



Meeting Summary July 25, 2018

Attendance

Panel Members: Don Taylor, Chair
Bob Gorman, Vice Chair
Larry Quarrick
Juan Rodriguez

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

1. **Call to Order** – DAP chair Don Taylor opened the meeting at 7:00 p.m.
2. **Review of Plan No. 18-12 Lakeview Retail – Columbia, MD**

Developer: AGS Borrower Lakeview LLC/CSG Partners LLC
Design Team: Design Collective, Inc. and Hofmann Associates, Inc.

Background

The project consists of commercial pad site additions to office complexes located at 9801, 9821 and 9861 Broken Land Parkway. These office parks do not fall under a specific DAP design guideline area. The Rouse Company drafted design guidelines for commercial and industrial sites in 1983, which were provided to the panel and applicant. These guidelines are non-binding as they are not adopted by the County. Due to the high visibility location, the owner/developer, in coordination with DPZ, agreed to voluntarily submit the concept plan to the DAP for review and advisory recommendations.

Applicant Presentation

The project team gave a multimedia overview of the project. The addition of retail buildings to these traditional office complexes is in response to employees wishing to have restaurants and retail shops nearby. Phase I is an 8,200-sf retail building located in front of the existing office building at 9861 Broken Land Parkway. This building will be situated closer to Broken Land Parkway and will likely include a restaurant with a food pick-up window or traditional drive through. The applicant noted that the drive through configuration might change, depending on the tenant. Phase II is a 2,000-sf retail building in front of the existing buildings located at 9801 and 9821 Broken Land Parkway that is set farther back from Broken Land Parkway. The phase 1 building will be built speculatively while the phase II building will be constructed once a tenant has been secured.

Access to both retail buildings is off the existing entry drive from Broken Land Parkway. There is a pedestrian connection to the site from the Patuxent Branch trail. Additional landscaping is included along the entry drive off Broken Land Parkway. A retaining wall is likely necessary along a portion of Broken Land Parkway and the entry drive to mitigate grades. Crosswalks from the existing office buildings will connect to the new retail buildings. Space for outdoor sidewalk seating is provided along the building front for restaurants.

Façade materials include red brick to bring in the colors of the existing office buildings. Storefronts include glazing and awnings. Prominent columns provide corner elements. The stepping of the roofline is designed to break up the massing. Building mounted signage is intended for each storefront. Windows will be included on all sides of the building and signage on the front and rear elevations with the intent of providing four-sided architecture

Staff Presentation

In the context of the Rouse Company Design Guidelines, staff requested the DAP specifically discuss elevations for each building, architectural compatibility with the adjacent office buildings, the relationship of the new buildings to the parkway aesthetic along Broken Land Parkway, the configuration of the drive through, signage, and pedestrian connectivity.

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

DAP Questions and Comments

Site Design

The DAP noted the importance of maintaining a parkway aesthetic along the Broken Land Parkway frontage and encouraged the applicant to consider pulling the buildings away from the road. If the buildings are pulled away from Broken Land Parkway and located closer to the office buildings, an internal street network can be established with a streetscape that breaks up the parking lot.

The DAP asked if the applicant considered locating the smaller, phase II building closer to the entry drive to better align with the phase I building. The applicant responded that an approximately 20' wide utility easement is located near the entry drive in this location and cannot be built on. The DAP asked if flipping the smaller building to face the entry drive would allow it to fit into the buildable space as this configuration would improve the cohesiveness of the building locations. The DAP also asked if the larger phase I building could also be turned 90-degrees to face the entry drive and reduce the building frontage along Broken Land Parkway. The applicant responded that the site conditions including dimensions and grades make this difficult. The DAP reiterated their recommendation to relocate the retail buildings closer to the existing office buildings.

The DAP encouraged the applicant to expand outdoor dining opportunities by increasing the size of the building frontage zone from only 8' wide to allow for tables and seating as well as planters to screen the outdoor seating from the parking, even if this requires a loss of parking spaces.

The DAP noted the importance of including internal sidewalk connections to the frontage along Broken Land Parkway in hopes the County will eventually build a sidewalk that allows better pedestrian connections to the site and to nearby bus stops.

The DAP recommended stronger pedestrian connections via a combination of hardscaping and planted islands from the trail access point on the east side of the site all the way across the parking lot connecting the two retail buildings and continuing to the west edge of the site. Providing this connection perpendicular to Broken Land Parkway will improve the site plan and allow stronger pedestrian access from both sides of the property.

Architecture

The DAP commented that the architecture is too traditional for the site. The high parapets are not in keeping with the context of the location. The architecture can be improved with a more contemporary design to better match the office buildings.

The DAP asked the applicant about the signage program. The applicant responded there will be building mounted signage on the fronts and rear of the buildings. In addition, a low-profile monument sign is likely at the entrance to direct customers.

DAP Motions for Recommendations

DAP member Larry Quarrick made the following motion:

1. The applicant enhance pedestrian connections across the site from east to west with paved crossings and islands. Seconded by vice chair Bob Gorman.

Vote: 4-0 to approve

DAP member Larry Quarrick made the following motion:

2. The applicant increase the width of the sidewalk area in front of the proposed retail buildings to accommodate outdoor seating as well as planters and/or low profile walls to screen the outdoor seating area. Seconded by DAP chair Don Taylor

Vote: 4-0 to approve

DAP vice chair Bob Gorman made the following motion:

3. The applicant propose sidewalk connections from the site to Broken Land Parkway if the County will build sidewalks along Broken Land Parkway. Seconded by DAP member Larry Quarrick.

Vote: 4-0 to approve

DAP chair Don Taylor made the following motion:

4. The applicant consider locating the retail buildings closer to the office buildings and create an internal street network. Seconded by vice chair Bob Gorman.

Vote: 4-0 to approve

DAP chair Don Taylor made the following motion:

5. The applicant redesign the architecture to be more contemporary and better match adjacent office buildings. Seconded by vice chair Bob Gorman.

Vote: 4-0 to approve

3. Other Business and Informational Items

a) Elections for chair and vice chair were postponed until the next meeting.

b) There will not be a meeting on August 8, 2018.

4. Call to Adjourn

DAP chair Don Taylor adjourned the meeting at 7:39 p.m.