

Mill Redevelopment: Reducing Impact - Enhancing Value



New Jersey Institute of Technology
THE EDGE IN KNOWLEDGE

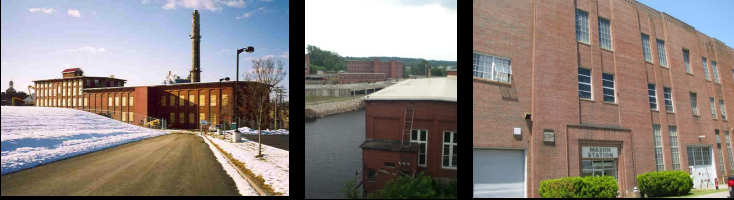
Technical Assistance for Brownfields







Natural Resource Considerations



Wetlands
Protected Species
Stormwater
Flooding
Energy
Zoning



Wetlands

- No person shall excavate, remove, fill, dredge or construct any structures in or on any bank, flat, marsh, or swamp in and adjacent to any waters of the state without a permit from the department.
- An area that is inundated or saturated by surface water or ground water at a frequency and duration sufficient to support, and that under normal conditions does support, a prevalence of vegetation typically adapted for life in saturated soil conditions.

*New Hampshire
Department of
Environmental Services*







Protected Species

- 40 listed threatened or endangered animals in New Hampshire

*New Hampshire Fish
and Game*

- 386 Rare plants

*New Hampshire
Division of Forests
and Lands*



Scribner's Mill

Harrison, ME



Stormwater

- Permits required for discharges to water bodies
- “Construction General Permit” for construction projects that disturb ≥ 1 acre of land



Low-Impact Development

Pennichuck Square

Merrimack, NH



- Drywell
- Raingarden
- ▨ Biofilter, Bio-Retention Area, Level Spreader
- Vegetated Buffer Strip
- ▨ Infiltration Divider with Porous Asphalt & Permeable Pavers
- Roof Leader Infiltration Well
- ▨ Pennichuck Brook



Winnipesaukee River Tilton, NH

- Former Pillsbury Textile Mill



**ORW Landscape Architects
and Planners**



Flooding

- Understand flood risk: floodsmart.com
- Acquire Insurance
- Comply with community floodplain regulations



www.maine-memory.net/item/20498
© Pejepscot Historical Society







Zoning

Former Stinson Cannery
Bath, ME



Former Maine cannery site in Bath up for sale

The Associated Press

Posted Sept. 29, 2010, at 8:52 a.m.



Recommend

0

Pin it

BATH, Maine — The site of a former seafood cannery on the Kennebec River in Bath is up for sale.

The 5.6-acre property is owned by Bruce Poliquin, an unsuccessful candidate for the Maine Republican Party's gubernatorial nomination.

The former Stinson Seafood cannery is on the market for \$2.5 million.

The Portland Press Herald says the decision means Poliquin has given up on a plan to convert the site into a mixed-use development with condominiums, a restaurant, shops and a marina.

But the city of Bath refused to rezone the area to accommodate Poliquin's proposed development.

The vacant cannery building was destroyed by a May 2006 arson fire.





Energy



- Weatherization
- Natural Gas
- Central Heating Systems
- Alternative energy





Whitin Mill
Whitinsville, MA



Saco Island
Saco, ME

**60°**

Sunny
 RealFeel® 57°
 High: 69° | Low: 53°
 High Tide: 5:19AM
 Low Tide: 11:08PM

Maine Sunday Telegram

Sunday, June 10, 2012



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July 21, 2010

Saco finds turbine is a turn for the worse

The city wants the company's former CEO to make amends for the underperforming unit.

By Beth Quimby bquimby@mainetoday.com
 Staff Writer

The Saco City Council wants to meet with the head of the company that sold the city a wind turbine before deciding what to do about the broken structure.

The turbine, which cost \$207,000, including \$77,000 for the installation, went into operation in February 2008. It was supposed to generate 90,000 kilowatt hours — \$12,600 worth — of electricity annually for 10 years, according to the city's contract with Entegri Wind Systems of Prince Edward Island. But it never came close.

