### ARCHITECTURAL REVIEW BOARD STAFF REPORT

Project #/Name	ARB-2024-09: Home Depot Final	2227 602 222 613-12-18 (81)-12-18						
Review Type	Final Site Development Plan	2231 2222 2144 4 1120 1550 1609 1619 1 1609						
Parcel Identification	06100-00-13100 and -132	20 1216 1216 1558 1510 1649 1649 1649 1649 1649 1649 1649 1649						
Location	1531 Rio Road East (See image at right.)	152 2 201 200 201 201 201 201 201 201 201						
Zoned	Planned Development Shopping Center (PDSC) / Entrance Corridor (EC)	150 (18-1) (17 (18-1) (17 (18-1) (18-						
Owner/Applicant	Home Depot USA Inc. / Williams Mullen (Valerie Long)							
Magisterial District	Rio (19) (19) (19) (19) (19) (19) (19) (19)							
Proposal	To construct a Home Depot store with garden center and associated site improvements.	010-17-17 (107) (1-17-18)						
Context	The project is located at the north end of the Fashion Square Mall. A mix of commercial and office buildings is found nearby.	Ord B FookRd Knighter						
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 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 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 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 building, making the rooftop visible. Some mature trees and shrubs stand along the street and entrance drive, but views are available between the trees an winter months.	r north end of the property, there is no remaining landscaping along lity is greater on the west side of Rt. 29 and for pedestrians. (Fig. 2) elevated above the site and the view from Rio is down onto the						
<b>ARB</b> Meeting Date	March 18, 2024							
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 initial site plan was approved on May 18, 2023.
- The ARB reviewed the original proposal for outdoor display on August 7, 2023, and the Planning Commission reviewed it on September 12, 2023. Both bodies recommended approval with conditions.
- The ARB conducted a preliminary review of the architectural design of the Home Depot store on September 5, 2023. Comments made at that meeting are included in the Analysis table below.
- The applicant revised the outdoor display proposal to coordinate with a revised plan in which the new store is a stand-alone building with a travelway between it and the remaining mall structure. The ARB reviewed the revised proposal for outdoor display on December 4, 2023, and the Planning Commission reviewed it on January 9, 2024. Both bodies recommended approval with conditions. The Board of Supervisors approved the proposal for outdoor display on February 21, 2024, with the same conditions.
- The ARB reviewed and approved with conditions a minor site plan amendment for the demolition of the Sears building, demolition of the Fashion Square Mall, and the construction of a new northern wall for the mall on February 5, 2024.

# **ANALYSIS**

REF	GUIDELINE	ISSUE 9/5/23	COMMENTS MADE 9/5/23 (Preliminary Architecture)	COMMENTS MADE 5/15/23 (Initial Site Plan)	SP CONDITIONS	ISSUE 3/18/24	RECOMMENDATION 3/18/24
	GENERAL GUIDELINES						
	Purpose						
	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 pierlike features in a warm brown color, a gray-colored wall surface, and a bronze-colored steel beam extending over the entrance openings. Revising	Revise the architectural design to increase coordination, establish human scale, and reduce blankness as referenced in the staff report and in the meeting.  See landscape recommendations.	Provide architectural designs for review that meet all guidelines requirements.  See landscape recommendations.	-	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.  The staff report for the 9/5/23 meeting noted that the proposed façade has two entrance features, that those features	Revise the lumber canopy for greater coordination with the main entrance canopy.  Provide updated color samples for review.
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.	the piers and the siding element of the lumber canopy to match the main entrance could provide for a more coordinated appearance.			-	have different designs, and that revisions to the lumber canopy could provide a more coordinated appearance. The recommendation was to revise the pier height at the lumber canopy and to create the stepped effect at the top of the piers as in the entrance canopy. No change was made to increase coordination between these elements.	
3	Compatibility with significant historic sites:  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 provide important examples of this tradition are contained in Appendix A.	Revising the beam at the main			-	Main entrance canopy detail	
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	entrance to provide greater depth could provide shelter from 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.			-	Lumber canopy detail	

