

# BROWNFIELDS SUCCESS IN NEW ENGLAND



## 5 & 10 Store

WASHINGTON COUNTY COUNCIL OF GOVERNMENTS, MAINE

### Property Details

<b>Property Address:</b>	6 Colonial Way, Machias, Maine 04654
<b>Property Size:</b>	0.24 acres
<b>Former Uses:</b>	General store, auto service station
<b>Contaminants Found:</b>	Petroleum hydrocarbons
<b>Current Use:</b>	Commercial office, computer training lab, art studio
<b>Current Owner:</b>	Axiom Technologies

### Project Partners

Axiom Technologies  
 Sunrise County Economic Council  
 Washington County Council of Governments  
 Maine Department of Environmental Protection

### Funding Details

John T. Gorman Foundation:	\$300,000
Axiom Technologies (estimated):	\$100,000
EPA Brownfields Assessment Funding:	\$27,100

### Project Highlights

- Environmental assessment disclosed historic use of site for auto service and fueling, including USTs.
- The historic downtown building had come under disrepair and was largely vacant.
- Brownfields funding supported environmental assessment, including asbestos and lead-based paint that could impact planned renovations.
- Redevelopment included community art space and a computer training lab, with funding from the John T. Gorman Foundation.

**Drivers for Redevelopment:** The site is located in downtown Machias with scenic views of the nearby Machias River. The popular 5 & 10 that once occupied the building closed around 2000, and the building was one of many in the village with unleased space. The deteriorating building and environmental history of the property were impediments for redevelopment at a time when the regional economy struggled in the wake of fisheries-related business closings.

**Property History:** The site was the historic location of a British military headquarters building after the war of 1812. The property was commercially developed in the late 1800s and business that followed included a barber shop, hat shop, automobile garage, and the 5 & 10 Store, for which the property is named. The popular store operated from the 1940s through 2000, when it went out of business. The building was partially renovated and occupied by a few business in the years before the property was sold at auction in 2011 to the current owner, Axiom Technologies.

**Project Results:** The Brownfields-funded environmental assessment identified no significant risk for continued commercial use of the property. Renovations of the building began in 2013, and the formerly vacant upper floors are now occupied by a computer skills teaching laboratory and community arts space anchored by the Beehive Collective, a non-profit, community-centered group of artisans. The computer lab, operated by Axiom Technologies, received a \$300,000 grant from the John T. Gorman Foundation and has trained over 1,000 students.



### Project Timeline

<b>Early 1800s</b>	Location of British military headquarters
<b>1911</b>	Site operated by auto sales and service business
<b>2011</b>	Property purchased at auction by Axiom Technologies
<b>2013</b>	Environmental assessment, VRAP closure, and redevelopment by Axiom Technologies.