

Indiana Township Development Site

Permitted landfill in Allegheny County with 35 acres closed and up to 2 million cubic yards of additional capacity, featuring access to roads and adjacent rail.

181 ACRES OF COMMERCIAL LAND

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**AVISON
YOUNG**

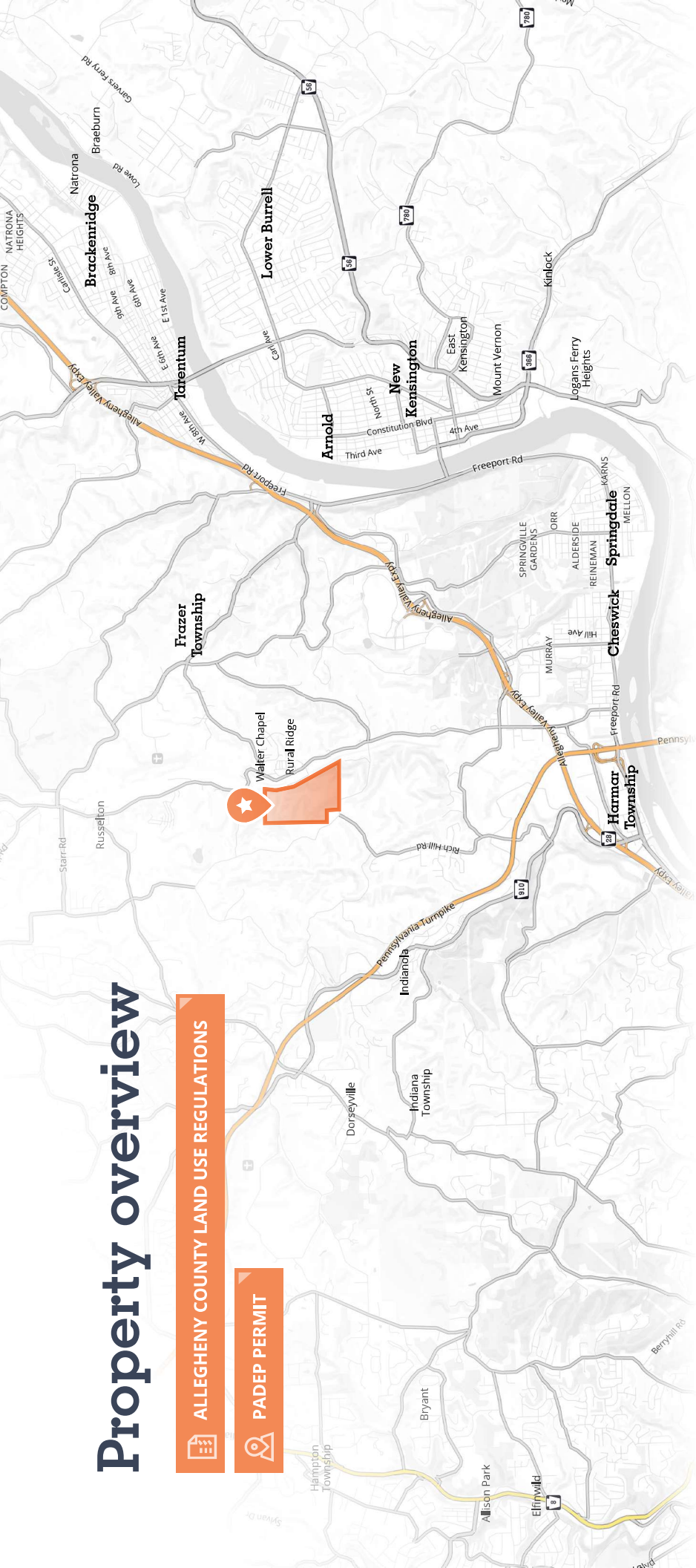
Property overview



ALLEGHENY COUNTY LAND USE REGULATIONS



PADEP PERMIT



The subject property is a large, wooded parcel that has been permitted for the disposal of residual waste materials produced by the coal-fired Cheswick Generating Station (Station) which was closed in 2022. The landowner is completing the closure of the approximately 35 acres of the operating landfill. In addition to the closed landfill area there is significant permitted capacity for additional use for landfill operations with over 100 acres of new landfill potential of over 1 million cubic yards with zoning for such use. The site can be accessed along Lefever Road and adjacent rail operations and has nearby access to the PA Turnpike (Allegheny Valley Toll Plaza). **Benefits include:**



Significant land area and capacity for landfill use



Adjacent rail service



Permits for landfill use



Funded Annuity for long-term monitoring of closed landfill



Potential for Solar on closed landfill

PROPERTY OVERVIEW

Site details

The site holds potential for over 3.3 million tons of landfill redevelopment.

