

**PRE-APPLICATION  
PROJECT DESCRIPTION  
FOR  
HOME DEPOT OAKLAND, CA**

**SITE DESCRIPTION**

The proposed Home Depot project is located at 5100 Broadway Oakland, CA. This location is zoned as Community Commercial-2 and is Zoned Community Commercial for General Plan. The below will prescribe specific standards for these uses and the development of the Home Depot. The 15.41-acre site proposed for the Home Depot currently has existing is a Vacant Lot and the remainder is an active shopping center.

**PROJECT DESCRIPTION**

**Site Improvements**

The total Home Depot project square footage is comprised of a 101,822-square foot main building and a 16,170-square foot Garden Center. The proposed building would be one story and approximately 24 feet in height with architectural features slightly taller; however, with grade differentials from the intersection the building will be as tall as 46 feet from intersection grade. The Home Depot project site plan will provide 3 driveways, two of the driveways will be located on Pleasant Valley Avenue and one located on the Broadway. The parking lot will provide a total of 421 stalls and the required stalls by City Code is 129 stalls.

**Signage**

Signage for the proposed Home Depot building will consist of a main wall identification sign, “The Home Depot”, which will be 6 feet high by 73 feet wide. Secondary directional signs are also proposed that will consist of “Tool Rental”, “Lumber”, and “Garden Center” signs along the front of the building. A separate submittal for a Sign Package will be provided by Home Depot’s signage vendor during the construction document phase.

**Project Operation**

Once site development and construction is completed, the proposed Home Depot store will employ approximately 145 to 175 full and part time employees during 3 daily shifts. The store is proposed to be open Monday through Saturday 6 AM to 10 PM and on Sunday 7 AM to 9 PM; however, the store may elect in the future to operate 24 hours, 7 days a week should necessity arise to service the customer.

The company proposes to receive deliveries 24 hours a day, which typically includes One (1) to six (6) flatbed trucks delivering to the front lumber canopy, which will occur after store closing hours. Also, approximately one (1) to four (4) flatbed trucks delivering to the garden center located

at the rear of the store on a weekly basis. Approximately eight (8) to ten (10) light duty or semi-trucks for delivery of other building materials and home improvement products will be delivered to the loading dock located at the rear of the store behind the garden center on a weekly basis. These deliveries occur with the truck backing up to the loading dock seal, which all deliveries occur internal to the building. Two (2) "Load-n-Go" trucks parked in the spaces delineated on the submitted Site Plan will be available to customers wishing to rent a small flatbed truck (18 feet +/- ) to transport materials on their own, in addition one (1) van will be provided to customers to rent for transporting materials. An area for rental trucks (26 feet +/-) have been designated on the Site Plan for customers to transport materials purchased at the store or for other uses. There will be miscellaneous daily deliveries to the store from UPS, Federal Express, U.S. Post Office, and etc. that typically occur at the front entrance.

The Home Depot store proposes to display and sell various seasonal items from an area outside the garden center, including a special events area in the parking lot. Certain events require tents or awnings in order to protect both merchandise and customers. Included among these items are expected to be trees, plants, nursery materials and Christmas trees. This seasonal area will not be used to store building materials or home improvement items. The Home Depot store also proposes to permanently display several items such as barbeques, patio furniture, material displays, fencing displays, sheds, and compact power rental equipment within areas located along the front of the store, and within the parking area, as depicted on the submitted Site Plan.

Per Federal Law, propane cannot be stored inside the building; therefore, propane cylinders are stored in front of the store to a depth of approximately 3 feet. Each propane stand, which is 16 feet in length and 4 feet high, will be located to the side of the main entry, approximately 40 feet from the door opening.

Refuse will be processed in a compactor unit located within the dock area at the rear of the building where any refuse will be fully contained and accessed internally. A typical satellite dish for business transaction communications and programming will be installed on the roof/parapet system.

A zero curb is proposed along the entire front of the proposed store, as a convenience to customers, and to facilitate the safe loading and unloading of purchases. A Tool Rental Center (TRC) is proposed for this location, which will consist of the rental of small power tools, as well as larger power/gas driven equipment, located within the building and the designated area on the Site Plan.

## **Energy-Efficient Project Components**

Home Depot incorporates many energy saving measures when constructing a new facility. Listed below are the energy-saving practices that Home Depot currently incorporates into its new buildings that help to conserve energy and other natural resources:

### Energy Conservation:

1. Many building materials or products which have been extracted or harvested or recovered, as well as manufactured materials within 500 miles of the project site, will be used.
2. Roofing materials having a Solar Reflectance Index (SRI) of 78 or greater will be used for the roof surface.
3. Exterior lighting will meet allowable levels, thus reducing energy power consumption.
4. Parking area lighting will be designed to provide the minimum number of fixtures per local security code and will be LED lighting.
5. LED lighting is used for all signage.
6. LED lighting will be utilized throughout the interior of the store.
7. Automatic infra-red flow valves are utilized for plumbing fixtures.
8. Home Depot utilizes a Master Energy Management system which monitors lighting and HVAC power consumption.

## **Recycling Program**

Home Depot is committed to recycling in its operations, as well as making it easier for customers to recycle in their communities.

Home Depot recognizes that recycling is a lifetime commitment that requires efforts every day of the year, and it will continue to recycle and support companies that use recycled content.

Home Depot recycles "OCC" (old corrugated containers) materials such as cardboard, paper bags, Kraft paper, corrugated cores, boxboard and mixed paper including magazines, ads, books and newspapers. These items are combined and baled in 30 lb. bales. This operation takes place within the building, and the bales are picked up by independent contractors.

Plastic floral pots and buckets are also recycled and processed separately from all other materials. The Home Depot has a Recycling Program for environmentally sensitive materials such as rechargeable batteries (RBRC), compact fluorescent light bulbs (CFL), paint, and white goods, as follows:

- Rechargeable Batteries: All Home Depot stores have units for collection of rechargeable batteries and works in partnership with RBRC on collection and recycling of these batteries. Customers bring in their old rechargeable batteries (and cell phones), place them in a plastic bag available on the unit, and deposit in the unit for recycle. The store then ships the full box of batteries for recycling to RBRC.

- Fluorescent Bulbs: At all Home Depot stores, customers can bring in any expired CFL bulbs and deposit them into a collection unit located at the front end of the store. The bulbs will then be managed responsibly by an environmental management company who will coordinate CFL packaging, transportation and recycling to maximize safety and ensure environmental compliance.
- Oops Paint Program: Mis-mixed paint is sold at a reduced cost. This removes the mis-mixed paint from the store's hazardous waste stream and allows for it to still be used.
- White Goods Program: This involves products that are not able to be resold at the store at a reduced price, such as returned or damaged goods.

This includes the following categories of items: air conditioners, freezers, clothes dryers, garbage disposals, cook tops, dishwashers, range hoods, gas grills, lawnmowers, microwave ovens, stoves, refrigerators, washing machines, water heaters, weed eaters, and outdoor power equipment.

These items are hauled away by a local vendor and are either broken down and recycled or repaired and resold at a reduced cost by a small appliance business. All oils, gasoline, etc. are removed by the store prior to pick up.

In addition, stores have a partnership with lead acid battery vendors who take back spent, non-leaking batteries for recycling.