

## **Brick Planter Addition and Dumpster Enclosure Changes in Matthews Station Street**

**DATE: April 3, 2018**

**FROM: Jay Camp**

Lat Purser & Associates proposes to modify the landscaping area outside of Subway at 131 Matthews Station Street to create a brick seating wall similar to those installed on North Trade Street recently. Due to the grade change and staircase, the wall will be stepped down from the parking lot grade with seating facing the Subway restaurant. LPA will work with Ralph Ramsaur to determine if the crepe myrtles can be saved. Also requested are modifications to the dumpster enclosures to replace the wood doors on the enclosures with vinyl. A small addition is requested to the enclosure behind 110 Matthews Station adjacent to the railroad tracks. The addition will create a place for smaller rollout containers.

### **Proposed Solution**

The Downtown Development Agreement requires Town Board approval of changes made to buildings and property within the Matthews Station area. The proposed brick planter will provide additional seating in the area. After almost 20 years, the wood gates on the dumpster enclosures are showing signs of wear and tear and are in need of the proposed repair work. Staff supports both requests.

### **Financial Impact:**

None

### **Related Town Goal(s) and/or Strategies:**

Quality of Life

Economic Development/Land Use Planning

### **Recommended Motion/Action:**

Approve request for brick planter at 131 Matthews Station Street and changes to dumpster enclosures.

March 26, 2018

Re: Matthews Station Exterior Improvements

Dear Council:

Pursuant to the Agreement of Easements and Restrictive Covenants executed October 23<sup>rd</sup> 2000, by and between Lat Purser & Associates, Inc. and the Town of Matthews, this letter is to request the review by the Matthews Board of Commissioners to consider the following items in an effort to improve the overall appearance of Matthews Station.

1. Installation of brick landscape planters between the patio at Subway Building 131 and the public parking lot. (Exhibit A)
2. Replace all existing dumpster corral doors and siding from wood to white vinyl panels
3. Extension of existing dumpster corral located between PNC bank and Building 131 (Exhibit B)

Please see the attached package and feel free to contact me for any questions.

Sincerely,

LAT PURSER & ASSOCIATES, INC.,  
as Agent for Matthews Depot, LLC

JD Yearwood

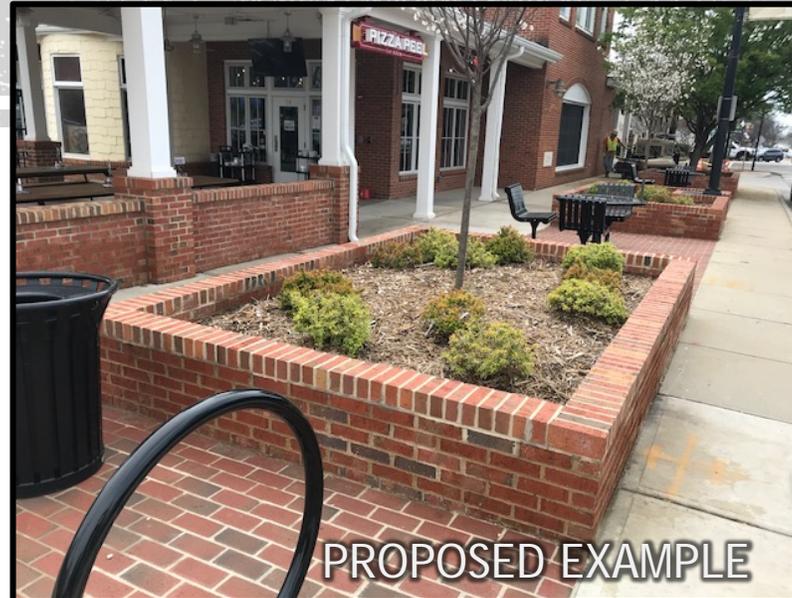
A handwritten signature in black ink, appearing to read 'J. D. Yearwood', written in a cursive style.

