



Meeting Summary September 27, 2017

Attendance

Panel Members:

Don Taylor, Chair
Bob Gorman, Vice Chair
Hank Alinger
Weiwei Jia (excused)
Fred Marino
Sujit Mishra
Julie Wilson (excused)

DPZ Staff:

Kristin O'Connor, George Saliba, Lisa Kenney

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

2. **Review of Plan #17-09 Eden Brook Age-Restricted Adult Housing at 8580 Guilford Road**

Owner: Donald and Frances Nahrgang
Developer: H&H Rock, LLC
Engineer: Fisher, Collins & Carters, Inc.
Builder: Ryan Homes, Inc.

Background

The 4.78 acre Eden Brook site is located at 8580 Guilford Road; across from the Kings Contrivance Village Center. The Eden Brook project site is zoned R-12 and includes the historic Wildwood House to be retained and integrated as part of a 24 unit, age restricted, townhouse community. The project was previously reviewed by the DAP at the August 9, 2017, meeting.

Applicant Presentation

The applicant gave a multi-media presentation overview. Access off Eden Brook Drive was examined, however, meeting the technical requirements for site distance is challenging due to the topography. If access were to be off Eden Brook Drive, it would push more of the townhomes to the southwest edge of the site abutting the single-family neighborhood. The revised layout incorporates a center turnaround instead of a T-turnaround allowing for a more functional layout with the fronts of houses facing each other, while showcasing the Wildwood house. The design includes an updated landscaping plan and revised internal pathway system for direct access to external sidewalks and pathways. The smaller grading footprint will allow more existing trees to be saved.

The applicant's representative from Ryan Homes showed an architectural elevation that was different from the one in the DAP packet. The architecture offers a no-step entry, first floor owners suite, additional bedrooms on the second floor, and a cottage style façade.

Staff Presentation

No written comments were received from the public in advance of the meeting.

Howard County Zoning Regulations require DAP review of all conditional use, Age-Restricted Adult Housing (ARAH) projects. DAP review and recommendations are one step in the conditional use petition and the subsequent land development review process. The hearing examiner will consider DAP recommendations when examining the conditional use petition and will ultimately decide to approve, deny, or approve the petition with conditions.

The applicant reconfigured the houses, roadway, amenity space, and pathways in response to the DAP motions from the August 9, 2017, review.

Staff asked DAP to provide recommendations on site layout, architecture, landscaping, community center, amenity space, connectivity, and compatibility with surrounding neighborhood. Staff also asked the DAP to recommend improvements for driveway and turning access for end of group homes.

DAP Questions and Comments

Site Design:

The DAP noted the revised layout is a significant improvement and does a better job of respecting the adjacent single family neighborhood. The DAP encouraged the roadway be reduced from 26' to 24' width to reduce impervious surface and shrink the cul-de-sac, thus providing the historic house more breathing room along the front. The gazebo shown in the center planting area along with the visitor parking should be relocated as this area is better suited for landscaping and bench seating. Driveways could be paired to allow for a green strip in between. A crosswalk across Eden Brook Drive should be coordinated with the County. Unit 16 could potentially be relocated next to unit 6. The driveway access for units 6 and 16 should be refined to make it easier for residents. Pervious paving is encouraged where possible throughout the site.

Architecture:

The DAP noted the updated architecture was an improvement and more welcoming than what was previously proposed. Adding windows to the garage doors and including trim details provides more character along with the covered entry porches. The DAP recommended the garage placement and front door entries be swapped to be in line with what is shown for unit 10. Placing the entries on the outboard side will allow the end units to have windows and possibly a wraparound porch around the side. The porches could be more functional to allow for seating, particularly on the end units.

The applicant responded that switching the main entry and the garage entries is possible, but would create long elevations of garage doors. The DAP advised that alternating paving type for each driveway and including street trees could mitigate this.

Grading and Landscaping:

The DAP noted the west edge of the property along the single-family neighborhood could use additional landscaping. The DAP asked the applicant to refine the design of the fence along Eden Brook Drive and determine where it will start and stop and how much grading and vegetation removal it requires; thoughtful landscaping along this edge may be a more appropriate design element, depending on the topography. Adding trees along the internal road, between driveways, can create a street tree appearance for the community.

DAP Motions for Recommendations

DAP Chair Don Taylor made the following motion:

1. Reduce the scale of the central cul-de-sac. Seconded by DAP member Fred Marino.

Vote: 5-0 to approve

DAP Vice Chair Bob Gorman made the following motion:

2. Medium sized street trees should be planted in the spaces between the garages in every other island to create a street tree effect. Seconded by DAP member Hank Alinger.

Vote: 5-0 to approve

DAP member Hank Alinger made the following motion:

3. Buffer the property boundary on the western edge with a heavy informal row of shade trees and evergreens. seconded by DAP Chair Don Taylor.

Vote: 5-0 to approve

DAP member Hank Alinger made the following motion:

4. Relocate the gazebo from the central cul-de-sac. Seconded by DAP member Fred Marino.

Vote: 5-0 to approve

DAP member Fred Marino made the following motion:

5. Review the run of townhomes to see if the end units can be refined to allow a small front porch and windows on the sides. Seconded by DAP Chair Don Taylor.

Vote: 5-0 to approve

DAP member Hank Alinger made the following motion:

6. Include a small T-turnaround for units 6 and 16. Seconded by DAP Member Fred Marino.

Vote: 5-0 to approve

DAP member Fred Marino made the following motion:

7. Provide relief from the sidewalk to the existing historic home. Seconded by DAP Member Hank Alinger.

Vote: 5-0 to approve

DAP Vice Chair Bob Gorman made the following motion:

8. Work with Columbia Association and the County to build a crosswalk from the pathway between units 10 and 11 over to the village center. Seconded by DAP Member Hank Alinger.