	embodied in architecture which is		Proposed landscaping helps establish	
l l	contemporary as well as traditional. The		an orderly and attractive appearance.	
	Guidelines allow individuality in design to		The design of the building elevations	
	accommodate varying tastes as well as special		was adjusted to coordinate with	
	functional requirements.		footprint changes resulting from the	
	Structure design		shift to a stand-alone building, but the	
	Building forms and features, including roofs,		 design remains generally the same.	
	windows, doors, materials, colors and textures		design remains generally the same.	
	should be compatible with the forms and		The color palette for the building	
	features of the significant historic buildings in		remains generally the same as	
		Proposed materials are primarily	previously proposed, but the	
	the area, exemplified by (but not limited to) the	concrete tilt panel with varying	manufacturer and color names have	
	buildings described in Appendix A [of the	surface treatments meant to resemble	changed. Updated samples are	
	design guidelines]. The standard of	split-faced block, shiplap siding, and	required.	
	compatibility can be met through scale,	a smooth finish. The shiplap texture is	required.	
	materials, and forms which may be embodied	used at the entrances and at the rental		
	in architecture which is contemporary as well	center at the far southern end of the		
	as traditional. The replication of important	façade. The other wall areas use the		
	historic sites in Albemarle County is not the	smooth finish above a low base with		
	objective of these guidelines.	the split-faced block texture. A small		
		amount of fiber cement siding is		
		proposed at the lumber entrance.		
		proposed at the runner entances.		
		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.		
		THE SOME SHOW!		
		Incorporating architectural features		
		that are noticeable from the street		
		would be appropriate.		
		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.		
		·		
		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		
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		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.					
5	It is also an important objective of the	The proposed Home Depot building is				The proposed Home Depot building is	None.
	Guidelines to establish a pattern of compatible	consistent with the scale of the	recommendations.			consistent with the scale of the Fashion	
	architectural characteristics throughout the	Fashion Square Mall. Note, however,				Square Mall, a building that predates	
	Entrance Corridor in order to achieve unity and	that the mall predates the				the establishment of the Entrance	
	coherence. Building designs should demonstrate sensitivity to other nearby	establishment of the Entrance				Corridors. Proposed landscaping is	
	structures within the Entrance Corridor. Where	Corridors, it does not comply with the guidelines, and it will likely be				expected to help offset visual impacts of the proposal and support unity and	
	a designated corridor is substantially	replaced in the future. Landscaping				coherence along the corridors.	
	developed, these Guidelines require striking a	meeting the guidelines would help				concrence along the corridors.	
	careful balance between harmonizing new	offset visual impacts and support					
	development with the existing character of the	unity and coherence along the					
	corridor and achieving compatibility with the	corridors.					
	significant historic sites in the area.						
10	Buildings should relate to their site and the				-		
	surrounding context of buildings.			_			
11	The overall decign of buildings should have	Changes in colon and touture one	Darriag the analyte strengt				
1.1	The overall design of buildings should have	Changes in color and texture are	Revise the architectural			The design of the main store has been	Increase the depth of the
	human scale. Scale should be integral to the	proposed across the façade. The	design to increase			revised with the addition of trellises	beam over the main
	human scale. Scale should be integral to the building and site design.	proposed across the façade. The changes in texture are not expected to	design to increase human scale and relieve			revised with the addition of trellises flanking the main entrance element.	beam over the main entrance to add visual
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	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.	significant visual impact on the corridors.				significant visual impact on the corridors.	
	Accessory structures and equipment, Site Development and layout, Development Pattern						
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	Provide a roof plan that shows locations of roof-mounted equipment. Show the equipment on	Provide a roof plan that shows locations of roof-mounted equipment. Show the equipment on	approved with the Speci condition of approval re accord with the plans re	and display areas and screening were al Use Permit on February 21, 2024. A quires the development to be in general viewed with the SP application,	Revise the site plan to identify the locations of fencing in/around the garden center and any
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.	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	the building elevations. Show how visibility of the equipment from the EC streets will be eliminated. Provide sections/perspectives.	the building elevations. Show how visibility of the equipment from the EC streets will be eliminated. Provide site sections and perspective views to clarify visibility.  None of the areas identified for outdoor	b. Location and design Sheet CS-101 of the site storage, sales and displatuse Permit plan.  Fencing is shown on the enclosure and the equipment of the storage of the stora	of storage, sale, and display; and gn of fencing.  e plan identifies the various areas for cy. They are consistent with the Special e site plan for the TRC materials ment located nearby on the south t identified on the site plan for the	other locations where fencing will be provided.  Provide fence details in the site and architectural plans.
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.  Site development should be sensitive to 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 visibility, though they may be sufficient for screening from the Rt. 29 EC.		display are recommended for approval with the initial site plan.  The garden center must be a fully enclosed structure using permanent materials. The design of the garden center walls and roof require ARB review and approval, unless or until a Special Use Permit is approved for the use showing alternate design and materials acceptable to the ARB.	garden center. It is illust architectural elevations, either set of plans.  The roof plan shows equ that the rooftop equipme	trated and described in notes on the but drawing details are not provided in aipment locations. The elevations show ent will not rise above the parapet.  are provided to Rio Rd. and to Rt. 29.	
		The site has already been developed;	None.	Consider adding a			

