment projects, including in U.S. EPA Region 3 and in West Virginia especially. The SGA Team's professional qualifications and capabilities include:

- SGA is a nationally recognized firm in all aspects of leading and overseeing brownfields projects. SGA has worked on more U.S. EPA Region 3 brownfields reuse planning/redevelopment projects than any other firm.
- SGA and its team's are highly experienced working collaboratively with smaller towns and cities throughout Region 3; we appreciate the challenges and the opportunities that exist for small and rural communities and having spent our careers focused on helping community leaders tap into their own potential to make their loved communities greater. The SGA team has worked on projects across West Virginia, in more than a dozen counties and in communities of all sizes. Our work has resulted in hundreds of millions of dollars in public and private investments being made into West Virginia communities.
- We have been intimately involved in U.S. EPA programs since the mid-1990s, have been involved in the current brownfields program since its inception, and have served on advisory committees to the U.S. EPA Headquarters to make recommendations on how to improve and expand the program. SGA and Sustainable Strategies DC worked on the pilot round U.S. EPA brownfields program in grant in Charles Town and Ranson, WV, which set the national standard for how the program could be utilized and resulted in the two towns receiving two Phoenix Awards, as well as a Brownfields Renewal Award, an AIA Award, and a WV Preservation Alliance Award.
- We have unparalleled understanding of the DEP's/OER's programs and procedures and are able to utilize the site reuse component to help successfully advance projects through the VRP program in an efficient and effective manner as a result of understanding what the ultimate reuse of properties.



- SGA, as well as our team members, has received numerous highly prestigious awards from the U.S. EPA and other programs, including receiving multiple Phoenix Awards and Brownfields Renewal Awards, including the 2023 Region 3 Phoenix Award recently presented at the National Brownfields Training Conference held in Detroit in August. This is a testament to the fact that our work leads to real bricks and mortar community successes.
- Our approach, strongly endorsed by the U.S. EPA, focuses on the community and economic outcomes of the work funded by brownfields programs, and is not solely focused on the environmental characterization and remediations elements. We believe we are better able to strategically guide our client's financial resources to result in the maximum positive impacts to the communities, than any other team.

I am a Principal at SGA and will serve as the Principal-in-Charge and primary contact with OER on this contract. With the support of a highly experienced and knowledgeable team, I will oversee all technical aspects of the project, coordinate all individual work elements, and provide all agency coordination and communications with the OER staff. All of the staff listed in this proposal are available to meet the project needs of OER. I will be supported by Anna Leisher also of SGA, who will serve as a project manager and assistant contract coordinator for task orders issued under this contract.

We trust you will find this proposal responsive to the requirements of the solicitation and look forward to working with OER and communities throughout the Commonwealth on this exciting project. If you have any questions, please contact me at (412) 265-9031 or via email at sgarrigan@s-ga.com.

Sean C. Garrigan, AICP, ASLA
Principal

Submitted by



stromberg
garrigan
associates



LANDMARKS SGA, LLC

Architecture | Historic Preservation | Adaptive Reuse

In Association with

URBAN PARTNERS



Contents

01

The Project Team

05

Project Experience

44

Key Personnel



Fairfax Boulevard Complete
Street Design | Ranson, WV



The Project Team

Stromberg/Garrigan & Associates, Inc. Team's collective capabilities includes: leading national firms in the fields of site-specific reuse design, integrating remedial actions into reuse plans, area-wide brownfields redevelopment planning, market analysis, public engagement, community revitalization, funding/financing strategies, and the preparation of implementation plans. The SGA Team provides unparalleled technical capacity to perform all of the work required and combined has been involved in dozens of U.S. EPA brownfield grant projects in Region 3 and West Virginia, especially. This team provides unparalleled capabilities in the areas of:

- Identification, inventorying and the prioritization of potential brownfield sites;
- Working with property owners to educate them on the benefits of the brownfields program and obtaining site access;
- Interpreting site characterization data to determine influences on reuse potential and implications;
- Compliance with WV VRP program requirements;
- Performing all levels of inter-agency coordination;
- Performing real estate market analysis and pro formas and developing public-private partnerships (P3) to make deals happen;
- Developing economically viable and "do-able" reuse plans;
- Creating "area-wide" investment strategies to spur private investment; and
- Determining the best strategies for linking state, federal and special tax incentives to support remediation and the redevelopment of brownfields.

STROMBERG GARRIGAN & ASSOCIATES (SGA)

SGA is a full-service planning and design practice offering comprehensive community development, urban planning, urban design, site development, and project management services primarily focused on the revitalization and redevelopment of communities. SGA specializes in the practice of "land recycling" and is a nationally recognized leader in the reuse of formerly developed land including environmentally contaminated sites often referred to as brownfields. **SGA has worked on more than 70 U.S. EPA Brownfields Assessment Grant and technical assistance projects throughout the United States including leading projects across West Virginia: from Jefferson and Berkeley Counties in the eastern panhandle, to Cabell County in the western part of the state, McDowell County in the south, to Ohio County in the Northern panhandle, as well as many locations in between.** The firm employs a comprehensive and multi-disciplinary approach to all of our projects with the goal of providing the highest level of creativity in order to meet or exceed our clients' goals and expectations.

The foundation of SGA's planning and design approach is the fundamental understanding of the operation of natural systems and their inter-relationships with the human environment. The firm employs a broad set of sciences and analytical constructs to form a chronological understanding



The Project Team

of a place's evolutionary history and to understand the inherent and existing qualities of a place. Our concern is not with science for its own sake but rather for the essential knowledge needed to intervene on a site in a meaningful way. SGA's approach does not rely on compartmentalized disciplines operating independently as in orthodox community planning and traditional design; instead we respond to what we believe comprise the unique attributes of a place, typically derived from nuanced inter-relationships between many forces. Effective planning and meaningful design cannot occur without understanding the implications of physical, environmental, economic and social factors at work and revealing the systematic relationships of people and place; hence revealing the capabilities, opportunities and constraints of a site and thus the potential (and distinctive) hypothetical future.

From this framework, SGA's planning work and designs harness dynamic processes to establish creative solutions which are sustainable and diverse. Our planning and design techniques engage complex systems and constructs in order to redefine a space, a place or a region in a forward thinking, holistic manner and in doing so, our projects serve as comprehensive solutions that provide the highest level of creativity as well as being economic and politically viable. SGA strives to meet or exceed our clients' goals and expectations on all of our projects.

SGA has extensive direct and indirect work experience on U.S. Environmental Protection Agency funded projects. Since its inception the firm has worked on numerous EPA Brownfields Assessment or related projects, especially for U.S. EPA Region 3. In addition to the firm's U.S. EPA funded work with local governments, SGA provides direct technical services to the U.S. EPA's Office of Brownfields and Land Recycling (OBLR) and the Office of Land and Emergency Management (OLEM) in the EPA's Washington D.C. Headquarters as a part of teams retained on two on-call, open-ended technical services contracts to provide brownfields support services to all U.S. EPA regional offices and local communities throughout the United States. The firm has also been part of a direct technical services contract with the U.S. EPA's Office of Community Revitalization focused on the Community Building Blocks program associated with Smart Growth support for communities and local governments.

SGA's primary professional work is related to U.S. EPA funded or direct U.S. EPA agency-involved work, therefore it is committed to maintaining its excellent performance record of meeting or exceeding its clients' expectations in terms of project timeline, work product, quality assurance and high-quality deliverables.

Firm's Role on the Project

SGA will serve as the prime consultant for the project team and is committed to providing the resources necessary to meet the multi-disciplinary needs of any potential brownfields redevelopment project. The team will be led by an experienced group of, technicians, planners, engineers, architects, and landscape architects/urban designers who have provided brownfields remedial design, permitting, coordination and Quality Control/Quality Assurance for dozens of U.S. EPA brownfields projects. The firm will lead all community engagement activities, developing reuse plans, preparing area-wide planning recommendations, developing illustrative plans and visual graphics, creating phasing and implementation strategies, and assembling final reports and community educational documents.

SGA's main office is located in Somerset, PA with offices in Pittsburgh, Jenkintown, PA (metro Philadelphia), and Norfolk, VA. The firm is small, but robust in its customized capabilities, and as such, is well equipped to focus staffing resources in a manner that best meets the needs of our



The Project Team

clients; allowing us to provide our clients with the most effective end-product in a viable business model. As a part of our project management approach, we routinely meet with our consultant team and their extensive technical resources and our clients to ensure that all resources are being spent in a manner that leverages their impact as much possible. The firm has a proven record of delivering the highest quality product, on time, and at a level that meets or exceeds our clients' expectations.

LANDMARKS SGA, LLC (LANDMARKS)

Landmarks SGA, LLC (Landmarks) is an affiliated company of Stromberg/Garrigan & Associates which was established with the specific goal of providing professional architectural services focused on new design, adaptive reuse, and the preservation of historically significant structures. The vast majority of the firm's work focuses on urban revitalization and infill architecture, along with historically sensitive modern architecture for cultural significant sites. The firm is licensed to practice architecture in the state of West Virginia. The firm's work and its principals are fluent in the Secretary of Interior's Standards for Historic Rehabilitation and have successfully completed numerous federal and state historic tax credit projects. The firm has received numerous awards for its historical preservation work, including projects which have received awards from the American Institute of Architects (AIA) and the Preservation Alliance of West Virginia. The firm has offices located in Pittsburgh, PA.

Firm's Role on the Team

Landmarks can support reuse planning where existing buildings or structures exist. The firm's capabilities can assist in helping to evaluate the existing conditions of buildings, determining potential stabilization actions, adaptive reuse potential, code review for intended end uses, potential project costs, modifications, and the feasibility of additions to buildings, etc. that can support overall brownfields redevelopment.

URBAN PARTNERS (UP)

Urban Partners (UP) is a national professional consulting firm that advances the planning and implementation of feasible development and revitalization activities. They provide sound real estate market analysis to identify the realm of alternatives available and undertake detailed fiscal and economic analysis to establish the long-term financial requirements of project development and operation. Grounded by their attention to market and economic realities, UP's clients have completed an extensive portfolio of restoration, revitalization, and development projects as well as a broad array of social service, educational and cultural programs that have remained sustainable over time. They have significant experience in planning for commercial and mixed-use districts, cultural districts, residential communities, food related business/districts, educational/institutional areas and recreational and entertainment uses and in developing financing and implementation strategies to carry out the development priorities of our clients. The firm has worked on numerous U.S. EPA brownfields projects with SGA, including Brandywine Riverfront in Wilmington, DE; Lower Frankford Creek in Philadelphia, PA; Shamokin, PA; the Paxton Creek Corridor in Harrisburg, PA;



The Project Team

the Wellsburg, WV Opportunity Appalachia Project: and the Martinsburg, WV's Interwoven Mills brownfields project; to name a few. SGA principals have been working with UP staff for more nearly 30 -years.

Firm's Role on the Team

UP is available to provide market assessment, redevelopment programming, and economic feasibility strategies in support of reuse and redevelopment activities on targeted brownfield sites. This work could also include the ability to develop project pro formas to determine project feasibility or order of magnitude identification of project financing gaps. This information could be utilized to inform the implementation plan and the identification of funding and financing resources and options.

SUSTAINABLE STRATEGIES (S2)

Sustainable Strategies (S2) is a government affairs and strategic consulting firm based in Washington, D.C. S2 helps clients secure resources for revitalization, infrastructure, and sustainability projects. S2 primarily represents local governments and other public entities across the nation with a focus on sustainable economic and community development, infrastructure upgrades, transportation, smart growth, brownfields and infill development, green infrastructure and green buildings, and environmental improvement projects. SGA has been working with S2 for more than twenty years on U.S. EPA projects.

S2 provides funding strategies, grant writing and advocacy, congressional and agency advocacy, consulting on community revitalization, consulting on green technology deployment, support for formation of public-private partnerships, environmental counsel, and other professional services to support community revitalization. S2 has helped communities across America succeed on innovative local revitalization projects and secure hundreds of millions of dollars in resources for those projects. The principals of S2 and SGA have worked together for decades and have a proven track record of successfully cleaning-up and redeveloping brownfields across the U.S. and in West Virginia.

S2 will be available to develop an implementation action plan and project funding/leveraging strategies as project proposals are considered, in concert with the work performed by other consultants on the planning team and in partnership with the State of West Virginia's OER. S2's resources provide the ability to meet one of the U.S. EPA's criteria for success for brownfields assessment grant projects, which is clear strategies for implementation beyond the assessment actions of the project.

Firm's Role on the Team

S2 is able to provide strategic funding strategies to support brownfields clean-up and redevelopment. The firm outlines funding strategies and partnership building for projects, in the form of Implementation Action Plan and Resource Roadmap preparation that lays out a step-by-step game plan to realize the reuse visions developed by the SGA Team.



U.S. EPA Project Experience

U.S. EPA Grant Funded & TA Community Experience	Direct U.S. EPA Grant/TA Activities											Complementary Activities to U.S. EPA Grants				Notes
	Number of Grants/TA Support	Approved QAPPs	Approved FSAPs/ HASPs	Brownfield Inventory - Area-wide - Site Reuse Planning	Phase I ESAs	Phase II ESAs	RAPs	Public Involvement	Market Analysis	Onsite Field Mgmt.	Resource Roadmaps	Financial Feasibility	Other Assessments	Remedial Oversight	Successful Grant Writing	
EPA HEADQUARTERS - NATIONWIDE																
Office of Brownfields & Land Revitalization	32	X		X				X								Various Direct Technical Support Activities to HQ & Regional Offices
Office of Land & Environmental Management	2	X		X				X								EPA Brownfields Urban Agriculture Handbook
WEST VIRGINIA - EPA Region 3																
City of Fairmont	2			X				X								Former Sharon Steel Superfund Site Reuse Plan
City of Huntington Municipal Develop. Auth.	4	X	X	X	X	X		X	X		X		X	X	X	Former ACF Railcar Mfg Site Reuse Plan
McDowell County/Region I PDC	1			X				X								laeger FEMA Relocation Project Site Reuse Plan
City of Martinsburg	1			X					X		X					Former B&O Roundhouse & Interwoven Mills Plan
City of Morgantown	2			X				X			X		X	X		Sunnyside Mon. Riverfront Reuse Plan
City of Nitro	2			X												Former Federal Ammunition Plant Reuse Plan
Cities of Ranson and Charles Town	9	X		X	X	X	X	X	X	X	X	X	X	X	X	Double Phoenix Award Winner
City of Ronceverte	1			X			X						X			Island Park and Downtown Brownfields Project
Preston County	1			X												With WVLSC
West Virginia Land Stewardship Corp.	1			X				X								Former Albright Power Station Reuse Plan
City of Wheeling	1								X		X				X	Robrecht Site Clean-up Grant

