REQUEST FOR DEVELOPMENT PROPOSALS:

CARRIE FURNACE
REDEVELOPMENT SITE

Allegheny County, Pennsylvania

The Carrie Furnace Redevelopment is a 168-acre riverfront site on the banks of the Monongahela River located only 9 miles from Downtown Pittsburgh. The Redevelopment Authority of Allegheny County is accepting proposals from developers who recognize the opportunity to participate in the exciting growth of Allegheny County. A site defined by its innovative history will be reborn for the innovation economy.

A Riverfront Development Opportunity

Carrie Furnace Redevelopment Site
100 Carrie Furnace Boulevard
Rankin, Pennsylvania 15104

ALL INQUIRIES:
CarrieFurnaceRAAC@AlleghenyCounty.us
Background:
As part of ongoing efforts to redevelop areas of the Monongahela River Valley, the Redevelopment Authority of Allegheny County (RAAC) purchased the Carrie Furnace Redevelopment Site in August 2005. The former iron-making facility consists of 168 acres of underutilized land, including a vast amount of vacant prime riverfront property. The Site is situated in an area consisting primarily of commercial and industrial properties, and the entire RAAC property includes two distinct areas separated by the Monongahela River. The main portion of the property is in Rankin Borough, Swissvale Borough and the City of Pittsburgh, and the Whitaker/Munhall property is located in Whitaker and Munhall boroughs.

The property on the northern shore of the Monongahela is flat land that has either been raised, or is in the process of being raised, above the 100-year flood plain level. Pennsylvania Act 2 clearance has been achieved for 65 acres on the north side of the Monongahela, and RAAC will continue activities on the remaining 15 acres of developable acreage in order to receive Act 2 clearance on all northern parcels by early 2019.

Included in the RAAC property are Carrie Blast Furnaces No. 6 & 7, situated on 22 acres of land that received National Historic Landmark designation from the Department of the Interior in 2006. This land and the furnaces are maintained and operated as a historic and educational destination by the Rivers of Steel Heritage Corporation. RAAC and the Rivers of Steel Heritage Corporation have worked alongside each other over the years to make the Carrie Furnace Redevelopment Site uniquely poised to benefit from the industrial heritage of the region, while capitalizing on the new and innovative industries of the 21st Century.

Presently, RAAC is coordinating the Carrie Furnace Redevelopment efforts through the local communities (through monthly meetings of the Carrie Furnace Steering Committee), local non-profits (Enterprise Zone of Braddock, Steel Industry Heritage Corporation), numerous state agencies (including the Pa. Department of Environmental Protection, PennDOT and the Pa. Museum & Historical Commission), and federal agencies (U.S. Army Corps of Engineers, HUD, EPA). RAAC is committed to working with all interested parties to
achieve a successful brownfield redevelopment that will not only benefit Southwestern Pennsylvania, but also communities still struggling from the downfall of the steel industry in the 1980s.

Edgewood Rankin Swissvale Comprehensive Plan

Responses should be respectful of past planning processes. In August 2008, the communities of Edgewood, Rankin and Swissvale (noted in the Plan as ERS) participated in a Comprehensive Plan to better assess the state of each community and to determine what each borough needs to accomplish in order to stay competitive in an ever-changing urban landscape.

Identified as an “essential component of the rich economic history of the Monongahela Valley River Valley,” the comprehensive plan envisions the Carrie Furnace as a sustainable development that promotes open space preservation and environmentally sensitive design and construction through the incorporation of Eco-Industrial Parks.

The joint comprehensive plan identified the following principals and priorities for the development they wish to see at the site:

- **Land Use Planning** – Site should be planned to successfully integrate the historic heritage-oriented components with tax producing components without sacrificing the integrity or potential of either area. Large scale uses, such as big-box stores, or large retail clusters are not desired.

- **Open Space Preservation** – Creating open spaces and restoring the natural habitat and developing recreational area should be integrated into the Carrie Furnace Site. This approach can mitigate adverse environmental impacts of the site.

- **Green Building Design & Construction** – The use of Green Building practices in the design and construction of the site greatly preferred.

- **Eco-Industrial Parks** – A combination of manufacturing and service businesses designed to coordinate their collective resource needs and processes in order to increase efficient use of raw materials, minimize waste output, etc. is preferred. This approach to Carrie should be used for industrial development on the site.

