Land & Community Revitalization

BROWNFIELDS SUCCESS IN NEW ENGLAND

MAINE STREET STATION

BRUNSWICK, MAINE

Property Details

Property Address:	210 Maine Street, Brunswick, ME 04011
Property Size:	3.88 acres
Former Use:	Rail yard
Contaminants Found:	Polycyclic aromatic hydrocarbons (PAHs), coal ash
Current Use:	Vacant
Current Owner:	Town of Brunswick

Project Partners

State of Maine; Maine Department of Economic and Community Development (DECD); Economic Development Administration (EDA); MACTEC Engineering and Consulting, Inc.; Maine Department of Transportation (MDOT)

Funding Details

Municipal Investment Trust Fund (MITF)	$350,000
Harbor/ Community Development Block Grants (CDBG)	$300,000
EPA Brownfields Cleanup Grants	$600,000
EPA Brownfields Assessment Grant	$150,000
Economic Development Administration (EDA)	$850,000
Maine Department of Transportation (MDOT) *(expected February 2009)*	$650,000

Project Highlights

- Has received over $2 million in aid from various state and federal agencies
- Reduced costs by paving over a great deal of the contaminated soil. Excavation costs would have been quite large.
- A full redevelopment analysis and master plan was published in January 2006
- Had a ground breaking ceremony on October 14, 2008 at the property

Drivers for Redevelopment: For 20 years the 3.88 acre, Maine Street Station property lay vacant and was unusable due to contamination. In 2004, the Town of Brunswick applied for and received an assessment grant to specifically address the contamination on the Maine Street property. A planning committee was created and reported to the town. Reports have shown a great deal of community interest and involvement with the Maine Street property. The assessment grant funds were used to carry out Phase I and II assessments. After completing the phase I and II assessments, the town teamed up with MACTEC to redevelop the property. Plans were laid to redevelop the property at an additional 20 acres that were adjacent to it. The redevelopment will include office space, apartments, commercial and retail space, and parks and is expected to generate jobs, revive the downtown area and provide easy access to various transit options.

Property History: The Main Street Station property was home to a rail yard in the late 1800s and was purchased for redevelopment in the early 1980s. Redevelopment started, but the developers went bankrupt about the same time that coal ash was discovered while prepping the property for development. Leins were then placed on the property, preventing redevelopment. For twenty years the property remained vacant until the community purchased the property in 1998 with the goal of redevelopment. The town has been struggling with the coal ash issue since then.

Project Timeline

August 1998	Town purchases Maine Street Station property
January 2005	Steering Committee releases RFP/Q for Engineering and Design Team Service for Maine Street Station
Winter 2005	Assessment completion
May 2006	Town accepts the Maine Street Station Concept Plan
March 2007	MACTEC contract signed for remediation & infrastructure
January 2008	Remediation begins
October 2008	Groundbreaking ceremony
June 2009	Expected completion date

Project Results: In October 2008 the Town of Brunswick, ME broke ground on the redevelopment efforts at Maine Street Station. The 3.88 acre property is part of a larger redevelopment effort that aims to redevelop approximately 23 acres. Resulting redevelopment will be a mixed-use property with a 40/60 split between commercial use (retail, office, hotel, cinema) and residential. A number of parks and greenspace will be created along with a rail station for Amtrak. Throughout the redevelopment planning process, special consideration has been given to stormwater management and traffic analysis. Due to the costs of cleaning the contamination, the town received a permit from the Maine Department of Environmental Protection (DEP) to incorporate the coal ash into paving materials. .This was found to be not only a cost effective solution, but also the 'green' solution as it decreased the amount of soil to be transported offsite, thereby reducing carbon emissions. Construction is expected to stop for the winter on November 30, 2008. In February 2009, it is expected that a $650,000 grant will be awarded to Maine Street Station by the Maine Department of Transportation (MDOT). This will provide funding for the construction of a parking lot on Cedar Street that will serve AMTRAK customers as well as the people of 7th Day Adventists Church and the Mid-coast Hunger Prevention Center. Service for AMTRAK is not expected to begin until 2010. Construction will resume April 1, 2009 and is expected to finish on June 1, 2009.

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