

# 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](mailto:corbett.patricia@epa.gov).