U.S. EPA Grant Funded & TA Community Experience	Direct U.S. EPA Grant/TA Activities											Complementary Activities to U.S. EPA Grants				Notes
	Number of Grants/TA Support	Approved QAPPs	Approved FSAPs/ HASPs	Brownfield Inventory - Area-wide - Site Reuse Planning	Phase I ESAs	Phase II ESAs	RAPs	Public Involvement	Market Analysis	Onsite Field Mgmt.	Resource Roadmaps	Financial Feasibility	Other Assessments	Remedial Oversight	Successful Grant Writing	
PENNSYLVANIA - EPA Region 3																
Carlisle Borough/ Cumberland County	4	X	X	X	X	X	X	X	X	X	X	X	X		X	2020 EPA Region 3 Best Project Award
City of Harrisburg Redevelopment Authority	2	X		X	X			X	X		X					S. Allison Hill and Paxton Creek Reuse Plans
Beaver County Planning/ Redevelopment Authority	2	X	X	X			X	X	X		X		X	X	X	Various Sites
Economic Progress Alliance of Crawford County	1	X	X	X	X	X	X	X					X	X	X	Former Bessemer Site Specific Assessment/ Reuse
City of Johnstown	2			X				X	X	X	X	X	X		X	Various Sites
Borough of Monaca	2	X			X			X	X		X		X			Ohio River Coalition Site Reuse Plans
City of Philadelphia Planning Commission	1	X			X			X	X		X		X			N. Delaware Riverfront Brownfields Reuse Plan
City of Philadelphia Industrial Dev. Corp. RLF	2	X	X	X			X	X		X			X	X		Former Recycling/ Scrapyard Reuse Plan
City of Philadelphia Redevelopment Authority	1	X	X		X	X										Various Sites
Lehigh Valley Economic Development Corp	1	X	X	X	X	X		X	X		X	X	X			Former PA State Hospital Redevelopment
Dauphin County Redevelopment Authority	1	X	X	X	X	X		X	X		X	X	X			Former PA State Hospital Redevelopment
Borough of Greenville	2	X	X	X	X	X		X				X	X		X	Trinity North and Downtown Reuse Plans
Oil City Progress Alliance	1	X	X	X	X	X		X				X	X		X	Various Sites
City of Shamokin	1	X	X	X	X	X	X	X	X	X					X	Various Sites
Somerset County Redevelopment Authority	1	X	X	X	X	X	X	X			X				X	Various Sites
DELAWARE - EPA Region 3																
City of Wilmington Department of Planning	2	X		X				X			X	X			X	Brandywine Riverfront Area Reuse Plan
VIRGINIA - EPA Region 3																
City of Hopewell	1		X		X	X					X		X			Downtown and James Riverfront Reuse Plan

U.S. EPA Grant Funded & TA Community Experience	Direct U.S. EPA Grant/TA Activities											Complementary Activities to U.S. EPA Grants				Notes
	Number of Grants/TA Support	Approved QAPPs	Approved FSAPs/ HASPs	Brownfield Inventory - Area-wide - Site Reuse Planning	Phase I ESAs	Phase II ESAs	RAPs	Public Involvement	Market Analysis	Onsite Field Mgmt.	Resource Roadmaps	Financial Feasibility	Other Assessments	Remedial Oversight	Successful Grant Writing	
City of Norfolk	2	X	X	X	X	X		X			X		X		X	Harbor Park Area Site Reuse Plan
City of Roanoke	1		X													Reuse Support
Central Virginia Planning District Council	1			X				X								Appomattox Downtown Reuse Plan
City of Waynesboro	1	X		X				X			X		X			South Riverfront Mercury Spill Remedial Plan
MAINE - EPA Region 1																
City of Millinocket	2			X				X		X						Reuse Plan for World's Largest Newsprint Mill
MASSACHUSETTS - EPA Region 1																
Town of Seekonk	1															Attlenoro Dyeworks
City of New Bedford	1			X				X								Green Infrs. Plan for former Payne Elco Mfg Site
RHODE ISLAND - EPA Region 1																
City of Providence	1			X				X								Charlotte Hope Plaza Site Reuse Plan
NEW JERSEY - EPA Region 2																
City of Trenton/Isles inc.	1			X				X								Amtico Square Stormwater Management Strategy
NEW YORK - EPA Region 2																
Bronx Borough/NYC	1			X				X								Soundview/Hunts Point Marketplace Plan
PUERTO RICO - EPA Region 2																
City of La Milagrosa																
City of San Juan	1			X				X								La Milagora Complete Reuse Plan
KENTUCKY - EPA Region 4																
City of Louisville	1			X				X		X						Metro Waste Incinerator Reuse Plan
MISSISSIPPI - REGION 4																
Duck Hill	1			X				X								Binford High School Reuse Plan

U.S. EPA Grant Funded & TA Community Experience	Direct U.S. EPA Grant/TA Activities										Complementary Activities to U.S. EPA Grants				Notes	
	Number of Grants/TA Support	Approved QAPPs	Approved FSAPs/ HASPs	Brownfield Inventory - Area-wide - Site Reuse Planning	Phase I ESAs	Phase II ESAs	RAPs	Public Involvement	Market Analysis	Onsite Field Mgmt.	Resource Roadmaps	Financial Feasibility	Other Assessments	Remedial Oversight		Successful Grant Writing
ILLINOIS - EPA Region 5																
Village of Oak Park	1			X				X								Smart Growth Building Blocks Plan
OHIO - EPA Region 5																
BELOMAR Regional Council of Governments	2			X				X		X						Bellaire Viaduct Park
WISCONSIN - EPA Region 5																
City of Ashland	1			X				X								Ore Dock Upland Area Reuse Plan
City of Milwaukee	1			X				X	X	X						30th Street Corridor Industrial Incubator Plan
KANSAS - EPA Region 6																
City of Atchinson	1			X				X								Downtown Site Redevelopment Plan
Potawattimatie County	1			X				X								Historic Courthouse Adaptive Reuse Plan
OKLAHOMA - EPA Region 6																
City of Tulsa	1			X				X								Former Evans-Fintube Mfg Site Reuse Plan
IOWA - EPA Region 7																
City of Council Bluffs	1			X				X								Mid-City Industrial Park Plan
MISSOURI - EPA Region 7																
City of St. Louis																
City of Kansas City	1			X				X	X	X						39th Street Corridor Brownfields Reuse Plan
COLORADO - EPA Region 8																
City of Glenwood Springs	2	X		X				X	X	X						Confluence Area/ Colorado Riverfront Reuse Plan
MONTANA - EPA Region 8																
City of Missoula	1			X				X								North Reserve Transportation Plan
City of Clinton	1			X				X								Site Reuse Plan



U.S. EPA OFFICE OF BROWNFIELDS AND LAND REVITALIZATION TECHNICAL PLANNING AND COMMUNITY INVOLVEMENT SUPPORT

Nationwide IDIQ Contract



SGA is part of team selected by the U.S. Environmental Protection Agency to provide direct technical support to the EPA's Office of Brownfields and Land Revitalization (OBLR) to assist the OBLR and communities, tribes and non-governmental organization in addressing brownfield related issues. The types of services provided under this 5-year, \$7M IDIQ contract include:

Technical Research and Analytical Support - Providing technical assistance and analytical support to OBLR for a variety of activities and deliverables including compilation, coordination, and documentation of technical data on a variety of areas that impact the Brownfields and Land Revitalization Programs such as assessment, cleanup, training, grants, planning, environmental justice, area-wide planning, tribal, state, financial, economic development, sustainability, health, social, and other environmental and science issues.

Program Evaluation Support – Supporting the OBLR and its program areas for evaluation of existing policies and procedures in terms of function, effectiveness and options for improvements; collecting input from a broad array of stakeholders.

Communications and Outreach Support – Assisting the OBLR and the Regions in the development, planning, and implementation of its communications activities and community relations.

Guidance Support – Supporting the OBLR to develop and update guidance documents to be used by the Government to communicate program policies, procedures and initiatives to a diverse constituency.

Organizations and Individuals - Providing technical support for training and workshops for instruction and orientation in various aspects of OBLR programs for audiences that may include Federal, regional, state, tribal, business, facility owners and operators, and the public.

Program Planning and Reporting - Analyzing OBLR requirements for brownfields data management systems, including ACRES, for use in progress and accomplishments reporting.

Legislative and Regulatory Support – The development and analysis of legislative and regulatory proposals for OBLR and provide support to OBLR for Congressional hearings and inquiries.

Facilitation, Meeting and Conference Support – Providing facilitation and logistical support to OBLR and the EPA for meetings, workgroups and conferences.

Program Implementation Support – Supporting the OBLR in exploring, developing and implementing Brownfields and Land Revitalization Program initiatives including identifying and evaluating new and creative approaches to partnerships, and identify stakeholder needs.





Client: Cities of Ranson and Charles Town, WV

U.S. EPA BROWNFIELDS AREA-WIDE PLAN, MULTIPLE ASSESSMENT AND RLF GRANTS, HUD SUSTAINABLE COMMUNITIES SMART CODE, U.S. DOT TIGER 2&5 FAIRFAX BOULEVARD GREEN CORRIDOR DESIGN

SGA has led the community planning, urban design, landscape architecture, and public involvement activities for numerous efforts for the Cities of Ranson and Charles Town's and Jefferson County's efforts to revitalize their urban cores as part of a federally funding effort to address numerous vacant and blighted properties, including several large brownfields parcels. SGA led the reuse planning of the former Powhatan Brass foundry site and the historic rehabilitation of Charles Washington Hall as a market house and meeting hall.

AWARDS

- 2013 Phoenix Award Winner for U.S. EPA Region 3
- National People's Choice Award at the 2013 National Brownfields Conference in Atlanta, GA
- 2014 Brownfields Renewal Award Winner
- AIA Honors Award Winner
- WV Main Street Program Award Winner

The planning and design effort defined a viable infrastructure plan that would be implemented by the City with the intent of transferring parcels to developers for new private investment. As part of this effort, SGA created a comprehensive urban design strategies which integrates green stormwater techniques into the redesign of existing roadways as well as the design, engineering and full construction documentation of Fairfax Boulevard through the downtown. SGA's streetscape design included focused on promoting walkability: including sidewalk standards, architectural lighting, street trees, landscape buffering and innovative stormwater management techniques. These Best Management Practices (BMP) include passive treatment bioswales in medians and rain garden treatment areas as part of gutter and stormwater inlet designs to address Chesapeake Bay TMDL standards.

Extensive project information can be found at:
www.ransonrenewed.com



Downtown redevelopment plans developed by SGA included several former brownfields sites and the preparation of a form-based code for Ranson's old town district.



Ribbon Cutting of the American Public University Academic Center - The LEED certified building realized on the remediated Veiner property.

Stromberg/Garrigan & Associates



Huntington H-BIZ Plan

THE HIGHLAWN NEIGHBORHOOD U.S. EPA BROWNFIELDS AREA-WIDE PLAN, ENVIRONMENTAL ASSESSMENTS, & REVOLVING LOAN FUND PROJECT

AWARDS

- America's Best Communities \$3M Award Winner

SGA was retained as the prime consultant by the City of Huntington to develop a comprehensive strategy for the redevelopment of the Huntington Brownfields Innovation Zone (The H-BIZ Plan) for the Highlawn Neighborhood as well as administer its initial city-wide brownfields strategy. The redevelopment strategy focuses on several large industrial brownfield sites. The H-BIZ Plan advances the City's overall comprehensive planning strategy which focuses on entrepreneurship, job creation, strategic neighborhood reinvestment, and redefining the city as a destination for arts, culture, and a rich quality-of-life. The H-BIZ Plan was an important component of the City's successful \$3M America's Best Communities Award in 2017.

The three catalyst brownfield sites represent one of the largest opportunities to achieve its vision. The plan integrates land use, transportation, and economic development elements to create a comprehensive urban redevelopment strategy that ties the brownfield sites with the adjacent Highlawn neighborhoods renaissance. SGA focused heavily on identifying strategic transportation infrastructure and stormwater investments needed to attract private reinvestment as well as mitigate chronic flooding in the neighborhood. The project included an intensive multi-day design charrette and involvement from key stakeholders such as Marshall University.

The city acquired the former ACF site in January 2020 and SGA has been assisting the City in completing an assessment and remediation strategy tied to the WV VRP program, as well as overseeing the NEPA clearance process that includes a Section 106 Review and defining mitigation strategies to historic resources as result of demolition. SGA is the lead consultant on the design of all of the supporting transportation and stormwater infrastructure tied to the redevelopment process, in coordination with KYOVA and WV DOH, as well as assisting in the developer RFP process to secure private reinvestment.



Foundry Center – SGA prepared renderings to evoke the potential character of redevelopment to show the incredible potential that exists on the ACF site - supporting the creation of a new mixed-use center with business, academic, industrial, and destination uses.



Client/Location: City of Fairmont, WV

Beltline District Redevelopment Plan

SGA provided U.S. EPA direct technical assistance to the City of Fairmont to prepare the Beltline District Brownfield Revitalization Plan (Revitalization Plan) outlines a strategy for returning the neighborhood's former industrial properties to a new highest and best use based on current physical and social conditions in the District. With Fairmont Avenue as a north-south artery of commercial properties extending south of Downtown Fairmont, there is a concentration of former industrial properties lining the eastern boundary of the Beltline District along the Monongahela River including a cluster of vacant and/or partially occupied properties in the southeast portion of the study area. The Revitalization Plan proposes a reuse for these vacant and/or partially occupied properties which present the most potential for impactful brownfield reuse. Reusing these brownfield sites will require transportation and infrastructure improvements to provide the utilities, parking, and access that new uses will need. Furthermore, multimodal and vehicular traffic infrastructure adjustments will improve the District's existing circulation and support the increased traffic to and from proposed infill developments.

Implementing the Beltline District Brownfields Area-Wide Revitalization Plan will transform the District into a mixed-use neighborhood that is thriving with residential and recreational spaces that make the District an attractive place to live.



Proposed adaptive reuse of the former box factory as a Community & Recreation Center.

Stromberg/Garrigan & Associates



Former Sharon Steel Site Reuse Plan and Disposition Study

Purchased by the Standard Oil Company in 1919 to produce coke and refined byproducts, from 1948 to 1979, the Sharon Steel Corporation operated the facilities and continued processing coal into coke. Years of these activities extensively contaminated the soils, surface water, and ground water. The facility closed in 1979 due to the Clean Air Act and the Clean Water Act suits filed by the U.S. EPA. The Sharon Steel Corporation entered bankruptcy in 1992 after developing remediation plans for the site that eventually became too costly to implement. The U.S. EPA, WVDEP, the City of Fairmont, and other local partners entered into a Project XL Agreement with EXXON Mobil, the current owners of the site through corporate acquisition. Project XL resulted in a \$100M settlement that included testing innovative environmental management strategies to achieve better and more cost-effective remediation strategies, including determine community benefiting reuse of the property. SGA served as brownfields reuse and park planning experts to the City in partnership with the U.S. EPA Superfund Program and the WVDEP, to determine the most appropriate future use for the site property as a

mix of public parkland, collegiate competitive play facilities, and private investment as a events center, with a regional outdoor amphitheater. SGA worked closely with the City and agency partners to develop the master plan and coordinate land transfers and site engineering in conformance with environmental covenants on the property. A special emphasis was placed on the design of permittable stormwater facilities that are in compliance with WVDEP regulatory controls and land use soil disturbance covenants on the property.





Location: City of Martinsburg, WV

Interwoven Mill Site Reuse Plan

U.S. EPA HAZARDOUS/PETROLEUM BROWNFIELDS ASSESSMENT PROJECT

URBAN PARTNERS



SGA provided site reuse and community engagement services to the City of Martinsburg on their \$400K U.S. EPA Hazardous and Petroleum Assessment Grant – Mills and Rails Corridor Revitalization Initiative. The project is focused on assessing multiple former textile, foundry, and railroad related sites within the city's downtown. Through the team's work, the former Interwove Mills sites consisting of more than 500K SF of 100-year old industrial textile mile buildings that have been vacant for decades have been purchased by the Monument Companies of Richmond, VA and are being remediated and redeveloped as a mixed-use complex. SGA led an extensive public engagement process including a multi-day planning charrette and developed multiple reuse scenarios and modelled remediation and rehabilitation costs to establish a cost basis for fee simple sales transactions. The firm also evaluated existing building conditions and developed reuse scenarios, and modelled remediation and rehabilitation costs. The City has been provided extensive direction for obtaining funding to support clean-up, asbestos abatement and redevelopment including assisting the City obtaining Opportunity Zone status for all of the targeted brownfields sites within the Corridor.



