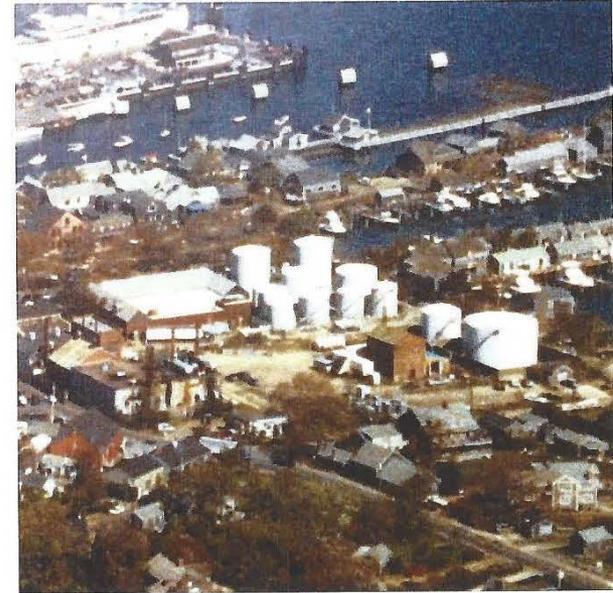
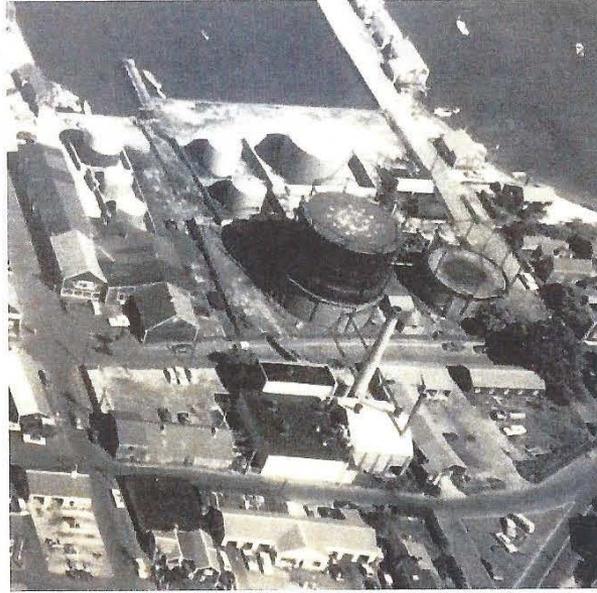
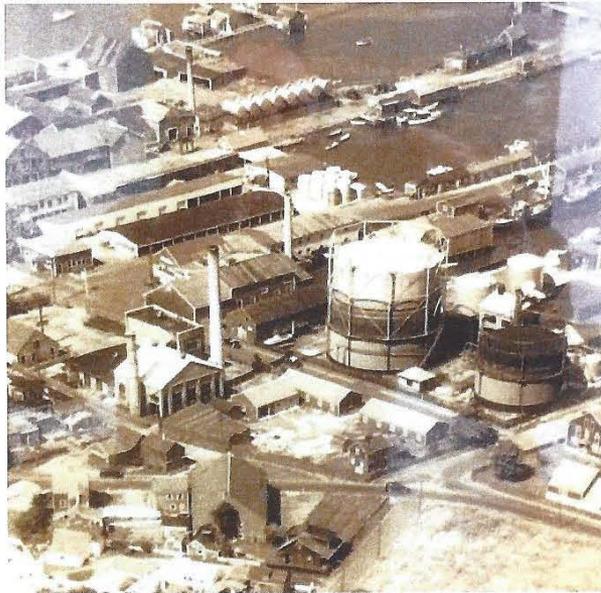


HARBOR PLACE WORK GROUP

October 25, 2017

SITE HISTORY TIMELINE 1996-2017



HARBOR PLACE

A New Vision for the Nantucket Waterfront: Historic Photos

SITE HISTORY TIMELINE 1996-2017



SITE HISTORY TIMELINE 1996-2017

➤ Nantucket Electric Site (National Grid)

- 1996: Installed submarine cable connecting the Island to the Cape transmission system
- 1997-2000: Demolished the diesel power plant and fuel storage tanks on site
- 1995-2015: Successfully remediated the overall site
- 2005-2006: Installed the second submarine cable to the Cape Transmission system
- 2012-2017: Worked with the Town to test paid parking through a valet parking system

