

## South Allison Hill EPA Brownfields AWP

Stakeholder Committee Meeting  
February 21, 2018



LANDSCAPE ARCHITECTURE  
PLANNING

STROMBERG / GARRIGAN & ASSOCIATES

Michael Baker International, Inc.  
Sustainable Strategies DC  
Gaito & Associates

## South Allison Hill EPA Brownfields AWP

Steering Committee Meeting

February 21, 2018

### 2017

- November Team Selection
- December Scheduling/Scoping Meetings

### 2018

- February 20, 21 Initial Stakeholder Meetings/Interviews
- Jan - Mar Planning / Analysis
- April 9 – 12 Community Workshops
- May – August Planning Concepts, Test-for-fit
- September Follow Up Community Workshop
- Oct – Dec Draft AWP Plan, Resource Roadmap

### 2019

- Jan/Feb Steering Committee Implementation Workshops
- March City Council Presentation



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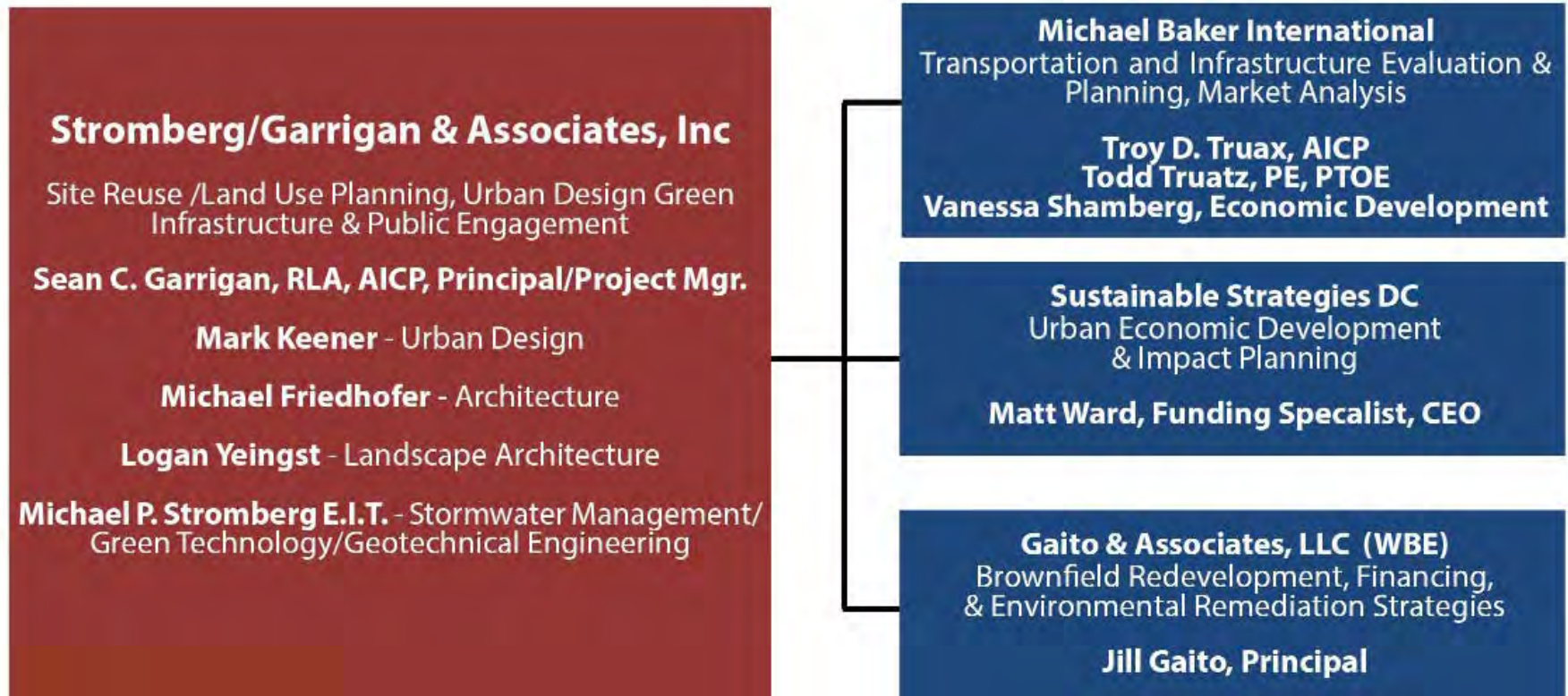




