

Workshop Meeting



To: Town Council

From: Travis Morgan & Ryan Spitzer

Date: 5/23/2022

Re: **Mill Development Scheme** (*Workshop Informational Item*)

DEVELOPMENT SUMMARY:

Plan 1

73 votes

US Development plan

Comments:

More green space

Need limits on how many can be rentals

Pedestrian access across RR tracks

Definitely retail with restaurants and outdoor area

Make a mix of townhomes and single family

Keep water tower

No apartments

Retail + optimist hall type development

Optimist hall + walking and biking connectivity

Was expecting more retail

Parking Area behind North Main needs to remain Town property

Traffic concerns

Traffic

Plan 2

87 votes

Rear single family plan

Comments:

Needs tennis courts on all plans

More retail – Optimist hall like

Better than apartments but still no

More retail than residential

A little more retail would be great. Like Optimist hall small green space

More retail

Needs to stay Pineville property have enough housing

More green space downtown
Park open space at end of Hill Street
Traffic concerns

Plan 3

71 Votes

All mixed and multifamily plan

Comments:

Restaurant with outdoor space on any plan
No way for rear portion of development
No apartments or multifamily
No apartments unless as part of mixed use
Small green space with single family for rear portion
Disc golf or skateboard park for rear portion
Yes for front and mid portion no for rear

- a. Front: Office, restaurant
- b. Middle: mixed used retail, office, restaurant
- c. Rear: Apartments

Middle section as mixed used only

More retail

Office/retail 6pm closing time

Keep water tower

Please no multifamily

Multifamily office and retail not just multifamily

Traffic concerns

Traffic concern with Lyndon Station and Oakley and Methodist church cut through

Plan 4

55 votes

Park plan

Comments:

Don't like this plan no development or tax income. Build fields in flood zone
Needs to be an activity center not all fields
No basketball
We have enough fields with Jack Hughes Park other parks and greenway. No
One mix use lacrosse/football/soccer field
RR crossing bridge
With Optimist hall
Permanent farmers market on any of the plans
Parking Area behind North Main needs to public area needs more work
Water tower needs repair
At Cone and Park this area needs to be mixed use
703 Hill would like buffer or fence to separate. Please resurface Hill Street

TAKEAWAYS:

- *Plan with some single family was the highest vote getter
- *Park plan was the lowest vote getter
- *The all mixed-use/multi-family did better than expected and was only 2 votes behind second favorite
- *A revised lot around 200 Dover building seemed to generate a lot of support and interest
- *Positive comments were related to support for something cool/optimist hall/restaurants, keeping remaining mill elements, mixed uses including single family/townhomes and being a Main Street asset.
- * Negative comments were related to mostly anti-apartment sentiment and some traffic and more green space needed notes.
- * A gathering space(s) is needed for the development for placemaking.

RECOMMENDATION:

Recommendation would be a combination of Schemes 1 & 2. Keep from Price Street North to Main Street of Scheme 1 but keep existing buildings and water tower and transition more from townhomes to single-family along the Southern perimeter similar to Scheme 2. Overcome the apartment concerns by making sure these are not the standard walkup suburban style apartments. Apartment/condo's would need to have ground floor commercial/office, interior access only residential, and high design quality. This would ensure at least some commercial and residential were built at the same time and would support each other. Improving and widening of Dover Street along with a possible traffic study depending on number of housing units can be used to objectively look at traffic needs.

The remaining historic buildings should be seen as assets and amenities. These elements future uses should be identified and have a claw back clause to revert back to the Town if not utilized as part of any property sale. The railroad crossing while nice is not seen as feasible due to close walking proximity to the existing Main Street crossing, need for elevators for height clearance over the tracks, and anticipated high cost with limited justification.

A combined Scheme 1 & 2 should be of high design quality, meet all zoning requirements, and provide a certain "cool" factor through both site plan and uses. Well designed outdoor eating and usable open space is essential. Open space should ideally be street side or surrounded by buildings and be well programed to be used as opposed to just a sun baked lawn. Smaller well designed outdoor space is favored over lager or wide-open unutilized space.