

Minutes
Baltimore County **Design Review Panel**
January 11, 2017
APPROVED

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Call to order, and announcements

Review of today's Agenda

Minutes of the November 9, 2016 Meeting

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2. Dunkin Donuts-900 Eastern Boulevard-Essex Commercial Review
3. Avalon Towson-100 East Joppa Road-Towson DTD Review

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Minutes – November 9, 2016 meeting, as approved

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Call to order

DRP Chair, David Martin, 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. David Martin
Mr. Mitch Kellman
Ms. Melanie Moser
Mr. Matt D'Amico
Mr. Ed Hord
Ms. Cecily Bedwell
Ms. Nikki Brooks

Not Present

Ms. Julie Kirsch
Mr. Qutub Syed
Mr. Richard Jones

County staff present included:

Andrea Van Arsdale, Jeff Mayhew, Jenifer Nugent, Jessie Bialek, Brett Williams

Minutes of the November 9, 2016 Meeting

Mr. Ed Hord moved the acceptance of the November 9, 2016 draft minutes as written. The motion was seconded by Ms. Melanie Moser and passed by acclamation at 6:05 p.m.

The approved minutes are filed as Appendix B.

ITEM 1

PROJECT NAME: 1003 West Wind Ct.-RRLRAIA Residential Review

DRP PROJECT #: 581

PROJECT TYPE: Residential

PROJECT DESCRIPTION:

The proposed project for 1003 West Wind Court will raze the existing 2,612 square foot residence and erect a 5,000 square foot home. The dwelling's proposed materials consist of field stone exterior on the ground level and cedar shake on upper stories of the home. There will be Landmark shingles on the roof in a pewter color. The proposed fieldstone will wrap around the back and lower levels of the home and there will be an elevated porch in the rear.

Chris Falkner, representing Battaglia Homes, and Mark Rosha with Cummings and Company, gave the presentation. Mr. Falkner indicated that the existing house was a short sale and headed for final review. He also suggested that the proposed dwelling may be moved forward 10 feet because of retaining walls and to help with drainage issues.

A guest speaker Ms. Ann Fenwick, who is the adjacent neighbor, indicated that she liked the overall plan but stated that drainage was a problem and would like to make sure it gets addressed.

DESIGN REVIEW PANEL COMMENTS:

Chairman David Martin opened up the floor to the panel members for discussion.

Mr. Fran Anderson addressed most of the comments from RRLRAIA community meeting that was held prior to the DRP. He indicated that there shall be no shutters and suggested wrapped window casings instead. He would also like to see these window details carried around to the sides of the dwelling.

Mr. Ed Hord questioned if the existing dripline of the trees will be affected. He also stated that he would like to see a real site plan and that a professional landscape plan would be ideal. He was concerned the proposed vegetation would be destroyed by deer. Mr. Hord also expressed that grading should be shown properly and he did not think the dwelling should be moved forward.

Ms. Melanie Moser indicated that she would like to see the walk from the driveway to the front door pushed out more. She also stated that the retaining wall should be more appropriate and suggested a professional landscape designer be used.

Mr. Mitch Kellman indicated that the house would have to set back to meet the front yard averaging regulations of Baltimore County Zoning Regulation §303.1.

DISPOSITION:

Mr. Hord made a motion to approve the plan with the following conditions:

1. That the dwelling not be moved forward 10 feet.

2. A proper grading plan be submitted.
3. Wider trim around the windows on all facades, no shutters on the front facade, and a level of stone 1 foot below the window.
4. Make the third column a full column on the front porch.
5. Move the pedestrian walkway from the driveway to the front entry away from the house.

The motion was seconded by Ms. Moser and approved by acclamation at 6:45 p.m.