## Stromberg/Garrigan & Associates

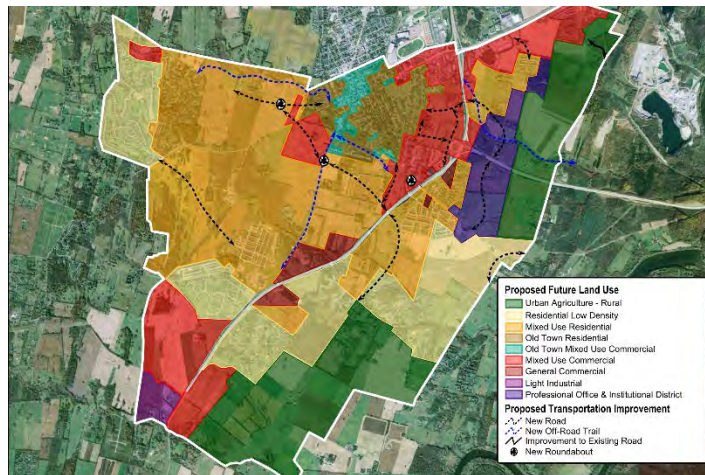
- ▶ SGA is a full service planning and design practice offering comprehensive landscape architecture, urban design, architecture, and planning services primarily focused on the revitalization and redevelopment of communities.
- ▶ SGA specializes in the practice of “land recycling” and is a recognized national leader in the reuse of environmentally contaminated “brownfield” sites.
- ▶ Provide comprehensive in-house support services dedicated to support our brownfields revitalization projects including: civil, site, stormwater, geo-technical, and structural engineering.
- ▶ Firm holds the U.S. EPA Office of Brownfields and Land Revitalization Technical Support Contract focused on Implementation for AWP’s nationwide.
- ▶ Have extensive in-depth understanding of the EPA and especially the AWP program and have numerous Brownfield Area-Wide Plans.

## South Allison Hill Industrial Park EPA Brownfields AWP





## Michael Baker International (MBI)



- ▶ Full-service engineering firm with specialization in transportation planning and engineering
- ▶ Planning and engineering consultant to the Pennsylvania Department of Transportation (PennDOT) and numerous transportation authorities and municipalities across the Commonwealth
- ▶ Knowledgeable of the South Allison Hill area and adjacent areas via the PennDOT Harrisburg Transportation Center (HTC) Transit Oriented Design (TOD) Master Plan and the Paxton Creek Flood Control and Restoration Project
- ▶ SAH Project Roles:
  - Real estate market research
  - Transportation improvement needs assessment
  - Stakeholder engagement support



## Gaito & Associates

- ▶ Former PADEP Deputy Secretary – assisted with Hamilton Health Center redevelopment project.
- ▶ National specialist in facilitating cost effective approaches to brownfields clean-up and regulatory approval in conjunction with community led redevelopment strategies.
- ▶ Understands the both regulatory and economic aspects of brownfields and focuses on ways to expedite regulatory approvals by linking them with site specific redevelopment plans – it is about understanding the environmental, regulatory conditions, engineering tools, and linking them with economics.
- ▶ Works closely with SGA on numerous EPA brownfield projects, especially AWP projects.





## Sustainable Strategies DC

- ▶ Headquartered in Washington D.C. and is a bipartisan government relations and grant consulting firm that focuses on obtaining resources for community revitalization.
- ▶ Help communities prepare strategies to be competitive for federal, state and philanthropic resources.
- ▶ Expertise in brownfields, economic development, smart growth, transportation infrastructure, public safety, health, arts and culture, and environmental protection
- ▶ Secured more than \$4.5 billion for local government clients over last 20 years, including more than \$313M in grants since 2012

## **ALLISON HILL / Harrisburg**

### **COORDINATION TEAM + STAKEHOLDERS**

#### **AWP WORKING COMMITTEES**

- **Economic Development / Housing**
- **Design and Appearance**
- **Implementation, Resources and Funding**



## What are brownfields?

- ▶ **Per the United States Environmental Protection Agency (EPA)**  
**Brownfields are defined as:** Brownfields are real property, the expansion, redevelopment, or reuse of which may be complicated by the presence or potential presence of a hazardous substance, pollutant, or contaminant. Cleaning-up and reinvesting in these properties protects the environment, reduces blight, and takes development pressures off greenspaces and working lands.





