



Meeting Summary
January 12, 2022

Attendance

Panel Members: Fred Marino, Chair (recused from Plan No 22-02)
Robert Gorman, Vice Chair
Dan Lovette
Ethan Marchant
Larry Quarrick

DPZ Staff: Anthony Cataldo, Nick Haines and Melissa Maloney

1. **Call to Order** – DAP Chair Fred Marino opened the meeting at 7:04 p.m.
2. **Review of Plan No. 22-01 8659 Baltimore National Pike, Ellicott City MD**
Applicants and Presenters:
Architect: William Douglas Beims, Castles & Cottages

Background

The existing Awalt Center commercial retail center, zoned B2, located at 8659 Baltimore National Pike. DAP is reviewing the proposed architectural renovations to the existing building. The property is 1.44 acres and has direct frontage to Baltimore National Pike along the northern edge of the site. The B-2 District (Business General) zoning permits commercial sales and services. Applicable requirements from the Route 40 Design Manual include streetscape frontage improvements.

Applicant Presentation

The site is located across from the CarMax and Honda dealerships on Rt 40, west of Rogers Ave. The current façade has large overhangs, painted T111 siding and stone. There is a lattice MDF plywood sign board across the rooftop that displays the roof signage. The back of the building is painted CMU below with T111 above and a 5-foot roof overhang. There are 18'x 50' suites across the building with individual entrances. The windows are sliding, residential aluminum windows. Some of the units have been renovated.

The proposed plan is to break up the large overhang that faces Rt 40 with 5 gables and add mission style or craftsman style columns. Each entrance will be centered under the eaves. The overhang has been cut back, but the gables will go out 5 feet for protection over the entrances. The sign board has also been removed and signage has been provided above each unit. There will be a stacked stone wainscot and 8' of Board Batten siding that will run up to the 8' pike and the eaves will have cedar shingles. For the rear elevation the board and batten will be carried around the back. The exposed CMU will be painted, and canopies will be provided over each entrance for weather protection. Signage will also be added. The applicant showed the earth tone/gray color palette and examples of the gray stacked stone.

Staff Presentation

Staff complimented the applicant on explaining the proposal for the renovation of the 1979 structure. DPZ would like the panel to make recommendations on the proposed architectural design, color palette, arrangement and scale proposed to the existing structure. DPZ would also like DAP to comment on the proposed building materials, signage and lighting.

DAP Questions and Comments

Site Design

Overall

DAP commented that the proposal is an improvement to what is there but prefer the backside to the front side of the building.

DAP inquired if the applicant was aware of the Rt 40 design guidelines when preparing the design. The applicant responded that they were not aware until after the design was created.

DAP advised that the applicant should review the guidelines which are intended to improve the Rt 40 corridor including landscaping, sidewalks, lighting and parking. These guidelines could enhance the building and the site.

Signage

The proposed signage is located on a vertical wall tucked under the eaves for each unit which is appropriate per Howard County zoning. DAP inquired if the signage will be internally lit sign boxes or letters as opposed to flat panel signage.

The applicant advised they have proposed raised letters that will be lit by 3 lights that will hang out over the sign and shine back on the letters. The site will have 10 different signs on the front with potentially 10 different fonts and colors. This option provides a more elegant, uniform solution that will offer continuity as most of the units will be professional offices and not retail. The tenants will be required to have the proposed signs and the same sign company will be used.

DAP inquired if the large original sign will be removed.

The applicant advised that the pylon sign out front will be redesigned and will go through DAP approval.

DAP commented they were not sure if the signs over the entrances will be visible.

Sidewalks

DAP inquired if there will be a sidewalk along the road in the front of the building.

The applicant advised that the site is difficult to see coming up Rt 40 and there is nothing to the right of it and felt that there wouldn't be a purpose for the sidewalk since there are no other buildings close by to walk to.

DAP advised this would be better for the future if the sites to the north and south were to be developed and a sidewalk was started with this process.

Parking

DAP inquired if the applicant considered putting a handicap parking spot in front of each of the unit's entrances that way visitors would have less distance to enter the units.

