

Washington County Site Redevelopment Program

A U.S. Environmental Protection Agency
Brownfield Redevelopment Program



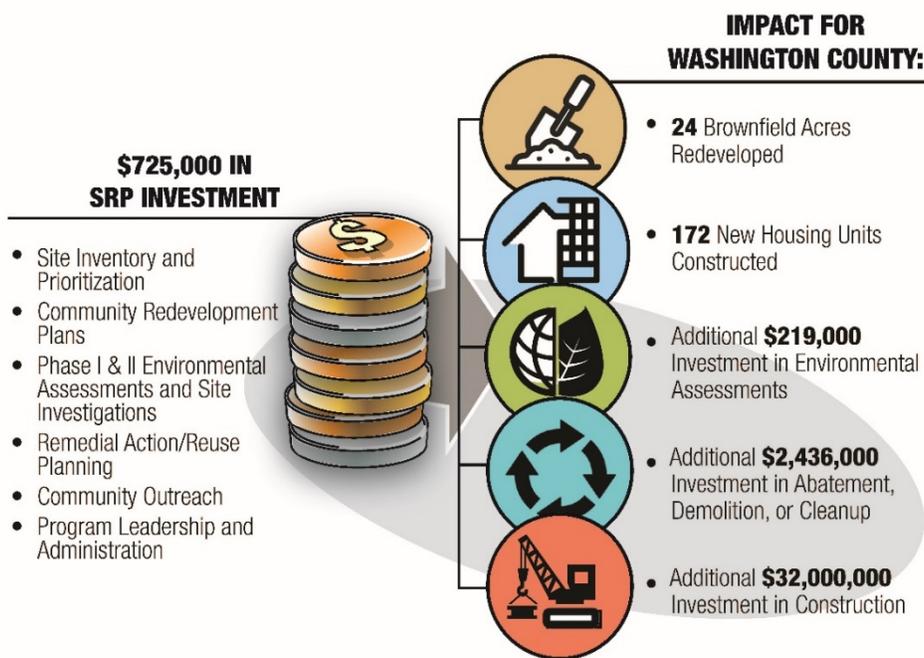
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Site Redevelopment Program: Progress, Momentum, and Leveraging Impact

In 2017, the USEPA announced that the Washington County Site Redevelopment Program (SRP) was successful in securing a second USEPA Coalition Brownfield Assessment Grant totaling \$600,000. Since then, the program has seen continued success. SRP progress in 2018 includes:

- **Environmental assessment activities** at five targeted redevelopment sites.
- Development of a **Site Screening Checklist** to determine if sites are good candidates for SRP funding.
- Creation of a **Redevelopment Site Advancement Process Diagram** to communicate tools and multi-year strategies used in the brownfield redevelopment process.

SRP Success Since 2015 ... And Counting



Leveraged Investment:

- \$15M planned total development cost
- \$1.8M investor equity
- \$1.5M City tax incremental financing
- \$50,000 SRP funding for Phase I, Phase II Assessments, Site-Specific Sampling & Analysis Plan
- \$650,000 State SAG and Brownfield Cleanup Grants

Hartford Continues to Advance Downtown Revitalization & the SRP Plays a Key Role

Hartford's downtown revitalization continues, as a key site at the corner of N. Main and W. State Streets will be redeveloped by Greywolf Partners into Rincon 225 – a six-story, 82-unit apartment building with underground parking. The project is slated for a February 2019 ground-breaking and is set to open in May 2020. Over the last 100+ years, the site, located along an active rail line, had been home to uses including grain distribution and storage, malt processing, a creamery, meat processing, kilns, coal and lumber storage, and underground gasoline storage. Most recently, the site contained six blighted residential and commercial buildings. Successful advancement of this project was made possible by many partnerships and a layered funding strategy.



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Leaders in Brownfields Redevelopment Exchanges Ideas at Rock Falls-Washington County Brownfields Summit

Representatives from the USEPA, Washington County SRP, and the Rock Falls, Illinois, brownfields program participated in a Brownfields Summit in Rock Falls in September 2018. Both Washington County and the City of Rock Falls have been recognized nationally and within their respective states as benchmark rural redevelopment programs leveraging scarce resources to make big impacts. Both programs have overcome challenges and implemented strategic projects focused on both short- and long-term success. The summit provided an opportunity for the programs to share histories, challenges, and best practices with one another.

Notable takeaways from the summit include:

- A successful brownfields program needs strong leadership, commitment to a long-term plan, and flexibility.
- The SRP will need to develop a financial sustainability strategy in order to continue to have impact.
- The SRP should develop a communications and marketing strategy for various audiences.



Rock Falls Mayor Bill Wescott describes the transformation of a former brownfield into the City's Run Bike and Walk (RB&W) Park.



Summit participants brainstorm ideas for long-term brownfield programs.

Village of Germantown Connectivity Plan Underway

Washington County received direct technical assistance from the USEPA Land Revitalization Program to help design a Connectivity Plan for the Village of Germantown. The plan will be centered on Saxony Village, a recent residential development project on a remediated brownfield site that utilized the SRP funding for site assessment. A series of workshops took place in November 2018 with key community stakeholders. Stay tuned for more details later this year!

Stay Up-to-Date with the Site Redevelopment Program:

- ✓ **Learn about SRP Success Stories!** The SRP is making the most of SRP funding by utilizing GIS web maps. An online SRP Success Stories Map has been created to share the SRP's success stories in an interactive map format. Visit at: <https://bit.ly/2UxiFET>
- ✓ **Attend** SRP meetings – they are open to the public. The next SRP meeting will occur February 19, 2019. A meeting agenda can be downloaded at: <http://www.co.washington.wi.us/srp>
- ✓ **Try out** the EDWC Site Redevelopment Project Tool at: www.edwc.org (click "Location Analysis" at the top)
- ✓ **Contact** Debora Sielski, Washington County Planning and Parks Department, at (262) 335-4445 or deb.sielski@co.washington.wi.us.

Disclaimer: Though this project has been funded, wholly or in part, by USEPA, the contents of this document do not necessarily reflect the views and policies of USEPA.

