



Meeting Summary February 14, 2018

Attendance

Panel Members:

Don Taylor, Chair
Bob Gorman, Vice Chair
Fred Marino
Sujit Mishra
Juan Rodriguez
Julie Wilson

DPZ Staff:

Valdis Lazdins, Karitsa Holdzkom, George Saliba, Yvette Zhou

1. **Call to Order** – DAP Chair Don Taylor opened the meeting at 7:03 p.m.

2. **Review of Plan #18-04, Oxford Square Parcel W - Elkridge, MD**

Owner/Developer: Kellogg-CCP, LCC C/O David P. Scheffenacker, Jr.

Architect: Henneman & Associates, LLC

Planning/Landscape Architect: Hord Coplan Macht, Inc.

Engineer: Fisher Collins and Carter, Inc.

Background

Oxford Square is a 129.5 acre mixed-use, Transit Oriented Development (TOD), located near the Dorsey MARC Station and Route 100, in Elkridge, MD. When development and redevelopment of key parcels within 3,500 feet of a MARC station occur, the TOD Zoning District encourages interconnected walks and amenities that benefit pedestrians.

The DAP reviewed parcel W, consisting of 4.81 acres along Crowley Street at the western edge of the community, abutting the CSX rail line (see Figure 1). The Oxford Square development has been built in phases, each with its own site plan that has been reviewed by the DAP. The first was the overall master plan (sketch plan) for Oxford Square, reviewed in 2010.

The development program includes a 330-unit multifamily apartment building, with a partially wrapped, 499-space parking garage. Amenities include gated courtyards, an outdoor pool and lounge, entry terrace, tot lot, fitness center, club room, and connections to pathways throughout the greater Oxford Square community, including the MARC train station. The site is accessed from Coca Cola Drive onto Saint Margarets Boulevard.

Applicant Presentation

The applicant gave a multimedia overview of the project. While Parcel W is graded and relatively flat, it slopes 6-7 feet from the north to the south side. There are stacked townhouses to the east of the parcel

and additional townhouses to the south. A noise wall is proposed along the entire western edge of the property, adjacent to the CSX rail line, to attenuate sound and provide a visual separation from the tracks.

The site layout of Parcel W is consistent with the design of other parcels. Saint Margarets Boulevard is a main corridor with elements like brick paving, piers and stonework that mark neighborhood boundaries and terminate street vistas. Storm water management is at grade, along street edges and feature a common plant palette that has proven to be successful.

There are four courtyards with Environmental Site Design features. The northwest courtyard is lushly planted with native species and will be used mainly for storm water management. The northeast courtyard can be used as a gathering place for families. It has a tot lot and may include a grill for community use. The southwest courtyard has the most amenities, including fitness rooms, indoor kitchen, media rooms, and another exterior gathering space with a linear pool and lounge furniture. The southeast courtyard has additional lounge furniture, outdoor cooking area, shade pergolas, and various paving surfaces to create a “room within a room” experience. Site lighting, street furniture, and trash receptacles will match those used throughout the site.

The applicant stated that the overall design theme is to promote social interaction and inclusive architecture. The garage is at the rear of the building and the five story residential structure extends from the parking garage as a central spine with wings extending to the surrounding streets. This forms a series of courtyards with views into and out from the spaces. The building has 330 units consisting of 1, 2, and 3-bedroom units. It totals 300,000 gross square feet and each unit averages about 1,000 square feet. The 5-story, pre-cast parking garage will have about 600 parking spaces, at a ratio of 1.8 spaces per unit, comparable to other suburban locations.

The exterior materials will be about 30 percent masonry, mostly at building end caps and corners. The remainder will be a combination of vinyl and fiber cement siding, with varying profiles, colors, and textures. A brick band will wrap the whole building. At least 50 percent of the apartments will have exterior balconies with expansive patio doors and energy efficient vinyl windows. Balcony guardrails will be prefinished metal, for durability and longevity. The design will activate the street and reinforce and enhance a sense of community.

Staff Comments

The DAP is reviewing the project because it is within the Route 1 Corridor and subject to *Route 1 Manual and Design Guidelines*. DPZ asked the DAP to evaluate and make recommendations on site design, trash and recycling functions, streetscape, landscape, amenity spaces, architecture, and site circulation and connectivity that meet the objectives of the TOD Zoning District. DPZ did not receive any written comments from the public.

