



Meeting Summary June 12, 2019

Attendance

Panel Members: Fred Marino, Chair (recused for review of plan #19-09)
Bob Gorman, Vice Chair
Ethan Marchant (excused)
Sujit Mishra (excused)
Larry Quarrick
Juan Rodriguez (recused for review of plan #19-09)
Vivian Stone

DPZ Staff: Valdis Lazdins, Nick Haines, Kaitlyn Clifford

1. **Call to Order** – DAP Chair Marino opened the meeting at 7:04 p.m.
2. **Review of Plan No. 19-09:** Blue Stream Phase III – Columbia, MD.
Owner: Blue Stream 3 LLC
Architect/Engineer: Henneman & Associates/ Vogel Engineering + Timmons Group

Background

The 8.3-acre site, Parcel J-1, is zoned CAC (Corridor Activity Center). It fronts Route 1, gains access via Blue Stream Drive and is the final parcel in the Blue Stream community with Route 1 frontage. The CAC zone allows pedestrian-oriented, urban activity centers with a mix uses that may include retail, service, office and residential.

Applicant Presentation

The applicant proposes two four-story apartment buildings and five three-story townhome buildings. The multi-family apartment buildings will consist of one and two-bedroom luxury rental units, and the townhomes have three bedrooms and two car garages. Also, 21,020 square feet of office space is proposed within the apartment building at the intersection of Blue Stream Drive and Route 1. 320 surface parking spaces will serve the development. Exterior materials include glass, stone, brick, masonry, and vinyl siding. The architecture retains the residential character of the existing community by varying exterior materials.

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, how trash and recycling pick-up functions, 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 the DAP and applicant.

DAP Questions and Comments

Site Design

DAP stated the dog park was too small and suggested shifting it to the center of the greenspace to allow for more room. They also recommended ornamental plantings at both ends of the island.

DAP recommended making the island in front of the townhomes bigger to create additional green space and reduce pavement. Additionally, DAP proposed expanding parallel parking along surrounding streets so guests could enter the front of a home rather than from a rear loaded garage.

DAP suggested adding trash recycling on the left-hand side of the site to better distribute dumpsters. The applicant agreed.

DAP was concerned that the townhomes in the middle of the parking lot had the least favorable siting. They suggested adding green space so townhomes could face an amenity instead of the rear of a commercial building.

DAP asked about the commercial, ground floor uses and the applicant stated that they include office, but not convenience retail.

Architecture

On the larger building, DAP recommended reducing the number of cornices and the size of bays which would allow the larger cornices to be more prominent.

Landscape

DAP suggested landscaping the grass areas between townhome garages and driveways. They also recommended as an alternative, using raingardens to treat stormwater.

DAP was concerned about wood fire pits. The applicant responded that they could use gas or possibly water vapor with LED lighting to simulate flames.

DAP Motions for Recommendations

DAP Vice Chair Gorman made the following motion:

The applicant explore expanding the dog park and adding seating at both ends of the large parking island. DAP member Quarrick seconded.

Vote: 3-0 to approve

DAP Vice Chair Gorman made the following motion:

The applicant consider adding small trees behind the townhouses and between garages. DAP member Stone seconded.

Vote: 3-0 to approve

DAP member Quarrick made the following motion:

The applicant explore expanding on-street parking along Blue Stream Drive and Coriander Place as a way to increase guest parking. DAP Vice Chair Gorman seconded.

Vote: 3-0 to approve

DAP Member Stone made the following motion:

The applicant explore adding green space or better link the island in front of the townhomes to the pool area. DAP member Quarrick seconded.

Vote: 3-0 to approve

- 3. Review of Plan No. 19-10:** Children’s Lighthouse Daycare – Jessup, MD
Owner/Developer: Mission Road Investors
Engineer: Fisher, Collins & Carter, Inc.

Background

The 1.96-acre site comprises Parcel 214, it is zoned CAC and vehicular access to Mission Road is via Mission Hill Place. It is the last undeveloped parcel in the Morris Place subdivision.

Applicant Presentation

The applicant proposes a 10,800 square foot, single story, day care facility. Improvements include the building, infrastructure, a parking lot, landscaping, retaining wall, and outdoor play area. Exterior building materials include glass, stone veneer, lap siding, and asphalt shingles. The design aesthetic is in keeping with the overall design philosophy of the district.

Staff Presentation

Staff asked DAP to provide recommendations on site layout, edge treatments, architecture, building materials, and connections to and compatibility with the surrounding neighborhood.

DPZ asked DAP to comment on parking circulation and whether the stacked block wall along Route 1 could be softened to minimize its visual impacts.

DAP Questions and Comments

Site Design

DAP suggested modifying the rear building elevation to have a better presence along Route 1, including adding windows.

DAP was concerned with vehicular circulation and asked if parking could be moved to increase playground size. They also suggested adding a turnaround to avoid a dead-end parking lot, which would address concerns with cars backing up in the presence of children.

DAP recommended softening the retaining wall by making it two levels and adding a planter at the horizontal break. They also suggested using different colors or textures to lessen the scale of the wall.

DAP suggested pathways along Mission Road since families living nearby may choose to walk their children to school.

Architecture

DAP discussed adding direct access from the building to the outdoor playground.

DAP recommended adding windows to the building elevation facing Route 1 and increasing the size of the dormers to reduce the scale of the large retaining wall and gabled roof.

Landscape

DAP also recommended adding landscaping and shade trees to the playground and benches at the bus stop. In addition, they suggested better screening the playground and making the bioretention areas more functional as a garden space.

DAP Motions for Recommendations

DAP Vice Chair Gorman made the following motion:

The applicant restudy the parking lot layout, dumpster location, sidewalks, and bioretention areas in the northwest quadrant of the site and potentially consider another site layout. DAP Chair Marino seconded.

Vote: 5-0 to approve

DAP Member Quarrick made the following motion:

The applicant consider dividing the retaining wall into two or three tiers and creating a planting area at the horizontal break(s) to soften the appearance of the building from Route 1. DAP Vice Chair Gorman seconded.

Vote: 5-0 to approve

DAP Vice Chair Gorman made the following motion:

The applicant explore relocating the bioretention area to the eastern quadrant, thereby freeing up part of the site for other uses. DAP Chair Marino seconded.

Vote: 5-0 to approve

DAP Member Stone made the following motion:

The applicant review the building elevation facing Route 1 to create a better street presence. This includes providing direct access from the building to the playground. DAP Vice Chair Gorman seconded.

Vote: 5-0 to approve.

DAP Member Quarrick made the following motion:

The applicant add screening at the west end of the playground, including evergreen trees and a more even distribution of shade trees throughout the play area. DAP Vice Chair Gorman seconded.

Vote: 5-0 to approve

DAP Vice Chair Gorman made the following motion:

Approve the plan with comments. DAP Chair Marino seconded.

Vote: 5-0 to approve

4. Other Business

DPZ presented a training session on the DAP rules of procedure and board responsibilities.

5. Call to Adjourn

Chair Marino adjourned the meeting at 9:11 p.m.