

GREENVILLE U.S. EPA BROWNFIELDS ASSESSMENT GRANT PROGRAM



stromberg
garrigan
associates



KM Date Community Planning



Overview

- **Greenville Economic Strategy**
- **What are Brownfields?**
- **History of Greenville's EPA Brownfields Grants**
- **Description of the EPA Brownfield Assessment Grant**
- **Assessment Activities Conducted**
- **Other Activities**
- **Greenville Area Brownfields Redevelopment Plan**
- **Accomplishments resulting from grant utilization**



Greenville Economic Strategy

- Completed with Economic Steering Committee October 2020
- Identified specific steps and actions that can move Greenville toward revitalization and economic prosperity



Town of Greenville

Town of Greenville, Mercer County, PA Economic Development Strategy

FINAL REPORT
October 5, 2020

KM Date Community Planning, LLC



stromberg
garrigan
associates



KM Date Community Planning



GAITO & ASSOCIATES, LLC



KU Resources, Inc.
Innovative Solutions. Outstanding Support.

Greenville Economic Strategy Implementation Plan

1. Redevelop Trinity North and Downtown Sites
2. Comprehensive Urban Design Plan and Zoning for Downtown
3. Prioritize Historic Preservation
4. Strengthen Main Street
5. Collaborate with Thiel College
6. Enhance Recreation Opportunities
7. Enhance the Arts and Culture
8. Strengthen Greenville's Neighborhoods
9. Collaborate with Greenville's Neighborhoods
10. Develop and Market Greenville's Brand
11. Develop Agriculture and Agritourism Opportunities
12. Enhance the Business and Commercial Environment

Strategy	Action Step	Time Frame from 2020
2	Comprehensive Urban Design Plan and Zoning for Downtown Gre	
2A	Incorporate market analysis findings for housing, office, retail, tourism, hospitality, business activity, and health care into design priorities	1-2 years
2B	Incorporate Downtown Site plans	1-2 years
2C	Address northern "transition zone" to Main Street	1-2 years
2D	Address light industrial redevelopment area along Canal Street area	1-2 years
2E	Address visual, functional and physical connections between Riverside Park, Thiel College, Greenville-Jamestown Trail, Main Street, schools	1-2 years
2F	Plan for Riverside Park as destination opportunity	1-2 years
2G	Address Greenville Downtown Gateways	1-2 years
2H	Address needed street, traffic, parking, sidewalk improvements and strategies in downtown, including evaluation of truck travel routes	1-2 years
2I	Identify needed zoning updates to align with design priorities	1-2 years
2J	Explore and expand Trinity mixed use zoning to appropriate adjacent sites such as East Elementary	2 years
2K	Update zoning code in alignment with recommendations of design plan	2 years

Strategy	Action Step	Time Frame from 2020
1	Redevelop Trinity North and Downtown Sites	
1A	Develop site plan for downtown sites including background market analysis and feasibility for alternative uses	1-3 years
1B	Organize committee/coalition and champion(s) to move project forward	1 year
1C	Evaluate ownership frameworks to meet site, Town and community needs, and identify best approach (Town, Redevelopment Authority, Nonprofit, PennNorthwest, or combination)	1 year
1D	Develop political and public support for redevelopment	1-3 years
1E	Position East Elementary for reuse as nonprofit hub, office, lab, innovation/incubator, or similar venue; recruit developer interest and explore uses	1-3 years
1F	Recruit developer interest and explore reuses for St Michael's School such as senior housing, arts/gallery space, or professional office space	1-3 years



Summary of Market Demand

* See full report for description, rationale, method, caveats and limitations

Development Type	Demand*
For-sale Market Rate Townhomes, Cluster and Garden Homes	30-60
Market Rate Apartments, 1-3 Bedroom	30-60
Graduate Student Apartments, 4 BR	15
Family LIHTC Apartments, 1-3 BR	20
Senior LIHTC Apartments, 1 BR	15
Grocery/Convenience, ~6,000 SF	1
Restaurants, ~3,000 SF	5
Other Retail, ~2,000 SF	5
Family Movie Theater with Food, ~7,000	1
Flex Industrial Space, ~10,000 SF	3
Small Scale Artisanal Food Manufacturing, ~5,000 SF	3
Office, Collaborative Open-Plan Space, ~7,000 SF	1
Small Scale Lodging, ~24 rooms	1



What are Brownfields?

Any real property, the redevelopment or reuse of which may be complicated by the presence (actual or perceived) or the potential presence of a contaminant.



stromberg
garrigan
associates



KM Date Community Planning



History of Greenville's EPA Grants

The Borough of Greenville was selected in 2017 to receive an USEPA Brownfield Assessment Grant of \$300,000 conducted in 2020.

US EPA awarded Greenville a second Brownfield Assessment Grant in 2020 for \$600,000 ending September 30, 2023.

Assessment grants provide funding for a grant recipient to inventory, characterize, assess, and conduct planning and community involvement related to brownfields sites in the study area.



What Can Be Accomplished with these Grants?

Environmental:

- Phase I Environmental Site Assessments
- Phase II Environmental Site Assessments
- Asbestos and Lead-Based Paints Assessments
- Remedial Action Work Plans
- Environmental Support to site redevelopment, transportation & stormwater infrastructure projects, trails and recreational projects

Planning and Economic Development:

- Redevelopment & Reuse Plans for brownfield sites
- Market Studies for Downtown Property revitalization
- Blight Strategy Development
- Brownfield Acquisition planning
- Recommendations for infrastructure improvements
- Identification & pursuit strategies for funding sources for implementation



Priorities Addressed for Utilization

- **Trinity North and South Plants – acquisition strategy development, reuse planning and possible additional environmental work if needed to achieve reuse plans**
- **Assessment work in support of blight remediation projects in Downtown Main Street Corridor**
- **Properties identified in original brownfield inventory effort**
- **Others as developed through the Revitalization Planning Effort and new inventory development**
- **EPA Brownfield Grants are flexible and a great compliment to other revitalization funding and planning efforts.**
- **Site and Area-Wide Reuse Planning**



Assessment Projects Completed under EPA Grants

- **Former Shaco Site – 53 Canal Street – Greenville**
 - Phase I ESA
 - Phase II ESA
- **Former Bessemer And Lake Erie Rr Headquarters - 160 Main Street – Greenville**
 - Phase I ESA and Hazardous Materials Survey
- **R.W. Sidley Concrete Plant Site – Greenville**
 - Phase I ESA
- **Former Frank Crash Site - 480 Mercer Road – Hempfield Township**
 - Phase I ESA
- **Former Frank Crash Site – 31 Conneaut Lake Road – Hempfield Township**
- **Former St. Michaels School 123 W. Main Street – Greenville**
 - Phase I ESA, Hazardous Materials Survey Greenville Riverside Park Site – Greenville
 - Phase I ESA, Phase II ESA, UST Removal for Assessment Purposes



