


ARCHITECTURAL REVIEW BOARD STAFF REPORT

Project #/Name	ARB-2023-70: The Home Depot Preliminary Review
Review Type	Preliminary review of the architecture of the main Home Depot building; continued review of the site plan
Parcel Identification	06100000013200
Location	1531 Rio Road East (Fig. 1)
Zoned	Planned Development Shopping Center (PDSC), Entrance Corridor (EC), Airport Impact Area (AIA), Managed Steep Slopes
Owner/Applicant	Home Depot USA Inc./Williams Mullen (Valerie Long)
Magisterial District	Rio
Proposal	To establish outdoor storage, display and sales of lawn, garden and related merchandise in association with the construction of a Home Depot store at the former location of the Sears store at the Fashion Square Mall property.
Context	The project is located at the north end of the Fashion Square Mall. A mix of commercial and office buildings is found nearby.
Visibility	The main store is located approximately 650' from the Rt. 29 Entrance Corridor. A berm is present along the Rt. 29 frontage of the mall property. At the southern end, the height of the berm and trees planted on the berm almost entirely limit visibility of the mall building. The height of the berm decreases moving northward and the building becomes more visible. At the far north end of the property, there is no remaining landscaping along the Rt. 29 frontage. Although the berm is at its shortest at this end, drivers in vehicles in the northbound lanes are often too low to see the building. Visibility is greater on the west side of Rt. 29 and for pedestrians. (Fig. 2) From Rio Rd., the main store will be visible across the site entrance from Rio and beyond the Garden Center along the Rio frontage. (Fig. 3) The street is elevated above the site and the view from Rio is down onto the building, making the rooftop visible. Some mature trees and shrubs stand along the street and entrance drive, but views are available between the trees and through gaps in the landscaping. Visibility increases during the winter months.
ARB Meeting Date	September 5, 2023
Staff Contact	Margaret Maliszewski

PROJECT HISTORY

- On May 15, 2023, the ARB recommended approval of the initial site plan (Fig. 4) for the Home Depot project and provided some comments to be addressed with the Final Site Plan.
- The ARB reviewed the proposal for outdoor display on August 7, 2023, and recommended approval with conditions. The Planning Commission is scheduled to review the outdoor storage proposal on September 12.

ANALYSIS

REF	GUIDELINE	ISSUE	RECOMMENDATION
	GENERAL GUIDELINES		
	<i>Purpose</i>		
1	The goal of the regulation of the design of development within the designated Entrance Corridors is to ensure that new development within the corridors reflects the traditional architecture of the area. Therefore, it is the purpose of ARB review and of these Guidelines, that proposed development within the designated Entrance Corridors reflect elements of design characteristic of the significant historical landmarks, buildings, and structures of the Charlottesville and Albemarle area, and to promote orderly and attractive development within these corridors. Applicants should note that replication of historic structures is neither required nor desired.	The proposed building form is a big box. The façade of the main building facing Rt. 29 is approximately 385’ long (not counting the garden center). The length is punctuated by two entrance features - a larger one marking the main entrance/exit and a smaller one for the lumber sales canopy. The entrance features have different designs but share some elements. They both use vertical pier-like features in a warm brown color, a gray-colored wall surface, and a bronze-colored steel beam extending over the entrance openings. Revising the piers and the siding element of the lumber canopy to match the main entrance could provide for a more coordinated appearance.	Revise the architectural design to increase coordination, establish human scale, and reduce blankness. See landscape recommendations.
2	Visitors to the significant historical sites in the Charlottesville and Albemarle area experience these sites as ensembles of buildings, land, and vegetation. In order to accomplish the integration of buildings, land, and vegetation characteristic of these sites, the Guidelines require attention to four primary factors: compatibility with significant historic sites in the area; the character of the Entrance Corridor; site development and layout; and landscaping.		
	<i>Compatibility with significant historic sites:</i>		
3	New structures and substantial additions to existing structures should respect the traditions of the architecture of historically significant buildings in the Charlottesville and Albemarle area. Photographs of historic buildings in the area, as well as drawings of architectural features, which	Revising the beam at the main entrance to provide greater depth could provide shelter from	

