



## Meeting Summary December 5, 2018

### Attendance

#### Panel Members:

Don Taylor, Chair  
Bob Gorman, Vice Chair  
Ethan Marchant  
Fred Marino  
Sujit Mishra  
Larry Quarrick

#### DPZ Staff:

Valdis Lazdins, Nick Haines, Jeff Delmonico, Lisa O'Brien, Kaitlyn Clifford

**1. Call to Order** – DAP Chair Don Taylor opened the meeting at 7:00 p.m.

### **2. Review of Plan #18-18 Normandy Shopping Center – Ellicott City, MD**

Owner/Developer: The Normandy Venture Limited Partnership

Architect/Engineer: Benchmark Engineering, Inc.

### **Background**

Normandy Shopping Center is a 200,000-square foot commercial center, located at 8450 Baltimore National Pike. DAP is reviewing proposed renovations for Parcel A, consisting of 9.55 acres, along the northeast portion of the site. The property is zoned B-2-TNC (Business General), which permits commercial sales and services and has the elective TNC (Traditional Neighborhood Center) overlay zone. The Route 40 Design Manual streetscape frontage improvements apply.

### **Applicant Presentation**

The applicant presented the project, which renovates and reconfigures the existing building. Renewal of the 95,000-square foot single story building includes selective demolition, redesign of the facades, reconfiguration of tenant spaces, streetscape enhancements, a new outdoor plaza, oriented toward Route 40, and landscaping.

Exterior building materials include stone, masonry, and brick. Anodized aluminum will also be incorporated, along with fiber cement panels. Landscaping includes ornamental trees and shrubs.

### **Staff Presentation**

The project is located within the Route 40 corridor and is subject to the requirements of the *Route 40 Design Manual*. Staff requested the DAP evaluate site design and architecture, focusing on parking and pedestrian circulation; hardscape, landscaping and screening, as it relates to Route 40; edge treatments and transitions along the front of the building and site perimeter; the scale of the building, materials, and colors; and site lighting. Written comments were received from the public and provided to the panel and applicant.

## **DAP Questions and Comments**

### Site Design

The DAP was concerned with the design and scale of the parking lot and recommended adding parking lot islands with trees and lights to break up the scale. Islands could also accommodate a pedestrian path from the lower parking lot to Parcel A and better define vehicle circulation. They further suggested adding more sidewalk connections to Route 40.

The DAP also recommended adding a sidewalk and trees at the bus stop. The applicant said that they have discussed moving the stop closer to the buildings with the Howard County Office of Transportation. While that would be undertaken as part of another site development plan, they would consider incorporating the recommendation.

The DAP recommended planters and trees along the perimeter of the proposed patio and suggested wrapping it around the corner to add more space for outdoor dining. They also suggested an outdoor space at the opposite end of building, near Parcel B. Outdoor amenity spaces should accommodate bike racks and benches.

The DAP asked about trash collection and the applicant said that it would be collected at the rear, in a centralized place. They are also considering a dumpster pad. Access to trash storage would be via an interior hallway for some of the retail spaces.

### Architecture

The DAP asked about the metal panels on the west building elevation. The applicant's architect explained that metal or glass would be used, depending on the occupant's preference. The DAP suggested using glass panels, including for the store front on the west end of the building.

The applicant then described building and parking lot lighting and the DAP recommended parking lot islands to be landscaped and contain light fixtures. The DAP further suggested adding an evergreen screen adjacent to existing homes at the rear of the site.

## **DAP Motions for Recommendations**

DAP member Fred Marino made the following motion:

1. The applicant add parking lot islands, with trees, landscaping, and lighting. Seconded by DAP member Larry Quarrick.

Vote: 6-0 to approve

DAP member Fred Marino made the following motion:

2. The applicant add parking lot islands along storefronts and provide room for more outdoor uses, especially at the front of the center and on the northwest and southwest corners. Seconded by DAP Chair Don Taylor.

Vote: 6-0 to approve

DAP member Larry Quarrick made the following motion:

3. The applicant screen service areas in back of the center from adjacent homes. Seconded by DAP Chair Don Taylor.

Vote: 6-0 to approve

DAP Member Fred Marino made the following motion:

4. The applicant consider adding windows and landscaping on west side of the building, facing the parking lot. Seconded by DAP Vice Chair Bog Gorman.

Vote: 6-0 to approve

### **3. Review of Plan No. 18-19 Tobacco Leaf – Jessup, MD**

Developer: Triangle Shyary Holdings, LLC

Landscape Architect: Intreegue Landscape Architecture

#### **Background**

The 0.647-acre site is located at 7395 Cedar Ave., Jessup, Maryland, at the intersection of Route 1 and Cedar Ave. It is zoned B-2 (Business: General) which allows commercial sales and services. The former use, Franks Diner, constructed under SDP-94-070, was a sit-down restaurant. The current owner plans to renovate the building for a cigar lounge.

#### **Applicant Presentation**

The applicant presented the plan, which includes a 1,122 SF retail area and a 1,520 SF lounge area. Exterior renovations include a 1,064 SF patio and lounge area, ADA accessible walkway, green fence enclosure, and landscaping.

Exterior materials include treated wood decking, porcelain pavers, and a board-on-board fence. The existing building will remain, but the stucco finish will be replaced and painted as needed.

The existing dumpster will be removed and replaced with 2-3 smaller trash receptacles.

#### **Staff Presentation**

Staff requested the DAP evaluate the site plan, architecture, landscaping, the outdoor patio, trash and recycling pick-up, perimeter landscaping, and sidewalks. DPZ did not receive comments from the public.

#### **DAP Questions and Comments**

##### Site Design

The DAP asked about Route 1 streetscape guidelines and recommended enhancing the existing landscaping to screen headlights. They also suggested adding plants along the sidewalk and the front of the building.