- **Local Workforce Development** – Workforce development training programs should be established to provide local residents training for jobs created at the site.

This comprehensive plan is available at: [www.edgewood.pgh.pa.us/Downloads/comprehensiveplan/Edgewood%20Rankin%20Swissvale%20Comp%20Plan.pdf](http://www.edgewood.pgh.pa.us/Downloads/comprehensiveplan/Edgewood%20Rankin%20Swissvale%20Comp%20Plan.pdf)

Allegheny Places: Allegheny County’s Comprehensive Plan

Allegheny Places is Allegheny County’s first comprehensive plan. It establishes an overall vision for our future and a roadmap to get there. The comprehensive plan provides the County with a framework for the strategic use of public resources to improve the quality of life for all residents. Over the period of the plan’s development, thousands came together to discuss, consider, and ultimately agree on a collective vision for Allegheny County’s future, a future where:
All residents have equitable access to opportunities and benefits of our ongoing economic revitalization.

Former brownfields are transformed into attractive destinations for residents, businesses and visitors.

Transit-oriented development stimulates economic activity and relieves congestion on area roadways.

A highly efficient transportation system links Oakland, Downtown and Pittsburgh International Airport, our major economic centers.

Extensive greenways connect our communities with parks, trails, riverfronts and other natural amenities.

Good, stable, well-paying jobs are available in a diversified economy.

High-quality housing choices exist for all residents at every income level.

The full document is available at:
www.alleghenyplaces.com/comprehensive_plan/comprehensive_plan.aspx

Zoning

The Redevelopment Authority facilitated the rezoning of Swissvale and Rankin, which created the Carrie Furnace Development District (CFDD). The CFDD gives developers a wide range of options to attract flex space and light industrial development to the site. The purpose of the CFDD is to create a cohesive development pattern on the site located in Swissvale and Rankin. The intent of the CFDD is to allow for a set of comprehensive regulations that are mirrored in each borough and allow for master planning by a single developer, or multiple developers, with continuity in the development pattern.

Prior to the development of any lot or parcel in the CFDD, an overall master plan shall be approved by the councils of both boroughs. The master plan will be submitted to the planning commission for review and recommendations prior to approval by council. An approved master plan will serve as a Preliminary Land Development Approval as required by the Subdivision and Land Development Ordinance (SALDO). After approval of the master plan, individual development parcels will be permitted to proceed directly to final Land Development approval as required by the SALDO.

Development in the CFDD shall be guided by the following principles:

1. Create a district that provides for development/redevelopment of the Carrie Furnace Site and is consistent in the boroughs of Swissvale and Rankin.
2. Encourage a mix of complimentary land uses that emphasize creation of job opportunities.
3. Attract employers and businesses that stimulate economic growth in the communities.
4. Provide for flexibility in design and development while maintaining cohesive development patterns.
5. Allow for small scale commercial and retail support services that serve larger job-intensive uses intended for the district.
6. Create an environment where buildings and landscapes contribute to the physical definition of streets as civic places. Proposed streets should adequately accommodate vehicles while respecting pedestrian needs.
7. Encourage architectural and landscape design that responds to the local climate, topography, history and building practice.
8. Provide for an interconnected open space network of trails, pedestrian sidewalks and greenspaces that offer public access throughout the development. The river frontage should be used as an asset to connect the local community back to the Monongahela River.

The complete Swissvale zoning ordinance can be found at: www.swissvaleborough.com/downloads/codesandordinances/swissvale-zoning-ordinance.pdf

The complete Rankin Zoning ordinance can be found at: ecode360.com/31610163

Site Specifics

The total property consists of 14 parcels totaling 168 acres. Four parcels totaling 20 acres are located on the south side of the Monongahela River within Whitaker Borough. The remaining 10 parcels containing 148 acres are located on the north side of the Monongahela River in Rankin and Swissvale boroughs. Within the north side parcels there are four right-of-way and lease areas they are for:

1. The Historic Site  
2. Carrie Furnace Blvd.  
3. Flyover Bridge  
4. CSX Railroad lease

37 acres reserved for right of ways

Removing the right of way and lease areas for the 148 acres on the north side of the Monongahela River gives a net area on the north side of 111 acres.

