

US EPA ARCHIVE DOCUMENT

TOWN LANDING

BATH, MAINE



Property Details	
Property Address:	2 Town Landing Road, Bath, Maine
Property Size:	1.1 acres
Former Use:	Ship yard, canning company, machine shop and woodworking shop
Contaminants Found:	metals and PAH-contaminated soils
Current Use:	Business incubator; light industrial park
Current Owner:	City of Bath, Maine
Project Partners	
City of Bath, Maine Department of Environmental Protection (MEDEP), U.S. Department of Housing and Urban Development (HUD)	

Funding Details	
HUD Community Development Block Grant:	\$400,000
EPA Brownfields Assessment Grant:	\$11,200
Maine DEP:	\$40,000
City of Bath:	\$380,000
Project Highlights	
<ul style="list-style-type: none"> • More than 60 percent of the building leased for light industrial work • Seamless transition from remediation and renovation to occupation • Leveraged five jobs with a commitment from lessee to create 14 jobs in the next two years • The city now receives lease payments for the property use 	

Motivation for Redevelopment: The City of Bath has a long history of shipbuilding, with shipyards once running along the Kennebec River from the city's boat launch at Town Landing Road to the current location of Bath Iron Works about 1.5 miles to the south. Yet, as these shipbuilders came and went over the years, their operations left lasting negative environmental impacts. The Town Landing property is an example of one of those environmental legacies.

The shipbuilding industry, currently the city's largest employer, suffered declining employment for the past two decades. This led the city to develop a plan to draw new manufacturing jobs to the area. The city saw the Town Landing site as an incubator facility for the Wing Farm Business Park, a 26-acre industrial park about two miles southwest of the Town Landing site. The business park is designed to make the Bath economy competitive in the 21st century. An integral part of this plan is seeking funding to conduct environmental assessments at area properties targeted for redevelopment.

Property History: The Town Landing property consists of approximately one acre with a three-story wooden frame building. Originally built by the Kelley-Spear Shipyard in 1820, it transferred ownership in 1923 to the Texas Steamship Company. Shipbuilding activities continued at this site until about 1945. Bath's shipyards made significant contributions to the war efforts during the First and Second World Wars. From 1953 to 2004, the site housed several different businesses, including a canning company, a machine shop and a woodworking shop. This site represents all the economic and cultural legacies of Bath.

Project Results: The City of Bath utilized approximately \$21,300 in EPA funding through a Brownfields Assessment grant and MEDEP Section 128(a) State and Tribal funding to help assess and

cleanup the property. During remediation, the city excavated a large, empty granite cistern buried about 20 feet underground and removed metals and PAH-contaminated soil.

Immediately following the completion of remediation and renovation at the Town Landing site, a custom fabricator of stone knobs began leasing space at the property. This fabricator recycles excess granite, marble and other stone from countertops to make knobs. In fall 2006, a manufacturer of carbon fiber replacement blades for wind turbines began leasing space at the property.

These two companies lease over 60 percent of the available space at the Town Landing site. The City of Bath benefits from the reuse of this property by receiving revenue from the rent paid by the tenants. Additionally, the property has attracted other firms with growth potential.

The city plans to reuse this property as a business incubator site for the Wing Farm Business Park, which targets high-tech companies engaged in light industrial, research and development, marine-related construction, communications and similar land uses. The goal is to have small companies inhabit the Town Landing site until their growth dictates their need for larger facilities at the Wing Farm Business Park. If space is available, these companies would move their operations to the Wing Farm Business Park.

Project Timeline	
April 2004	Phase I Assessment Completed
August 2004	Phase II Assessment Completed
August 2004	Redevelopment and Renovation Begin
Fall 2005	Remediation and Renovation Completed; Building Occupied by Tenant
Fall 2006	Second Tenant Occupies Facility