

The Vision

The vision of the Brooke Hancock Brownfields Redevelopment Program (BHBRP) is to identify, inventory, and prioritize brownfields properties for future reuse within Brooke and Hancock counties with emphasis on partnering with brownfields owners and fostering public awareness. Assessment and development of remedial costs will aid in attracting investors and developers to achieve the overall goal of improving the quality of life for the two-county region.



Regional Industry



Brooke-Hancock-Jefferson Metropolitan Planning Commission

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Planning for
Tomorrow

BROOKE HANCOCK BROWNFIELDS REDEVELOPMENT PROGRAM



**Brooke-Hancock-Jefferson
Metropolitan Planning Commission**

What are Brownfields?



**Browns Island
Weirton, West Virginia**

According to the U.S. Environmental Protection Agency (EPA), brownfields are real property, the expansion, redevelopment, or reuse of which may be complicated by the presence or potential presence

of a hazardous substance, pollutant, or contaminant. These abandoned, idled, or under-used industrial and commercial facilities are found in rural, urban and suburban areas. They vary in size from less than an acre to hundreds of acres.

Brownfields are facilities that deteriorate and invite abuse including the unsupervised stripping of parts and materials, vandalism, arson and midnight dumping. Unattended pollution of these sites can worsen and spread, further diminishing property values, adding to the site's cleanup costs, and threatening the economic viability of adjoining properties.

Redeveloping Brownfields

Brownfields include factories, industrial facilities, gasoline stations, oil storage facilities, dry cleaning stores, and other businesses that have dealt with polluting substances. Liability issues, time and cost of cleanup, and the reluctance of investment in older, urban areas make these sites difficult to redevelop. Brownfields festering presence can drag down efforts to revitalize nearby sites, stalling a community's revitalization efforts and undermining its tax base. Communities that allow brownfields to remain inactive lose the tax revenue and employment opportunities which can total hundreds of jobs and millions of tax dollars.

Existing roads, water lines, rail spurs, and other infrastructure systems go unused in jurisdictions with numerous brownfield sites resulting in billions of dollars of prior public and private investments essentially wasted. Given previous land-use patterns, many brownfields are well located often along waterfronts or adjacent to downtown centers.

The redevelopment of brownfields holds promise as an essential component of economic development strategies for rural and small communities.



The Brownfields Team studies plans for redevelopment.

Regional Brownfields

The Brooke-Hancock-Jefferson Metropolitan Planning Commission (BHJ) has secured \$250,000 since October 2003 to implement the Brook Hancock Brownfields Redevelopment Program (BHBRP). Thirty-eight sites have been identified, inventoried and characterized. Phase I and Phase II Environmental Site Assessments (ESAs) will be completed on those sites having the most redevelopment potential. Master Development Briefs (MDBs) are being used to attract developers to the region. Additional funding is being sought to further redevelopment efforts. The community can become involved by attending public meetings, completing questionnaires, and providing input regarding local brownfield properties.

Contact Doris Davis, Economic Development Specialist, for more information.

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