



ParkArchitecture LLC

Paul Simon, ASLA Website: www.parkarchitecture.com

Landscape Architecture | Architectural Planning | Public Art | Site Planning | Multi-Disciplinary Design Coordination | Permitting

Attn:

Town of Richmond
Development Review Board
203 Bridge Street
Richmond, Vermont 05477

January 13, 2023

Park Architecture LLC and gBArchitecture are pleased to submit a Site Plan Review application on behalf of the owner 23 Pleasant LLC and Northfield Savings Bank as applicant.

Site Plans include building and site renovations of an existing commercial bank facility located at 23 Pleasant Street. The proposed principal use shall continue as a branch banking facility for Northfield Savings Bank. A Bank is an allowable use in the Village Downtown District.

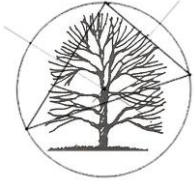
Plans include exterior façade renovations to the existing building, exterior lighting upgrades, minor upgrades to the existing vehicular circulation route, renovated parking, lighting, and drive through improvements. In addition, the plans include new ADA accessibility improvements, walkway and hardscape improvements, fencing, and new landscaping. It should be noted, there is no building addition proposed.

The property is located in the Village Downtown District (VD). As identified in Section 3.10 of the town regulations, the purpose of the Village Downtown Mixed-Use District *“is to provide a district that encompasses the existing village core area and supports employment, light industry, commercial enterprises, community gathering spaces, dense and affordable housing, and other compatible uses that bring value to the community and maintain Richmond’s unique sense of place.”*

In addition to the physical site improvements proposed with this application, we believe re-establishing branch banking services to this parcel will help improve area economic vitality, increase job opportunities, and help attract both residents and visitors to the village center.

The proposed site improvements and building renovations will enhance the overall village area, revitalize an existing building for public activity, and provide compatible non-residential banking services to the community. We believe this application, the proposed site improvements, and use, suitably fits into the vision for Richmond as described in the Richmond Town Plan and defined in criteria 3.10 for the Village Downtown District.

The time period for completion of the project includes a project start date of April 2023 for the exterior construction activities and site renovations; ending construction in August 2023.



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Please see the plans attached herein for further information depicting existing and proposed site plan improvements, ADA accessibility improvements, site details, exterior lighting, landscaping, and landscape cost requirements.

The building entry area will be enhanced with new concrete walkways and improved ADA accessibility. The existing picket fencing and intermediate framing between the porch supports will be removed to allow greater visibility and accessibility to the front entry area. Additional building renovations include removal of the existing satellite dish, new painting of soffit and roof returns, siding and trim. See Architectural plans A200 and A201.

Plans also include upgrading all exterior lighting fixtures in-place with new LED fixtures. All fixtures are downcast and full cut-off meeting the Town of Richmond sec. 4.10.2 in accordance with IESNA with downcast illumination and full cut-off specifications. Most of the fixtures are recessed within the building canopy and will retrofit in existing locations. Adjacent to a door on the North East side of the building is an existing sconce fixture which will be removed and replaced with a new downcast fixture. For more information, the lighting specification cut sheets are included herein. Additional lighting notes and requirements are depicted on plan L301.

The proposed plan for 23 Pleasant Street includes a landscape concept design meeting the Town of Richmond Landscaping criteria per sec. 5.5.3 b) to include vegetation indigenous to the area and compatible with the Village Downtown District. The choice and placement of plantings in the parking areas and surrounding the building takes into account the special hazards of salt, vehicles, and maintenance equipment, and includes additional provisions for snow storage areas as shown on the plan. In addition, the plans include new solid wood panel fencing in the locations shown on the plans with a grey color style that will match with the proposed color selected for the siding on the building. See attached landscape plan L201, L202 and landscape details sheet L401 for more information.

Overall, the goal is to provide a welcoming and colorful pallet that is inviting to the community, yet will be low-maintenance once the plantings establish. To that end, we have included a diversity of plantings and Vermont native species. We believe the plans (as proposed) work well to meet the vision of the town standards; and in addition, provide a beneficial landscape that will enhance the Village Downtown District.

Sincerely,

Paul Simon, ParkArchitecture LLC
Landscape Architect