

Riverfront District  
Park Trail and Open Space Planning  
Request for Proposals – Questions and Answers Through 6.5.18  
Professional Planning and Design Services

ADDENDUM #3  
6/8/18

ENVIRONMENTAL QUESTIONS

1. **Are there previous environmental reports and/or sampling results available for the former scrap yard or any of the other parcels?** Yes, Phase I and II studies are available for review by the chosen firm or team.
2. **Please confirm that permitting matrix is being requested and not attainment of actual permits.** This RFP scope does not include obtaining permits. The scope of this project does include identifying and making recommendations on applicable permitting pathways but not managing those processes.
3. **Which federal funding source would trigger NEPA – it does not specify in the RFP.** We would like the chosen consultant to advise us on these matters. See response to question 2.
4. **Which federal agency is the Lead Agency [and Cooperating Agency, if applicable]?** See response to question 2.
5. **Should we bid on this with the expectation of managing the NEPA process and interagency coordination, or will Allegheny Development Partners be leading with our assistance – can this be clarified?** See response to question 2.
6. **Do you have any preliminary NEPA documentation or coordination documents available?** No. See response to question 2.

- 7. Are all environmental permit applications to be submitted and obtained as part of this scope? Typically, NEPA approvals *should* be in-hand prior to pushing design to a level sufficient for permitting. Please see response to question 2.**
- 8. Are there any existing environmental assessment (Phase I ESA), hazardous material survey, or environmental soil and groundwater investigation reports (Phase II ESA, Remedial Investigation, Act 2 reports, etc.) for any of the Project parcels? If so are they available for review at this time? Yes, please see response to question 1.**
- 9. Have any of the parcels achieved Act 2 relief of liability and if so are there land use restrictions associated? Act 2 relief of liability has not been applied for at this time and may not be required.**
- 10. Are we to assume that the Environmental Scope of Work only involves a due diligence review, evaluation, and professional opinion of “anticipated” PADEP pathways associated with potential soil, groundwater, and hazardous material impacts that may need to be addressed for redevelopment and that the scope DOES NOT include delivering ASTM compliant Phase I ESAs for the Project parcels or performing the site investigations and reporting necessary to gain PADEP Act 2 relief of liability? See response to question 2.**
- 11. Are you anticipating that only the Three Rivers Heritage Trail segment will be carried through the design development stage, and that other components such as the public park and other ancillary trails that connect to the community and the mixed-use development will be carried through conceptual design? See response to question #28 and #29 in Addendum #2**
- 12. Base scope item 2 refers to environmental permitting that would be associated with initial site development planning. Is it expected that the base scope also include design construction phase permitting such as land development, erosion and sedimentation control, post construction stormwater management, highway occupancy, stream bank encroachment permitting etc? See response to question 2.**

- 13. Is it anticipated that the proposed trail route will require re-grading within the floodplain and subsequent FEMA coordination?** The vast majority of the Riverfront 47 property is out of the flood plan, but some of other property owners within the Riverfront District do face this hurdle, which could impact trail planning. See response to question 2 regarding FEMA
- 14. Is there a proposed site plan and or an approved development plan in terms of lot coverage, FAR, setbacks, parking, etc.?** Our plans for the site are evolving and we hope that this process will inform the development of the site as a whole. No development plans are available at this time. No approvals have been sought or received.
- 15. Is there any particular issue that you are anticipating with respect to air quality? If traffic is the concern, would you also like the consultant to consider noise impacts?** The traffic, noise and air quality of the area is largely dependent on the tenants Riverfront 47 attracts. At this time, with much of the occupancy of the site undefined, we do not anticipate issues with air quality, noise or traffic. Importantly though, as a critical link in the Three Rivers Heritage Trail located in a densely populated area, considerations must be made about how to best manage people wanting to “park and ride”. There is no expectation to include consultants to address issues of noise, air quality or traffic as part of this scope of work. Should the need to address this arise it will be handled outside of this scope of work.