



Brownfields 2023 ~ Perfect Pitch

City of Caribou Maine Motown Hit List



Riverfront Power Plants

**142 Lower Lyndon Street
Caribou Maine**

Lot Size: 3.48 acres

**Zoning: Industrial
Shoreland**

**Environmental Complete:
Phase I ESA
Phase II ESA
HBMS**

**Funding Secured:
FY2023 Brownfields
Cleanup Grant for the
diesel plant**

**Other Activities:
CERCLA action pending**



Penny Thompson, City Manager
(207) 493-5961
pthompson@cariboumaine.org
www.cariboumaine.org/riverfront

You Are The Sunshine of My Life

Caribou is more than its iconic name, it is our forever home town and holds a special place in our hearts. The people of Caribou are proud and resilient so when times have changed, they have adapted to make the best of the situation. This Riverfront Power Plants site is a reminder of the blight and economic challenges that our community has experienced in the past 30 years since the closure of nearby Loring Air Force Base.

Nowhere to Run

This area is a high visibility gateway, especially for travelers from the east (including Canada) on highway 161 and also north/south travelers on US Route 1. There is an abandoned railroad track (the former Bangor & Aroostook, the State of Maine now owns) bordering the property. There is a nearby ATV recreational trail connecting the power plants site to the nearby "Birdseye" brownfield site by a maintained route which goes under the major access North/South highway - U S Route 1 . There are State of Maine boat landing/access points .25 miles north of the property (above the dam) and a developed boat launch site .70 miles south of the property (below the dam).

What's Going On?

The riverfront power plants site of abandoned buildings including a diesel plant and a steam plant, was acquired by the City of Caribou through the automatic lien foreclosure process in 2019. The site is adjacent to an historic 1889 dam built for hydropower electricity production (still FERC permitted until 2044), an operating electrical switching and substation, and three abandoned above ground storage tanks referred to as the "bulk plant". The blighted power plant buildings are unsecured and have been subject to vandalism. Several neighborhood residents previously enjoyed walking through this area but recently have been afraid of vagrants and exposure to contaminants. Two (including this property) of three census tracts in Caribou have Justice40 designated status, documented by the Justice40 indicators "health burdens" and "clean energy and energy efficiency" as the measures in need of reform.

I Heard It Through The Grapevine

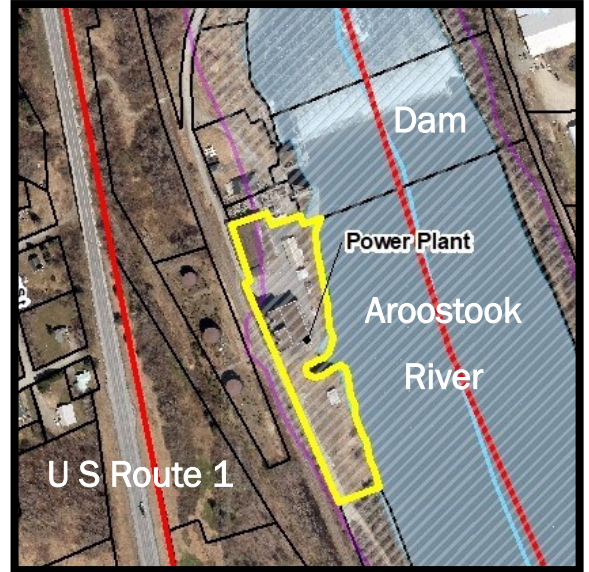
The City of Caribou is working with the UCONN TAB program to engage our residents on the Citizen's Lab platform. During a Fall 2022 community visioning session for the 2024 Comprehensive Plan, riverfront revitalization was voted of highest priority after economic development. Although riverfront revitalization has been suggested in various community plans since 2004, this project is the first one to make riverfront cleanup and development a reality.

Just My Imagination

The Aroostook River dominates the local landscape and yet Caribou does not currently have a riverfront park. After cleaning up and redeveloping this industrial brownfield area into a gathering place on the Aroostook River, there is an opportunity for legacy land use and neighborhood transformation which would be a significant achievement for our small, rural, disadvantaged community. Reimagining this environmentally and culturally significant riverfront site as a park will be a symbol of a revitalized community and create a positive environment for new investment. This will create a renewed sense of place in this disparate, rural, remote community facing multi-faceted health, economic, social, and environmental challenges. This new riverfront gathering space will be accessible to pedestrians, vehicles, ATVs, and snowmobiles.

Ain't Too Proud To Beg

We would appreciate your help to bring a riverfront park to Caribou.



Mercy Mercy Me (The Ecology)



Don't Leave Me
This Way