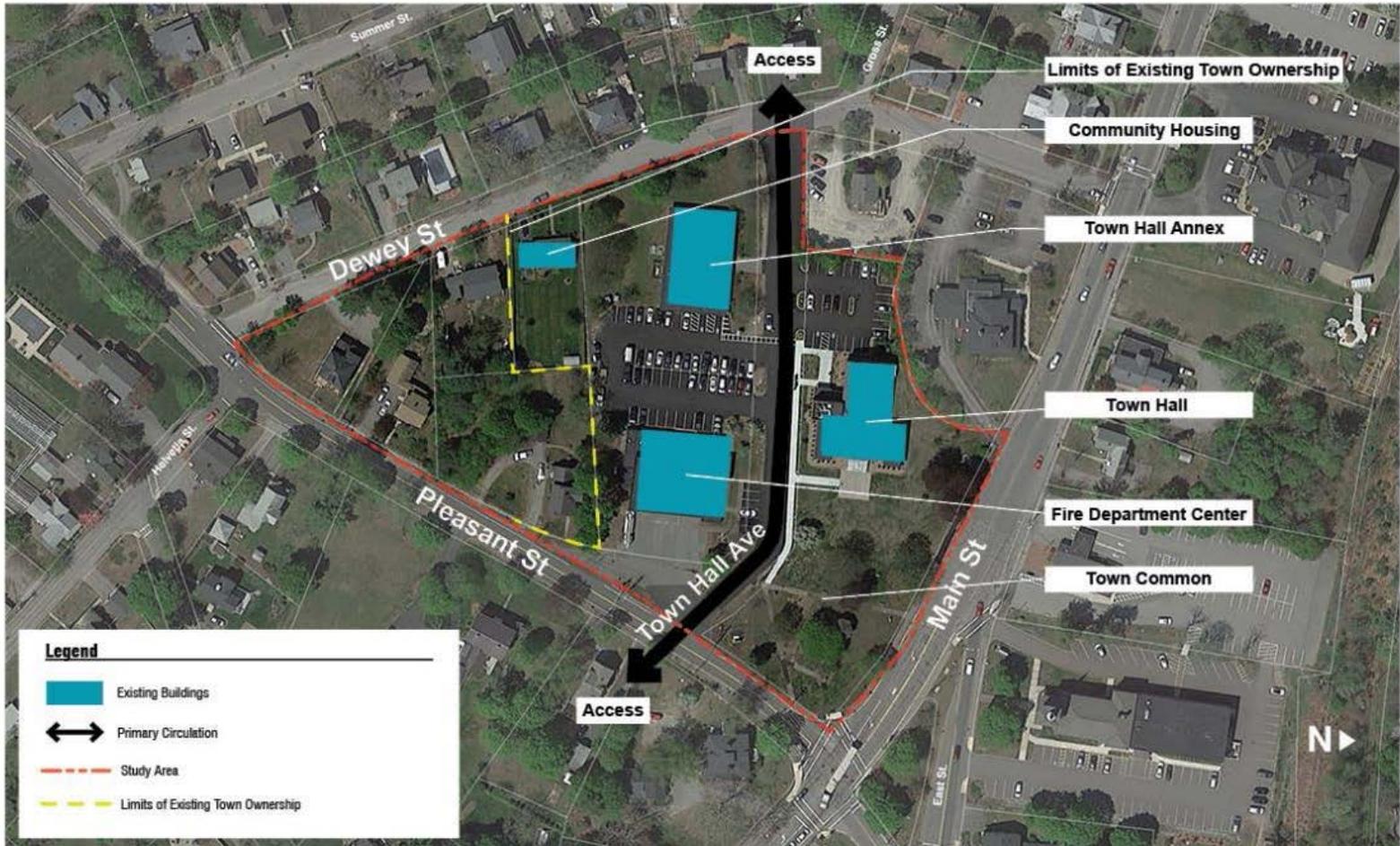


Tewksbury
Town Center
"A Common Vision"

Timeline – “How did we get here?”