181.7

Acres of land

35

Acre closed landfill

100+

Acres of new landfill or other use

The Site (Landfill) is a solid waste landfill located in Indiana Township, Allegheny County, Pennsylvania (PA) and was used for the disposal of residual waste materials produced by the coal-fired Cheswick Generating Station which was closed in 2022. The 181 acre site has approximately 35-acre active landfill that is currently being closed under the Commonwealth of PA Department of Environmental Protection Section 288.234 of the Residual Waste Management Regulations.

The site is offered to leverage the significant permitted capacity under the current solid waste permit and to exploit the significant additional capacity available on the native 100 acres north of the current landfill. The capacity of the 100 acres portion of the site could receive significant additional capacity.

The landfill closure will include to a purchaser a financial instrument to provide funding for long-term monitoring of the site and for disposal of any landfill leachate.

Landfill Details:

Facility ID: 300720

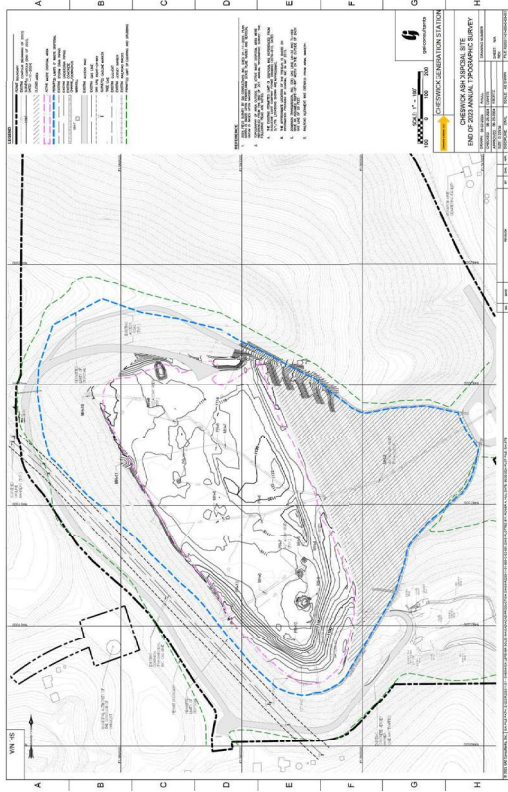
Total Permitted Capacity: 7,200,000 tons

Total Capacity Used: 3,746,471 tons

Remaining Capacity: 3,372,345 tons

PADEP Permitted Use:

- Bottom Ash
- Fly Ash
- Pyritic Materials
- Stabilized FDG Materials
- NPDES Waste Pond Sludge
- Monarch Mine Dewatering Facility Sludge
- Coal Pile Runoff Sludge
- Bottom Ash Sludge
- Lime and Lime Grit
- Floor Sweepings



Facility ID 300720 Site Plan (35 acre active landfill being closed)



