Carlisle Borough
Urban Redevelopment Plan

Renewing a Historic Community with Connectivity
Manufacturing Loss

- **International Automotive Components (IAC)** – closed 2008
  employment - 152
  building space - 900,000 square feet

- **Tyco Electronics** – closed 2009
  employment – 117
  building space - 55,511 square feet

- **Carlisle Tire & Wheel** – closed 2010
  employment – 340
  building space - 380,000 square feet

- **All sites in same section of Carlisle, all brownfields-65 acres**
Urban Redevelopment Plan Study Area

- RE Invest/Former Tire & Wheel Property
- Former IAC Property
- Former Tyco Property
- Downtown/Square

Potential PA-76 Slip Ramp

Carlisle Fairgrounds Property
Real estate market showed industrial investment and reuse of the sites unlikely.

Owners of the sites indicated willingness to consider mixed use redevelopment.

Borough saw opportunity to stimulate new development.
Development of Carlisle Urban Redevelopment Plan
Focus on land use, economic development, and transportation improvements of vacant sites and surrounding community
Plan completed it 2013
Implementation in process and ongoing
Land Use Component

Goals

* Compatible with adjacent residential neighborhoods.
* Attract a mix of businesses and residences.
* Encourage pedestrian business activity.
* Allow uses that support the downtown, not compete with it.
Zoning Recommendations
Adopted May 2015

Permitted Uses
* Urban Mixed Use Zone – permits retail and residences.

Design Standards
* Reduce building setbacks
* No parking between street and building entrance
* Maximum building area – retail commercial
* Street furnishings – benches, trash cans
* Mixed uses required based on tract size.
* Public open space required based on tract size.
Economic Development

- Development scenarios based upon market studies
- Results shared with participating developers
- Reflect current market trends and demand
Economic Development

* AIC Site Projected Development
  * 14,000 sf retail
  * 100 room hotel
  * 2 story townhouses
  * Mid rise apartments
  * 120K sf office
  * 18,000 sf restaurants
  * 650 space parking garage
  * 30 Residential garages
* Nearly $62 million in assessed value
Economic Development

- Tire and Wheel Projected Development
- 40 townhomes (2 and 3 story)
- 12 semi-detached homes
- 50 senior apartments
- 20,000 sf mixed commercial space
- 1.8 acres of open space
Goals

- Complete streets
- Greater connectivity in northern Carlisle
- Connect to downtown
- Pedestrian and bicycle link to downtown
- Managing traffic speed
- Traffic Impact Study in coordination with PaDOT
- Pursuing grants through PaDOT and Federal
- Official Map adoption
Recipe for Success

* Plan with focus
* Plan in partnership
* Plan for implementation
Focus

* URP efficiently done in 9 months
* Successive studies focused on specific elements
  * EPA Areawide Grant ($200K)
  * Transportation engineering studies
* Official Map adopted to reserve public spaces
* Comprehensive Plan update followed on heels of URP ($50K)
* Borough put up local match
Partnerships

* County / Borough Partnership
  * Wrote initial URP District zoning district
  * Grant writing and consultant management for URP
  * Technical assistance for all successive planning efforts

* Public
  * Well advertised and attended public meetings
  * Garnered support, identified key concerns
Partnerships Cont’d

- Private sector at the table and actively involved
  - RE Invest
  - Carlisle Events
- Excellent consulting assistance
  - Engineering/planning
  - Funding/lobbying
Implementation

* Plans sets the stage for successful implementation
  * EPA Brownfields Assessment Grant ($400K)
  * RAC-P grant secured by Carlisle Events ($2 million)
  * Transportation Alternatives Funding for trails ($380K)
  * MMF Grant for intersection improvements ($1.5 million)
  * TIF District ($12 million in public improvements)
* Borough put up local match
“Get what you want or take what you get!”

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