The turbine produced 16,000 kilowatt hours during its first 18 months, then broke down several months ago.

The council decided Monday night to meet with James Heath, the former chief executive officer of Entegri, which was declared bankrupt by a Canadian court in October. Heath had offered at one point to buy the turbine back for \$130,000.



The wind turbine at the Saco Transportation Center has not generated the amount of electricity the city was promised during the unit's first 18 months of operation, and now it

[click image to enlarge](#)

Most...

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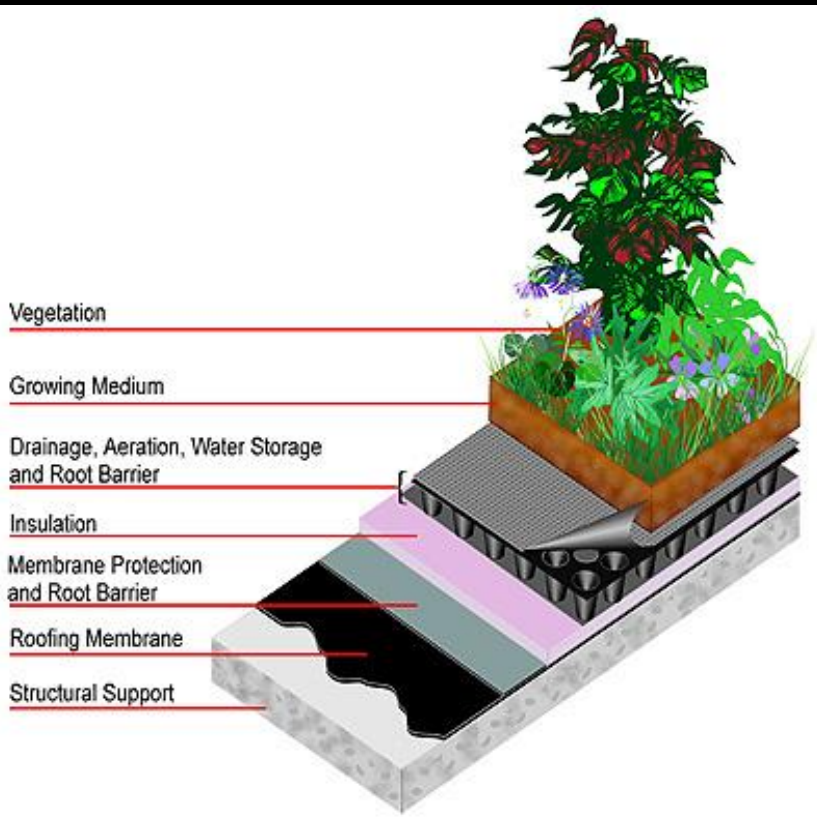
- Bill Nemitz: State's idea of friendly message: You don't make the cut
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- Wisconsin Gov. Scott Walker survives recall
- Chairman: No 'witch hunt' held at MSHA

TODAY COULD BE
 YOUR DAY TO WIN!



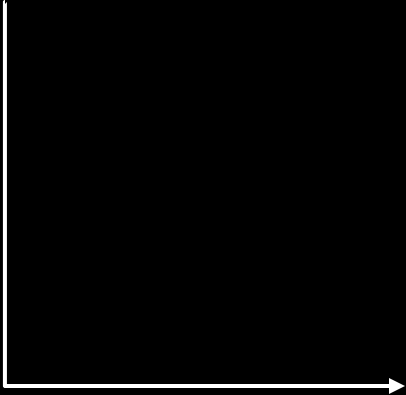
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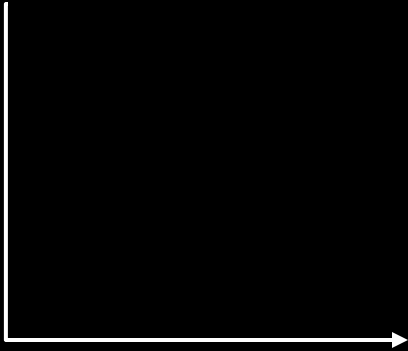
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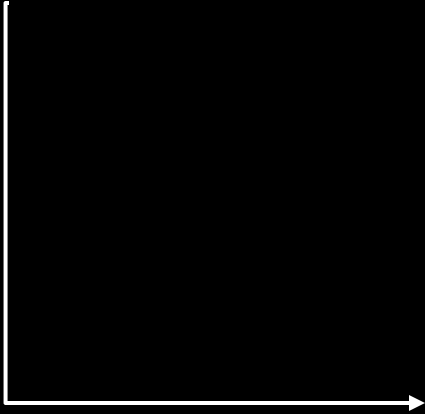