The Historic Interwoven Mills Complex has been vacant since the 1970s and based on services provided is under agreement of sale for a mixed-use federal defense contracting company redevelopment project.

Stromberg/Garrigan & Associates



Location: City of Morgantown, WV

Sunnyside Site Reuse Plan

U.S. EPA BROWNFIELDS HAZARDOUS ASSESSMENT GRANT PROJECT



SGA supported the City of Morgantown on their \$200K U.S. EPA funded effort to assess and redevelop multiple brownfield sites throughout the City. A major focus was the riverfront area called Sunnyside which included multiple small brownfields sites, an active powerplant that may be decommissioned, and the former Beaumont Glass property along the riverfront. Located near WVU's campus, the desired reuse was additional mixed-use residential development to build upon recent adjacent development activities. The planning work also included evaluating the feasibility of adding a new Personal Rapid Transit (PRT) station in the area. SGA led a planning charrette, developed reuse scenarios, and modelled remediation and rehabilitation costs with the environmental consultants on the team.



The Historic Interwoven Mills Complex has been vacant since the 1970s and based on services provided is under agreement of sale for a mixed-use federal defense contracting company redevelopment project.



Wheeling Heritage Center Site Design

SGA was retained as a part of the team of consultants to develop preliminary concepts for a new regional economic, heritage, and tourism hub located in the Gateway District entering downtown Wheeling. The project was originally conceived of in the 1992 Wheeling National Heritage Area Master Plan and its updated 2004 Management Plan. SGA assisted with site location evaluation and site plan development. The chosen site is located adjacent to the historic Wheeling Suspension Bridge, overlooking the Ohio River. SGA located the building as well as prepared design for a major public plaza adjacent to the center and focused on the viewshed of the bridge and the river. The project included placing the parking areas, providing for ADA accessibility, creating a multi-use trail connection the Wheeling Heritage Trail along the river, green infrastructure, landscape plantings, streetscaping, and supporting interpretative elements.





Wheeling Heritage Trailhead

SITE MASTER PLAN & ENVIRONMENTAL REVIEW

SGA together with S2, as a part of the brownfields redevelopment team funded by the U.S. EPA's Brownfields Program, developed a comprehensive site reuse plan which addressed historic brownfield conditions as a result of the Robrecht's site history as a former Baltimore & Ohio Railroad rail yard. The site is strategically located adjacent to the Wheeling Heritage Rail Trail along the Ohio River. The plan considers the ability to extend public access along

Wheeling Creek with a "deck park" on several abandoned railroad plate-girder bridge decks. The plan includes creating a critically needed ADA accessible kayak launch as a part of the City's water trail system.

The site has sat mostly vacant for years. A Phase II Environmental Site Assessment conducted as part of the brownfields assessment initiative identified concentrations of PAHs above safe WVDEP recreational soil risk concentrations, so a combination of engineering controls were integrated into the park's design to achieve a safe environmental standard and to allow for on-site stormwater management.





Cumberland/Carlisle Urban Redevelopment Plan

U.S. EPA AREA-WIDE PLANNING PROJECT

SGA was retained as the prime consultant, with Sustainable Strategies DC and Gibbs Planning Group, to oversee the U.S. EPA Area-Wide brownfields planning effort for Carlisle Borough Area-Wide Brownfields Plan. Since 2008, Carlisle has lost the bulk of its manufacturing base, including:

2008 – International Automotive Components Group (IAC), a manufacturer of flooring and acoustics products to the automotive industry closed its plant in Carlisle, leaving 152 employees jobless. The plant first opened in 1919.

2009 – Tyco, a manufacturer of electronic components and connections for the computer and communications industries, closed its doors at its plant on Hamilton Street in Carlisle, leaving 117 unemployed.

2010 – Carlisle Tire and Wheel (CTW) relocated its operation to Jackson, TN and in turn left 340 employees jobless. CTW, a manufacturer and importer of agriculture, ATV, golf, aviation, trailer, and lawn and garden tires opened in Carlisle in 1917.

These manufacturing operations were all located in close proximity to one another in the urbanized northern part of Carlisle Borough. While their closings have created short term hardship, the nearly 50 acres of vacant property left in their wake, creates a substantial urban redevelopment opportunity for the future. In order to promote redevelopment activities that are context sensitive, mesh well and do not conflict with the fabric of the surrounding neighborhoods the Borough is undertaking the preparation of an Area-Wide Brownfields/ Urban Redevelopment Plan for the area. The plan integrated land use, transportation, and economic development planning to create a comprehensive urban redevelopment strategy for the northern part of the Borough. The Borough received state and federal grant funds along with local matching funds to undertake the planning process and for implementation.

More information is available at:

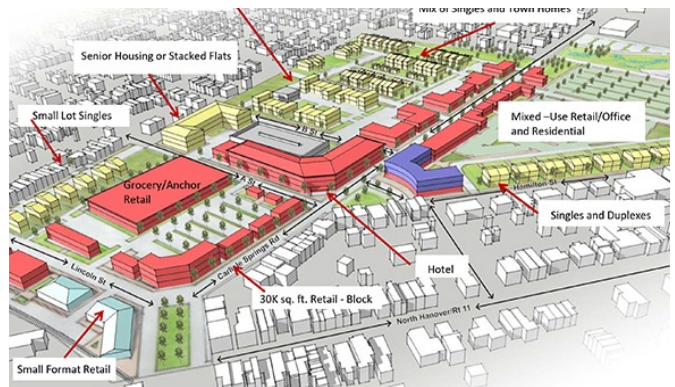
www.carlisleplan.com and <https://www.facebook.com/CarlislePlan>

The Commonwealth of Pennsylvania prepared a video highlighting this project:

<http://www.youtube.com/watch?v=141CQkr9e08>

AWARDS

- 2023 Phoenix Award Winner for U.S. EPA Region 3
- 2019 EPA Region 3 Award





Downtown Waynesboro

U.S. EPA REGION 3 BROWNFIELDS HAZARDOUS/ PETROLEUM ASSESSMENT & REDEVELOPMENT PROJECT

The City of Waynesboro, VA is located in the southern portion of the scenic, historic Shenandoah Valley, along the South River. It is just 90 miles northwest of the state capital of Richmond and 125 miles southwest of Washington, D.C. While a relatively small city (population of 21,006 and 15 square miles in area), its centralized location on the Eastern Seaboard, major intersecting railroad lines, the nexus of the I-81 and I-64 highway corridors, and abundant spring water all helped the City become a major center for the chemical, telecom, and textile industries starting in the late 1800s. One signifier of the City's historic industrial legacy is the former DuPont plant and its famous Bengel Laboratory, where Lycra (Spandex) was invented.

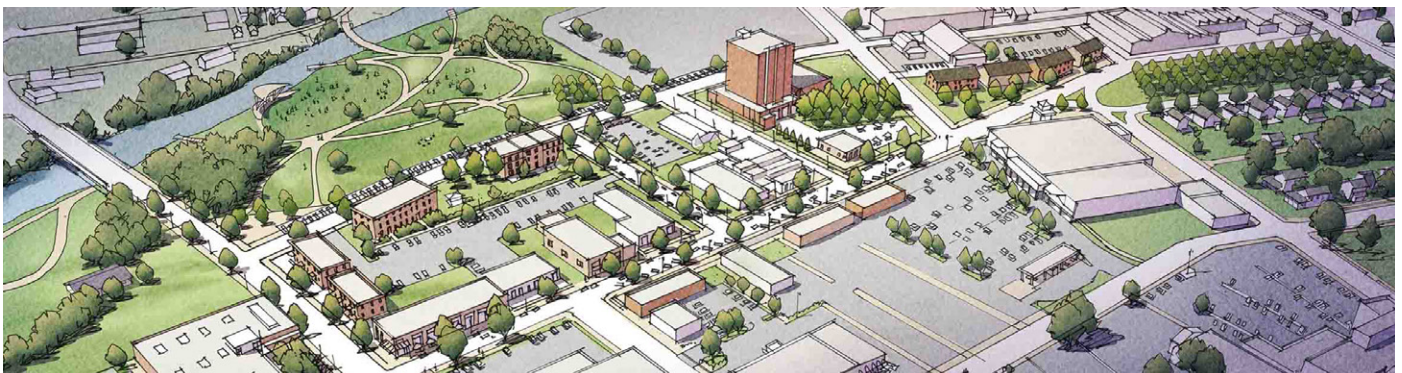
SGA was retained as the lead planning and landscape architecture firm to develop a U.S. Environmental Protection Agency funded economic development master plan which focuses on rebuilding public parks, trails, streets and green infrastructure systems along the City's South River and its downtown. The plan focuses on creating a trail connection from the Blue Ridge Parkway, Shenandoah National Park's Skyline Drive, the Appalachian Trail, and U.S. Bicycle Route 76 to the South River. An important aspect of the proposed trail route is the rehabilitation of the historic Crozet/Blue Ridge Tunnel. At a length of nearly one mile (4,273 linear ft.), it was the longest tunnel in the United States at the time of its completion in 1858. The Blue Ridge Tunnel was honored as a National Historic Civil Engineering Landmark in 1976 – and efforts are currently underway for the tunnel to be designated on the National Register of Historic Places.



Virginia Museum of Natural History - SGA developed conceptual plans for locating the museum on a downtown redevelopment site as an anchor for new downtown reinvestment.



Constitution Park Expansion - Integration of stormwater management with high-quality public spaces along the South River became a driving force for the redevelopment strategy.



Bird's Eye View of the Proposed Downtown and Riverfront Redevelopment Plan - Mixed use redevelopment focuses on the adaptive reuse of existing structures along with strategic infill development, all focused on the asset of the South River Greenway and Constitution Park. All of the images on this page were developed during the on-site community planning and design charrette held in September 2014.



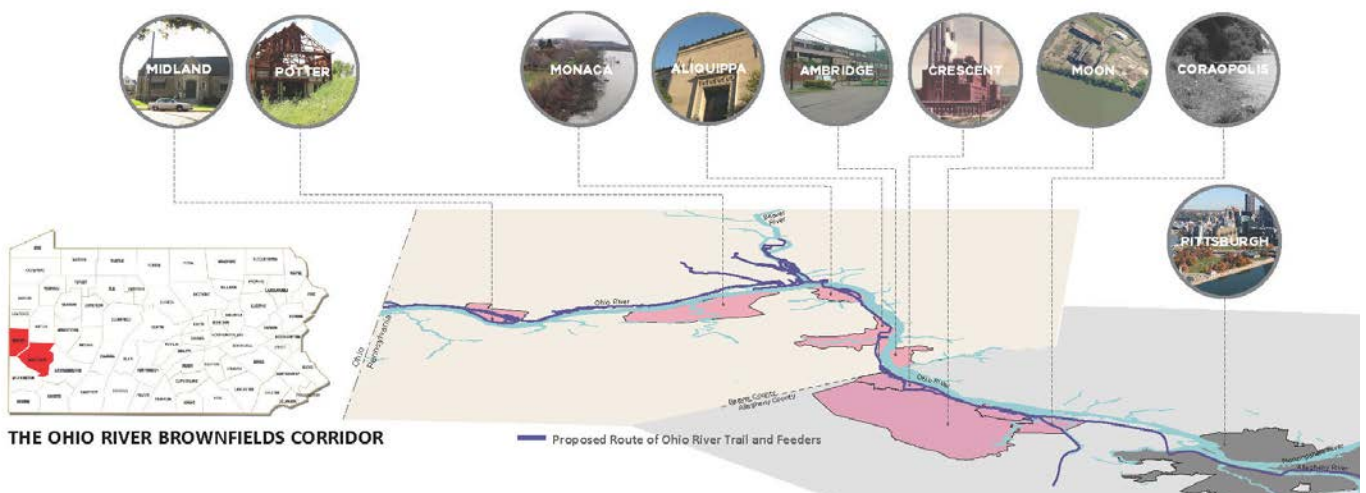
Ohio River Coalition

U.S. EPA REGION 3 BROWNFIELDS COALITION ASSESSMENT & BROWNFIELDS AREA-WIDE PLANNING PROJECT



SGA developed a vision which included a Resources Roadmap prepared by S2 (also funded by the U.S. EPA Assessment grant) that described a step-by-step strategy that allowed Monaca to successfully obtain \$7M in federal and state funding for transportation, trail, and streetscape upgrades downtown. Governor Wolf came to Monaca to announce the Commonwealth's funding award in front of SGA's downtown roundabout design.

SGA served as the Prime Consultant on a \$600K U.S. EPA Community Coalition Assessment Grant awarded to the Beaver County Planning Department on behalf of the Ohio River Brownfields Coalition. The Coalition represents 28 separate communities down-river from the City of Pittsburgh, along the Ohio River in Beaver and Allegheny Counties. SGA has led all aspects of both U.S. EPA grants, including overseeing site selection, assessment activities, economic market analysis, site reuse planning, community engagement and education, and funding strategies. SGA and Gaito programmed all assessment activities for its environmental subconsultants, including preparing QAPPs, SAPs, and HASPS and performing Phase Is, IIs, ABCAs, RAPs, and RAWPs for sites in multiple communities. Gaito oversaw all reporting aspects and served as the Quality Control/Quality Assurance manager for the project. S2 developed multiple funding resource roadmaps that has already lead to several million dollars in state and federal funding into redevelopment projects. The project was successfully completed in September 2018. SGA prepared the pilot round Brownfields Area-Wide Plan for the Ohio River Corridor that was completed in 2013. SGA also prepared the North and South Shore Ohio River Trail Feasibility Studies funded by PADCNr for the entire corridor. The project was awarded an additional \$600K in U.S. Assessment grant funding in May of 2020, totally \$1.4M in U.S. EPA funding to-date.



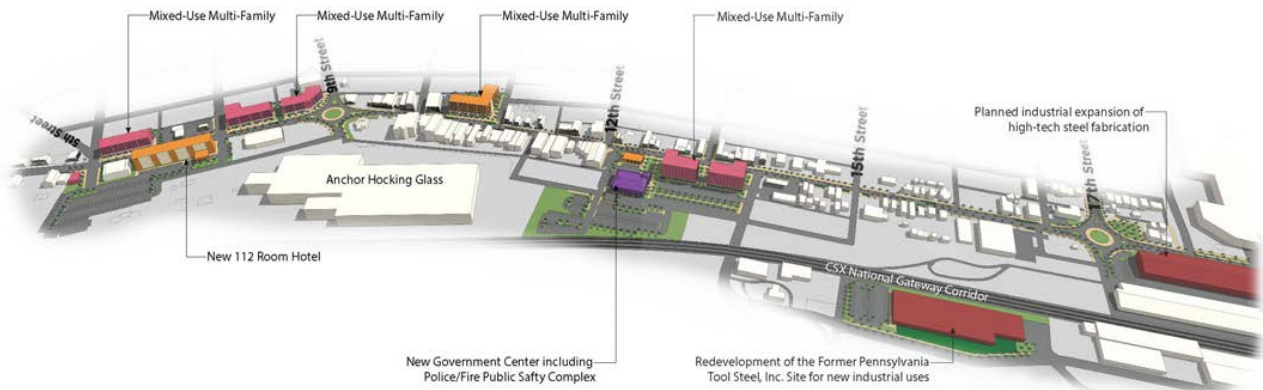
The Ohio River Brownfields Coalition was established through the SGA-led Ohio River Trail South Shore Feasibility Study completed in 2010 and funded by PADCNr. The trail study was the basis for U.S. EPA funded efforts.