Of the 111 net acres on the north portion of the site, approximately 20 are located on steep hillsides leading into the neighboring communities of Rankin and Swissvale. The majority of the site is a flat 75 acres leading up to the historic furnaces, 65 of which have received Act 2 clearance with the remaining 10 being dedicated to right of ways. The remaining 16 acres is located on the western portion of the site, will be raised above the 100-year flood plain and receive Act 2 clearance in 2019.
Phases/Dates

Much of the land on the north side of the river was below the 100-year flood level. Through several construction projects, fill materials have been placed to bring 65 acres above the 100-year flood level and to prepare this land for development. Act 2 Clearance for this complete portion has been achieved, and the Environmental Covenant has been recorded with the deed. ACT 2 Clearance on the remaining, approximately 15 developable acres of the site will be achieved by 2019.

West of the Carrie Furnaces, 2,800 linear feet of roadway and an additional 8 acres of pad ready land will be developed. RAAC began importing fill for the Western Phase and Roadway in late 2017, with placement and construction of utilities and preliminary roadwork to be complete in 2020.

Documentation related to efforts undertaken at the site is available upon request.

<table>
<thead>
<tr>
<th>2007-08 Phase I &amp; II on property; substructure removal</th>
<th>2011-12 Eastern Phase Grading II; Import/install 90,000 fill; 2,300 LF 8” PVC Sanitary Sewer; 12”; Stormwater culverts</th>
<th>2016 (early) Carrie Furnace Blvd; Installation of 1,876 lineal feet of roadway; Installation of street lighting and street trees</th>
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<tr>
<td>2009-10 Design and engineering to bring above 100-year flood plain</td>
<td>2011 Awarded FHWA FY 2011 TIGER Grant of $10 million for construction of Flyover Bridge</td>
<td>2016 Carrie Furnace Blvd; Installation of 1,876 lineal feet of roadway; Installation of street lighting and street trees</td>
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<td>2009 Eastern Phase I, 1,025 LF 48” HDPE Storm water; 125 LF 10” DIP waterline</td>
<td>2013 Flyover Bridge design completed/approved by FHWA, construction beings;</td>
<td>2016 Center Phase IA/II, 57,000 cy of fill</td>
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<tr>
<td>2010 Phase I &amp; II for Hot Metal Bridge; design and engineering of bridge remediation</td>
<td>2014-15 Tiger Flyover - 136,470 Cubic Yards of Material; 5,324 tons of Asphalt; 1,157 Linear feet of Guide Rail; 1,927 linear; 584 tons Structural Steel; Improvement of at-grade crossing; Utility relocations – Duq and WPJWA</td>
<td>2017 Center Phase III, 85,000 cy material; $1.29m</td>
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<td>2010 ALCOSAN tie-in; boring under the railroad tracks</td>
<td>2017-18 Act 2 Clearance on 60 acres; Environmental Covenant Recorded</td>
<td>2019-20 Waterline Design and construction; Western Phase Fill; Carrie Furnace Blvd. Ph. 2</td>
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Opportunity Zones

Please note, this development is located in a Federal Qualified Opportunity Zone. Opportunity Zones are designed to spur economic development by providing tax benefits to investors. First, investors can defer tax on any prior gains invested in a Qualified Opportunity Fund (QOF). If the QOF investment is held for longer than 5 years, there is a 10% exclusion of the deferred gain. If held for more than 7 years, the 10% becomes 15%. Second, if the investor holds the investment in the Opportunity Fund for at least ten years, the investor is eligible for an increase in basis of the QOF investment equal to its fair market value on the date that the QOF investment is sold or exchanged. More information can be found here: https://dced.pa.gov/programs-funding/federal-funding-opportunities/qualified-opportunity-zones/

Historic Steel Heritage Site

Rivers of Steel Heritage Corporation currently leases a 22-acre portion of the site from RAAC on which the Historic Carrie Furnaces are situated. The development should incorporate this use into the development plan.