Vote: 5-0 to approve

3. Review of Project #17-10 Brightview Senior Living at 6680 Martin Road

Owner/Developer: Shelter Development, LLC
Architect: Hord Coplan Macht

Background

The approximately 6.69 acre site at 6680 Martin Road is zoned R-12 and consists of three parcels. It is located at the intersection of Martin Road and Seneca Drive, with Route 29 to the east, and includes Athol Manor. It was the rectory for the Old Brick Church, constructed between 1732 and 1740, and is listed in the Howard County Historic Sites Inventory as HO-037. This building has been used as a single-family residence, but is currently vacant. It will be retained and restored as part of the development, which includes a senior living facility with 170 units - 80 assisted living and 90 independent living units.

Applicant Presentation

The applicant gave a multi-media project overview of the project. Brightview Columbia is an assisted and independent living facility proposed under the Community Enhancement Floating (CEF) district. The surrounding community consists of residential and institutional uses and Martin Road Park. Site access will be from Martin Road. The site slopes 50' down from the Athol Manor, toward the northeast. The site plan works with the topography and respects the Athol Manor. The building will be a Georgian style using the Athol Manor as precedent and will be designed to LEED standards (version four). Stone veneer, selected to complement Athol Manor, will be the primary building material. The building massing transitions between three, four, and five stories, depending on the topography. Parking is located along the front of the site, adjacent to the park, and the building would be located closer to Route 29.

The landscaping and amenity spaces are designed to create strong axial connections and include a sunken courtyard, lawn area, multiple gardens, and tiered patios. The main entrance to the building includes a porte cochere. Decorative paving extends from the entrance through the parking lot to a walking path along the perimeter of the park. Walking paths and sidewalks connect to on-site features and the park.

Staff Presentation

No written public comments were received in advance of the meeting.

DAP recommendations are recorded and forwarded to the DPZ director, Planning Board, and Zoning Board for Community Enhancement Floating (CEF) zoning district projects. Per the zoning regulations, Section 121.0, CEF districts are intended to encourage creative architectural design with the most favorable arrangement of site features; based on physical site characteristics and contextual sensitivity to surrounding developments. A CEF development must be compatible with surrounding residential neighborhoods and existing land uses.

Staff recommended the DAP evaluate site design, architecture, amenity spaces, and connections and compatibility with the surrounding neighborhood.

DAP Questions and Comments

Overall, the DAP felt the project was well thought out and designed with attention to detail.

Site Design:

The DAP asked why the building is along Route 29, as opposed to the park, resulting in part of the building within the 65 dBA sound contour? The applicant said they tried many layouts and found that

pulling the building away from Route 29 would obscure Athol Manor and result in a large retaining wall and disjointed parking area. The portion of the building within the 65 dBA sound contour will be treated with acoustic glass and enhanced sound insulation. While a portion of the interior courtyard is within the 65 dBA contour, it will have a berm, landscaping, and a water feature to mitigate sound.

The DAP asked if the applicant had considered flipping the entire building? They responded that they did, but it would cut off direct access to Athol Manor and have a circuitous driveway.

The DAP asked if two distinct blocks were considered, one for assisted living and the other for independent living? Could this have pulled the building outside the 65 dBA contour? The applicant responded that continuum of care facilities work best when independent and assisted living are integrated. Additionally, dining operations and building services are consolidated to serve all residents and they would not function well if separated.

The DAP asked if 170 units was in line with similar facilities in the region? The applicant responded that it is. Additionally, the services side of the facility requires extensive space for dining operations, activities, business operations, laundry, and staff parking, while balancing the cost to residents.

The DAP asked how building services would function. The applicant responded that a service drive along the southern end of the building is shown. Trash and recycling enclosures will be of masonry block to blend with the building and site.

Architecture:

While the DAP appreciated the architectural design they encouraged the applicant to carefully consider building materials to ensure they are not as dark as shown on the renderings. The applicant responded that the stone veneer will complement Athol Manor and present a warmer look than shown.

Amenity Space:

The DAP recommended additional sound mitigation for the courtyard, including terraced walls and multiple water features. The DAP encouraged a stronger axial connection from the building entrance to the park, including a wider outdoor plaza area, landscaping, benches, and a gateway feature; such as an arch. The DAP recommended that the center island in the parking lot include seating.

Community Enhancements:

The DAP encouraged the applicant to construct the crosswalks listed as “potential” in the presentation as part of the community enhancement package. The applicant said they are working with Recreation and Parks and DPW to get approval.

DAP Motions for Recommendations

DAP member Sujit Mishra made the following motion:

1. Consider relocating the building outside the 65 dBA sound contour and align the building closer with the park as opposed to Route 29. Motion was not seconded.

Vote: No vote taken. Motion was not approved.

DAP Vice Chair Bob Gorman made the following motion:

2. Provide a stronger connection from the main building entrance to a significant site feature, more than a gazebo, to better link with the park. Seconded by DAP member Fred Marino

Vote: 5-0 to approve

DAP member Fred Marino made the following motion:

3. Consider warmer building material colors that complement the Athol Manor. Seconded by DAP Chair Don Taylor.

Vote: 5-0 to approve

DAP member Hank Alinger made the following motion:

4. Maximize noise mitigation in the courtyard. Seconded by DAP member Fred Marino.

Vote: 5-0 to approve

DAP member Fred Marino made the following motion:

5. Provide crosswalks on Martin Road. Seconded by DAP member Hank Alinger.

Vote: 5-0 to approve

4. Other Business and Informational Items

There will be a meeting on October 11, 2017.

5. Call to Adjourn

DAP Chair Don Taylor adjourned the meeting at 8:48 p.m.