

# BROWNFIELD SITE REUSE ASSESSMENT SUMMARY



## FORMER AMERICAN TISSUE

### Proposed Residential or Riverside Green Space



SPRING 2024 MUNICIPAL ASSISTANCE PROGRAM

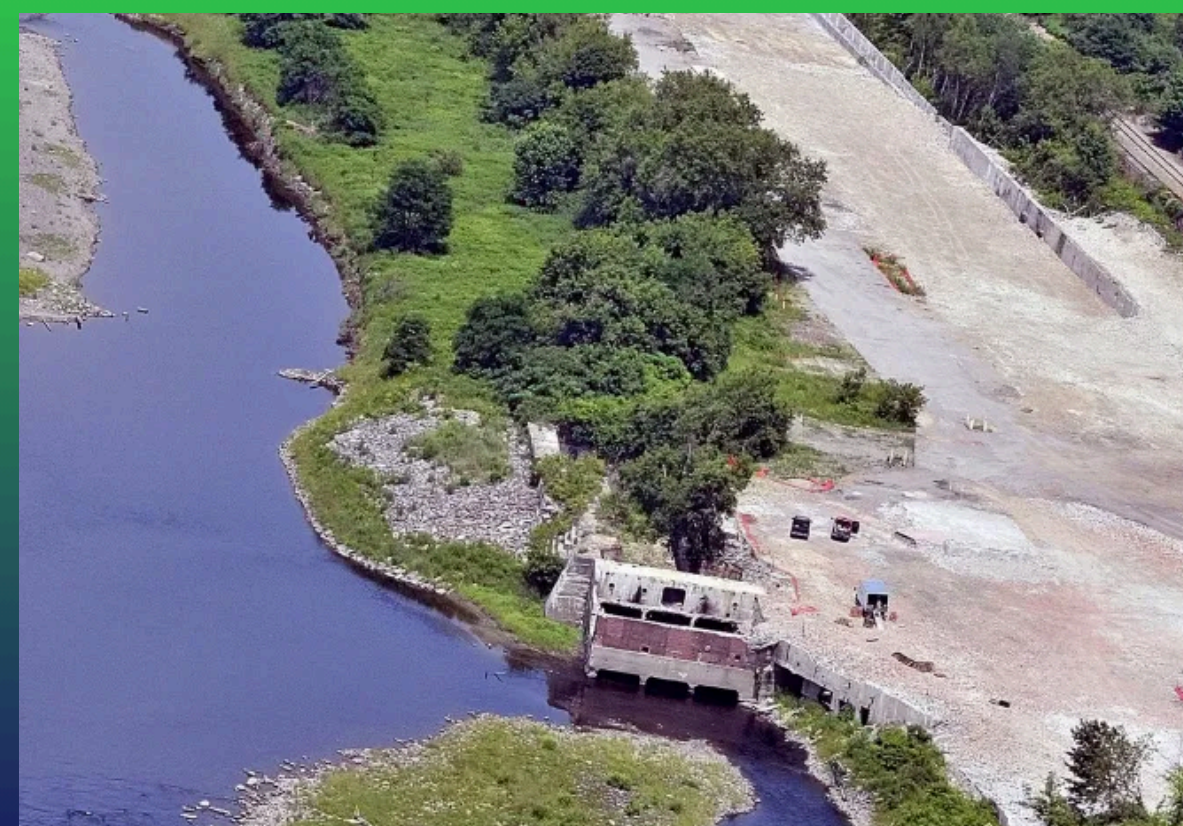
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#### PROPERTY INFORMATION

Address: 54 Maple Street, Augusta, ME

Property Size: 21 acres

Current Zoning: Kennebec Locks



#### Site History

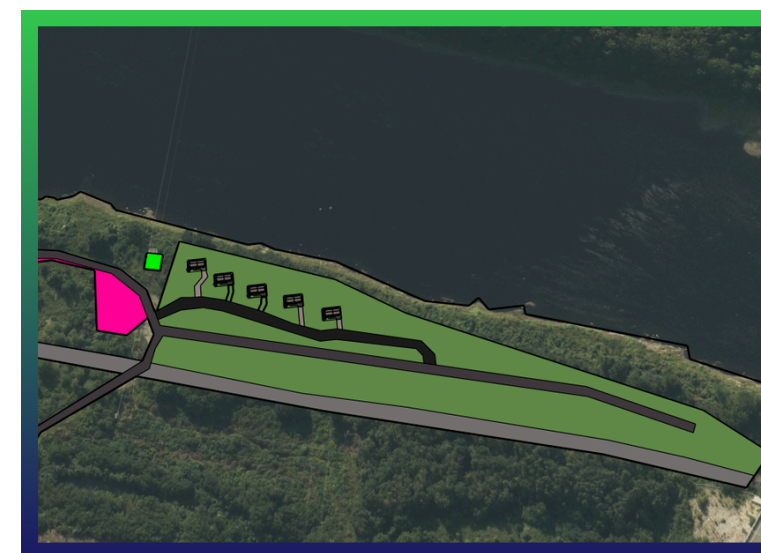
The site along the Kennebec River is the location of a former mill complex. Beginning in the early 1800s, it manufactured a variety of goods, including locks, saws, boxes, window sashes and lamps. From 1880 to 2001, the site was a sprawling paper mill powered by the river. Today, the site is owned by the City of Augusta.

#### Considerations

The site has access to public water and sewer, allowing for high-density development such as commercial or residential without the need for on-site water wells or wastewater treatment. The site's location along the Kennebec River may also be suitable for a riverside town green space, close to the City's downtown and residential neighborhoods.

#### Reuse Alternatives

**Scenario A** is multiple single-family housing units located outside the floodplain. **Scenario B** is an outdoor recreation/green space along the river with multiple features including basketball courts, ground mounted solar, a playscape, covered pavilions, and picnic areas.



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UConn TAB worked with the City of Augusta to develop a conceptual reuse plan for this brownfield site.



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