

YOUNGWOOD BROWNFIELD REDEVELOPMENT

YOUNGWOOD, PENNSYLVANIA



SINCE 2009, RED SWING WORKED WITH MILLSTEIN INDUSTRIES IN YOUNGWOOD, PA., TO REDEVELOP A FORMER INDUSTRIAL SITE FOR PAD-READY USE. ONCE FULLY DEVELOPED, THE 10-ACRE SITE, WHICH CAN BE DIVIDED INTO MULTIPLE PARCELS, WILL BE HOME TO COMMERCIAL RETAIL AND/OR LIGHT INDUSTRIAL TENANTS. RED SWING'S SCOPE ITEMS INCLUDED:



- ENVIRONMENTAL REMEDIATION AND PAD DEVELOPMENT: BECAUSE OF THE SITE'S FORMER USE, IT REQUIRED REMEDIATION OF ENVIRONMENTAL CONTAMINANTS. RED SWING IMPLEMENTED MILLSTEIN'S ENVIRONMENTAL CONSULTANT'S DESIGN OF CAPPING THE SITE WITH CLEAN FILL AND INSTALLATION OF GROUNDWATER MONITORING WELLS FOR LONG TERM MONITORING. APPROXIMATELY 100,000 CUBIC YARDS OF FILL MATERIAL WERE HAULED FROM AN OFF-SITE SOURCE TO CONSTRUCT BUILDING PAD AREAS LEVEL WITH THE ADJACENT ROADWAY AND ABOVE THE FEMA FLOODPLAIN ELEVATION.
- FILL MATERIAL SITE: FILL FOR THE YOUNGWOOD REDEVELOPMENT SITE WAS SOURCED FROM A NEARBY FARM. RED SWING COMPLETED ALL REQUIRED EXCAVATION, EROSION AND SEDIMENTATION (E&S) PLANS AND PERMITS FOR THE SOURCE LOCATION WORK. IN ADDITION, RED SWING PERFORMED HIGHWAY OCCUPANCY AND ROAD BONDING COORDINATION BETWEEN PENNDOT, WESTMORELAND COUNTY, AND HEMPFIELD TOWNSHIP FOR THE HAULING ACTIVITIES OF THOUSANDS OF TRUCK RUNS.
- EARTHWORK CALCULATIONS FOR CUT AND FILL: RED SWING, IN CONJUNCTION WITH THE SITE GEOTECHNICAL ENGINEER, PERFORMED DETAILED CUT-AND-FILL CALCULATIONS AND PLANS TO BALANCE THE NEEDS OF FILL WITH THE OFF-SITE EXCAVATION PLANS.
- EROSION AND SEDIMENTATION CONTROLS/SITE STABILIZATION: RED SWING PREPARED E&S PLANS AND OBTAINED ASSOCIATED PERMITS FOR BOTH THE PROJECT SITE AND THE FILL MATERIAL LOCATION. PERIMETER CONTROLS, ROCK CONSTRUCTION ENTRANCES, AND SEDIMENT TRAPS WERE ALSO USED TO MINIMIZE RUNOFF.
- NATIONAL POLLUTANT DISCHARGE AND ELIMINATION SYSTEM (NPDES) PERMITTING: PERMITS WERE GRANTED FOR BOTH THE OFF-SITE FILL LOCATION AND THE 10-ACRE REDEVELOPMENT SITE.
- ROADWAY ENGINEERING AND DESIGN: ENGINEERED AND DESIGNED A ROADWAY THAT CONNECTS HILLIS AND NEWELL STREETS ALONG WITH THE ASSOCIATED STORMWATER COLLECTION SYSTEM.
- STORMWATER MANAGEMENT DESIGN: RED SWING COORDINATED WITH THE LOCAL MUNICIPALITY TO IMPLEMENT A STORMWATER SEWER CONVEYANCE SYSTEM IN PREPARATION OF FUTURE PAD DEVELOPMENT.

RED SWING IS NOW PREPARING CONCEPTUAL SITE LAYOUTS FOR THE PROPERTY - IN ANTICIPATION OF FULL COMMERCIAL BUILD OUT.

REFERENCES:

MILLSTEIN INDUSTRIES – MARK ALLISON

PROJECT DATES: (724) 925-0215
2009 - SUMMER 2012

KEY PERSONNEL:

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