



TOWN OF MIDDLEBURY
Planning & Zoning Office
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MEMORANDUM

TO: Middlebury Selectboard
FROM: Middlebury Design Advisory Committee (DAC)
DATE: 12/7/2018
SUBJECT: DAC comments on 12/5 design for Triangle Park/Printer's Alley

The comments below are based on the "draft" concept plan shown at the 12/5/18 meeting. The DAC applauds and supports this "draft" plan and the suggestions put forth to the Selectboard by the Planning Commission in their memo dated 12/6/2018. In addition to those presented by the Planning Commission, the DAC suggests the following;

- 1) We envision the fencing along and overlooking the railroad will be characteristic and similar to the historic wrought iron fencing previously in place. Further we ask that the DAC be given the opportunity to review the final fence design.
- 2) Appropriate lighting is a critical concern. Park lighting should provide a level of safety without dispersing light trespass into the night sky or beyond the immediate area. The lighting and fixtures should comply with the Towns lighting standards and should be carried into the Town Green.
- 3) Maintenance of the Parks landscaping is critically important. Spacing of water faucets that minimizes staff time caring buckets or pulling hose while ensuring public safety is considered a basic maintenance requirement.
- 4) We recommend use of "raised box" plantings (type A) with seating at street trees and "ground level" plantings (type B) with adjacent raised linear seating at the Church sidewalk trees. In addition to the obvious benefits for Park users, the raised planters would reduce effects from salt and pedestrian compaction while increasing plant selection options. ADA permeable pavers, preferably of natural materials, should be incorporated into hardscape plans.
- 5) We hope that the landscape plan and species selection will include Red Maple street trees which provide color that is not commonly found downtown. DAC

requests that the Tree Committee be allowed to comment on species selection before final selections are determined.

- 6) On Triangle Park, at the south end of the tunnel, the radius of the sidewalk should be increased to provide a better transition on to/ in to the Town Green.
- 7) While we agree with the Planning Commission regarding fountain placement, we further suggest that curved pavers be incorporated to provide better symmetry and/or that the fountain be elevated with seating around it making it more of a focal point and inviting to Park visitors.
- 8) We suggest that Merchants Row would benefit with one more street tree in front of Bourdon Insurance to create balanced symmetry to the south side of the Street.
- 9) We question the appropriateness of the very narrow green space along the Bank and how effectively this space can be utilized.

We believe that these design elements will make the Parks a better place for all to enjoy and for that reason we ask that the Selectboard incorporate them into the development of the final plans. Please let us know if we can provide any additional details. Thank you for the opportunity to assist the Town with this important task.