The applicant advised that they can put in 3 handicapped spots. If they do the planting areas, they will need to put in curbing and then also restripe the parking lot.

Architecture

Color Scheme

DAP commented that the color board samples were more vibrant than the facades presented and inquired what color scheme was going to be used.

The applicant advised the color will be grayer with some putty colors included. The roof is relatively new and is a grayish black with brown overtones.

Gables/Roofline

DAP commented that the uniformity of the gables is not very appealing, and it would be beneficial if a hierarchy could be added to give some interest.

The applicant advised that they are restrained by making only minimal structural changes and not impacting the current tenants in the building. The applicant confirmed that "AAAAA" rhythm is not ideal, and it would be beneficial if the rhythm could be "AABAA" where the center was taller. The applicant can look at providing more variety.

DAP commented that they are not convinced of the design and feel that there are too many elements going on. DAP had questions about the gables, if a new storefront system was being installed, if the same stone face was being kept and if the existing roof was being kept.

The applicant advised the existing roof is being kept. The signage on top is being removed from the sloped roof.

DAP commented that the renderings are misleading and look like there is more of a slope to the roof. DAP advised the top of the doors don't seem to align with the window frames of the storefronts.

The applicant advised the slope of the roof is 5/12 and the A's are 6/12. The building goes back 50 feet too. The applicant confirmed they will replace the storefront for each store with aluminum.

DAP recommended the applicant look at some other locations on Rt 40 that have updated architecture such as the Normandy Shopping Center. They did a good job of alternating the elements and architecture along a long façade.

DAP commented that this is a small building and agreed that it could benefit from some massing articulation but recommended that applicant not try to do too much. A clean, simple façade is much better.

DAP recommended possibly eliminating every other gable so as not to have 5 in a row.

Landscape

Landscape in Parking Area

DAP inquired if there will be any landscape enhancements with the renovation.

The applicant advised that where the benches are located there will no longer be 5' overhangs and planting beds could possibly be placed that would be exposed to the elements. This would be helpful since there are no sprinkler systems installed. There is a small grass strip in between the parking lot and the sidewalk and pavement all around the building. The parking lot was just sealed to prepare for the winter. In the rear of the building there is a planting area on either end for a single tree. If there is a requirement for landscaping, a few parking spots (away from

handicap parking) could be removed to provide room for landscaping.

DAP commented that they felt the additional landscaping would be a nice addition and understand that the applicant would not want to block the signage, but an upright shade tree could be placed in front the bench areas.

DAP advised they like the idea of the green spaces in the parking lot that can line up in between the gables. There are plenty of small ornamentals that give color, have a V shape with multi-trunks such as Crape Myrtle, Vitex, and small Redbuds

Green Buffer

DAP inquired if there was a planting opportunity in the green buffer in between the parking lot and the road or if there were any power lines or utilities that would prevent planting.

The applicant advised that he would need to look at any utility plans for that area. The applicant did not observe any manhole covers or cut off/shut offs along the strip. Even if there is a utility easement, they should be able to put in low level plantings (2-3 feet tall).

Street Trees

DAP advised that the Rt 40 design manual requires the planting of street trees for new buildings but was unsure about renovations. The county has a list of acceptable street trees. DAP commented that the greatest impact to Rt 40 could be to set up the cadence of the street trees. The long-term plan for Rt 40 is a tree lined boulevard.

DAP Motions for Recommendations

1. DAP Vice Chair Robert Gorman made the following motion:
The applicant considers reconfiguring the parking lot to accommodate trees between the dormers on the front facade
DAP Member Larry Quarrick seconded.
Vote: 5-0
2. DAP Member Ethan Marchant made the following motion:
The signage criteria become an important part of the building design, be thoughtfully developed and consistent, but not be garish in appearance on the building.
DAP Vice Chair Robert Gorman seconded.
Vote: 5-0
3. DAP Member Larry Quarrick made the following motion:
The applicant looks at the Rt 40 design guidelines and determine what is required for street trees and make the necessary changes.
DAP Vice Chair Robert Gorman seconded.
Vote: 5-0
4. DAP Chair Fred Marino made the following motion:
The applicant looks at the Rt 40 design guidelines in totality for the project, to include the architecture, site design, landscaping, signage, pylon design and location.
DAP Member Larry Quarrick seconded.
Vote: 5-0

DAP made the following recommendation:

That the utilities be checked in the front of the site before planting any trees. There seems to be an electric box, water main, storm or sewer structure located in the front of the site.