cc: Lat W. Purser III  
Jay Camp

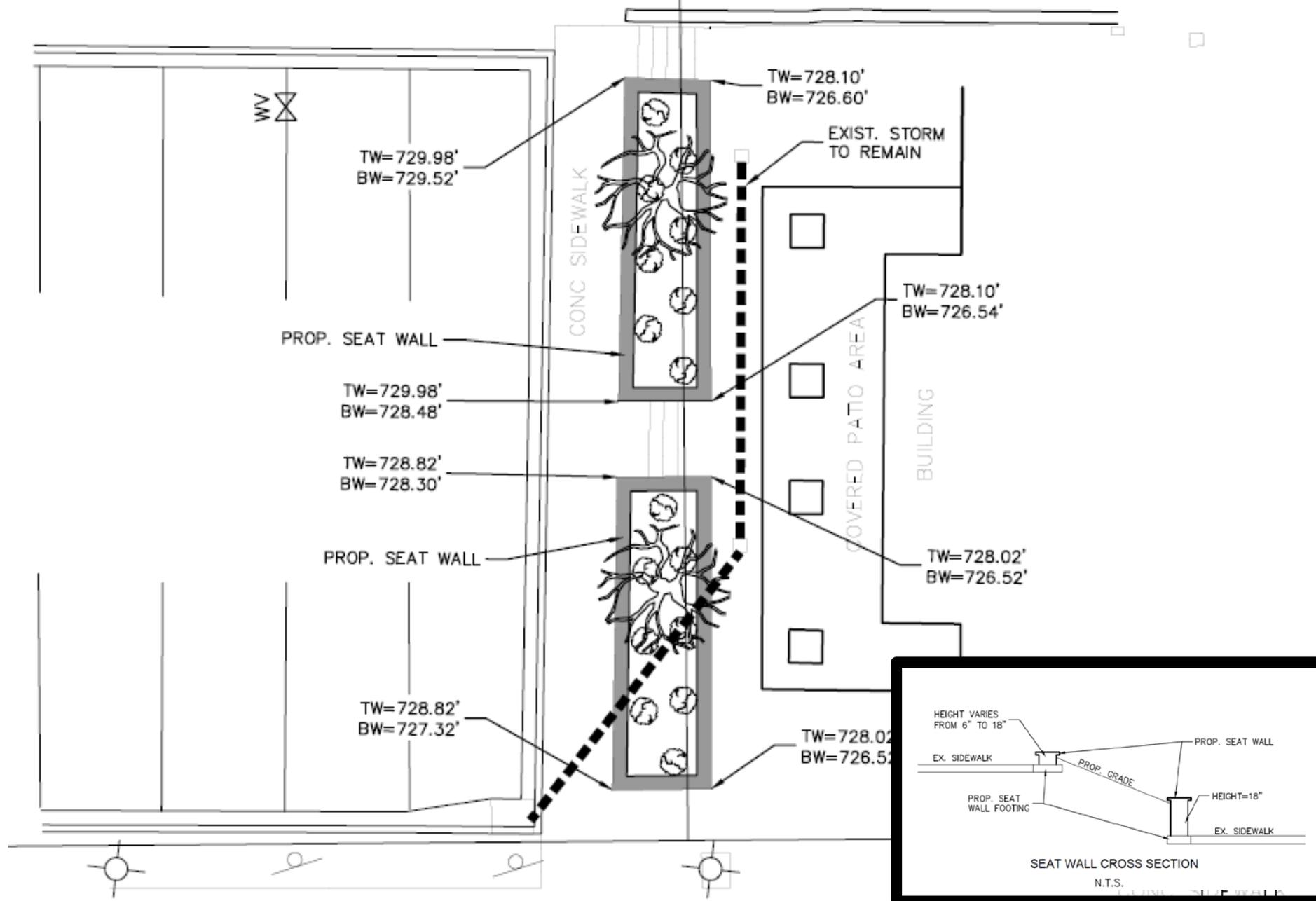
# EXHIBIT A

- ❖ Reduce landscape runoff during storms from existing planter areas  
Match existing planter beds found in front of the project along Trade St. to provide a cohesive look through-out the project