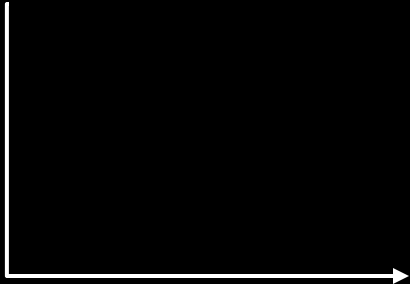
- Green roofs

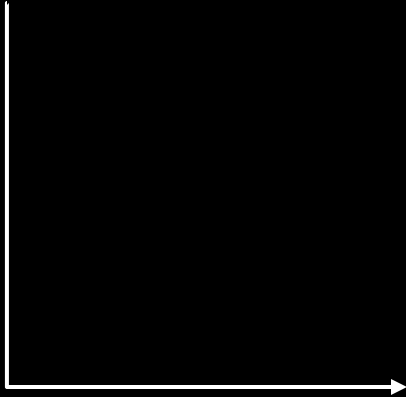


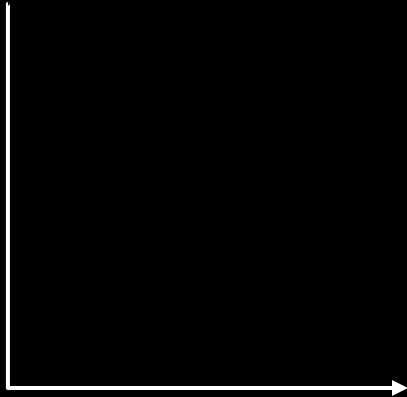












Low-Impact Reuse



Cottonmill Mushroom Farms

Former Park Dale Cotton Mill
Landis, NC

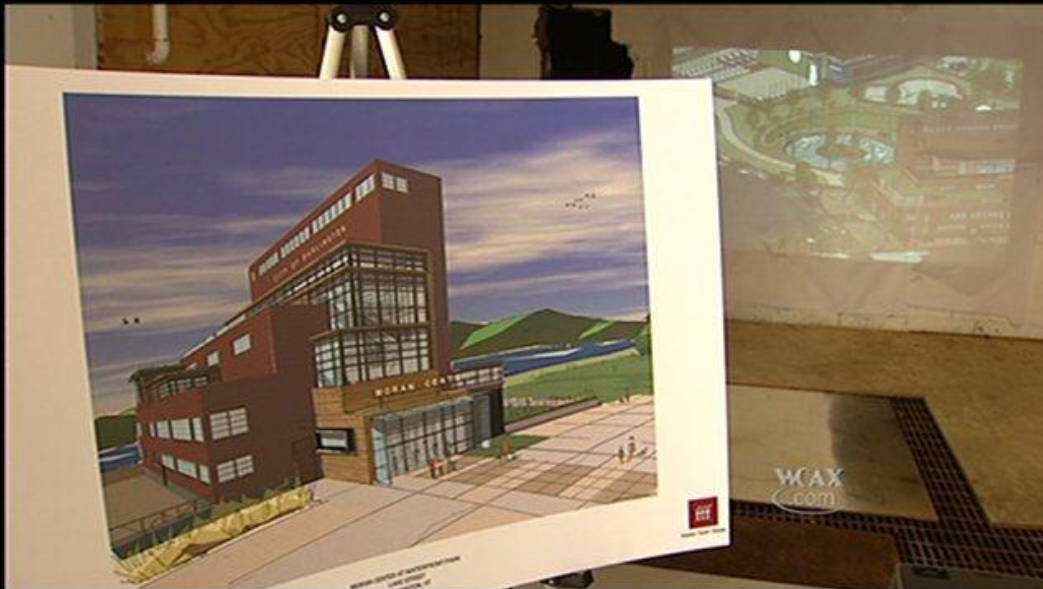


- 500 pounds per week of oyster and shitake mushrooms
- Grown using sawdust, straw and plastic bags



Adventure Sports

Moran Power Plant
Burlington, VT



- Prototype in Kinlochleven, Scottish Highlands
- Developed by Ice Factor®