DAP confirmed that the applicant does not need to return to DAP but will work with DPZ regarding the motions.

3. Review of Plan No. 22-02 Lakefront Neighborhood FDP, Columbia MD

Applicants and Presenters:

Developer: Gabriel Chung, Greg Fitchett, Tonja Potter (Howard Hughes Corp)

Engineer: Dan Sweeney (GLWPA)

Architect: Cecily Bedwell (Design Collective, Inc), Matthew Fitzsimmons (HCM2)

Background

The Lakefront Neighborhood is in Downtown Columbia, along the western edge of Lake Kittamaqundi and eastern edge of Little Patuxent Parkway. The area includes commercial development and amenity spaces. The zoning code requires Neighborhood Specific Design Guidelines (NSDGs) to be submitted to the DAP for review and are subject to Downtown Revitalization requirements.

Applicant Presentation

Overall

The applicant presented the purpose of this meeting is to amend the Final Development Plan (FDP) Amendment for the Lakefront Neighborhood. This FTP was approved 2 years ago, and a lot has changed since then about the design. The applicants will return to present the Site Development Plan in early February. The area is a large, underutilized area in the north neighborhood. The Neighborhood Design Guidelines are comprehensive and complete and have been reviewed by DAP previously. The Downtown Columbia plan was put in place in 2010 and the Design Guidelines were developed in 2011 that required individual neighborhood's character including focus on health, wellness and fitness with walkable streets and open spaces. This includes a place to live, work, eat, play and shop. Lake Kittamaqundi is the heart of Columbia, but it is concealed from Little Patuxent Parkway. Three links have been established east to west to create corridors of visual access.

Urban Design

The building north of Sterrett place was previously 9 stories and is now proposed to be 13 stories. Although the number of stories has increased the overall height (145 ft) of the building will remain the same. This change is due to the shift of this area from commercial to residential. This building was originally going to be a medical office building, but that shifted to the south. The residential building does not need as deep of a floor plate and tall stories. This change will break down the building massing and give more of a tower element.

Street Design

There are minor changes to the street design including having Wincopin Circle extend and bend and Road "A" connect to Sterrett Place. Sections in purple will have enhanced street paving (Street type 3B as referenced on Page 39 of the Guidelines), street trees and special lighting to enhance the areas. These streets will have the same number of lanes as previously indicated, 1 heading north and 1 heading south and will be designed to accommodate vehicles, pedestrians and bicycles.

Amenity Space

The intention of Downtown Columbia in 2005 was to link the open spaces like a "string of pearls of green necklace" and to supplement with new amenity spaces as development continues. This network would create an east – west loop incorporating downtown and Lake Kittamaqundi. One of the amenity spaces has been expanded by 5,000 sq. feet. Warfield Promenade will be a green corridor west to east and east to west that will be located on the north side of Sterrett Place and Wincopin Circle. The

neighborhood square will be 25,000 square feet. The Wincopin green shifted from a corner plaza to a mid-lot open space. This will create an easier connection to the lake trail that doesn't currently connect in the northern area of the lakefront.

Architecture

Signage

No real changes have been made except to accommodate the street and block shifts in the northern portion of the neighborhood. Two of the directory signs have been removed. They have found these are not as needed since visitors have mobile phones.