DAP Questions and Comments

Architecture

The DAP complimented the design of the buildings and stated that the articulation of the rooflines and the courtyards was well executed.

Site Design

The DAP asked about a community dog park and the Applicant stated that there will be one on the north side of Bristol Court.

The DAP recommended neighborhood retail at the ground floor to attract people. They suggested the angled area, at the terminus of Saint Margarets Boulevard, as an ideal location for a coffee shop to serve transit riders walking to the MARC station. The Applicant agreed to explore this recommendation.

The DAP recommended the pedestrian entry into the parking garage better reflect the design of the residential building and the Applicant agreed.

The DAP asked if the two orange colored trees on Crowley Street marked a building entrance. If so, then more should be done to signify that; but if not, then the streetscape should be consistent along the entire street. The Applicant responded that the entrance is to a stairway.

The DAP was concerned that residential units fall within the noise shadow of the rail line and asked where that noise delineation fell along Crowley Street. The Applicant stated that the parking garage would help mitigate rail noise.

The DAP asked about 'green concepts' to which the Applicant responded. The building is designed to achieve NGBS Gold Level certification and the site qualifies as a Howard County Green Neighborhood.

The DAP asked about handling trash and recycling. The Applicant stated that residents would place trash/recycling receptacles outside their unit and a concierge service would take it to a compactor. A maintenance crew would be responsible for taking the trash out at scheduled pickup times.

The DAP asked if ground level amenity spaces, like the fitness and club room on Saint Margarets Boulevard, could be better integrated with the streetscape. The Applicant noted they are looking at ways to further activate the street.

DAP Motions for Recommendations

DAP member Julie Wilson made the following motion:

1. Study the pedestrian entrance to the garage and make it more compatible with the residential façade. Seconded by DAP Chair Don Taylor.

Vote: 6-0 to approve

DAP member Julie Wilson made the following motion:

2. Review the noise contour adjacent to the residential units and confirm that train noise will be mitigated. Seconded by DAP Vice Chair Bob Gorman.

Vote: 6-0 to approve

DAP member Fred Marino made the following motion:

3. Review the design and incorporate ground floor retail uses where possible, or enhance ground floor amenities to activate the streetscape. Seconded by DAP member Julie Wilson.

Vote: 6-0 to approve

3. Other Business and Informational Items

The DAP will not meet on February 28, 2018.

4. Call to Adjourn

DAP Chair Don Taylor adjourned the meeting at 7:45p.m.



Special Meeting Summary February 14, 2018

Attendance

Panel Members:

Don Taylor, Chair (recused)
Bob Gorman, Vice Chair
Fred Marino (recused)
Sujit Mishra
Juan Rodriguez
Julie Wilson

DPZ Staff:

Amy Gowan, Karitsa Holdzkom, Valdis Lazdins, George Saliba,
Yvette Zhou

1. **Call to Order** – DAP Vice Chair Bob Gorman opened the meeting at 7:47p.m.
2. **Review of Plan #18-05, Long Reach Village Center Redevelopment – Columbia, MD**

Owner: Howard County

Developer: Orchard Development Corporation

Architect: Design Collective, Inc.

Background

The site, located at 8775 Cloudleap Court in Columbia, MD, is zoned New Town (NT) and is bounded by Route 175 to the west and Tamar Drive to the east. Council Bill 29-2009 established a redevelopment process for amending a village center Preliminary Development Plan (PDP). This Major Village Center Redevelopment Process is outlined in the Howard County Zoning Regulations, Section 125.0.J. Following DAP review, the applicant submits a PDP to the Department of Planning and Zoning (DPZ) for review by the Planning Board and approval by the Zoning Board. If approved, the redevelopment plan proceeds through the Land Development Review Process. At that stage, the applicant will be required to present to DAP again during Site Development Plan (SDP) review.

The DAP previously reviewed the redevelopment plan and design guidelines at the December 13, 2017, meeting and made the following recommendations:

1. Explore right-in/right-out access off Tamar Drive and try to connect the main entrance off Cloudleap Court to Foreland Garth.
2. Explore additional convenience surface parking by slightly reducing the size of the green space.

At the December 13th DAP meeting, the applicant noted that additional parcels may be acquired and incorporated into the development plan. Subsequently, the applicant submitted a PDP showing an

additional parcel, the Columbia Arts Center parcel, which was not included in the submittal reviewed by the DAP at the December 13th meeting. The submittal also re-oriented the other townhouse blocks adjacent to the senior housing building. The DAP's review was limited to the design of the new parcel, its integration into the village center redevelopment plan, and the reorientation of the other townhouse blocks.