- Former aluminum smelter



- Climbing walls, rink, gym, high wire adventure
- Up to 138,000 visits annually



Hydroponic Farming

Village Farms, Buffalo, NY

- Former electrical substation next to steel mill and tank farm



- Tomato production on 18-acre facility





Battlefront Paintball

Hubbard. Ohio



- Site of gunpowder mill built in the 1800s
- Explosion in 1954, buildings left in ruins
- Constructed in 2005



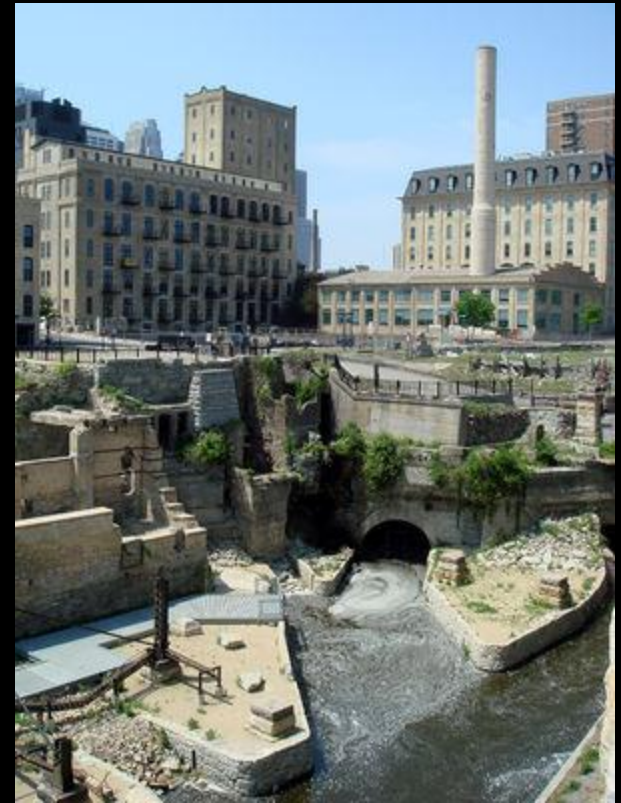
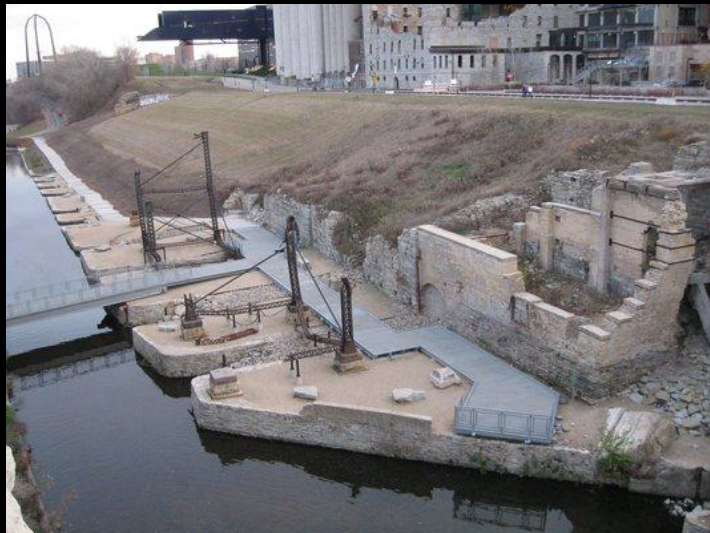
Park and Museum