The site was historically operated as a part of the Homestead Steel Works, which Andrew Carnegie purchased in 1883 and integrated into his Carnegie Steel Company. This was later sold to U.S. Steel. The standing blast furnaces produced iron from 1907 until 1978 and are among the only pre-World War II blast furnaces still standing in the world. The Homestead Works closed in 1986 and was sold by U.S. Steel to the Park Corporation in 1988, at which time a movement arose to advocate for the preservation of the site. Through the efforts of the Rivers of Steel (ROS) and RAAC, the site has survived and continues to be a highly relevant, functioning location. This was an opportunity not just for historic preservation, but also for rediscovery and reuse. As the centerpiece of Rivers of Steel’s efforts to promote Industrial and Heritage Tourism, the furnaces have again become a vital focal point for the surrounding communities. Programs, event, and tours at the site attract tens of thousands of people from all over the world to learn about the region’s historical impact and its economic and environmental recovery. With redevelopment, we hope to preserve and enhance the historic site into park-like environment that serves as a destination for all where visitors can relax, take a walk, have a picnic, read a book, view unique art installations, and learn about the history and culture of steel in this region. Rivers of Steel will enthusiastically work with the site developer to fulfill this vision.

Trails

The Great Allegheny Passage (GAP Trail) is a 150-mile dedicated multipurpose trail beginning at the confluence of the Allegheny and Monongahela Rivers in Downtown Pittsburgh. The trail winds through small towns and beautiful scenery until its end in Cumberland, Maryland. Here, it joins the 184-mile C&O Canal Towpath to create a contiguous 334-mile dedicated multipurpose trail connecting Pittsburgh to Washington, D.C. Proposals should seek to use the existing Hot Metal Bridge over the Monongahela River to connect the site to the GAP Trail, as well as provide for trail alignment on the Carrie Furnace Site to connect with the Duck Hollow Trail to the north and the future extension of the Westmoreland Heritage Trail to the south.
Utilities

Sanitary sewer service is provided by an 8” gravity PVC sewer main following the south side of Carrie Furnace Boulevard and is available to serve the 60-acre development parcel. The sewer main outlets into the ALCOSAN sewer collection system.

Water service is provided to the site by the Wilkinsburg-Penn Joint Water Authority via a 10” ductile iron water main that was constructed for this purpose and is stubbed near the secondary access entrance near Clara Street at the east end of the site. In 2020, RAAC will complete construction of a waterline loop through the property providing potable water to the site.

Natural gas service can be provided by Peoples Natural Gas at the east end of the site near the secondary access entrance. Peoples Natural Gas will extend service to meet the needs of future development.

Electrical service is provided by Duquesne Light, which has a substation immediately adjacent to the site. There is currently 120/208 Volt overhead service to the site to provide electricity to the historic site and to power the street lights on Carrie Furnace Boulevard. Duquesne Light will extend electrical service to meet the needs of future development at the site.

Communication Service is available from Verizon with communication facilities along North Braddocksfield Road. Verizon will extend communication service to meet the needs of future development at the site.

Two fiber optic lines have been brought to the site on the south side of the northern set of railroad tracks. Additionally, DQE services Rankin and Swissvale with a DARK fiber capacity of 144 fiber count and is in the process of overbuilding another 144. On the Lit Services side, they can deliver 200 gigabits. Connections can be made based on end user’s preferences.

River Access

The property currently has two docks on the Monongahela River. The Carrie Furnace Dock is located directly adjacent to the primary development pad at Mile Post 9.4 along the right bank of the Monongahela River in Rankin Borough. It has a mooring length of approximately 1,005 feet comprising of six mooring dolphins and a river wall. Mooring is restricted, by approved permit, to three jumbo widths (approximately 105 feet). The Central Dock is located upstream of the Rankin Bridge at Mile Post 9.7 along the left bank of the Monongahela River in Whittaker Borough. It has a mooring length of approximately 520 feet consisting of multiple steel pile clusters and a river wall. Mooring width is also restricted to three jumbo widths.

Rail

The site is bordered by three active rail lines serviced by Norfolk Southern and CSX. Historically external rail access onto the site was via the still standing hot metal bridge which crosses the Monongahela, and internally through a series of site rails installed by the furnace owners. Currently a railroad spur does not exist on the site, however the size of the property and its proximity to active lines provide the potential for one to be constructed.
Additional Access
The site enjoys great visibility and is in close proximity to many regional assets and transportation corridors:

