

FOR IMMEDIATE RELEASE:

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**The Town of Falmouth, Maine and The Maine Department of Transportation
Announce Development Opportunity on US Route 1 in Falmouth**

Investment in infrastructure will open eleven acres for development

FALMOUTH, Maine and AUGUSTA, Maine – January 7, 2016 – The Town of Falmouth, Maine and the Maine Department of Transportation (MaineDOT) announced today a unique partnership that will make a currently owned State right of way in Falmouth available for development. The right of way is located along Route 1 in Falmouth at the intersection of the Maine Turnpike Connector (Falmouth Spur).

The project entails a conversion of the transportation infrastructure from a bridge and ramp system to an at-grade intersection. This work will be performed by a selected developer chosen through a Request for Proposal (RFP) process managed by the Town of Falmouth, and will need to meet MaineDOT standards. The investment in the infrastructure will result in a new development parcel of approximately eleven acres at an extremely advantageous location with highway access to US Route 1, the Maine Turnpike, as well as Interstate 295. The RFP is anticipated to be issued January 26, 2016.

MaineDOT will transfer the State-owned parcel to the selected developer upon completion of the infrastructure work, allowing the Turnpike Connector to continue to function as it does today. The Town of Falmouth is expected to issue local permits and adopt zoning for this parcel as it does not currently have a land use zoning designation.

“MaineDOT’s mission is to responsibly provide our customers the safest and most reliable transportation system possible, given available resources,” said Commissioner David Bernhardt. “One of the department’s goals is to support economic opportunity. We see this partnership with Falmouth and the development community as providing not only improved safety for our customers, but also creating a prime development site that was previously unavailable. This makes good business sense on behalf of the Maine taxpayer,” concluded Bernhardt.

“The Town recently completed a \$12 million investment on Route 1, which included placing overhead powerlines and communication lines underground. This has transformed the Route 1 area,” said Falmouth Town Manager Nathan Poore. “The Town looks forward to welcoming new high-quality, high density development in our Route 1 commercial area. Adding vibrancy in this location is highly appropriate and helps fulfill the vision of growing in the Town’s Growth Area while preserving the Town’s Rural Area.”

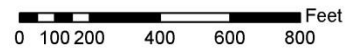
The original idea to explore the decommissioning of the highway ramps and bridge resulted from a daylong event and survey that the Town of Falmouth conducted in late 2009. The event solicited community input on the possible expansion and redevelopment opportunities of the Falmouth Shopping Center property, which abuts the current project area.

Poore added, “The Town wants to be proactive and encourage the best development possible. We are extremely pleased with the partnership with MaineDOT, and are anxious to see what developers may propose for reuse of this great location. We crafted a transparent and efficient process that will give all parties an equal shot at this fabulous opportunity, while also affording opportunities for the public to offer its input prior to final decisions by the Falmouth Town Council.”

For more information about the RFP and the opportunity contact Nathan Poore, Town Manager, Town of Falmouth, npoore@falmouthme.org or (207) 699-5314.

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Falmouth Turnpike Spur - Route One



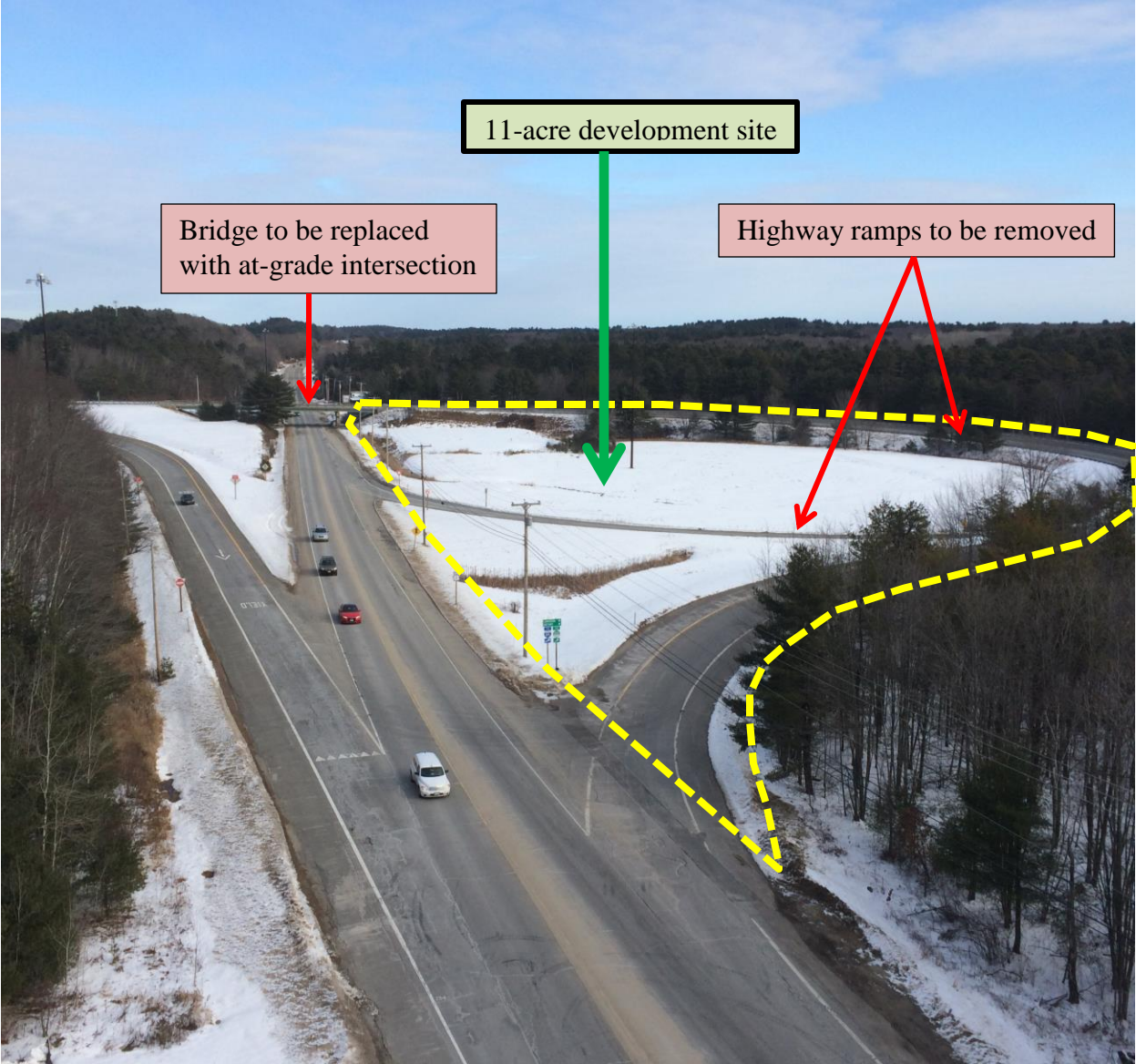


Figure 1: Route 1 development site looking northeast



Figure 2: Bridge to be removed looking southeast



Figure 3: Development site looking east-northeast



Figure 4: Development site looking south