Mills District

Minneapolis, MN



- Former flour mill remains preserved in waterfront park
- “World’s largest flour mill” preserved for museum







Art and Film Studios

Battersea Power Station, London, England

- *Aliens*
- *Children of Men*
- *Dark Night*
- *Full Metal Jacket*

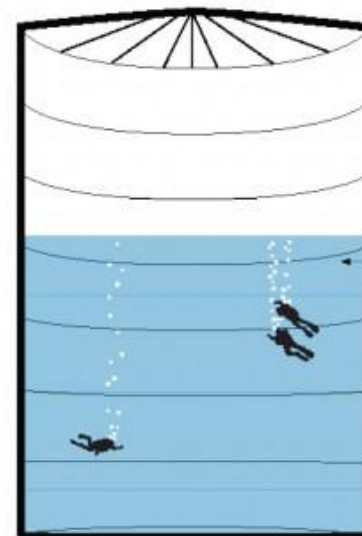
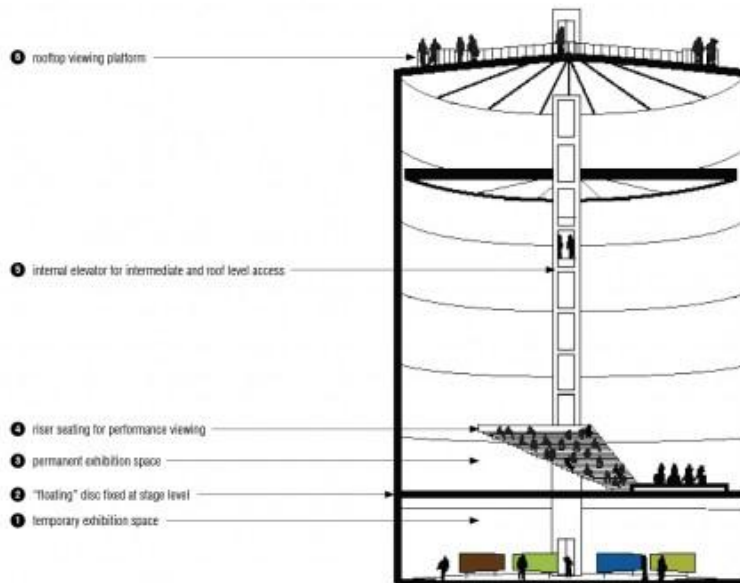


Emscher Park

Ruhr Valley, Germany







Gasometer, Duisburg (left)

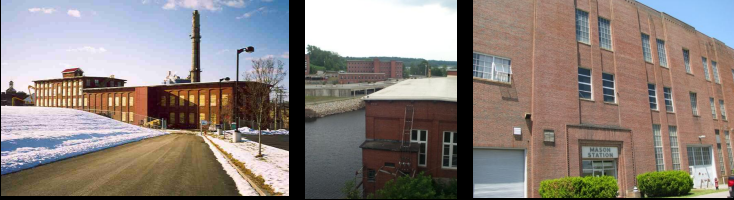
The Thyssen Ironworks gas tank now serves as a scuba diving training tank, one of the many strategies for recreational re-purposing, which Latz + Partner developed for the Duisburg North Landscape Park.

Gasometer, Oberhausen (opposite page)

The gasometer in Oberhausen once held nothing but waste gas from iron and steel-making. Since its 1994 renovation however, it has held installations such as *The Wall* (Christo and Jean Claude), *The Ball is Round* (German Football Association), *Five Angels for the Millennium* (Bill Viola) and several others.



Closing



Understand challenges early.

- Natural resource assessment
- Cultural and archaeological Evaluation
- Zoning requirements
- Flood risk
- Energy efficiency

Meet with regulators. Engage the community.

Seek creative solutions to reduce impact and add value.