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	existing natural landscape and should	no natural landscape remains. The		pedestrian connection to		
	contribute to the creation of an organized	topography of the site may help		Rio Rd.		
	development plan. This may be accomplished,	mitigate the impacts of building mass,				
	to the extent practical, by preserving the trees	height and scale. Careful landscaping				
	and rolling terrain typical of the area; planting	may help reduce some visual impacts				
	new trees along streets and pedestrian ways	of the development.				
	and choosing species that reflect native forest					
	elements; insuring that any grading will blend	The site layout appears organized and				
	into the surrounding topography thereby	provides for vehicular and pedestrian				
	creating a continuous landscape; preserving, to	connections. The building front faces				
	the extent practical, existing significant river	the Rt. 29 EC, though it has a				
		considerable setback. Sheets CS-101-				
	and stream valleys which may be located on					
	the site and integrating these features into the	103 show proposed sidewalk				
	design of surrounding development; and	connections from the site to Rt. 29,				
	limiting the building mass and height to a scale	and a pedestrian connection is				
	that does not overpower the natural settings of	proposed to Rio Rd. Views around the				
	the site, or the Entrance Corridor.	site are not expected to be impacted.				
39	The relationship of buildings and other					
	structures to the Entrance Corridor street and to					
	other development within the corridor should					
	be as follows:					
	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</i>					
	County Zoning Ordinance 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.					
21	The following note should be added to the site	The note is needed on the site and	Add the standard	Add the standard	- The comment response memo states	Add the standard
	plan and the architectural plan: "Visibility of all	architectural plans.	mechanical equipment	mechanical equipment	that the note was added to the roof	mechanical equipment
	mechanical equipment from the Entrance	r	note to the site and	note to the plan.	plan, but it does not appear there.	note to the site and
	Corridor shall be eliminated."		architectural plans.	pan.	primit, out to do so not appear there.	architectural plans.
	Lighting General Guidelines				The lighting plans were included with	Add the lighting plans to
L	Ligiting Ocherul Ondennes				The lighting plans were included with	1 100 the fighting plans to

