



3/12/2018

Summary of updates to Harrisburg Senior Apartments:

Attached are the revised Harrisburg Senior Apartments floor plan for the first floor and the elevation facing Main Street. We have incorporated changes based upon feedback from Staff, Planning and Zoning Advisory Board members, and Council members. These are preliminary but illustrate the high quality product we intend to build. These would be the baseline of our design and any substantive changes would require the Town's blessing and be equivalent in quality.

- Design very complementary to the existing commercial and residential properties incorporating design elements that tie into the surrounding feel of Town Center. Building elevation and roof line articulated with variation in massing and materials.
- The four units originally facing Main street have been relocated. The current plan only includes common area facilities along Main Street. A gym and various activity rooms fronting Main Street will bring activity to Main Street.
- The proposed plan has multiple entrances and exterior spaces facing Main Street to further engage Main Street. The proposed plan shows 5 exterior doors facing Main Street, and the wings each have 2 additional exterior doors facing the driveway/side street.
- On Sheet A1.12 we are proposing an "activity room" in the front right corner that opens on Main street. We intend for this to be flex space that can have multiple uses depending on the need at the time. When the activity/flex space is not in use by our residents we could potentially make it available to local nonprofits and Town for meetings or to support community events. Potential use as indoor art display space or space for art classes during Artwalk or similar periodic community events. It would engage the street, further interweave our building into the activities of the community and give our seniors the opportunity to participate in intergenerational activities. The flex space's storefront windows facing Main Street could possibly be utilized as a year round display for local artists with the art rotating periodically and act as a promotion for Artwalk or similar events. It would be visually interesting to the street and provide a space that could be utilized in a number of different fashions.

- Meets and/or exceeds
  - brick height of 36"
  - 35% brick or stone (of non-glass areas) along street elevations (Attached elevation shows 39% brick)
  - windows and openings comprise 65% of first floor fronting Main Street (The proposed elevation along Main Street is 180 linear feet with 120.24 linear feet of that being glazing.)
  
- Exterior finishes:
  - Two brick colors including rowlocks, soldier courses, and herringbone inlay details.
  - Hardi fiber cement siding, Hardi fiber cement board and batten with color scheme complimentary to surrounding properties.
  - Colors shown in elevation are for illustrative purposes only, we will work with the Town to ensure final color selections are in keeping with Town's desire.
  - No vinyl siding is utilized.
  - Storefront window sizing and mullion details complementary to aesthetic along Main Street.
  - Awnings included on first floor entrances along Main Street. Elevation currently shows variable awning that could be switched depending on Town's design preference