

L.R. Kimball provides one-stop-shop services for Washington County redevelopment effort

THE SITUATION

Southpointe II is a 225-acre site located in Canonsburg, Pa., approximately 25 miles from Pittsburgh. It is the former home of the Western Center School from 1876 to 1960, and then a hospital until 2000. Once the hospital closed its doors, the Washington County Authority expressed a progressive vision for redeveloping the site that included:

- Corporate office and office flex space
- Retail development
- Single- and multi-family residential units
- A town center and marketplace
- A cultural center with educational, historic and entertainment offerings

The Washington County Authority looked for a full service architecture and engineering firm that offered a wide range of expertise in the environmental engineering and construction realm. To ensure the site could support its vision, the authority selected L.R. Kimball to provide complete engineering, mapping, surveying, environmental, transportation, demolition and land development services.

THE CHALLENGES

Coordinating the numerous details of the Southpointe II redevelopment project was not a simple task. From the Pennsylvania Departments of Environmental Protection (DEP) and Department of Transportation (PennDOT) to private developers and architects, to a railroad company with a rail line that traversed the access road into the development, the needs of private and regulatory agencies consistently presented L.R. Kimball with challenges in conjunction with the Washington County Authority's vision.

THE SOLUTION

L.R. Kimball's experts first provided mapping and surveying services to define the project boundaries and existing topography and utilities. A phase I environmental assessment (Phase I ESA) was then completed of the Southpointe site. The Phase I ESA reviewed historical data to reveal any known contaminants. In conjunction with geotechnical work, the firm's assessment

Project Overview

CLIENT

Washington County Authority

GOAL

Redevelop site of former school and hospital to a mixed-use development

L.R. KIMBALL SERVICES

- Mapping
- Surveying
- Geotechnical
- Civil / site development
- Conceptual design
- Master planning
- Abatement
- Demolition
- Traffic studies
- Transportation services

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revealed a significant land-composition anomaly: nearly 15 feet of fatty, wet clay just below the surface, with a massive formation of hardened limestone rock underneath. L.R. Kimball developed site specific earthwork technical specifications which addressed these challenging soils. Without proper technical guidance, the land's composition would present a significant challenge to developers looking to build on the site. The firm's experts next turned their attention to creating conceptual designs and conducting master planning. With 13 dilapidated, uninhabitable structures on the site, L.R. Kimball oversaw a multitude of abatement and demolition projects to ensure the land could support the authority's development plans. The firm's experts also used the concrete rubble resulting from the demolition work as fill material for the site.

Essential Coordination Among Stakeholders

L.R. Kimball's project management expertise proved essential when coordinating and preparing design covenants for incoming developments. The firm's experts worked in conjunction with private developers to ensure that the design and infrastructure of their new buildings aligned with the site's master plan and the requirements of various regulatory agencies, including the Pennsylvania DEP, Soil Conservation District, Township, Municipal Authority, and utility providers.

Leveraging In-House Transportation Expertise

L.R. Kimball also carried out a wide range of traffic and transportation services, studying approximately 18 intersections and designing improvements for over six of the intersections in accordance with PennDOT requirements. The firm is also currently designing a widened primary access road leading from Southpointe II to an

adjacent major thoroughfare. Improvements include widening from two lanes to four and the installation of seven new traffic signals.

While designing a roadway roundabout for the development, L.R. Kimball leveraged its project management and design expertise in working with a private developer that requested the grade of the roundabout be lowered by vertical 10 feet to accommodate a commercial development. L.R. Kimball evaluated the impact of the request on the balance of current and planned development, including a retail development at the center of the site. The firm's experts worked with the developer, Washington County Authority, and the Township to ensure the grade adjustment and roundabout design met the interests of all parties.

THE RESULTS

As L.R. Kimball's work on the Southpointe II development largely concludes with the widening project remaining, the Washington County Authority continues to utilize the firm's targeted results expertly managed focus to bring the project to a fitting conclusion. The authority has received several commitments from a variety of business and commercial tenants. Many of these already have begun building offices, hotels and other structures on the site.

Most notably, Consol Energy – a producer of both high-Btu coal and gas – located its world headquarters on the Southpointe site. Encompassing four developable lots, Consol's economic development impact on Southpointe and the surrounding area is a major step forward in securing a bright future for Cecil Township and Canonsburg area residents.



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