



Meeting Summary November 15, 2017

Attendance

Panel Members: Don Taylor, Chair
Bob Gorman, Vice Chair
Hank Alinger
Fred Marino
Sujit Mishra
Juan Rodriguez
Julie Wilson

DPZ Staff: Valdis Lazdins, Kristin O'Connor, George Saliba, Yvette Zhou

1. **Call to Order** – DAP Chair Don Taylor opened the meeting at 7:01 p.m.

2. Review of Plan #17-14 Taco Bell - Jessup, MD

Owner/Developer: Taco Bell Corporation/BLT Cantina, LLC
Engineer/Architect: Pettit Group, LLC

Background

The 0.8-acre site, zoned B2, is located at 8620 Washington Blvd., in the Columbia Junction Shopping Center, northeast of Guilford Road. Applicable requirements from the Route 1 Manual include streetscape frontage improvements.

Applicant Presentation

The applicant gave a multimedia overview of the project. The existing Taco Bell will be demolished and replaced with a new 66-seat, 2,753 square foot restaurant, with outdoor seating. An extended drive through lane to accommodate up to 11 waiting vehicles, along with an expanded 16' wide through lane, is proposed to improve circulation. This requires closing the northern internal access drive, leaving vehicles to enter and exit the site using the main shopping center entry drive from Route 1.

The parking lot will be reconstructed to include 35 parking spaces, with ADA parking near the front door. A 10-foot wide concrete pathway and landscaping will be installed along Route 1 and some existing trees will likely be removed to build the pathway.

The new building will be contemporary and exterior materials include glass, metal panels, and Nichiha finish fiber cement. A tower element, with a rusted metal panel exterior, will anchor the southern corner of the building. The finish colors will be finalized as design advances.

Staff Presentation

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 the streetscape along the Route 1 frontage, landscaping, screening for the parking, site layout, and architecture.

DAP Questions and Comments

Site Design:

The DAP asked how the pathway will deal with grades along the Route 1 frontage. The applicant responded that a portion of the site is sloped there and a retaining wall may be required. The DAP noted it may be best for the pathway to hug the parking lot, with plantings on the street side. If the grades don't allow this, the DAP recommended a knee wall with landscaping between the edge of the parking lot and the pathway.

The DAP asked if the pathway could connect to the edge of the patio. The applicant responded they will consider this and find the best location based on grades.

The DAP asked if the Route 1 Manual permits a pervious, rather than a concrete walkway, to prevent tree removal. Staff was unaware of pervious pathways along Route 1, but can review it further with DPW. The DAP recommended that any trees removed be replaced with smaller trees; appropriate for the site conditions.

The DAP asked if stormwater management is grandfathered, based on existing development. The applicant responded they are unsure, given the current design phase, but will meet the County's stormwater requirements.

The DAP asked about the dumpster enclosure materials. The applicant responded the dumpster enclosure is faced with masonry block and has a heavy gate. Trash pickup will be off-hours.

Architecture:

The DAP noted the building is well designed, an improvement over the existing restaurant, and asked about materials. The applicant stated the front façade will be a low maintenance, Nichiha finish fiber cement, while the rear will be clad with thin set brick. The tower will be rust color metal and the awnings corrugated metal. The DAP asked about sustainable design elements. The applicant responded that the exterior and interior lights will be LEDs.

DAP Motions for Recommendations

DAP Vice Chair Bob Gorman made the following motion:

1. Plant new street trees along the Route 1 frontage to replace any trees removed during construction of the pathway. Seconded by DAP member Hank Alinger.

Vote: 7-0 to approve

DAP Chair Don Taylor made the following motion:

2. Use the same thin set brick, used on the building, to face the dumpster enclosure. Seconded by DAP member Fred Marino.

Vote: 7-0 to approve

DAP member Hank Alinger made the following motion:

3. Include a sidewalk connection from the multi-use path to the building. Seconded by DAP Chair Don Taylor.

Vote: 7-0 to approve

DAP member Hank Alinger made the following motion:

4. Plant shade trees where possible throughout the site. Seconded by DAP Vice Chair Bob Gorman.

3. Other Business and Informational Items

DAP Chair Don Taylor moved to approve the proposed 2018 DAP meeting calendar. Seconded by DAP Vice Chair Bob Gorman.

Vote: 7-0 to approve

The DAP will meet on December 6, 2017. A special meeting on December 13, 2017, is anticipated to replace the December 20, 2017, meeting.

4. Call to Adjourn

DAP Chair Don Taylor adjourned the meeting at 7:34 p.m.