

Minutes
Baltimore County Design Review Panel
June 10, 2015

Contents

Call to order, and announcements

Review of today's Agenda

Minutes of the May 13, 2015 Meeting

Item for Continued Discussion:

1. Towson Row, *Development Plan* – 305 York Road, PAI# 9-851

Adjournment of the Panel Meeting

Appendices

Appendix A	Agenda
Appendix B	Minutes – May 13, 2015 Meeting, as approved
Appendix C	Staff Report – Towson Row

Minutes
Baltimore County **Design Review Panel**
June 10, 2015

Call to order

Chair, John DiMenna, called the regularly scheduled meeting of the Baltimore County **Design Review Panel** to order at 6:00 p.m. The following panel members were:

Present

Mr. John DiMenna
Mr. Mitch Kellman
Mr. Bill Monk
Mr. David Martin
Ms. Melanie Moser
Mr. Ed Hord
Ms. Julie Kirsch

Not Present

Mr. Richard Jones

County staff present included:

Andrea Van Arsdale, Kathy Schlabach, Jenifer Nugent, Krystle Patchak

Minutes of the May 13, 2015 Meeting

Mr. Monk moved the acceptance of the May 13, 2015 draft minutes as written. The motion was seconded by Mr. Kellman and passed by acclamation at 6:01 p.m.

The approved minutes are filed as Appendix B.

ITEM 1

PROJECT NAME: Towson Row, *Development Plan*

DRP PROJECT #: 564 (PAI# 9-851)

PROJECT TYPE: Mixed Use, Towson

PROJECT DESCRIPTION:

Chris Mudd of Venable LLP, on behalf of the applicant, Towson Row LLC, presented the project to the Panel along with Steve Warfield, Engineer for the project, Matt D'Amico of Design Collective, and Brian Reetz, Landscape Architect. The applicant proposes a mixed-use development project covering 5.93 +/- acres. The proposal includes residential apartments, student housing units, and over 300,000 square feet of office space, hotel, and retail space. Whole Foods will be the anchor tenant for the project. The project intends to be transformational for the downtown Towson core. Parking is proposed for the entire site at 1,586 total parking spaces with a mix of subsurface and above ground structured parking as well as parallel parking spaces proposed throughout the site. A plaza/drop off area and other streetscape amenities are proposed throughout the site. Ingress and egress is proposed along Towsontown Boulevard with removal of some of the existing median to allow for turning movements into and out of the site. A traffic signal is being proposed for the main entry point off of Towsontown Boulevard. Other vehicular access points are located along Chesapeake and Washington Avenues. Main pedestrian access is proposed near the corner of York Road and Towsontown Boulevard as well as the entry located along Towsontown Boulevard and Chesapeake Avenue. Loading and service areas are proposed at designated points interior to the development site.

Mr. Warfield walked the Panel through the Development Plan to give more detailing on the various levels of the project to include the basement level (underground parking), street level and above street level. Mr. Warfield also showed the locations for open space to include rooftop and street level amenities as well as a plaza area near the center of the project. The corner of Towsontown and York Road was also discussed as the applicants are still working on concepts for this area with the Planning Department. A schematic landscape plan was presented to the Panel, which address the Towson Streetscape standards as well as a conceptual sign package for the anchor tenant, Whole Foods and two Towson Row arch signs at each entrance to the proposed street named Towson Row.

The proposed Towson Row PUD involves a structure on the Final Landmarks List, the M. & P. Railroad Bridge Abutments # 305 (MHIP # BA-1542). The proposal is thus subject to Planning Board approval and Landmarks Preservation Commission (LPC) review as well. The Concept Plan and Design Guidelines for the project were reviewed at the April 8, 2015 DRP meeting and have both been approved at this time. As the project moves forward, individual buildings will come to the DRP for review and approval as needed.

PUBLIC COMMENTS:

There were no members of the public in attendance to speak on behalf of the project.

DESIGN REVIEW PANEL COMMENTS:

Mr. Hord questioned the applicants on the parking ratios for the site as a whole. It was noted that 1191 parking spaces are required, and currently 1586 are proposed included below, above and at street level. Mr. Hord also commented on the appearance of the garage and how important detailing the façade of the garage will be.

Ms. Moser questioned the applicants on the sidewalk widths proposed throughout the site. It was noted that the sidewalk widths proposed adhere to the Towson Streetscape standards and also allow for outdoor seating areas, where feasible.

Mr. DiMenna had some concerns regarding the conceptual signage package that was included in the development plan. Mr. Mudd noted that the signs are conceptual and individual tenants will have to adhere to the standards in the design guidelines and as the project evolves more specific detailing will be presented.

Mr. Martin commented on the schematic landscape plan. He noted to the Panel that the schematic landscape plan is initially submitted to meet the requirements and when more details are finalized a final landscape plan will have to be reviewed and approved by the County Landscape Architect.

DISPOSITION:

Mr. Hord made a motion to approve the development plan as submitted. The motion was seconded by Mr. Martin and approved unanimously at 6:59 p.m.

Mr. Martin made a motion to approve the schematic landscape plan. The final landscape plan and hardscape plan for the project, including the corner element at Towsontown and York Road, will be worked out and approved by the County Landscape Architect as well as the Planning Department. The design and layout of the corner of Towstontown and York Road will be presented for review and approval when the adjacent building designs come to the DRP for review and approval in the future. The motion was seconded by Ms. Moser and approved unanimously at 7:03 p.m.

Mr. Hord made a motion to approve the conceptual signage. As the project moves along individual building and tenant signage will return for review to the Planning Department and the Panel. The motion was seconded by Ms. Kirsch and approved unanimously at 7:12 p.m.

The meeting was adjourned at 7:13 p.m.

Code Statement: Section 32 – 4 – 203 (i) (2) of the Baltimore County Code states, *The Panel's recommendation is binding on the Hearing Officer, and on the agencies under subsection (1), (Directors of the Department of Planning, the Department of Permits, Approvals and Inspections and the Department of Environmental Protection and Sustainability), unless the Hearing Officer or agencies find that the Panel's actions constitute an abuse of its discretion or are unsupported by the documentation and evidence presented.*

Approved as of 7/8/2015