



## Meeting Summary June 10, 2020

### Attendance

Panel Members: Fred Marino, Chair – Recused  
Bob Gorman, Vice Chair  
Dan Lovette  
Ethan Marchant  
Sujit Mishra  
Larry Quarrick  
Vivian Stone

DPZ Staff: Anthony Cataldo, Nick Haines and Kaitlyn Clifford

Applicants and Presenters: Mark Thompson, Jack Lukenheimer, Beth O’Connell, Timothy Sullivan

1. **Call to Order** – DAP Chair Fred Gorman opened the meeting at 7:08 p.m.
2. **Review of Plan No. 20-04:** Paddock Pointe Signage, Laurel, MD

Owner/Developer: Stronach Group  
Architect/Engineer: Design Collective

### Background

The 63.43 acre site is zoned TOD (Transit Oriented Development) and is on buildable parcels A, B, C, and E; with potential access to North 2<sup>nd</sup> Street and in the long term, Davis Avenue. TOD accommodates development and redevelopment within 3,500 feet of a MARC Station and encourages multi-use centers that combine office and high-density residential uses. TOD further encourages safe and convenient pedestrian access for commuters using MARC and other transit.

### Applicant Presentation

The applicant proposes 2 entrance monument sign locations along Laurel Park Blvd at the intersections of Washington Blvd and N. Second Street. A Zoning Variance will also be needed for the proposed monument signage. The Code requires setbacks in feet match the square footage of the sign face, which would require 175 foot setbacks from the roadway.

The proposed entrance monuments are 8’ tall x 21’ 10” wide. The monuments will be freestanding and will only have the lettering visible on one side. The signs will be visible for northbound traffic on N. Second Street and Southbound traffic on Washington Blvd. The proposed signs will be a combination of metal and hardscape panels and stone.

### Staff Presentation

Staff requested the DAP evaluate the following: orientation, layout and configuration of the two monument locations and their proposed site organization, how the monuments align with surrounding

streets, how the size of the sign and proposed site design balance the vehicular and pedestrian scale, scaling and massing of the sign locations, building materials used in the sign construction and sustainable design elements proposed.

## **DAP Questions and Comments**

### Site Design

DAP told the applicants that when dealing with monument signs to make sure the setbacks that are required are met on both sides of the street and reminded the applicants, they should be meeting the 16 feet setback on Laurel Park Boulevard not just along Route One.

DAP had concerns about the scale of the sign being 8 feet in size but when given the height requirements for pylon signs felt that the 8-foot design presented was acceptable.

### Architecture

DAP asked the applicants if the lighting and electrical will actually be in the black plinth of the sign or if it will be in the back of the sign. DAP were concerned about the sign readability at night but wanted to ensure that the letters would be legible during the day. The applicants said all the lighting will be internal and they wanted to have a halo effect on the lettering at night.

### Landscape

DAP voiced many concerns with the lack of landscape plans submitted with the application. The submitted renderings show lots of trees and plantings supporting the monument signs. The DAP wanted to ensure that the landscaping proposed on the renderings would be included on the final plan as DAP felt the sign presentations looked better with the extra plantings supporting it.

DAP pointed out that for the sign on the southbound side of Washington Boulevard that there appears to be not enough space to have the trees and evergreens behind the sign, the space was too narrow and between the sign location and the private property adjacent. The applicant suggested adding a berm for the landscaping and utilizing a retaining wall to support tree plantings. DAP still felt that there would not be enough room to utilize the berm and retaining wall to plant the trees.

DAP asked for a landscape plan for the northbound side of Washington Boulevard in addition to the southbound, the northbound side has a lot of layering in that location because the applicants own the property. DAP would like to see the materials used to create the layering effect

## **DAP Motions for Recommendations**

DAP Member Ethan Marchant made the following motion:

For the applicant to reconsider the sign at Washington Boulevard southbound with regards to the scale and landscaping to ensure everything will fit within the context of existing conditions.

DAP member Larry Quarrick seconded.

Vote: 4-0

### **3. Other Business**

There was no other business to discuss with the Board

### **4. Call to Adjourn**

Chair Fred Marino adjourned the meeting at 8:13 p.m.