

## **Introduction**

Let me begin by introducing the members of the Village Study Committee who are here this evening: Chris Hartwell, Toni DeSoto, Gloria Gustafson, Lew Stowe, Peter Smith, Scott Stevens, Dylan Smith and Dean Lessard along with Robert Palmer. In addition, Denis Lachman (TDRC's principal, architect and the proposed project manager) is here to respond to any technical questions you may have.

It has been seven weeks since we came before you on June 23 to ask for authorization to negotiate a scope of services contract with TDRC of Portland, Maine. At that time we had completed interviews with four firms submitting their qualifications to create a Master Plan for York Village. TDRC's expertise in Architecture, Landscape Architecture, Civil and Traffic Engineering Urban Design, Community Planning and Economics persuaded us that York would be well served to work with them.

We've met with TDRC four times since the Board authorized contract negotiations (July 3, 17, 28 and August 7). Last week we submitted to you the final draft of the TDRC professional services proposal. We are here tonight to ask you to accept the proposal and to release the funds necessary for the work to go to the next step.

For the benefit of people watching at home, the TDRC proposal as well as many other Committee reports and documents can be viewed at the committee's website [www.yorkvillage.org](http://www.yorkvillage.org). I call your attention to the chart on Page 3 of the TDRC proposal. It lays out the four pre-construction phases of this work and constitutes what we call our Strategic Approach to the Village Master Plan. A blow-up of that chart is on the stand

where I hope people here and at home will be able to view it. This chart shows the timeframe and the scope of work proposed.

### **Our Strategic Approach**

Reading from left to right you see four staged phases to our strategic approach:

**The Foundation Phase** was completed by the Village Study Committee between 2011 and this year. It included the production of our various reports which resulted in the RFQ process which in turn introduced us to TDRC. This phase was conceptual and contained elements with which you are all familiar.

**The Master Plan Phase** is the part we are here to talk about tonight. This phase can begin as soon as the funds available (presumably from MDOT) are approved by the Board. In reality, however, this planning work has already begun because the discussions with TDRC during July and August have clarified the scope of work. This critical phase will last for the remainder of the calendar year. I'll say more about this work in a moment.

**The Schematic Design Phase** can only be undertaken after the Master Plan is completed. It will refine the work of Phase 2 and result in estimated construction costs for actual completion of the project.

**The Advanced Design and Bidding Phase** will see the development of the final technical aspects of the project which will make the plan ready for implementation. Just as the Schematic Design cannot be completed without the Master Plan first being done,

the Advanced Design and Bidding Phase cannot be done until the Schematic Design is done.

### **Phase 2: The Master Plan Phase**

One of the most important aspects of the work TDRC has proposed is the assessment and testing of the three options the VSC developed after our own series of public meetings. You will recall that our three options all focus on the area immediately around the Monument. At this stage we don't know how feasible each of these options is.

The scope of work for this phase extends beyond the immediate area and includes the entire 5-Minute Village (approximately 1/4 mile in all directions from the Monument). This is essentially from Moulton Lane to Woodbridge Road and from Avon Avenue to near the entrance to Yorkshire Commons. **A map of the area can be found on page 6 with the study area shown within the 5-minute boundary.**

The three VSC options need to be tested and assessed against actual traffic patterns, traffic counts, incidents of traffic accidents, road dimensions, property boundaries, etc. We have received a DRAFT of the base engineering study completed by LinePro and have shared that information with TDRC's traffic engineer. Their assessment of each of these options will result in a best choice — a choice which may combine some aspects of the original concepts or which could result in a new approach altogether. Testing these models and refining the plan will be a main goal of this phase.

The Master Plan Phase shows the milestones (including this meeting tonight) as well as three other Board meetings down the road when we can update you on our

progress. It shows the public events which will take place in the months ahead to gather input on proposed project and to build awareness of the planning process.

### **The Cost**

The lump-sum fixed fee for the Master Plan phase — which will lead up to the Schematic and Advanced Design phases but which does not include the cost of either of them — is \$143,303 as shown on Page 9 of the proposal. The way this fee was arrived at is shown in Attachments B through F.

### **The Approval Process**

The lynchpin for the whole project is outside the phase we are proposing tonight. It is the Town Budget Referendum scheduled for May 16, 2015. TDRC will be researching grant and external funding opportunities to support the proposed construction. The VSC expects to apply for funding from foundations as well as state and federal agencies in order to relieve somewhat the burden on taxpayers — though there is bound to be substantial reliance on the tax base as well. It is the referendum next May when approval of the Master Plan and a request for some municipal funding will be sought.

The May 2015 deadline necessitates prior review by the Budget Committee, the Planning Board, the Capital Projects Committee and the Board of Selectmen. As noted, it also will require a variety of public meetings to which various stakeholders and citizens at large will be invited. These public meetings will likely take place in September, October and December.

In order to meet the established deadlines for these bodies the Master Plan Phase will need to begin almost immediately. We were happy to see the letter from the Town's Attorney and we thank the Town Manager for facilitating her review of the proposed contract.

### **Conclusion**

TDRC's's proposal provides the Town with the array of services we requested and require in order to go forward. The York Village Study Committee has worked for 3 years to get to this point and we are very excited about this next step. Now, we need your continued support. Thank you. We are happy to respond to any questions.