

Home Depot Response to Architectural Review Board Comments

January 16, 2024

RE: Response to Comment for ARB-2023-70: Home Depot Preliminary (TMP: 06100-00-00-13200)

1. Revise the architectural design to increase coordination, establish human scale, and reduce blankness as referenced in the staff report and in the meeting.
Response: The architectural design has been revised to include additional elements that establish human scale and reduce blankness by revising the piers and the siding element of the lumber canopy to match the main entrance, revising the beam at the main entrance to provide greater depth, and added architectural trellis element to the front the building.
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.
Response: A roof plan with the locations of roof mounted equipment has been provided. There is a parapet wall along the roof that screens these elements from the entrance corridor such that they are eliminated. The sections and perspectives demonstrate this as well.
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."
Response: This note has been added to the roof plan on sheet DD51-02.
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.
Response: A photometric plan has been provided with the submittal and shows the site lighting including wall-mounting lights and display areas. As noted in further detail in the included narrative, given that the Fashion Square Mall is made up of multiple parcels, the lighting does spill over into other parcels within the mall but meets the requirements for public roads in the entrance corridor and does not spill over into the adjacent residential parcels. The ordinance allows for spillover onto parcels zoned non-residential, and the project is meeting this requirement. While the ARB Design Guidelines are not met for spillover on adjacent parcels, given the project is enhancing safety lighting at Fashion Square Mall, the light poles and fixtures proposed meet the requirements of the ordinance and ARB design guidelines, and the existing lighting with the mall parking lot, a modification of this requirement is reasonable.
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.
Response: The illumination of items for display is 30fc and all areas are limited to 20fc and this is shown on the enclosed lighting plan.
6. Revise the color temperature of all light fixtures to no more than 3000K.
Response: The color temperature of all light fixtures is no more than 3000k.
7. Indicate a maximum light pole height of 20', including the base, on the photometric plan.
Response: A note has been provided on the lighting plan that states that pole lighting fixtures will not exceed 20' including the pole base.
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."

[Response: This note has been added to the lighting plan.](#)

9. Provide a complete landscape plan for review. Show large shade trees, 3?" 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.

[Response: Please see updated landscape plan enclosed with this application that provide landscaping along the Rt. 29 frontage.](#)

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.

[Response: Please see updated landscape plan enclosed with this application that includes parking lot trees and travelway trees along Fashion Square Drive.](#)

11. Provide trees along sidewalks, 25' on center, where parking lot trees are not already proposed.

[Response: Additional trees have been provided where feasible, and do not conflict with parking lot trees, along the proposed sidewalks.](#)

12. Remove the "buffer alternative" and related information from the plan.

[Response: Buffer alternative has been removed from the plan.](#)

13. Increase the diversity of species along the Rio frontage and throughout the site.

[Response: See updated landscape plans that include a diversity of species along Rio frontage.](#)

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."

[Response: This note has been added to the landscape plan.](#)