



FINAL ARB ACTION MEMO

Date: September 5, 2023

Time: 1:00 PM

Meeting Room: Lane Auditorium

Members:

Chris Henningsen, Chair: Present
Frank Hancock, Vice-Chair: Present
Frank Stoner: Absent
Dade Van Der Werf: Present
Taro Matsuno: Absent

Staff:

Margaret Maliszewski
Mariah Gleason

CALL TO ORDER: Mr. Henningsen called the meeting to order at 1:05 p.m. and established a quorum.

DISCLOSURES: Mr. Henningsen disclosed that he would need to leave the meeting at 2:40 p.m.

PUBLIC COMMENT: None.

CONSENT AGENDA: None.

REGULAR REVIEW ITEMS

a. **ARB-2023-70: Home Depot Preliminary**

Location: 1531 Rio Road East

Proposal: To replace the Sears store at the north end of the Fashion Square Mall with a Home Depot retail store with a garden center and other site improvements.

Staff Contact: Margaret Maliszewski

Representative: Valerie Long (Williams Mullen), Dan Boyle (MG2)

Action: In consensus, the ARB offered the following comments on the proposal for the benefit of the applicant's next submittal:

1. Revise the architectural design to increase coordination, establish human scale, and reduce blankness as referenced in the staff report and in the meeting.
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. Provide sections/perspectives.
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 travelway trees spaced consistently at 40' on center along Fashion Square Drive, with the exception of the 4 locations noted at 50' spacing by the applicant.
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."

WORK SESSION

a. Entrance Corridor Design Guidelines Addenda – Rt. 649

Staff: Mariah Gleason

The ARB members commented on the draft addenda, noting the short length of the corridor, the variety in zoning districts, and the opportunities for improvement in visual character.

OTHER BUSINESS

a. Minutes Approval:

Motion: Mr. Van Der Werf moved for approval of the minutes from the August 21, 2023, ARB meeting.

Mr. Hancock seconded the motion.

The motion was carried by a vote of 3:0. (Stoner and Matsuno absent)

b. Other items from staff or ARB members:

- i. Presidio Apartments visibility: Staff presented images depicting projected visibility of the development from the applicant's ARB submittal and the approved plans, and actual visibility using Google street view. Noting the discrepancy between the images, ARB members suggested conversations with Code Compliance staff and the applicants, and recommended greater caution in future reviews when assessing images representing visibility.

c. Next ARB Meeting: Monday, October 2, 2023, 1:00 PM – Lane Auditorium

ADJOURNMENT

The meeting was adjourned at 2:29 p.m. to the next ARB meeting on Monday, October 2, 2023, at 1:00 p.m.