Assessment Projects Completed under EPA Grants

- **Former ELG Metals Site – Pymatuning Twp**
 - Phase II ESA, Site Characterization, Remedial Action Plan, PA Act 2 Closure
- **Route 18 Auto Sales Site - Pymatuning Twp**
 - Phase I ESA
 - Phase II ESA
- **102 Mortenson Road – Pymatuning Township**
 - Phase II ESA and Indoor Air Sampling for Vapor Intrusion
- **Commercial/Office Building Assessment Program– Greenville**
 - 163 Main Street – Phase I ESA, Hazardous Material Survey, Structural Assessment
 - 200 Main Street – Phase I ESA, Hazardous Material Survey, Structural Assessment
 - 202 Main Street – Phase I ESA, Hazardous Material Survey, Structural Assessment
 - 206 Main Street – Phase I ESA, Hazardous Material Survey, Structural Assessment
 - 215 Main Street – Phase I ESA, Hazardous Material Survey, Structural Assessment
 - 81 North Main Street – Phase I ESA, Hazardous Material Survey, Structural Assessment TBD



Other Activities Completed under EPA Grants

- **Development Of The Borough's Blight Plan**
- **Utilization Of The Federal Grant As A Match For A PA Blight Remediation Grant**
- **Phase I and Phase II Archaeological Investigation of the St. Michaels Elementary School Site for PHFA Compliance**
- **Technical Support on the Development of a Non-Use Aquifer for Act 2 Closure of the Trinity North Plant Site**
- **Development of the Greenville Area Brownfields Redevelopment Plan**



Greenville Area Brownfields Redevelopment Plan



U.S. EPA Brownfields
Coalition Assessment
and Redevelopment Project

Greenville, Pennsylvania

PROJECT PHASING AND POTENTIAL COSTS

The reuse plan's recommendations are organized into four areas which package the plan recommendations into defined improvement projects and efforts to realize the Town of Greenville's revitalization goals.

The four implementation areas include:

Area 1 – Trinity North Site and Neighborhood Context

Area 2 – Main Street

Area 3 – Downtown Riverfront

Area 4 – 53 Canal Street (Former Sha-Co) Site Maker Space/Innovation Center

Area 5 - Area-Wide Transportation Infrastructure

Undertaking redevelopment of the scale of what is proposed in this plan requires a great deal of public/private partnerships, especially when considering the need for public investment in infrastructure to attract and support private enterprise. The Town of Greenville can best organize itself to obtain resources for brownfields revitalization, infrastructure upgrades, and community improvements in its targeted redevelopment area through strategic partnership and funding, financing and advocacy efforts. A key next step should be the development of comprehensive "Resource Strategy" which identifies a concise and robust list of resources, strategies, and advocacy measures to be undertaken to make the recommendation of this plan happen.

First and foremost, to secure resources for community revitalization, the Town needs to *organize and implement a resource strategy that makes the community competitive* against the hundreds of other communities that are seeking these same resources. This involves the following key steps:

- Form a Resource Team that involves both local representatives and broader supporters from the region, state and federal governments;
- Review the plan's recommendations and identify clear priority projects;
- Identify and pursue target funds;
- Create a briefing materials;
- Identify tactics for leveraging and preparing projects;
- Brief state, federal, philanthropic and private sector officials and organizations;
- Hold a Revitalization Roundtable event for on potential funders and agency representatives;
- Identify grant-writing resources; and
- Conduct advocacy for these resources.

TRINITY NORTH

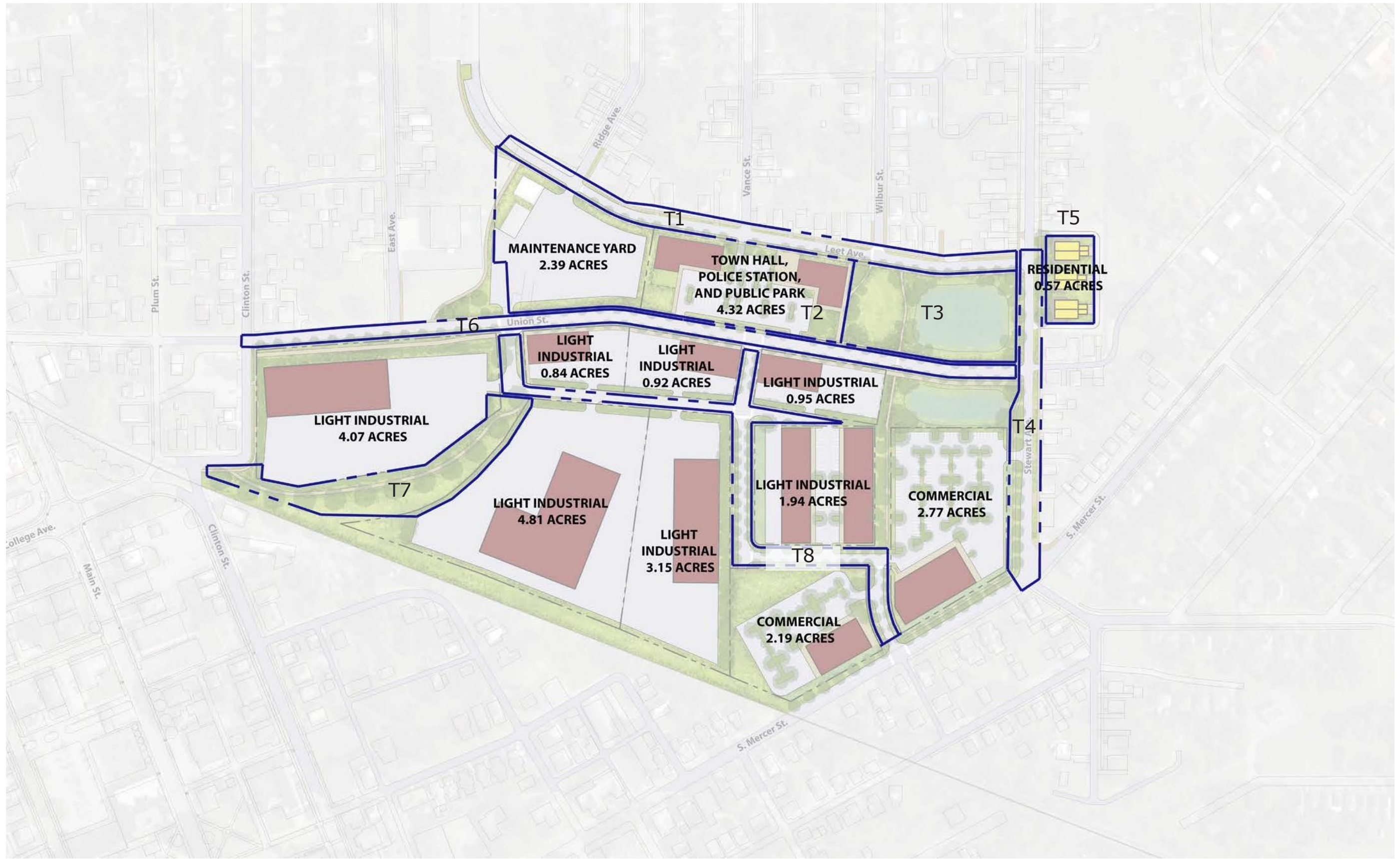
- 10,000 SF Municipal Building
- 10,000 SF Police Station
- 2.5 acre Public Works and Recycling Center
- (4) 2 to 5 acre Industrial Sites
- (3) <1 Acre Industrial Sites
- (2) 2 Acre Commercial Spaces
- Green Infrastructure Areas to Manage Stormwater from the Site