	provide important examples of this tradition are contained in Appendix A.	the weather, add visual interest and human scale, and help reduce blankness. Providing vertical supports for the extended canopy (as in the example on Sheet DD40-02) would further establish human scale and a connection to historic architecture.	
4	The examples contained in Appendix A should be used as a guide for building design: the standard of compatibility with the area's historic structures is not intended to impose a rigid design solution for new development. Replication of the design of the important historic sites in the area is neither intended nor desired. The Guideline's standard of compatibility can be met through building scale, materials, and forms which may be embodied in architecture which is contemporary as well as traditional. The Guidelines allow individuality in design to accommodate varying tastes as well as special functional requirements.		
	Structure design		
9	Building forms and features, including roofs, windows, doors, materials, colors and textures should be compatible with the forms and features of the significant historic buildings in the area, exemplified by (but not limited to) the buildings described in Appendix A [of the design guidelines]. The standard of compatibility can be met through scale, materials, and forms which may be embodied in architecture which is contemporary as well as traditional. The replication of important historic sites in Albemarle County is not the objective of these guidelines.	<p>Proposed materials are primarily concrete tilt panel with varying surface treatments meant to resemble split-faced block, shiplap siding, and a smooth finish. The shiplap texture is used at the entrances and at the rental center at the far southern end of the façade. The other wall areas use the smooth finish above a low base with the split-faced block texture. A small amount of fiber cement siding is proposed at the lumber entrance.</p> <p>The length of the smooth finish walls is broken up by alternating colors and is emphasized by a trademark orange painted band. The color changes will be visible from the street, but the varying textures are not expected to be.</p>  <p>Incorporating architectural features that are noticeable from the street would be appropriate.</p>	

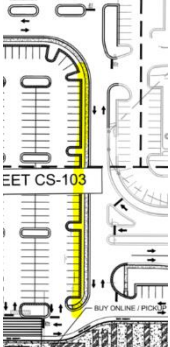
		<p>The Rio Rd. elevation of the main store building is proposed with a smooth finish. The upper part of the wall will be visible above the garden center. The visible wall has no architectural detailing. An orange band and orange sign letters draw attention to the parts of the wall that are left exposed.</p> <p>The big box form and design treatments of the proposed Home Depot building are clearly contemporary and do not reflect the traditional architecture of the area. The building form and scale are generally consistent with the remaining mall building, and the building's deep setback from Rt. 29 and its position below Rio Rd. help reduce visual impacts. Landscaping that meets the guidelines can help harmonize this non-traditional development with the overall corridors, further reduce visual impacts, and help promote orderly and attractive development.</p>	
5	It is also an important objective of the Guidelines to establish a pattern of compatible architectural characteristics throughout the Entrance Corridor in order to achieve unity and coherence. Building designs should demonstrate sensitivity to other nearby structures within the Entrance Corridor. Where a designated corridor is substantially developed, these Guidelines require striking a careful balance between harmonizing new development with the existing character of the corridor and achieving compatibility with the significant historic sites in the area.	The proposed Home Depot building is consistent with the scale of the Fashion Square Mall. Note, however, that the mall predates the establishment of the Entrance Corridors, it does not comply with the guidelines, and it will likely be replaced in the future. Landscaping meeting the guidelines would help offset visual impacts and support unity and coherence along the corridors.	See landscape recommendations.
10	Buildings should relate to their site and the surrounding context of buildings.		
11	The overall design of buildings should have human scale. Scale should be integral to the building and site design.	Changes in color and texture are proposed across the façade. The changes in texture are not expected to be noticeable from the corridors. The changes in color establish a rhythm across the façade and begin to break down the mass, but the treatment does not achieve a human scale and the	Revise the architectural design to increase human scale and relieve blankness.
13	Any appearance of "blankness" resulting from building design should be relieved using design detail or vegetation, or both.		

