

Planning for Sustainable Brownfield Redevelopment

ONTARIO, OHIO – POSITIONING SITE FOR REDEVELOPMENT

SITE STATISTICS

- **Community:** Ontario, Ohio
- **EPA Leads:** Brad Stimple (Region 5), stimple.brad@epa.gov
Aimee Storm (OBLR), storm.aimee@epa.gov
- **Site:** Former General Motors (GM) Stamping Facility (ceased operations in 2010)
- **Technical Assistance:** Preparing and Positioning Site for Redevelopment

PROJECT BACKGROUND

Located in central Ohio, the former GM Stamping Facility property is owned by the City of Ontario. It is 265 acres, including developable land (145 acres), greenspace (71 acres) and a large concrete slab (50 acres). Active remediation of property is complete, with an Ohio EPA Covenant Not to Sue in place. Consistent with current General Industrial zoning designation, the City would like to sell the property to support a Commerce Park.



Figure 1. Former GM Stamping Facility site.

PROJECT CHALLENGE

The City of Ontario acquired the property in late 2018 through an agreement with the previous owner who had originally intended to redevelop the property. Given the site size and complexities, the City- working in partnership with the county and state- recognized that they needed help identifying specific steps that would help make the site shovel-ready while maintaining engineering controls. Despite some market interest for the site, developers seemed hesitant to invest upfront time or spend soft costs at the property due to competition from other sites in the region.

EPA TECHNICAL ASSISTANCE SUPPORT

EPA provided land revitalization technical assistance support, including:

- Coached the City of Ontario on how to navigate the redevelopment process and access resources to assist with revitalization efforts at the former GM stamping plant.
- Provided a full proforma analysis and statement of assumptions; the proforma laid out the financial assumptions and identified the potential costs and income for three identified phases to the project.
- Drafted a redevelopment framework to identify key strengths of the City of Ontario, a property overview with details on the location, zoning, developable land and environmental status.
- Conducted a market assessment including discussion of the industry, sector and labor force which would be the foundation for the redevelopment of the site.

COMMUNITY POST-TECHNICAL ASSISTANCE ACTIVITIES

- **Landscaping Plan and Schedule:** The site needs aesthetic improvements before developers will be able to see the full opportunity of the site. The City is implementing an aggressive schedule to complete these items in order to show the site to developers in early 2020.
- **Infrastructure Plan:** Work with a site partner to develop an infrastructure plan for the site.
- **Funding Sources:** Work with the city finance specialist to evaluate the funding sources and funding priorities in order to target the initial \$2 million investment for infrastructure.
- **Marketing Plan:** Develop a marketing plan for the site and be prepared to fully implement it once the landscaping is completed.