

Workshop Meeting



To: Town Council
From: Travis Morgan
Date: 3/27/2023
Re: **Liv Development Plan** (*proposed revision update*)

Town Property redevelopment old PD lot and College Street:

Liv Development has elevations and site plan for discussion. Staff hasn't had enough time to do a complete review but below are staff comments.

SITE PLAN:

- *Building number has changed from 3 building along the North side of College to 2 buildings.
- *Fire department corner building development design and detail is missing.
- *Some parking is expanded into RR right of way. Will likely need an agreement and lease with the RR. Who pays?
- *On street parking as shown will require road widening and removal of maturing elm trees along College St. On street parking is a plus usually but need to consider closure for parades or bicycle lane?
- *Size of commercial space not show?
- *Needs additional loading and trash facilities particularly for the commercial building portion
- *Appears short on parking particularly on the North College Street part.
- *Units noted but not bedroom count. Need bedroom type proposal to help determine appropriate parking
- *I have concern for the far east driveway on College as it is so close to Polk Street for possible backups onto Polk.
- *Need to confirm sidewalk widths

ELEVATIONS:

- *These are the first formal elevations submitted
- *Recommend compliance with the Downtown Overlay, no architecture waivers or notes as shown
- *Recommend enhanced commercial storefronts more glass and more architectural detail
- *Recommend more brick to overlay standards
- *Recommend more elaborate top cornice detail similar to town hall
- *Recommend fiber cement clapboard rather than the panels shown as more weather resistant for general walls and exposed locations.
- *Recommend nicer built in railings rather than bolt on type as appears
- *Recommend general more brick detailing and foundation detail again like town hall
- *Confirm mail and similar services will be within development property
- *Recommend all black type windows rather than mix of white/dark windows as shown
- *Buildings on College have some nicer brick details and ground floor walk up steps as shown are appreciated.
- *No freestanding sign or signage shown. Any thoughts? Otherwise, will be per ordinance.