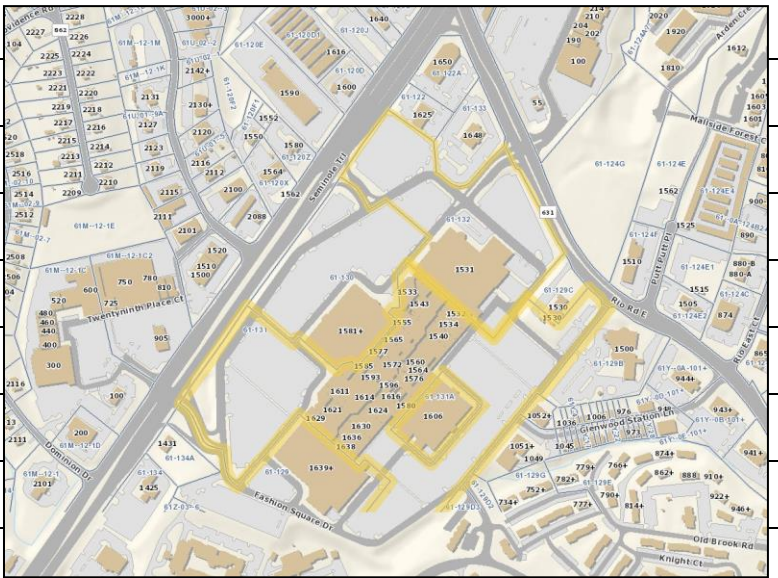






## ARCHITECTURAL REVIEW BOARD STAFF REPORT

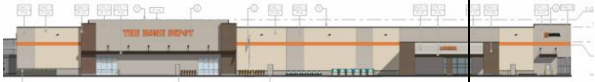
<b>Project #/Name</b>	<b>ARB-2024-09: Home Depot Final</b>	
<b>Review Type</b>	Final Site Development Plan	
<b>Parcel Identification</b>	06100-00-00-13100 and -132	
<b>Location</b>	1531 Rio Road East (See image at right.)	
<b>Zoned</b>	Planned Development Shopping Center (PDSC) / Entrance Corridor (EC)	
<b>Owner/Applicant</b>	Home Depot USA Inc. / Williams Mullen (Valerie Long)	
<b>Magisterial District</b>	Rio	
<b>Proposal</b>	To construct a Home Depot store with garden center and associated site improvements.	
<b>Context</b>	The project is located at the north end of the Fashion Square Mall. A mix of commercial and office buildings is found nearby.	
<b>Visibility</b>	<p>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.</p>	
<b>ARB Meeting Date</b>	March 18, 2024	
<b>Staff Contact</b>	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 a portion 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						
	<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 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 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.	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.				-		
	<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 provide important examples of this tradition are contained in Appendix A.				-	 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	Revising the beam at the main 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	

	<p>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.</p>					<p>Proposed landscaping helps establish an orderly and attractive appearance. The design of the building elevations was adjusted to coordinate with footprint changes resulting from the shift to a stand-alone building, but the design remains generally the same.</p>	
	<p><b>Structure design</b></p>				-		
9	<p>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>	<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</p>				<p>The color palette for the building remains generally the same as previously proposed, but the manufacturer and color names have changed. Updated samples are required.</p>	

		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 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.		-	The proposed Home Depot building is consistent with the scale of the Fashion Square Mall, a building that predates the establishment of the Entrance Corridors. Proposed landscaping is expected to help offset visual impacts of the proposal and support unity and coherence along the corridors.	None.
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 façade is mostly blank. Additional architectural features and detailing could be used to better establish human scale and relieve blankness.	Revise the architectural design to increase human scale and relieve blankness.		-	The design of the main store has been revised with the addition of trellises flanking the main entrance element. These features help mitigate the scale and blankness.  The beam at the main entrance was not given greater depth to help mitigate scale.	Increase the depth of the beam over the main entrance to add visual interest and human scale and to help reduce blankness.
13	Any appearance of "blankness" resulting from building design should be relieved using design detail or vegetation, or both.						
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.		-	The general form of the proposed building is similar to that of the remaining mall. The proposed colors are expected to be compatible with the existing building.	None.
14	Arcades, colonnades, or other architectural connecting devices should be used to unify groups of buildings within a development.				None.	-	There are no arcades or colonnades in the proposal; however, elements repeated across the façade (beams over entrances, vertical bands of color, trellises) help unify the overall design.
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	See landscape recommendations.	Submit site sections and perspective views to clarify the degree of visibility of the building	-	Site sections have been provided from multiple locations along Rio Rd. and from Rt. 29. The new building will be visible from both streets to varying	None.