To protect the building from cars maneuvering through the parking lot, the DAP recommended adding bollards in front of one of the building corners. They also suggested removing or turning the existing parking lot light because it could shine onto the enclosed outdoor patio.

### Architecture

The applicant wants to keep the current look of the building and plans on cleaning or repairing the exterior stucco. The DAP suggested alternative materials and noted that they should not have to match the current exterior. The DAP further suggested against artificial plants on the green wall and to use real ones instead.

The front patio wall was discussed and the applicant said they want it to block road noise to create an enjoyable outdoor environment. The DAP suggested that the wall would not have to be full height and it could be topped by a green wall, with vines to soften it.

The applicant said they plan to mount a building sign along the front façade roofline. The DAP recommended they review the guidelines for sign placement. The DAP also indicated that the design of building entrance could be enhanced by making it more prominent. They also asked the applicant to consider ADA access to the outdoor patio.

### **DAP Motions for Recommendations**

DAP Chair Don Taylor made the following motion:

1. The applicant follow the Route 1 design manual recommendations for streetscape design and the treatment of the front of the property. Seconded by DAP Vice Chair Bob Gorman.

Vote: 6-0 to approve

DAP Member Larry Quarrick made the following motion:

2. The applicant should enhance the design of the front building entrance, steps and ramp, and add landscaping. Seconded by DAP Member Fred Marino.

Vote: 6-0 to approve

DAP Vice Chair Bob Gorman made the following motion:

3. The applicant reconsider using artificial plants on the patio walls and add shade tree(s) in the existing lawn area. Seconded by DAP Member Sujit Mirshra.

Vote 6-0 to approve

DAP Member Ethan Marchant made the following motion:

4. The applicant consider how the site and building could be made more handicap accessible. Seconded by DAP Chair Don Taylor.

Vote 6-0 to approve

#### **4. Review of Plan No. 18-20 Elkridge Crossing II – Elkridge, MD**

Owner/Developer: Elkridge Development LLC  
Engineer: Fisher, Collins, & Carter, Inc.  
Architects: Ryan Homes, IGM Studio Architects

##### **Background**

The 12.74 acre site is zoned CAC-CLI and located on multiple parcels at 6206, 6210, and 6218 Washington Blvd. The CAC (Corridor Activity Center) zone accommodates pedestrian oriented, urban activity centers with a mix of uses. CAC encourages multi-story buildings along the Route 1 frontage, with ground floor retail and parking to the side and rear.

The Elkridge Crossing development received sketch plan approval in 2004 and phase I was completed in 2014. It includes 214 units with a mix of apartments and townhomes on approximately 13.76 acres. The DAP is reviewing phase II of the proposed plan.

The DAP previously reviewed this project at the September 26, 2018, meeting and made the following meeting recommendations.

1. The applicant revise the site plan and architecture in accordance with direction given at the meeting and return for a second review of the project.

##### **Applicant Presentation**

The project team presented the changes. Elkridge Crossing phase II is a mixed-use development with 156 townhomes and two commercial buildings; one of which includes 48 condominium units on the upper floors. The commercial buildings are served by surface parking with primary access off Route 1, via the existing entry drive, and secondary access from Elkridge Crossing Way, off Montgomery Road.

Ryan Homes plans three townhome models that range in size from 16-20' wide, with a blend of front and rear loaded garages, including some tandem garages. Exterior materials provide a range of options, including brick and siding, with optional features such as covered entries and bump-out windows.

The two commercial buildings are both four-story facilities, roughly 8,000 square foot. The northern building has a day care facility on the ground floor with residential on the upper three floors. The southern building has commercial retail space on the ground floor and residential on the upper three floors. The architecture for these buildings is conceptual at this stage.

Amenity spaces include a central green space with gazebos, perimeter pathways, and seating and patio space around a stormwater management pond.

##### **Staff Presentation**

The project is located within the Route 1 corridor and is subject to the requirements of the *Route 1 Manual*. Staff requested the DAP evaluate site design, architecture, landscaping, and amenity spaces. Staff requested the DAP specifically discuss building elevations visible from Route 1, landscaping and hardscaping along the Route 1 frontage and recommendations for edge treatments and transitions. Written comments from the public were received in advance of the meeting and provided to the panel and applicant.

## **DAP Questions and Comments**

The DAP commended the applicant on the plan changes.

### Site Design

While parking has expanded, the DAP noted that it was concentrated at the back of the site. They recommended spreading it more evenly throughout the development. The applicant explained that the residential parking includes garage and driveway parking spaces and guest parking. Parking meets County requirements.

The DAP asked about parking near the retail and child care center and suggested eliminating the drop off to add more parking and green space along Route 1.

The DAP proposed treating alleys differently than streets, such as using different paving materials, especially at cross walks.

### Architecture

The original plan called for a four-story and two-story building at the front of the property and it now shows two four story buildings. The DAP asked whether building frontage guidelines are being met, and if not, they should be addressed. Planning Director Lazdins noted that the architecture would be more developed during the Site Development Plan process and the DAP could review it at that time.

## **DAP Motions for Recommendations**

DAP Chair Don Taylor made the following motion:

1. The applicant should consider differentiating alleys and streets in an appropriate manner. Seconded by DAP Vice Chair Bob Gorman.

Vote: 6-0 to approve

DAP Member Ethan Marchant made the following motion:

2. Development fronting Route 1 should meet the intent of the guidelines and create an urban frontage along Washington Boulevard. Seconded by DAP Member Fred Marino.

Vote: 6-0 to approve

## **5. Other Business and Informational Items**

The next DAP Meeting is on January 9, 2019

## **6. Call to Adjourn**

DAP Chair Don Taylor adjourned the meeting at 9:18 p.m.