

ARCHITECTURAL & DESIGN REVIEW COMMITTEE MINUTES

JULY 22, 2021 5:45 p.m.

Members present: Marshal Montana, John Scheib, Dave Goslin

Staff present: Michele Lipe, Director of Planning

The ADRC Meeting was called to order at 5:45 p.m.

1. **Appl. 21- 32P, The Promenade Shops at Evergreen Walk** – request for a site plan of development for a new 50,000 sf retail building (replacing the existing 53,000 sf of retail known as Units 500 B, C and D), on property located at 151 Buckland Road, Buckland Gateway Development Zone

Karen Johnson Charter Realty & Development on behalf of Promenade Shops at Evergreen Walk presented the application with Tom Barker, architect and Joe Feeney, landscape architect discussed the lighting and landscaping plans. Mr. Barker commented on the north façade coming from Costco towards Whole Foods, ideally would like to make it more attractive for customers. Mr. Barker stated they are proposing a long mural in the center of the side of the building as a way to make this more visually attractive. Mr. Barker explained they would like to look for a local artist to paint something that compliments both South Windsor and Evergreen Walk. They are still proposing gray faced CMU on the backside of the building and both cream and gray CMU on the west side. The committee members commented that liked the suggested mural. Commissioner Scheib questioned if they would they have an opportunity to view mural beforehand. Commissioner Montana also questioned how they would choose a mural. Karen Johnson responded Whole Foods is in favor of choosing a local artist, therefore, they have proposed holding a competition for local artists and have tenant select the best design. Ms. Johnson commented that it would be important to represent both Whole Foods and South Windsor. Ms. Johnson responded to Commissioner Montana's question and explained Whole Foods would pick a mural and then share the proposed imagine with ADRC. Commissioner Montana asked what types of images were being proposed for the mural. Ms. Johnson commented some proposed mural items would be something like tobacco barns and produce.

Commissioner Scheib asked if signage on north elevation would have lighting. Mr. Feeney confirmed it would have lighting. Commissioner Scheib questioned the black block on the north and west elevation. Mr. Barker explained this is a retaining wall for the loading dock. Commissioner Scheib suggested keeping both retaining walls brick to have it look uniform. Mr. Feeney commented that they would certainly suggest this and implement it as long as costs were not significantly higher. Karen Johnson commented that she liked the proposed idea of brick for the retaining walls. Ms. Johnson mentioned a façade change to accommodate shopping carts and a small bump out of approximately a foot on the eastern corner for the glass box.

Joe Feeney presented the proposed landscape and lighting. Mr. Feeney commented that they would like to keep consistent with current theme that already exist in Evergreen Walk. Mr. Feeney explained they are proposing American Sycamore trees around the perimeter of the parking lot, which is consistent with other trees in Evergreen Walk. To the west, they are

planting an Evergreen screen adjacent to the residential housing to provide an extra buffer. Mr. Feeney added that near existing wetlands area, they have proposed adding additional wetlands plantings and additional seed mix. Karen Johnson also mentioned they will have be moving invasive plants and they had received approval from IWA/CC. Commissioner Montana asked for clarification on what is considered an invasive plant. Mr. Feeney explained that someone from Inland/Wetland would come to the site and point out any plants or vines that are considered invasive. Mr. Feeney reviewed the plant image board on what other plants they can except to see in the area of Whole Foods; Red Maple, Dura Heat River Birch, low shrubs near the entrances, native grass like switch grass and bluestem.

Mr. Feeney commented on the lighting, again, they would like to keep it consistent with the theme throughout the development. There are two types of proposed lighting; 25 ft. parking lot light fixtures and 15 ft. pedestrian fixtures. Mr. Feeney commented that all fixtures will be LED and the parking lot will feature a low profile. Additionally, there would be pedestrian fixtures located around the roundabout like they currently are today. Mr. Feeney explained the pedestrian fixtures are the same fixtures as currently used in Evergreen except using a LED bulb.