TRINITY NORTH SITE



NORTH



TRINITY NORTH LOT AREAS



NORTH

Project Phasing and Potential Costs Greenville Area Brownfields Redevelopment Plan

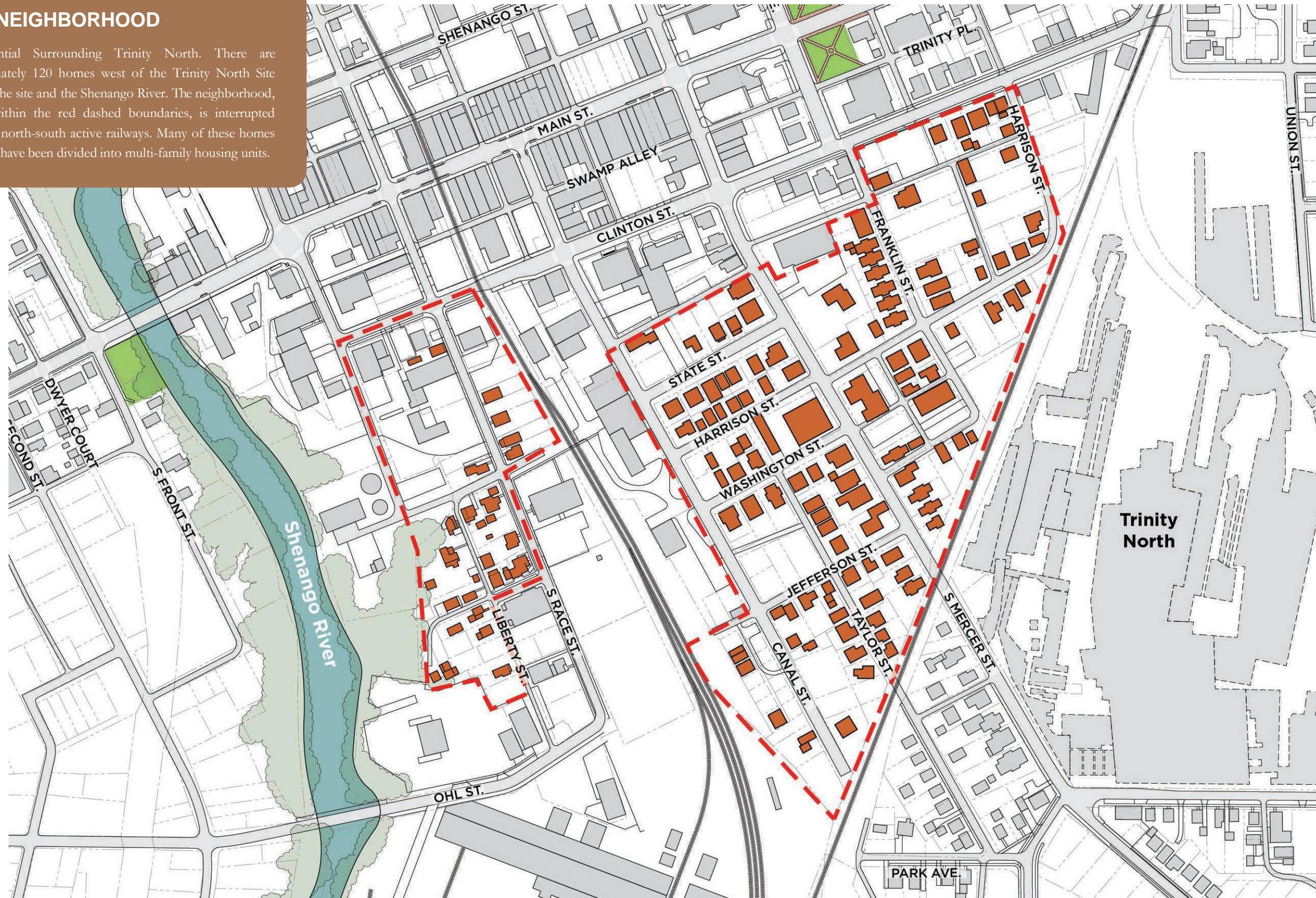
Trinity North Site and Neighborhood Context

	Revitalization Activity	Priority	Project Leader and Next Steps Costs	Notes
T1	Leet Avenue Streetscape Improvements	Phase I	Town of Greenville - \$135,000 (Design & Engineering)	Project would entail upgrading Leet Avenue to accommodate new development on the Trinity North site. Improvements to include utility upgrades, roadway, curbs, gutter, sidewalks, street trees, stormwater conveyance, and lighting.
T2	Municipal Complex Feasibility Study	Phase I	Town of Greenville - \$75,000 (Planning & Design)	A feasibility study process for the proposed municipal complex would provide the Town with the opportunity to determine the ideal program for the complex, including administrative offices, expansion of public works (which is already present), public safety, and other supporting government facilities and services. Elements would include schematic site and architectural plans and along with estimates of costs and potential phasing. Completion of this step will support Capital Programming and potential bonding for implementation.
T3	Leet Avenue Park & Stormwater Management		Town of Greenville - \$75,000	Public space site master plan (generally following PADCNR requirements) to create neighborhood park that integrates the need to provide integrated “neighborhood-wide” stormwater management and respond to any environmental remedial controls based on PA Act 2 compliance. Effort could be linked with T2 for comprehensive strategy for the area.

T4	Stewart Avenue Streetscape and Sewer Interceptor Improvements	Phase III	Town of Greenville - \$275,000 (Design & Engineering)	Project will include addressing major flooding conditions that exist at the intersection of Stewart & S. Mercer Streets, including the relocation of the sewer interceptor that currently diagonally traverses the Trinity North site, so it follows street rights-of-way as much as possible, as well as other utility upgrades, and new roadway, curbs, gutter, sidewalks, street trees, stormwater conveyance, and lighting.
T5	Stewart Avenue Housing Project	Phase I	Town of Greenville - Soliciting a Private Developer through RFP Process	This area has no environmental restrictions and most suitable for infill residential development. The Town can lead a process to solicit developer/home builder proposals.
T6	Union Street Extension	Phase I	Town of Greenville - \$200,000 (Design & Engineering)	Union Street is the central spine of multi-modal connectivity that opens up the full development potential within the Trinity North site.
T7	Clinton to Union Greenway Connector – Right-of-Way Acquisition	Phase III	Town of Greenville - \$25,000± (Legal and Valuation Appraisal)	The Town should initiate discussions with CN to acquire the right-of-way for the rail siding into the Trinity North site.
T8	Commercial/Industrial Internal Access Road Network	Phase IV	Town of Greenville or Private Developer	The final layout of the internal street network will be dependent upon the requirements of final end user(s). Through the land development review and permitting process, the Town should ensure that proper inter-connectivity is achieved and also to ensure that any truck traffic generated from the site is directed in an appropriate manner to minimize impacts to adjacent residential neighborhoods.

THE NEIGHBORHOOD

Residential Surrounding Trinity North. There are approximately 120 homes west of the Trinity North Site between the site and the Shenango River. The neighborhood, shown within the red dashed boundaries, is interrupted with two north-south active railways. Many of these homes evidently have been divided into multi-family housing units.