						the architectural plans. They are required as part of the site plan set.	the final site plan set.
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. Include	Provide a lighting plan with the final site plan	-	Spillover does not exceed the limits.	None.
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.	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.	submittal that provides for all guidelines requirements in all areas within the limits of disturbance. Identify all new and existing-to-remain fixtures. Provide information on site lights, building-mounted lights, and ground-	All outdoor illumination must be full-cutoff fixtures.	All fixtures are full cutoff styles.	None.
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.	mounted lights.	Outdoor illumination, including illumination of items for storage, display, and sale, must not exceed 30 footcandles at the display areas facing Rt. 29 and 20 footcandles elsewhere.	One location in the parking lot exceeds 20 fc (21.7 fc).	Revise the photometric plan to limit illumination in the parking lot to 20fc.
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.		The color temperature of garden center light fixtures must not exceed 3000K.	The luminaire schedule shows all fixtures with a color temperature of 4000K.	Revise the luminaire schedule to show that the color temperature of all light fixtures does not exceed 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.		-	Fixture finish is not provided on the lighting plan.	Revise the lighting plan to include the color/finish of the poles and fixtures. Dark brown, dark bronze, or black are recommended.
27	The height and scale of freestanding, polemounted light fixtures should be compatible with the height and scale of the buildings and the sites they are illuminating, and with 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.	Pole height has not been provided.	Indicate a maximum light pole height of 20', including the base, on the photometric plan.		_	A note on the plan indicates that the maximum height of pole lights will not exceed 20', including the base.	None.
28	In determining the appropriateness of lighting fixtures for the Entrance Corridors, the individual context of the site will be taken into	A photometric plan, information on wall-mounted lighting, and complete information on all lighting related to	Provide a photometric plan for review. Include information on all site		-	A photometric plan has been provided. It shows building- and ground-mounted lighting.	None.

