

Planning for Sustainable Brownfield Redevelopment

PINE LAWN, MISSOURI – DOWNTOWN REDEVELOPMENT

SITE STATISTICS

- **Community:** Pine Lawn, Missouri
- **EPA Regional Lead:** David Doyle, doyle.david@epa.gov
- **Site and Use:** Brownfields in downtown area (0.61 square miles)
- **Technical Assistance:** Redevelopment Planning

PROJECT BACKGROUND

The city of Pine Lawn is located in St. Louis County, Missouri, with a population of just over 3,000. Like many communities across the country, Pine Lawn is losing population and is home to several vacant buildings and lots. The Missouri Department of Natural Resources Brownfields/Voluntary Cleanup Section (BVCP) is working with the city to conduct Phase I environmental assessments on several parcels within the downtown area.



Figure 1. One parcel map identifying sites for redevelopment opportunities along Natural Bridge.

PROJECT CHALLENGE

The city is in the early stages of the brownfields redevelopment process. In order to take control of this process, they need help identifying which sites can be repositioned and reused to help spur new commercial opportunities.

HOW EPA HELPED

EPA's land revitalization technical assistance support to the city included:

- Helping stakeholders work together to evaluate the commercial opportunities and challenges offered by the city of Pine Lawn.
- Prioritizing potential redevelopment clusters within the city.
- Developing a market assessment and retail leakage analysis to help city leadership and other stakeholders make informed decisions about future commercial investment.

COMMUNITY'S NEXT STEPS

- Engage a core group of community representatives to form a **redevelopment committee** to help identify and evaluate redevelopment options for the city.
- Work with EPA to conduct **Phase II assessments** on properties within the "mini" downtown area of Pine Lawn.
- Continue to clear and obtain title to vacant properties in the city.
- Continue to engage with state agencies in discussions about **transportation improvements** that would impact Pine Lawn.
- Market the vacant sites within the "mini" downtown area of Pine Lawn to attract **commercial reuse**.

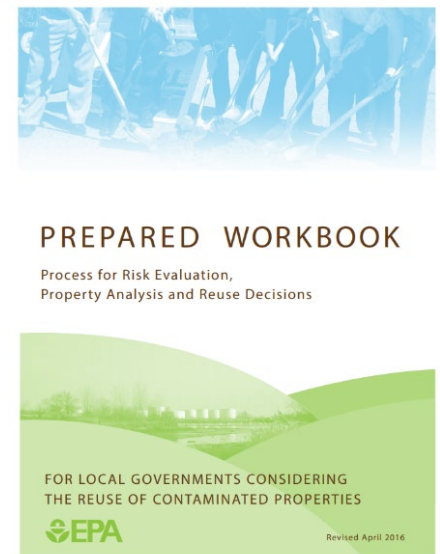


Figure 2. EPA PREPARED Workbook to help Pine Lawn identify redevelopment opportunities and prioritize area of focus.