Client: Beaver County Departments of Planning & Redevelopment (in Partnership with Allegheny County, PA)



Ohio River Coalition

U.S. EPA REGION 3 BROWNFIELDS COALITION ASSESSMENT & BROWNFIELDS AREA-WIDE PLANNING PROJECT



Monaca Borough was a leader in the Brownfields Coalition. The U.S. EPA Assessment grant funded comprehensive downtown reuse planning for the Pennsylvania Avenue "Brownfields" Revitalization Corridor. This project included developing mixed-use revitalization opportunities and multi-modal transportation improvements.



SGA developed a site master plan for the proposed Moon Township Waterfront Park on the former RB&W bolt factory site along the Ohio River. The project was jointly funded by a PADCNr C2P2 grant and the U.S. EPA Assessment grant. The site master plan was advanced through the U.S. EPA Analysis of Brownfields Clean-up Alternatives (ABCA) process with Region 3 and PADEP.



Client: Beaver County and Allegheny Counties Department of Planning

Ohio River South Shore Riverfront Corridor

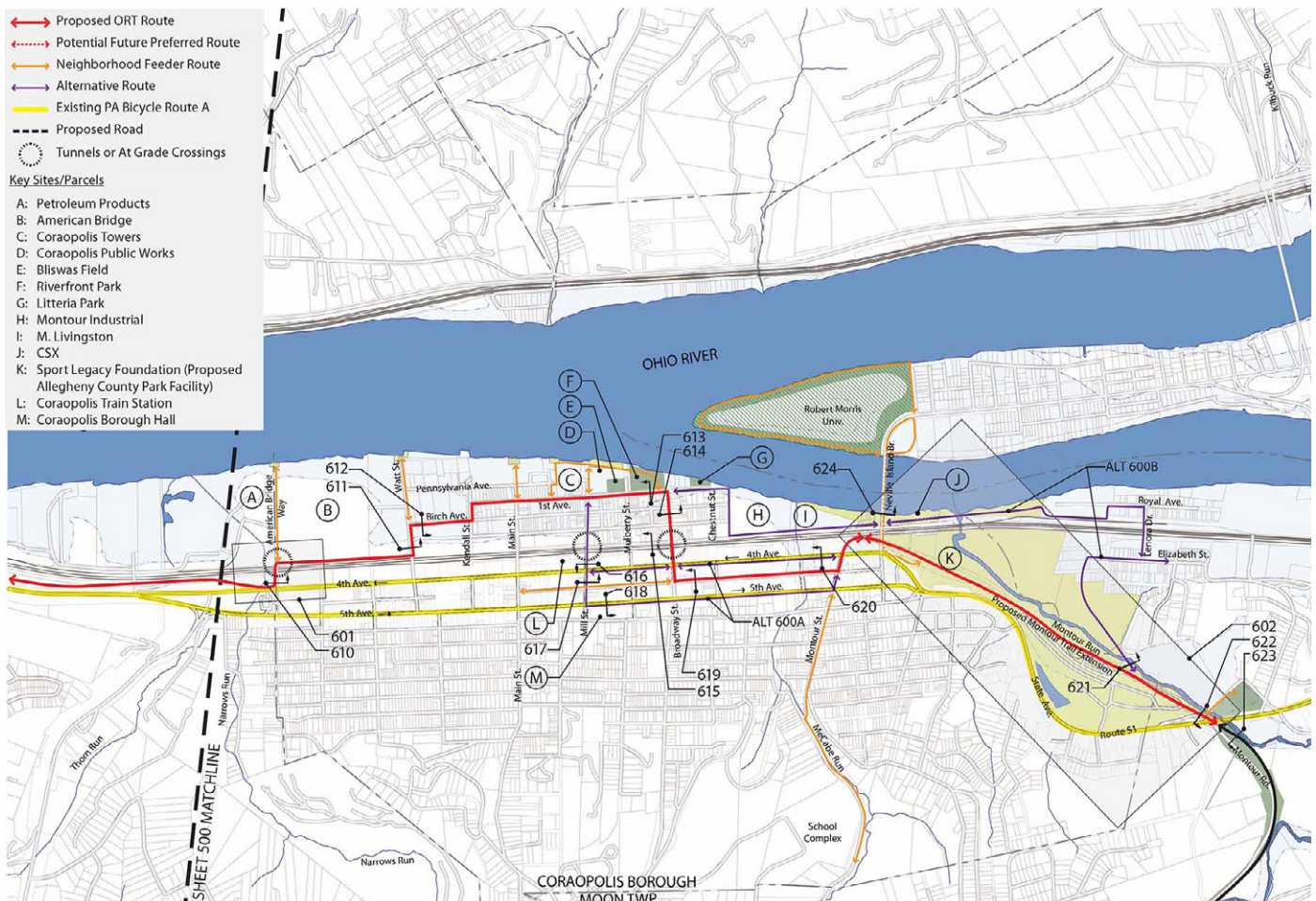
PUBLIC ACCESS & GREENWAY FEASIBILITY STUDY

Reference:

Lance Grabel, Executive Director
Beaver County Courthouse
810 Third Street
Beaver, PA 15509
lgrable@beavercountypa.gov
(724) 770-4422

The City of Aliquippa, in partnership with Beaver and Allegheny Counties, hired SGA as the lead master planning consultants for a riverfront connectivity feasibility study. The goal of the project is to link eight separate riverfront communities together, via a riverfront trail, and to develop a long term strategy to maximize public accessibility to the Ohio River's edge through a network of public parks and open spaces. The approximately 12.5 miles of riverfront begins in Monaca Borough and terminates at the Montour Trailhead on the 75 acre former Pittsburgh and Lake Erie Railroad (now CSX) engine service yard. This brownfields site is also being study for conversation into a regional sport complex. SGA is responsible for developing development guidelines and model zoning ordinance for multiple municipalities to ensure that new development can proceed in a manner that also allows for public access and circulation along the river's edge.

www.ohiorivertrail.org



Stromberg/Garrigan & Associates



Brandywine Riverfront/ Northeast Neighborhood

U.S. EPA BROWNFIELD AREA-WIDE PLAN & ASSESSMENT PROJECT

URBAN PARTNERS

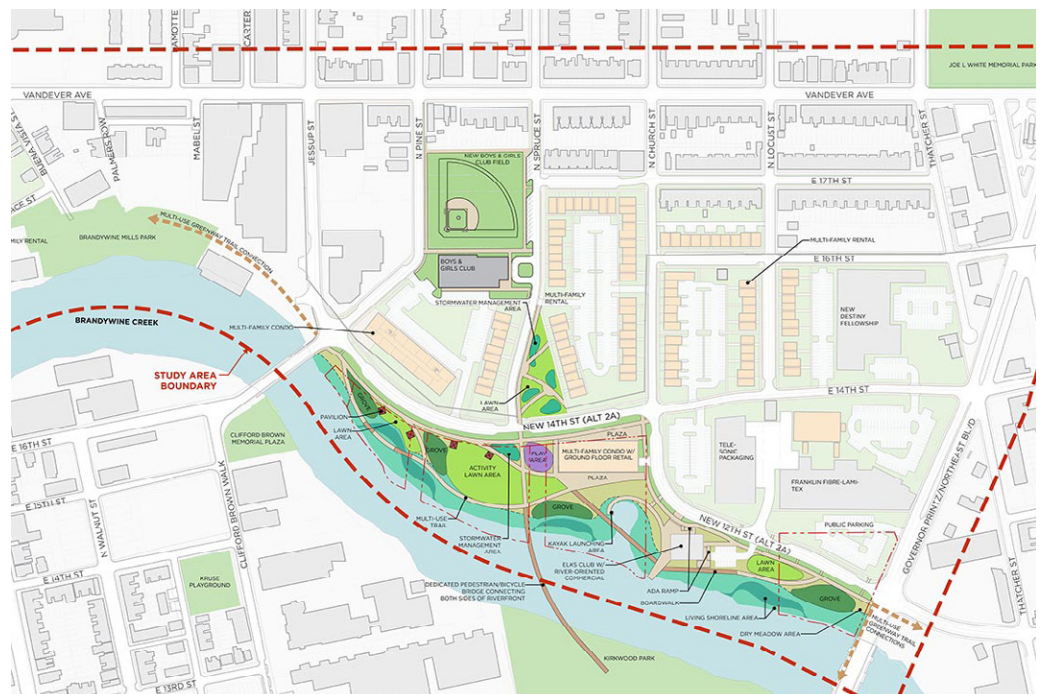


SGA was retained by the City as the prime consultant, with UP, and S2, to develop a reuse strategy for the Lower Brandywine, specifically for a series of cityowned riverfront brownfields properties. This portion of the riverfront was once the location of a major metal scrapyards operation. Unlike the upper reaches of the Brandywine which are formal parklands with a hardengineered pedestrian promenade, the community desired a naturalized condition in this segment. SGA is developing a riverfront master plan that accommodates new residential development along with a passive park, multi-use greenway trail, and soft engineered living shoreline. Resiliency is especially challenging in this location because of the combination of tidal effect combined with the largest CSO catchment area and outfall in the City. Urban Partners performed a market analysis that supported the mixed-use and residential reuse strategy that was based on the Blueprint Communities Plan.

Urban Partners has since helped to established a new CDC for the neighborhood to implement this and other projects



The Diamond State Salvage Yard was acquired by the City with the intention of remediating the site and building a new park with a living shoreline to address resiliency and flooding issues in the neighborhood.





Bridesburg Segment of the North Delaware Riverfront/ Frankford Creek Master Plan



North Delaware Riverfront - The former Philadelphia Coal and Coke and the former Rohm & Haas (Dow) sites are two of the largest undeveloped parcels along the North Delaware Riverfront in Philadelphia.



View of channelized Frankford Creek.



Old Frankford Creek with view of former Frankford Arsenal Complex.

SGA was retained as the prime consultant/landscape architect, with UP and S2, by the Philadelphia City Planning Commission to develop a reuse strategy for a series of post-industrial waterfront properties including the 67-acre former Philadelphia Coal and Coke and the 68-acre former Rohm and Haas properties located on the Delaware River, and the outfall of Frankford Creek, in the Bridesburg neighborhood of the city. The project included developing an overall reuse plan that includes significant habitat restoration, hybrid hard engineering/living shoreline, and wetland mitigation areas, passive and active recreation facilities, and the alignment of the East Coast Greenway. SGA worked with Dow Chemical, the U.S. EPA, PA DEP on developing a remediation action plan approach using a site-specific standard, that would address underlying environmental contamination issues and allow for habitat restoration and public recreation use. The project was funded through a U.S. Environmental Protection Agency (EPA) grant focused on area-wide brownfields reuse, with an emphasis on the ecological restoration and green infrastructure solutions. The project incorporates major initiatives of the Philadelphia Water Department to manage urban stormwater as part of its U.S. EPA correction action permit as a result of its city-wide combined sewer outfall (CSO) non-compliance.



Bridesburg Open Space Plan



Location: City of Ronceverte, WV

Greenbrier Riverfront & Island Park Master Plan

U.S. EPA REGION 3 BROWNFIELDS ASSESSMENT PROJECT

SGA was retained by the City of Ronceverte's Economic Development Corporation for a U.S. Environmental Protection Agency funded planning and brownfields assessment effort. SGA was tasked to develop a comprehensive reinvestment strategy for the City's riverfront brownfields redevelopment district and worked closely with the community to develop a revitalization strategy for the town that focused on opportunities created by its extensive Greenbrier Riverfront. The project included developing a master plan for the creation of Island Park, which has a mix of recreation facilities integrated into U.S. Army Corps of Engineer (ACOE) Pre-Flood Mitigation Measures, while also focusing on key development opportunities such as an intergenerational aquatics facility. Through extensive stakeholder development and public involvement activities, SGA was able to develop a plan which addressed long standing community concerns that halted an earlier ACOE's flood mitigation effort in the 1990s. SGA is continuing to work with elected officials and multiple federal and state agencies to advance the next phase of the proposed flood mitigation and revitalization improvements.





Location: Brooklyn & Queens, NY

Newtown Creek

BROWNFIELDS OPPORTUNITY AREA STEP 2 NOMINATION PLAN

AWARDS

- 2012 American Planning Association New York Metro Chapter Award Winner for Meritorious Achievement Recognizing Planning Work of Unusual Achievement

The Newtown Creek waterfront includes the boundaries of Brooklyn and Queens in New York City and the neighborhoods of Greenpoint, East Williamsburg, Maspeth, Blissville, and Hunter's Point. The project area includes 994 acres and more than 400 parcels, of which at least half are believed to be contaminated, another six of which are currently designated State Superfund sites and the designation of the Creek itself as a Federal Superfund site by the U.S. EPA is eminent. The original New York home of John D. Rockefeller's Standard Oil, Newtown Creek boasts a 200 year history of heavy industrial use and community concern to industrial practices. The Creek is also the site of what was until the BP Gulf Oil spill, the largest oil spill in U.S. history, caused when an underground pipeline exploded in the 1950s. The spill, which was not officially discovered until 1978, released between 17 and 30 million gallons of petroleum into the Creek. The current decade has seen a growing interest in cleaning and greening the Creek. The thirteen year, \$2.2 billion upgrade of the Newtown Creek Water Pollution Control Plant (a sewage treatment facility) is among the largest public works projects in New York City.

SGA is part of a multidisciplinary team hired by the BOA Partners consisting of a joint initiative of the Greenpoint Manufacturing and Design Center (GMDC), Riverkeeper and the Newtown Creek Alliance. The BOA Partners were awarded a Brownfield Opportunity Area grant by New York State to undertake a major community based planning initiative that will facilitate the redevelopment of brownfield properties. SGA is providing ecological planning and landscape architectural design services in support of the BOA planning process that will nominate Newtown Creek for state BOA designation, which will result in eligibility for remediation and redevelopment implementation funding.



The Future Dutch Kills - An ecologically functional Newtown Creek tributary surrounded by high-performance uses, trail and public space.

Stromberg/Garrigan & Associates



South Allison Hill Brownfields Area-Wide Plan

U.S. EPA REGION 3 COMMUNITY WIDE ASSESSMENT PROJECT

URBAN PARTNERS



SGA prepared a neighborhood redevelopment plan focused on a series of under-utilized industrial buildings and sites located along the former Reading Railroad spur in the South Allison Hill neighborhood. SGA is evaluating the feasibility of creating food hub in several existing structures. The team is currently developing a market-based strategy to establish a series of food-oriented uses, including a farmer's market, farm to table restaurant, food service industry training facility, co-working commercial kitchen, and food processing and distribution. The plan is focusing on modern 21st century food production and processing space that helps fulfill unmet local needs for healthy food choices as well as a job training and employment and business incubator. Current concepts are targeting an approximately 60,000 SF former Coca-Cola bottling plant and adjacent properties as the hub of the food accelerator complex, with potential partnering entities to include a library and community center. The adjacent Hamilton Health Center would serve as a future partner for public health and wellness programs tied to the clean and healthy foods aspects of the food accelerator. The project includes extensive community outreach as a part of the plan development and feasibility analysis including a week long design workshop that was held in the spring of 2018.





URBAN PARTNERS



Location: Shamokin, PA

Historic Shamokin Post Office Adaptive Reuse

U.S. EPA BROWNFIELDS ASSESSMENT GRANT PROJECT

The City of Shamokin, PA is one community overcoming these challenges by tapping into several U.S. EPA programs as well as other state and federal programs to support a local faith-based revitalization initiative. Undertaking an initiative branded Plan GOSHamokin, the city has created jobs, built parks, removed blight, and rehabbed and preserved buildings, while maintaining the historic and cultural character of town.