	consideration on a case by case basis.	outdoor display areas are required to	lighting and wall-				
	.,	determine visual impacts on the ECs.	mounted lighting, and				
			complete information on				
			all lighting related to				
			outdoor display areas.				
29	The following note should be included on the	The note is needed on the plan.	Add the standard	Add the standard	-	The note is on the lighting plan.	None.
	lighting plan: "Each outdoor luminaire		lighting note to the site	lighting note to the plan.			
	equipped with a lamp that emits 3,000 or more		plan.				
	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."						
30-31	Guidelines for the Use of Decorative	The plan shows no lights proposed for	None at this time.	If decorative lighting is	-	The plan shows no lights proposed for	None.
	Landscape Lighting	decorative effect.		proposed, include it on		decorative effect.	
				the lighting plan.			
	Landscaping						
7	The requirements of the Guidelines regarding	Landscaping associated with outdoor	Provide a complete	Include all existing	Large shade trees, 3½"	A landscape plan has been provided.	Replace the Trident
	landscaping are intended to reflect the	sales, storage and display was	landscape plan for	landscaping on the	caliper at planting,	Trees are shown on the existing	Maple and Dwarf Burford
	landscaping characteristic of many of the	reviewed on August 7, 2023, as part	review.	Existing Conditions plan	spaced 35' on center,	conditions plan.	Holly with plants on the
	area's significant historic sites which is characterized by large shade trees and lawns.	of the review of the request for the special use permit. Staff	Revise the landscape	and coordinate all other relevant plans.	and interspersed ornamental trees are	Four Shumard Oak trees, 3½" caliper	County's approved plant
	Landscaping should promote visual order	recommended that the EC frontage	plan to show large shade	relevant plans.	required along the Rt.	at planting, are proposed in the	list.
	within the Entrance Corridor and help to	trees be provided along Rt. 29, given	trees, 3½" caliper at	Revise the landscape	29 frontage of parcel	existing planting area along the Rt. 29	
	integrate buildings into the existing	the extent of redevelopment proposed,	planting, spaced 35' on	plan to provide for all	61-132. An alternative	frontage. Two Eastern Redbuds and	
	environment of the corridor.	but the ARB's decision was to	center, and interspersed	guidelines requirements	planting within the	interspersed Dwarf Burford Holly	
8	Continuity within the Entrance Corridor should	recommend the following condition:	ornamental trees along	in all areas within the	existing planting area	shrubs (26) are also proposed.	
	be obtained by planting different types of plant	"Large shade trees, 3½" caliper at	the Rt. 29 frontage of	limits of disturbance.	located between the		
	materials that share similar characteristics.	planting, spaced 35' on center, and	parcel 61-132, or an		parking lot and the	Counting perimeter and interior	
	Such common elements allow for more	interspersed ornamental trees are	alternative planting		right-of-way may be	parking lot trees, trees are spaced an	
	flexibility in the design of structures because	required along the Rt. 29 frontage of	within the existing		approved by the ARB	average of 40' on center along the	
	common landscape features will help to	parcel 61-132, or an alternative planting within the existing planting	planting area between the parking lot and the		with the final site plan, subject to VDOT	portion of Fashion Square Drive that surrounds the Home Depot parking lot.	
	harmonize the appearance of development as seen from the street upon which the Corridor is	area between the parking lot and the	right-of-way that is		approval.	Six Trident Maples have been added	
	centered.	right-of-way and acceptable to the	acceptable to the ARB.		approvar.	along the south side of the travelway	
32	Landscaping along the frontage of Entrance	ARB." The site plan submitted for the	deceptable to the THE.		The Rio Rd. frontage	entering the site from Rio Rd.	
32	Corridor streets should include the following:	current review was submitted prior to	Revise the landscape		of parcel 61-132 must		
	a. Large shade trees should be planted parallel	the August 7 meeting, so it does not	plan to show travelway		be landscaped as	Trees are not spaced 25' along	
	to the Entrance Corridor Street. Such trees	address the August 7 ARB comments.	trees spaced consistently		shown on the Plan,	sidewalks, but perimeter or interior	
	should be at least 3½ inches caliper (measured		at 40' on center along		except that the	parking lot trees are located close to	
	6 inches above the ground) and should be of a	The landscaping along the Rio Rd.	Fashion Square Drive,		landscape plan must	the various sidewalks.	
	plant species common to the area. Such trees	frontage was also reviewed during the	with the exception of the		be revised to include		
	should be located at least every 35 feet on	August 7, 2023, meeting. The ARB	4 locations noted at 50'		more diverse species	The buffer alternative and related	
	center.	determined that the "buffer alternative" and the fence adjacent to	spacing by the applicant.		along Rio. Rd. Other changes to the	information has been removed from	
	b. Flowering ornamental trees of a species	Rio Rd. were not appropriate, and that	Provide trees along		landscape plan may be	the plan.	
	common to the area should be interspersed among the trees required by the preceding	more diverse species should be	sidewalks, 25' on center,		approved by the ARB	Trident Maple, Eastern Redbud, Dwarf	
	paragraph. The ornamental trees need not	provided.	where parking lot trees		with the final site plan.	Burford Holly and Shamrock Inkberry	
	alternate one for one with the large shade trees.	r	are not already		prairie prairie	Holly have been added to the overall	
	They may be planted among the large shade		proposed.			planting plan to diversify species, but	