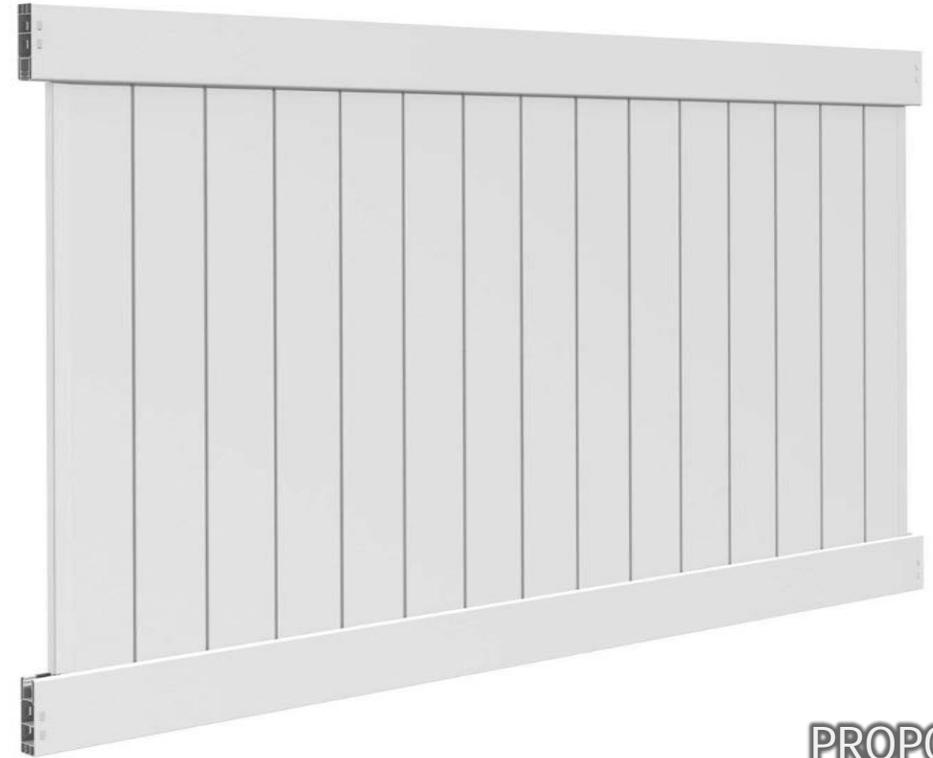
*\*Should root system of current trees become compromised by installation of the wall, following review by the Town Arborist, contractor to replace with Snow Groove Cherry Tree (as found at front of project)*



# SITE PLAN



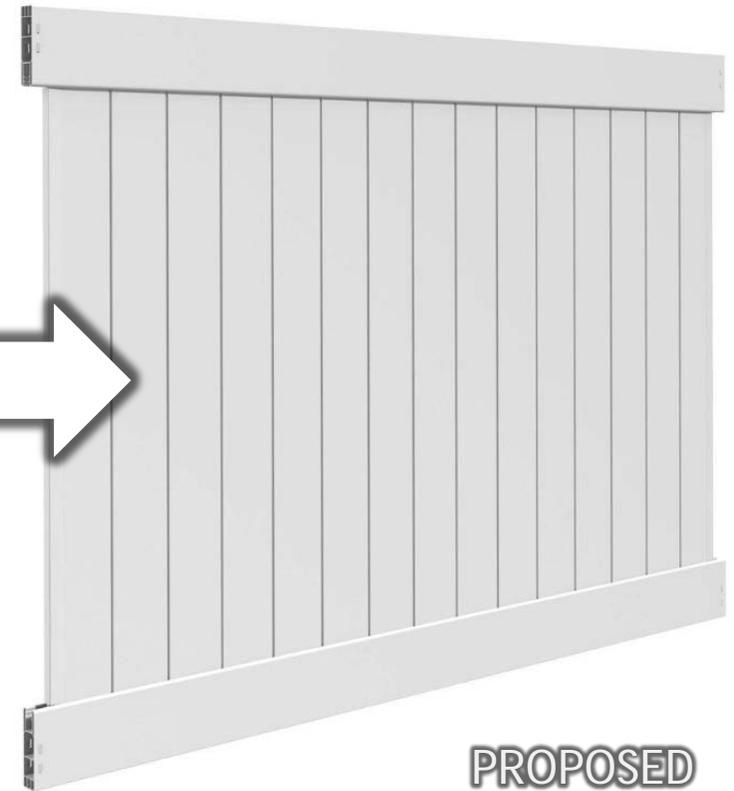
# EXHIBIT B



PROPOSED

- ❖ Maintenance is needed on all corrals
- ❖ Vinyl replacement will be a cost effective way to maintain the appearance over a longer period of time

# EXHIBIT C



- ❖ Dumpster between PNC Bank & 130 Building
- ❖ Expansion shall stay between light pole and back of curb
- ❖ Enclose roll away trash cans from view