One of the recent redevelopment initiatives is the Former Historic Post Office which sits at the entry gateway into downtown. After decades sitting vacant and under out-of-state ownership the City's Economic Development Authority was able to acquire the site in 2023. Site reuse feasibility is completed for Construction, Demolition, and Arts Reuse warehouse or events facility. The reuse will be partially funded with \$500k provided by PADCED for building rehabilitation and federal and state historic rehabilitation tax credits. The Phase I Environmental Site Assessment and asbestos/lead paint containing material sampling has been performed and a Phase II Environmental Site Assessment is underway.



Stromberg/Garrigan & Associates



LANDMARKS SGA, LLC
Architecture | Historic Preservation | Adaptive Reuse

Warner Theatre Targeted Area Reuse Plan

U.S. EPA BROWNFIELDS ASSESSMENT GRANT PROJECT

SGA and Landmarks prepared a brownfields targeted area reuse plan for the city block that included the former Warner Theatre, located in Morgantown, West Virginia. The reuse plan focused on determining build-out scenarios that incorporated properties surrounding the currently closed theater in support of rehabilitating the building as a performing arts venue. The reuse plan considered scenarios for all of the parcels within the block bounded by High, Pleasant, Chesnut, and Moreland Streets. The report considered existing and planned conditions on the opposite sides of each of these streets, in order for the proposed development to be most responsive to its urban context.

The design team set out to maintain the integrity of the theatre's original design, provide access for large trucks and tour buses, provide an open-concept without fixed seats for program flexibility, add backstage amenities to accommodate entertainers and identify and solve constraints for the building and parking caused by current code requirements.

SGA's reuse concept utilized place making strategies in partnership with neighbors to create an Arts and Entertainment destination. The site design and parking were reconfigured with a parking deck and without. The final report addressed next steps, immediate needs and coordination.





LANDMARKS SGA, LLC
Architecture | Historic Preservation | Adaptive Reuse



Client/Location: Friends of Happy Retreat/ Charles Town, WV

Historic Happy Retreat Events Center

Happy Retreat is the estate built by Charles Washington (1738-1799), President George Washington's youngest brother. Located at the edge of his namesake town, Charles Town, WV the site is listed on the National Register of Historic Places. The property comprises an 18th century mansion and outbuildings. Today the site comprises a 2-acre site surrounded by a 10-acre park owned by the City of Charles Town. Landmarks was retained as lead design consultants to develop architectural plans to adapt the building complex into an indoor/outdoor events venue with supportive facilities for historic artifact archives and academic research. The overall approach to the project was to create revenue generating uses that greatly increase visitation to the site and generate income to support its long-term historic material conservation and protection.

Landmarks documented existing structures and prepared construction documents to support code approval to address fire code and ADA accessibility requirements. Strategic upgrades were designed to avoid impact historically significant building fabric and design elements. SGA prepared a comprehensive cultural landscape plan that established a site interpretative strategy that incorporated a "complete" telling of the story of the site's history, including the history of slavery at the site. SGA developed construction documents for the upgrade of site circulation, inclusion of ADA facilities, carefully buffered parking, and a historically appropriate landscape planting palette.



Stromberg/Garrigan & Associates



LANDMARKS SGA, LLC
Architecture | Historic Preservation | Adaptive Reuse



Client/Location: Opportunity Appalachia/Fayetteville, WV

New Roots Community Center

The Landmarks SGA, with landscape architectural support from the SGA, is developing architectural designs for the New River Gorge Agricultural and Culinary Center. New Roots Community Farm, an 83-acre property in Fayetteville, WV is being designed to support local food production and will include an indoor/outdoor event space and a grocery store. With Landmarks' skilled staff leading the project and its architectural aspects, SGA is incorporating community-centric and environmentally sensitive landscape design elements that respond to the unique challenges and opportunities presented by the site. Stay tuned for updates on this exciting project. The Center's design is being completed with support from Appalachian Community Capital's Opportunity Appalachia Project Technical Assistance Program.





LANDMARKS SGA, LLC
Architecture | Historic Preservation | Adaptive Reuse



30th Street Corridor Innovation Incubator

Landmarks SGA provided direct technical assistance support to the as part of the City of Milwaukee's work to analyze industrial land use and policies to encourage entrepreneurship in communities of color and underserved communities, our team was engaged to transform a 50,000 sf underutilized industrial building into a food manufacturing facility. The proposed use of the building followed a multi-tenant food production model, which included cooperative commercial kitchens, packaging units, dry food storage, cold food storage, freezer storage, food truck commissary, exterior shipping and receiving, training rooms, meeting spaces, and additional administrative and support spaces.

Special consideration was given to the public-facing elements of the program, whether that be integral retail space, exterior flexible temporary programming space, or support of nearby businesses and restaurants.





Historic Blending Barn Condition Report, Adaptive Reuse, Design, & Master Plan



Landmarks SGA was retained to perform condition/structural assessments and adaptive reuse architectural design for the Historic Blending Barns on the site of the former Monaca Air Force Petroleum Oil and Lubricant Retail Distribution Facility (MAFPOL). The site was used in WWII as a secret facility for storing aviation fuel. In the 1940's the Department of Defense built five massive underground storage tanks which were used to store over 10.4 million gallons of high octane gasoline. The facility was disguised to appear as a traditional Pennsylvania farmstead to prevent the site becoming the target of bombers during the war. As part of the disguise two Ethyl blending plants were constructed to mimic Pennsylvania bank barns. These barns were built using concrete for the lower level and steel framing and siding above (as opposed to traditional wood framing and siding). Both of these barns still exist on the site. One is in a skeletal form missing all its siding, while the other still maintains a good portion of its siding. As part of the larger site master plan initiative the township hopes to adaptively reuse at least one of the barns as a park pavilion. Landmarks also performed some basic concept designs for new office and event spaces.



Image of the existing condition of the Historic Blending Barn.



Completed Blending Barn adaptive reuse/rehabilitation, August 2023.





Client/Location: Harrisburg Redevelopment Authority/Harrisburg, PA

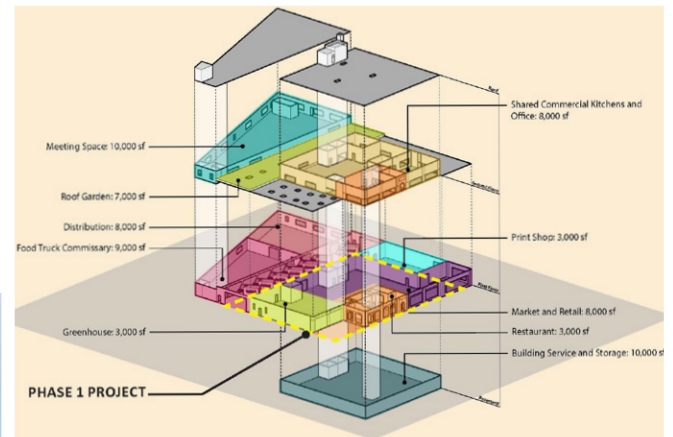
Historic Coca-Cola Bottling Plant Food Accelerator Adaptive Reuse Design



URBAN PARTNERS



Landmarks SGA, UP, and S2 developed a market-based strategy to establish a series of food-oriented uses, including a farmer's market, farm to table restaurant, food service industry training facility, co-working commercial kitchen, and food processing and distribution in the historic former Coca-Cola Bottling Plant. The project creates a 21st century food production and processing space that helps fulfill unmet local needs for healthy food choices as well as a job training and employment and business incubator. Landmarks developed an adaptive reuse plan for the 60,000 SF former bottling plant and adjacent properties as the hub of the food accelerator complex, with potential partnering entities to include a library and community center. The adjacent Hamilton Health Center would serve as a future partner for public health and wellness programs tied to the clean and healthy foods aspects of the food accelerator. The project included extensive community outreach as a part of the plan development and feasibility analysis including a week long design visioning workshop. The building is located within a National Registered Historic District and listed a contributing structure. The project is currently in schematic design phase and is based on the ability to utilize 20% federal historic tax credits as well as federal Opportunity Zone Fund investments.



Stromberg/Garrigan & Associates

Client/Location: Opportunity Appalachia/City of Wellsburg, WV



Wellsburg Bell Buildings Redevelopment

URBAN PARTNERS



The Landmarks Team provided Technical Assistance to the Wellsburg URA through the Opportunity Appalachia program to identify the highest and best use for The Bell Buildings in Wellsburg, WV. The Bell Buildings are two- and three- story buildings that date to the late 1800s located along Wellsburg's Town Square. All three buildings are listed on the National Register of Historic Places as contributing buildings to the downtown historic district. Our team compiled a conditions assessment of the current state of the existing buildings tied to existing conditions architectural drawings (plans and elevations.) Based on the result of the market assessment, potential uses for the buildings were identified and test fit within the building to understand the physical feasibility. Preliminary drawings and renderings were created that programmed these prominent buildings with restaurant, coffee shop, retail, and office spaces, while establishing accessible routes to all ground floor public spaces.





LANDMARKS SGA, LLC
Architecture | Historic Preservation | Adaptive Reuse

Client/Location: City of Charles Town, WV

Charles Washington Hall Market House

HISTORIC REHABILITATION AND ADAPTIVE REUSE PLAN

Awards:

2017 West Virginia
AIA Honor Award for
Excellence in Preservation

2018 Preservation
Alliance of West Virginia
Downtown Preservation
Award

Date Completed: 2016

Project Contact:

Matthew Ward

Contact Info: matt.ward@
strategiesdc.com

Landmarks SGA was retained as the lead project architect and preservation consultant for the comprehensive restoration of Historic Charles Washington Hall. The structure is an 1874 market house and meeting hall located at the core of Charles Town's historic district. The site was dedicated in 1786 by Charles Washington, brother of George Washington and founder of Charles Town. The project consists of the design, engineering, permitting and construction documentation required to construct a regional Commuter Transit Center at Charles Washington Hall, along with a regional visitor's center and the restoration of the historic second floor theatre.

This project included a historic analysis to identify character-defining features (historic items, most of which cannot be removed from the design) and to set parameters for meeting the Secretary of the Interior's Standards. This phase of the project included an initial assessment of the conditions of character-defining features, a Treatment Plan in keeping with the Secretary of the Interior's Standards for Rehabilitation, and a summary in the form of a Preservation Strategy. Landmarks SGA was responsible for preparing the historic research, presentation plans and specifications along with supporting documentation, as required for a Section 106 review. The project included extensive restoration of the original 1875 windows and the accommodation of interior glazing to meet energy code requirements and performance goals. The project was funded by a \$4 million USDA development loan guarantee and utilized federal historic preservation tax credits.



July 2016 - Near completion of Historic Rehabilitation - note complete facade reconstruction.



Restored Second Floor Meeting Hall with restored windows and newly installed interior storm windows.



Stromberg/Garrigan & Associates



Client/Location: City of Martinsburg Department of Planning/Martinsburg, WV

Historic Interwoven Mills Complex Adaptive Reuse Feasibility Study

Landmarks SGA was part of a team of consultants working brownfields redevelopment effort focused on the City's Downtown Mills and Rails Corridor Revitalization Initiative. The project focused on the former textile, foundry, and railroad related sites within the city's downtown. A major focus was the long vacant and massive Interwoven Mills Complex. As a result of the team's work the site is under agreement as a mixed-use high-tech research center for defense contracting. The firm evaluated the condition of the existing building conditions, led a multi-day planning charrette, developed reuse scenarios, and modeled remediation and rehabilitation costs. The City has been provided extensive direction for obtaining funding to support clean-up, asbestos abatement and redevelopment including assisting the City obtaining Opportunity Zone status for all of the targeted brownfields sites within the Corridor.



The Historic Interwoven Mills Complex has been vacant since the 1970s and based on services provided is under agreement of sale for a mixed use federal defense contracting company redevelopment project.

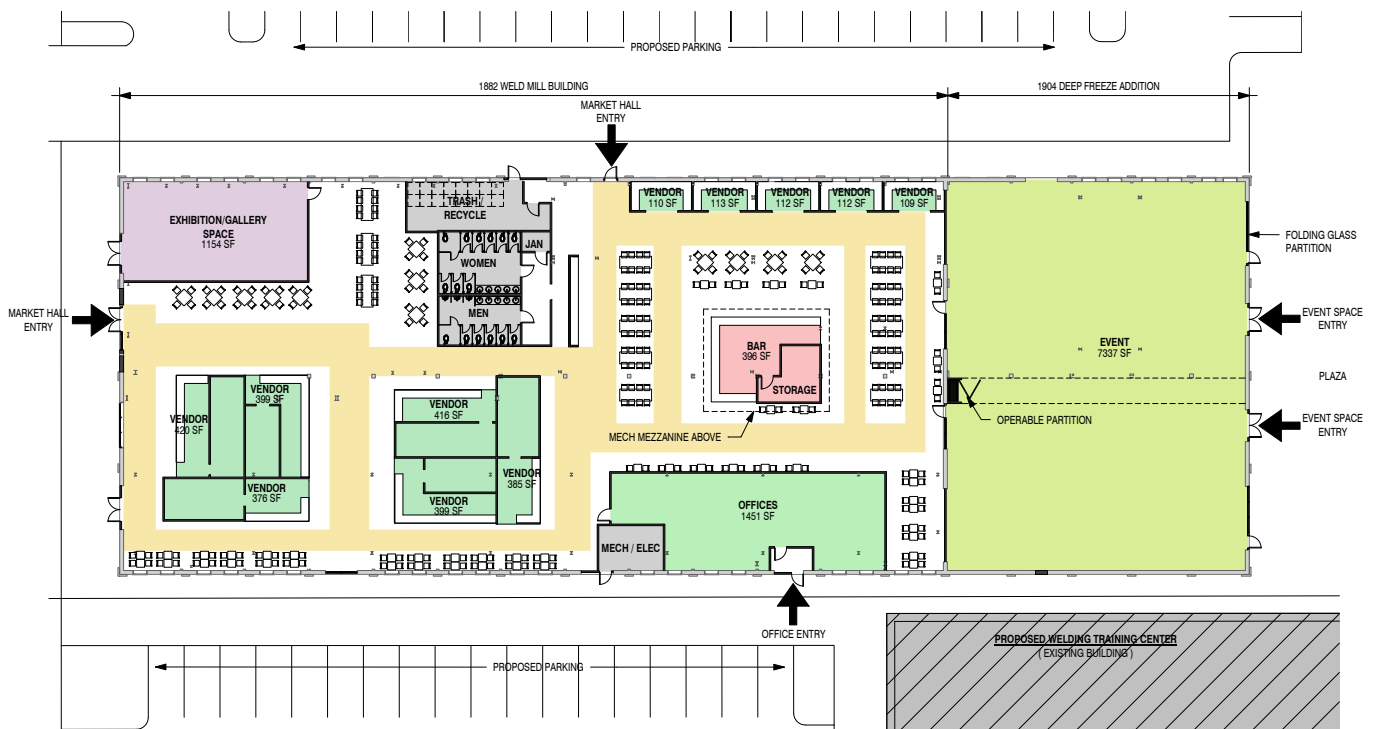


Former American Car & Foundry Site Redevelopment Project – Weld Building Rehabilitation

Landmarks SGA is providing architectural and adaptive reuse design services for the redevelopment of the Weld Building at the Former American Car & Foundry manufacturing facility located adjacent to Marshall University. The 9,000 square foot Weld Mill was originally built in 1882 and expanded with a 5,590 SF deep freeze addition between 1899 and 1904. The Weld Mill is the oldest remaining building on the ACF site and was a critical component to the development of the 43-acre facility.



Landmarks undertook the Section 106 review of historical and archeological resources and coordinated with the WVSHPO on establishment of a Memorandum of Agreement, required as result of adverse impacts from building demolition necessitated as a part of environmental remediation activities. The coordination also included determining a pathway to utilized federal and state historic rehabilitation tax credits for the adaptive reuse of the historic industrial structures. Landmarks assessed the exiting condition of the Weld Building and developed schematic adaptive reuse plans for the building as a mixed-use food, events, and entertainment venue.