- 3 miles from The Waterfront shopping center
- 4 miles from Interstate 376
- 5.6 miles from Hazelwood Green
- 5.8 miles from Carnegie Mellon University
- 6.9 miles from the University of Pittsburgh
- 8 miles from Point Park University
- 9 miles from Downtown Pittsburgh
- 10 miles from the Pennsylvania Turnpike/Interstate 76
- 12 miles from National Robotics Institute
- 15 miles from Interstate 279
- 25 miles from Robert Morris University
- 27 miles from Pittsburgh International Airport

In 2016, RAAC increased access to the site through construction of a $10 million flyover bridge linking the site to the recently rehabilitated Rankin Bridge. These improvements allow for tying into existing bike/pedestrian trails, as well as expanded access to Port Authority of Allegheny County’s Martin Luther King Jr. East Busway, which terminates north of the Carrie Furnace Site and has a ridership of approximately 25,000 per day or an annual ridership of close to 7 million passengers.

The major transportation corridors in the planning area include Interstate 376 (Parkway East) and South Braddock Avenue. The Parkway East passes through Edgewood and Swissvale. The area features an interchange at the intersection of I-376, and South Braddock Avenue forms a north-south axis through each of the three boroughs. These routes have a significant impact on the region’s land use patterns.
Secondary access to the site is provided from Clara Street to a gravel road that traverses the site. This access is primarily used as a construction entrance. A third access point is provided by following North Braddock Avenue under the newly constructed Carrie Furnace Boulevard bridge to the former main entrance to the plant site. This access continues under the private railroad overpass to the site near the location of the cul-de-sac on Carrie Furnace Boulevard.

Community
Allegheny County continues to rank among the top places to live, work and visit in the United States. We are very proud to be consistently recognized with accolades from major business and financial organizations as one of the most livable cities with one of the most viable economies. Fueled by our world-class research and development centers at Carnegie Mellon University and the University of Pittsburgh, we continue to lead in global innovation and technology, while continuing to provide world-class talent to the businesses in our region. In early 2017, LinkedIn and Zillow ranked Pittsburgh as the third most lucrative city for those in the IT and tech industry based on a study and analysis of housing, market and employment data.

More than 169,000 students are enrolled annually in our 35 local colleges and universities, and more than 41,000 degrees are awarded annually by our academic partners. Strong partnerships between education and industry are creating pipelines of skilled workers that are leading the way in innovation and productivity. With the growing number of start-ups and bigger companies locating here, our region has become an attractive destination for young professionals and skilled workers who realize they can build a career here. An investment in Pittsburgh is a valuable one for any forward-thinking and dynamic company.

Allegheny County’s population is growing – a first after almost 30 years. Perhaps, just as importantly, that growth is in young people. Young men and women are choosing to stay in Allegheny County to pursue careers and opportunities, and other newcomers are relocating here for career opportunities, affordable and livable neighborhoods, the quality of life.
RAAC has focused its efforts to provide opportunities for productive employment, develop our workforce, support the arts, and build infrastructure that connects to opportunities within our region and to other areas of our nation and world. RAAC continues to make direct investments in projects and programming, as well as to coordinate success by forming public-private-neighborhood partnerships that spearhead growth and sustain the County’s welcoming and accessible environment for all. This is evidenced by the investments made and outcomes achieved throughout the Mon Valley Region, and even more specifically in the communities adjacent to the Carrie Furnace Site. Over the past year, we have worked with partners to: train the next generation of skilled workers; create affordable housing; revitalize brownfields to return them to the tax rolls and generate jobs; invest in entrepreneurs; explore and develop new transportation options; and more. Through this multi-faceted development, RAAC helps to ensure that the businesses and people within Allegheny County will prosper, and that the County serves as a magnet for new businesses and residents.

RAAC is committed to closing the gap between our most stable communities and those facing significant challenges, while also ensuring that those new to the County have equitable access to opportunity and resources. One of the aspects of our work as a region is our focus on programs, services and amenities for those new to Allegheny County — whether Americans relocating here, or immigrants and internationals who have chosen to make our region their home. We have diversified our economy, which still makes steel, but also includes economic growth in industries such as educational and medical institutions, banking and investment, technology and innovation, manufacturing and tourism. We are investing in networks and systems that are helping existing and new residents and businesses connect with these industries.

