



# Regional Brownfields Assessment Pilot

## *Portland, ME*

Outreach and Special Projects Staff (5101)

Quick Reference Fact Sheet

EPA's Brownfields Economic Redevelopment Initiative is designed to empower States, communities, and other stakeholders in economic redevelopment to work together in a timely manner to prevent, assess, safely clean up, and sustainably reuse brownfields. A brownfield is a site, or portion thereof, that has actual or perceived contamination and an active potential for redevelopment or reuse. Between 1995 and 1996, EPA funded 76 National and Regional Brownfields Assessment Pilots, at up to \$200,000 each, to support creative two-year explorations and demonstrations of brownfields solutions. EPA is funding more than 27 Pilots in 1997. The Pilots are intended to provide EPA, States, Tribes, municipalities, and communities with useful information and strategies as they continue to seek new methods to promote a unified approach to site assessment, environmental cleanup, and redevelopment.

### BACKGROUND

EPA Region 1 selected the City of Portland for a Regional Brownfields Pilot. The Pilot focuses on the Marginal Way area because of its blighted condition and potential as a gateway and employment center for the City. Marginal Way encompasses a former scrap metal yard, rail yard repair facility, foundry, and automotive repair site surrounded by Portland's three most densely populated and poorest neighborhoods (Pilot area population 7,377). The decline of Marginal Way has increased unemployment and caused the loss of local property tax revenues. Due to uncertainty about environmental liability, lenders have been reluctant to help prospective purchasers redevelop the site.

### OBJECTIVES

Portland plans to restore the productive capacity of the Marginal Way site. To overcome the environmental risks and uncertainty causing disinvestment in the site, Portland will conduct market research and an environmental assessment and involve residents and stakeholders in preparing a redevelopment approach. Obstacles associated with regulations, insurance, and finance will also be addressed.

### PILOT SNAPSHOT



*Portland, Maine*

**Date of Award:**  
September 1996

**Amount:** \$90,000

**Site Profile:** The Pilot targets Portland's Marginal Way, a site that encompasses a former scrap metal yard, rail yard repair facility, and foundry, and is surrounded by densely populated and impoverished neighborhoods.

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Visit the EPA Brownfields Website at:  
<http://www.epa.gov/brownfields>

## ACCOMPLISHMENTS AND ACTIVITIES

The Pilot is:

- Conducting environmental analysis of Marginal Way;
- Preparing a physical remediation plan for the site;
- Studying a number of development and market approaches for the site based on the site assessment and remediation options;
- Developing a property disposition plan that will address property transfer, financing, and liability issues; and
- Conducting community education regarding brownfields redevelopment.