PROPERTY OVERVIEW

Site details

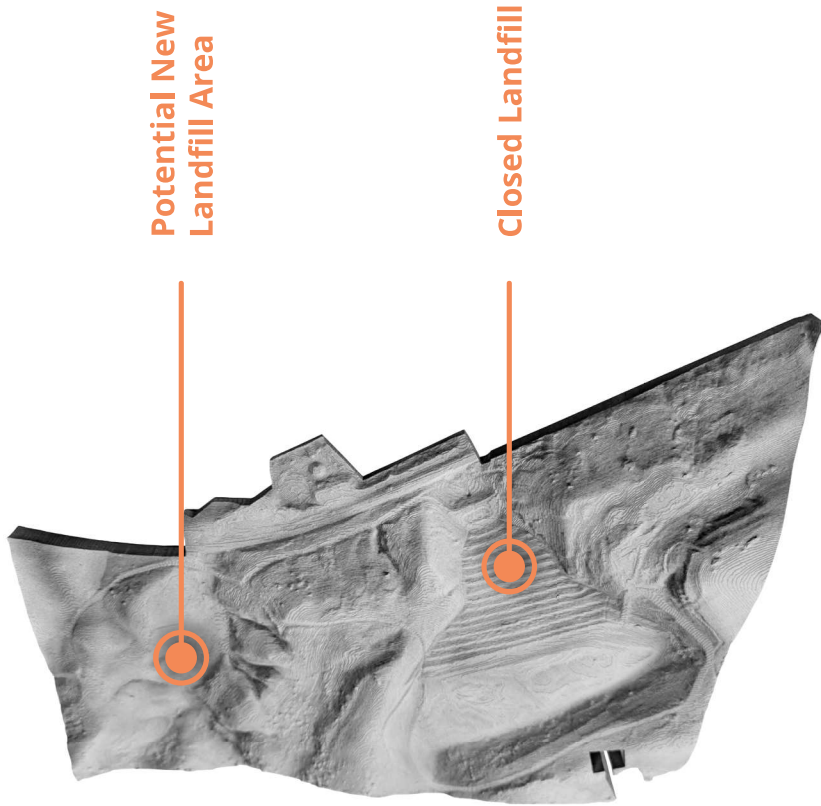


Total Acreage: Subject to survey 181 +/- acres.

Landfill Area: Approximately 90 +/- acres. 3,000,000 cubic yard capacity outstanding (90 vertical feet). Additional land is permitted for landfill expansion which would accommodate additional capacity.

Zoning: Indiana Township, Light Industrial.

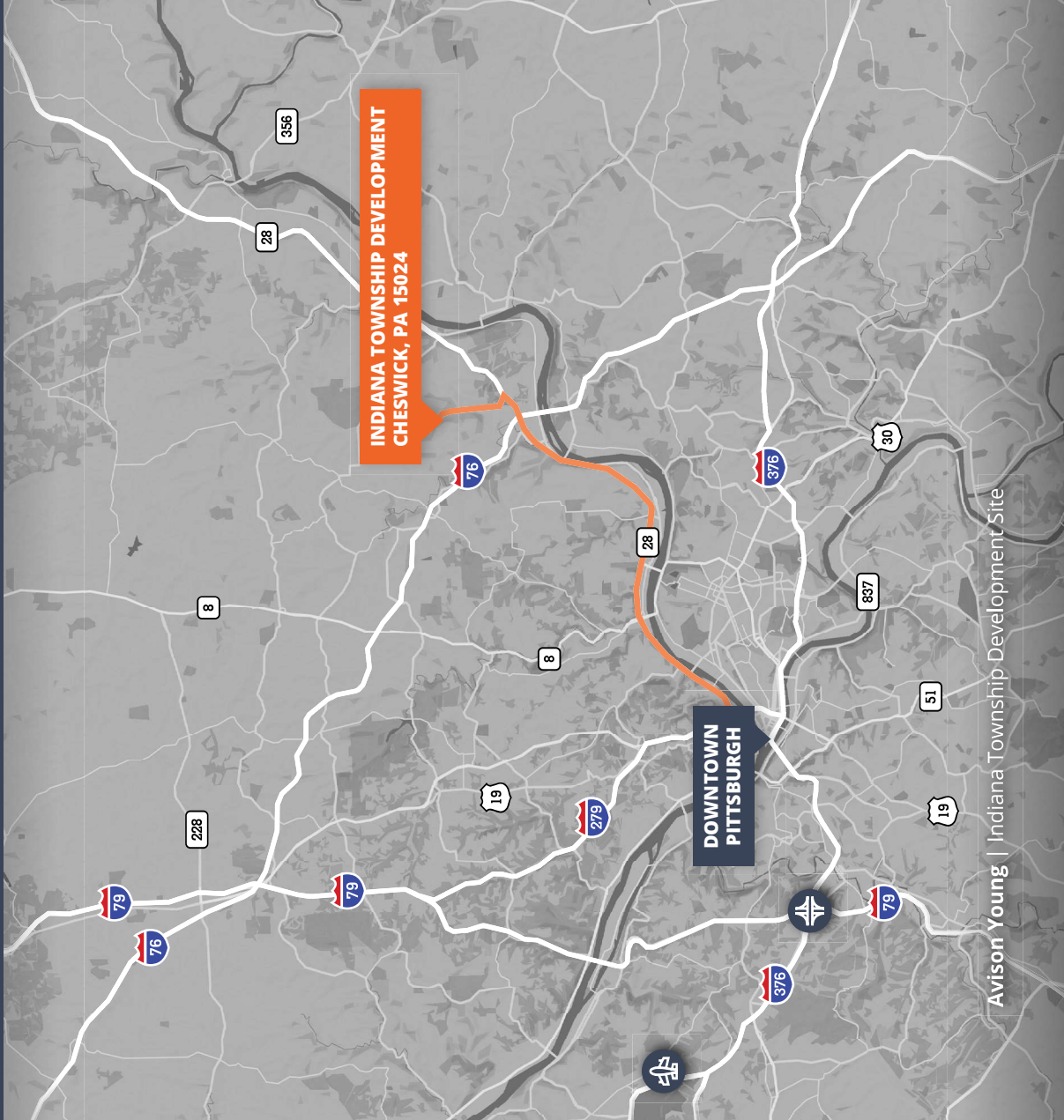
- Continuing obligation to maintain landfill area vegetation control and monitoring required by PADEP.
- 30 year annuity to payout ~\$3,000,000 to be transferred to to buyer.
- Landfill presently Residual Waste landfill.
- Sale subject to obtaining expanded permit to include Construction and Demolition material. Time to obtain that permit and close, est. 9-14 months.