		façade is mostly blank. Additional architectural features and detailing could be used to better establish human scale and relieve blankness.	
12	Architecture proposed within the Entrance Corridor should use forms, shapes, scale, and materials to create a cohesive whole.	The new structure will directly abut the existing building. The sandy clay and grey mist colors proposed for most of the façade are expected to be compatible with the existing mall building. The big box form is consistent with the mall design.	None.
14	Arcades, colonnades, or other architectural connecting devices should be used to unify groups of buildings within a development.		
15	Trademark buildings and related features should be modified to meet the requirements of the Guidelines.	The proposal is a version of a trademark design. The orange stripe and signage are a primary component of the trademark. Landscaping meeting the parking and frontage guidelines could help mitigate the trademark components.	See landscape recommendations.
16	Window glass in the Entrance Corridors should not be highly tinted or highly reflective. Window glass in the Entrance Corridors should meet the following criteria: <i>Visible light transmittance (VLT) shall not drop below 40%. Visible light reflectance (VLR) shall not exceed 30%. Specifications on the proposed window glass should be submitted with the application for final review.</i>	The proposal includes very little glass. Given the small amount and the distance from the street, the type of glass is not expected to have a significant visual impact on the corridors.	None.
	Accessory structures and equipment		
17	Accessory structures and equipment should be integrated into the overall plan of development and shall, to the extent possible, be compatible with the building designs used on the site.	A generator, loading areas, and cart corrals are proposed on site. It is anticipated that a combination of the building and topography will screen the generator and loading areas from both ECs. Cart corrals could be visible from the streets, but a minimal design could reduce noticeability. Because of their trademark orange color, the carts (particularly when in groups) will be noticeable from the corridors. It is anticipated that mechanical equipment will be proposed on the roof of the building, but no details have been provided. With the elevated view from the Rio EC, standard parapet walls will not likely be sufficient to eliminate	Provide a roof plan that shows locations of roof-mounted equipment. Show the equipment on the building elevations. Show how visibility of the equipment from the EC streets will be eliminated.
18	The following should be located to eliminate visibility from the Entrance Corridor street. If, after appropriate siting, these features will still have a negative visual impact on the Entrance Corridor street, screening should be provided to eliminate visibility. a. Loading areas, b. Service areas, c. Refuse areas, d. Storage areas, e. Mechanical equipment, f. Above-ground utilities, and g. Chain link fence, barbed wire, razor wire, and similar security fencing devices.		
19	Screening devices should be compatible with the design of the buildings and surrounding natural vegetation and may consist of: a. Walls, b. Plantings, and c. Fencing.		

		visibility, though they may be sufficient for screening from the Rt. 29 EC.	
21	The following note should be added to the site plan and the architectural plan: “Visibility of all mechanical equipment from the Entrance Corridor shall be eliminated.”	The note is needed on the site and architectural plans.	Add the standard mechanical equipment note to the site and architectural plans.
	Lighting		
	<i>General Guidelines</i>		
22	Light should be contained on the site and not spill over onto adjacent properties or streets;	A lighting plan was not included in the submittal.	Provide a photometric plan for review.
23	Light should be shielded, recessed or flush-mounted to eliminate glare. All fixtures with lamps emitting 3000 lumens or more must be full cutoff fixtures.	The lighting cut sheets included in the submittal show full cutoff fixtures. However, it is not clear if other fixtures will be added for the outdoor display areas. At the August 7, 2023 review, the ARB recommended approval of the special use permit for outdoor display with conditions, including one that requires <u>all</u> outdoor illumination to be full cutoff fixtures.	Provide a lighting plan that includes all proposed fixtures, including those for the outdoor display areas. Show on the plan that all proposed fixtures are full cutoff fixtures.
24	Light levels exceeding 30 footcandles are not appropriate for display lots in the Entrance Corridors. Lower light levels will apply to most other uses in the Entrance Corridors.	A lighting plan was not included in the submittal. At the August 7, 2023 review, the ARB recommended approval of the special use permit for outdoor display with conditions, including ones that limit the illumination of items for display to 30 fc and all other areas of the site to 20 fc.	Provide a photometric plan for review. Limit the illumination of items for display to 30 fc and all other areas of the site to 20 fc.
25	Light should have the appearance of white light with a warm soft glow; however, a consistent appearance throughout a site or development is required. Consequently, if existing lamps that emit non-white light are to remain, new lamps may be required to match them.	The light fixtures are proposed with a color temperature of 4000K. 2000-3000K produces warm white light. At the August 7, 2023 review, the ARB recommended approval of the special use permit for outdoor display with conditions, including one that limits garden center fixtures to a color temperature not to exceed 3000K.	Revise the color temperature of all light fixtures to no more than 3000K.
26	Dark brown, dark bronze, or black are appropriate colors for free-standing pole mounted light fixtures in the Entrance Corridors.	The fixtures are proposed with a black finish.	None.
27	The height and scale of freestanding, pole-mounted light fixtures should be compatible with the height and scale of the buildings and the sites they are illuminating, and with	Pole height has not been provided.	Indicate a maximum light pole height of 20’,

