

WILLIAMS MULLEN

MEMORANDUM

TO: Margaret Maliszewski, Planning Manager

FROM: Nedostup, Megan

DATE: October 16, 2023

RE: SP 2023-007 Home Depot Outdoor Storage, Display, and Sales

Margaret,

As we discussed, Home Depot has revised its plans for the proposed store at Fashion Square Mall to remove a portion of the mall due to construction challenges identified during on-site visits and inspections of the existing Sears and mall structures. As we shared with you, it was originally thought that the Sears building was separate from the mall building such that there were two walls up against one another. Further inspection found that in fact, they share a wall. Therefore, it was determined that in order to safely and effectively construct the new Home Depot store, a portion of the mall would need to be removed. Given this challenge, Home Depot is now proposing to revise the footprint of the store and remove a larger portion of the mall, and in order to accomplish the revised footprint the following changes were made the plans.

1. Add tax map parcel 61-131 to the application and plan. A future boundary line adjustment to be approved with/prior to the final site plan.
2. Remove a portion of the mall and relocate the main mall entrance to a new mall wall on the north side.
3. Revise the footprint of the proposed Home Depot to be set further back from Route 29 and increased in width. The Garden Center is proposed in the same location, with only a minor modification of the square footage.
4. Add a travelway and parking between the revised Home Depot and the new mall entrance.
5. Revise the outdoor storage, display, and sales area along the front of the revised footprint of the store.
6. Move the tool rental enclosure to the side of the revised footprint of the store, next to the travelway.
7. Add a sidewalk along the new mall wall along the travelway.
8. Relocate the "spine" sidewalk in the parking area to be located so that it aligns with the main entrance to the store.
9. Adjust parking and landscaping accordingly to accommodate the revised footprint.

Please feel free to reach out with any questions regarding these changes or the revised plans.

Thank you.