Staff Presentation

DPZ advised the applicants did a very thorough job explaining the overall changes and refinements to the Downtown Columbia plan and specifically to the lakefront neighborhood. The proposed updates to the design guidelines reflect the onsite detailed updates that are happening as the project progresses through concept into construction. DPZ would ask that the panel make comments and evaluate and raise any questions or concerns regarding the individual areas. DPZ would like to know if there is anything that may have been missed or needs further investigation. Please comment on the proposed changes to building heights or layout connections

DAP Questions and Comments

Site Design

Overall

DAP advised they feel the applicant has done an incredible job and really likes the connection to the lakefront on the northern end with the creation of the plaza. DAP inquired if the applicant is letting Wincopin Circle go straight through to the north.

The applicant confirmed that is correct.

DAP commented that this could be a predominantly pedestrian street but will need to allow traffic through in both directions since it is an urban area.

DAP feels this is a good improvement to create a multifunctional, multi-layered semi-urban environment and is effective.

DAP commented that this is a phenomenal document that covers the current and future plans for the area.

Land Use

DAP commented that this presentation does not cover specific land use at the site but feels that the success of the whole district will be a mixed-use environment. DAP inquired if there was a way or a need to formalize the goals to ensure that people start living at the lakefront. At the southern end of the lakefront the medical office building was originally supposed to be residential and we want to ensure that does not happen again.

The applicant advised there are 2 buildings that are switching uses. The grocery store and service area would be less disruptive next to the medical office building than a residential building and that was one of the motivations for making that change. There is a mechanism within the Downtown Columbia plan that was instrumental and mandatory from the beginning

that there would be phasing and thresholds to meet. This is the mechanism to ensure that things stay in balance and a mix of uses is achieved. This document includes design standards so that as each development parcel goes forward it is held to these standards. It is not predicated on where the various uses occur and can change over time and is more adaptable and not locked into the Euclidean zoning and this is a reaction to that method. This is a form-based approach where you look at the form of the building with how it meets the street and other aspects of design, which should be more important than the use.

Sidewalks/Signals/Streets

Regarding pedestrian traffic, DAP inquired how large will the sidewalks and trails be and what materials will be used.

The applicant advised they do envision this to be an urban streetscape that will require mandatory clear pedestrian zones in areas where there is active frontage of 25' from curb to building. The promenade at the northern end of Wincopin that turns and connects to Sterrett has a minimum requirement of 10' clear pedestrian zone and an alley of trees. The sidewalk zones are 15' minimum to 35' maximum. Different zones of sidewalks will have different paving and textures that can indicate to the pedestrian where there is a curbed step off zone to help people flow to the crosswalks. Materials will include concrete, bricks, pavers stone, exposed aggregate concrete, scored concrete or bushed concrete with pores. Impervious asphalt is not allowed for sidewalks.

DAP inquired what cross walks and signals will be included.

The applicant responded that there will be several signals along Little Patuxent Parkway. The interior streets of the neighborhood will have stop signs with crosswalks. More details for this will be provided at the Site Development Plan level. The special paving along Wincopin between the greens will have a natural calming effect on vehicles.

DAP inquired if the modified Wincopin connection will be at grade at Little Patuxent and if pedestrians will cross there or if there will be a walkway that takes them over it.

The applicant advised that the crosswalk will stay as is and this is where the Exxon sits on the corner of Little Patuxent that goes over to the mall. As you move east toward the lake the grade drops down 10-12 feet and then another 12 feet to Road 'A'. There is currently a signal at Little Patuxent. There will be a change there to add a shared use path along there so that will be a crossing point.

DAP appreciated the concept of the complete street so that drivers, pedestrians or cyclists feel comfortable and enjoy the experience.

The applicant advised they looked at precedent locations and determined what works well and doesn't work well and don't want the spaces to be too compressed. The applicant advised where there are deeper storefronts, they want to still allow enough space for outdoor dining opportunities.

Architecture

DAP commented that it would be nice if the residential projects on the waterfront had 9-10' ceilings and not 8' ceilings. This would be very appealing to people that are downsizing.

The applicant responded that they are planning to have taller ceilings. The height and clearance are very important and feels more open.

DAP commented that they liked the change to the building plate to create setbacks and to sculpt the building more instead of having a flat, monolithic rectangle.

