

Creating Recreation Opportunities in Ranson

Transforming a foundry site into a new aquatic facility in Ranson, West Virginia



Project Summary

Community: Ranson, West Virginia

Technical Assistance: Site Design

Former Use: Brass and Iron Foundry

Future Use: Aquatic/Recreation Facility

Since the early 2000s, the city of Ranson, WV has worked with the community to develop plans for the productive reuse of several brownfield sites within a 1.5-mile commerce corridor. One of those sites is the former Kidde Brass Foundry site (now renamed Powhatan Place), which operated for more than 100 years.

During that time, releases of lead and other contaminants affected the surrounding commercial and residential properties. The city has invested local, state and federal resources to extensively assess, demolish and remediate the site and make it shovel-ready for redevelopment.

The Community's Challenge

Economic conditions at the time of the city's EPA Brownfields Area-Wide Planning grant (in 2010) prevented the city from moving forward with redevelopment of the Powhatan Place site. When the local market improved and community interest changed, the city needed to align site reuse scenario plans to reflect current economic conditions and stakeholder interest in developing a portion of the property as an aquatics and recreation facility.

EPA's Land Revitalization Technical Assistance

In 2018, EPA's Land Revitalization Program provided contractor technical assistance to the city with conceptual design and planning support for the redevelopment of Powhatan Place and abutting brownfield properties. The EPA contracting team prepared a Design Bulletin for the proposed aquatic/recreation facility, an accompanying

Concept Plan, a guide for pre-approved residential units, and planning-level construction costs. The design and planning support built on the community's original site-specific vision for reusing the former foundry while contributing to the broader vision of transforming the commerce corridor into a walkable, vibrant area capable of supporting mixed-use development, with an emphasis on sustainability and stormwater management.

The technical assistance that EPA provided will continue the momentum of the brownfields area-wide planning process for the Powhatan Place site and other brownfields in the commerce corridor revitalization area.



Proposed redevelopment plans for a recreation center at the Powhatan Place site.

For more information, contact Stephanie Branche, EPA Region 3 Brownfields Program, at branche.stephanie@epa.gov.