



September 25, 2020

Bradford Planning Commission
P.O. Box 339
Bradford, Vermont, 05033
Re: Tri-Valley Transit Bus Depot

Dear Marcey and Members of the Commission,

We greatly appreciate the Commission's willingness to reconsider its 9/9/2020 decision, specifically item 4 regarding the building orientation. At the last meeting on 9/15/2020, we described the multiple reasons why rotating the building would not work for TVT and explained the purpose for orienting the building as it is drawn. At the next meeting on Tuesday, September 29 we look forward to the opportunity to propose alternative ways we can satisfy the Town of Bradford Zoning Bylaws while maintaining the critical operational element of its current orientation.

With feedback received during that meeting, and a deeper understanding of the intent of the town's zoning regulations, we have integrated our response into the sketches we are putting forth now. We are also attaching additional comments directly addressing the standards.

In response to Finding of Facts item 7, our first and simplest approach is to plant trees to selectively screen the building from views both from Route 25 and Plateau Acres while leaving some line of sight to the building and signage clear from the entry point to the park & ride. Landscape options A and B show ways this could be done, and the tree screening studies give a diagrammatic view of how it could look. Species of trees would be a mix of evergreen and deciduous trees, selected for salt tolerance (at the south between paved areas), local climate hardiness, medium to fast growth rates, and year-round interest and screening. Variety in height of these plantings could offer a transition element between the bus shelter and the proposed building. Initial planting size would be selected to balance the desire for immediate screening, thriving trees, and maximizing transplant survival. Berms in the same screening area are also an option that would aid in screening the building.

In response to our better understanding of the Zoning Bylaws and the committee's Finding of Facts, in addition to landscaping, we are presenting several façade studies for discussion with the Committee. The sketches included show the following:

- For reference: the previously Proposed design option (albeit somewhat more developed now)
- Option 1
 - Change overhead door color to match walls (reduce visual impact of doors)
 - Add small porch roof at garage entrance (pedestrian scale element)
 - Add wood slat panel above porch roof (scale, natural material, modulate façade)
 - Add mural on west wall. The content of the mural is to be determined.
- Option 2
 - Change overhead door color to match muted accent color. Omit 1 panel of glazing. (minimize visual impact of doors)
 - Add wood slats and sign panel at south façade (modulate façade, add focus point that is human scale, natural materials)
 - Change metal panel texture above overhead doors (modulate façade, visual interest)
 - Add clerestory windows at west façade (visual interest, breakup large wall)

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- Option 3
 - Add horizontal band around entire garage at overhead door head and clerestory sill to bring down the scale of the building and add visual interest. Omit east and west bump-outs and siding change.
 - Add clerestory punched openings (visual interest, break up large wall)
 - Add large wood slat panel at sign and garage entrance (natural materials, visual interest)
- Option 3A
 - Same as Option 3, but limit the wood panel to below the horizontal trim and above the door (smaller scale element)

It should be noted that the Options are not offered as “stand-alone” choices. Different elements of each of the above Options can be considered in combination with elements from other Options. We look forward to discussing these options with you on Tuesday, and hope to resolve the Commission’s concerns regarding this project’s compliance with the zoning bylaws.

Sincerely,



Jim Moulton, on behalf of TVT and Tom Appel,
Polly Wheeler, and Brent Rakowski