	trees in a less regular spacing pattern.				the Trident Maple and Dwarf Burford
	c. In situations where appropriate, a three or		Remove the "buffer		Holly are not on the County's
	four board fence or low stone wall, typical of		alternative" and related		approved plant list.
	the area, should align the frontage of the		information from the		
	Entrance Corridor street.		plan.		Rows of holly are proposed at the
	d. An area of sufficient width to accommodate		piuli.		eastern and western ends of the Rio
			In angular the dividuality of		Rd. frontage. Four Eastern Redbuds
	the foregoing plantings and fencing should be		Increase the diversity of		
	reserved parallel to the Entrance Corridor		species along the Rio		have been added to the row of holly at
	street, and exclusive of road right-of-way and		frontage and throughout		the eastern end. A row of 53 Schipka
	utility easements.		the site.		English Laurel remains between the
33	Landscaping along interior roads:	Trees are not spaced consistently at		-	rows of holly, forming a consistent
	a. Large trees should be planted parallel to all	40' on center along the portion of			hedge.
	interior roads. Such trees should be at least 2½	Fashion Square Drive that runs east-			
	inches caliper (measured six inches above the	west and forms the northern border of			
	ground) and should be of a plant species	the parking lot closest to the main			
	common to the area. Such trees should be	store.			
	located at least every 40 feet on center.	÷ 0-1-1			
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34	Landscaping along interior pedestrian ways:	Sidewalks are shown extending from	1	_	
	a. Medium trees should be planted parallel to	Rio Rd. down along the east side of			
	all interior pedestrian ways. Such trees should	the travelway into the site, along the			
	be at least 2½ inches caliper (measured six	south and east sides of Fashion			
	inches above the ground) and should be of a	Square Drive as it meanders through			
	species common to the area. Such trees should	the parking lot, on the north side of			
	be located at least every 25 feet on center.	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 been achieved. Some interior and			
		perimeter parking lot trees could			
		double as sidewalk trees.			
35	Landscaping of parking areas:	Trees are spaced at an average of 40'	1	-	
	a. Large trees should align the perimeter of	on center along the perimeter of the			
	parking areas, located 40 feet on center. Trees	parking lot that runs parallel to Rio			
	should be planted in the interior of parking	Rd.			
		Nu.			
	areas at the rate of one tree for every 10	No interior transport			
	parking spaces provided and should be evenly	No interior trees are proposed for the			
	distributed throughout the interior of the	western half of the existing parking			
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	parking area.	lot. That part of the lot is used for			
	parking area. b. Trees required by the preceding paragraph should measure 2½ inches caliper (measured	temporary events, and is expected to redevelop in the future, so planting			

