

Shoppes at Fox Run Façade and Landscaping Enhancements



Applicant/Owner:
Brixmor Residual Shoppes at Fox Run, LLC

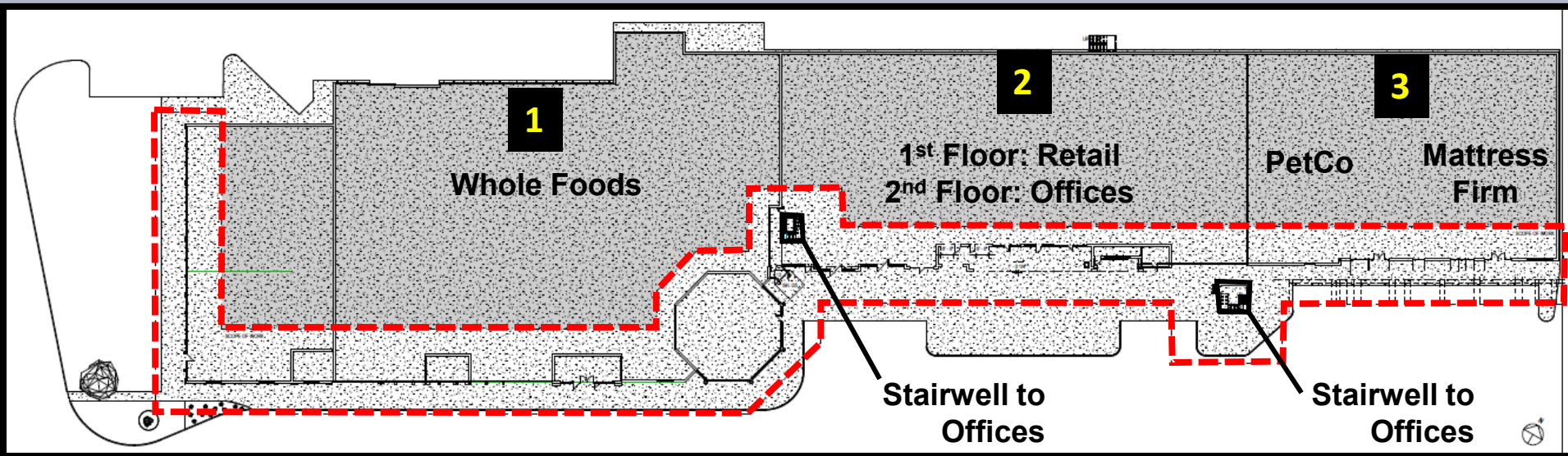
Town Plan & Zoning Commission
May 5, 2020

Section 12.9 Minor Change
7:00 PM

Aerial View



Scope of Work



Key Elevations



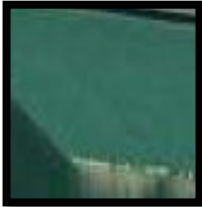








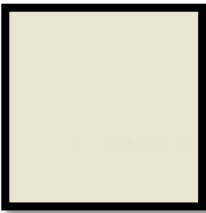



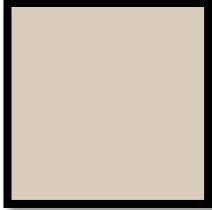
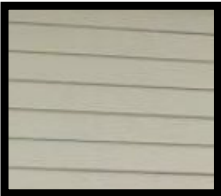

1

2

3



Proposed Materials and Color Palette

	Existing	Proposed	Description		Existing	Proposed	Description
Stone			Material: Granite Finish: Grey Location: Engaged Pilaster Base	Awning			Material: Wood Pergola Finish: Paint White Location: Above Whole Foods Glazing
Brick			Finish: White Wash Location: Engaged Pilasters	Store Front			Material: Existing Storefront / Window Glazing Finish: Existing to Remain Location: Retail Fronts
Roof Shingle			Material: Rubber 'slate' Roof Tile Finish: Enviro slate Location: Roof	EFIS Yellow			Material: EIFS Finish: Colonial White Location: Cornice
Plank Siding			Material: Existing Plank Siding Finish: SW 7533 Khaki Shade Location: Field Siding	Fascia			Material: EIFS Finish: SW 7528 Windsor Greige Location: Whole Foods Peaks Fascia
Siding			Material: EIFS / Existing Siding Finish: SW 7048 Urbane Bronze Location: Accent Walls				

