

Lincoln

Technology Park

Vision and Strategic Overview

The vision of the Town of Lincoln is to transform the former Lincoln Paper and Tissue mill site (approximately 387 acres) into the Lincoln Technology Park - a center for next generation technology - driven industries.

Redevelopment Goals

The goals for the redevelopment of the Lincoln Technology Park over the next ten years are to:

- Attract six new technology businesses that directly create:
 - 700 New Jobs (direct)
 - \$75 million in annual wages and benefits
 - \$5 Million in annual property taxes to the Town of Lincoln
- Indirectly create:
 - 1000 new jobs
 - \$300 million dollars in total local economic impact
 - \$100 million in annual wages and benefits
 - \$10 million dollars in annual taxes to the Town of Lincoln

Community Benefits

Redevelopment of the Lincoln Technology Park will offer substantial benefits to the community in the following ways:

- Reduce tax burden on current residents;
- Increase Town and school budgets;
- Strengthen Penobscot Valley Hospital and other essential businesses; and
- Attract new services and opportunities to this area.

Redevelopment Strategy

The redevelopment strategy for the former LP&T mill site is focused on the following major elements:

1. Strategic Goals; Environmental, Infrastructure & Business Development.

The Town of Lincoln has identified three over-arching strategic goals for the former LP&T mill site and surrounding properties: 1) address environmental issues by removing them as development barriers; 2) identify and secure funding for needed infrastructure improvements; and 3) attract and secure new business investment.

2. **Focus on Technology Industries.** A key vision of the Town of Lincoln is positioning the Lincoln Technology Park as a premier "go to" site for the future of new innovative industries that can benefit from Lincoln's strategic geographic location and ready availability of important infrastructure systems. Target sectors would include, but not be limited, to the following industry sectors, with an emphasis on innovation:

- a. **Forest products**, to include:
 - i. biofuel development, derived from wood cellulose;
 - ii. mass timber products (e.g., cross-laminated timber); and
 - iii. wood product processing and manufacturing.
- b. **Advanced materials** (composites, etc.)
- c. **Renewable energy development** (solar; biomass, combined heat and power; bio-digestion, etc.).
- d. **Value added food product manufacturing**, to include:
 - i. Aquaculture; and
 - ii. Agricultural food production and distribution.
- e. **Information Technologies** (Data management, contact centers, etc.)

Business Investment Opportunities

In order to develop a framework for the size and scale of development activity that could locate at the Lincoln Technology Park, the following table provides a conceptual plan of the scale of targeted business activity that could reasonably occur and the related projected job creation.

<u>Business Type</u>	<u>Land Area</u>	<u>Bldg. sf</u>	<u>Est. Employment</u>
Biorefinery	12 acres	85,000 sf	470
Dimensional lumber sawmill	150 acres	150,000 sf	250
CLT/Mass Timber mfg.	20 acres	100,000 sf	75
Other Business	35 acres	150,000 sf	250
Innovation Center/Incubator	5 acres	40,000 sf	100
Other (wood storage/mulch)	50 acres	20,000 sf	20
Energy Solar/Biomass	20 acres	20,000 sf	20
Utilities/WWTF	10 acres	10,000 sf	2
Open space	85 acres		
	387 acres	435,000 sf	1,187