TRINITY NORTH NEIGHBORHOOD

300 150 0 300



SCALE: 1"= 300'-0"



NORTH

CASE STUDY

RACE STREET IN CINCINNATI, OH





Welcome to Greenville
First National Bank
Home of the American Patriot
13 Branches in Newberry County



**MAIN STREET BRIDGE
STREETSCAPE
IMPROVEMENTS**

Northeast of the Bridge

- Outdoor Recreation Rental Space
- 1,000 SF Concessions and Rental Storage
- 1,000 SF Outdoor Dining
- Public River Overlook
- Formalized Parking for 55 spaces
- Pedestrian Connections to the Riverfront from Downtown

Southeast of the Bridge

- Riverfront Greenway
- 24 Bedroom Boutique Hotel
- }} 2 King Suites
- }} 2 ADA King Suites
- }} 14 Queen Suites
- }} 4 Unique King Suites
- # Parking Spaces
- Other Amenities

Southwest of the Bridge

- Downtown Signage and Play Sculpture
- River Overlook

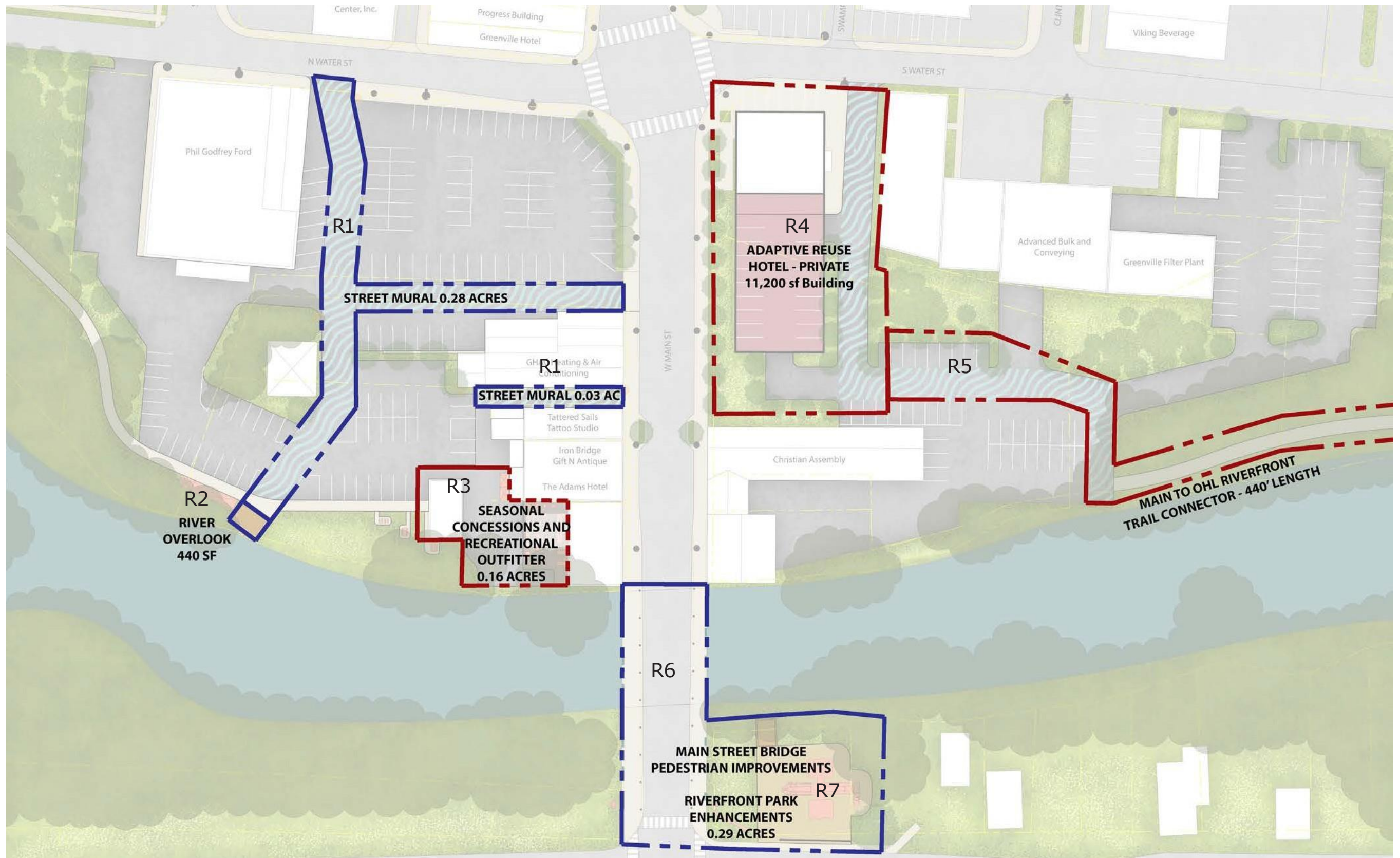
SITE PLAN SKETCH





RIVERFRONT PARK





SHENANGO RIVERFRONT REVIT



DRAFT FOR DISCUSSION PURPOSES ONLY

Project Phasing and Potential Costs Greenville Area Brownfields Redevelopment Plan

