

BROWNFIELD SITE REUSE ASSESSMENT SUMMARY



SACCARAPPA ISLAND

Proposed Open Recreation Space



SUMMER 2025 MUNICIPAL ASSISTANCE PROGRAM

PROPERTY INFORMATION

Address: Main Street, Westbrook, ME
Property Size: 1.75 acres
Current Zoning: City Center District (CCD)

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Site History

Saccarappa Island was once part of the sprawling S.D. Warren & Co. manufacturing complex that operated on the island from 1793-1959. The Westbrook Electric Light Co. occupied the southern end of the island from 1890-1909. In 1980, the buildings on the island were taken down and the Site has since remained vacant.

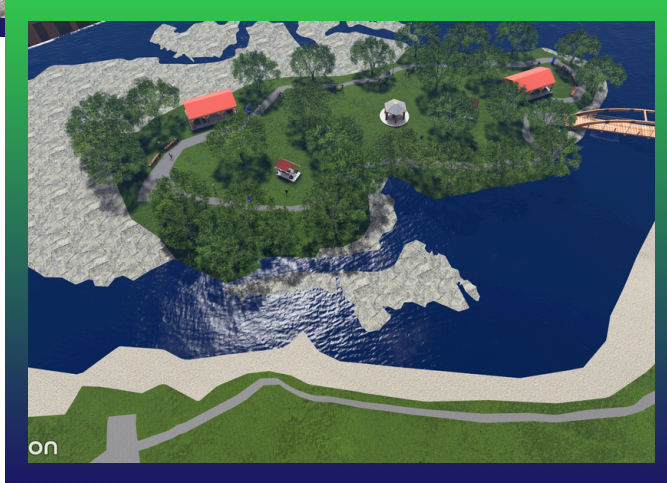
Considerations

City officials have indicated that Saccarappa Island will serve as the recreational centerpiece to the Westbrook Riverwalk as a place for visitors to enjoy nature and learn about the rich history of Westbrook. As such, redevelopment of the island as an open recreation space is presented. Because the Site is in a FEMA Flood Hazard Zone, no buildings are presented in the redevelopment scenarios.

Reuse Alternative

Three reuse alternatives are presented, each depicting Saccarappa Island as an open recreation green space with shaded pavilions, picnic tables, and informational signage about the island's history. **Scenarios A&B:** Manicured park space with a gravel walking loop.

Scenario C: Retaining the island in a more natural state as an open green space.



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



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