West Façade – Existing



West Façade – Proposed



(View from Grove Street) West Elevation



Whole Foods – Existing



Whole Foods – Proposed



(View from Welles Street) Whole Foods Elevation

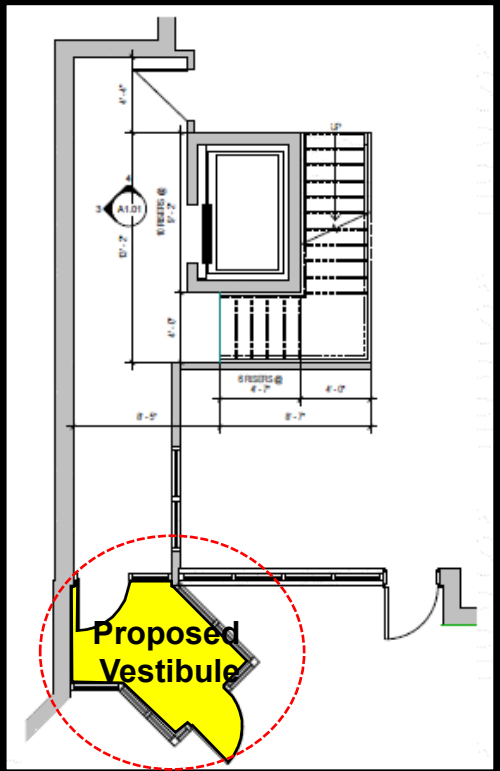


Office Entry – Existing

Office Entry – Proposed



1st Floor Lobby



Office Entry – Elevation

Office/Retail – Existing



Office/Retail – Proposed



(Welles Street View) Office/Retail Elevation



Office Tower – Existing



Office Tower – Proposed



Office Tower Elevations



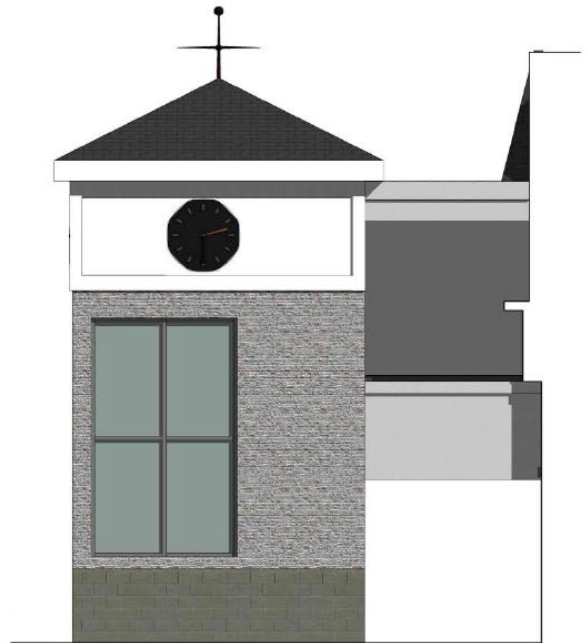
5 LOBBY TOWER - WEST
ELEVATION

3/16" = 1'-0"



4 LOBBY TOWER - SOUTH
ELEVATION

3/16" = 1'-0"



3 LOBBY TOWER - EAST
ELEVATION

3/16" = 1'-0"