	the use of the site. Typically, the height of freestanding pole-mounted light fixtures in the Entrance Corridors should not exceed 20 feet, including the base. Fixtures that exceed 20 feet in height will typically require additional screening to achieve an appropriate appearance from the Entrance Corridor.		including the base, on the photometric plan.
28	In determining the appropriateness of lighting fixtures for the Entrance Corridors, the individual context of the site will be taken into consideration on a case by case basis.	A photometric plan, information on wall-mounted lighting, and complete information on all lighting related to outdoor display areas are required to determine visual impacts on the ECs.	Provide a photometric plan for review. Include information on all site lighting and wall-mounted lighting, and complete information on all lighting related to outdoor display areas.
29	The following note should be included on the lighting plan: "Each outdoor luminaire equipped with a lamp that emits 3,000 or more initial lumens shall be a full cutoff luminaire and shall be arranged or shielded to reflect light away from adjoining residential districts and away from adjacent roads. The spillover of lighting from luminaires onto public roads and property in residential or rural areas zoning districts shall not exceed one half footcandle."	The note is needed on the plan.	Add the standard lighting note to the site plan.
	<i>Guidelines for the Use of Decorative Landscape Lighting</i>		
30	light used for decorative effect shall: a. be compatible with the character of the Entrance Corridor. Compatibility of exterior lighting and lighting fixtures is assessed in terms of design, use, size, scale, color, and brightness. b. impact only the immediate site. The effect of the illumination should not be discernible from distances along the Entrance Corridor.	The plan shows no lights proposed for decorative effect.	None at this time.
31	Where used for decorative effect, outdoor light fixtures shall: a. be equipped with automatic timing devices and shall be extinguished between the hours of 11:00 p.m. and dawn. b. be shielded and focused to eliminate glare. Glare control shall be achieved primarily through the use of such means as cutoff fixtures, shields and baffles, and appropriate		

	<p>application of mounting height, wattage, aiming angle, fixture placement, etc.</p> <p>c. be cutoff luminaires, aimed so as not to project their output beyond the objects intended to be illuminated; or non-cutoff luminaires, equipped with glare shields, visors, barn doors, and/or other similar shielding accessories as required to meet the following criteria: Light distribution from all lighting installations shall be cut-off at all angles beyond those required to restrict direct illumination to within the perimeter of the landscape feature being illuminated.</p> <p>d. never exceed 3,000 lumens. Further restrictions on lumens may be imposed by the ARB.</p> <p>e. not be modified to reflect seasonal colors.</p> <p>f. be of a number that is compatible with the scale of the object and the development to be illuminated, such that the light emitted will not over-illuminate or overpower the site, as determined by the ARB.</p>		
	Landscaping		
7	The requirements of the Guidelines regarding landscaping are intended to reflect the landscaping characteristic of many of the area’s significant historic sites which is characterized by large shade trees and lawns. Landscaping should promote visual order within the Entrance Corridor and help to integrate buildings into the existing environment of the corridor.	Landscaping associated with outdoor sales, storage and display was reviewed on August 7, 2023, as part of the review of the request for the special use permit. Staff recommended that the EC frontage trees be provided along Rt. 29, given the extent of redevelopment proposed, but the ARB’s decision was to recommend the following condition: “Large shade trees, 3½” caliper at planting, spaced 35’ on center, and interspersed ornamental trees are required along the Rt. 29 frontage of parcel 61-132, or an alternative planting within the existing planting area between the parking lot and the right-of-way and acceptable to the ARB.” The site plan submitted for the current review was submitted prior to the August 7 meeting, so it does not address the August 7 ARB comments.	Provide a complete landscape plan for review.
8	Continuity within the Entrance Corridor should be obtained by planting different types of plant materials that share similar characteristics. Such common elements allow for more flexibility in the design of structures because common landscape features will help to harmonize the appearance of development as seen from the street upon which the Corridor is centered.		Revise the landscape plan to show large shade trees, 3½” caliper at planting, spaced 35’ on center, and interspersed ornamental trees along the Rt. 29 frontage of parcel 61-132, or an alternative planting within the existing planting area between the parking lot and the right-of-way that is acceptable to the ARB.
32	Landscaping along the frontage of Entrance Corridor streets should include the following: a. Large shade trees should be planted parallel to the Entrance Corridor Street. Such trees should be at least 3½ inches caliper (measured 6 inches above the ground) and		