Feeney commented on additional improvements at Hemlock, adjacent to Buckland Road. Mr. Feeney explained some of the proposed improvements on the corner, currently, there are three Bradford pear trees that should be removed since they are considered an invasive species, they are suggesting replacing the trees with a stonewall with additional ornamental grass, similar to the other entrances at Evergreen Walk. Also, recommending some pedestrian lighting to add a more welcoming feel. Commissioner Montana asked if they have considered wildflowers in some of the more open areas. Mr. Feeney responded this is a similar concept that they plan on doing by the wetlands area, some perennials and grass, all native species. Mr. Feeney commented that there is a proposed patio on eastside of grocery store that would also be utilized as a seasonal produce market. This area would also be surrounded by native grass. Director of Planning Michele Lipe questioned if the lighting on the west side would have shields. Mr. Feeney commented that these would have shields. Mr. Feeney commented that in addition of removing the Bradford Pear trees at the entrance they would also be cleaning up the vines off the Evergreen trees. Commissioner Montana questioned the material of the proposed mural. Mr. Feeney responded the base would be CMU block face with paint being used on top of it. Commissioner Marshall questioned if there will be special outdoor paint being used. Mr. Feeney responded yes, the paint used would be able to withstand the outdoor elements. Mr. Feeney explained that the City of Hartford has had great success with creating murals on buildings.

The commissioners were satisfied with the changes being suggested.

Review of façade change - Old Navy and Sakura Gardens

Tom Scott the principle architect for the relocation of both Old Navy and Sakura Gardens presented updated plans for both properties. Joe Feeney is also present to discuss landscape for these properties as well.

Tom Scott explained Sakura Gardens relocating to the LL Bean plaza in Evergreen Walk. Mr. Scott reviewed the overall proposed layout of the restaurant and highlighted the outdoor patio with a covered seating area. Commissioner Goslin asked how the space compares to their current square

footage. Mr. Scott responded that it is similar size and actually slightly larger than their current space. Mr. Scott commented on that the north elevation will be raised up for better visibility coming from Tamarack Avenue and signage added. Mr. Scott added that they are proposing to raise the center section of the building slightly as you enter the center.

Mr. Scott explained that the exterior material will be kept similar, such as, red brick and stucco. Additionally, they are introducing black porcelain tile on an outdoor canopy for outside dining. Mr. Scott commented that windows would be introduced on the upper part of the building, currently, there are no windows present. Mr. Scott also reviewed some the outdoor features, black awnings, outdoor planters that would surround the patio area and scone lighting around the perimeter. Questioned dumpster location, will be near back corner, a grease trap will need to be added. John Scheib questioned if you will be able to see a Sakura sign from Buckland Road. Karen Johnson clarified the sign should be seen more on Tamarack Avenue as you are coming off of Buckland Road. Karen Johnson commented that Sakura Garden asked to have exactly what they have now in current location. Commissioner Montana commented that she felt giving Sakura Garden a triangular shape made it more distinctive and makes it more visually prominent.

Tom Scott presented new plans for Old Navy, which would be moving to the former Johnny Rocket's section of Evergreen Walk. The proposed site is roughly 21,000 SF. Mr. Scott explained the introduction of two major entrances, one on the north side and the other facing Evergreen Way, the east elevation. Mr. Scott explained that they activated as much glass façade as possible on north and east elevation. Mr. Scott explained that Old Navy required a large amount of blank wall space in retail area, therefore, there would be fewer windows on the east elevation on the left side building. Mr. Scott mentioned they would be keeping the existing cupola as well. Old Navy did request a small sign to remain on the left side of the east elevation in addition to the two larger signs on the right east elevation and north elevation. Mr. Scott commented there is no entrance on the western side of the building that faces the parking lot. Commissioner Scheib commented on the proposed signage, it seems they are overstating the northeast corner of the building. Karen Johnson commented that the tenant wanted to focus people on the northeast entrances, unlike many of the retail spaces, they do not have the front diagonal parking in front of the retail spaces. With that said, they want people to make a left turn to the side street to either park on the side road or utilize the rear parking lot. Commissioner Goslin questioned if the door on the western side was just for employees or for the public as well. Ms. Johnson commented that there is an egress door. Commissioner Scheib questioned if they had a 3D imagine of the two Old Navy signs on the northeast corner, does not think it is necessary to have two signs.

The Committee was pleased with the projects as presented.

The meeting adjourned at 6:45 PM.

Respectfully Submitted,

Caitlin O'Neil