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## MEMORANDUM

TO: Robert Perrotti  
New Garden Township Board of Supervisors  
  
George Brutscher, Esq., Township Solicitor  
  
Christopher Mrozinski, Development Director  
PREIT  
  
Marc Kaplin, Esq.

FROM: Thomas J. Comitta, AICP, RLA, ASLA

DATE: March 27, 2007; April 4, 2007; **Further Updated: June 21, 2007**

SUBJECT: **REVIEW COMMENTS: NEW GARDEN RETAIL CENTER & TOWN CENTER  
PREIT LAND DEVELOPMENT PROPOSAL**

Enclosed are our further updated review comments pertaining to the **following items for the** proposed New Garden Retail Center & Town Center by PREIT:

- **the Design Guidelines, dated 3-29-07 (received 3-30-07);**
- **the full-size Landscape Plan, dated 4-10-07 (received 4-20-07);**
- **the Lighting Plan, dated 2-6-07 (received 5-18-07); and**
- **the Settlement Agreement, dated 6-13-07.**

Please call if there are any questions.

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The PREIT land development proposal along Route 41 in New Garden Township involves both Retail Center and Town Center components. The proposed development will straddle Route 41, and be accessible from Sunny Dell Road. A rear access lane is also proposed to connect to Reynolds Road.

1. Overall Concept – This review focuses on the “Design Guidelines” that are needed to implement to proposed development as a functional and attractive place, as per comment no. 2 below, **as well as the Landscape Plan, and the Lighting Plan.**

(We still assume that the Township Engineer will comment on the age-qualified housing component accessed from Sheehan Road and Sharp Road.)

(We assume that the proposed Wawa in the “island” between Route 41 and Sheehan Road will comply with the overall “Design Guidelines” (see comment no. 2 below). We are happy to learn that the Wawa will be built completely of brick. Please submit illustrations to indicate that the building will be built completely with Red Brick. We understand that the Dark Bronze color may not be used for the standing seam metal roof, and that a Charcoal Gray color may be used. Having recently seen color samples, we recommend PAC-CLAD, Kynar 500 (1-800-344-1400) as the roof type. In any event, we **still** have not seen the revised Wawa building design plans, materials, etc.

- 1.a. We still believe that Town Center – Option C is the best mixed-use proposal, if it incorporates Town Center – Option A as its starting point. Town Center – Option A dated 1-20-07 as shown in Concept Plan, Sheet SK-38, is more similar to Main Street at Exton and has better Streetscape qualities than Option B.

2. “Design Guidelines” – We received two (2) Design Guideline booklets dated 3-29-07.

- 2.a. The PREIT team has prepared a “Design Guidelines” booklet for the Town Center to address:

- (1) Design Goals & Objectives
- (2) Architectural Character & Elevations
- (3) Building Materials
- (4) Awnings
- (5) Banners
- (6) Parking Lots
- (7) Pedestrian Plazas
- (8) Pavement Materials
- (9) Sidewalks, Pedestrian Walkways & Crosswalks
- (10) Curbing
- (11) Landscaping, Planted Areas & Planters
- (12) Buffering & Screening
- (13) Pavilions & Gazebos
- (14) Benches

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- (15) Street Lights, Building Lights & Other Lighting
- (16) Fencing
- (17) Walls and Retaining Walls
- (18) Portable Structures
- (19) Signage
- (20) Traffic Signals & Signs  
(**still** add reference to Nostalgia Series by Union Metal Corp.)
- (21) Utilities
- (22) Bicycle Racks
- (23) Cart Corrals
- (24) Waste Receptacles
- (25) Dumpsters and Enclosures
- (26) Maintenance of Improvements
- (27) Site Plan  
(add Exhibit B; SK-38)
- (28) Appendix of Details

2.b. We also received Design Guidelines for the Retail Center. It includes:

- (1) Design Goals & Objectives
- (2) Architectural Character & Elevations
- (3) Building Materials
- (4) Awnings
- (5) Banners
- (6) Parking Lots
- (7) Pedestrian Plazas
- (8) Pavement Materials
- (9) Sidewalks, Pedestrian Walkways & Crosswalks
- (10) Curbing
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- (26) Maintenance of Improvements
- (27) Site Plan  
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**2.c. Change the words “should” and “will” to “shall” for both sets of Guidelines.**

3. Settlement Agreement –

3.b. Fill-in the Maximum Lot Coverage percentage for the Retail Center and the Town Center.

3.c. Revise Exhibit “B”, Sheet SK-38, to add a line distinguishing the Retail Center from the Town Center.

3.d. Fill-in the Maximum Building Coverage and Maximum Lot Coverage for the Convenience Store.

3.f. Submit Architectural Renderings for the proposed Wawa showing all Red Brick.

4. Interim Design Changes – The items below need to be “reinforced” with detailed plan and Design Guideline information:

4.b. Fewer parking lot planting islands appears to be reasonable, with an equivalent green space in enlarged islands, and along the edges of parking lots.

4.d. A 30 foot total sign height, with 5 of the 30 feet for the base appears to be reasonable for the one (1) pylon sign along Route 41, if the 5 foot base is landscaped and screened. Provide a detail of this area.

5. Landscape Concept Plan – We received this plan dated **4-10-07** from Seidel Planning & Design, Ltd. on **4-20-07**. In addition to 4.b. above, we offer the comment below.

5.i. Still indicate planter landscaping for the sidewalk areas of the stores for both the Retail Center and the Town Center, in the Preliminary and Final Land Development Plans.

6. Overall Plan Refinements

6.a. Still clarify the extent of pedestrian areas in front of the buildings of the Power Center. Identify sidewalk and plaza space to be in front of the big box stores in the Preliminary and Final Land Development Plans.

6.c. Address all sidewalks, crosswalks and pedestrian pathways in the Preliminary and Final Land Development Plans.

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- 6.e. Indicate dumpster areas and dumpster enclosures in the Preliminary and Final Land Development Plans.
- 6.f. Indicate various signage locations in the Preliminary and Final Land Development Plan.
- 7. Additional Plan Detail
- 7.a. Show hardscape treatments for areas around buildings in the Preliminary and Final Land Development Plans. Also, add information on paver types to the Design Guidelines.
- 7.b. Indicate locations for benches, planters, bicycle racks, waste receptacles, etc. in the Preliminary and Final Land Development Plans.
- 7.c. Specify proposed building heights in the Preliminary and Final Land Development Plans and the Building Permit Plans.
- 7.d. Provide building elevations for all buildings. Indicate materials, colors, windows, fenestration, awnings, canopies, etc. in the Preliminary and Final Land Development Plans and the Building Permit Plans.
- 7.e. Indicate ADA curb cut ramps in the Preliminary and Final Land Development Plans.
- 7.f. **Address the enclosed comments from C. Stanley Stubbe, Lighting Consultant, dated June 19, 2007.**

Please call if there are any questions.