Downtown Riverfront

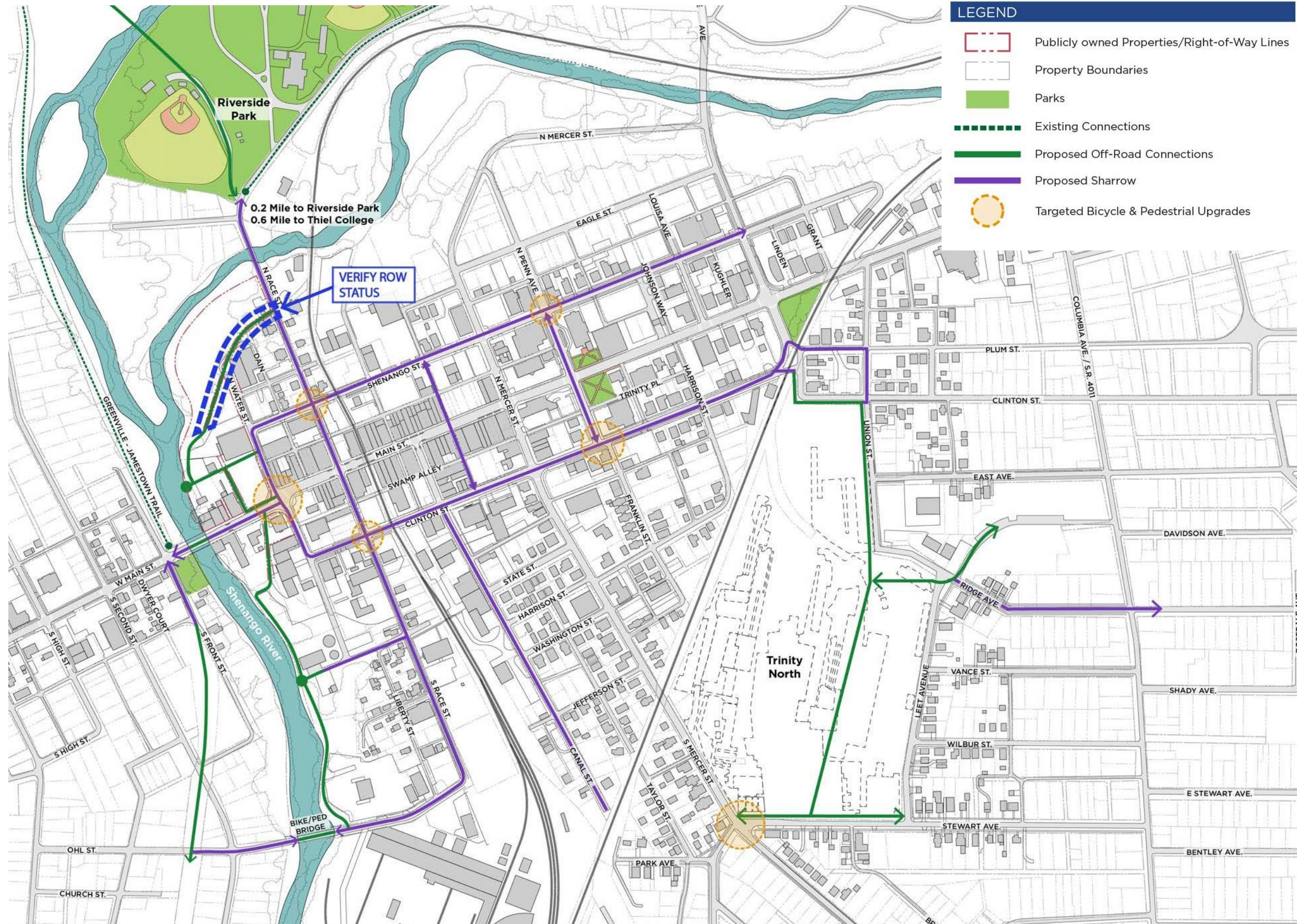
	Revitalization Activity	Priority	Project Leader and Next Steps Costs	Notes
R1	Asphalt Art – Riverfront Trailblazer Installation	Phase I	Town of Greenville with Formal Agreements with Key Site Owners	With the goal of created a publicly accessible route to the riverfront, access easement agreements would be required with key property owners to allow for such access. Once agreed upon, physical elements, including signing and visual graphics painted on the ground, could trail-blaze the public route. Example treatments and funding sources are available from the Bloomberg Philanthropies – Asphalt Art Grant Program. See: www.bloomberg.org/arts/supporting-public-art/asphalt-art-initiative
R2	River Overlook Access Project	Phase II	Town of Greenville with Formal Agreements with Key Site Owners - \$30,000 (Design & Engineering)/\$175,000± (Construction)	Creation of a formalized “destination” overlook at the river’s edge could consist of an ADA accessible elevated boardwalk with supporting amenities, including working with property owner as a joint venue for events, recreational services, and food.
R3	Seasonal Concessions and Recreational Outfitter	Phase I	Town of Greenville/Private Property Owner/Vendor - Public Private Partnership (P3) Agreement	This recommendation is focused on attracting more economic activity to the riverfront. It would require participation by the property owner and would require an organization role, possibly by the Town or other organization focused on recreation and/or economic development. This phase may be combined with Project R2.
R4	Main Street Bridge Gateway – Pedestrian & Placemaking Improvements	Phase I	Town of Greenville - \$45,000 (Design & Engineering)	This gateway enhancement is important to denote the connection of the Shenango River to the downtown, which current is complete invisible to most people passing through the

				downtown. The project would celebrate the river location and include bollards, hanging baskets, lamp posts, planters, and other placemaking/branding elements.
R5	117 Main Street Environmental Assessment	Phase I	Town of Greenville (in Partnership with Property Owner) - \$18,000 for Phase I ESA and ACM study	The site's legacy use and location along Main Street makes it a desirable site for redevelopment which would likely require additional environmental assessment. The site's location makes it a candidate to combine with the Municipal Building future reuse (Project R6) so discussions with the property owner could be beneficial, including having the Town potentially acquire it for interim use with the Municipal Building.
R6	Greenville Municipal Building Redevelopment/Adaptive Reuse	Phase III	Town of Greenville/Private Developer - Public Private Partnership (P3) Agreement	Should the Town decide to construct a new Municipal Complex (Project T2) the Town could solicit developer RFPs for adaptive reuse of the structure. The project could be pursued in tandem with Project T2 to determine the value-added aspect in terms of financial modelling capital programming for T2 and developer incentives for this project.
R7	Main to Ohl Streets Riverfront Trail Extension	Phase II	Town of Greenville - \$70,000 (Design & Engineering)	Portions of this trail alignment are on public property and portions would require the negotiation of access easements with private property owners. Once right-of-way is secured the trail would create a direct connection to a future bicycle/pedestrian bridge across the river at Ohl Street.
R8	Riverfront Park Enhancements	Phase II	Town of Greenville - \$75,000 (Design & Engineering)	Pursue design and key gateway improvements including Downtown/Town arrival branding signage, sculptural playground, and river overlook.

**Project Phasing and Potential Costs
Greenville Area Brownfields Redevelopment Plan**

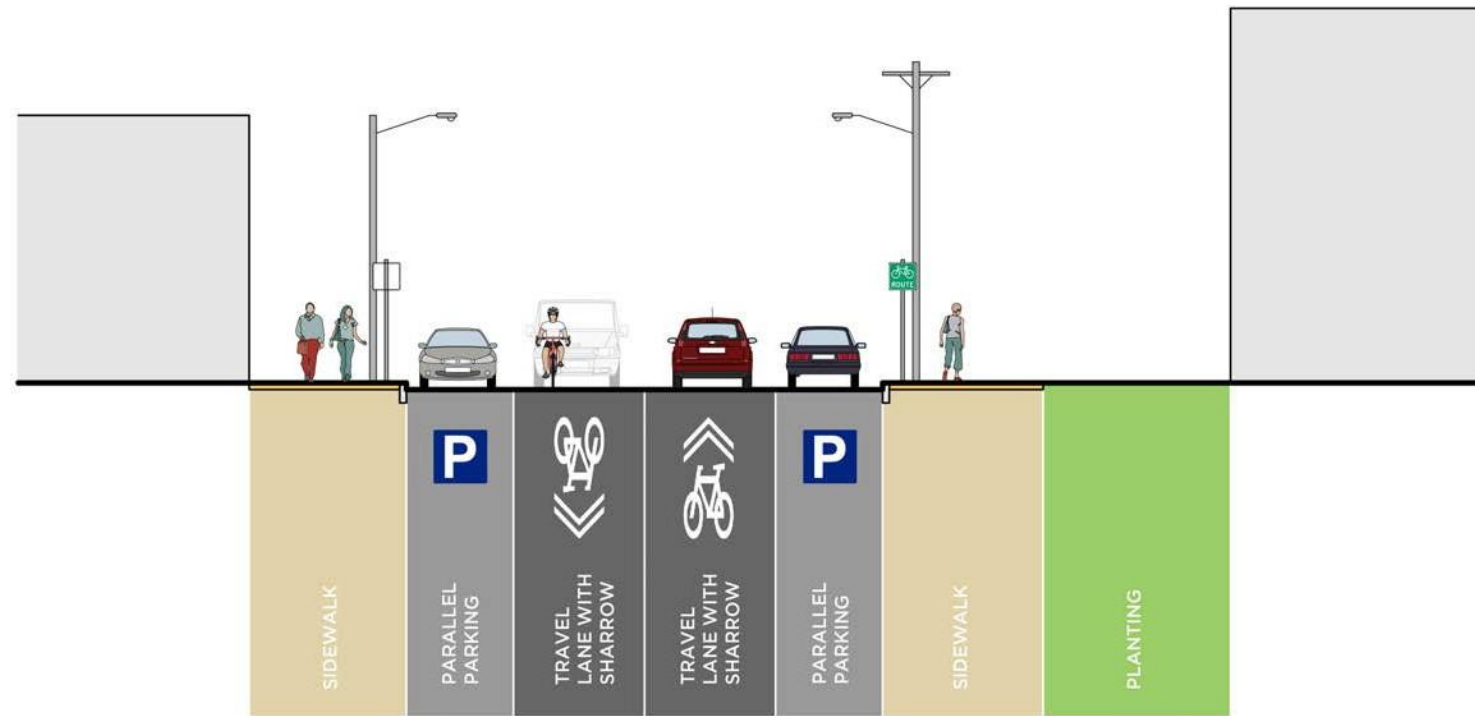
53 Canal Street (Former Sha-Co) Site Maker Space/Innovation Center

