

MEMORANDUM

To: Hinesburg Development Review Board

From: Mac Rood, Bast & Rood Architects

Date: March 16, 2012

RE: Hannaford Design Charette

On Tuesday March 13 Hannaford hosted a community charrette, facilitated by Bast & Rood Architects to solicit ideas for making the proposed new grocery store building as good as it can be.

Many thanks to the twenty-six-plus community members who gave up part of their evening to participate in this event. We believe that the information gathered will help us make the building much more in keeping with the community's desires.

We showed a half-dozen diverse design concepts to illustrate Hannaford's flexibility regarding potential building styles and to stimulate ideas from participants. In order to brainstorm, we broke into three groups and generated a list of concerns possible solutions. The ideas the three groups developed had much in common. Listed below are the ideas the groups expressed, aggregated into their principal subject areas.

The south, east and north elevations of the building are all important.

Almost everyone was concerned that the building be attractive from three sides, not just the east (entry) side. Various ideas were proposed, as outlined below, but the main point was that these three views of the building are all prominent and should all receive quality design attention.

The west elevation is also of concern.

Although the west side is the least prominent, it may nonetheless be visible to some extent from Route 116. Either that side of the building should be made attractive or sufficient screening should be provided with planting and vegetation, or some combination of these.

Keep it legit.

A number of people expressed concern that features of the building should reflect real issues in the building as opposed to being purely decorative and thus artificial. For example, a dormer should have a window in it to provide natural light into the building.

Provide a covered walkway and canopy on three sides of the building.

There was general agreement that a canopy on the south, east and north sides of the building would provide multiple benefits. It would give people a protected approach to the store from the canal-side path as well as the Commerce Street approach. It would

provide a protected environment for musicians at the farmer's market. It would break down the scale of the building on these important three elevations. The canopy roof could provide a home for future solar collectors on the south side. The canopy should run continuously across the front of the main store entrance.

Incorporate energy saving or generating features in the building.

Hinesburg is a leader in the renewable energy and energy conservation field. Many thought that this building should showcase energy features such as solar collectors, high insulation levels and energy-efficient construction.

LEED certification.

Related to the energy topic, some expressed the desire to aim for a higher LEED certification level.

Break up the volumes.

Make it not look like a box store. Make it blend in with the existing village setting. The covered walkway mentioned above would help achieve this goal. In addition, a lower roof eave on the main three elevations would help considerably. This could be in the form of a hipped roof on the south, east and north elevations. Also a gabled feature highlighting the entrance would help.

Windows are important.

Windows enhance the look of the building from the exterior and are also an opportunity for providing natural light in the building which saves energy and creates a better environment for occupants.

Connection to the outside.

Meaningful interaction between the inside and outside of the building should be encouraged. This could include a place to eat, a place to get out of the sun, a "food court", a place to play music. The covered canopy discussed above could be such a transition space between inside and outside.

The process from here:

Bast & Rood Architects will take the ideas and sketches developed at the charrette and develop a building design that reflects as many as possible of the community's suggestions. The goal is to present this revised design at a meeting of the DRB on May 1, 2012.