## **EPA's Priority Performance Goals:**

- Goal 1: Clean Air and Global Climate Change
- Goal 2: Clean and Safe Water
- Goal 3: Land Preservation and Restoration
- Goal 4: Healthy Communities
- Goal 5: Compliance and Environmental Stewardship

## **Office of Brownfields and Land Revitalization (OBLR) Goals for Program:**

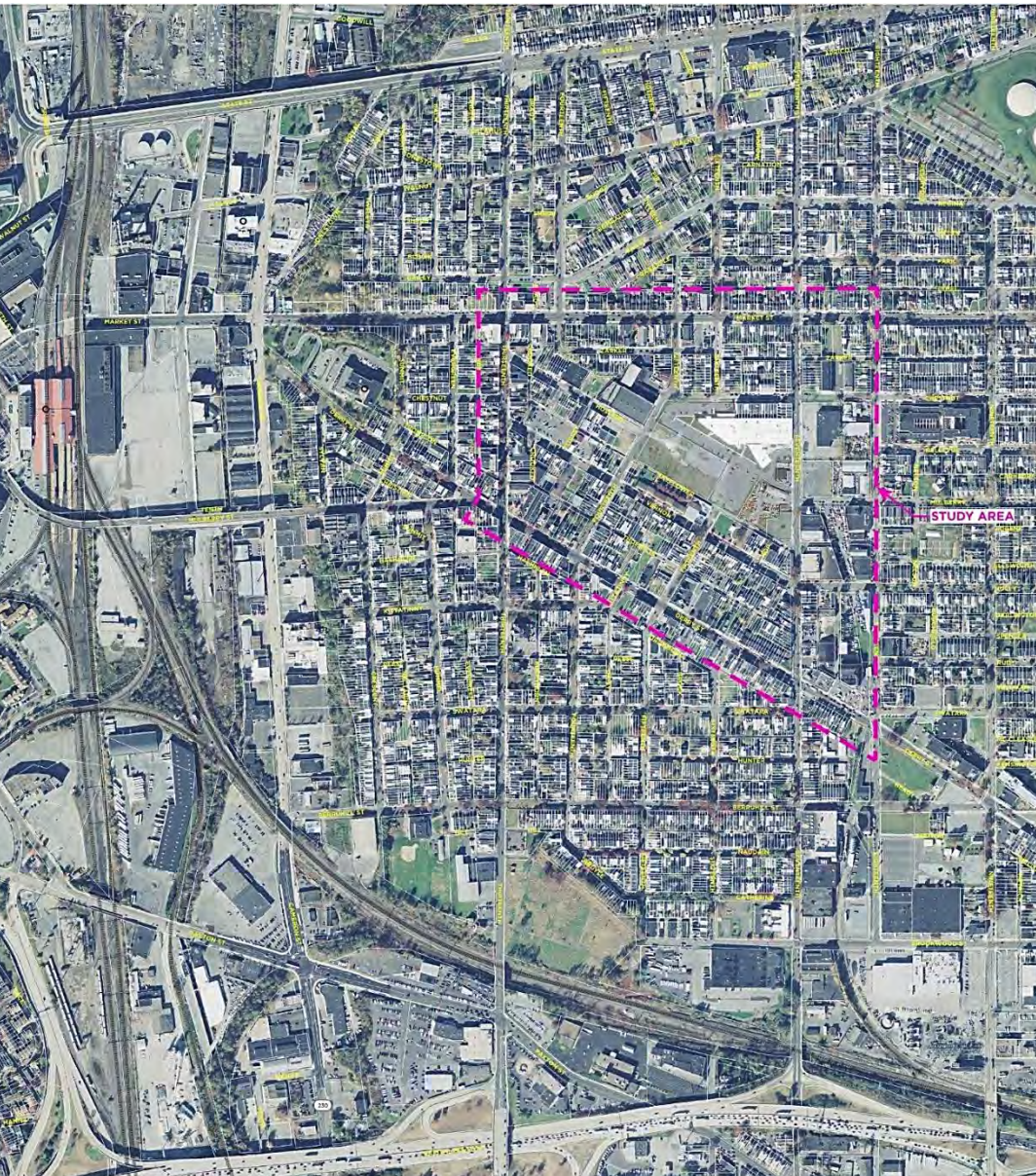
- Establishing a “shared vision” for the redevelopment and clean-up of brownfields impacted areas
- Identifying viable reuse strategies for brownfields
- Identifying opportunities to strategically reuse or upgrade “dormant” infrastructure for new investment
- Address environmental justice through urban waterways
- Create a clear roadmap for implementation

