

Reimagining an Abandoned Electronics Plant

Providing development opportunities for Carlisle, Pennsylvania



Project Summary

Community: Carlisle, Pennsylvania

Technical Assistance: Site Design

Former Use: Electronic Manufacturing

Future Use: Mixed-Use Neighborhood/Health Care Facility

After 100 years of industrial manufacturing operations, many leftover contaminated properties in Carlisle, PA created a significant opportunity for site cleanup and urban redevelopment.

Under a U.S. EPA Brownfields Area-Wide Planning grant, the Borough of Carlisle and the Cumberland County Housing and Redevelopment Authority (CCHRA) identified a cluster of three recently closed automotive and electronics manufacturing plants that adversely affected nearby neighborhoods and their key economic assets. The Area-Wide Plan developed a vision to improve accessibility and transportation infrastructure surrounding the three catalyst brownfield sites, provide stormwater management to address frequent flooding, and spur economic development in the area.

Community's Land Revitalization Challenge

The smallest of the three brownfields was a former Tyco Electronics Plant. This site had less activity and redevelopment interest than the other two catalyst sites. The Borough and CCHRA needed help creating a site-specific reuse plan for the Tyco Electronics site to understand reuse options and attract the attention of local stakeholders and the economic development community.

EPA's Land Revitalization Technical Assistance

In 2017, EPA's Land Revitalization Program provided contractor technical assistance to develop a Reuse Plan for the former Tyco Electronics property. The Reuse Plan included a background analysis and design assistance for two reuse scenarios: a health care facility and mixed-use neighborhood development. For each scenario, EPA included landscape designs, layout plans, and redevelopment construction costs, while meeting the priority objectives of providing infrastructure improvements and stormwater management.

Through a combination of the Reuse Plan, the Area-Wide Plan, and the community's original Urban Redevelopment Plan, the Borough and CCHRA can reintegrate abandoned sites, including Tyco Electronics, into Carlisle's fabric as a thriving commercial and residential district that can once again contribute to the quality of life.



Rendering of the Hamilton Street Reuse Plan depicting a mixed-use neighborhood consisting of retail and office space and market-rate multi-family residential units.

For more information, contact Patricia Corbett, EPA Region 3 Brownfields Program, at corbett.patricia@epa.gov.