

Center Business District

Landscape Design Feedback Report

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The following report consists of resident comments, questions and concerns in regards to the proposed plans for the Center Business District Landscape Design. Residents on the Center Business District mailing list were sent emails containing a link where they could view a presentation containing the landscape designs for the Center Business District. The proposed landscape designs were the semicircle design, the circle design and the amphitheater design. They were asked to provide feedback to the Town Manager via email. This created a platform where residents could give their opinions on which design they preferred, as well as anything else they liked, disliked or suggested.

The Town Managers office received 41 emailed responses. Each response was read through thoroughly and entered into a detailed spreadsheet. Any response that specifically stated a certain landscape scheme as a favorite was recorded as a "vote" for that particular design. Residents that had two favorites were recorded as votes for both designs. Similarly, if a resident expressed that they were specifically not in favor of a particular landscape scheme, or multiple schemes, those responses were recorded as votes against.

As you will see in the following report, the majority of the responses we received were in favor of the semicircle design. The amphitheater design was the second most popular, but residents were concerned that it would create dead space when performances were not being held. Residents feared that the circular design would create traffic flow and accessibility issues and would distract from the overall aesthetic of the center. Many residents advocated for more greenspace, but suggested adding trees without removing too many of the existing parking spaces. Most residents were in favor of the bump outs on the side of the old Samuel's building. Many believed that it would create more walking space and enhance the community feel of the center. Any comments that were received that were not specifically about any of the landscape designs were also recorded in the report. These included comments regarding topics like parking, streets and roads, materials, upkeep of the center, and any other concerns that were voiced.

The following report is in chart form and is broken down into general topics that were addressed as well as paraphrased responses from the residents regarding those topics. The intent of this report is to provide a simplified format for viewing resident's comments and concerns and to ensure that individual comments and concerns were heard.

Topic in Question	Comments
<p>Scheme 1: Semicircle For: 14 Against:</p>	<p>Comments For:</p> <ul style="list-style-type: none"> • Similar design should extend to entire district • Suggestion of no “dead space” • Most promising because it is the most similar to what we have in the center already.
<p>Scheme 2: Circular For: 3 Against: 3</p>	<p>Comments For:</p> <ul style="list-style-type: none"> • Most flexible option • Use brick/concrete pavers instead of asphalt <p>Comments Against:</p> <ul style="list-style-type: none"> • Design will create dead zones of unused space • Design will limit usage and distract from center aesthetic • Will create traffic flow and accessibility issues. • Do not expand circle/rotary
<p>Scheme 3: Amphitheater For: 9 Against: 3</p>	<p>Comments For:</p> <ul style="list-style-type: none"> • Move performance area into the center of the proposed space • If we have a performance space, it should be located on Hagman Road. Cars driving past behind it could create noise problem during performances. • In favor of the amount of trees in this design • Perfect for events such as the tree lighting <p>Comments Against:</p> <ul style="list-style-type: none"> • The design will create dead zones of unused space • Performance space will not be used a lot • Design will limit usage and distract from center aesthetic • Will create traffic flow and accessibility issues
<p>More Greenspace For: 11 Against: 3</p>	<p>Comments For:</p> <ul style="list-style-type: none"> • Don't get rid of any more green space • Fence/enclosure around green space for kids safety • Perennial planting instead of naturalized planting • Keep trees in French Square and Sabrina's Garden • Add greenspace without removing too much parking • Suggests preventative measures be taken to address tree roots damaging concrete/sidewalks <p>Comments Against:</p> <ul style="list-style-type: none"> • More greenspace does not mean increased or preserved revenue. • Trees can obscure shop signs. • The proposed greenspace is similar to Ingleside Park and the Gazebo. If people want walking/green space, go to the park.
<p>Elimination of Parking For: 1 Against: 4</p>	<p>Comments For:</p> <ul style="list-style-type: none"> • Okay with giving up the already 5 eliminated spots on Jefferson • Center needs walking areas and gathering areas more than parking spaces. <p>Comments Against:</p>

	<ul style="list-style-type: none"> • Given article on parking crisis in Chelsea; they did not have enough parking • Be mindful of parking on the center end of Cottage Park Road for houses • Having private lot spaces in the presentation was misleading; business owners were not taken into consideration • Not okay with the elimination of the 7 spots on Hagman or the other 7 near the Pizza center/Sandy Paw/Front French square area. • Hope the re-configured Hagman parking lot has the same number or more spots in it after redesign. • Parking is already very limited
Parking (in general)	<ul style="list-style-type: none"> • Enforce parking • Paid parking would result in a reduction of business • Bring back angled parking • Plenty of parking in the center already • Retain all present parking on Putnam • Concern with the town parking lot and the entry at Woodside and Pauline: questioning why the lot was enlarged but lost parking spaces • Can't move forward with these designs with the assumption that you will have access to private lots
Bump-Outs For: 3 Against: 1	Comments For: <ul style="list-style-type: none"> • In favor of eliminating driving on 4th side • In favor of using street on side of Samuels as pedestrian space. • No use of space for private dining. Wants clear policies in place for when businesses temporarily use that space • Center needs walking areas and gathering areas more than parking spaces. • Wants to be able to walk around the center and see people, gives it more of a community feeling Comments Against: <ul style="list-style-type: none"> • Use space near Book Depot and Blackstrap as pedestrian space
Materials	<ul style="list-style-type: none"> • Wants everyone to consider materials that are durable/low cost to maintain and easy to sweep/plow/drain rain water off of • Consider materials that are good for carriage/wheelchair accessibility. • No brick • Stone that is not slippery when wet
Streets/Roads	<ul style="list-style-type: none"> • Make Adams St a one-way • Don't close Hagman Rd • Suggestion to make Cottage Park Rd and Somerset Rd one ways • Wider sidewalks

	<ul style="list-style-type: none"> • Driveways on Woodside: At body shop reduce to single cut, at Ambulance eliminate driveway, and not relocate on Woodside. Both of these properties have driveways on Hagman Rd. • Add crosswalk across Pauline St from end of Walden St to sidewalk between Hagman and Putnam or from sidewalk between Walden and School St to Putnam • Consider closing Jefferson St between Hagman and Putnam or changing traffic flow to inbound • In favor of better sidewalks • Believes Putnam St was left out of the plans; speed and traffic needs to be addressed. • There does not seem to be a true plan for Pauline St. traffic/speed needs to be addressed in the school zone
Other	<ul style="list-style-type: none"> • Alternative use of auto repair space • Design/work should extend to entire district • Electric and telecommunications placed underground • Make public aware of schedule of the changes/public vetting of all details of plan • Consideration of old businesses doing renovations in the future • Signs for finding the center and way around the center • Coordination between landscape architect and engineer • Plans for upkeep of new changes • Please consider overall aesthetics from a marketing/economic/shop perspective • Signage, branding, uniformity, and continued upkeep. • Innovative look to buildings. • It is important to preserve the original history of the center (railroad tracks/markers) • Concerns with mini plazas for welcoming to the center: Problem with delivery trucks being too big to properly turn onto Woodside. How will the grass space along the east side of the intersection affect Scott's Auto Repair business? • Concerned that the new CBD improvements will not be maintained • Wants transparency, communication and consideration of business owner's interests when choosing a design. • All plans raise major concerns with rerouting traffic, loss of parking, and drainage/flooding.