Landscape

DAP inquired if there will be irrigation for the plantings and trees along the streets.

The applicant advised that there are criteria regarding the planters, and they are encouraged to be rainwater planters that will have native and adapted species that will require less irrigation and help to infiltrate storm water into the groundwater.

DAP commented that they reconsider the use of tree grates. It puts the tree at a disadvantage because the tree sits below the walkway and can not properly grow. It is much better when it is a curved area that may have ground cover around it. The tree has a better chance of reaching maturity and serving the purpose of why it was planted.

DAP Motions for Recommendations

No official motions were made for this project.

4. Review of Plan No. 22-03 8525 Baltimore National Pike, Ellicott City MD

Applicants and Presenters:

Architect: Ron Brasher, Victoria Kraushar-Plantholt (Brasher Design)

Landscape Architect: Cherrisse Otis (EnviroCollab)

Background

The existing commercial retail center, zoned B2, located at 8525 Baltimore National Pike. DAP is reviewing the proposed site renovations and architectural revitalization to the existing building. The property is 2.57 acres and has direct frontage to Baltimore National Pike along the northern edge of the site. The B-2 District (Business General) zoning permits commercial sales and services. Applicable requirements from the Route 40 Design Manual include streetscape frontage improvements.

Applicant Presentation

This project is an architectural facade improvement to the north side of the building facing Rt 40. The site is located east of Rogers Ave with an entrance off Rt 40. There is a stream valley west of the property with existing woods. There is an existing parking lot in front of the building. There is an existing sidewalk along Route 40, but it ends as it turns into the property. There are also constraints on Route 40 including a stormwater management facility that has steep slopes just behind the guard rail and sidewalk. This is a mostly mown lawn without existing trees or landscaping and has underground utilities including a sewer line and fire hydrant. There are also riser structures for the stormwater facility and a gravel embankment and swale that leads down into the stormwater facility.

There are 3 signs proposed to maintain with this project. The existing landscape around the building are non-native shrubs many of which need pruning and are blocking the site lines of the building windows. There is a steep slope along the entry drive in between the building and the Normandy Crown Gas Station to the east with 2 existing trees.

The applicant is looking to provide some landscape enhancements in accordance with the Howard County Landscape Manual and Rt 40 Masterplan. The applicant is proposed 2 rows of shrubs and/or perennials and ground covers that would be along the parking lot edge to the north as well as foundation plantings up against the building and gateway planting to flank the entrance. Ideally the applicant would like to plant street trees but are unable to because of the utility constraints and therefore will plant a low growing meadow mix for the stormwater facility that will not require much long-term maintenance but will increase the height of the plant material to screen the cars in the parking lot. This planting design will encourage biodiversity with the use of native plants and adaptive species that can tolerate drought conditions and not require irrigation. This plant palette will create seasonal interest

including evergreen material, some flowering species and ornamentals. The goal is to reduce the amount of mowed lawn on the property by introducing native perennials such as Ink Berry, Echinacea, Black Eyed Susan and grasses and ground cover. The applicant is proposing planting additional shade trees along the western perimeter adjacent to the woods including Hop-hornbeam, Armstrong Maple and Columnar Evergreen that will add to the buffer next to the gas station. The applicant would like to plant street trees in the basin of the stormwater management facility with the guidance of DPZ.

The applicant will enhance the sidewalk connections from Rt 40 into the property as well. The existing dark wood building, with deep wooden trusses that overhang around front, does not have much of a commercial presence along Rt 40. The building also has various rooftop mounted signs. In order to build on top of this building the applicant would need to modify trusses, reinforce the interior structure which would be costly and intrusive to the existing tenants. The applicant is proposing to create a metal screen façade for the front of the existing building to harmonize the signage and create a more commercial, tall aesthetic with some color and different materials including perforated metal panels and finished aluminum panels to give the building more of a presence on site. This façade creates portals around each of the entries to the tenant spaces and 3 new outdoor patio spaces between columns 5 - 7 and 8 - 10. In addition, a small deck will be created off the end tenant between column 15 - 16. Previously the building only had sidewalks in front.

