
555 Long Wharf Drive New Haven, CT 06511 T: 203.562.5771 F: 203.789.6142

To: Karen Johnson – Charter Realty

From: Joe Aveni, PLA, ASLA
Michael Hunton, PLA, ASLA

Info: David Gagnon, P.E.

Date: 12 April 2021

Re: Landscape Character Narrative
The Promenade Shops at Evergreen Walk
South Windsor, Connecticut
Langan Project No.: 140222801

Planting

The proposed planting plan complements and enhances the existing Evergreen Walk development and meet Town of South Windsor zoning requirements for both planting quantities and sizes. The plan proposes 56 shade trees; 21 understory trees; 48 evergreen trees; and over 2,000 shrubs, groundcovers, and grasses, and perennials. All proposed plantings are native, salt- and drought-tolerant species suitable for parking lot conditions. Shade trees are proposed in parking lot islands to reduce heat island effect, with understory grasses that are selected based on the observed success of similar plantings elsewhere throughout the development. Additional shade trees, low shrubs, and grasses are proposed around the perimeter of the parking area and building to maintain a similar aesthetic to what exists within Evergreen Walk today. To the west of the site, an evergreen buffer is proposed to provide year-round screening between the loading area and adjacent residential use. All plantings are proposed to be irrigated per tenant requirements.

At the northeast corner of the site, invasive species within the intermittent stream and buffer are proposed to be removed. Native seed mixes and buffer enhancement plantings are proposed to restore and provide natural habitat.

Entrance Enhancements

Additional enhancements are proposed at the Hemlock Avenue intersection to increase visibility as well as add architectural character and plantings. As part of these upgrades, 3 Bradford Pears, 3 London Planetrees, and 1 Norway Spruce are proposed to be removed. The Bradford Pears – an invasive species - within the center median of Hemlock Avenue appear to be in poor condition with symptoms including visible moss and lichen around the root flare and the trunks and branches. In addition, the removal of the London Planetrees and Norway Spruce (overgrown) are proposed to enhance views into the development. These removals will make way for new architectural enhancements to include decorative stone walls, decorative post-top lighting, and a variety of native plantings to soften the entry/exit experience. (See attached figure for a graphic representation of proposed enhancements)

MEMO

Landscape Character Narrative
The Promenade Shops at Evergreen Walk
South Windsor, Connecticut
Langan Project No.: 140222801
12 April 2021- Page 2 of 2

Site Lighting

Site lighting is designed to match the existing aesthetic throughout the development and meet all town zoning requirements using a combination of parking lot fixtures, decorative post-top fixtures, and wall-mounted fixtures. All proposed fixtures are high-efficiency LEDs within the soft-white color spectrum, ranging from 4000K in parking lots to 3000K closer to the building. All light levels are designed to meet IESNA (Illuminating Engineering Society of North America) recommendations for security minimums. Parking lot fixtures are proposed at maximum 25-ft mounting height, with 20-ft mounting height fixtures around the perimeter of the parking where close to existing residential uses and the intermittent stream. Decorative post-top fixtures are proposed at 14-ft mounting height at the roundabout, in front of the store, and within the outdoor seasonal marketing area to provide a more pedestrian scale.