

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 29, 2021

This memo accompanies the Village Gateway Project Concept Visioning Plan entitled “*Village Gateway Project Concept Masterplan*”, *Updated Study “D”* dated April 27, 2021 to incorporate and consolidate Council comments on Concepts A, B and C received at the April 20th Council Mtg. (Refer to the previous memo dated April 15th for background on the prior Concept Studies).

CONCEPT STUDY SUMMARY**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 D:**RECREATIONAL/ATHLETIC FIELDS, 55+HOUSING AND SMALL CAFÉ/COMMERCIAL/OFFICE**

- 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.
- Added: Small building opposite the 55+ building, possible café/small restaurant, retail or commercial space and offices second floor. Building can be reduced as well. Create inviting pedestrian plaza spaces, outside tables, etc.
- Small parking lot to support café/commercial building.
- “Village street” entry design into fields to rear.

- 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.
- Plan shows the concept of the mini-roundabout treatment on Main Street to provide a physical “gateway” to the village and slow traffic with Colley Hill Road realignment.

SUMMARY:

We look forward to discussing the submittal in further detail at the Council workshop on May 4th and receiving any additional comments and suggestions on the overall site program and ideas for future use.

Frederic (Rick) Licht, PE, LSE
Principal