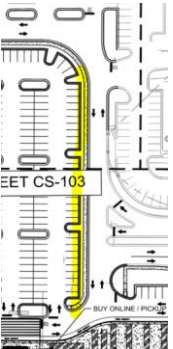
		meeting the parking and frontage guidelines could help mitigate the trademark components.		and its features from the EC streets.		degrees depending on vantage point, season, and plant growth. The landscaping proposed along both corridors and in the parking lot will help mitigate the trademark components of the design.	
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.	Provide window glass specifications for review.	-	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.
	<b>Accessory structures and equipment, Site Development and layout, Development Pattern</b>						
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.	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.	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 site sections and perspective views to clarify visibility.	The locations of storage and display areas and screening were approved with the Special Use Permit on February 21, 2024. A condition of approval requires the development to be in general accord with the plans reviewed with the SP application, particularly regarding: a. Location of areas of storage, sale, and display; and b. Location and design of fencing.		Revise the site plan to identify the locations of fencing in/around the garden center and any other locations where fencing will be provided.
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.	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 visibility, though they may be sufficient for screening from the Rt. 29 EC.		None of the areas identified for outdoor display are recommended for approval with the initial site plan.	Sheet CS-101 of the site plan identifies the various areas for storage, sales and display. They are consistent with the Special Use Permit plan.  Fencing is shown on the site plan for the TRC materials enclosure and the equipment located nearby on the south elevation. Fencing is not identified on the site plan for the garden center. It is illustrated and described in notes on the architectural elevations, but drawing details are not provided in either set of plans.  The roof plan shows equipment locations. The elevations show that the rooftop equipment will not rise above the parapet.  Pedestrian connections are provided to Rio Rd. and to Rt. 29.		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.			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.			
6	Site development should be sensitive to the	The site has already been developed;	None.	Consider adding a			

	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.	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.  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.		pedestrian connection to Rio Rd.			
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 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.						
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.	Add the standard mechanical equipment note to the plan.	-	The comment response memo states that the note was added to the roof plan, but it does not appear there.	Add the standard mechanical equipment note to the site and architectural plans.
	<b>Lighting</b> <i>General Guidelines</i>					The lighting plans were included with	Add the lighting plans to