	Revitalization Activity	Priority	Project Leader and Next Steps Costs	Notes
S1	Adaptive Reuse Market Study and Financial Pro-forma	Phase I	The Town of Greenville or Partnering Economic Development Entity	The location of the site include proximity to Main Street makes it a good candidate for various types of economic development activities, including maker-spaces and specialty fabrication, or even micro-brewing or distilling. A detailed economic feasibility study should be performed which looks at the financial performance of creating a multi-tenant building, including capital costs, financing/debt service, revenue generation, operation, etc.
S2	Site Acquisition	Phase II	Town of Greenville/Economic Development Agency/ Private Developer - Public Private Partnership (P3) Agreement	A purchase option should be pursued depending on the outcome of Project S2. Ownership structure of the property should be determined through Project S2 to determine the ideal structural to tap into public funding for site prep, building rehabilitation, and base operation for job creation and facility management.

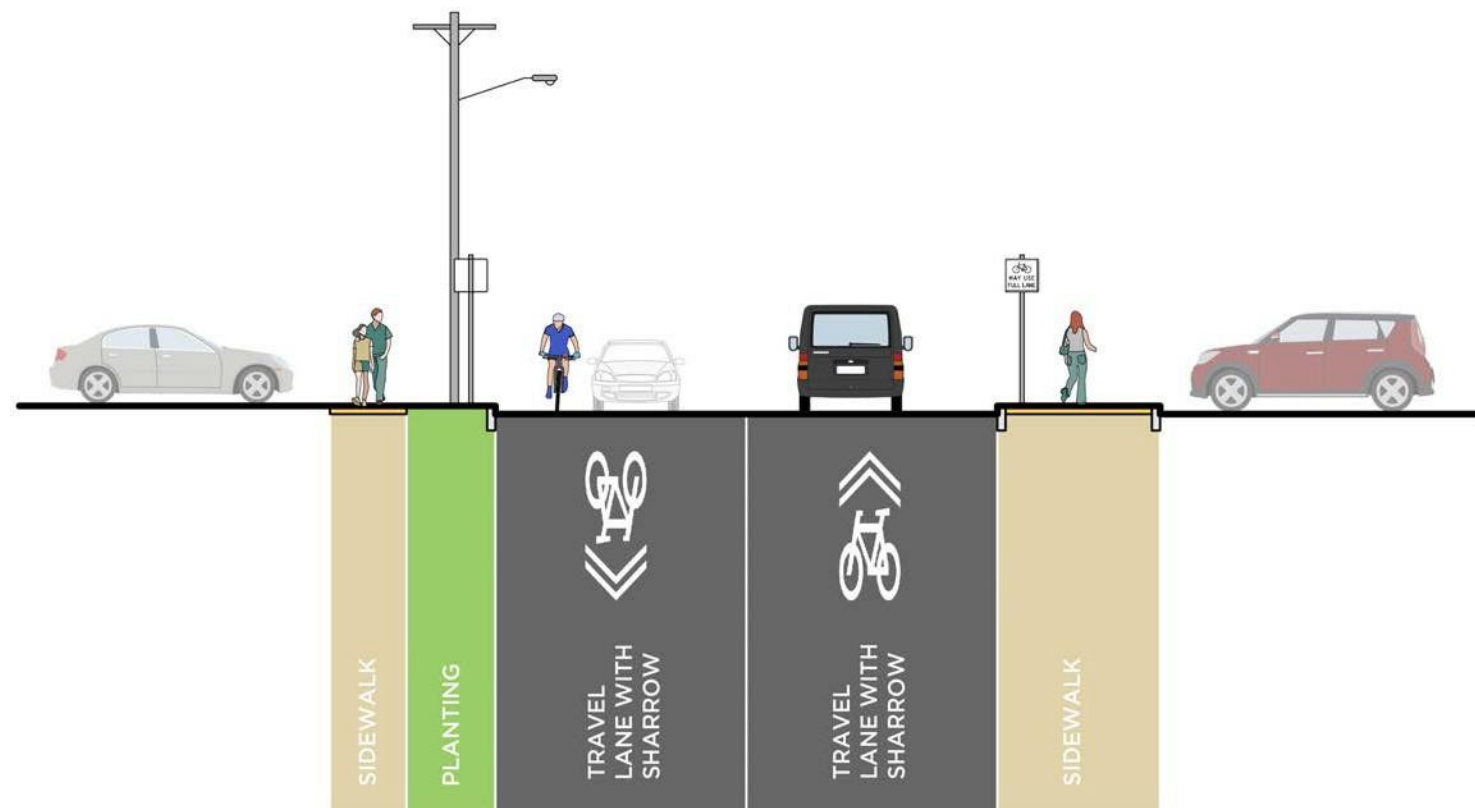


POTENTIAL BIKE CONNECTIONS





TYPICAL CLINTON SECTION

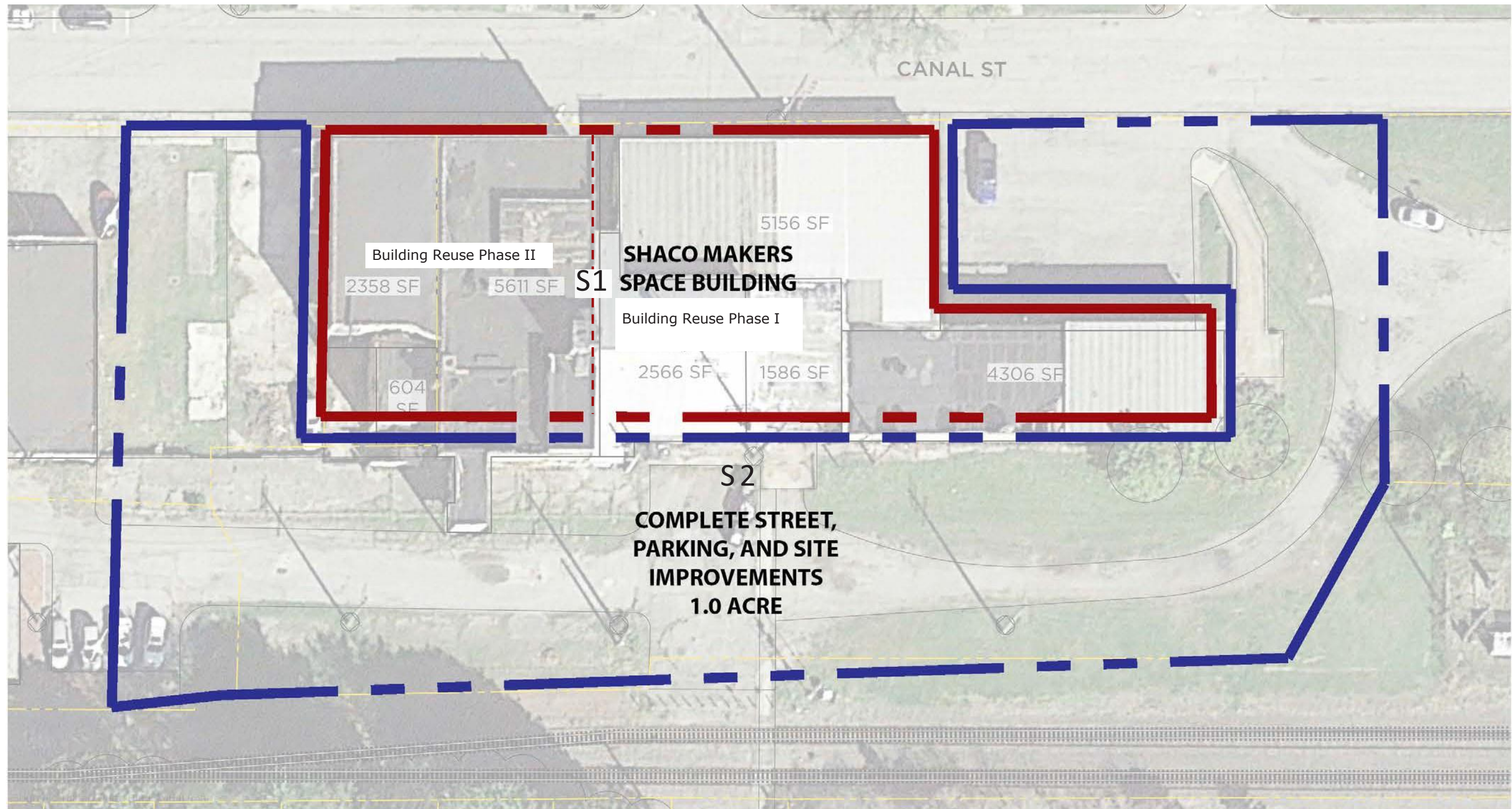


TYPICAL SHENANGO SECTION

**Project Phasing and Potential Costs
Greenville Area Brownfields Redevelopment Plan**

Area-Wide Transportation Infrastructure Improvements

	Revitalization Activity	Priority	Project Leader and Next Steps Costs	Notes
