

# HELLO & WELCOME

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## STEELTON DOWNTOWN/FRONT STREET CORRIDOR REVITALIZATION

U.S. EPA Target Brownfields Area-Wide Plan

September 25<sup>th</sup>, 2024



Dauphin County



Redevelopment Authority

### Project Team

Stromberg/Garrigan & Associates, Inc. – Reuse Planning  
KU Resources – Environmental Assessment Activities  
Gaito & Associates – Brownfields Redevelopment Specialist

6:00 – 6:30: Open House –  
Boards for review, public/team meet and mingle

6:30 – 6:50: Brief Presentation  
Introductions  
About the Project  
Introduce Break-Out Activity

- 7:00 – 7:45: Break-Out Groups
- 7:45 – 8:00: Wrap-up

# COMMUNITY VISIONING WORKSHOP

# WHAT ARE BROWNFIELDS?

## Brownfields Basics

**United States Environmental Protection Agency (EPA) Definition:** 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.



**ENVIRONMENTAL  
BENEFITS**

**ECONOMIC  
BENEFITS**

**USE OR  
REUSE OF  
EXISTING  
INFRA-  
STRUCTURE**

**ABILITY TO  
LEVERAGE  
PRIVATE  
INVESTMENT  
AND DRAW  
ON OTHER  
FUNDING  
SOURCES**

**POTENTIAL FOR  
REDEVELOPMENT &  
REUSE OF SITES**

# **EPA PROGRAM PRIORITIES**

**- NEGATIVE IMPACTS -**



ENVIRONMENTAL HEALTH



NEIGHBORHOOD BLIGHT



PROPERTY VALUES

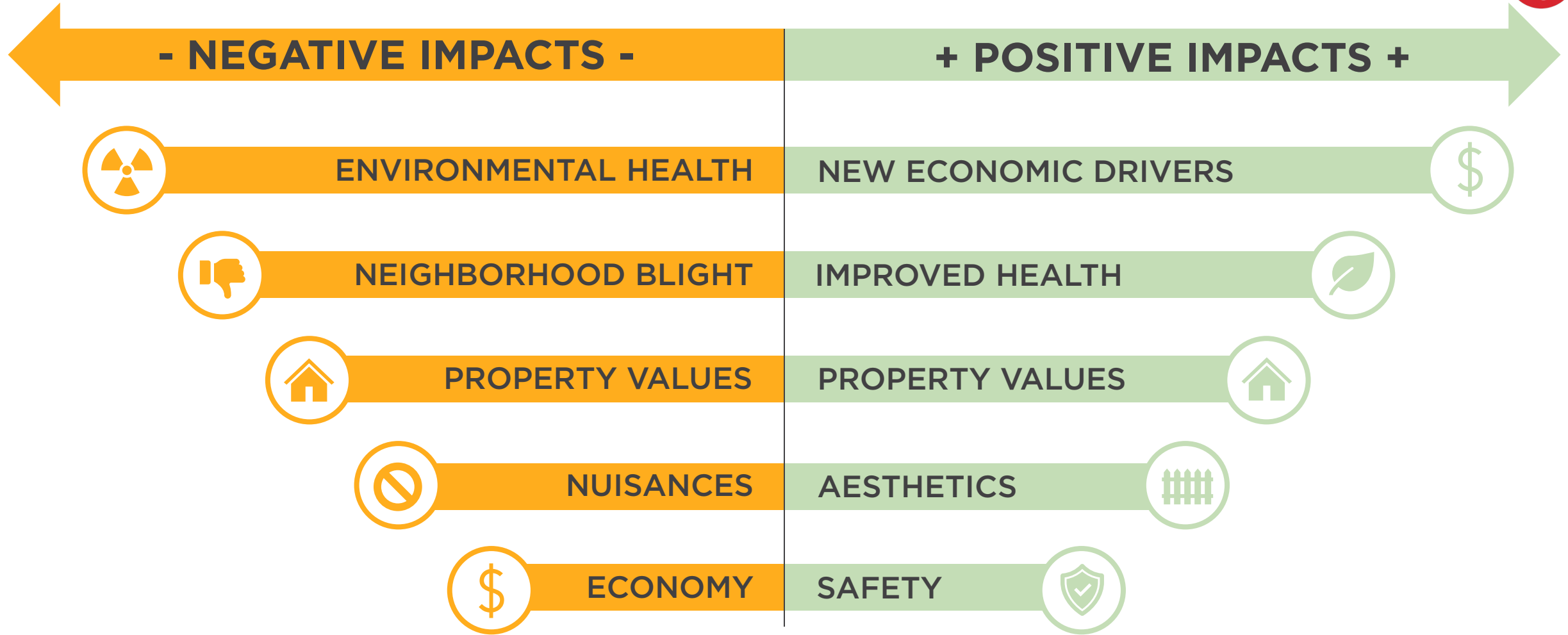


NUISANCES



ECONOMY

# LEGACY IMPACTS



# REDEVELOPMENT BENEFITS



CONSERVES  
GREENFIELDS

BUILDS ON EXISTING  
COMMUNITY CHARACTER

PROMOTES COMMUNITY  
ENGAGEMENT

REVITALIZES CENTRALLY  
LOCATED PROPERTY

## BROADER BENEFITS

*“Rehabilitating brownfields for commercial, industrial, and residential space provides an excellent example of how environmental quality is fundamental to economic improvement.”*

