



# MEMORANDUM

**To:** Town Council

**From:** Theo Holtwijk, Director of Long-Range Planning

**Date:** January 7, 2016

**Re:** Turnpike Spur Ramp Redevelopment Project – Project Background and Timeline

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The Turnpike Spur Ramp Redevelopment project originated in late 2009 when the Town of Falmouth held a community event and survey to solicit input on the possible expansion/redevelopment of the Falmouth Shopping Center (FSC) property.

One of the outcomes of this successful effort - approximately 65 people participated in the event and 300 participated in the survey - was the pursuit of feasibility of Turnpike Ramp replacement with at-grade intersection in cooperation with the Maine Department of Transportation (MaineDOT), Maine Turnpike Authority, and PACTS. Such highway work could make available an 11-acre development site currently owned by the MaineDOT. The Council at that time supported that idea in a March 2010 letter to the FSC owners.

Since 2010 the Town completed various related projects on Route 1: it adopted new zoning and completed the Route 1 infrastructure construction. The Town also took the lead on exploring the feasibility of replacing portions of the Turnpike Ramp at Route 1.

As the first step, the Town commissioned Gorrill-Palmer Engineers in late 2010 to investigate the topographic feasibility of a ramp replacement. As the second step, the January 2013 Route 1 South Infrastructure Plan report by T.Y. Lin included a traffic assessment of ramp replacement and conceptual sketches for an at-grade intersection and roundabout.

In 2015, Town staff were ready to take the next steps toward approaching MaineDOT about how to move forward with this concept. Coincidentally, the Town was approached at about the same time by MaineDOT staff and private parties interested in developing the approximately 11 acres that may become available if portions of the Turnpike ramp system were removed. The interest by MDOT, the Town's readiness, and the completion of a preliminary feasibility analysis, led Town staff to explore the desirability of such an undertaking with MaineDOT Commissioner Bernhardt.

The Commissioner expressed interest in this project as it would remove the need for maintenance of the Route 1 bridge and ramp system, while enhancing economic development opportunities in the state.

Subsequently, Town staff and MaineDOT jointly developed a draft Agreement between the Town and MaineDOT that lays out the requirements for both parties for design and property disposition as well as a draft Request for Proposals (RFP) for developers to undertake the required infrastructure work and construct new development on the ramp property. Both documents are attached to the January 11 Council agenda package. The RFP was modeled after the RFP (“Call for Offer”) that was issued for the redevelopment of the Plummer-Lunt school complex.

A key element required by MaineDOT is determining the appraised value of the Maine Turnpike ramp property if it became available for development. Staff obtained two proposals from MaineDOT-approved appraisers and commissioned Amidon Appraisal Company of Portland to complete this work for \$4,500.

As this project is potentially significant for the State of Maine and Town, a press conference was held on January 7. The media materials for that event are also attached to the January 11 Council agenda package.

The anticipated schedule for the work is as follows:

January 11, 2016	Town Council meeting – Introduction of project to the public. (The public will not have an opportunity to comment at this meeting, but a public hearing is anticipated for January 25.)
January 25, 2016	Town Council meeting - Public hearing and (possible) order to authorize the Town Manager to execute the Agreement and issue RFP. If the Town Council is not ready to issue an order on January 25, it will be asked to consider the order on February 8.
January 26, 2016	RFP issuance if order is passed by the Town Council on January 25. Issue RFP on February 9 if Council passes order at a later date on February 8.
February 15, 2016	Submission of Appraisal Report
February 24, 2016	“Pre-proposal” meeting at Falmouth Town Hall, 271 Falmouth Road (there is no requirement to attend)
March 7, 2016	Review and approval of Appraisal Report by MaineDOT.
March 8, 2016	Issuance of appraisal addendum to prospective bidders.
April 11, 2016	12:00 noon - deadline for submission of RFP responses
April 2016	Review of Proposals
April 25, 2016	Developer interviews by Town Council
May 9, 2016	Council recommendation for preferred Developer

May 23, 2016	Council Public Hearing and election(s) of Developer (the “Selected Developer”) and authorization of Town staff to negotiate contract documents
June 2016	Approval by Town Council of contract documents. Develop Purchase and Sale Agreement with MaineDOT
June 2016	MaineDOT and Selected Developer signing of Purchase and Sale Agreement
August 2016	Selected Developer submission of Highway Project design and Site Development Plan for review by MaineDOT and Town. Corresponding preparation of Land Use Regulations by Town.
October 2016	Maine DOT approves Highway Project design. Public participation process is implemented. Permitting activities are initiated.
November 2016	Town Council approves Land Use Regulations for the MaineDOT Land based on Site Development Plan.
March 2017	Planning Board approves Site Development Plan
Spring 2017	Start of Construction of Highway Project
Fall 2018	Construction of Highway Project completed, including removal of all obsolete components of the Ramp System
Fall 2018	MaineDOT conveys MaineDOT Land to Selected Developer based on final Right of Way Plans and legal description of the parcel provided by the Selected Developer.