

Case Study: I-80 Exit 70 Truck Stop Redevelopment

Background:

In August 2020, the Miles Brothers embarked on a transformative journey to revitalize the I-80 Exit 70 Truck Stop, previously known as the 76 Truck Stop, located in Clarion Township, Pennsylvania. The property, which had been bankrupt and dormant since 2007, presented environmental challenges. The Miles Brothers, recognizing the potential for Brownfield redevelopment, acquired the site with a vision to address environmental concerns and contribute to the economic well-being of Clarion Township. In April 2022, after successful environmental remediation, the Miles Brothers resold the property, setting the stage for positive changes in the community.

The Challenge:

The I-80 Exit 70 Truck Stop had been in bankruptcy and disrepair since 2007. Environmental concerns loomed over the site, posing challenges for any potential redevelopment. The Miles Brothers undertook the challenge of ensuring that the site would be environmentally safe for future use and development.

The Importance of Brownfield Revitalization:

Environmental Restoration: Brownfield sites often come with environmental challenges due to previous industrial activities. Revitalizing such sites allows for the remediation of environmental concerns, contributing to the overall health and sustainability of the area.

Economic Catalyst: Transforming a Brownfield site can catalyze economic development. While addressing environmental issues, the redevelopment of the I-80 Exit 70 Truck Stop aimed to stimulate the local economy, create job opportunities, and increase property values.

Community Well-Being: Brownfield revitalization positively impacts the community's quality of life. It eliminates blight, enhances aesthetics, and fosters a sense of pride among residents.

The Transformation:

Environmental Remediation: The Miles Brothers initiated a comprehensive environmental remediation plan to address soil and groundwater contamination issues. This not only ensured compliance with environmental regulations but also laid the groundwork for a safe and sustainable future development. Since there were environmental concerns this prompted action from the independent Clarion County Economic Development Corporation (EDC). The EDC secured a \$37,344.00 Industrial Sites Reuse Program (ISRP) grant for a two-phase environmental study on the property. This initiative aimed to identify and address any soil and groundwater contamination, ensuring that the redevelopment would be conducted in an environmentally responsible manner.

The Positive Impact on Clarion Township:

Economic Boost: The environmental restoration and subsequent resale of the property injected new life into the local people & economy. The increased activity stimulated economic growth with the sale of the property and contributed to the health of Clarion Township.

Enhanced Connectivity: The strategic redevelopment of the site at the crossroads of major highways improved regional connectivity, making Clarion Township a more accessible and attractive destination for future developers.

Future Development:

With the Brownfield site now remediated and revitalized, the future development at the crossroads of State Route 322 and I-80 holds immense potential. The Miles Brothers set out to make the property sellable and with their hard work they were able to clean up part of the community. In conclusion, the Brownfield revitalization of the I-80 Exit 70 Truck Stop stands as a testament to the positive impact such projects can have on both the environment and the community. Through thoughtful planning, environmental stewardship, and community engagement, the Miles Brothers have created a positive model for transformative redevelopment in Clarion Township.