	<p>should be of a plant species common to the area. Such trees should be located at least every 35 feet on center.</p> <p>b. Flowering ornamental trees of a species common to the area should be interspersed among the trees required by the preceding paragraph. The ornamental trees need not alternate one for one with the large shade trees. They may be planted among the large shade trees in a less regular spacing pattern.</p> <p>c. In situations where appropriate, a three or four board fence or low stone wall, typical of the area, should align the frontage of the Entrance Corridor street.</p> <p>d. An area of sufficient width to accommodate the foregoing plantings and fencing should be reserved parallel to the Entrance Corridor street, and exclusive of road right-of-way and utility easements.</p>	<p>The landscaping along the Rio Rd. frontage was also reviewed during the August 7, 2023, meeting. The ARB determined that the “buffer alternative” and the fence adjacent to Rio Rd. were not appropriate, and that more diverse species should be provided.</p>	<p>Revise the landscape plan to show trees spaced consistently at 40’ on center along Fashion Square Drive.</p> <p>Provide trees along sidewalks, 25’ on center, where parking lot trees are not already proposed.</p> <p>Remove the “buffer alternative” and related information from the plan.</p>
33	<p>Landscaping along interior roads:</p> <p>a. Large trees should be planted parallel to all interior roads. Such trees should be at least 2½ inches caliper (measured six inches above the ground) and should be of a plant species common to the area. Such trees should be located at least every 40 feet on center.</p>	<p>Trees are not spaced consistently at 40’ on center along the portion of Fashion Square Drive that runs east-west and forms the northern border of the parking lot closest to the main store.</p> 	<p>Increase the diversity of species along the Rio frontage and throughout the site.</p>
34	<p>Landscaping along interior pedestrian ways:</p> <p>a. Medium trees should be planted parallel to all interior pedestrian ways. Such trees should be at least 2½ inches caliper (measured six inches above the ground) and should be of a species common to the area. Such trees should be located at least every 25 feet on center.</p>	<p>Sidewalks are shown extending from Rio Rd. down along the east side of the travelway into the site, along the south and east sides of Fashion Square Drive as it meanders through the parking lot, on the north side of the travelway into the site from Rt. 29, and extending east from that travelway, through the parking lot, to the building. Some interior parking lot trees are located close to the sidewalk; some existing trees are near proposed sidewalks. 25’ spacing has not</p>	

