
ADDITIONAL CONDITION OF APPROVAL FOR SDR-23107

A decorative 8-foot-tall screening wall, matching the one erected to the east of this site, shall be completed along the length of the northern property line prior to the issuance of a permanent Certificate of Occupancy on this site.

Submitted at Planning Commission

Date *8-23-07* Item *45-48*





neighborhood news

from your local market

everyone is
welcome at
fresh&easy™

This fall a new kind of market is coming to your neighborhood.

We are offering groceries, including pre-prepared and organic foods at affordable prices. We'll also have your favorite everyday products in a neighborhood-sized market designed to be quick and easy to use.



We're excited about our new stores and we want everyone to feel welcome in them, so we've made sure to stock all kinds of favorites and specialty items – for example, we'll have authentic Italian pasta, preserves made from fresh California strawberries, and traditional Hispanic pastries. And our in-store Kitchen Table will be full of great ideas and allows you to taste our products before you buy them.

We're going to make shopping easy, and healthy-eating convenient and affordable for everyone. That's why we're proud to be opening stores in all types of neighborhoods, including ones that have had limited access to high-quality, affordable grocery choices in the past. By the end of the year, we'll have opened 30 stores!

Look for us in the fall. We can't wait to meet you! ☺

want to hear the latest news?
visit our blog at:
www.freshandeasy.com/blog

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If you'd like future newsletters or to share your thoughts, visit us online at www.freshandeasy.com.

Disponible en Español en www.freshandeasy.com/espanol

a good neighbor

Helping our neighbors is important to us.

We want to make sure fresh&easy is a great member of the neighborhood. We're your neighborhood market, after all! So being a good neighbor is really important to us.

One way we're doing this is by being quiet and tidy: keeping our stores and parking lots clean, not scheduling night deliveries to stores

with homes nearby, and making sure our trucks stay clear of school zones during pickup and drop-off times.

We'll also be contributing to the local economy by recruiting our staff from the neighborhood and giving our stores a budget for product donations to the neighborhood. ♻️



We care about our environment

fresh&easy is thrilled to announce our new fleet of fuel-efficient, neighborhood-conscious distribution trucks.

We've worked hard to make our trucks environmentally friendly by minimizing the diesel used to safely cool and transport our products. Hybrid refrigeration systems, automatic

refrigeration and engine shut-offs, and electrical stand-by technology will greatly lessen our impact on the environment.

Not only that, our trucks are designed to significantly minimize noise pollution; we use roll-up doors instead of liftgates and our drivers' zero-noise policy during unloading will help maintain peace and quiet around our stores. Our neighborhood-specific truck route plans and delivery schedules will also be designed around the traffic patterns and daily routines of our neighbors to ensure community safety and convenience.

Why do we go to all this trouble? Because being a good neighbor means caring about our local area and the greater environment. In big ways and small ways, we're always trying to reduce our impact for everyone.




You can read more about how fresh&easy is environmentally friendly on our website: www.freshandeasy.com.

a great place to work

We're proud of our team members, and we treat our people the way we'd like to be treated.

It's really important to us that we make fresh&easy a great place to work. So we put an enormous amount of effort and research into understanding what it takes to create a positive, team-based work environment with the kind of rewards that really make a difference to our employees.

We found that people consistently rank pay, healthcare, retirement savings and paid time off as the top four most valuable components in their work rewards program, so our rewards package includes those four critical elements and more.

We're proud of our team members, and we treat our people the way we'd like to be treated. We believe that respecting each other is key to the great workplace environment we're creating every day at fresh&easy. 

what do our people think?*

I recommend fresh&easy™ as a place to work. 96.8%

I enjoy working for fresh&easy.™ 93.6%

My opinion is valued. 97.2%

I feel fresh&easy™ is an honest and ethical company. 95.5%


*fresh&easy™ Viewpoint Survey, January 2007



Are you interested in working with us?

As a neighborhood market, we want to staff our stores with people from the local community. So we're recruiting from your area!

We're looking for people who can work well with a team and understand that it's important to offer the friendliest shopping experience along with the freshest foods. Experience is a plus, but a great attitude goes a long way,

so we're always happy to train enthusiastic new employees. We're always looking for Spanish-speaking team members, so if you're bilingual, be sure to let us know. 

We're just getting started and growing fast, so it's an exciting time to join the family! If you'd like to come help us launch our store in your neighborhood, go to www.freshandeasy.com and fill out an application today.