AW1	Downtown Streets Sharrow and Bike Route Signage (2.7 Miles)	Phase I	Town of Greenville - \$80,000 (Engineering & Construction)	This is a low-cost intervention with high visibility that would advance the goal of making the downtown more bicycle-friendly and enhance its connections with surrounding neighborhoods and destinations (River Park, Thiel College, etc.).
AW2	Riverfront Greenway Connector -Northeast to Riverside Park	Phase II	Town of Greenville - \$80,000 (Engineering & Construction)	Title research is required to determine ownership of what appears to be a former canal right-of-way still exists and its ownership. Ideally, a direct multi-use trail connection should be pursued to connect Riverside Park with the downtown, along the river.
AW3	Ohl Street – Shenango River Pedestrian Bridge	Phase III	Mercer County (with Town of Greenville Advocacy) \$90,000 Preliminary Engineering Evaluation	The County determined that the current structure is structural sufficient even to be retrofitted for bicycle and pedestrian use only. A engineering study should be performed to determine if the existing masonry piers could be used to support a pre-fabricated trail bridge across the river to create a loop system to ultimately connect to the existing rail trail at Market Street.



SHA-CO MAKERS SPACE REUSE



Questions & Discussion



stromberg
garrigan
associates



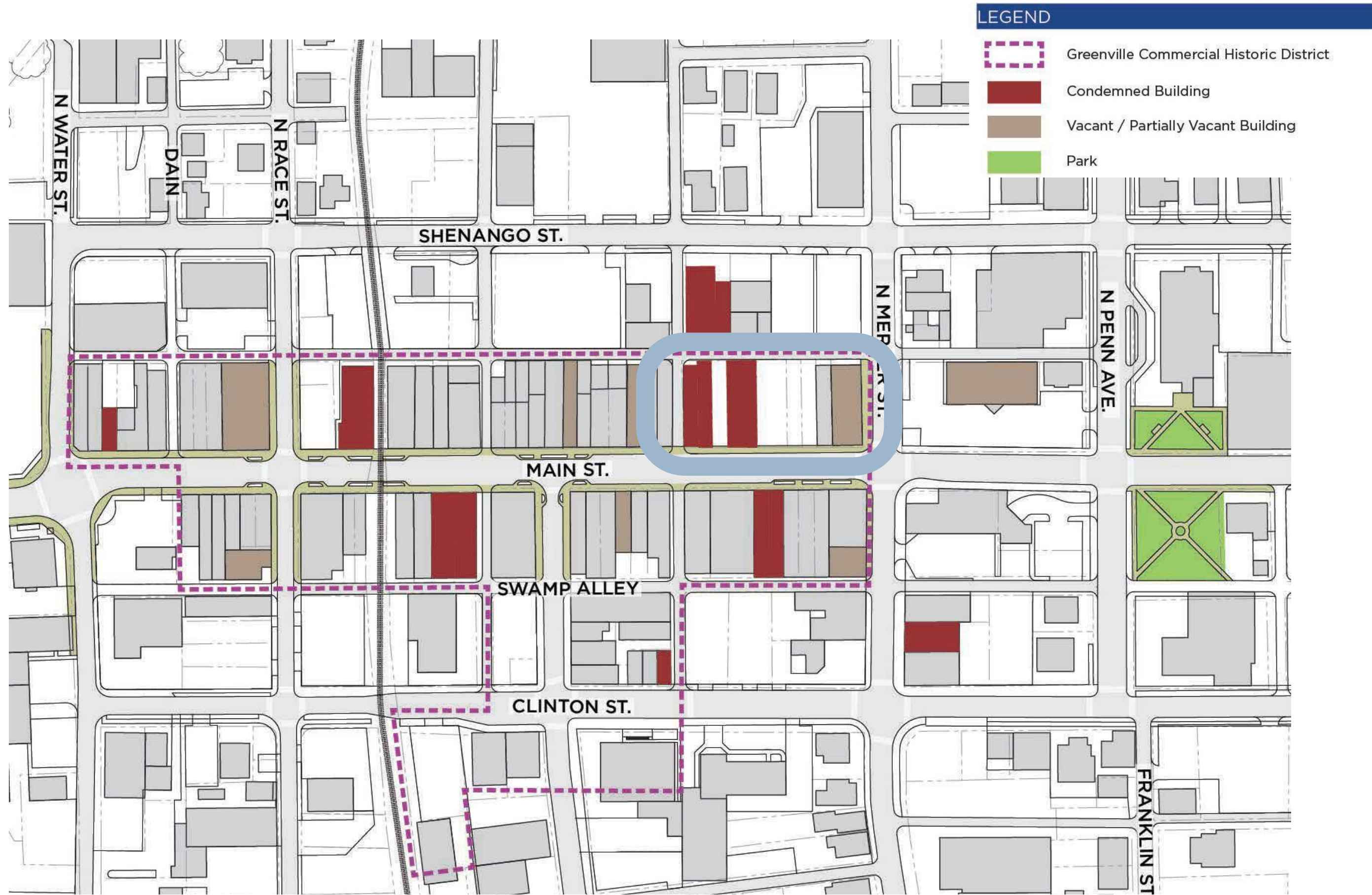
KM Date Community Planning



GAITO & ASSOCIATES, LLC



KU Resources, Inc.
Innovative Solutions. Outstanding Support.