## Hamilton Health Center :

- Renovations and adaptive reuse of an 88,000-square-foot building, formerly a state-owned print shop and warehouse
- Cleanup and reuse of adjacent four-acre portion of the former Allison Hill Automotive property for traffic and facility parking
- Completed project has created a medical mall—giving residents access to a wide range of services under one roof, including adult medicine, pediatrics, women's health and dental services. The center also provides room for the Women, Infant and Children Supplemental Feeding Program (WIC), behavioral health services and special services for individuals with HIV/AIDS. A full-service pharmacy operated by The Medicine Shoppe as well as laboratory services provided by Quest Diagnostics are located at the center.







## South Allison Hill AWP

- ▶ Harrisburg was recently awarded a U.S. EPA **Brownfields Area-Wide Planning Grant** for South Allison Hill area of the city.
- ▶ The project area: bounded by Derry Street, Market Street, 13th Street and 18<sup>th</sup> Street; the area surrounding the site of **Harrisburg Foundry and Machine Works** and the **Harrisburg Boot and Shoe Company**, employing more that 1,400 people.
- ▶ Planning includes potential improvements in the study area. **Not limited to brownfield sites, Includes transportation, utility, and public space projects.**
- ▶ Advance 2009 **Neighborhood Action Strategy** and subsequent CAC led Planning
- ▶ Outcome: **overall vision for community revitalization**, determining strategic and most needed **infrastructure projects**, attracting greater **private investment**, supporting the **expansion of established businesses**, and promoting **employment opportunities**.



