

**MEMORANDUM:**

**FROM:** FREDERIC (RICK) LICHT, PE

**TO:** NATHANIAL RUDY, TOWN MANAGER  
SANDRA CARDER, CHAIRPERSON, TOWN COUNCIL

**RE:** VILLAGE GATEWAY PROJECT  
MAIN STREET, GRAY  
CONCEPT VISIONING SKETCHES SUMMARY  
(MAP 35 PARCELS 27, 28 & 29)

**DATE:** APRIL 15, 2021

This memo accompanies the Village Gateway Project Concept Visioning Plans entitled “*Village Gateway Project Concept Masterplan*”, *Studies A, B & C* dated April 14, 2021 to provide a summary of each study in preparation for the Council Executive Session scheduled for April 20<sup>th</sup>.

**SCOPE OF STUDY:** The team of Licht Environmental Design, LLC (LED); Carroll Associates, Landscape Architects (PCA) and Helix Media Marketing (HMM) have prepared initial visioning studies under the contract dated April 05, 2021 with the Town of Gray. This is the first step in a collaborative process to provide conceptual visioning for the 7.0 +/- acre subject property to support the June Town referendum vote to acquire the property.

The Concepts A, B and C summarized below represent the consolidation of several initial sketches reviewed with Town staff incorporating suggestions and comments. This submittal to the Council is intended not to present final plans, but conversely, to engage and seek comments from the Council on the Town’s and stakeholder’s potential goals, programs, benefits and desired uses –both public and private to make the best use of this critical parcel. The parcel is unique in that it is truly a “gateway” parcel to the core of the village and the physical location in relation to schools, recreational facilities, the Town municipal complex and shops and services with pedestrian access to all –represents an opportunity for a smart growth approach to the future use of the site.

To be clear, the studies are intended to represent a “vision” and not a final design. We anticipate receiving further guidance from the Council and staff to further refine the goals of the study and present graphics which are statements for the community of what could happen, not what will happen.

We look forward to receiving additional direction at the Council Executive Session workshop on April 20<sup>th</sup>.

## CONCEPT STUDY SUMMARIES:

### OVERVIEW:

It should be understood that the designs have not tested stormwater designs, subsurface wastewater disposal capacity, utility designs, etc. at this level of study. This level of effort will come later. However the design team has given consideration to all of these elements in the concept planning phase. Secondly the designs may include elements which are not consistent with the current VC/VCP Zoning which will have to be addressed at a future phase (i.e. max. number of units in a multifamily dwelling).

### CONCEPT STUDY A:

#### RECREATIONAL/ATHLETIC FIELDS & MIXED USE RESIDENTIAL/COMMERCIAL

- Provides 18 two story units/condos –potential shops/ service/retail –lower level, with 1,000 sf+/- residential flats above and/or on ground floor. Opportunity for loft units.
- Creates a village scale streetscape entry into the site and along Main Street with on-street parking, sidewalks, lighting and street trees. Building setbacks close to the street at similar setbacks to the rest of the village.
- VALT trail and pedestrian connectivity via trail/sidewalks.
- Transitional area center of site –
  - Concession/restrooms/storage
  - Playground
  - Common Green – civic space, community gardens, etc.
- Rear of site -
  - Little League Baseball
  - Overlapping Multi Use Field area
  - Batting cage
- Parking –
  - Main Lot 66 spaces. Access from main internal drives (\*This could also be accessed directly from a separate drive from the 50 foot ROW to Main Street.
  - 10 spaces for parents/elderly to watch games from outfield fence.
  - 18 other surface spaces
  - 28 spaces for Mixed Use

**CONCEPT B:****RECREATIONAL FIELDS & SENIOR 55+ HOUSING**

- Main Street and village scale entrance –anchored with 24+/- unit, three story, 55+ senior apartments/condos. Underground parking assumed. Building close to Main Street with main access off entry courtyard.
- Center of site –large 97 space parking, “Commons” area with potential playground, community gardens, pocket park, etc. and concession as transitional area between residential and recreational. Parking would be mostly hidden from public view at Main Street.
- Rear – Little League Field, Tee Ball or Softball Field and overlapping 100 yard multi-purpose field.
- VALT trail connections and pedestrian pathways.
- Concept has a nice rhythm and efficient organization to the various uses.

**CONCEPT C and MAIN STREET SECTION  
STREETScape IMPROVEMENTS**

- Concept provides an example of a mini roundabout (flush or at-grade to allow passage over entire circle) and re-alignment of Colley Hill Road to:
  - Provide a visual gateway to the village with geometric changes, use of varying materials and plantings, etc.
  - Provide traffic calming while allowing larger trucks to pass
  - Assumes Main Street section improved with added curbing, sidewalk, esplanade and potentially on –street parking on the south side.
  - Provides crosswalk connecting to VALT Trail.
  - Main Street Section provided as illustrative concept for streetscape improvements –to be further discussed with staff and the Council.

**SUMMARY:**

We look forward to discussing the submittal in further detail at the Council workshop on April 20<sup>th</sup> and receiving comments and suggestions on the overall site program and ideas for future use.

Frederic (Rick) Licht, PE, LSE  
Principal