

# RANSON/CHARLES TOWN, WV

## EPA BROWNFIELDS AREA-WIDE PLAN

### EXECUTIVE SUMMARY

Now partnered with U.S. EPA Brownfields Office for a decade on its *Commerce Corridor* brownfields revitalization efforts, Ranson and Charles Town will use this project to bring community members and stakeholders together to address a wide area of empty factories and brownfield sites in the heart of our cities' downtown areas. The Commerce Corridor brownfields project is central to our broader effort to create a sustainable community and economy – an initiative that has already resulted in tremendous progress and successes.

Now, Ranson and its partners seek to renew the Commerce Corridor gameplan and take it to the next level. The community must update the Commerce Corridor plan to match changes in the economy, take advantage of new job creation opportunities, deploy green infrastructure and sustainable community design, and connect the brownfield project to broader smart growth strategies, sustainable transportation investments, workforce housing, and community facilities and parks.



*Planned "Powhatan Place," a mixed-use, LEED-ND certified development at the site of a former brass foundry*

To reach this next level on the Commerce Corridor plan, Ranson will use a combination of EPA funding, contract assistance, and collaboration. Specific activities that Ranson and its partners will conduct include supporting the community-based "Commerce Corridor Council;" holding a "Commerce Corridor Community Conference;" conducting market studies to confirm the feasibility of workforce housing, technology jobs development, and mixed-use development strategies in the brownfields area; developing a green overlay district, green streets, and green infrastructure strategies for stormwater in the Commerce Corridor; identifying the best approach for addressing potential public health threats; connecting the Commerce Corridor to community facilities and investments; conducting broader project community outreach; and confirming a strategy for leveraging public and private resources.

In addition, EPA contract support provided under this grant would focus on the following tasks:

- Participation in quarterly meetings and/or teleconferences on the "Commerce Corridor Council," the stakeholder group convened to guide this initiative;
- Assistance organizing and participating in a "Commerce Corridor Community Conference" that will help educate the local and business community on the opportunities, challenges, needs and action plans for the Commerce Corridor;
- Assistance in collaborating with partner organizations that can help Ranson and Charles Town develop "green streets / complete streets" approaches, green infrastructure approaches for stormwater, and green zoning incentives in the Commerce Corridor; and
- Assistance in leveraging HUD, DOT, EDA, and USDA resources and expertise to connect the Commerce Corridor to workforce housing, transportation infrastructure, green jobs development, and farmers market efforts.