# STUDY AREA BACKGROUND





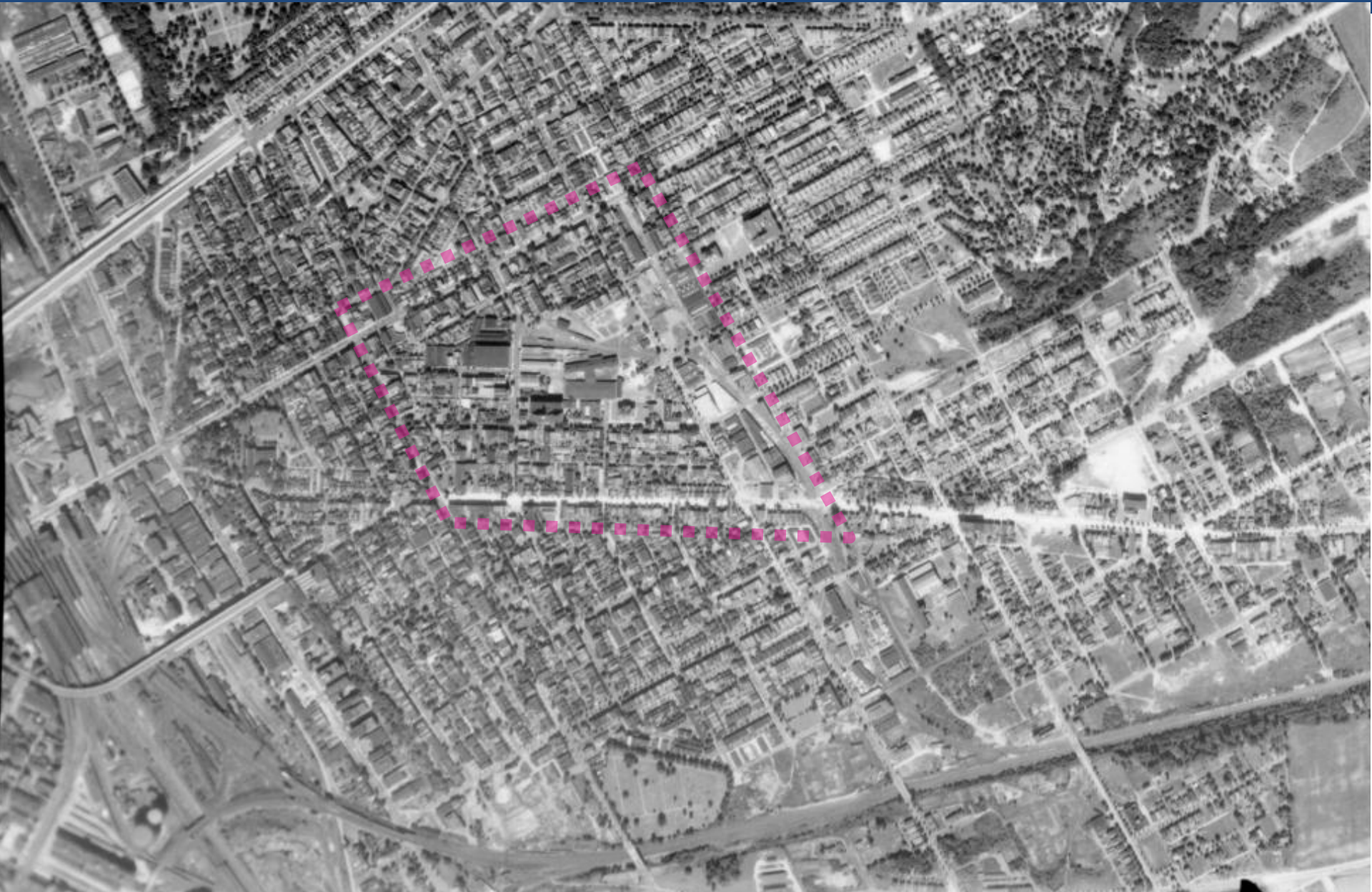
# STUDY AREA HISTORY/BACKGROUND





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# STUDY AREA HISTORY/BACKGROUND

