



## Meeting Summary October 11, 2017

### Attendance

Panel Members: Don Taylor, Chair (recused)  
Bob Gorman, Vice Chair  
Hank Alinger  
Wei Wei Jia (excused)  
Fred Marino  
Sujit Mishra  
Julie Wilson (excused)

DPZ Staff: George Saliba, Yvette Zhou

1. **Call to Order** – DAP Chair Vice Chair Bob Gorman opened the meeting at 7:05 p.m.

### 2. Review of Plan #17-11 Blue Stream Towns 3

Owner/Developer: Blue Stream, LLC  
Engineer: Robert H. Vogel Engineering, Inc.  
Architect: Mangan Group Architects  
Builder: Lennar Homes

### Background

The site, zoned CAC-CLI, is located at 8003 and 8103 Blue Stream Drive, and consists of two parcels totaling approximately 14.7 acres. The parcels are within the larger Blue Stream community off Route 1, between Route 100 and Route 175. The I-95 right-of-way abuts the site to the northwest. CAC, the applicable zoning designation, is intended to provide for the development of pedestrian oriented, urban activity centers with a mix of uses. The site is accessed from Route 1 onto Blue Stream Drive.

### Applicant Presentation

The applicant gave a multimedia overview of the project. This site represents the fourth phase of the Blue Stream project and consists of 180 townhomes that vary between three and four stories. The four-story units are stacked; containing two two-story residences served by an elevator. Depending on location, the units vary between front and rear loaded. The architecture is consistent with the townhomes built in previous phases and includes a variety of building materials, with bay windows on some units.

Blue Stream Drive will include parallel parking where space permits. Visitor parking is located throughout the site and near amenity spaces. A berm and noise wall are located at the north end of the site to mitigate noise from I-95.

Amenity spaces include a tot lot, pocket parks, two dog parks, and a pool and clubhouse at the edge of the site near I-95. A stormwater pond with a permanent water elevation is located along the north-west

side of the site with a pathway running along the side. Sidewalks are included throughout the site. The pool and clubhouse are for residents of this phase only as previous phases have their own amenity spaces.

Landscaping and streetscape amenities are consistent throughout the entire development and will carry through on this phase.

### **Staff Presentation**

No written comments were received from the public in advance of the meeting. This 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 layout, architecture, amenity spaces, landscaping, and sustainable design elements. Additionally, staff requested the DAP specifically evaluate parallel parking on Blue Stream Drive, how well the alleys work for trash and recycle pick-up, spacing of street trees, sidewalk widths, and pathway connections.

### **DAP Questions and Comments**

#### Site Design:

The DAP asked how trash and recycling pick-up will work. The applicant responded that individual trash and recycle bins will be placed in the alleys on pick-up days and that the HOA will dictate when bins can be placed in the alley and when they must be brought in.

The DAP asked if traffic calming will be employed along Blue Stream Drive, since it is a long street. The applicant acknowledged that traffic calming was being retroactively installed on Blue Stream Drive in earlier phases, with the addition of speed tables. The applicant noted that the narrowing along Blue Stream Drive at the southern end of this phase, along with parallel parking, should be sufficient.

#### Architecture:

The DAP stated that the architecture in this phase was appropriate and compatible with prior Blue Stream phases. The DAP asked which units will have front porches. The applicant responded that stacked units have front porches and all units will have covered entries.

#### Amenity Spaces:

The DAP recommended the pathway adjacent to the stormwater pond be continued as a loop around the entire pond. The DAP discussed changes to the site configuration to provide more open space around the pool and clubhouse, including relocating a group of townhomes and shifting the road in front of the clubhouse. The applicant noted grade and topography are issues, as is a utility line easement running adjacent to this area.

The DAP asked if the pool and clubhouse could be more centrally located, where Blue Stream Drive makes a bend. The applicant responded that it would be difficult; however, the DAP urged the applicant to relook at the pool and clubhouse and make it a less constricted amenity space.

#### Grading and Landscaping:

The DAP asked that landscaping be consistent with prior phases and with CAC street tree requirements. The applicant responded that landscaping will exceed minimum County requirements. The DAP recommended clusters of plantings around the stormwater pond and shade and ornamental trees in alleys.

### **DAP Motions for Recommendations**

DAP Vice Chair Bob Gorman made the following motion:

1. Complete the pathway system around the storm water pond as a loop and add additional links back into community to make this a more usable amenity. Seconded by DAP member Hank Alinger.

Vote: 4-0 to approve

DAP Vice Chair Bob Gorman made the following motion:

2. Add landscaping around the edge of the storm water pond adjacent to the houses to soften this area. Seconded by DAP member Hank Alinger.

Vote: 4-0 to approve

DAP member Hank Alinger made the following motion:

3. Re-examine the configuration of the roads and houses adjacent to the pool and clubhouse area to create more open space and a better environment for residents. Seconded by DAP Vice Chair Bob Gorman.

Vote: 4-0 to approve

DAP member Fred Marino made the following motion:

4. Strongly consider relocating the pool and clubhouse area to a central location instead of the terminus of the project. Seconded by DAP Vice Chair Bob Gorman.

Vote: 4-0 to approve

DAP member Hank Alinger made the following motion:

5. Maximize the amount of shade and ornamental trees planted in and around the alleys. Seconded by DAP Vice Chair Bob Gorman.

Vote: 4-0 to approve

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

The DAP will not meet on October 25, 2017; however, there will be a meeting on November 1, 2017, with three items on the agenda. The November and December meetings will be held on the first and third Wednesday of each month due to holidays.

### **5. Call to Adjourn**

DAP Vice Chair Bob Gorman adjourned the meeting at 7:59 p.m.