PLAN STATISTICS:
-6 VENDOR STALLS AT 400 SF
-5 VENDOR STALLS AT 100 SF

DESIGN OPTION INCLUDES OFFICE SPACE, A RENTABLE EXHIBITION/GALLERY SPACE, AND A LARGE EVENT SPACE WITH OPERABLE PARTITIONS TO DIVIDE SPACE FOR MULT-FUNCTIONS. MARKET HALL IMPLEMENTS VENDOR STALLS AND SEVERAL SEATING OPTIONS, WITH A CENTRALLY LOCATED BAR.

CONCEPT A-1 - MARKET HALL & EVENT SPACE



LANDMARKS SGA, LLC
Architecture | Historic Preservation | Adaptive Reuse

Client/Location: Somerset Trust Company/Connellsville, PA

P & LE Connellsville Union Station Adaptive Reuse

Date Completed: 2021

Project Contact:

Aaron Hoover

Contact Info: ahoover@somersettrust.com

When the P&LE and the Western Maryland Railroads linked up in Connellsville, they decided to construct a new union station in 1912 to serve passengers, many of whom commuted into Pittsburgh. The one-story station has a rock-faced coursed ashlar sandstone base upon which rise walls of red brick that complement the warm red tones of the sandstone that is also used in the window sills, lintels, and steps. Landmarks SGA has performed a condition assessment and has addressed all PHMC federal Historic Preservation Tax Credit activities. The firm completed all architectural design work and is overseeing all aspects of the historic rehabilitation and adaptive reuse following Department of the Interior Secretary Standards. Once the station closed to passenger traffic in 1939, it was used almost continuously as offices or retail. Landmarks SGA was retained to adaptively re-purpose the site as a bank branch and restore the historic train station structure and contributing site elements. The first Phase of the project is complete and construction is underway for Phase II.



Stromberg/Garrigan & Associates

Project Profile:

Martinsburg EPA Brownfields Site Reuse Analysis

Location:

Martinsburg, WV

Client:

City of Martinsburg

Collaborators:

Environmental Resources &
Consulting, Stromberg/Garrigan &
Associates, Sustainable Strategies DC

Completion Date:

2018

URBAN PARTNERS

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www.urbanpartners.us

The U.S. Environmental Protection Agency's (EPA) Brownfields Area-Wide Planning (AWP) Program provides grant¹ funding to cities that struggle with the challenges presented by a concentration of brownfield sites in their community. The AWP Program enables these communities to create an area-wide plan that will guide the cleanup and reuse of the brownfield properties and the surrounding area while creating economic opportunities.

Urban Partners was retained by the City of Martinsburg as part of a multi-disciplinary professional consulting team to prepare an EPA brownfields revitalization study for four key sites in downtown Martinsburg, West Virginia. The sites include Interwoven Mills, Thorn Lumber, Matthews Foundry, and the Roundhouse Complex. The four sites surround the central business district of Martinsburg, offering significant opportunities for a variety of reuse concepts that could contribute toward the continued revitalization of downtown.

As part of this effort, Urban Partners assessed the local real estate market to determine the economic viability of a variety of potential new uses for the sites. Through our analysis, we identified 420,000 SF of new retail space, new upscale apartments, a hotel, and a civic center that could accommodate meetings, performances, trade shows, and weddings. Upon the identification of the overall market opportunities, Urban Partners suggested specific reuse recommendations for each of the four sites.

Key services performed

- Real Estate Market Analysis
- Site Planning
- Stakeholder Engagement
- Public Presentations



Project Profile:

Lower Frankford Creek Watershed Area-Wide Plan

Location:
Philadelphia, PA

Client:
Philadelphia City Planning
Commission

Collaborators:
Stromberg/Garrigan &
Associates

Completion Date:
2015

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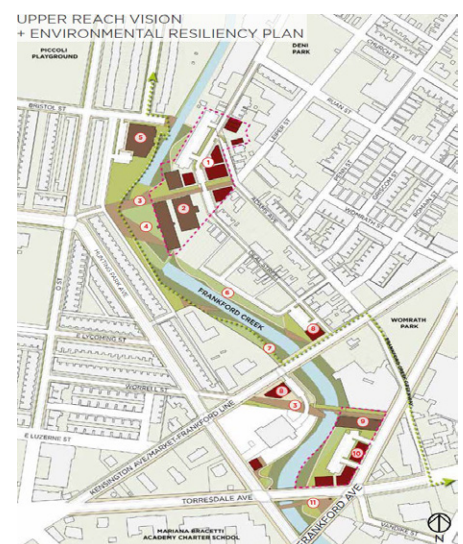
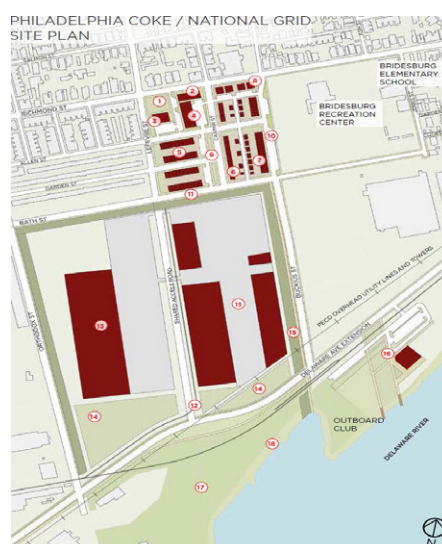
In 2015, the Philadelphia City Planning Commission (PCPC) received a Brownfields Area-Wide Planning Grant from the U.S. Environmental Protection Agency (EPA) for the Lower Frankford Creek Watershed. The EPA's Brownfields Area-Wide Planning Program is designed to help communities confront local environmental and public health challenges related to brownfields, and benefit underserved or economically disadvantaged communities.

The stated goal for the project was to complete a Brownfields Area Wide Plan for the Lower Frankford Creek Watershed based on market and environmental conditions, which successfully balances the needs of the city, landowners, and the community at large. The activities and information gathered for this project were completed in a manner that facilitates subsequent assessment, cleanup, and redevelopment of brownfields sites. For the purpose of facilitating the planning process, PCPC retained the consultant team spearheaded by Stromberg/Garrigan & Associates, Inc (SGA) in which Urban Partners served as the economic development and market analysis subconsultant.

This plan primarily addressed the redevelopment of three catalyst sites within the overall study area: the former Rohm and Haas manufacturing plant, the Philadelphia Coke Co./National Grid site, and the Upper Reach Frankford Creek area. Urban Partners completed the analysis of market conditions for a range of retail, industrial, commercial recreation, marina, and residential uses available in or logically appropriate for development within the Study Area and/or specifically at the three catalyst sites.

Key services performed

- Stakeholder Engagement
- Real Estate Market Analysis
- Site Analysis



Project Profile:

City of Harrisburg Community-Wide Brownfield Assessment

Location:

Harrisburg, PA

Client:

Harrisburg Redevelopment
Authority

Collaborators:

Stromberg/Garrigan &
Associates

Completion Date:

2020

URBAN PARTNERS

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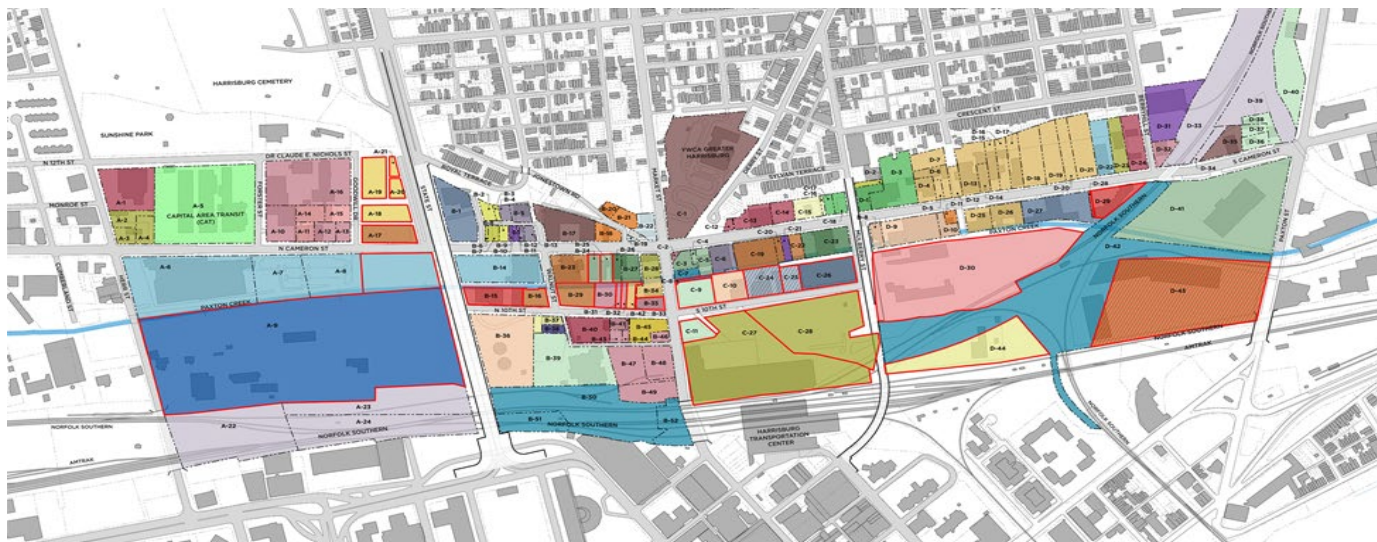
The Redevelopment Authority of the City of Harrisburg (HRA) retained a multi-disciplinary professional consulting team led by Stromberg/Garrigan & Associates (SGA) to prepare a Community-Wide Brownfield Assessment revitalization study for key targeted sites along Cameron Street and S. 17th Street in Harrisburg's South Allison Hill neighborhood. This assessment grant leverages and builds upon a previously awarded U.S. EPA Area-Wide Planning grant project, which SGA helped HRA successfully complete for the community.

As part of this effort, Urban Partners assessed of the local real estate market to determine the economic viability of a variety of potential new uses for various developable sites within the Cameron Street Study Area that could potentially support a more vibrant mixed-use urban corridor area while strengthening the city's overall economy. Markets examined for this analysis included market-rate and affordable rental housing, retail, office, and industrial/flex uses.

Urban Partners also assessed the market potential for various food-based uses that could potentially occupy a key anchor facility—the former Coca Cola bottling factory—along the 17th Street corridor. Food-related uses examined included a shared kitchen with instructional support, farmers' market, restaurant/food truck area, and catering center. For this exercise we identified a potential operator and operating costs, building and rehabilitation costs, and financial feasibility of the facility.

Key services performed

- Real Estate Market Analysis
- Site Analysis
- Economic Feasibility





Project Profile:

Allegheny-Clarion River Valley Region EPA Brownfield Assessment

Location:

Venango County, PA

Client:

Oil Region Alliance of
Business, Industry, and
Tourism

Collaborators:

Moody and Associates, Inc.

Completion Date:

2021

URBAN PARTNERS

123 S. Broad Street
Suite 2042
Philadelphia, PA 19109
215.829.1901
www.urbanpartners.us

The U.S. Environmental Protection Agency awarded the Oil Region Alliance of Business, Industry, and Tourism (ORA) a FY20 Brownfields Community-Wide Assessment (CWA) grant for environmental investigations and remedial planning activities. The ORA has identified several priority brownfield sites along the Allegheny-Clarion River Valley (ACRV) corridor which require environmental assessment and reuse planning. All of the sites are directly connected to the river and present tremendous redevelopment potential.

As part of this planning effort, Urban Partners conducted a real estate market assessment evaluating commercial opportunities for reusing several of the properties in the communities of Oil City and Emlenton, where the greatest potential for catalytic revitalization currently exists. The market analysis identifies the range of feasible uses that could potentially support a more active mixed-use environment in both jurisdictions while strengthening the economy of each community and the ACRV region overall. Specifically, we examined light industrial uses in Oil City; and retail, entertainment, and arts and culture-type uses in Emlenton.

Key services performed

- Real Estate Market Analysis
- Economic Development Recommendations
- Stakeholder Engagement



30 YEARS EXPERIENCE

EDUCATION

B.S., Environmental Design
Delaware Valley College, 1992

**Master of Landscape Architecture
and
Regional Planning**
University of Pennsylvania, 1995

**Certificate in Historic
Preservation**
University of Pennsylvania, 1995

**Certificate in Architectural
Conservation,**
Intl. Center for the Conservation of
Cultural Property, Rome, Italy, 1993

REGISTRATIONS & PROFESSIONAL DEVELOPMENT

AICP: No. 17163

P.L.A.: Pennsylvania - No. LA002677

P.L.A.: New Jersey - No.
21AS00093900

SEAN GARRIGAN

RLA, AICP, ASLA

Principal-in-Charge



Mr. Garrigan has provided professional planning, urban design, highest and best use analysis, development feasibility assessment and site master planning, and consulting services to numerous public and private clients throughout the U.S. His expertise is primarily focused upon redevelopment projects within in urban environments, with an emphasis on the reuse of abandoned, under-utilized, and environmentally impaired “brownfield” properties. Experience includes overseeing intensive multi-day community design charrettes, developing site and area-wide master plans and preparing regulatory policies and ordinances to support the cohesive implementation of multi-phase developments. He has extensive experience in preparing form-based codes, LID and integrated stormwater/BMP ordinances, urban design guidelines and subdivision and land development ordinances. His experience also includes prepare real estate highest and best use studies, as well as preparing public finance strategies, including overseeing TIF models for major urban redevelopment projects.