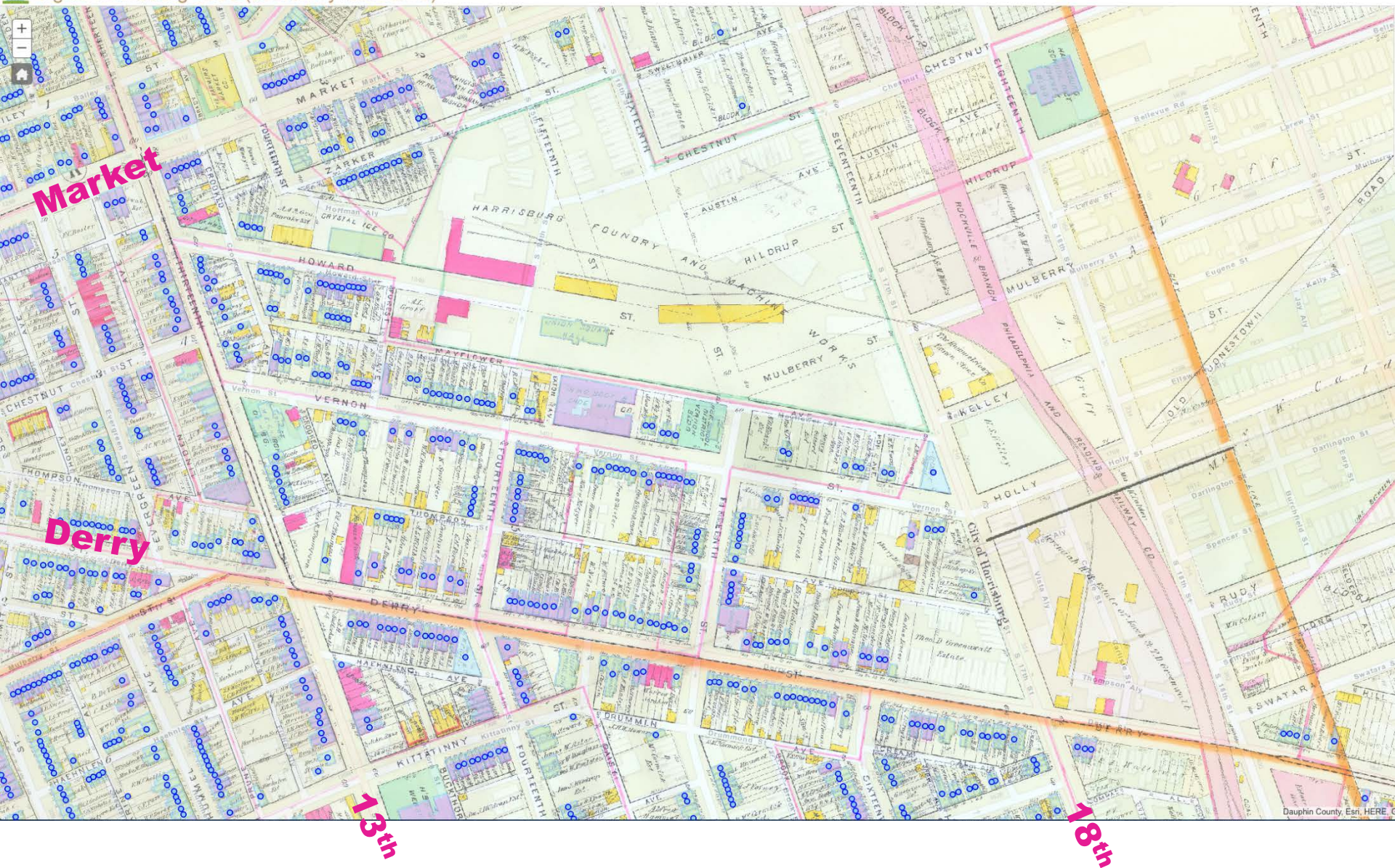






# STUDY AREA HISTORY/BACKGROUND

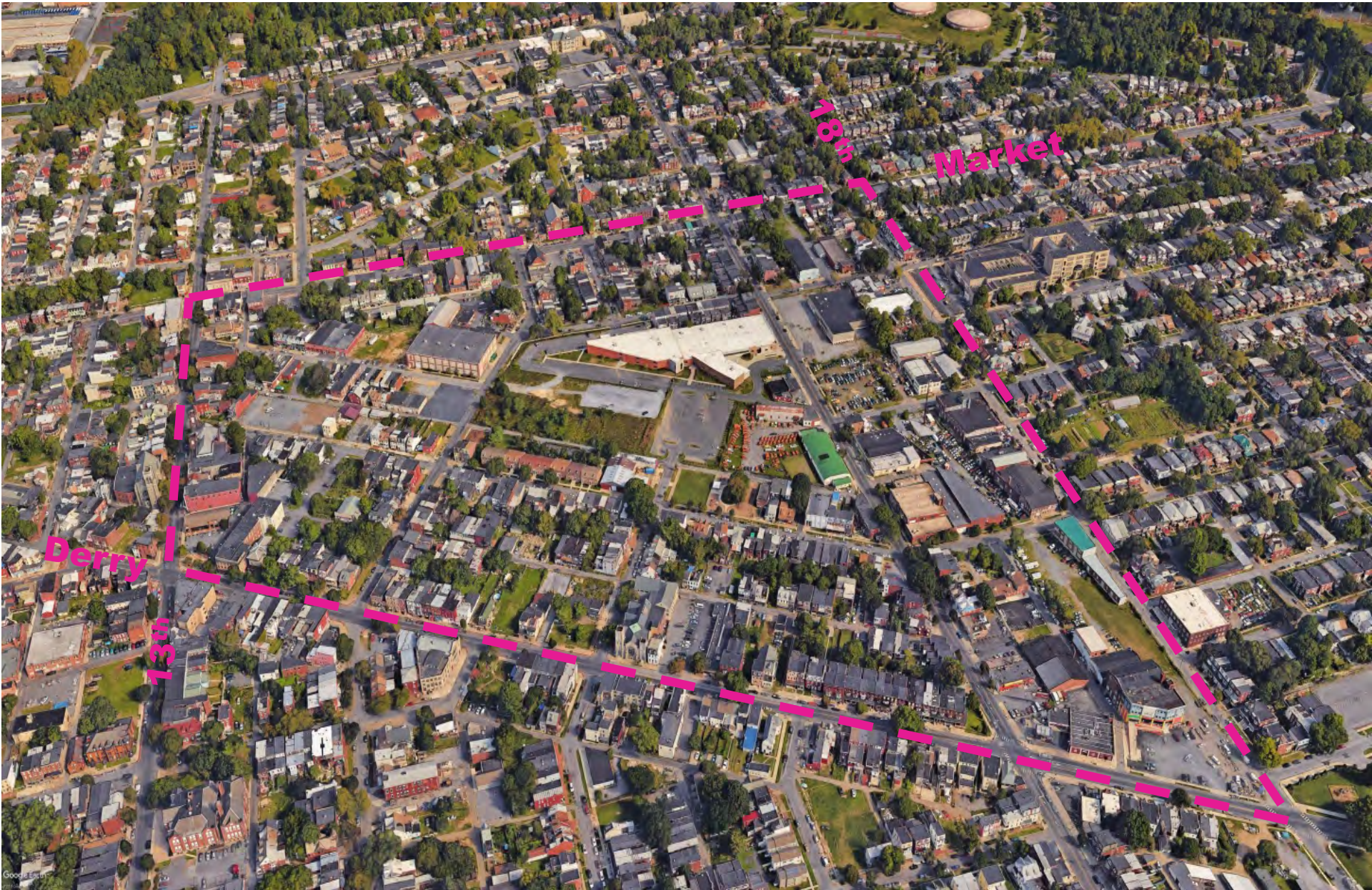
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# STUDY AREA HISTORY/BACKGROUND







