



Meeting Summary May 8, 2019

Attendance

Panel Members:

Fred Marino, Chair
Bob Gorman, Vice Chair
Ethan Marchant
Sujit Mishra
Larry Quarrick
Juan Rodriguez (recused for review of plan #19-08)
Vivian Stone

DPZ Staff:

Valdis Lazdins, Nick Haines, Kaitlyn Clifford

1. **Call to Order** – DAP Chair Fred Marino opened the meeting at 7:01 p.m.
2. **Review of Plan No. 19-07:** Wendy's – Laurel, MD.
Owner/Developer: NPC Quality Burgers

Background

The 2.38-acre site, Parcel A, is zoned M-1 (Manufacturing: Light) which accommodates a mix of manufacturing, warehousing and business uses, with provisions for limited retail sales. The existing Wendy's restaurant is in a single-story building shared with convenience store. It has access to Gorman Road and a private drive.

Applicant Presentation

The applicant proposes updating and modernizing the façade and removing the metal fascia. Exterior materials include glass, aluminum metal accents, bronze metal panels, and wood grain tile. The changes add spandrel glass on the front of the building, a parapet roof, red blade sign with an aluminum finish, and bronze metal panels. Renovations to the drive thru will incorporate accents to the other building updates. The design aesthetic is in keeping with the overall design philosophy of the district.

Staff Presentation

The project is within the Route 1 corridor and subject to the requirements of the *Route 1 Design Manual*. Staff requested DAP to evaluate site design and architecture - focusing on parking and pedestrian circulation, hardscape, landscaping and street furnishings, edge treatments and transitions along the front of the building and site perimeter. Written comments from the public were received in advance of the meeting and provided to DAP and applicant.

DAP Questions and Comments

Site Design

DAP said that updating Wendy's will improve the look of Route 1; however, they noted issues with pedestrian access. Since a shopping center is across the street it would be appropriate for those patrons to be able to safely walk to the restaurant. They recommended continuing a sidewalk from Wendy's front door along the private drive toward the shopping center.

Architecture

DAP recommended that the entire building be updated, not just the restaurant. They suggested carrying the bronze cap along the entire building or painting it all the same color.

Landscape

DAP suggested adding shrubs by the large Wi-Fi bar window and landscaping the gas station canopy side of the site. A rain garden to treat stormwater should be considered as an alternative.

DAP Motions for Recommendations

DAP Vice Chair Bob Gorman made the following motion:

The applicant consider a sidewalk from Gorman Road to the front door of the restaurant, along the private drive with a marked crosswalk in the parking area. DAP Chair Fred Marino seconded.

Vote: 7-0 to approve

DAP member Larry Quarrick made the following motion:

The applicant consider a 24-30 inch wide planting area along the building façade that faces Gorman Road. DAP member Ethan Marchant seconded.

Vote: 7-0 to approve

- 3. Review of Plan No. 19-08:** Dorsey Overlook – Ellicott City, MD
Developer: Triangle Old Annapolis Associates, LLC
Architect/Engineer: NVR/ Vogel Engineering + Timmons Group

Background

The 5.47 acre site comprises several residential lots and the New Life Mennonite Church. The property is located at the northeast corner of Columbia Road and Old Route 108, with Clarksville Pike (MD Route 108) to the south, Columbia Road to the west, Old Route 108 to the east, and a new townhouse community along Old Annapolis Road to the north. The property was rezoned to R-APT during the 2013 Comprehensive Zoning. The R-APT zone provides "... *opportunity for higher density apartments to support adjacent retail areas and services, enhance transportation hubs and provide a land use transition between more intense uses and lower density residential districts. It is intended that R-APT districts will adjoin arterial roadways and should have opportunities for pedestrian and bicycle access to surrounding areas.*"

On October 14, 2015, April 11, 2018, and again on June 27, 2018, the Design Advisory Panel reviewed previous submissions for this site. DAP made the following comments at the June 27, 2018, meeting:

1. The applicant relocate the small parking area located west of the building to the north side of the site and enlarge green space.
2. The applicant implement the landscape plan shown on elevation section key on the bottom right of the elevation plan sheet since this includes a better landscape buffer than the illustrative site plan.
3. The applicant relocate the parking in the center of the courtyard area.
4. The applicant appropriately screen condenser units around the exterior of the building with landscaping or fencing.

Applicant Presentation

Site access is from old Route 108 and the plan proposes 120 age-restricted apartments in five, five-story buildings; each with 24 lower level parking spaces. At-grade parking lots will accommodate overflow. A clubhouse, gazebo, seating areas, dog park, and perimeter landscaping are also proposed and building materials are mixed, as are finishes, to complement nearby development. The concept will create an urban setting for residents.

Staff Presentation

Written comments from the public were received in advance of the meeting and provided to the panel and applicant. Staff asked DAP to provide recommendations on site layout, architecture, landscaping, and connections to and compatibility with the surrounding neighborhood.

The DPZ director asked DAP to comment on the location of the club house at the terminus of the entrance drive, the way the hip roof meets the façade, building and window trim colors and methods to screen lower level parking garages.

DAP Questions and Comments

Site Design

DAP noted the site is complex and difficult to understand building scale, size, and elevations, since site sections and topography were not provided. Building scale does not seem appropriate, nor fit the context of the surrounding community. Usable open space is lacking and the applicant should explore moving the clubhouse and making multiple changes to building placement to create additional amenity spaces.

The applicant replied that topography and wetlands along the northern boundary and utilities in Old Route 108 constrain the site and design options, with development confined to a small area. Comparable projects have functioned well and been successful utilizing a similar building design and layout, despite site limitations.

The DAP suggested pathways along open space and wooded areas, making them more accessible to future residents. They also suggested converting a portion of Old Route 108 to green space. The applicant agreed to explore options for clubhouse and parking lot placement so as to create court yards and more green space.

Architecture

DAP discussed architectural character and suggested adjusting building scale. They also requested sections to better show how buildings fit the site and with surrounding properties.

To better relate to the surrounding neighborhood, the applicant said they would consider red brick instead of stone and reduce the size of the garage openings so they look more like large residential windows.

Landscape

DAP was concerned that bio-retention facilities were located in open space and suggested adjusting some locations to gain more useable recreational space. They also suggested roof top gardens.

DAP Motions for Recommendations

DAP Chair Fred Marino made the following motion:

The applicant return with a plan that incorporates DAP comments. DAP Vice Chair Bob Gorman seconded.

Vote: 6-0 to approve

4. Other Business

There will be a DPZ training refresher at next available DAP meeting in early June or July.

5. Call to Adjourn

DAP Chair Fred Marino adjourned the meeting at 8:27 p.m.