



Meeting Summary October 30, 2019

Attendance

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

DPZ Staff: Kristin O'Connor, Nick Haines, Jeff DelMonico and Kaitlyn Clifford

1. Call to Order – DAP Vice Chair Bob Gorman opened the meeting at 7:00 p.m.

Review of Plan No. 19-16: The Mall in Columbia Sears/Grocery Store Entrance Improvements
Columbia, MD

Owner/Developer: Brookfield Properties
Architect/Engineer: JP2/Century Engineering

Background

The 62.33-acre site is comprised of Parcel 460 zoned NT (New Town). The NT Zoning District permits pedestrian oriented, urban activity centers, with a mix of uses. The Columbia Mall has access to Broken Land Parkway and Little Patuxent Parkway and is central to Downtown Columbia. The project is located at the western portion of the mall and comprises the center outdoor courtyard and accessway.

Applicant Presentation

The Mall in Columbia project proposes to renovate the exterior and storefront by enhancing the building façade and hardscape. Improvements include an expanded drop-off/pick-up zone, raised planters, a storm water management facility, site amenities, and landscaping. Proposed amenities include outdoor tables & chairs, benches, trash and recycling receptacles. The overall design aesthetic adheres to the character and guidelines established for the Columbia Mall.

Staff Presentation

The project is within the Mall of Columbia and subject to the requirements of the Mall in Columbia Design Guidelines. Staff requested that DAP evaluate site design and architecture - focusing on the, pedestrian pathways and pedestrian circulation, landscaping, furnishings, fixtures, plaza and outdoor entertainment area orientation and placement. No public comments were received for this case.

DAP Questions and Comments

Site Design

DAP questioned whether the exterior façade colors were chosen based on a corporate design. The applicants explained that the design was adapted to the building and the signage was part of a corporate design. DAP expressed concerns with the black paint color and suggested it be lighted to create a softer transition with the rest of the mall facade. DAP specifically noted the paint termination and as an area to improve.

DAP asked the applicants how cart storage would be implemented on the site. The applicant stated that the area to the left of the entrance of the store (Area E) would have a cart coral and that additional cart corals would be located throughout the parking lot.

Architecture

DAP asked about rooftop equipment needed to serve a grocery store tenant. The applicant explained that less rooftop equipment would be needed and the new units would be in the same place as the existing equipment.

DAP suggested the applicant change the canopy or add a different element to the corner façade of the building, such as glass. The applicant explained that the lower level has piping that would prevent structural changes to the façade. DAP suggested reducing the amount of black paint on the side of the building by imitating the gray elements on the front of the building or adding a mural, graphics, or signage.

Landscape

DAP asked the applicants to consider using London Planetrees instead of American Sycamores due to the risk of developing canker fungous. The applicants agreed to consider the London Planetrees.

DAP asked if there was screening between the loading dock and the pedestrian areas. The applicant stated there is currently a wall separating the two, but they would be reducing the paving area by the wall and adding landscaping.

DAP Motions for Recommendations

DAP Vice Chair Bob Gorman made the following motion:

That the applicant consider a different color other than pitch black for the bulk of the building and to think creatively about livening up the side of the building when the applicant returns for signage.

DAP member Vivian Stone seconded.

Vote: 4-0

DAP member Sujit Mishra made the following motion:

That the applicants look at the corner and side elevations and make them more welcoming and lighter.

DAP member Vivian Stone seconded.

Vote: 4-0

DAP member Ethan Marchant made the following motion:

That the final proposal consider context and expands the termination of the exterior paint, irrespective of the ultimate color.

DAP Member Sujit Mishra seconded.

Vote: 4-0

2. Other Business

The DAP meeting on November 6, 2019 has been canceled as there has been no submissions.

3. Call to Adjourn

Vice Chair Bob Gorman adjourned the meeting at 7:25 p.m.