
CITY OF BIDDEFORD, MAINE

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City Takes First Steps Towards 3 Lincoln Street Redevelopment

BIDDEFORD — Mayor Alan Casavant of the City of Biddeford announced that the community has entered into discussions with James Brady and Brian Eng to develop the remainder of 3 Lincoln Street, presently proposed as the site of the city’s first parking garage. Brady and Eng will develop a concept and implementation plan for the remainder of the site, exploring a variety of physical options, an appropriate mixture of uses, and how the project might blend seamlessly with a new parking structure and the redevelopment ongoing in the rest of the Mill District.

“Jim and Brian are experienced developers with a substantial portfolio, both in and outside of Maine,” said Casavant. “They will bring their development capacity and knowledge to bear as they assist the community in the redevelopment of a site critical to the Mill District’s continued success.”

3 Lincoln Street is the former home of the Maine Energy Recovery Company’s waste-to-energy plant commonly known as “MERC”. The City Council voted to purchase the MERC site in 2013, tore down the existing structure, and completed an environmental remediation in 2015. At that time, Biddeford contracted with Camoin Associates to develop a market and feasibility study for the site, presenting a range of options and uses, including new mixed-use construction, parking structure(s), and a community park.

“Entering into this new discussion about 3 Lincoln Street is the next step in the redevelopment of that site”, said Mayor Casavant. “We are excited to be working with such a consummate development team and look forward to the creativity they will bring to this site and our community”.

In addition to the 3 Lincoln Street redevelopment project, developer Brady also owns the former Post Office Building at 27 Washington Street and will work to restore that building to its original beauty. "We are excited to help the City of Biddeford develop a plan to integrate 3 Lincoln into the ongoing downtown renaissance," said Brady.

In the coming weeks, the City Council, City staff, and the developer will work to formalize an agreement that will lead to a more refined plan for the site. In the design process, the parties will work to attract new users and jobs by taking advantage of beautiful river vistas, links to the Mill District via the RiverWalk, the site’s potential for transit-oriented mixed-use development, the implementation of a smart infrastructure grid, and the connection to substantial broadband capacity. Additional details on the concept for the site will be shared in the coming months as they emerge.

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