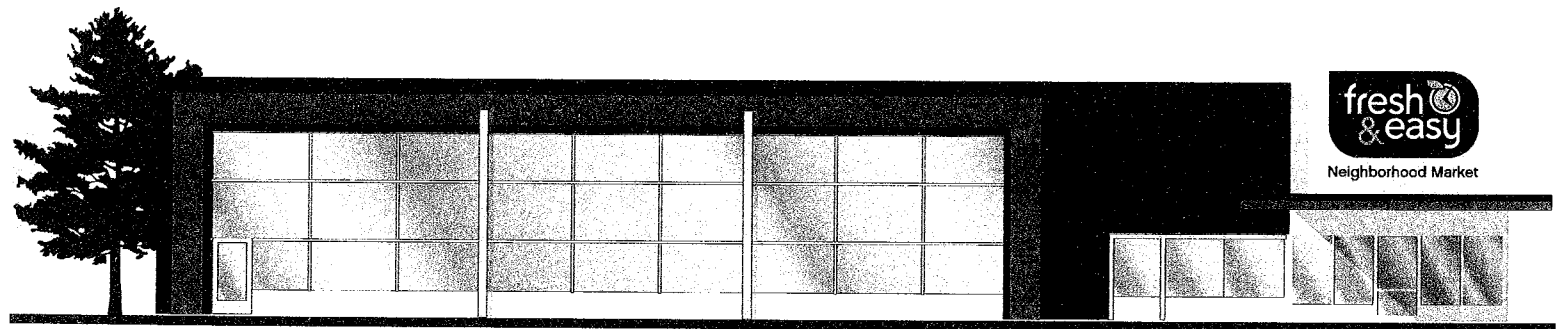
great food you can trust

We believe everyone deserves fresh, healthy, delicious food. That's why we're thrilled to offer our own line of products with no artificial colors or flavors, and no trans fats, so you can feel good about bringing them home to your family.

For example, all our meats are traceable right back to the farm, and all our fish is fresh and comes from sustainable sources. So you can be confident about where your food comes from and how it gets to your table.

We also think busy people should have the chance to eat great meals too! That's why we offer pre-prepared meals with the same fresh ingredients you'd find in your own kitchen, and we deliver them daily to all our locations. We carry classic favorites, but also some original recipes that may inspire you to try something new. We pay as much attention to the quality of our pre-prepared food as we do to the rest of our products, so just because you work hard and don't have a lot of time, it doesn't mean you can't feed your family a great meal! ♻️

fresh&easy™ is coming soon to neighborhoods in Arizona, California, and Nevada.



**fresh
& easy**
Neighborhood Market

www.freshandeasy.com

Fresh n' Easy Impact on CO2 Emissions from Best in Class Design.

Fresh and Easy has engaged in aggressive efforts to design their store with the latest technology and most energy efficient measures possible.

Because of the actions taken by Fresh and Easy in their design, the prototype store is 29% more energy efficient than the typical grocery store designed in the State of California. California has the most aggressive energy code of any state in the United States. Thus, a 29% reduction in energy use on California is very impressive!

This 29% reduction in estimated energy use is due to a number of initiatives, including the following:

- Proposed High efficiency Evaporative Cooled Condenser
- Floating Head Pressure with Variable Setpoint Control
- Variable Speed Condenser Fan Control
- Mechanical Subcooling
- Floating Suction Pressure
- Main Air Handler Variable Fan Speed Control
- Display Case Lighting Control
- Proposed Lighting Power Density
- Proposed Skylights and Lighting Control
- Occupancy Sensors for Walk-in Boxes
- Display Case Antisweat Heater Control
- Display Case LED Lighting
- Electronic Case Controls

One additional design element of this prototype store is the incorporation of loop piping and electronic case control. Because of these elements, there is a lower initial full charge of refrigerant gas in the entire refrigeration system. Because grocery store refrigeration systems leak, this lower total is vital to reducing the carbon footprint of the store. In this case, it can also be assumed this store will have a lower leak percentage due to the tracking process, maintenance practices and systems being employed.

Taking the energy efficiency initiatives and reduction in refrigerant gases together, Fresh and Easy has a significant environmental impact and Carbon Dioxide Footprint reduction. ***In fact, the prototype store can be estimated to save 470 tons of Carbon Dioxide and CO2 equivalent!***

This equals 940,000 pounds of CO₂ removed from the atmosphere! To put this in perspective, this reduction is equivalent to any one of the following:

- 92 Passenger cars not driven for one year
- 76 Passenger cars and light trucks not driven for one year
- 48,562 gallons of gasoline
- 992 barrels of oil
- 5.72 tanker trucks filled with gasoline
- 55 household electricity use for one year
- 10,933 tree seedlings grown for 10 years
- 355 acres of pine or fir forests storing carbon for one year
- 3.49 acres of forest preserved from deforestation
- 17,766 propane cylinders used in backyard barbeques
- 2.17 railcars of coal burned

OR...

- 144 tons of waste recycled instead of landfilled.

This is all from one store. If Fresh and Easy builds 300 stores, their impact, relative to other retailers simply designing to the energy code will be dramatic and impressive!

Att: Kevin Grace
Fr: James Dorling
Cc: Ken Carter / Keith Aughwane / Jen Weitzel / Hugh Garavelli / Env NWT

Board Briefing note on Shrewsbury / 19 April 2007

Overview

Shrewsbury Extra is our fourth Environmental Store and the second to use the Extra format (Swansea Extra was the first).