*Tom Daniels - Environmental Planning Handbook*

1

ID and Investigate Sites



2

Reuse & Remediation Planning

Site Cleanup

3



4

Redevelopment



Evaluate Capacity

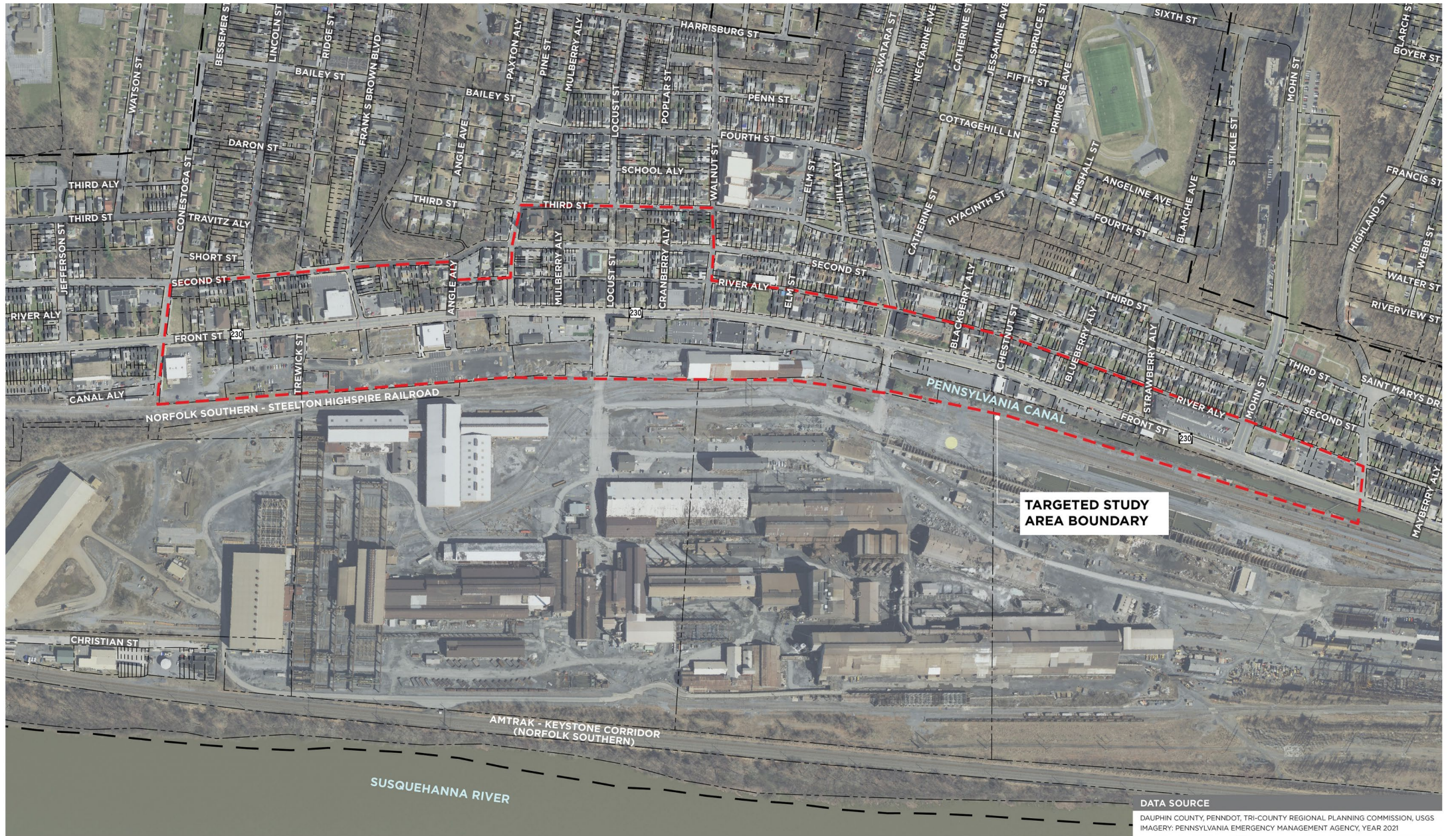
Remediation/  
Cleanup Grants

Development &  
Infrastructure  
Funding

Private Sector  
Investment

**PROCESS**





DATA SOURCE  
 DAUPHIN COUNTY, PENNDOT, TRI-COUNTY REGIONAL PLANNING COMMISSION, USGS  
 IMAGERY: PENNSYLVANIA EMERGENCY MANAGEMENT AGENCY, YEAR 2021



# **NEW USES CONSIDERATIONS**

# LET'S TALK ABOUT YOUR COMMUNITY

What are **your** needs?

- Vibrant downtown
- More recreation
- More & modern housing
- Greater retail & service options
- Improved connectivity
- Elimination of vacant buildings & blight
- Greater employment opportunities
- More diversified economy

# WHAT ARE YOUR PLANS?



- County Plans
- Comprehensive Plan
- Downtown Plans
- Neighborhood Plans



# We want to hear about your thoughts about downtown revitalization in Steelton and the Front Street Corridor.

## Ground Rules:

- All ideas are welcomed
- Please respect everyone's point-of-view – ideas can conflict with each other. That's okay.
- Be diplomatic and give everyone a chance to speak
- Identified a table recorder
- This will be fast-paced! We will tell you when to advance to the next Activity
- Wrap-up by 8:00 PM

# IT'S YOUR TURN

# ACTIVITY #1 - Is there a center or hub to Steelton and where is the most important Gateway to the neighborhood?

Do you consider there to be a “hub” or “center” in the Borough and if yes, where?

- We are not looking for the literal geographic center of the town, but instead what you consider the “center” of the central commercial district or the place that people would associate as the place where civic events happen. It could be a park, community center, facility, or a major intersection that everyone identifies as a primary hub of activity.
