



Meeting Summary
August 10, 2022

Attendance

Panel Members: Robert Gorman, Chair
Ethan Marchant, Vice chair
Fred Marino
Dan Lovette
Larry Quarrick
Ethan Marchant

DPZ Staff: Anthony Cataldo

1. **Call to Order** – DAP Chair Bob Gorman opened the meeting at 7:06 p.m.
2. **Review of Plan No. 22-16 Binder Lane Apartments, 6718 Binder Lane, Elkridge MD**

Applicants and Presenters:
Architect: Ethan Marchant
Engineer: Pete Stone, Pennoni

Background

The property is located at 6718 Binder Lane in Elkridge, and is zoned TOD.

Applicant Presentation

The project team reviewed the existing and proposed site design. The property sits at the intersection of Route 1 and Route 100 and is zoned TOD. The parcel is currently used as industrial. The adjacent parcels are currently in the development process for several large multi-family housing projects. There is an existing heavily vegetated setback that will remain along the on ramp to Route 100. The proposed parking garage is located in the center of the site and wrapped by residential units. The entrance includes a vehicular circle with stormwater management. The proposed amenity package is in the recesses of the building with a vegetative buffer and trees around the building. There are existing underground utilities along Route 1, which prohibits some vegetation. There is an adjacent small triangular parcel that could serve as amenity space, possibly a walking trail and/or recreational facilities.

The access to the site from Binder Lane off Dorsey is private land of the property and the site design will provide fire vehicular access. There is a proposed pathway along Route 1 for fire department access.

The existing topography for the project slopes from north to south, perpendicular to Route 1 and the building will step to accommodate the slope. The side of the building parallel to Route 1 is flat.

The building architecture was presented by the team. The corners would have iron spot brick in a dark grey to create a bit of weighted aesthetic. The water table will be a brown stone material, lighter grey would be a fiber cement siding, the bay windows in a lighter tone. Building materials include, stone, iron spot brick, fiber cement siding. The building would be a modern façade changing colors from soft greys to lighter white. Modern site furnishings to be used for seating, bike racks and planting palate.

Staff Presentation

DPZ requested the panel to make recommendations on the site plan layout looking at the frontage along Route 1 and the connection to the pedestrian network to the Marc station. DPZ asked the Panel to provide recommendations on the edge treatments, transitions through landscape and hardscape, architectural massing, and material changes to investigate as they continue to move the project forward.

DAP Questions and Comments

Site Design

DAP commented that the proposal is a clean simple solution to a wrapper building, consistent with what is seen in the neighborhood;

DAP questioned the triangular piece of property and made suggestions for possible uses.

The applicant explained that the parcel is currently SHA excess property and they are currently in negotiations with SHA to purchase the parcel to be used as some type of amenity space.

DAP asked about the stormwater management plan.

The applicant explained there would be a series of small facilities that run along the site that would pull off the roofs to capture into those areas.

DAP asked about trash facilities and deliveries to the proposed building.

The applicant explained that trash facilities would be affiliated with the entrance, which is sized big enough for the trucks and that delivered would be made in the turnaround at the front, which would be the main concierge entrance.

Sidewalks

DAP asked for clarification of the connectivity to Dorsey Marc station.

The applicant explained the layout of the proposed pedestrian pathway.

Landscape

DAP asked about landscaping around the pool which abuts the building.

The applicant explained that the apartments along the pool edges are raised considerably so there could be landscaping along those areas.

DAP Motions for Recommendations

1. DAP Member Larry Quarrick made the following motion:
Recommend applicant provide recreational amenities such as children's' play area, dog park or other amenities in the park triangle to the north of the building.

DAP Chair Bob Gorman seconded.
Vote: 4-0

2. DAP Chair Bob Gorman made the following motion:
The applicant considers landscaping to soften the area of the pool deck and connection to the building.

DAP member Fred Marino seconded.
Vote: 4-0

3. DAP Member Larry Quarrick made the following motion:
Recommend that the applicant use dense, evergreen planting, rather than deciduous on the East side of the arrival circle for screening from the adjacent track.

DAP member Fred Marino seconded
Vote: 4-0

3. Review of Plan No. 22-17 Friendly Inn ARAH Development, 11074 Frederick Road, Ellicott City MD

Applicants and Presenters: Sam Alomer, Engineer
Architect: Samantha Gilman, Miller and Smith

Background

The site is located at 11074 Frederick Road and is zoned B-1.