six inches above the granual), should be proceed common the area. Such traces showed he planned in minimal to the planned in processed by surviving.  c. Should should be of provide in accessary to minimal be planned in processed by surviving.  c. Should should be provided in accessary to minimal be abouthed by planned in processed by surviving.  a. Trees or offer vegation should be planned along the front of long hairfulings and other structures.  a. Trees or offer vegation should be planned along the front of long hairfulings are search that trees are needed along the front of long hairfulings are search that trees are needed along the front of long hairfulings are search that trees are needed along the front of long hairfulings are search that trees are needed as for the papearance of certain valid. The spacing, sore, and type of such trees or understand a front of long hairfulings are search that trees are needed to soften the appearance of the bailding are such that trees are needed to soften the appearance of the tree of the proposed director valid. From the spinning, sore, and type of such trees or understand a front of the proposed director valid. From the spinning, sore, and type of such trees or understand a front of the control of the spinning of trees and front of the control of the spinning of the search of the proposed director valid. From the hair of the spinning of the search of the proposed director valid. From the hair of the spinning of the search of the proposed director valid. From the spinning of the search of the proposed of the search of the proposed director valid. From the spinning of the search of the proposed of the search of the proposed of the search of the proposed of the proposed of the search of the proposed of the	36	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.  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.  Landscaping of buildings and other structures:  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.	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.  The length and blankness of the building are such that trees are needed to soften the appearance of the	See #32-35.				
the area. Such frees should be planted in planters or medians sufficiently large to maintain the health of the tree and shall be protected by careing.  e. Shrahs should be provided as ease-case to be building and Rio Rd. the interior tree requirement has been med.  Deformer. Currier or street. Surpers do not consider the planted along the front of long buildings as necessary to soften the appearance of exterior walls. The length and blankness of the buildings are such that trees are needed along the front of long buildings as necessary to soften the appearance of exterior walls. The length and blankness of the buildings are such that trees are needed along the front of long buildings as necessary to soften the appearance of exterior walls. The length and blankness of the buildings are such that trees are needed along the front of long buildings as necessary to soften the appearance of exterior walls. The length and blankness of the buildings are such that trees are needed along the front of long buildings and contract records and the proposed fired along the buildings and contract records and the proposed directly and the buildings, and other structures characters, and proposed and	36	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. 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.  Landscaping of buildings and other structures: 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.	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.  The length and blankness of the building are such that trees are needed to soften the appearance of the	See #32-35.				
planters or medians sufficiently large to eministant the health of the tree and shall be protected by curbing.  C. Shurds should be provided an necessary to Entrance. Corridor success. Shurds should measure 22 induces in belief.  36 I anotecaping of fluidings an ecessary to soldent the appearance of exterior wids. The very confident of the proposed partial six in the long buildings an ecessary to soldent the appearance of exterior wids. The very coperation should be determined by the length, height, and blankness of such walls.  b. Shrubs should be treated to six integrate the six in the proposed partial six in the partial six in the proposed partial six in the proposed partial six in the proposed partial six in the part	36	planters or medians sufficiently large to maintain the health of the tree and shall be protected by curbing. 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.  Landscaping of buildings and other structures: 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.	area. In the lots closest to the building and Rio Rd., the interior tree requirement has been met.  The length and blankness of the building are such that trees are needed to soften the appearance of the	See #32-35.				
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protected by curling. c. Shurds should be provided as necessary to minimize the parking area's impact on Eurone Corridor streets. Shurds should necessary 24 metric in height.  36 Landscaping of healings and offer contentrates, Shurds should be determined by the length and blankness of necessary to so form the appearance of receiver walls. The spacing, size, and type of such items or vegetation should be determined by the length, height, and blankness of such walls. b. Shrirds should be used to integrate the site, buildings, and other structures; directly along the building from Rt. 29 and the view from Nio Rt. 19 minute to the parking lot rices, sidewalk trees, and from the stables of the building from Rt. 29 and the view from Nio Rt. 19 minute to the combination of interior parking lot rices, sidewalk trees, and from the stables of the building from Rt. 29 and the view from Nio Rt. 19 minute to the combination of interior parking lot rices, sidewalk trees, and from the stables of the building from Rt. 29 and the view from Nio Rt. 20 minute to the combination of interior parking lot rices, sidewalk trees, and from the Rt. 30 Rt. 20 minute to the Generic Landscape Plans Recommended Species List and Native Plans for Virginia Landscape (Appendix D).  37 Plant species a Plant passed to the Generic Landscape Plans Recommended Species List and Native Plans for and the plans from the species are found on the approved plant list.  38 Plant headth: The following note should be added to the landscape plan may be ignored by the Rt. 20	36	protected by curbing. 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.  Landscaping of buildings and other structures: 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.	The length and blankness of the building are such that trees are needed to soften the appearance of the	See #32-35.				
c. Shrubs should be provided as accessary to minimize the porting grant's impact on Entrance Corridor streets. Shrubs should measure 2d inches in height should measure 2d inches in height and blankness of exercise valls. The blooding are such that trees are needed along the front of long brildings as necessary to soften the appearance of the appearance of the exercise valls. The Marting grant is building, and structures, dampsters, accessory buildings and estimating and structures, dampsters, accessory buildings and structures, dampster	36	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.  Landscaping of buildings and other structures: 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.	The length and blankness of the building are such that trees are needed to soften the appearance of the	See #32-35.				
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trees is prohibited. Shrubs and trees shall be pruned minimally and only to support the overall health of the plant."  Site Grading  40 Site grading should maintain the basic relationship of the site to surrounding conditions relationship of the site to surrounding conditions relationship of the site to surrounding conditions of the site to surrounding conditions and trees shall be pruned minimally and only to support the overall health of the plant."  None.  None.  None.  The site has already been graded and proposed grading is not expected to account for the five		The state of the s						1
pruned minimally and only to support the overall health of the plant."  Site Grading  40 Site grading should maintain the basic relationship of the site to surrounding conditions  The site has already been graded. The finished floor elevation of the Sears  None.  None.  None.  None.  Proposed grading is not expected to account for the five								1
overall health of the plant."  Site Grading  40 Site grading should maintain the basic relationship of the site to surrounding conditions  The site has already been graded. The finished floor elevation of the Sears  None.  None.  None.  None.  The site has already been graded and proposed grading is not expected to account for the five								1
Site Grading  40 Site grading should maintain the basic relationship of the site to surrounding conditions r								1
Site grading should maintain the basic relationship of the site to surrounding conditions relationship of th								
relationship of the site to surrounding conditions   finished floor elevation of the Sears   proposed grading is not expected to   account for the five								
	40			None.	None.	-		
by limiting the use of retaining wells and by building is 402.67. The elevation of								
		by limiting the use of retaining walls and by	building is 492.67'. The elevation of				significantly change the view from the	additional trees that will
shaping the terrain through the use of smooth, Rio Road in the vicinity of the site streets or the character of the area. need to be removed to							streets or the character of the area.	
rounded land forms that blend with the existing ranges from 513' to 516'. Grading is		rounded land forms that blend with the existing	ranges from 513' to 516'. Grading is					accommodate the
terrain. Steep cut or fill sections are generally proposed along the Rio and entrance Five existing trees not identified for development.		terrain. Steep cut or fill sections are generally	proposed along the Rio and entrance				Five existing trees not identified for	development.
unacceptable. Proposed contours on the grading road frontages. The retaining wall that demolition on the final site plan or the		unacceptable. Proposed contours on the grading	road frontages. The retaining wall that				demolition on the final site plan or the	1
plan shall be rounded with a ten foot minimum parallels Rio would be extended to minor amendment previously reviewed								1
radius where they meet the adjacent condition. the south at both ends, and a second by the ARB will need to be removed to			<del>*</del>		1			'