Applicant Presentation

The applicant gave a multimedia overview of the project. The Columbia Arts Center parcel includes 32 single-family attached townhouses, designed as a neighborhood extension to the village core. This proposed townhouse development will integrate the criteria outlined in the Long Reach Village Center (LRVC) design guidelines, previously presented to the DAP, including architecture, street design, sidewalks, open spaces, and interconnected blocks. The townhouse plans reflect three-story, rear-loaded, two-car garage units. The architecture of the proposed townhouses has not changed. The elevations show a mix of brick masonry, siding, pitched roofs, balconies, bay windows, traditional windows and doors, and simple trim details. Cloudleap Court and Foreland Garth provide access to the townhomes. Two additional park spaces will be incorporated, providing open space amenities for the townhouses, senior center, and apartments. To support the adjacent church's needs, the development will dedicate 80 surface parking spaces so that there is ample parking throughout the site.

Staff Comments

The DAP should evaluate the resubmitted concept plan for the LRVC redevelopment project and provide design recommendations, including how the additional development parcel integrates with the project in terms of layout and configuration, orientation of townhouse and buildings, and roadway, sidewalk, and pedestrian circulation throughout the site.

DAP Questions and Comments

Architecture

The DAP asked about the townhouse architecture. The Applicant noted that the details have not been finalized, but have not changed from the Design Guidelines reviewed in December.

Site Design

The DAP asked if the Arts Center will remain. The Applicant said that the Columbia Association (CA) will decide this since they are the owners of the Arts Center building. Orchard Development and CA are discussing relocating the Center's activities into the proposed market building, where Orchard would build the space and CA would manage it. The applicant noted that the CA parcel has always been included within the village center redevelopment area and the street connections were previously shown. The parcel has now been included and integrated into the redevelopment proposal; however, further discussions and studies will be needed. The DAP asked about the open area, to which the Applicant said, it contains surface parking and some green space.

The DAP said that the proposed townhouse uses are appropriate since they are an extension of the previous submittal. However, one member was concerned and stated that the townhouse configuration no longer provides an integrated pedestrian-oriented design. DAP asked the Applicant to further review the layout of the buildings, pedestrian pathways, and open spaces to improve site circulation. The Applicant responded that the addition of the Columbia Art Center parcel provides a better street connection through Foreland Garth and the changes to the block layout are necessary for utility and parking easements.

The DAP asked about flipping the row of townhouses and the parking lot near the senior center to provide a mews that was previously shown. Another option would be to incorporate a tree lined street between the senior housing and townhomes. The Applicant agreed to consider this, noting that it could

reduce units. The DPZ Director suggested an alternative orientation so that rotated the courtyard to face the street, which would provide a series of linked open spaces. The Applicant agreed to study this further.

The Applicant also responded to the DAP's December 13th recommendation to add convenience parking along the village green/market pavilion area. The Applicant said that angled parking was added there; however, there wasn't enough room to add parking on the village green side. The DAP stated that village green may be too large and some of that space could be used for parking.

The DAP asked about right-in/right-out access from Route 175. The Applicant explained that there are topography issues to overcome and will require further discussion with the State Highway Administration.

The DAP asked about storm water management and the Applicant identified proposed ESD, such as rainwater planters and rain gardens. Detailed stormwater management will be addressed at the site development plan stage.

DAP Motions for Recommendations

DAP Vice Chair Bob Gorman made the following motion:

1. Re-evaluate the townhouse layout, particularly behind the senior center, to better define residential streets and limit views of the senior center parking lot. Seconded by DAP member Sujit Mishra.

Vote: 4-0 to approve

DAP Vice Chair Bob Gorman made the following motion:

2. Consider providing more parking for the market building by reducing the size of the village green. Seconded by DAP member Julie Wilson.

Vote: 4-0 to approve

DAP member Julie Wilson made the following motion:

3. Review all the townhouse layouts and pedestrian linkages to improve site circulation. Seconded by DAP member Julie Wilson. Seconded by DAP member Sujit Mishra.

Vote: 4-0 to approve

3. Other Business and Informational Items

The DAP will not meet on February 28, 2018

4. Call to Adjourn

DAP Vice Chair Bob Gorman adjourned the meeting at 8:22 p.m.