HIGHLIGHTED PROJECTS

- **U.S. EPA Region 3, Ohio River Brownfields Coalition Community-Wide Coalition Assessment Grant and Brownfields Area-Wide Planning Project, Beaver County, PA.**
- **U.S. EPA Region 3, Crawford County Economic Progress Alliance Bessemer Site Specific Brownfields Assessment Project, Meadville, PA**
- **U.S. EPA Region 3, Oil City Alliance Rivertowns Community-Wide Brownfields Assessment Project, Oil City, Emlenton, Foxburg, and Parker, PA.**
- **U.S. EPA Region 3, South Allison Hills Brownfields Area-Wide Plan and Community-Wide Assessment Project, City of Harrisburg, PA.**
- **U.S. EPA Region 3, Carlisle Brownfields Area-Wide Plan and Hazardous and Petroleum Assessment Project, Carlisle, PA.**
- **U.S. EPA Region 3, Commerce Corridor Brownfields Assessment, Brownfields Area-Wide Plan, HUD Sustainable Communities, and TIGER Grant Project. Cities of Charles Town and Ranson, WV.**
- **U.S. EPA Region 3, Highlawn/Marshall University Brownfields Area-Wide Plan, Hazardous and Petroleum Assessment, and Revolving Loan Fund (RLF) Project, Huntington, WV.**
- **U.S. EPA Region 3, French Creek Greenway/Former Conrail Site Specific Assessment/PADEP ISRP Reuse Planning Project, Meadville, PA.**
- **U.S. EPA Region 3, Brandywine Riverfront/Northeast Neighborhood Brownfields Area-Wide Plan and Community-Wide Assessment Project, Wilmington, DE.**
- **U.S. EPA Region 3, Mills and Rails Brownfields Assessment Redevelopment Project, Martinsburg, WV.**
- **U.S. EPA Region 3, Lower Frankford Creek Watershed Brownfields Area-Wide Plan, Philadelphia, PA.**
- **U.S. EPA Region 3, Lower Schuylkill River – Bartram North Revolving Loan Fund Reuse Plan, Philadelphia, PA.**
- **U.S. EPA Region 3, Downtown Waynesboro Brownfields Hazardous/Petroleum Assessment and Redevelopment Project, City of Waynesboro, VA.**
- **U.S. EPA Region 3, City of Ronceverte, WV, Brownfields Assessment & Redevelopment Project, Greenbrier County, WV.**
- **U.S. EPA Region 3, West End Evitts Run/Supertane Manufactured Gas Plant RLF Grant Project, Charles Town, WV.**



HIGHLIGHTED PROJECTS

- U.S. EPA Region 3, Nitro Riverfront Brownfields Hazardous/Petroleum Assessment and Redevelopment Project, Nitro, WV.
- U.S. EPA Region 3, Sunnyside Brownfields Hazardous Assessment and Redevelopment Projects, Morgantown, WV.
- U.S. EPA Region 3, West Virginia Land Stewardship Corporation Hazardous/Petroleum Assessment Project, Monongalia County, WV.
- U.S. EPA Region 3, Sharon Steel Superfund Site Disposition Strategy and Reuse Master Plan, Fairmont, WV.
- U.S. EPA Region 3, Brownfields Area-Wide Plan, Hazardous/Petroleum Assessment, and Elizabeth Riverfront Harbor Park Brownfields Resiliency Infrastructure Constructability Plan, Norfolk, VA.
- U.S. EPA Region 3, WV PIDC Region 1 Brownfields Hazardous Assessment and Redevelopment Project, McDowell County, WV.
- U.S. EPA Region 3, Kelly's Creek Watershed Brownfields Pilot Project, Kanawha County, WV.
- U.S. EPA Region 5, Belomar Region Council Community-Wide Brownfields Assessment Grant – Robrecht Site Reuse Plan, Wheeling, WV.
- U.S. EPA Region 4, Historic Metro Waste Incinerator Adaptive Reuse Study, City of Louisville, KY.
- U.S. EPA Region 6, Evans-Fintube Reuse and Transportation Access Plan, Tulsa, OK.
- U.S. EPA Region 7, Mid-City Katelman Foundry Redevelopment Plan, Council Bluffs, IA.
- U.S. EPA Region 7, 39th Street Brownfields Corridor Redevelopment Plan, Kansas City, MO.
- U.S. EPA Region 8, Confluence Area Brownfield Area-Wide Plan, Glenwood Springs, CO.
- PADCED Lehigh Valley Railroad Railyards Business in Our Sites Program Redevelopment Plan, Sayre, PA.
- SEDA-COG - Shamokin Revitalization Implementation Plan/U.S. EPA Office of Environmental Justice, Shamokin, PA.
- NYDEC/NYDOS Huntington Station (BOA) Redevelopment Plan, Huntington, NY.
- NYDOS Jamaica Downtown Area/Brownfields Redevelopment Area (BOA) Plan, Queens, New York, NY.
- NYDEC/NYDOS Newtown Creek Brownfields Redevelopment Area (BOA) Nomination Plan, Brooklyn and Queens, New York, NY.
- NYDEC/NYDOS Long Beach Former Incinerator Site Brownfields Redevelopment Area (BOA) Plan, Long Beach, NY
- Plan GoShamokin Downtown Revitalization Plan, Downtown Zoning District Ordinance Update, SEDA-COG, City of Shamokin, Northumberland County, PA



**11 YEARS
EXPERIENCE**

EDUCATION

**Master of Landscape
Architecture and
Environmental Design**
West Virginia University 2015

**Bachelor in
Secondary Education**
Marshall University 2008

ANNA W. LEISHER

Project Manager/Assistant Contract Manager



Ms. Leisher recently joined Landmarks SGA as community planner focused on the revitalization of small towns and cities, with an emphasis on traditional main streets and historic districts. Formally trained as an educator and landscape architect, Much of her work focuses on linking community revitalization and brownfields planning and reuse, as well as river and trail focused planning and design. In her previous experience includes working with the Brownfields Assistance Center at West Virginia University where she worked on over thirty brownfield redevelopment projects throughout West Virginia and developed and managed several programs, including the WV Mon River Towns Program and the WV Brownfields Grant Training Series. Anna has also played a key role in riverfront and rail-to-trail redevelopment efforts throughout the tri-state region. She is passionate about implementing inclusive participatory design processes that help us to create well-used, supported, and loved projects that result in positive community impact.

HIGHLIGHTED PROJECTS

- **U.S. EPA Region 3, SEDA-COG Community-Wide Brownfields Assessment and Environmental Justice Project, Shamokin, PA.**
- **U.S. EPA Region 3, Brandywine Riverfront/Northeast Neighborhood Brownfields Area-Wide Plan, Hazardous/ Petroleum Assessment, DNREC Brownfields Project (2 Grants), Wilmington, DE.**
- **U.S. EPA Region 3, Ohio River Brownfields Coalition Community-Wide Coalition Assessment (2 Grants) and Brownfields Area-Wide Planning Project, Beaver County, PA.**
- **U.S. EPA Region 3, French Creek Greenway/Former Conrail Bessemer Site Specific Assessment/PADEP ISRP Reuse Planning Project, Meadville, PA.**
- **U.S. EPA Region 3, Somerset County Brownfields Community-Wide Assessment Plan, Somerset, PA.**
- **U.S. EPA Region 3, Beltline Neighborhood Brownfields Area-Wide Plan, Fairmont, WV.**
- **U.S. EPA Region 3, WV Land Stewardship Corp Community-Wide Assessment Project, Monongalia County, WV.**
- **U.S. EPA Region 3, Sharon Steel Superfund Site Disposition Strategy and Reuse Master Plan, Fairmont, WV.**
- **U.S. EPA Region 3, Brownfields Area-Wide Plan, Hazardous/Petroleum Assessment, Elizabeth Riverfront Harbor Park Brownfields Resiliency Plan, St. Paul's HUD Choice Neighborhood Project, Norfolk, VA.**
- **U.S. EPA Region 3, Frog & Switch Foundry Brownfields Redevelopment Plan, Carlisle, PA.**
- **U.S. EPA Region 7, 301 Main Street Brownfields Site Specific Reuse Plan, Atchison, KS.**
- **U.S. EPA Region 8, Clinton Community Center Brownfields to Recreation Plan, Clinton, MT.**
- **U.S. EPA Region 8, Acme Powerplant Redevelopment Plan/Riverfront Park, Sheridan, WY.**
- **West Virginia Mon River Towns Program. Manager of the program through the Northern West Virginia Brownfields Assistance Center at West Virginia University and assisted local governments throughout the northern half of the state on community-led brownfields and revitalization efforts.**
- **U.S. EPA Ohio River Brownfields Coalition Project, Beaver County, PA. Project planner overseeing targeted brownfields area-wide reuse plans for two neighborhoods in Beaver Falls and the riverfront and historic downtown districts in the Borough of Rochester.**
- **Historic Warner Theatre Area Reuse Plan, Morgantown, WV. Project planner for the reuse plan for the historic Theatre.**

Stromberg/Garrigan & Associates

ANNA LEISHER

Community Engagement Specialist/Planner



- **Historic Post Office Renovation, Morgantown, WV.** Project planner and design charrette facilitator.
- **Shamokin U.S. EPA Brownfield Assessment Project, Shamokin, PA.** Project planner for the \$300,000 community-wide brownfields assessment.
- **Downtown Atchison Redevelopment/Reuse Plan, Atchison, KS.** Project planner for reuse plan of a block on Main Street.
- **Riverlife (a Pittsburgh based non-profit) Community Planning and Trail Projects.** Planning and Project Manager at focused on the several planning and capital improvements along the region's riverfront.
- **City of Pittsburgh's Riverfront Zoning District Development.** Served on the Riverfront Design Committee that influences all public and private development plans within the Riverfront Zoning District.



20 YEARS EXPERIENCE

EDUCATION

B.S., Environmental Design
Delaware Valley College, 1992

**Master of Landscape Architecture
and
Regional Planning**
University of Pennsylvania, 1995

**Certificate in Historic
Preservation**
University of Pennsylvania, 1995

**Certificate in Architectural
Conservation,**
Intl. Center for the Conservation of
Cultural Property, Rome, Italy, 1993

REGISTRATIONS & PROFESSIONAL DEVELOPMENT

P.L.A: Virginia: No. 040600180

P.L.A: West Virginia
No. 360

P.L.A: Pennsylvania
No. LA002856

TIMOTHY STROMBERG

RLA, CBLP, ASLA

Landscape Architect



Mr. Stromberg is a landscape architect with extensive expertise in the design of land developments of all scales and complexities, including resorts and recreational focused communities. His expertise includes site layout, grading, circulation, parking, and outdoor open space design. Work ranges in scale from rural contexts to urban mixed-use developments with a special focus on resiliency and brownfields redevelopments. His landscape planting design and ecological restoration projects emphasize his extensive knowledge of natural systems with an emphasis on native plant communities and habitat restoration and adaptation.

HIGHLIGHTED PROJECTS

- **U.S. EPA Region 3, Brownfields Area-Wide Elizabeth Riverfront and Harbor Park Brownfields Resiliency Infrastructure Constructability Plan, City of Norfolk, Department of Resiliency, Norfolk, VA.**
- **U.S. EPA Region 3, Ohio River Brownfields Coalition Community-Wide Coalition Assessment Grant and Brownfields Area-Wide Planning Project, Beaver County, PA.**
- **U.S. EPA Region 3, Carlisle Brownfields Area-Wide Plan and Hazardous and Petroleum Assessment Project, Carlisle, PA.**
- **U.S. EPA Region 3, Commerce Corridor Brownfields Assessment Redevelopment/Area-Wide Planning and TIGER Grant Project, Charles Town and Ranson, WV.**
- **U.S. EPA Region 3, West End Evitts Run/Supertane Manufactured Gas Plant RLF Grant Project, Charles Town, WV.**
- **U.S. EPA Region 3, Downtown Waynesboro Brownfields Hazardous/Petroleum Assessment and Redevelopment Project, City of Waynesboro, VA.**
- **U.S. EPA Region 3, Downtown Hopewell Brownfields Assessment Project, City of Hopewell, VA.**
- **U.S. EPA Region 3, Downtown/Island Park Brownfields Assessment Redevelopment Project, Ronceverte, WV.**
- **U.S. EPA Region 3, Lower Frankford Creek Watershed Brownfields Area-Wide Plan, Philadelphia, PA.**
- **U.S. EPA Region 3, WV PIDC Region 1 Brownfields Hazardous Assessment and Redevelopment Project, McDowell County, WV.**
- **U.S. EPA Region 8, Confluence Area Brownfield Area-Wide Plan, Glenwood Springs, CO.**
- **U.S. EPA Region 1, Charlotte Hope Plaza Reuse Plan and Design, City of Providence, RI.**
- **U.S. EPA Region 3, Highlawn/Marshall University Brownfields Area-Wide Plan, Hazardous and Petroleum Assessment, and Revolving Loan Fund (RLF) Project, Huntington, WV.**
- **Pennsylvania Avenue Streetscape and Green Infrastructure Design and Engineering, Borough of Monaca, Beaver County, PA.**
- **Tank Farm/Rocky Bottom Site Master Plan, Potter Township, PA. Potter Township and Independence Conservancy.**
- **Antoline Park Master Plan and Phase I Design, Monaca, PA.**



EDUCATION

Bachelor of Fine Art in Graphic Design; Minor in Fine Art

York College of Pennsylvania, 2022

REGISTRATIONS

AIGA member
2018-Present

BROOKE BURNETTE

Graphic Designer



Ms. Burnette is a Graphic Designer with a specialty in editorial design. Since joining SGA, she has produced several final report packages for U.S. EPA brownfield redevelopment projects, completed a logo redesign, new branding standards, and countless graphically pleasing marketing materials. She is a graduate from York College of Pennsylvania where she developed a passion for graphic consistency, cohesiveness, and typography, while also keeping up with her fine art skills in illustration and lettering. Ms. Burnette is a member of the American Institute of Graphic Arts (AIGA).

PROJECTS

- U.S. EPA Region 3, Ohio River Brownfields Coalition Community-Wide Coalition Assessment (2 Grants) and Brownfields Area-Wide Planning Project, Beaver County, PA.
- U.S. EPA Region 3, Frog & Switch Foundry Brownfields Redevelopment Plan, Carlisle, PA.
- U.S. EPA Region 3, Somerset County Redevelopment Authority, Somerset, PA.
- U.S. EPA Region 3, Beltline District Redevelopment Plan, Fairmont, WV
- U.S. EPA Region 1, Great Northern Paper Mill Brownfields Reuse Plan, Millinocket, ME.
- U.S. EPA Region 2, La Milagrosa Complex, Brownfields Redevelopment and Adaptive Reuse Plan, San Juan, PR.
- U.S. EPA Region 5, Ore Dock Upland Area Reuse Plan, Ashland, WI
- U.S. EPA Region 5, 30th Street Corridor Innovation Incubator/Brownfields Redevelopment, Milwaukee, WI.
- U.S. EPA Region 6, Downtown Site Redevelopment Plan, Atchison, KS
- U.S. EPA Region 7, Marshall School Innovation Center Adaptive Reuse, St. Louis, MO.
- U.S. EPA Region 7, Historic Pottawattamie County Adaptive Reuse, Westmoreland, KS.
- U.S. EPA Region 8, Missoula, MT
- U.S. EPA Region 8, Clinton, MT



JESSICA STUCK

AIA, CCS, CDT, LEED AP BD+C



Project Manager/Principal-in-Charge

Ms. Stuck's experience focuses on the intersection of adaptive, reuse, and repositioning existing structures for modern purposes. Her portfolio includes the study and rehabilitation of the iconic historic structures such as the Rotunda at the University of Virginia and the Arlington National Cemetery Amphitheatre. Her adaptive reuse project includes extensive former industrial and downtown context buildings, often evaluated as a part of larger brownfields redevelopment initiatives. Her U.S. EPA Brownfields adaptive reuse work includes a former 1880s railcar manufacturer facility in Huntington, WV, 1920 monumental public school in St. Louis, MO, and historic post offices in Shamokin, PA and Morgantown, WV. Jessica takes pride in her studious attention to detail that helps deliver quality projects throughout conceptualization, design, and construction.