# STUDY AREA HISTORY/BACKGROUND



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Google Earth

300 ft



## What is the project going to achieve?

We will:

- A. Evaluate ongoing planning initiatives and capital projects affecting the study area in order to achieve a **cohesive planning and investment program**.
- B. Advance plan recommendations to a great level of detail that we understand what are the **most preferred** and what are the **most viable outcomes**.
- C. **List top priority projects and actions** needed to advance the vision.
- D. Clearly **define any specific “public” physical improvements** required to advance projects towards realization (public and private).
- E. Define **design criteria and probable costs** for public projects and determine inconsistencies in policies that inform private investment.



# ENVISIONED OUTCOMES



Huntington WV

Carlisle PA

Hopewell VA

New York Regional

Ohio River

Monaca PA



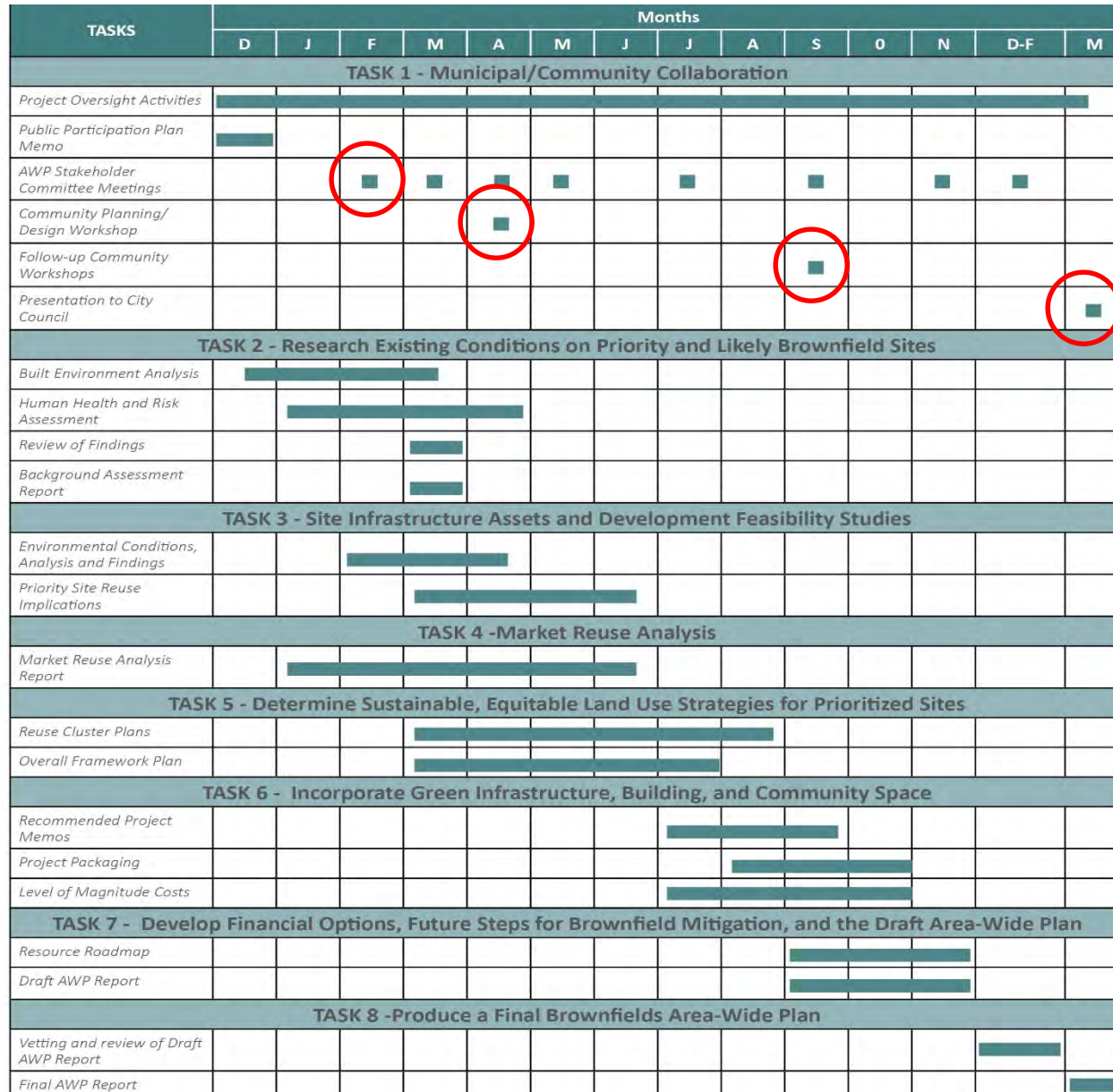
# //// ENVISIONED OUTCOMES







# PROJECT SCHEDULE



## **Why is this planning effort so important to the Allison Hill community and what factors will inform decision-making?**

- ▶ Assesses the current physical and economic reality of today
- ▶ Proactively shapes the future by taking advantage of the all opportunities to turn fallow properties into long-term positives
- ▶ Defines the issues, opportunities and potential redevelopment scenarios
- ▶ Defines a few highly specific action goals
- ▶ Acts as a clearing-house and conduit for pursuing public funding and private financing for implementation



## What are the key considerations?

**Policy Guidance** (Community Vision, Goals, and Guidance)

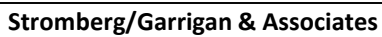
+ **Area-Wide Framework** (Planning and Zoning)

+ **Site Specific Needs** (Market Feasibility)

+ **Physical Feasibility** (What & Where – Based on Actual Constructability)

+ **Financial Feasibility** (How? – Likely Private and Public Dollars/Sources)

= **Area-Wide Plan Recommendations**





## What will the market research focus on?

**Complete data collection to identify socioeconomic, industry, and real estate trends**

- Comparative analysis of **socioeconomic and demographic trends** in the study area, City, and MSA region
- **Retail gap analysis** of the study area to understand consumer spending and local supply
- Analysis of **real estate trends** (housing, office, retail, and industrial) to understand market performance and demand

