

Brownfields Success Story

Carlisle Goes Vertical

Carlisle, Pennsylvania

The US EPA awarded the Borough of Carlisle a \$200,000 Area Wide Planning Grant in 2013. This initial award has allowed Carlisle to initiate largescale transportation and stormwater design, begin redevelopment of two large brownfields and create a workforce training initiative modeled upon President Obama's My Brother's Keeper Challenge.

The Area Wide Plan provided Carlisle with 20% conceptual design for necessary transportation and stormwater improvements before redevelopment could occur in the Borough's northwest quadrant, which has the highest concentration of poverty in all of Cumberland County. The plan estimated that the cost for these improvements could exceed \$30,000,000. The conceptual designs combined with extensive public outreach created a compelling community vision for Borough residents and an opportunity to leverage significant federal and state funding.

The three catalyst brownfield sites of focus were the International Automotive Components Group (IAC), a manufacturer of flooring and acoustics products to the automotive industry. Tyco, a manufacturer of electronic components and connections for the computer and communications industries. Lastly, Carlisle Tire and Wheel (CTW), a manufacturer and importer of agriculture, ATV, golf, aviation, trailer, and lawn and garden tires.

The concept plan for the Tyco site includes a 7,500-square-foot brewpub and two three-story office buildings with retail businesses on the first floor. The two sections of the project will be connected by a pedestrian roadway and landscaping. The redevelopment of the IAC site will include a hotel, restaurant, and condos. The third catalyst site, Carlisle Tire and Wheel, will have 92 units of affordable housing.

Exemplary Approach to Leveraged Funding

The Borough has received over \$5,328,000 in Pennsylvania Department of Transportation (PennDOT) and PA DCED Multimodal Grants to improve major PennDOT intersections in the Borough. In addition, PennDOT allowed the Borough to use their local match requirement under the grant to design the majority of the required transportation improvements to 60% design standards. This design was completed and the Borough aggressively pursued and acquired the following funding to complete transportation improvements:



Proposed site plan for the Automotive Components Group (IAC) brownfield site on Carlisle Springs Road.

EPA Grant Recipient:
Carlisle Borough

Grant Types:
Area Wide Planning
Assessment
Job Training

Former Use:
Various Manufacturing

Current Uses:
Mixed-use, including Residential, Retail,
and Recreation



Officials from Pennsylvania DEP, DCED, DCNR and PennDOT break ground at the former IAC property site to officially announce the award of the US DOT Tiger grant for Carlisle Connectivity.



Proposed Mixed-Use Redevelopment at the Carlisle Tire & Wheel Site

- \$3,578,700 PennDOT Multimodal Grants
- \$250,000 Pennsylvania Department of Community and Economic Development Multimodal Grant
- \$380,000 PennDOT TAP Grant to build a multi-purpose walking path and cycle track
- \$5,000,000 US DOT TIGER Grant

In addition, the Borough has implemented a Tax Increment Financing (TIF) plan that funds necessary matches to state and federal grants and has been used to complete construction of required transportation and stormwater infrastructure improvements. The TIF is expected to raise over \$12,000,000 in funding.

Putting the Community to Work

The Borough partnered with local educational and workforce training agencies, and private sector partners to train and offer employment in all areas of workforce needed to redevelop over 60 acres of existing brownfields in the northwest quadrant of the Borough of Carlisle with a special emphasis of local hiring in the redevelopment area. The Cumberland County Bar Association agreed to assist participants that may have criminal histories expunge their records to ensure employability. Local for-profit businesses including one of the proposed developers have agreed to hire participants of the program.

Carlisle Works was awarded a \$30,000 grant from the Partnership for Better Health, to help fund the administration of the program so additional federal and state funds could be sought. In 2016 *Carlisle Works* was awarded a \$200,000 US EPA Environmental Workforce Development and Job Training grant.



The Carlisle project has been an outstanding example of a true public-private partnership. The project team and private landowners have been ‘all hands on deck’ from the very beginning. The EPA AWP and Assessment grants have allowed the Borough to pursue and secure other state and federal grant opportunities and have allowed the Borough to leverage millions of dollars. In five short years since the AWP award we are seeing vertical construction, which is incredibly rewarding.

*Kate Molinaro,
Carlisle Community
Development Director*

For more information:

Visit the EPA Brownfields website at www.epa.gov/brownfields or contact Patricia Corbett at 215-814-3173 or corbett.patricia@epa.gov.