SITE HISTORY TIMELINE 1996-2017

➤ Harbor Fuel / Island Bulk Fuel Storage

- 2015: VHB completes a study of fuel storage options with recommendation to relocate the bulk storage from the existing Candle Street site to the Industry Road site on the east side of the Airport in the Industrial area of the Island
- 2016: An RFP is issued and awarded to Harbor Fuel which allowed for both the sale of the property on Industry Road and general support for this location as the Island bulk fuel storage
- 2017: Permitting, licensing, and design are presently underway
- 2018: Construction of the new bulk fuel storage is scheduled
- 2019: Demolition of the existing bulk storage system

SITE HISTORY TIMELINE 1996-2017

➤ Town

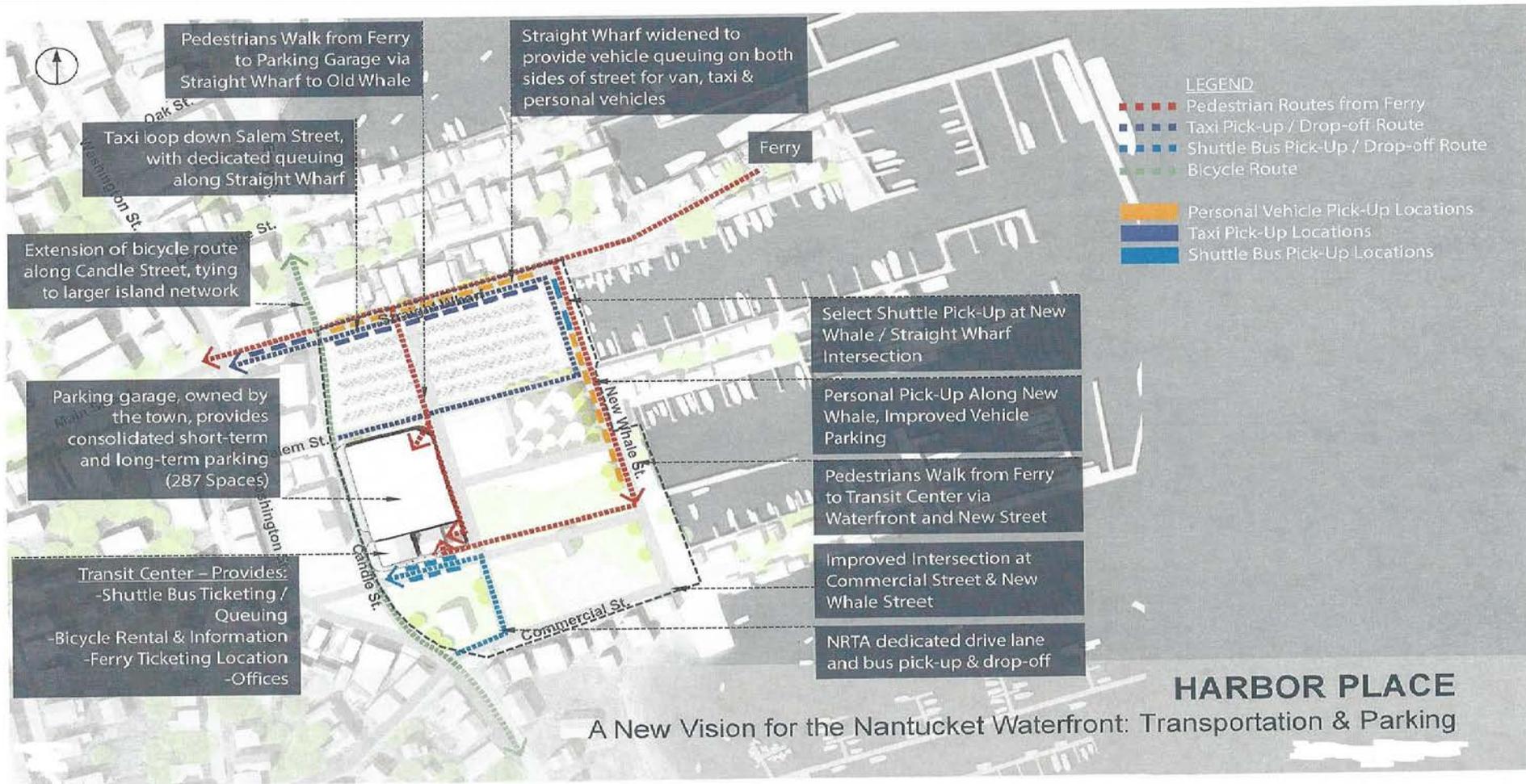
- Various Planning Board & other Studies of Intermodal Facilities and Downtown Activities
- Various votes of Town Boards (example: 2010 Board of Selectmen (BOS) vote for long-term parking changes in the Downtown Core)
- Form a Joint Committee made up of Planning/Selectmen/Town Administrator & Owners' Representatives to discuss strategy for understanding various opportunities