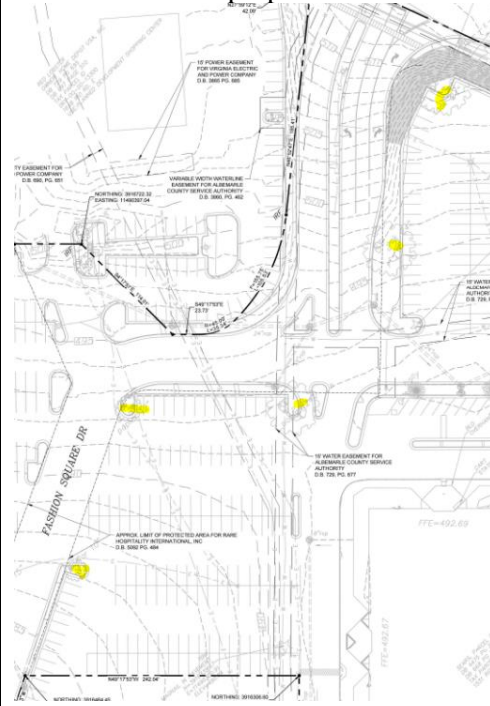
						the architectural plans. They are required as part of the site plan set.	the final site plan set.
22	Light should be contained on the site and not spill over onto adjacent properties or streets;	A lighting plan was not included in the submittal.	Provide a photometric plan for review. Include information 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.	Provide a lighting plan with the final site plan 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-mounted lights.	-	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.	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.		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.	Revise the color temperature of all light fixtures to no more than 3000K.		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.			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, pole-mounted 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 determine visual impacts on the ECs.	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.	Add the standard lighting note to the plan.	-	The note is on the lighting plan.	None.
30-31	<i>Guidelines for the Use of Decorative Landscape Lighting</i>	The plan shows no lights proposed for decorative effect.	None at this time.	If decorative lighting is proposed, include it on the lighting plan.	-	The plan shows no lights proposed for decorative effect.	None.
	<b>Landscaping</b>						
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.  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.	Include all existing landscaping on the Existing Conditions plan and coordinate all other relevant plans.  Revise the landscape plan to provide for all guidelines requirements in all areas within the limits of disturbance.	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. An alternative planting within the existing planting area located between the parking lot and the right-of-way may be approved by the ARB with the final site plan, subject to VDOT approval.	A landscape plan has been provided. Trees are shown on the existing conditions plan.  Four Shumard Oak trees, 3½” caliper at planting, are proposed in the existing planting area along the Rt. 29 frontage. Two Eastern Redbuds and interspersed Dwarf Burford Holly shrubs (26) are also proposed.  Counting perimeter and interior parking lot trees, trees are spaced an average of 40’ on center along the portion of Fashion Square Drive that surrounds the Home Depot parking lot. Six Trident Maples have been added along the south side of the travelway entering the site from Rio Rd.	Replace the Trident Maple and Dwarf Burford Holly with plants on the County’s approved plant list.
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.						
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 should be of a plant species common to the area. Such trees should be located at least every 35 feet on center. 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	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.	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.  Provide trees along sidewalks, 25’ on center, where parking lot trees are not already proposed.		The Rio Rd. frontage of parcel 61-132 must be landscaped as shown on the Plan, except that the landscape plan must be revised to include more diverse species along Rio. Rd. Other changes to the landscape plan may be approved by the ARB with the final site plan.	Trees are not spaced 25’ along sidewalks, but perimeter or interior parking lot trees are located close to the various sidewalks.  The buffer alternative and related information has been removed from the plan.  Trident Maple, Eastern Redbud, Dwarf Burford Holly and Shamrock Inkberry Holly have been added to the overall planting plan to diversify species, but	



	<p>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>Remove the “buffer alternative” and related information from the plan.</p> <p>Increase the diversity of species along the Rio frontage and throughout the site.</p>			<p>the Trident Maple and Dwarf Burford Holly are not on the County’s approved plant list.</p> <p>Rows of holly are proposed at the eastern and western ends of the Rio Rd. frontage. Four Eastern Redbuds have been added to the row of holly at the eastern end. A row of 53 Schipka English Laurel remains between the rows of holly, forming a consistent hedge.</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> 			-	
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 been achieved. Some interior and perimeter parking lot trees could double as sidewalk trees.</p>			-	
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</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</p>			-	

	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. 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.	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.					
36	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. 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.	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.	See #32-35.		-	Given the distance from the Rt. 29 EC, the proposed parking lot trees and frontage landscaping are expected to mitigate the long walls of the building.	None.
37	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> .	Proposed species are found on the approved plant list.	None at this time.		The Rio Rd. frontage of parcel 61-132 must be landscaped as shown on the Plan, except that the landscape plan must be revised to include more diverse species along Rio. Rd. Other changes to the landscape plan may be approved by the ARB with the final site plan.	The Trident Maple, Dwarf Burford Holly, and Schipka English Laurel are not on the County's approved plant list.	Replace the Trident Maple, Dwarf Burford Holly, and Schipka English Laurel with plants found on the County's approved plant list.
38	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."	The note is needed on the plan.	Add the standard plant note to the plan.		-	The note appears on the plan.	None.
	<b>Site Grading</b>						
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.	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	None.	None.	-	The site has already been graded and proposed grading is not expected to significantly change the view from the streets or the character of the area.  Five existing trees not identified for demolition on the final site plan or the minor amendment previously reviewed by the ARB will need to be removed to	Revise the plans to account for the five additional trees that will need to be removed to accommodate the development.

	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.	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.				accommodate the proposal.	
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.			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.	-		
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.			Maintain grading outside the driplines of trees to remain. Show tree protection fencing on, and coordinated throughout, the grading, landscaping, and erosion and sediment control plans.	-		
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.	None.	-	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. 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: [ARB-2024-09: Home Depot Final Site Plan](#)
- Attach. 2: [ARB-2024-09: Home Depot Architectural Drawings](#)
- Attach. 3: [ARB-2024-09: Home Depot Narrative](#)
- Attach. 4: [ARB-2024-09: Home Depot Memo](#)



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.