

US EPA ARCHIVE DOCUMENT

THE PRAWER BLOCK BATH, MAINE



Property Details

Property Address:	195-235 Front Street, Bath, Maine
Property Size:	2.4 Acres
Former Use:	Foundry, machine shop, warehouses, miscellaneous businesses
Contaminants Found:	Petroleum, polycyclic aromatic hydrocarbons (PAHs), lead, other metals
Current Use:	Hotel – Bath Hampton Inn
Current Owner:	Maine Course Hospitality Group of Freeport

Project Partners

EPA, City of Bath, Maine Department of Economic and Community Development, and Maine Course Hospitality Group of Freeport

Drivers for Redevelopment: The Prawer Block in Bath, Maine is part of a historic and revitalized downtown area on the banks of the Kennebec River. The redevelopment of the Prawer Block—between the northern end of Commercial and Front Streets—realizes a vision to diversify the downtown economy while still retaining its historic character.

Property History: The property occupies 2.4 acres of the Prawer Block, called that because of a wholesale distribution operation once run there by Bath businessman Sam Prawer. Since before 1890, a variety of other businesses and industrial uses have taken place on the Prawer Block, including a foundry, machine shop, warehouses, gas station and automobile repair garage, and other miscellaneous businesses. The City of Bath completed assessments on the property that identified contamination to the soil and ground water of petroleum, PAHs, lead, and other metals.

After completing the initial assessments, the City of Bath received a Maine Investment Trust Fund grant that aided in the demolition of the rundown Prawer Block warehouse. However, previous developers' attempts to develop the site did not come to fruition. With the structure removed, the city assessed the remainder of the property through a supplemental Phase II investigation, and completed remediation planning and community outreach activities.

Project Results: The remediation of the site was initiated in conjunction with the construction of the hotel in June of 2009. Contaminated soil was either capped in place or relocated to a raised cap area that also served as parking. A small amount of heavily contaminated soil was removed and disposed offsite. A sub-slab venting system was also installed at the building. The city utilized its Brownfield Revolving Loan Fund (RLF) to assist the developer in the carrying out the remediation plans.

On May 22, 2010, Maine Course Hospitality Group along with the Hilton Hotels, which oversees the Hampton Inn chain, opened the

Funding Details

Phase I Assessment Grant (2004):	\$3,500
Brownfields Phase II Assessment Grant (2004):	\$47,000
Brownfields Supplemental Assessments (2008):	\$69,705
Brownfields Revolving Loan Fund for Cleanup:	\$413,000
Leveraged private funding:	\$1,700,000
Maine Investment Trust Fund grant to assist in the demolition of the old Prawer Block building:	\$120,000

Project Highlights

- Cleanup operations initiated in 2009 resulted in capping the contaminated soil and removal and offsite disposal of approximately 1 ton of lead contaminated soil; and the installation of a sub-slab venting system below the building foundation
- Hampton Inn opened in May 2010 and creates 16 full-time and 10 part-time new jobs and is expected to generate over \$100,000 of additional tax revenue to the City of Bath
- Meets the planning goal of a downtown hotel that has been envisioned by the city for over 20 years

Bath Hampton Inn on the former Prawer Block site for business. The roughly 55,000-square-foot hotel features 94 rooms, a meeting room, an indoor saline pool and spa, and high-speed Internet access. The developer, Maine Course Hospitality Group of Freeport, constructed the hotel to be compatible with surrounding buildings. The opening of the Hampton Inn helps realize Bath's goal to preserve the downtown area as a thriving area with diverse businesses.

This long desired project, which led to a \$1.7 million dollar private investment and the creation of 16 full-time and 10 part-time jobs, would not have occurred without the environmental assessments that were conducted on this brownfield site through the city's Brownfield Assessment Program and the financial assistance towards remediation that was provided through its Brownfield Revolving Loan Fund.

Project Timeline

December 3, 2003	Phase I Assessment Completed
July 22, 2004	Phase II Assessment Grant Completed
July 2005	Demolition of Prawer Warehouse Completed
August 21, 2008	Phase I Assessment Update Completed
December 10, 2008	Supplemental Phase II Assessment Completed
December 23, 2008	No Action Assurance Letter Issued by Maine DEP
June 2009	Construction and Remediation Begins
May 22, 2010	Hampton Inn Opens for Business
September 14, 2010	Certificate of Completion Issued by Maine DEP