SITE HISTORY TIMELINE 1996-2017

➤ Owners

- 2015: Discuss, as a group, concepts for a Master Plan
- 2016: Discuss general site plans and development concepts to present to the Town
- 2016: Explore the opportunity for public/private partnerships regarding transportation, Intermodal Facility, and traffic solutions with the Town

SITE HISTORY TIMELINE 1996-2017



MOVING FORWARD WITH LONG-TERM PLANS 2016-2018

➤ Build an Understanding

- 2016: Present conceptual plans to the Town
- 2017: Present to various citizen groups
- 2017: Present to Public Officials
- 2017: Collect and consider all issues and suggestions
- 2017: Work with the Town Committee to identify open issues
- 2017: Work with the Town Committee to find independent consultants to assist the Town in its review of the Intermodal Facility under discussion

MOVING FORWARD WITH LONG-TERM PLANS 2016-2018

INTERMODAL FACILITY

➤ **Scope of Work**

- Review key elements of the proposed Intermodal Facility and its feasibility
- Examination of the potential of a municipally owned Intermodal Facility
- Focus on the design and how such an Intermodal Facility can work within the fabric of Nantucket
- Develop an overall operating model, including revenues, operating costs, finance costs, as well as Grants and other opportunities for funding

MOVING FORWARD WITH LONG-TERM PLANS 2016-2018

INTERMODAL FACILITY

➤ **Scope of Work**

- Provide and analyze design options
- Develop lifecycle analysis costs that can be used as a basis for future operations
- Analyze who are the “users” and what flexibility may exist within the operating program or the structure
- Include an analysis of design opportunities that may exist that allow for future flexibility to use technology in the changing long-term environment of all elements of transportation

MOVING FORWARD WITH LONG-TERM PLANS 2016-2018

INTERMODAL FACILITY

➤ **Analysis of Proposed Consultants / Why Desman Design Management?**

- Both Walker Parking Consultants (Walker) and Desman Design Management (Desman) are known across the Country as the two (2) leaders in the area of Intermodal Facilities
- Both have the ability to assist the Town in this Phase and all future phases, if necessary

MOVING FORWARD WITH LONG-TERM PLANS 2016-2018

INTERMODAL FACILITY

- **Analysis of Proposed Consultants / Why Desman Design Management?**
- Our Committee found Desman's responses/proposal to align more clearly with all of the Town's objectives in this review
- Desman has outlined a process that will take the Town through a step-by-step of understanding the choices within design and operating models that can then be utilized for a dynamic financial planning model

MOVING FORWARD WITH LONG-TERM PLANS 2016-2018

INTERMODAL FACILITY

- **Analysis of Proposed Consultants / Why Desman Design Management?**
 - Desman demonstrated during interviews a strong understanding of our community, including the historic downtown and the “dynamic swings” related to “summer vs. winter”
 - Desman has demonstrated an understanding of the time-sensitive nature of the analysis
 - Desman has recent experience within the Commonwealth with other projects related to Grant funding and strategies to maximize access to Public Grants

MOVING FORWARD WITH LONG-TERM PLANS 2016-2018

➤ The Intermodal Consultant -- Timing

- Q4-2017: Prepare analysis, cost models, operating proforma; develop available funding options such as MassWorks Grants, feasibility studies and other tasks
- Q4-2017: Assist with public outreach and feedback
- Q4-2017: Present all findings as requested by the BOS
- Q1-2018: Work with the Town, as needed, to develop a long-term strategy for the Town to consider issues surrounding the Intermodal Facility under consideration and prepare for 2018 Annual Town Meeting (ATM)

Note: Funding for 100% of the Intermodal Consultant will be a gift to the Town, at no cost to, and under contract with, the Town.

TIMELINE: 2019-2021+

➤ Action by Board of Selectmen

- BOS, in advance of Town Meeting, to negotiate a Development Agreement between the Owners and the Town addressing,
 - Timing
 - Street and roadway layout
 - District Increment Financing (DIF) & Infrastructure financing
 - Land needed for Intermodal Facility

➤ 2018 Annual Town Meeting

- Zoning Proposal
 - CDT Zoning
 - Overlay Zoning
 - Potential Dimensional Definitions/Standards
- Potential acquisition and acceptance of land/utility rights

MOVING FORWARD WITH LONG-TERM PLANS 2019-2021

- 2019: Demolish the Candle Street bulk fuel storage facility
- 2019-2020: Pursue permits and licenses as required for the overall site
- 2020-2021: Install general infrastructure improvements

Thank you.