

Volume 1, Issue 1
October 2007

West Peterborough TIF Improvement Project

About the Project

The West Peterborough TIF District was established by the 2004 Town Meeting to provide financing for public improvements including streets, sidewalks, utilities, and landscaping. The improvements are financed by incremental tax revenues from new or substantially improved construction in the district. The Plan is overseen by the TIF District Advisory Board, the Economic Development Authority, and the Director of Community Development.

The Improvements Project will emphasize community involvement - townwide and in the TIF District - to ensure that plans and designs are sensitive to community needs and values.

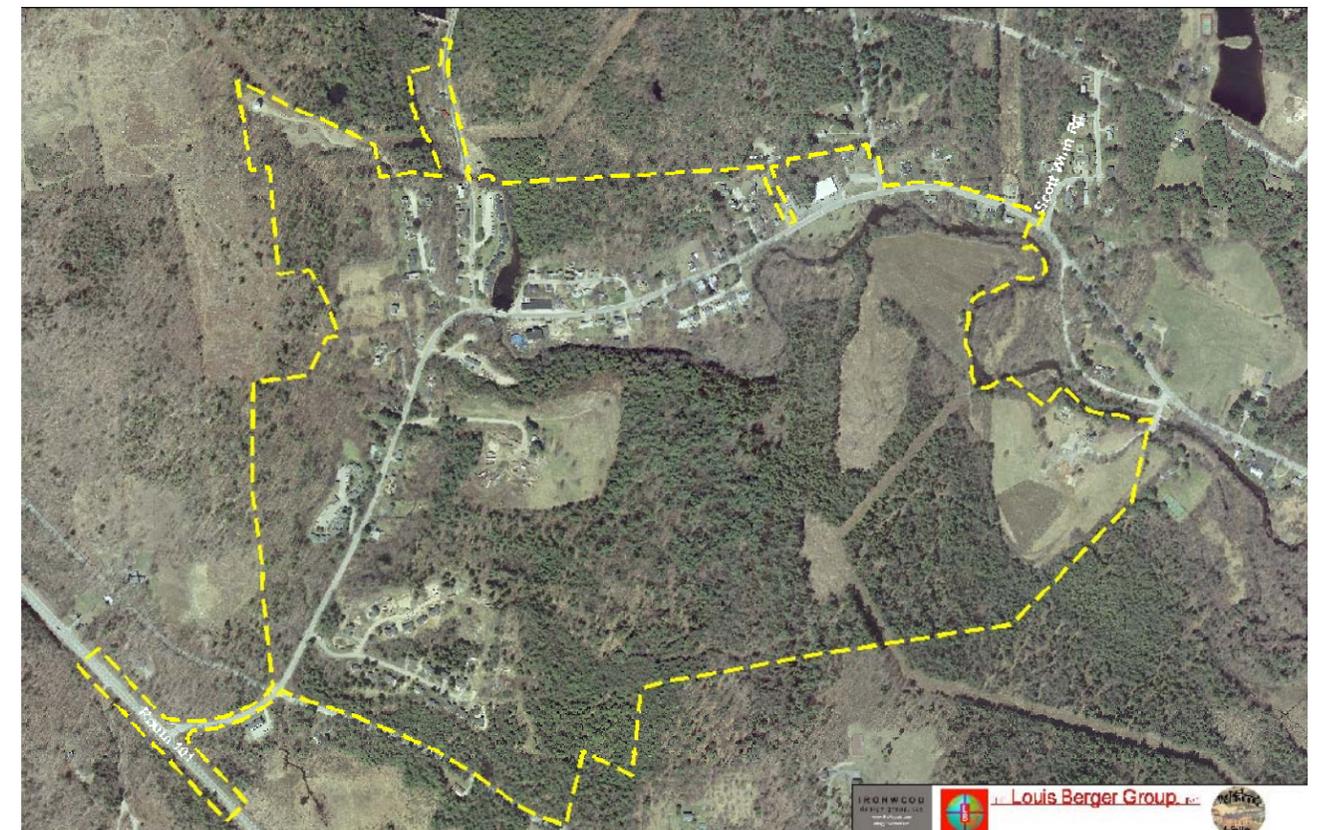
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What is TIF?

Tax Increment Financing (TIF) is a mechanism authorized by state law (RSA 162-K) to enable communities to pay for public improvements from dedicated tax revenues that result from new development in a designated district. Taxes on property that existed before a TIF district was established continue to go to the general fund, and the district dissolves when its stated purposes are accomplished. Peterborough has three TIF districts: Greater Downtown, West Peterborough, and the Monadnock Community Healthcare District. TIF spending is overseen by a District Advisory Board that includes residents/property owners within the district; in addition, it is chaired by a member of the EDA, and a member of the Planning Board serves as vice chair.



Planning Design Construction

The West Peterborough TIF District Infrastructure & Improvements Project is aimed at a set of district improvements that can be accomplished by the available TIF revenues and that will be submitted for approval at the May 2008 Town Meeting.

The process will exemplify context sensitive solutions to district needs. This means that community involvement is the major source of guidance to the plans and designs. The Town selected the Louis Berger Group as the consultant team in part because of their experience with context sensitive solutions.

A supper meeting was held in the Town House on September 26 to kick off the project. It will be followed by a Corridor Assessment on Friday October 12 at which consultants, town staff, and members of the public will walk the district and evaluate it in terms of pedestrian and bicycle access, street-level activities, image and amenities, and safety.

A public Visioning Workshop is planned for Saturday October 20 to develop an overall vision of how West Peterborough can be improved. This will be followed by a Design Workshop (date and time to be announced) that translates the vision into design concepts. Additional public meetings will be held to develop and refine the design and to present the final plan for the improvements.

Construction is anticipated to be completed by the end of 2009.

A Tool Kit for Improvement

The project will focus on Union Street, Wilder Street, and potentially other village streets as well as Teixeira Park. Among the possible "tools" to improve the district are:

- Street improvements
- Improving existing sidewalks
- Extending a sidewalk to Legacy Woods
- Traffic calming (ways to encourage slower speeds)
- Utility improvements
- Street trees and lighting improvements
- Park improvements
- Access to and across the Nubanusit River
- Parking

Be Involved!

All Peterborough residents and owners of businesses and property are invited to participate. Meetings and workshops are planned to be informative and fun, and they will be facilitated to ensure that every voice is heard.

Several newsletters will be distributed during the project, and up-to-date information will be available at the project webpage www.townofpeterborough.com/WestPeteTIF.

The following meetings are currently planned:

Meetings

Supper Kick Off Meeting	Wed., Sept. 26, 6 p.m.	Town House
Breakfast/Corridor Assessment	Fri., Oct. 12, 9 a.m.—noon	Masonic Lodge West Peterborough
Visioning Workshop	Sat., Oct. 20, 10 a.m.—noon	Masonic Lodge
Design Workshop	tba	tba