

# Brownfields

## Success Story



EPA Grant Recipient:  
Lackawanna County Coalition

Grant Type:  
Community Wide Assessment  
Coalition Grant for Hazardous  
and Petroleum Products

Award Amount:  
\$500,000

### RSM Property Brownfield Redevelopment *Scranton, PA*

This property is a former dry cleaner and retail, now vacant land. Property was recently owned by a development company that held suit against the City of Scranton.

The City of Scranton purchased the property and a caveat of the purchase was that the litigation would cease, and that happened.

Phase I and Phase II Assessments were conducted on this property and contaminants identified. The City of Scranton purchased this site on December 22, 2017 for \$375,000. In cooperation and collaboration with Lackawanna County, the City of Scranton will submit a PA Industrial Sites Reuse Program Grant Application to assist with the costs of remediation needed to provide Act 2 clearance. Scranton Tomorrow, a nonprofit community development agency, has applied for, and received notification of the award of \$400,000 from the PA Keystone Communities Grant Program to perform the planning, design and development of this site into a pocket park site within the downtown. Results of this will provide a downtown greenspace and gathering area in a formerly contaminated brownfield site. Temporary Jobs: 15, Permanent Jobs Projected: 1



Scranton, Pocket Park



Before picture  
of the RSM  
Property site.

A rendering of  
potential  
redevelopment on  
the RSM Property  
site.

# Brownfields

## Success Story

### BenMar Property

#### Brownfield Redevelopment *Carbondale, PA*



Before picture of the BenMar Property site.



A rendering of potential redevelopment on the site.

Former railroad and manufacturing property. The Site is located at 89 North Main Street, Carbondale, Pennsylvania and occupies approximately 3.5 acres. Racket Brook bisects the property into northern and southern areas.

Adjacent properties include a restaurant, two gas stations, a hair salon and a tattoo shop. Dating back to the late 1800s, the Site was used for lumber storage and contained a portion of the J.C. Robinson Planning Mill. Following use of the Site by the mill, operations are not definitive, but Sanborn Fire Insurance maps indicated that buildings located on the Site included a wood

# Brownfields

## Success Story

working shop, an ice house, a carpenter shop and storage thus suggesting wood-working activities. Additionally, numerous rail spurs were located on the Site and were connected to the main rail line which was located just north of the Site.

This property underwent both a Phase I and Phase II Assessment and was then purchased by the adjacent Carbondale YMCA for the purpose of development into a supplemental parking area, a future park and play area and a trail portion. The Carbondale YMCA is pursuing grants to develop the property and has recently received notice of a \$99,000 award from the PA Department of Conservation and Natural Resources to begin the planning process. Following this process and eventual construction, this site will be converted to public and private use with a potential splash park, the continuation of a pedestrian trail, parking and play space for area children.

Temporary Jobs: 10, Permanent Jobs Projected: 3  
s.

## Former Condenser Service and Engineering site – Brownfield Redevelopment

*Meylert Avenue, Scranton, PA*



Before picture of the Former Condenser Service and Engineering Meylert Avenue Property site.

# Brownfields

## Success Story



A rendering of proposed redevelopment on the Meylert Avenue Property site and surrounding Scranton Lace Company facility.

The Site occupies approximately 0.51 acres and consisted of four attached structures that were built in 1908 and occupy a total of approximately 13,850 square feet (sf). Structures consist of a warehouse, former converter room, former hospital, and a garage (former generator room). The facility is located adjacent (northeast) to the Scranton Lace Company (SLC) facility which is currently being renovated and redeveloped. A Phase I Assessment was completed on this property that is owned by the Lackawanna County Land Bank. The Phase II Assessment was completed by a potential buyer/developer at their own expense and the structures have been torn down. The property is now being incorporated into the design and construction of the Scranton Lace Company facility and is slated as part of the development. Temporary Jobs: 20, Permanent Jobs Projected: 5

# Brownfields

## Success Story

### Former Kaplan Building –

### Brownfield Redevelopment, *Scranton, PA*



Former Kaplan Building Property site.

The property is located at 891 Providence Road, Scranton, Pennsylvania. Other addresses associated with the property are 800 and 885 Providence Road. Between the 1940s and the late 1970s the Site was operated by Superior Fireproof Door and Sash, which used the facility to manufacture fireproof doors and included painting operations and welding room. Most recently the property was operated by Montage Foods, which used the facility for meat processing. The property was donated in 2014 to Lackawanna College who is not currently using the facility. The Site occupies approximately 5.95 acres and consists of a large single-story cinder block structure measuring approximately 125,000 square feet (sf). The structure was built in stages, with pipes, equipment, and walls passing through structures that were no longer in use. The main areas of the building, as based on former operations, include an administrative area, a door manufacturing area, a warehouse area, a cooling system and electrical control area, a loading area, and freezer storage. Lackawanna County conducted a Phase I and Phase II Assessment with Langan Associates and then this site was recommended for a Targeted Brownfields Assessment (TBA), currently being conducted by the US EPA.

#### For more information:

Visit the EPA Brownfields website at [www.epa.gov/brownfields](http://www.epa.gov/brownfields) or contact Brett Gilmartin at (215) 814-3405 or [gilmartin.brett@epa.gov](mailto:gilmartin.brett@epa.gov)

EPA 560-F-17-197  
February 2019