Petco – Existing



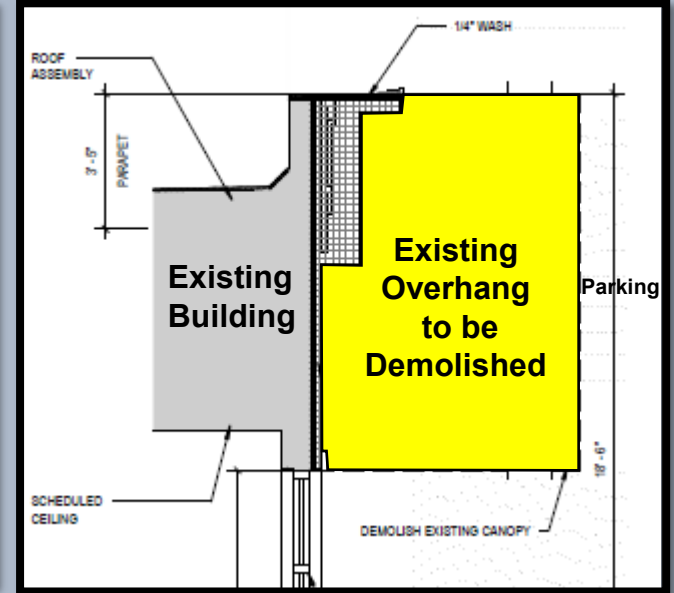
Petco – Proposed



(View from Welles Street) Petco Elevation



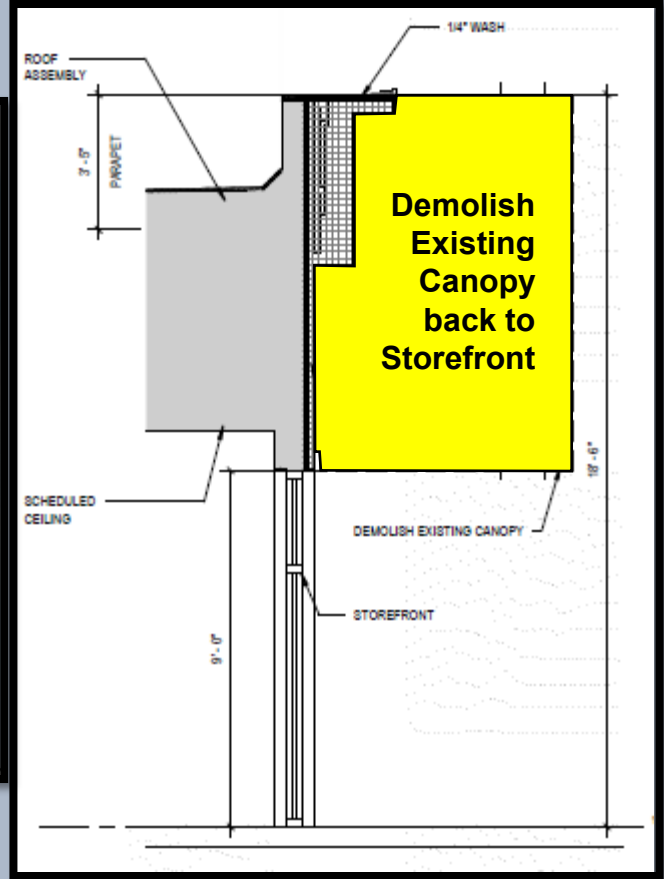
Mattress Firm – Existing



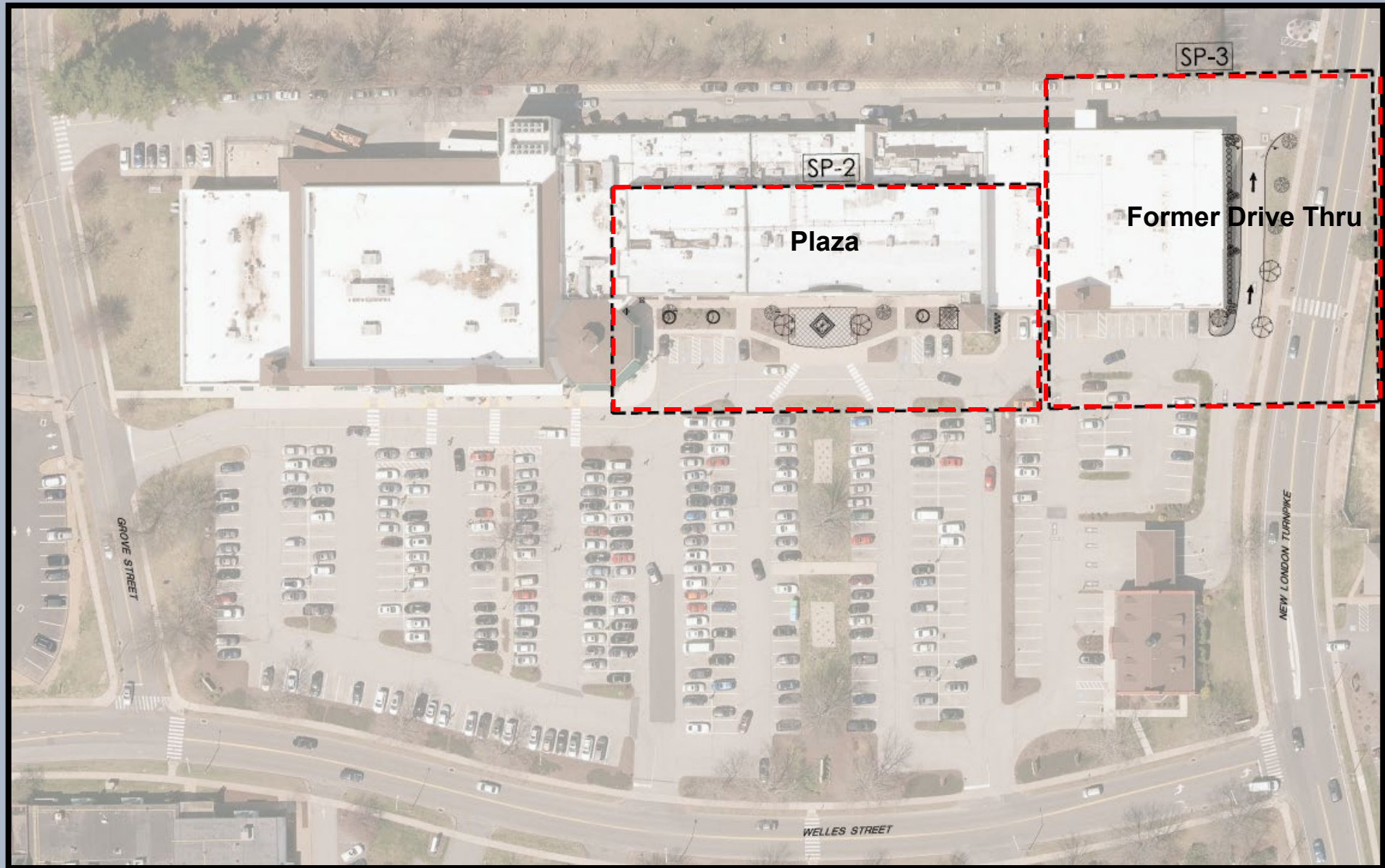
Mattress Firm – Proposed



(View from Welles Street) Mattress Firm Elevation



Landscaping Enhancement Plan



Plaza Landscaping Plan