		been achieved. Some interior and perimeter parking lot trees could double as sidewalk trees.	
35	<p>Landscaping of parking areas:</p> <p>a. Large trees should align the perimeter of parking areas, located 40 feet on center. Trees should be planted in the interior of parking areas at the rate of one tree for every 10 parking spaces provided and should be evenly distributed throughout the interior of the parking area.</p> <p>b. Trees required by the preceding paragraph should measure 2½ inches caliper (measured six inches above the ground); should be evenly spaced; and should be of a species common to the area. Such trees should be planted in planters or medians sufficiently large to maintain the health of the tree and shall be protected by curbing.</p> <p>c. Shrubs should be provided as necessary to minimize the parking area’s impact on Entrance Corridor streets. Shrubs should measure 24 inches in height.</p>	<p>Trees are spaced at an average of 40’ on center along the perimeter of the parking lot that runs parallel to Rio Rd.</p> <p>No interior trees are proposed for the western half of the existing parking lot. That part of the lot is used for temporary events, and is expected to redevelop in the future, so planting interior trees could be short-sighted. Adding frontage trees could help offset the lack of interior trees in this area. In the lots closest to the building and Rio Rd., the interior tree requirement has been met.</p>	
36	<p>Landscaping of buildings and other structures:</p> <p>a. Trees or other vegetation should be planted along the front of long buildings as necessary to soften the appearance of exterior walls. The spacing, size, and type of such trees or vegetation should be determined by the length, height, and blankness of such walls.</p> <p>b. Shrubs should be used to integrate the site, buildings, and other structures; dumpsters, accessory buildings and structures; “drive thru” windows; service areas; and signs. Shrubs should measure at least 24 inches in height.</p>	<p>The length and blankness of the building are such that trees are needed to soften the appearance of the exterior walls. Planting area is not proposed directly along the building front. Given the setback of the building from Rt. 29 and the view from Rio Rd., the combination of interior parking lot trees, sidewalk trees, and frontage trees meeting guidelines requirements could help soften the appearance of the building.</p>	See #32-35.
37	<p>Plant species: a. Plant species required should be as approved by the Staff based upon but not limited to the <i>Generic Landscape Plan Recommended Species List</i> and <i>Native Plants for Virginia Landscapes (Appendix D)</i>.</p>	<p>Proposed species are found on the approved plant list.</p>	None at this time.
38	<p>Plant health: The following note should be added to the landscape plan: “All site plantings of trees and shrubs shall be allowed to reach, and be maintained at, mature height; the topping of trees is prohibited. Shrubs and trees shall be pruned minimally and only to support the overall health of the plant.”</p>	<p>The note is needed on the plan.</p>	<p>Add the standard plant note to the plan.</p>
	<i>Site Development and layout</i>		

	Development pattern		
6	<p>Site development should be sensitive to the existing natural landscape and should contribute to the creation of an organized development plan. This may be accomplished, to the extent practical, by preserving the trees and rolling terrain typical of the area; planting new trees along streets and pedestrian ways and choosing species that reflect native forest elements; insuring that any grading will blend into the surrounding topography thereby creating a continuous landscape; preserving, to the extent practical, existing significant river and stream valleys which may be located on the site and integrating these features into the design of surrounding development; and limiting the building mass and height to a scale that does not overpower the natural settings of the site, or the Entrance Corridor.</p>	<p>The site has already been developed; no natural landscape remains. The topography of the site may help mitigate the impacts of building mass, height and scale. Careful landscaping may help reduce some visual impacts of the development.</p> <p>The site layout appears organized and provides for vehicular and pedestrian connections. The building front faces the Rt. 29 EC, though it has a considerable setback. Sheets CS-101-103 show proposed sidewalk connections from the site to Rt. 29, and a pedestrian connection is proposed to Rio Rd. Views around the site are not expected to be impacted.</p>	None.
39	<p>The relationship of buildings and other structures to the Entrance Corridor street and to other development within the corridor should be as follows:</p> <ol style="list-style-type: none"> a. An organized pattern of roads, service lanes, bike paths, and pedestrian walks should guide the layout of the site. b. In general, buildings fronting the Entrance Corridor street should be parallel to the street. Building groupings should be arranged to parallel the Entrance Corridor street. c. Provisions should be made for connections to adjacent pedestrian and vehicular circulation systems. d. Open spaces should be tied into surrounding areas to provide continuity within the Entrance Corridor. e. If significant natural features exist on the site (including creek valleys, steep slopes, significant trees or rock outcroppings), to the extent practical, then such natural features should be reflected in the site layout. If the provisions of Section 32.5.2.n of the <i>Albemarle County Zoning Ordinance</i> apply, then improvements required by that section should be located so as to maximize the use of existing features in screening such improvements from Entrance Corridor streets. f. The placement of structures on the site should respect existing views and vistas on and around the site. 		