DOWNTOWN CONDITION OBSERVATIONS



NORTH



Mason Lodge

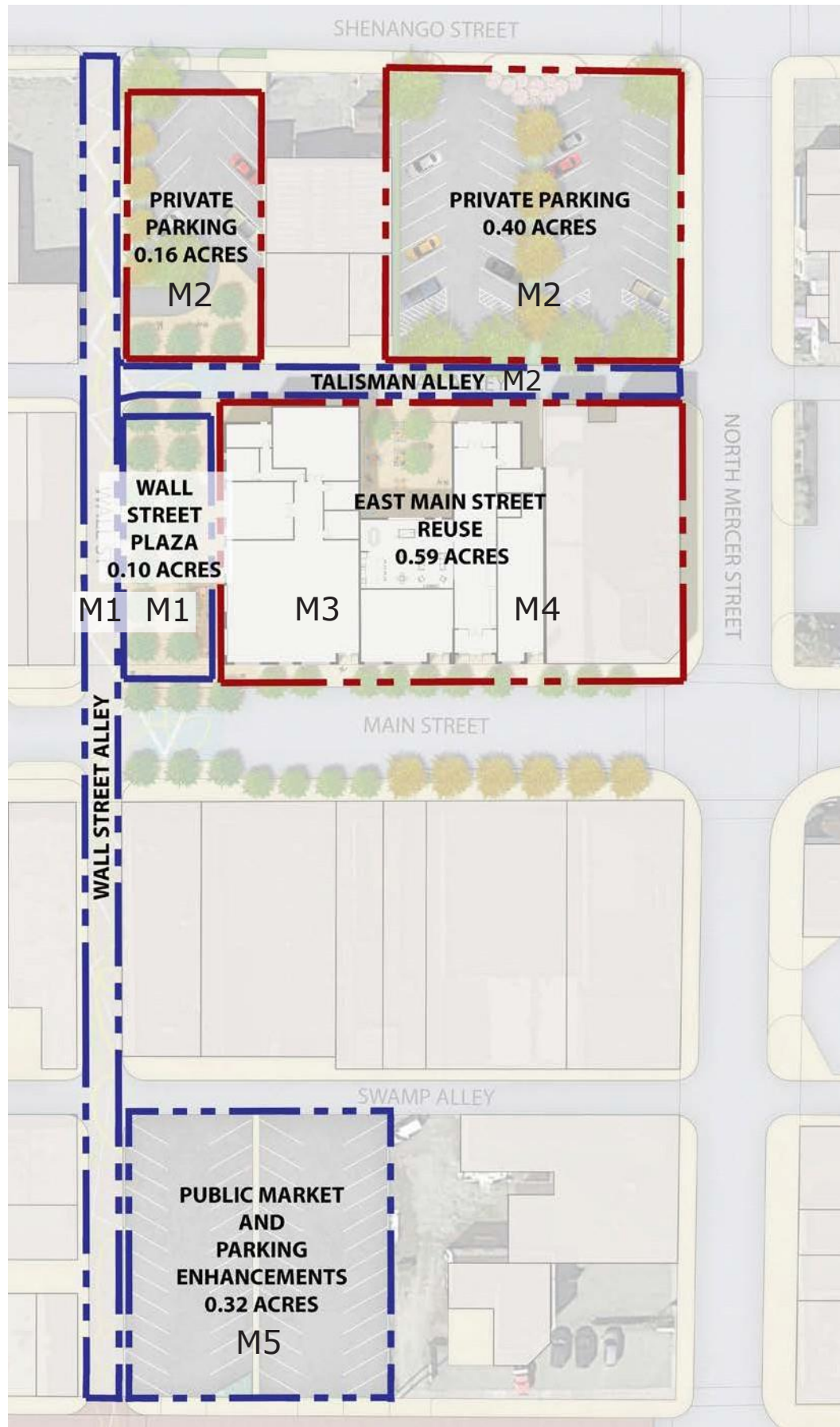
SOUTH ELEVATION (MAIN STREET)



WEST ELEVATION (WALL STREET)

MAIN STREET

- (16) 2 Bedroom Apartments
- (3) First Floor Commercial Spaces (2 spaces with approximately 1,200 SF and 1 space with approximately 6,000 SF)
- 4,700 SF of Indoor Resident Amenities
- 1,700 SF of Outdoor Lounge Space for Tenants
- Riverfront Improvements around the Main Street Bridge



MAIN STREET REDEVELOPMENT



MAIN STREET REDEVELOPMENT

Project Phasing and Potential Costs Greenville Area Brownfields Redevelopment Plan

Main Street

	Revitalization Activity	Priority	Project Leader and Next Steps Costs	Notes
M1	200 Main Street Block – Mixed-Use Infill Development	Phase I	Town of Greenville/Private Developer/Thiel College - Public Private Partnership (P3) Agreement	This proposed development is illustrative example of how a significant catalytic infill development could occur along Main Street. The key step is for the Town and Thiel College (if they elect to play a role in the housing component of a project) to establish a P3 Agreement to support a developer assembling a viable downtown development project. The P3 would provide the ability for the project to maximize the resources and opportunities, including critical public funding and financing tools, to create an economically viable project.
M2	Wall Street Alley and Public Plaza	Phase I	Town of Greenville - \$200,000 (Design & Engineering)	These improvements would commence once blight removal/demolition is completed. The goal is to create an attractive multi-use corridor for vehicles as well as pedestrians to utilize the alleyway to connect from rear parking to Main Street businesses. Improvements would include enhanced paving, lighting, landscaping, and placemaking/branding elements.
M3	Talisman Alley and Parking Improvements	Phase II	Town of Greenville - \$60,000 (Design & Engineering)	Blight removal could open up the opportunity to create additional parking along Shenango Street at Wall Street. The current Town-owned lot at the corner of Mercer and Shenango Streets would be critical to support new infill development along Main Street. The proposed

				improvements would focus on curb, drainage, and paving of the new lot as well as improved lighting, landscaping, buffer plantings, etc. for both parking areas.
M4	Clinton Street Parking Lot “Events Space” Enhancements	Phase III	Town of Greenville - \$15,000	The parking lot on Clinton Street could be treated with an asphalt art installation to make it an attractive events venue in the evenings and weekends. Example treatments and funding sources are available from the Bloomberg Philanthropies – Asphalt Art Grant Program. See: www.bloomberg.org/arts/supporting-public-art/asphalt-art-initiative