LOCATION OVERVIEW

Proximity to Pittsburgh

A strategic location, skilled workforce, affordable living and strong business incentives have placed the Greater Pittsburgh area on the map as an innovation and technology hub. Building off its industrial and manufacturing roots, the 10-county region boasts a strong and diverse economy which is highly desirable to both businesses and employees.



INDIANA TOWNSHIP DEVELOPMENT
CHESWICK, PA 15024

DOWNTOWN
PITTSBURGH



~2.6 million

Population



1.3 million

Workforce



490,000+

Millennial (25-39) population (2021)



\$169 billion

Gross domestic product (2020)



Downtown Pittsburgh

17.4 miles (27 min)



I-79 Connector

27.8 miles (37 min)



Pittsburgh Int'l Airport

34.5 miles (43 min)

PROPERTY OVERVIEW

Permit summary

Charah Solutions, LLC (Charah) operates the Cheswick Ash Disposal Site (Landfill) under Solid Waste Permit No. 300837. The Landfill is located in Indiana Township, Allegheny County, Pennsylvania (PA) and was used for the disposal of residual waste materials produced by the coal-fired Cheswick Generating Station (Station). Charah plans to begin closure of the Landfill as waste is no longer generated from the station and disposal of residual waste materials is ending.

The Landfill was permitted in 1982 and began receiving residual waste thereafter. The materials disposed at the Landfill consist of fly ash, bottom ash, gypsum, and other coal waste-related materials. Charah is proposing to close the Landfill under the Commonwealth of PA Department of Environmental Protection Section 288.234 of the Residual Waste Management Regulations with the final cover system described herein. For this minor permit modification, the Closure Plan, with attachments, is being submitted as a stand-alone closure plan and revised Forms A, B, B-1, 1R, and I. Therefore, revisions or supplements are not required to the other permit forms that did not reference installation of the final cover system.

No specific post-closure land use is planned other than grassed open land at this time. The station may submit a major permit modification for future site development at a later date. The landfill was designed and operated to dispose of the residual waste in a structurally stable manner. Final cover soil that is currently in-place will be reused and supplemented by permitted on-site soil stockpiles. The placed final cover soil will be graded and seeded upon closure. Except for what is shown on the Final Cover Plan, all the drainage and support facilities have been constructed.

FOR MORE INFORMATION, PLEASE CONTACT:



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