Applicant Presentation

The site is located at 11074 Frederick Road and is formerly known as The Friendly Inn. The property is zoned B-1 and is appx. 1.8 acres consisting of a vacant building and open space to the north and west. The adjacent development to the east of the property is known as Ellicott Meadows II, an age restricted development. The existing property features some wetlands to the northeast and north west of the property with a gentle slope from the south to the north.

The proposal is for 13 townhome units, with a community building that will be serviced by a 26-foot private road with 5-foot sidewalks. The project would have 44% open space with landscaping on the west, south and north sides consisting of native trees that comply with Howard County's Landscape Manual. Proposing a privacy fence along the east perimeter adjacent to the existing Ellicott Meadows development. The current proposal is for a 500 sq ft community center with a pickleball court. The proposed units would be 24 x 44 feet, about 1,000 sq ft on 3 floors, each unit with a 2-car garage.

Along Route 144, the developer is proposing road improvements to add an acceleration lane and remarking the existing deceleration lane. The entrance would have pillars with the continuation of a 3-foot fence to match the existing fence for Ellicott Meadows on the adjacent parcel.

Stormwater would be treated by two facilities, a micro bio swale along the east of the road and a second one at the west side along Route 144. The design would mimic surrounding communities. The proposed 26-foot wide road would allow fire trucks as well as regular garbage trucks to have

turn around capabilities. Due to the parcel being surrounded by wetlands, the units will not have basements.

The developer is currently negotiating with Ellicott Meadows to upgrade the existing fencing and possibly sharing amenity space.

Staff Presentation

DPZ would like the panel to make recommendations on the proposed project orientation layout and how it integrates into Route 144 and the surrounding building types. DPZ would also like the DAP to comment and make recommendations on the edge treatments and transitions along the perimeter, as well as site design and amenity spaces.

DAP Questions and Comments

Site Design

DAP commented on adding shade trees between driveways for better streetscape.

The applicant responded that trees in between every driveway is not possible due to the requirement of a grinder pump between every two units. Shade trees could be added to the islands without grinder pumps.

DAP asked if the units could move to the northwest to get more buffer for the bio swale.

The applicant responded that given the existing features of the parcel, it was difficult to fit the design and meet universal design guidelines.

DAP asked if the bio swale could be planted with trees that can stand moisture or native shrubs to help buffer between the new and existing communities.

The applicant agreed that adding trees or shrubbery to the bio swale would be a good buffer between the communities.

DAP asked about the amount of guest visitor parking for homeowner events.

The applicant responded that each resident would have 2 car garages as well as 2-car driveways and there would be 3 more parking spaces located at the community building.

DAP commented about adding a connection to the existing trail of the adjacent Ellicott Meadows

The applicant responded that would be a good idea.

DAP asked if the layout was reviewed from all angles and if flipping the layout so it would be backyard to backyard with the adjacent community.

The applicant responded that the option was reviewed, unfortunately the design would not fit the units in such a layout.

DAP asked if the design could be pushed back to allow more buffer at the front of the property.

The applicant responded that the proposed design is a tight fit given the existing property features.

DAP asked if the development could be accessed via a road adjoining the adjacent community.

The applicant responded that the adjacent community currently has a problem since their road is only 20 feet wide and is not large enough for garbage trucks, so it is not an option for the proposed development.

DAP Motions for Recommendations

1. DAP Chair Bob Gorman made the following motion:

The applicant consider adding shade trees in between driveways without a grinder pump.

DAP Vice-Chair Ethan Marchant seconded

Vote: 4-0

2. DAP member Larry Quarrick made the following motion:

The applicant use the bioswale for water retention and also planting so it becomes a buffer between adjacent communities.

DAP Chair Bob Gorman seconded.

Vote: 4-0

3. DAP member Larry Quarrick made the following motion:

The applicant try to provide a trail connection to the existing trail along the wetland area of John Bernard Drive.

DAP member Dan Lovette seconded.

Vote: 4-0

4. Other Business and Informational Items

DPZ Staff Anthony Cataldo noted that there is a meeting scheduled for August 24th.

5. Call to Adjourn

DAP Chair Bob Gorman adjourned the meeting at 8:17 PM