	Site Grading		
40	Site grading should maintain the basic relationship of the site to surrounding conditions by limiting the use of retaining walls and by shaping the terrain through the use of smooth, rounded land forms that blend with the existing terrain. Steep cut or fill sections are generally unacceptable. Proposed contours on the grading plan shall be rounded with a ten foot minimum radius where they meet the adjacent condition. Final grading should achieve a natural, rather than engineered, appearance. Retaining walls 6 feet in height and taller, when necessary, shall be terraced and planted to blend with the landscape.	The site has already been graded. The finished floor elevation of the Sears building is 492.67'. The elevation of Rio Road in the vicinity of the site ranges from 513' to 516'. Grading is proposed along the Rio and entrance road frontages. The retaining wall that parallels Rio would be extended to the south at both ends, and a second wall would be added along the entrance drive. The walls are not expected to have a significant visual impact on the ECs. Minor grading is proposed in the parking lot west of the building.	None.
41	No grading, trenching, or tunneling should occur within the drip line of any trees or other existing features designated for preservation in the final Certificate of Appropriateness. Adequate tree protection fencing should be shown on, and coordinated throughout, the grading, landscaping and erosion and sediment control plans.		
42	Areas designated for preservation in the final Certificate of Appropriateness should be clearly delineated and protected on the site prior to any grading activity on the site. This protection should remain in place until completion of the development of the site.		
43	Preservation areas should be protected from storage or movement of heavy equipment within this area.		
20	Surface runoff structures and detention ponds should be designed to fit into the natural topography to avoid the need for screening. When visible from the Entrance Corridor street, these features must be fully integrated into the landscape. They should not have the appearance of engineered features.	As proposed, stormwater features are not expected to have a significant visual impact on the ECs.	None.
44	Natural drainage patterns (or to the extent required, new drainage patterns) should be incorporated into the finished site to the extent possible.		

SUMMARY OF RECOMMENDATIONS

Staff recommends the following as the primary points of discussion:

1. Appropriateness of the architectural design
2. Visibility of the development from the Entrance Corridor streets
3. Landscaping of parking lots

Staff recommends the following changes to the proposal:

1. Revise the architectural design to increase coordination, establish human scale, and reduce blankness.
2. Provide a roof plan that shows locations of roof-mounted equipment. Show the equipment on the building elevations. Show how visibility of the equipment from the EC streets will be eliminated.
3. Add the standard mechanical equipment note to the site and architectural plans. “Visibility of all mechanical equipment from the Entrance Corridor shall be eliminated.”
4. Provide a photometric plan for review. Include information on all site lighting and wall-mounted lighting, and complete information on all lighting related to outdoor display areas. Show on the plan that all proposed fixtures are full cutoff fixtures.
5. Limit the illumination of items for display to 30 fc and all other areas of the site to 20 fc, include information on all site lighting and wall-mounted lighting, and complete information on all lighting related to outdoor display areas.
6. Revise the color temperature of all light fixtures to no more than 3000K.
7. Indicate a maximum light pole height of 20’, including the base, on the photometric plan.
8. Add the standard lighting note to the site plan. “Each outdoor luminaire equipped with a lamp that emits 3,000 or more initial lumens shall be a full cutoff luminaire and shall be arranged or shielded to reflect light away from adjoining residential districts and away from adjacent roads. The spillover of lighting from luminaires onto public roads and property in residential or rural areas zoning districts shall not exceed one half footcandle.”
9. Provide a complete landscape plan for review. Show large shade trees, 3½” caliper at planting, spaced 35’ on center, and interspersed ornamental trees along the Rt. 29 frontage of parcel 61-132, or an alternative planting within the existing planting area between the parking lot and the right-of-way that is acceptable to the ARB.
10. Revise the landscape plan to show trees spaced consistently at 40’ on center along Fashion Square Drive.
11. Provide trees along sidewalks, 25’ on center, where parking lot trees are not already proposed.
12. Remove the “buffer alternative” and related information from the plan.
13. Increase the diversity of species along the Rio frontage and throughout the site.
14. Add the standard plant note to the plan. “All site plantings of trees and shrubs shall be allowed to reach, and be maintained at, mature height; the topping of trees is prohibited. Shrubs and trees shall be pruned minimally and only to support the overall health of the plant.”

ATTACHMENTS

- Attach. 1: [ARB-2023-70: Home Depot Plan](#)
- Attach. 2: [ARB-2023-70: Home Depot Architectural Drawings](#)
- Attach. 3: [ARB-2023-70: Home Depot Photos](#)
- Attach. 4: [ARB-2023-70: Home Depot Narrative](#)



Figure 1: Project location



Figure 2: View of the site from the Rt. 29 Entrance Corridor.



Figures 3a and 3b: Views of the site from the Rio Rd. Entrance Corridor. Rio Rd. is elevated approximately 20' above the Sears parking lot.