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Solid Waste
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www.epa.gov/brownfields/

Old Town's New Look: Along the Waterfront, an Abandoned Manufacturing Site Joins Two City Parks

Outreach and Special Projects Staff (5101)

Brownfields Success Stories

EPA's Brownfields Targeted Brownfields Assessment (TBA) program was designed to help States, Tribes, and municipalities—especially those without EPA Brownfields Demonstration Pilots—minimize the uncertainties of contamination often associated with brownfields. A brownfield is a site, or portion thereof, that has actual or perceived contamination and an active potential for redevelopment or reuse. Targeted Brownfields Assessments supplement and work with other efforts under EPA's Brownfields Initiative to promote cleanup and redevelopment of brownfields. Each EPA Region is given an annual budget to spend on TBAs (e.g., \$300,000 for FY98). In addition, each Region has other funds that may be available for brownfields site assessments. Contact information for Targeted Brownfields Assessment applications can be obtained through EPA's Brownfields web site at: <http://www.epa.gov/swerosps/bf/>, or by calling the RCRA/Superfund Hotline at (800) 424-9346.

On the banks of the Penobscot River in Old Town, Maine, three acres of contaminated property once home to a paper plate and cup manufacturer will soon be a recreational area with a playground, a bandstand, paths for running and biking, and a winter skating rink.

little to offer residents of Old Town for the past seventeen years. The site's building had been used as a warehouse since 1981, until the City arranged to purchase the property in a settlement with the previous owner for unpaid taxes. The City found eighteen transformers on the site containing poly-



Eventual layout of Old Town's waterfront area, following cleanup and redevelopment of the Lily-Tulip site. The Central Lawn will be flooded every winter to create an ice-skating rink.

In spite of its prime location between two City parks, the former Lily-Tulip Company site had

chlorinated biphenyls (PCBs), though it remained uncertain whether PCB contamination had spread to

the surrounding soil. "We weren't sure what kind of liability we were looking at," explains Charles Heinonen, City Engineer. "If even one of the transformers had leaked PCB-contaminated oil, the City might have been faced with a very expensive cleanup project."



The site's buildings are demolished.

Old Town's concern for the Lily-Tulip site was relieved in late 1996, when EPA determined the true extent of contamination as part of the Agency's Targeted Brownfields Assessment (TBA) program. Intended to minimize uncertainties surrounding properties with real or suspected contamination, TBAs have been helping cities like Old Town move forward in cleaning up and redeveloping their brownfields. EPA Region 1 (which covers Connecticut, Maine, Massachusetts, New Hampshire, Rhode Island, and Vermont) has received \$1,100,000 in TBA funding so far. "Old Town had contacted EPA earlier, requesting assistance on the Lily-Tulip site," explains Bob Cianciarulo, Brownfields Site Assessor with EPA Region 1. "When the TBA program was initiated soon afterward, it

seemed like a perfect fit." Seventeen properties throughout Region 1 are currently targeted for TBAs, and the Agency expects to target as many as six more by the end of 1998.

At a cost of approximately \$20,000 (the average TBA cost is \$50,000), EPA's assessment of the former Lily-Tulip property revealed much lower levels of PCB contamination than originally feared. Following the

assessment, the site's abandoned structures were demolished and underground storage tanks re-



Underground storage tank removal.

moved. Petroleum-contaminated soil and PCB-laden transformers were hauled away. With EPA's assistance, the City reached an agreement with two prior owners of the property to defray a significant portion of cleanup costs. Cleanup is now complete.

In January 1998, the City held a public hearing at which a detailed plan to transform the site into a large, open recreational area was unveiled. In addition to a new bandstand and running and biking paths, the site's "Central Lawn" will be flooded every winter to create a skating pond. Old Town also expects to see an economic return on the redeveloped site, through planned construction of two small commercial/retail buildings and a new

JUST THE FACTS

- Region 1 has received \$1,100,000 in TBA funding to date.
- Ten properties throughout Region 1 are currently targeted for TBAs; EPA expects to target as many as ten more by the end of the year.
- Old Town, Maine's \$20,000 TBA of the former Lily-Tulip site revealed much lower levels of contamination than originally anticipated.
- The City plans to transform the site into a large, open recreational area; two commercial/retail buildings and a restaurant will also be constructed.

restaurant. Explains Ron Singel, City Manager, "Because this property is part of the downtown area, we want to see economic growth be a part of the site's development, along with recreational use."

At subsequent public meetings, suggestions from local residents contributed to what would become the master plan for Old Town's new recreational and commercial area. A site redevelopment fund containing more than \$100,000 has already been established, which may be used for landscaping or other beautification projects.



Transformers are removed from the Lily-Tulip site.

The success of the former Lily-Tulip site has already inspired redevelopment in other areas of the City, according to Heinonen. And as assessments proceed on additional sites selected by EPA Region 1 for TBA funding, other communities across New England may enjoy the same level of success as Old Town. For more information on EPA Region 1's Targeted Brownfields Assessment program, contact Lynne Jennings of EPA Region 1 at (617) 573-9634.

Contacts:

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Visit the EPA Region 1 Brownfields web site at:
<http://www.epa.gov/region01/remed/brnfld/>