



Integrated Planning Grants (IPGs) capitalize on the opportunity for cleanup of contaminated properties to meet community redevelopment goals and state growth management goals while expediting the cleanup process.

Grant amount: \$200K - \$300K.

IPGs are an innovative type of grant within Department of Ecology's Remedial Action Grant Program that provides funds to local governments to conduct redevelopment planning and environmental assessment. These grants allow local governments to work with their communities to establish a vision for the future use of properties that meets local needs and drives the cleanup process. IPGs allow local governments to conduct rigorous feasibility study for property redevelopment and typically include the following elements:

- **Community Engagement**
- **Market Assessment**
- **Infrastructure Assessment**
- **Cultural Resource Studies**
- **Natural Resource Studies**
- **Environmental Assessment**
- **Site Planning**
- **Implementation Strategy**



KEYS TO SUCCESS

IPGs have been highly effective for a number of reasons:

- **Flexibility:** IPGs are the only grants that fund both redevelopment planning and environmental assessment.
- **100% Funding:** These grants require no local match, which allows smaller jurisdictions with limited capacity to undertake the necessary evaluation to reposition blighted properties.
- **Responsiveness:** IPGs have been awarded on a rolling basis so that timing of funding aligns with market opportunities.
- **State and Local Partnerships:** By establishing a future use vision and engaging ecology as a partner, IPGs create efficiencies and streamline the process of completing cleanups.

SUCCESS STORIES

1



City of Wenatchee - Public Works Yard

Challenge: The contamination from historic operations limited the ability to redevelop a key waterfront property.

Role of IPG: Allowed City of Wenatchee to conduct market feasibility study for redevelopment, conduct environmental assessment and develop strategy to resolve environmental issues and market the property.

Outcome: Cleanup is complete and the City has entered into agreement with private developer to construct a hotel on the property adjacent to the Pybus Market.

2



Port of Camas-Washougal - Waterfront Revitalization

Challenge: Loss of jobs from timber mill closure and limited public access to waterfront.

Role of IPG: Funded Port of Camas-Washougal community planning effort and environmental assessment.

Outcome: Broad support for mixed use plan for public access and commercial and residential development. Public park and waterfront trail are under construction. Public private partnership for redevelopment.



Port of Skagit - Northern State Hospital

3



Challenge: Historic hospital campus falling into disrepair.

Role of IPG: Funded City, County, and Port partnership to conduct redevelopment study and environmental assessment.

Outcome: Broad community support for mixed use redevelopment of property. Public private partnership established to create a technology and innovation campus.

Port of Sunnyside - Former Carnation Plant

4



Challenge: Environmental concerns forced closure of winery.

Role of IPG: Funded the Port of Sunnyside redevelopment feasibility study as well as an environmental assessment.

Outcome: Port acquired property and completed cleanup. Site improvements are underway for future redevelopment.