- If you think Steelton lacks such a place, where do you think one should be located or created?
- Each person should take one **red sticker** and place it on the map in the location the feel best represents the center or hub.

If you could only pick ONE location as the most important/official or formal gateway into Steelton’s downtown, for what you believe is the most important direction of entry for visitors that have never been to Steelton before, where would it be?

# ACTIVITY #2 - Is there a center or hub to Steelton and where is the most important Gateway to the neighborhood?

Every community has its own distinct character and strong points. To promote redevelopment that “meshes” well with the existing character and surrounding neighborhoods, we would like to know what you feel makes Steelton special.

**yellow sticker**

# **ACTIVITY #3 - Put on Your Thinking Caps: Are there uses, types of businesses, improvements, or items you would like us to consider for downtown when exploring revitalization opportunities for Steelton?**

**You know your community best. We would like your ideas on what you feel would work best on potential redevelopment sites and why.**

**green sticker**



# **ACTIVITY #4 - What specific concerns do you have that you would like considered as any potential concepts for revitalization downtown, or on brownfield sites, along the Front Street Corridor are conceptualized?**

**What do you feel we should know, think about, or any other ideas you have about improving the study area? Insights on potential hurdles to making these ideas a reality are also important so please provide any thoughts as to why it may BE difficult in achieve the type of redevelopment you would like to see occur.**

**blue sticker**

# THANK YOU FOR YOUR PARTICIPATION!

For more information:



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