The project requires a compatible cultural and community environment for its long-term success, which the site would certainly provide. Presently, RAAC is coordinating the Carrie Furnace Redevelopment efforts through the local communities (through monthly meetings of the Carrie Furnace Steering Committee), local non-profits (Enterprise Zone of Braddock, Steel Industry Heritage Corporation), numerous state agencies (including the Pa. Department of Environmental Protection, PennDOT and the Pa. Museum & Historical Commission), and federal agencies (U.S. Army Corps of Engineers, HUD, EPA). RAAC is committed to working with all interested parties to achieve a successful brownfield redevelopment that will not only benefit Southwestern Pennsylvania, but also communities still struggling from the downfall of the steel industry in the 1980s.

**Swissvale**

A member of Allegheny Together’s central business district development program, Swissvale has a plethora of attributes that make it a prime location for working families, professionals, and small business owners. Les Getz Memorial Park, Collingwood Park, and the proximate Swissheir Parklet collectively boast three playgrounds, two combination hockey, tennis and basketball courts, two picnic areas, and a baseball field. Swissvale is also connected to the 151-acre historic Frick Park, which features a dense network of trails, tennis courts, baseball fields, and state-of-the-art environmental center, which is a certified living building and has achieved LEED Platinum status. The borough also hosts a farmer’s market, a historic Carnegie Library, a series of small business storefronts on Noble Street, Washington and Monongahela Avenues, as well as the Triangle Bar & Grill, which is home to one of the Pittsburgh area’s most famous sandwiches: The Battleship. In addition, a historic church and schoolhouse are in the process of being transformed into a total of 28 beautiful condominiums, which shows the County’s commitment to restoration of Swissvale’s historic buildings.

**Rankin**

The Carrie Furnace Site is also just down the hill from the Borough of Rankin, whose former school mascot shares a name with one of the nearby Kennywood Amusement Park’s most beloved wooden, family roller
coasters – the Jackrabbit. Rankin is home to the home-cooking of Emil’s Lounge, modest single-family homes, parcels available for small business. Rankin is perfect for families just starting out, with affordable home prices and easy access to regional amenities.

**Braddock**

The Borough of Braddock also borders the Carrie Furnace Redevelopment site and is experiencing a significant amount of financial and cultural investment. A rich collection of period buildings dots the borough's central business district – from the eclectic medieval-style Carnegie Library of Braddock, which is home to a ceramics studio, screen-printing shop, and music auditorium, to the technicolored art deco Ohringer Building, which may be the future home of artists' apartments. The borough is also home to multiple small restaurants, including: the craft brewer, Brew Gentlemen; the Brassero Grill food truck's first brick and mortar store; Aunt Cheryl’s Café, which is located on the ground floor of a beautiful historic church turned community center; Peppers N’at, which has live music events, outdoor seating, and excellent food and drink; and Superior Motors, which was listed as one of the 10 best new restaurants in 2018 by Food & Wine Magazine. Single family homes crisscross the hillside of Braddock, offering glimpses of verdant West Mifflin, and the proximate suburbs of Forest Hills, Chalfant, Braddock Hills and North Braddock offer a variety of homes and lot sizes to suit families, both large and small.

**The Carrie Furnace Steering Committee**

The Carrie Furnace Steering Committee represents the communities, both encompassed by the Carrie Furnace Site, as well as adjacent communities that will be affected by its future development. Current membership includes local officials from Allegheny County, the boroughs of Rankin, Swissvale and Braddock, non-profit representatives from the region, and state officials. The committee’s goal is to build consensus among the impacted communities on what each prefers to see constructed at the Carrie Furnace Site.

Discussions at these meetings have surrounded two key premises – job creation and environmentally-friendly development. Specifically, local officials are looking for development that will create new jobs for the surrounding population to assist in the rescinding of Rankin and Braddock’s Act 47 (Financially Distressed Municipalities) designation.

Each of the participating boroughs has expressed a desire to see the use of environmentally-friendly designs and construction standards for this redevelopment. Moreover, the boroughs are eager to see light industrial flex-space development that can create and sustain living wage jobs. Additionally, the boroughs desire a development that compliments the retail area of the nearby Waterfront, but one that does not compete with the Waterfront. Input from the Carrie Furnace Steering Committee may be sought for the submitted proposals to ensure that the proposed uses for the site are in line with the surrounding communities’ needs.

**For additional information**

[CarrieFurnaceRAAC@AlleghenyCounty.us](mailto:CarrieFurnaceRAAC@AlleghenyCounty.us)