42	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.  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.  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.  Preservation areas should be protected from storage or movement of heavy equipment within this area.	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.		Coordinate grading and demolition plans regarding existing trees to remain. Confirm that the drip lines of the oak trees along Rio Rd. are shown accurately.  Maintain grading outside the driplines of trees to remain. Show tree protection fencing on, and coordinated throughout, the grading, landscaping, and erosion and	-	accommodate the proposal.
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.	None.	-	As proposed, stormwater features are not expected to have a significant visual impact on the ECs.
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. Coordination of the lumber canopy design with the main entrance canopy
- 2. The depth of the beam over the main entrance

Staff recommends approval with the following changes to the proposal:

- 1. Revise the lumber canopy for greater coordination with the main entrance canopy.
- 2. Provide updated color samples for review.
- 3. Increase the depth of the beam over the main entrance to add visual interest and human scale and to help reduce blankness.
- 4. Revise the site plan to identify the locations of fencing in/around the garden center and any other locations where fencing will be provided.
- 5. Provide fence details in the site and architectural plans.
- 6. Add the standard mechanical equipment note to the site and architectural plans. "Visibility of all mechanical equipment from the Entrance Corridor shall be eliminated."
- 7. Add the lighting plans to the final site plan set.
- 8. Revise the photometric plan to limit illumination in the parking lot to 20fc.
- 9. Revise the luminaire schedule to show that the color temperature of all light fixtures does not exceed 3000K.
- 10. Revise the lighting plan to include the color/finish of the poles and fixtures. Dark brown, dark bronze, or black are recommended.
- 11. Replace the Trident Maple, Dwarf Burford Holly, and Schipka English Laurel with plants found on the County's approved plant list.
- 12. Revise the plans to account for the five additional trees that will need to be removed to accommodate the development.

## **ATTACHMENTS**

- Attach. 1: <u>ARB-2024-09</u>: <u>Home Depot Final Site Plan</u>
  Attach. 2: <u>ARB-2024-09</u>: <u>Home Depot Architectural Drawings</u>
  Attach. 3: <u>ARB-2024-09</u>: <u>Home Depot Narrative</u>
  Attach. 4: <u>ARB-2024-09</u>: <u>Home Depot Memo</u>



Figure 1: View of the site from the Rt. 29 Entrance Corridor.



Figure 2: View of the site from the Rio Rd. Entrance Corridor. Rio Rd. is elevated approximately 20' above the Sears parking lot.