EDUCATION

**Bachelor of Science in
Architecture**

Kent State University, 2012

Bachelor of Arts in History

Kent State University, 2012

Master of Architecture

Kent State University, 2013

REGISTRATIONS

Registered Architect OH

(1516506)

Registered Architect PA

(RA409845)

Registered Architect WV (5683)

LEED AP BD+C Credential April

2021

CSI Construction Documents

Technologist (CDT) June 2015

CSI Certified Construction

Specifier (CCS)

July 2021

AIA PA Emerging Professional's

Committee (EPiC) Mentorship

Director (2021 – Present)

EcoDistricts Accredited

Professional June 2020

PROJECTS

- **U.S. EPA Region 3, SEDA-COG Community-Wide Brownfields Assessment and Environmental Justice Project, Shamokin, PA.**
- **U.S. EPA Region 3, Ohio River Brownfields Coalition Community-Wide Coalition Assessment (2 Grants) and Brownfields Area-Wide Planning Project, Beaver County, PA.**
- **U.S. EPA Region 3, Highlawn/Marshall University Brownfields Area-Wide Plan, Hazardous/Petroleum Assessment, Site and Revolving Loan Fund (RLF) Project (4 Grants), Huntington, WV.**
- **U.S. EPA Region 3, Frog & Switch Foundry Brownfields Redevelopment Plan, Carlisle, PA.**
- **U.S. EPA Region 1, Great Northern Paper Mill Brownfields Reuse Plan, Millinocket, ME.**
- **U.S. EPA Region 2, La Milagrosa Complex, Brownfields Redevelopment and Adaptive Reuse Plan, San Juan, PR.**
- **U.S. EPA Region 5, 30th Street Corridor Innovation Incubator/Brownfields Redevelopment, Milwaukee, WI.**
- **U.S. EPA Region 7, Marshall School Innovation Center Adaptive Reuse, St. Louis, MO.**
- **U.S. EPA Region 7, Historic Pottawattamie County Adaptive Reuse, Westmoreland, KS.**
- **New Roots Community Center, Fayetteville, WV**
- **Warner Theatre Targeted Area-Reuse Plan, Morgantown, WV**
- **Historic Blending Barn Condition Report, Adaptive Reuse, Design & Master Plan, Monaca, PA**
- **U.S. EPA Region3 Brownfields Assessment Grant, Former American Car and Foundry Adaptive Reuse Plan, City of Huntington, WV. Huntington Municipal Development Authority.**

PROFESSIONAL DEVELOPMENT

- **AIA Pittsburgh Leadership Institute for Emerging Professionals Inaugural Class (2016-2017)**
- **AIA Pittsburgh Chapter Member**
- **Construction Specifications Institute Member**
- **Society of Architectural Historians Member**

Stromberg/Garrigan & Associates



30 YEARS EXPERIENCE

EDUCATION

B.S., Architecture

The Catholic University of America,
Washington, D.C. 1985

REGISTRATIONS & PROFESSIONAL DEVELOPMENT

Pennsylvania Registered Architect:
RA404313

West Virginia Registered Architect:
#4411

New York Registered Architect:
#023861 [License Inactive]

MIKE FRIEDHOFER

AIA, RA

Principal Architect



Mr. Friedhofer is an architect with more than 30 years of expertise in community facilities design and site planning with an emphasis on the adaptive reuse of older and historic structures. He has led numerous projects through the entire design process, from planning and design through construction documentation and execution as well as participated in community design charrettes to develop comprehensive master plans for building complexes and sites. His expertise in adaptive reuse experience has resulted in work on number U.S. EPA funded projects which evaluated the creative reuse of existing structures for new uses.

PROJECTS

- U.S. EPA Region 3, Commerce Corridor Brownfields Assessment Redevelopment/Area-Wide Planning and Brownfields Clean-up Grant Project, Charles Town and Ranson, WV
- U.S. EPA Region 3, City of Ronceverte, WV Brownfields Assessment Redevelopment Project, Greenbrier County, WV
- U.S. Region 3, Carlisle Urban Redevelopment Area Area-Wide Brownfields Planning Project, Carlisle, PA
- U.S. EPA Region 3, Downtown Waynesboro Brownfields Hazardous/Petroleum Assessment and Redevelopment Project, City of Waynesboro, VA
- Historic Blending Barn Condition Report, Adaptive Reuse, Design, and Master Plan, Potter Township, PA.
- New Visitors' Center for Historic Hanna's Town, Hempfield Township, PA
- 205 Pennsylvania Avenue Adaptive Reuse and Historic Tax Credit Renovation, Greensburg, PA
- Charleroi Borough Historic Preservation Plan, Charleroi Borough, PA
- 1872 Historic Henry F. Schell House, Somerset, PA
- Charles Washington Hall Market House Historic Rehabilitation and Adaptive Reuse Plan, City of Charles Town, WV
- Pittsburgh and Lake Erie Railroad Union Station Restoration and Adaptive Reuse, Connellsville, PA
- Pittsburgh & Lake Erie Railroad Station Restoration Plan, Coraopolis, PA
- Historic Serro's Diner Restoration, Latrobe, PA
- Historic Interwoven Mills Complex Adaptive Reuse Feasibility Study, Martinsburg, WV
- Historic Coca-Cola Bottling Plant Food Accelerator Adaptive Reuse Design, Harrisburg, PA
- Historic Louisville Refuse Incinerator Adaptive Reuse Assessment U.S. EPA Brownfields Area-Wide Planning Implementation Technical Support, Louisville, KY
- Cambria City Theatre (Former St. Columba Church) - Schematic Plans, Johnstown, PA,
- Simeral Square Former Brownfields Waterfront Plaza Design, West Newton, PA,
- 1905 Original Headquarters of Somerset Trust Co, Somerset, PA.
- Historic Falls Market Renovation Plans, Ohiopyle, PA
- 1909 Second National Bank Building, Meyersdale, PA
- The Steeples Project - The Grand Halle on Broad Street, Johnstown, PA
- Aquatics and Community Center Building Design, Ronceverte, WV



JAMES E. HARTLING

Partner

URBAN PARTNERS

EDUCATION

Princeton University
Bachelor's in Mathematics

University of California at Berkeley
Master's in Planning

MEMBERSHIPS & AFFILIATIONS

Entrepreneurworks - Chairman,
Board of Directors

Local Initiatives Support
Coalition (LISC) Philadelphia
—Advisory Board

Community Design

James Hartling has served as partner-in-charge for most of Urban Partners' economic development projects and has been responsible for examining the market feasibility of many large-scale development and redevelopment projects since the firm's inception in 1980. He has directed the firm's downtown revitalization efforts in numerous cities in the mid-Atlantic and East Coast, and has prepared and helped implement neighborhood housing and commercial revitalization strategies in both large cities and smaller communities. Additionally, he has directed the firm's work involving the planning and development of new village centers and transit-oriented developments, as well as significant participation in the establishment of transfer of development rights programs (TDR) in New Jersey and Pennsylvania. He has also completed numerous studies documenting the regional tax and employment impacts of major cultural institutions.

Mr. Hartling had over ten years of experience as an economic and social planner prior to founding Urban Partners. From 1977 to 1980, he administered \$15 million annually of CDBG and EDA funds as Deputy Director for Economic Development of Philadelphia's Community Development program. Previously, Mr. Hartling was on the faculty of the University of Texas teaching in both the graduate planning and public affairs programs. There he conducted research and training projects on economic and community development and human services delivery. He has also held staff positions with planning and development agencies in Texas, California, and New Jersey.

HIGHLIGHTED PROJECTS

- **Harrisburg EPA Community Wide Plan (Harrisburg, PA)**
- **Wilmington EPA Area-Wide Plan (Wilmington, DE)**
- **Martinsburg EPA Brownfields Site Reuse Analysis (Martinsburg, WV)**
- **Lower Frankford Creek Watershed EPA Area-Wide Plan (Philadelphia, PA)**
- **Old City Vision 2026 Neighborhood Plan (Philadelphia, PA)**
- **North Philadelphia Choice Neighborhood Plan (Philadelphia, PA)**
- **Broad & Erie Transportation and Community Development Plan (Philadelphia, PA)**
- **Society Hill Neighborhood Plan (Philadelphia, PA)**
- **Johnstown Train Station Reuse Study (Johnstown, PA)**
- **Allentown Arts District Master Plan (Allentown, PA)**
- **East Liberty Development Strategy (Pittsburgh, PA)**

Stromberg/Garrigan & Associates



ISAAC KWON

Principal

URBAN PARTNERS

EDUCATION

**Bachelor's in Geography
Bachelor's in Asian American
Studies**
University of California,
Los Angeles

**Master's in City and Regional
Planning, 1999**
University of Pennsylvania

MEMBERSHIPS & AFFILIATIONS

**Calvary Center for Culture and
Community**
Board of Director

**Community Design
Collaborative**
Volunteer Planner

Isaac Kwon is a community and economic development consultant with more than 20 years of experience working in urban communities throughout the nation. Since joining Urban Partners in 2008, Isaac has managed a wide array of economic development projects for the firm, including downtown and commercial district revitalization strategies, neighborhood master plans, market analysis and feasibility studies, and economic impact analyses. Isaac has managed most of the firm's recent housing market analyses, for various communities in Delaware, Florida, Georgia, Indiana, Kentucky, Ohio, Pennsylvania, South Carolina, and Virginia. Isaac possesses the experience and skillsets to assess and formulate strategies to attract different types of housing development (e.g., workforce housing, market-rate, income-restricted, affordable, age-restricted senior housing, and others).

Prior to joining Urban Partners, Isaac served as the real estate development director for three different community development corporations in Philadelphia. He was responsible for all facets of real estate development—including site acquisition, financing, design oversight, construction management and marketing. Isaac possesses extensive experience in urban neighborhood development and in packaging a variety of local, state and federal financing sources.

HIGHLIGHTED PROJECTS

- **N. Jefferson Davis Market Analysis (Chesterfield, VA)**
- **Citywide Housing Study (St. Cloud, FL)**
- **Fayette County Housing Demand Study (Lexington, KY)**
- **Housing Needs Assessment (Newark, DE)**
- **Downtown Cleveland Housing Study (Cleveland, OH)**
- **Richmond Housing (Richmond, VA)**
- **Downtown Hammonton Market Analysis (Hammonton, NJ)**
- **Ashland Market Analysis (Ashland, VA)**
- **Poinsett Corridor Market Analysis (Greenville, SC)**
- **Buford Hwy Economic Development Plan (Brookhaven, GA)**
- **Downtown Westport Master Plan (Westport, CT)**
- **52nd Street Commercial District (Philadelphia, PA)**
- **Ambler Transit Revitalization Investment District (Ambler, PA)**
- **Woodland Avenue Development Strategy (Philadelphia, PA)**
- **Clifton Heights Borough Center Revitalization (Clifton Heights, PA)**



CHRISTOPHER LANKENAU

AICP

Principal

URBAN PARTNERS

EDUCATION

University of Vermont
Bachelor's in Geography

Michigan State University
Master's in Urban and Regional
Planning

MEMBERSHIPS & AFFILIATIONS

American Planning Association

**American Institute of Certified
Planners (AICP)**

**Fairmount Community
Development Corporation -**
Vice President, Board of Directors

Christopher Lankenau, AICP, is a planner and economic development consultant with 25 years of professional experience. Since joining Urban Partners in 2006, Chris has managed a variety of projects ranging in scale from single sites to large master plans on behalf of municipalities, community development corporations, and non-profit organizations in several states. His current work focuses on community revitalization and economic development in both commercial and residential areas, including real estate market analysis, demographic analysis, and fiscal impact analysis, as well as economic feasibility analysis for adaptive use and new development projects. Chris also has experience in community outreach, transportation planning, and land use planning.

Prior to joining Urban Partners, Chris was a Senior Associate at the Pennsylvania Economy League, where he focused on community revitalization in Southeastern Pennsylvania's older core communities. Chris also has significant planning experience as a consultant with the Philadelphia firm of Kise Straw & Kolodner, where he managed a variety of planning projects with a particular focus on commercial district and community revitalization. Previously, Chris also held staff positions with county planning agencies, serving as planner for the Montgomery County Planning Commission (PA), as well as the Maryland National Capital Park and Planning Commission.

HIGHLIGHTED PROJECTS

- **Harrisburg EPA Community Wide Plan (Harrisburg, PA)**
- **Allegheny-Clarion River Valley EPA Brownfield Study (Venango County, PA)**
- **Wilmington EPA Area-Wide Plan (Wilmington, DE)**
- **Martinsburg EPA Brownfields Site Reuse Analysis (Martinsburg, WV)**
- **Old City Vision 2026 Neighborhood Plan (Philadelphia, PA)**
- **HACE Neighborhood Plan (Philadelphia, PA)**
- **North Philadelphia Choice Neighborhood Plan (Philadelphia, PA)**
- **Broad & Erie Transportation and Community Development Plan (Philadelphia, PA)**
- **Society Hill Neighborhood Plan (Philadelphia, PA)**
- **East End Partnership Economic Development Strategy (Pittsburgh, PA)**
- **Johnstown Train Station Reuse Study (Johnstown, PA)**
- **Erie Downtown Market Analysis Update (Erie, PA)**

Stromberg/Garrigan & Associates



MATT WARD
CEO



EDUCATION

**JD, University of Virginia Law
School**

1994

American University

Bachelor of Arts

1991

AFFILIATIONS

American Bar Association
Natural Resources, Energy and
Environmental Law

**Bars of the District of Columbia
and the Commonwealth of
Virginia**

**U.S. Court of Appeals for the 11th
Circuit.**

Mr. Ward is the CEO of Sustainable Strategies DC and a practicing lawyer with the Ward Washington Law Firm. Prior to the launch of S2, Matt was a partner and Sustainable Communities practice group leader at The Ferguson Group (TFG), where he served municipal clients, and a partner at the Washington, DC, law firm Spiegel & McDiarmid, where he provided consulting on sustainability issues to communities for more than a decade. He is a co-founder of the National Brownfields Coalition and the Brownfield Communities Network and has served as national policy director to a number of organizations, including the National Association of Local Government Environmental Professionals, the National Association of Towns and Townships, Climate Communities, the Mayors Automotive Coalition, and the American Waterfront Revitalization Coalition. Matt received his B.A., magna cum laude, from American University and his J.D. from the University of Virginia. Matt's published work as a co-author includes: Unlocking Brownfields: Keys to Community Revitalization; Smart Growth is Smart Business; Smart Growth for Clean Water; Recycling America's Gas Stations: The Value and Promise of Revitalizing Petroleum Contaminated Properties; Revitalizing Mothballed Brownfields; Profiles of Business Leadership on Smart Growth: HUD CDBG Brownfields Funding: A Building Block for Community Development; and Building a Brownfields Partnership from the Ground Up: Local Government Views on the Value and Promise of National Brownfields Initiatives. He has worked on more than 50 U.S. EPA led or funded brownfields projects and initiatives including the U.S. EPA Brownfields projects for Beaver County, the Ohio River Coalition, Harrisburg, Johnstown, Philadelphia, and Carlisle in Pennsylvania. His work on developing Implementation Actions Plans for these U.S. EPA initiated projects has led to more than \$50M in federal and state funding for projects in Pennsylvania in the last five years. He will serve as the lead contact for all work performed by Sustainable Strategies DC on the Butler County Community-Wide Assessment project.

HIGHLIGHTED PROJECTS

- **U.S. EPA Region 3, South Allison Hills Brownfields Area-Wide Plan and Community Assessment Project, City of Harrisburg, PA.**
- **U.S. EPA Region 3, Ohio River Brownfields Coalition Community-Wide Coalition Assessment Grant and Brownfields Area-Wide Planning Project, Beaver County, PA.**
- **U.S. EPA Region 3, Carlisle Brownfields Area-Wide Plan and Hazardous and Petroleum Assessment Project, Carlisle, PA.**
- **U.S. EPA Region 3, Commerce Corridor Brownfields Assessment, Brownfields Area-Wide Plan, HUD Sustainable Communities, and TIGER Grant Project, Cities of Charles Town and Ranson, WV.**
- **U.S. EPA Region 3, Highlawn/Marshall University Brownfields Area-Wide Plan, Hazardous and Petroleum Assessment, and Revolving Loan Fund (RLF) Project, Huntington, WV.**
- **U.S. EPA Region 3, Brandywine Riverfront/Northeast Neighborhood Brownfields Area-Wide Plan, Wilmington, DE.**
- **U.S. EPA Region 3, Mills and Rails Brownfields Assessment Redevelopment Project, Martinsburg, WV.**
- **U.S. EPA Region 3, Lower Frankford Creek Watershed Brownfields Area-Wide Plan, Philadelphia, PA.**
- **U.S. EPA Region 3, Downtown Waynesboro Brownfields Hazardous/Petroleum Assessment and Redevelopment Project, City of Waynesboro, VA.**
- **U.S. EPA Region 3, West End Evitts Run/Supertane Manufactured Gas Plant RLF Grant Project, Charles Town, WV.**