BRICK-FACED SEAT WALL WITH STONE CAP



COLUMNAR SARGENT CHERRY



BOWHALL RED MAPLE



SNOW FOUNTAINS WEeping CHERRY

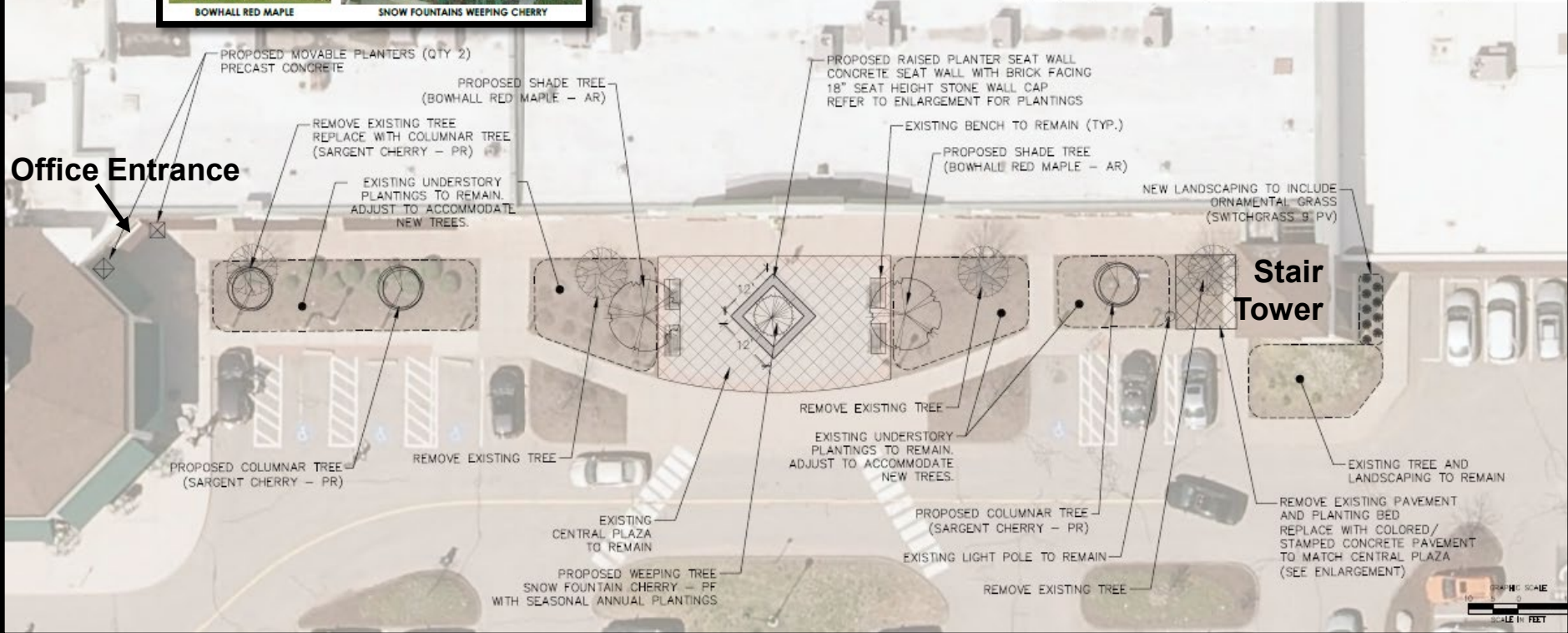
LANDSCAPE PLANT SCHEDULE

KEY	QTY	BOTANICAL NAME	COMMON NAME	ROOT	SIZE	COMMENTS
AR	2	<i>Acer rubrum</i> 'Bowhall'	Bowhall Red Maple	B&B	2"–2.5" CAL.	MIN. 6' BRANCH HEIGHT
PF	1	<i>Prunus</i> x 'Snofozam'	Snow Fountains Weeping Cherry	B&B	1.5"–2.0" CAL.	
PR	3	<i>Prunus sargentii</i> 'Columnaris'	Columnar Sargent Cherry	B&B	2"–2.5" CAL.	MIN. 6' BRANCH HEIGHT
PV	9	<i>Panicum virgatum</i> 'Shenandoah'	Shenandoah Switchgrass	CONT	18"–24" HT.	30" O.C.

PR	3	<i>Prunus sargentii</i> 'Columnaris'	Columnar Sargent Cherry	B&B	2"–2.5" CAL.	MIN. 6' BRANCH HEIGHT
PV	9	<i>Panicum virgatum</i> 'Shenandoah'	Shenandoah Switchgrass	CONT	18"–24" HT.	30" O.C.

