



TOWN OF MIDDLEBURY
Planning & Zoning Office
77 Main Street
Middlebury, Vermont
(802) 388-8100 X 210

MEMORANDUM

TO: Selectboard
FROM: Planning Commission
DATE: 12/6/2018
SUBJECT: Planning Commission comments on 12/5 design for Triangle Park/Printer's Alley

We appreciate the design team's willingness to incorporate so many of our public comments into new design and we think it's a much improved process and product.

The Planning Commission was first directly engaged in this process at our 11/1/18 meeting, and then at a joint DAC/PC meeting held on 11/29/18. Additionally, various PC members attended the public meetings held in June, Sep., and most recently- on 12/5/18. We also considered outside input submitted to the commission, all of which has also been shared with the design team. The comments below are based on the "draft" concept plan shown at the 12/5/18 meeting.

- 1) We envision a vibrant Edge Space along the Merchant's Row and Main Street sides of Triangle Park. A perspective rendering, sketch or photo overlay is requested, which will allow participants on 12/11 to visualize these edge spaces.

- 2) We liked the precedent images Lily Snow brought to the 11/29 meeting, showing raised planters serving a double purpose as seating. We encourage additional use of planters in the final concept design for Triangle Park. These could be constructed using Ashlar blocks or other natural material. We agree with Lily's statement that having lots of color in the planting beds will be important. Raised bed planters could be located along the path near St. Stephen's church, and/or along the Main St./Merchant's Row sidewalks, as long as the planters don't take up too much space along the edge space. Trees could be located in the planters, and seating surrounding them. See example below:



3) <https://images.google.com>

4) We request that central hardscape areas and curbing be composed of natural stone material, and not concrete. See example below-



VYCC Monitor Barn. Richmond

Photo by Jen Murray

5) We discussed the fountain and like where it is located on the draft concept. The location appears to be appropriate as a focal point for this very classic, symmetrical design. If additional room is needed in the “plaza” portion of Triangle Park, we feel it could be moved further forward- toward the “point” where Merchant’s Row and Main Streets meet.

- 6) Please keep the new street trees you have shown along Merchant's Row and Main Street as depicted on the 12/5 draft concept.
- 7) When designing the curb along the north side of Merchant's Row, please make this a low curb that vehicles could drive over, and wouldn't interfere with the doors of parked cars.
- 8) Electrical outlets along edge of the hardscape area in Triangle Park should be included in the final design
- 9) We enthusiastically support the ADA-accessible path through the Park in Printer's Alley. This will be an important part of completing a future connection to the rail platform. Acquiring property from the Marbleworks to make that happen would be of great value to Town.
- 10) In Printer's Alley we encourage the use of native plantings and pollinators. The Marbleworks rain gardens can be used as a model.
- 11) The concept plans show a round hardscaped area at the base of Printer's Alley. This area does not seem practical or useful and we would prefer to see it used for plantings and green space; perhaps a rain garden.
- 12) For the safety of pedestrians descending along Printer's Alley- please provide a hand rail along the sidewalk parallel to the wall of the National Bank. This hand rail should be located between the sidewalk and the travel way for Printer's Alley. If this handrail is not an eligible project cost, the Planning Commission requests that the handrail be purchased and installed at the Town's expense.

Many of the design elements we have discussed within the commission will come into play during the development of final plans. We would appreciate the opportunity to see drafts of final plans as they are they are developed over the coming year. These should be shared with us through staff. In particular, we would like to review draft lighting and landscaping plans and cross section details showing the subsurface materials planned for planting areas and trees.

Please let us know if we can provide any additional details. Thank you for the opportunity to assist the Town with this important task.