**Identify re-use opportunities by understanding market data and collecting local input**

- Identification of potential reuse opportunities based on collective community visioning and robust public/stakeholder input

## What will the traffic analysis focus on?

**Goal: Determine possible transportation improvements that may be necessary for proposed re-use strategies**

### Existing Conditions Assessment

- Traffic data collection to include vehicle and pedestrian counts
- Analysis of infrastructure to understand existing conditions of roadway widths, approach grades, traffic control, etc.

**Future conditions analyses and recommendations for transportation improvements**





## Robust stakeholder and public engagement

### Coordination and AWP Stakeholder Committee Meetings

- Coordination Team
- AWP Stakeholder Committee
- **AWP WORKING COMMITTEES**
  - **Economic Development**
  - **Design**
  - **Implementation**

### Public Engagement

- Ongoing meetings and dialogue with property owners
- Four-day Community Planning and Design Public Workshop
- Follow-up Community Workshop

## FROM 2009 South Allison Hill / Mt Pleasant Neighborhood STRATEGIC PLAN

### Potential Projects

Various needed types of land uses and/or development projects have been identified as a result of committee meetings, public meetings and surveys. These include the following:

- Grocery Store / Farmers Market
- Drug Store
- Cards and Gifts Store
- Hardware Store
- Health / Fitness Center
- Recreation Center
- Recreation Fields (soccer, etc.)
- Spray (Water) Park
- Business Training (Ethnic foods, etc.)
- Nice Café / Pub
- Shops or Condos
- Library
- Ice Cream Parlor
- Community College
- Bakery
- Parking Lots
- Hanging Gardens
- Gateways
- Housing (e.g., SF residential in-fill)
- Restaurant
- Clothing Store
- Coffee Shop
- Green Energy Projects (buildings, improvements, etc.)



## Implementation of Recommendations

1. Establishing **“bite sized” projects that can be funded and completed** in a reasonable timeframe to support redevelopment of brownfield properties:
  - **Transportation Infrastructure**
  - **Stormwater Management features**
  - **Public Open Space/Recreation**
2. Identifying specific appropriate and **readily accessible funding** sources for each implementation project.
3. Preparing local leaders to **pursue and acquire public funding and to attract additional private investment.**

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### Q & A



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