- **2003 Master Plan**- Town Center improvements identified as a priority
- **September 2013** - The Board of Selectmen formed the Town Center Master Plan Committee
- **October 2014 Special Town Meeting** - Funds were set aside at the time to hire a consultant to complete the Town Center Master Plan
- **Spring of 2015** - The Town entered an agreement with The Cecil Group to assist the Town Center Master Plan Committee with development of a Town Center Master Plan.
- **September 15, 2015** - Public Visioning Meeting was held at the Senior Center, attended by more than 80 residents
- **November 12, 2015** – The Town Center Master Plan Committee and Cecil Group presented the Draft Plan to residents
- **January, 2016** – The Town Center Master Plan Committee reviewed the Final Master Plan with Cecil and requested specific updates to the document
- **March 2016** – The Town Center Master Plan Committee reviewed the Final Master Plan with Cecil and voted to accept the Plan as presented
- **February 2017**- Municipal Campus Development Study delivered
- **March 2017**- Committee approves Municipal Campus Plan

The Study Area



Municipal Campus Initiative Uses

- Considered Uses for potential inclusion as part of the municipal campus initiative.
1. **Increase area of Town Common**
 2. **Municipal Uses**
 - a. Town Hall
 - b. Town Hall Annex
 - c. Future municipal uses
 - d. Community housing
 3. **Complementary Private Sector Uses**
 - a. Café or restaurants –these uses draw visitors and help create an active center. This could include uses along the edge of the Town Common
 - b. Small shops –Several small shops could become part of the Town Center, providing community-serving goods or services.
 - c. Offices –Professional office space could occupy first or second-level spaces.
 4. **Increased Municipal Parking**

Common Character

- The design character the Town Center must be compatible with its surroundings and be consistent with the historic setting and traditional qualities of New England town commons and village centers.
- The following images represent the types of buildings, spaces and amenities that could be used to compose the municipal campus and Town Center. The Town can direct the “look and feel” of the entire campus and Town Center improvement project.



Walkable- Destination Oriented



Scenario 2, Phase 1 Illustrative Site Plan



Illustrative View



Center Plan With No Land Aquisition



Concept for Public Places

View across and expanded Town Common, with the Town Hall on the right and a new mixed-used building framing the Common on the left



Concept for Public Places

View towards an expanded Town Common, with the Town Hall on the left and a new mixed-used building with outdoor seating/café space in the foreground



Capital Plan FY18



Town Center Presentation: Debt Exclusion Borrowing

Project Costs:

Town Center Improvements without Acquisitions:	
Expanded Common (Site preparation, utilities and landscape)	491,200
Parking and Other Site Improvements	1,322,284
Perimeter Streetscape and Parking Improvements	1,074,571
Design, Engineering, Fees and Other Project Costs	722,014
Contingency (Approximately 25% of Construction)	722,014
Total	4,332,083

Feasibility Study and Cost Estimate provided by the Harriman Group

Capital Plan FY18



Town Center Presentation: Debt Exclusion Borrowing

Project Costs:

Town Center Improvements with Site Acquisitions	
Site Acquisitions	1,200,000
Expanded Common (Site preparation, utilities and landscape)	491,200
Parking and Other Site Improvements	1,126,284
Perimeter Streetscape and Parking Improvements	674,571
Design, Engineering, Fees and Other Project Costs	722,014
Contingency (Approximately 25% of Construction)	722,014
Total	4,936,083

Feasibility Study and Cost Estimate provided by the Harriman Group

Capital Plan FY18



Town Center Presentation: Debt Exclusion Borrowing

Debt Service and Tax impact:

Tax Impact Town Center: Using FY17 Avg. Home Value of 358,079 and Avg. FY17 Commercial Value of 747,964 and each increasing 2.5% per year							
Fiscal Year	Debt Service Town Center Est. Cost \$5 Million	Residential Tax Impact Avg. Value			Commercial/Industrial Tax Impact Avg. Value		
		Avg. Home Value	Tax Rate Impact	Tax Impact Res.	Avg. CIP Value	Tax Rate Impact	Tax Impact Res.
2018	140,625	367,031	0.03	11	766,663	0.05	38
2019	747,500	376,207	0.16	60	785,830	0.26	204
2020	721,500	385,612	0.15	58	805,475	0.26	209
2021	700,687	395,252	0.15	59	825,612	0.25	206
2022	679,875	405,134	0.14	57	846,253	0.24	203
2023	659,063	415,262	0.14	58	867,409	0.23	200
2024	638,250	425,643	0.13	55	889,094	0.23	204
2025	617,438	436,284	0.13	57	911,322	0.22	200
2026	596,626	447,192	0.12	54	934,105	0.21	196
2027	575,813	458,371	0.12	55	957,457	0.20	191
During Entire Term of Debt Service	Total Debt Service 6,077,375	Avg. Home Value 411,199	Avg. Tax Rate 0.13	Average Tax Bill 52	Avg. Commercial Value 858,922	Avg. Tax Rate 0.22	Average Tax Bill 185

Debt Exclusion Projects

Questions