



Meeting Summary August 28, 2019

Attendance

Panel Members: Fred Marino, Chair – recused/present
Bob Gorman, Vice Chair
Ethan Marchant
Sujit Mishra - excused
Larry Quarrick
Juan Rodriguez- recused
Vivian Stone

DPZ Staff: Val Lazdins, Nick Haines and Kaitlyn Clifford

1. **Call to Order** – DAP Chair Fred Marino opened the meeting at 7:02 p.m.
2. **Review of Plan No. 19-14: Laurel Park Station – Block D**
Chair Marino and Mr. Rodriguez asked to be excused from this topic since their firm represents the applicant.
Owner/Developer: Stronach Group
Architect/Engineer: Design Collective/ Vogel Engineering & Timmons Group

Background

The 63.43 acre site is zoned TOD (Transit Oriented Development) with potential access to North 2nd Street and in the long term, Davis Avenue. The TOD zoning allows development and redevelopment within 3,500 feet of a MARC Station and encourages office, commercial, and high-density residential development. It further addresses safe and convenient pedestrian access for commuters.

The DAP first reviewed Laurel Park Station Phase II on April 24, 2019, and made the following comments:

1. The applicant should study American Pharaoh Way as a future connection to Davis Avenue.
2. The applicant should move forward with the current master plan layout.

Applicant Presentation

Laurel Park Station Block D proposes 258 multi-family residential units, amenity spaces, and a parking structure.

The multi-family building is 44 feet tall and has street-oriented entrances and ground floor windows (see *Route 1 Manual*, Requirements 1 and 2, Door and Window Openings, pages 53-54). Façade materials and finishes are distinct from those used for the phase one townhouses. Amenity spaces include internal courtyards, an outdoor pool, and a large multi-use area. The plan highlights sidewalks, natural screening, a residential parking garage, roadways, commercial uses, and outdoor recreational areas. Conceptual landscaping and amenity areas were also provided.

Staff Presentation

The project is within the Route 1 corridor and subject to the requirements of the *Route 1 Design Manual*. Staff requested that DAP evaluate site design and architecture - focusing on the Route 1 frontage, parking and site circulation, hardscape, landscaping, architecture, scale, and proposed materials. No written comments from the public were received.

DAP Questions and Comments

Site Design

The applicant gave an overview of the proposal and clarified that there are two underpasses to the train station, one for pedestrians and the other for vehicles. They are also working with MTA to install a pedestrian bridge to the future MARC Station.

In response to DAP questions, that applicant described sidewalk widths as being ten feet in total, but that they narrow in some areas to between four and six feet wide. They also addressed on-street parking, the operation of the parking garage for both the public and residents, and Station Square. They confirmed that Station Square was part of the development. The DAP was concerned about the lack of nearby parking for the commercial uses adjacent to Station Square and suggested convenience retail. They further suggested a dog park.

Based on DAP questions, the applicant described the amenity areas internal to courtyards and that there would be controlled entrances and the pool would only be open to residents. They further explained that trash would be collected at utility areas and moved to a primary collection point for pickup.

DAP also asked about street design and connections to abutting streets. The applicant indicated that bike lanes are proposed and bikes will be accommodated within the new residential building; including storage, service, and repairs. However, a street connection to Davis Avenue is not being pursued at this time.

Architecture

The DAP suggested a more diverse design approach to the various development phases and buildings.

Based on questions, the applicant indicated that the first floor of the building was at the lobby elevation. They further described handicap access and said that there are several accessible paths that lead to an accessible building entrance.

Landscape

DAP suggested increasing the size of street trees along the front of the building.

DAP Motions for Recommendations

DAP Vice Chair Bob Gorman made the following motion:

That the applicant increases the size of street trees along the front of the building.

DAP member Larry Quarrick seconded.

Vote: 4-0 to approve

3. Other Business

The September 11, 2019, meeting has been canceled.

4. Call to Adjourn

Chair Marino adjourned the meeting at 7:54 p.m.