

Project Narrative

SITE PLAN

The revised proposal contains very similar lot coverage: a two-story mixed-use building (5,500 square feet total) and a two story-two unit residential building (3,000 square feet total) and the current layout has improved circulation, accessibility, and connectivity from the previous proposal.

PARKING

The current proposal provides a parking lot of 5 parking spaces for the commercial building and garages of 4 spaces for residential tenants. One additional parking space is proposed on the property on Blacksmith Lane. In total, 10 parking spaces are provided on-site.

Significant site conditions including the severe grade change of the site an 18' vertical drop between North High Street and Blacksmith Lane, the presence of the historic stone walls, and a structure cutting through the middle of the site have presented a hardship for the provision of an accessible parking space within the property. To mitigate this limitation, an ADA parking space is proposed to be provided on N. High Street, which is the best location for users. This accessible parking space, in the R.O.W., provides the shortest and easiest route to future businesses in the new commercial building.

Originally, two parallel parking spaces in the parking lot were designated for the residential tenants. In the current proposal, these two parallel spaces were replaced by 4 garage parking spaces, 2 per tenant, which greatly improved the desirability of these townhomes and better utilize the parking lot as a circulation space.

PEDESTRIAN SIDEWALK

The current site does not have a sidewalk on Wing Hill Lane. In fact, the existing commercial building has a stair on its south facade, encroaching the Right of way. The revised proposal eliminates the stairs on the south facade and proposes a 5' pedestrian walkway connecting N. High Street and Wing Hill Lane, providing improved connectivity. Additionally, this 5' walkway wraps around the corner of Blacksmith and in front of the entries to the townhomes.

STONEWALL

This current proposal preserves the existing stonewall (the one is made of rectangular blocks and begins on the SE corner of the existing building). It is proposed that two of these blocks on its far south end be turned 90 degrees to the west to eliminate the existing 10" drop. This way, the proposed pedestrian walkway will be smooth and continuous while minimally altering the integrity of the stonewall. To acknowledge the history of the stonewall, it is proposed that a historic marker be erected at this location where the view of the stonewall and the privy (dated

1934 built by Forest Ticky Wing) is accentuated and integrated as a part of the new development.

The dry-stack stone wall on the southeast corner of the current building is deemed a non-historic structure.

TRASH ENCLOSURE

The proposal identifies the site's north area for a trash enclosure to be used by tenants of the mixed-use building. This location allows for four 96-gallons movable trash containers, which can be wheeled out on N. High Street for trash collection.

For the residential building, trash cans are to be located on the north side of the building, next to condensing units, and behind the parking space on Blacksmith Lane. On trash collection days, they will be wheeled out onto Blacksmith Lane for trash collection.

LANDSCAPING

Site landscaping and streetscape treatments will largely conform to the Historic District Guidelines and have been designed to complement the proposed architecture and existing historic structures. While no existing major trees are located within the bounds of the site, two existing street trees within the N. High Street R.O.W. associated with the project's frontage will be preserved during site construction, barring any unforeseen circumstances. New street trees will be provided along the Wing Hill Lane frontage to help define pedestrian and vehicular circulation, harmonize the scale of the street corridor, and soften the hardscape. The Wing Hill Lane tree lawn is proposed to be underplanted with low groundcover plantings similar to those species suggested on the conceptual plant list. On Blacksmith Lane, a divergence from the street tree requirements is requested, as the street section does not have adequate width to accommodate a tree lawn or street tree plantings. Interior to the site, building foundation plantings will be provided in all available green spaces, and desirable existing landscape materials will be preserved to the greatest extent possible. All ground-mounted mechanical and service structures will be screened by opaque enclosures or evergreen landscape material of sufficient height.

STORMWATER MANAGEMENT & UTILITIES

Stormwater drainage will be provided in the asphalt parking lot with a single catch basin just west of the townhomes. The parking lot will be graded to meet all city standards. The brick sidewalks along Wing Hill Lane and Blacksmith Lane will closely follow the existing grade of the roadways, and drainage will be accomplished using a combination of new and existing concrete gutters and/or curbing out letting into an existing catch basin at the SE property corner. No stormwater management is proposed as the disturbed area (0.21 Ac.) is less than the 1.0 Ac. threshold. Existing sanitary, water, and gas services along North High Street will serve the new retail/office/restaurant building. New service connections from existing facilities in Blacksmith Lane will be constructed to serve the townhomes. Electrical service will be provided from existing overhead power lines along Wing Hill Lane.



ARCHITECTURE

MIXED-USE BUILDING

Consistent with the previous proposal, the mixed-use building is typified by two distinct sections, the northern and southern sections. Their distinction is made more pronounced by a slight shift of their respective floor plates: The northern section is expanded to the east and the southern section is moved to the west. Different from the previous proposal, the northern section is now clad with horizontal wood siding (instead of vertical). Vertical wood trims are added for accent and texture, improving the originally flat appearance of the north facade. Material selections have been simplified as metal panels on the windows are eliminated and now replaced by wood siding in a vertical pattern. These wood siding help regularize window locations and sizes while providing just enough variations and rhythms to the facades. Additionally, in response to the comment from the Conceptual Plan review, an 12” eave is added to the northern section of the building.

The southern section of the building is clad with sand-colored bricks with smooth limestone headers, sills, and trims. The limestone trims create a grid-like system that adds visual interest to the facades while unifying all of the windows. This highlights a more stately feel to the commercial building. Limestone panels on the windows are used to guide window placements. They provide variations to the openings and soften the otherwise rigid appearance. A particular window on the south facade receives a planter box to help enliven the pedestrian walkway. Both the northern and southern sections have water tables that are clad with rusticated limestone, complementing the existing historic stone wall.

On the east elevation, its appearance has been greatly improved by the “in-and-out” floor plates of the two sections.

RESIDENTIAL BUILDING

Similar to the mixed-use building, the residential structure also has two distinct sections, which represent two townhomes with a design that mirrors each other. The 2-car garage with its openings from the parking lot improves the site’s vehicular circulation and provides convenience to future residential tenants. Wood sidings, similar to the commercial building, are now horizontally laid out with vertical trims for accents. The entries into the townhome units are recessed, allowing balconies on top. These two balconies replaced the cut-out roof decks in the previous proposal. These design features help activate Blacksmith Lane and make it more pedestrian-friendly.

To conclude, this proposal has made the above design modifications in response to the comments from the Conceptual Plan Review. The overall design and material choices are more sympathetic to those found in the historic district. While window trim detail and pattern are now uniform, the aluminum-clad over wood windows remained to be picture windows without divide lites. To be consistent with the Historic Design Guidelines, this architectural element is a modern interpretation of historic detail and not the replication of historic styles.