The façade will still step down with the existing building as the grade goes down. There currently is not a lot of outdoor lighting so the applicant is proposing sconces on some of the columns at the pedestrian level and LED strips along the perforated panels in the sign band that will create a glowing effect in the evening. The signage on the screens will be channel letters or recessed raceways with illuminated letters. The letters will glow and the sign band itself will have a glowing element.

The steel columns will be covered in a Kynar 500-like finish that will have long term durability and water resistance. The applicant is also using a combination of perforated metal panels at the main portion of the signage banner with some accent solid aluminum metal panels in colonial blue to bring some pop. The existing pylon signage on the site would be coated in the same materials to match the building façade.

Staff Presentation

Staff complimented on the applicant's presentation of the proposed plan. There are no major design changes to the existing building, but the applicant is proposing refinements to the landscape, storm water management along Rt 40, increasing the pedestrian connection into the site and proposing façade updates. DPZ would like the panel to evaluate and make recommendations on the outdoor site updates, Rt 40 frontage improvements, outdoor congregation areas, scale articulation, signage, lighting, style and design.

DAP Questions and Comments

Site Design

Overall

DAP appreciated how the applicant acknowledged the Rt 40 guidelines in looking at the site holistically.

Sidewalks

DAP commented that they like the pedestrian connection into the site.

Pylon Signage

Simplicity and a more minimal approach to the pylon sign would be beneficial to follow the guidelines where a single sign displays multiple tenants instead of the large Papa John's sign out front and asked if that sign can be redone.

The applicant advised because of lease contractual obligations they are required to keep the Papa Johns and Edward Jones Investments signs with the square footage they have.

Unfortunately, there is not an opportunity to reduce or simplify the pylon signage unless those tenants leave the shopping center.

Architecture

Overall

Some DAP members advised this was an improvement to the current condition and has a contemporary feel without changing the existing roofline. DAP likes the architecture and screen panels above each of the establishments. Other DAP members advised they have some significant concerns regarding the proposal and felt that according the design guidelines this would be considered freestanding signage and not architectural which would be problematic. Overall, the DAP appreciates creating a uniform signage band, however commented that the applicant is articulating too much and recommended changing to a more minimalist approach. This would allow the team to create a more uniform, simple façade and signage band that would be more appropriate. The façade needs to be connected back to the architecture and not look so foreign and allow the design intent to be simplified and not so complicated.

Materials

DAP commented that the use of materials including the perf metal and powder coated metal column structure is interesting but needs to be simplified significantly.

Color Palette

DAP commented that the color palette chosen is very "90's" and they understand the applicant is trying to reduce cost by not altering the existing roof structure, but from a maintenance standpoint all the exposed steel over time will cause a major maintenance issue and may not last long. The design/color palette seems out of date.

Landscape

Planters

DAP inquired if the applicant will be doing any other plantings in front of the other businesses as is shown in front of the Latin Market or will it just be concrete. This could be an opportunity to have green spaces with low ground cover.

The applicant advised there are some existing planters in front of the building, but some of that will be replaced by patio spaces, which is a better use of the space. There will be some improvements to the plantings in front of the Latin Market. Most of the planting will be in the stormwater management areas in front of the building.

DAP encouraged the applicant to look for opportunities for raised planters such as on the concrete island in front of the Latin Market. Also, if there is an opportunity along the length of the building it would give a nice consistent look and the greenery would help make the outdoor eating areas more pleasant.

Stormwater Management Area

DAP commented that they like the use of the native plants in the stormwater management area. Native plants such as Black-Eyed Susan and Purple Coneflower should be used as a fringe to the stormwater management area and not the lowest levels. Plants like Winterberry, Inkberry and Amsonia can go in the lower portion of the stormwater facility and provide structure during many times of the year when the other flowers have died back. DAP hoped that 3 street trees could be incorporated as well, away from the sewer lines and utilities, with species such as River Birch that would do well there and meet the intent of the Route 40 Design Guidelines. DAP is hoping that each new renovation and new facility going in will put in street trees to get more of a boulevard feel along Rt 40.

