

# BROWNFIELD SITE REUSE ASSESSMENT SUMMARY



## FORMER HIGGINS PIT SITE

### Proposed Multi-Family Housing Redevelopment



#### PROPERTY INFORMATION

Address: Off State RT 3, Bar Harbor, ME  
Property Size: 40 acres  
(15 acres developable)  
Current Zoning: Currently Rural;  
The Town intends to re-zone to Business District if public water and sewer utilities are made available.

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#### Site History

The site, now a town-owned property, was a gravel pit and was later utilized in the 1960s and 70s for disposing of municipal sewage sludge and materials from roadside ditching.

#### Considerations

The site is situated in a rural/suburban area, with access from busy State Route 3, which serves as the main highway leading to Bar Harbor and Acadia National Park.

Environmental and ecological concerns must be addressed, and a long access road is needed. Currently, water and sewer services are not available, but the Town may extend these utilities to the site; Site Reuse Assessment assumes public water & sewer.



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#### Reuse Alternative

Strong demand for housing, particularly multi-family/workforce housing, was identified. Reuse alternative would provide 48 units of two- and three-bedroom apartments.



UConn TAB worked with Town of Bar Harbor to develop a conceptual redevelopment plan for this brownfield site.



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