

## Group development requirements for proposed project at 717 W. Main Street

### Use regulations (550-69)

1. Off street parking shown on design work by Design Alliance shows 29 parking stalls.
  2. Waste bins will be kept inside each privately owned structure.
  3. Development will have access only to Main St with 2 existing egresses.
  4. Set-back regulations are conforming to municipal codes and standards.
  5. (a) building materials will be LP siding, concealed fastener metal roofing, cedar entry-ways including posts, rafters, ceilings. Overhead doors to be glass with metal framing, high quality windows and doors
- (b) general elevations shown on submitted plans with elevations to have design elements similar to the existing Quonset hut structure.
- (c) Potential H.V.A.C. equipment on the exterior could include wall mount A.C. units and/or mini-split units. All floors will have radiant tubes run for hydronic heating. Refuse containers will be stored inside individual 4 units.
- (d) The example of the existing Quonset hut rehabbed by owner in 2018 to bring a building and property previously owned by Bumper to Bumper that was in extremely poor condition up to standards comparable to H.F.A. and Glenns Market will be our vision in this project.
- (e) Traffic flow patterns are indicated on submitted plans. The front building will have entrance facing Main St. The conjoined units behind will have west-facing entries.
- (f) There will be no loading areas due to the nature of usage of these buildings.
- (g) There is ample turn-in lanes both east and west bound due to the lack of on-street parking prior to entries.
- (h) We are asking for a waiver of this section due to the landscape plan submitted. The design will have extensive landscaping along with trees that the owner planted in 2019 with city approval along Main Street.
- (i) Shopping carts will not be permitted on in this development.
- (j) The storm water will primarily remain unchanged on main parking area due to the fact that it is existing currently. Grading around the proposed building will shed the water toward proposed landscape plan. A mix of decorative stone and mulch will be utilized to allow proper control of storm water.
- (k) Please refer to landscape plan submitted in proposal.
- (l) Exterior signage will be in compliance of code for proposed new structures. Existing Quonset hut building has a permitted existing lit sign that will have a new business/ art work that will meet city requirements. There will be no freestanding signs in this development.

(m)The development will have highly visible sight lines to existing sidewalk for pedestrian safety. The landscape plan shows a bike rack, and a pedestrian gathering space adjacent to front building both in front and behind.

(n)We are asking this requirement to be waived.

(o)This development will continue to enhance the current retail on West Main Street. Glenns Market, Hayes Family Auto, and Pour Decisions will benefit from other retail businesses opening as their neighbors.