Office Entrance

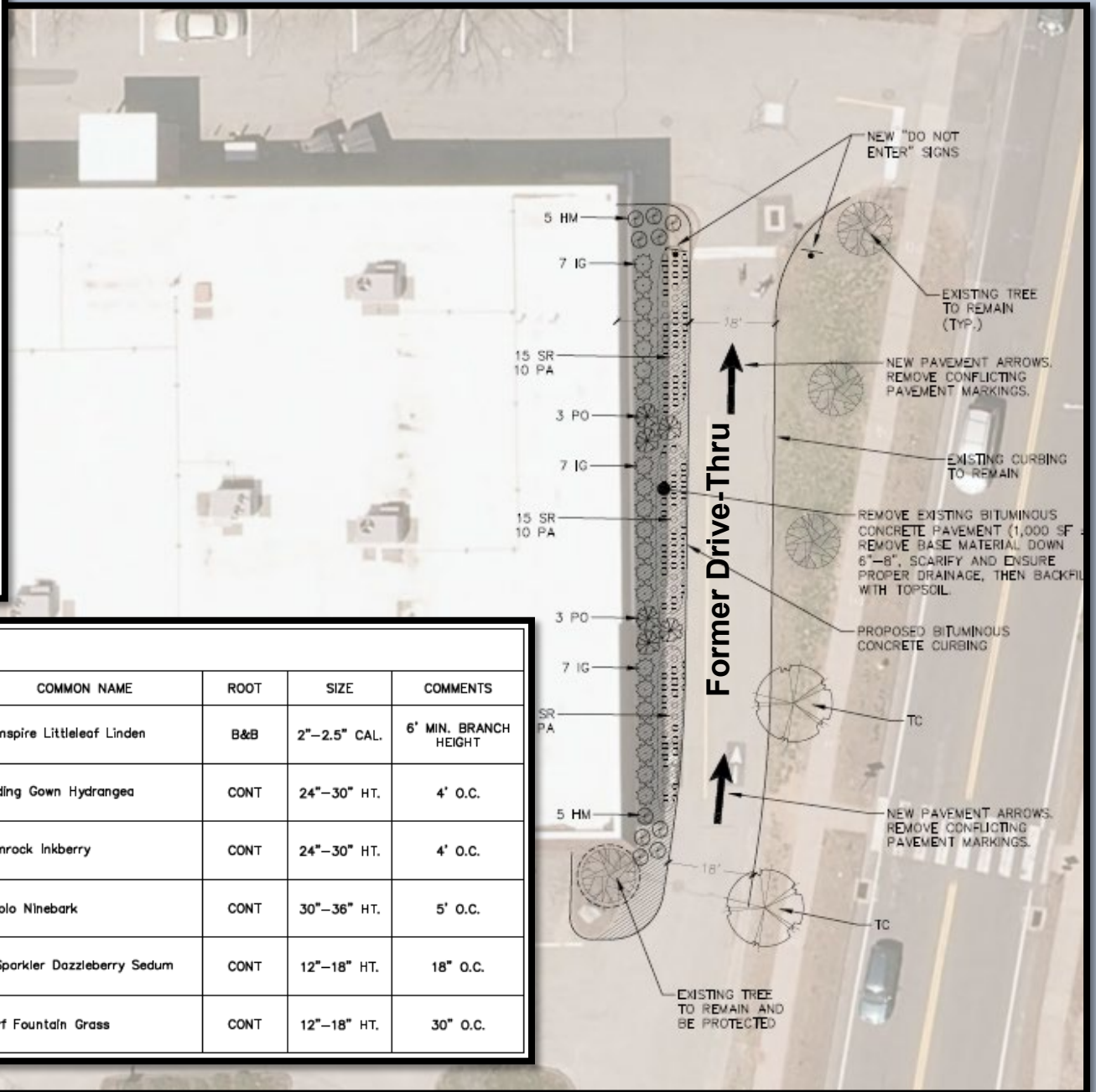
Stair Tower



Former Drive-Thru Landscaping Plan



EXISTING SITE PHOTOS



LANDSCAPE PLANT SCHEDULE

KEY	QTY	BOTANICAL NAME	COMMON NAME	ROOT	SIZE	COMMENTS
TC	2	<i>Tilia cordata</i> 'Greenspire'	Greenspire Littleleaf Linden	B&B	2"-2.5" CAL.	6' MIN. BRANCH HEIGHT
HM	10	<i>Hydrangea macrophylla</i> 'Wedding Gown'	Wedding Gown Hydrangea	CONT	24"-30" HT.	4' O.C.
IG	21	<i>Ilex glabra</i> 'Shamrock'	Shamrock Inkberry	CONT	24"-30" HT.	4' O.C.
PO	6	<i>Physocarpus opulifolius</i> 'Monlo'	Diablo Ninebark	CONT	30"-36" HT.	5' O.C.
SR	45	<i>Sedum</i> 'Dazzleberry'	SunSparkler Dazzleberry Sedum	CONT	12"-18" HT.	18" O.C.
PA	30	<i>Pennisetum alopecuroides</i> 'Hameln'	Dwarf Fountain Grass	CONT	12"-18" HT.	30" O.C.

Engineering Memo Condition #1



The existing double lane, one-way circulation pattern on the east side of the main structure is a remnant of the former bank drive-thru which existed at this location. It is suggested that the paved width on this side of the structure be reduced to 20' and that two-way traffic be allowed. This will enable the auxiliary New London Turnpike entrance to become fully functional while still creating a paved width reduction which may be used for substantive landscaping improvements immediately adjacent to the building.