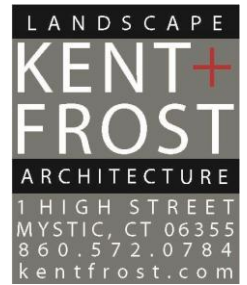


Gregory Massad, Chairman
Mark Wujtewicz, Town Planner
Town of Waterford
15 Rope Ferry Road
Waterford, CT 06385



**RE: Supplemental Site Plan Information for:
Application #PL-26-4 Crystal Mall Adaptive Reuse Electric Boat**

Date, 3.3.26

Dear Mr. Massad & Mr. Wujtewicz,

Please accept the attached documents as supplemental information for the Crystal Mall Adaptive Reuse project as proposed by General Dynamics, Electric Boat. The supplemental information is intended to answer questions and provide clarifications to inquiries we've received from the Staff.

Perspective Renderings:

We have attached seven (7) perspective renderings depicting the proposed built conditions. All proposed hardscapes (buildings/pavement/amenities) are drawn to scale. All landscape material has been modeled with five (5) years of anticipated growth. An existing condition photo from Google Earth has been included for reference for each rendering location.

Additional Evergreen Screening:

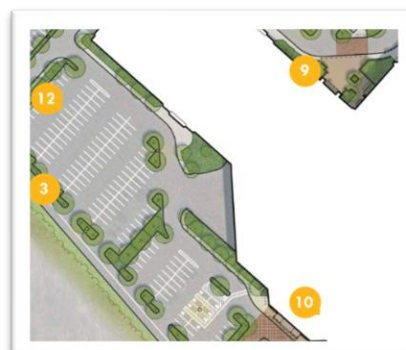
Preliminary Staff review identified an area north of the Longhorn Steakhouse where the proposed screening might not be sufficient. We have added additional evergreen screening both along Rt. 85, and along the internal driveway to sufficiently screen the building and loading docks from the public view. The additional screening is depicted in the renderings, updated L-000 Campus Master Plan, and L304, 306 & 307 Planting Plans.

Plaza Space Clarifications:

The #8 label on the southwest corner of the building on the L-000 Master Plan was an errant label and has been removed from the plan.

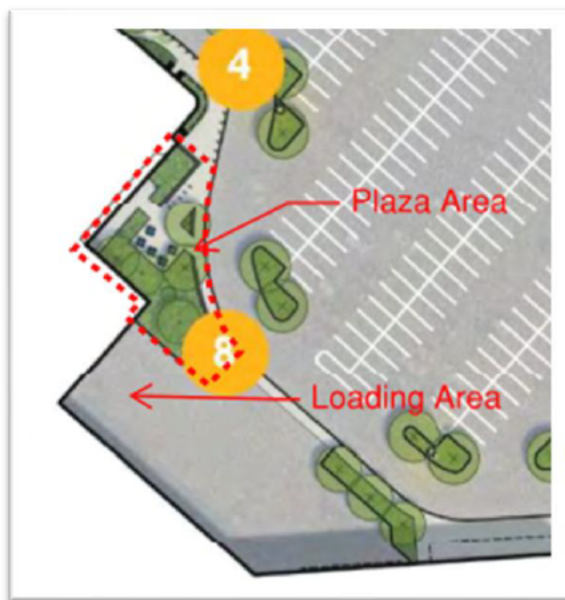


Original L-000



Revised L-000

The plaza space identified on the northeast side of the building is an existing large concrete sidewalk area that formerly served as a public building entrance. This area will no longer serve as a main entrance (emergency egress only). This application proposes removing significant portions of the existing concrete to infill with landscaping and allow for areas of movable seating and bike racks to serve as exterior rest areas. The existing asphalt loading area adjacent to this space, shall remain as a loading area. Labels have been added and adjusted to provide greater clarification.



Deciduous Tree Species Selection:

We understand that the Town has a desire for deciduous trees that have marcescence properties (retention of brown leaves through winter). Although we don't select trees specifically for this trait because it's generally not a permanent, we do have four (4) species within the plant list that have marcescence properties: American Hornbeam, Bloodgood London Plane Tree, Exclamation London Plane Tree and White Oak. There are a total of 118 proposed trees on the planting plan that have marcescence properties.

Attachments:

1. Site Master Plan L – 000 Revised
2. Planting Plans L-304, L-306, L-307
3. Perspective Renderings

Please let me know if you have any additional questions or concerns.

Thanks,

Chad Frost, PLA