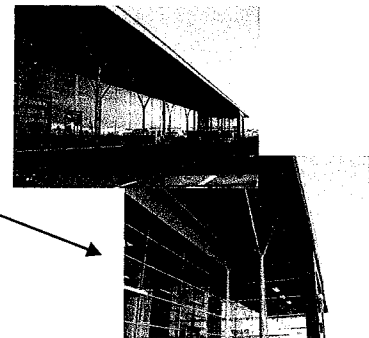
Compared to Wick, we have extended the development of initiatives in all areas.

Over an annual period, we expect to reduce the Carbon Footprint of the store's operation by 60%. We will evaluate this on a quarterly basis.

Specific Areas of interest

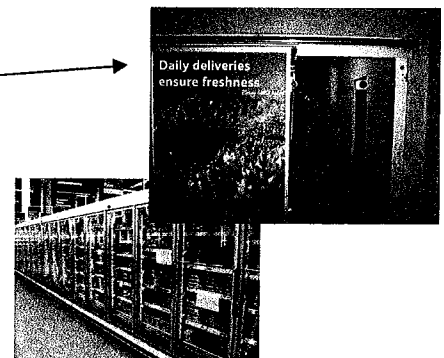
Building – Shrewsbury will further test the use of a sustainable timber structure in a retail environment

- Timber structural frame (including canopy columns)
- Enclosed Entrance lobby
- Timber purlins to roof (standard composite panel/membrane over)
- Rooflights
- Showers for staff (travel plan requirement)
- Covered cycle racks (travel plan requirement)



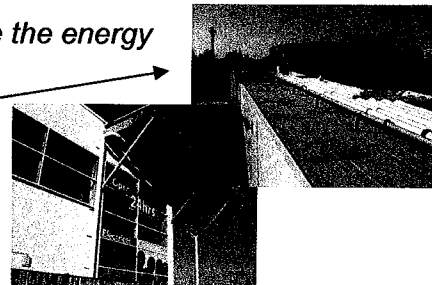
Refrigeration - Shrewsbury has the largest and first full natural refrigerant retail refrigeration system in the UK

- Glass doors to sandwich cases
- Strip curtains to coldrooms
- Chilled back area corridor
- Raised Dairy fronts.
- Audio control system for coldroom doors
- CO2 refrigeration
- LED lighting to Full height frozen glass doors (28 watt instead of 54 watt)
- Energy front end that will control night time levels



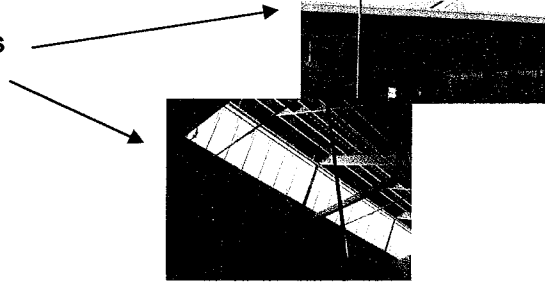
Mechanical – Shrewsbury uses ground water to reduce the energy consumed for heating and cooling

- Geo-thermal heating & cooling
- Rainwater harvesting



Electrical – Shrewsbury extends our previous use of PIRs and Zonal lighting

- Sustainable energy produced by the PV panels
- Fully dimmable controls to sales area lighting
- Reduced sales area lighting level to 900 lux.
- Reduced back area lighting level to 150 lux.
- PIR's to back-up areas and offices
- Zoning controls to car park lighting
- Standby generator conversion to bio-fuel



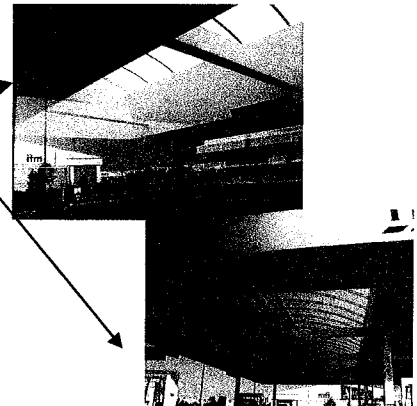
Design & Property Services Buying – Shrewsbury extends the use of recycled / recyclable and sustainable materials in store

- Fit out includes 100 initiatives such as wood finish customer service desks, restaurant equipment, recyclable impact rail, birch ply internal signage
- Signage to customers to communicate our strategy and what we're doing



PFS – Shrewsbury uses technology to reduce the amount of vapour and water wasted in the operation

- Barrel vault rooflight to kiosk and forecourt canopy
- Rain water harvesting
- Car wash with water recycling (70%)
- Stage 1B vapour recovery (at tanker fill point)
- Stage 2 vapour recovery (at nozzle)



Team

SDM – Nick Roden
Planner – Darren Lawrence
Main Contractor – Kier
Engineering Consultants – CSA