One DAP member did raise concerns that putting trees and landscaping in the stormwater management would cause debris to collect especially if it is not mowed. That area will have constant wet/dry conditions and it will limit the volume of the stormwater management. There was concern about the survivability of the plants. The applicant would need to consider if they are decreasing the amount of volume if they still meet the requirement for stormwater management.

The DAP member also commented that trees may not survive very well on the steep slope next to the gas station and recommended that the applicant put in a high curb to flatten out the slope and to give water a chance to get into the ground so the trees will live longer and also prevent the trees from possibly toppling over.

The DAP member commented that it is his understanding that stormwater management facilities are designed to catch water and fill up more so than a bio swale type of facility and inquired if that would cause an issue with the proposed plantings during a big rain event. The facility is collecting water and allowing it to go through that concrete structure so he has some concern what would happen to the plantings. Regarding the trees, the DAP member advised this could be a good way to get street trees along Rt 40 but understand the other DAP members concern.

DAP commented that the impact may depend on how the riser structure is designed and how much depth it's designed to handle before it overflows. The plants recommend can survive not in constant water but can handle flooding of 1 foot or so deep. Examples are seen in both Howard and Montgomery counties. Experts would need to determine if that basin will have 4' of water or less. With regards to collecting trash, the area would still need to be maintained.

The applicant advised they do not exactly know the condition below grade of the facility and if it was designed as a pond and is presumably not a bio retention due to its age. The applicant plans to work with experts such as Ernst Seeds to find a seed mix that will tolerate both inundation as well as drought like conditions, but still increase the biodiversity. There will be a level of maintenance that is required with a meadow/grass mix and expect to have to mow the area once or twice a year. The applicant did not have a good sense of how much trash is collected currently in the area. These are more questions for the property owner to see if this is feasible.

DAP commented that the landscape treatments are high quality. Regarding the comments about the trash buildup there needs to be an effort to clean it out. Maintenance is necessary.

DAP Motions for Recommendations

1. DAP Member Larry Quarrick made the following motion:

The applicant looks at the stormwater facility to determine capacity and how much water it will hold and enhance the area to include native shrubs and street trees such as River Birch.

DAP Vice Chair Robert Gorman seconded.

Vote: 5-0

2. DAP Member Ethan Marchant made the following motion:
The applicant looks at the building façade treatment to simplify the approach to connect to the architecture there and not treat it as a separate, divorced element.
DAP Chair Fred Marino seconded.
Vote: 5-0

3. DAP Chair Fred Marino made the following motion:
The applicant come back for a second review with DAP.
DAP Vice Robert Gorman seconded.
Vote: 5-0

5. Other Business and Informational Items

a. DAP Officer Nominations and Appointment

- i. It was noted that DAP Chair, Fred Marino, is at his term limit as Chair.
- ii. DAP nominated and unanimously voted for Robert Gorman to be the new DAP Chair.
- iii. DAP nominated and unanimously voted for Ethan Marchant to be the new DAP Vice Chair.

b. 2022 Meeting Calendar Confirmation

- i. DAP reviewed and approved the DAP 2022 proposed calendar.
- ii. It was recommended that we limit these meetings to only 2 projects. Anthony Cataldo advised per the regulations we can review up to 3 projects in a night and we'll investigate.
- iii. It was recommended that we expand the DAP by 2 members since Sujit Mishra's tenure was up and sometimes it can be difficult to get a quorum of 4. DPZ will investigate this.
- iv. It was noted that the County is actively searching for new members..
- v. It was recommended that the DAP include someone with a graphic design/signage background.
- vi. It was recommended that the deadline for public comments be the day before the DAP to give the panel time to review the comments. DPZ will investigate its current practice and see if this would be beneficial.
- vii. There will be a meeting on 1/26/22 for apartment units at Dorsey Marc Station.

6. Call to Adjourn

DAP Chair Fred Marino adjourned the meeting at 9:34 PM