ITEM 2

PROJECT NAME: 900 Eastern Boulevard, Dunkin Donuts

DRP PROJECT #: 582

PROJECT TYPE: Commercial

PROJECT DESCRIPTION:

The proposed project is to construct a 1,788 sf. freestanding Dunkin Donuts carry-out with a drive-thru at 900 Eastern Boulevard. The project consists of razing a vacant building that was used for an auto repair business. The 0.38 acre property is located at the northeast corner of Eastern Boulevard and N. Marlyn Avenue. The site is zoned BL-AS and is within the northern portion of both the Essex Commercial Revitalization District and Essex Commercial Design Review Area.

Representative John Povalac gave a presentation where he stated 20 to 25 percent of green space will be provided for screening to mitigate visual impacts. A pedestrian crosswalk is proposed from the corner of N. Marlyn Ave. to the front entrance. Mr. Povalac indicated the architectural design being proposed is franchise typical Dunkin Donuts design and colors. Lighting and signage are proposed with lights reducing spillage onto other properties and signs include an 18 foot tall pylon sign and four directional signs throughout the site.

John Povalac indicated that they were seeking variance relief as follows:

1. 409.8.A(1) to allow certain modifications to Landscape Manual Standards, if determined to be necessary.
2. 409.10(A) to permit 2 stacking spaces behind menu board in lieu of the required 5 spaces.
3. 409.10(B) to permit drive-thru lane to block entry to or exit from off-street parking spaces.
4. 409.11 to allow for exclusion of a separate loading/unloading area.

DESIGN REVIEW PANEL COMMENTS:

Mr. David Martin opened up the floor to the panel members for discussion.

Ms. Cecily Bedwell indicated that the Essex design guidelines limited the use of back lit awnings and would like to see halo-lit signage instead. Ms. Moser also expressed that she would like to see brick material used on the building as indicated in the regulations.

Mr. Matt D'Amico pointed out that the Essex design guidelines for commercial corridors indicates that the building should be positioned along the street edge with a 25 foot setback. He also stated that the architectural design should be rethought and upgraded. He would also like to see more screening along rear closest to the residence to the north.

Andrea Van Arsdale, Director of Planning, advised the panel that the Essex design guidelines were out dated and that applying these guidelines should be reconsidered. Ms. Arsdale stated that staff will work with the panel in efforts to update the Essex design guidelines.

Ms. Melanie Moser was concerned with the pedestrian connection to the front door because it is not be accessible from Eastern Boulevard where the bus stop is located. She expressed this location could attract more potential customers. She was also concerned with the stacking spaces and questioned the amount of noise produced by the menu board.

DISPOSITION:

Mr. D'Amico made a motion to approve the plan with the following additional conditions:

1. The proposed architectural materials should be more contextual giving more visual relief to the facades.
2. Use light fixtures within the scoring panels of the facade.
3. Explore more options for the towers.
4. Carry details around all facades.
5. Use halo-lit signage.
6. The street trees should be continuous with regular spacing.
7. Provide a pedestrian connection to Eastern Boulevard.
8. The dumpster materials are to match building materials.
9. Evergreen screening should be shown along the northern edge of the site.
10. Explore a true masonry material for the base of the building, preferably brick.

The motion was seconded by Ms. Bedwell and approved by acclamation at 7:45 p.m.

**At this time in the proceedings of the meeting, several members of the Design Review Panel were required to recuse themselves from the review and vote of the proposal due to conflicts of interest pertaining to their involvement with the applicant as clients on other projects. The recused members were Ed Hord, Cecily Bedwell and Matt D'Amico.

ITEM 3

PROJECT NAME: 100 East Joppa Road, Avalon Towson

DRP PROJECT #: 583

PROJECT TYPE: Commercial

PROJECT DESCRIPTION:

The applicant proposes a mixed-use development comprised of 390 apartment units in combination with 42,278 sq. ft. of retail/restaurant use with ancillary structured parking and amenities contained in a multi-level building having a maximum 16 levels situated on 2.197 acres of BM-DT zoned property. Retail uses are proposed at the street level along Joppa Road and Dulaney Valley Road along with specialty paving at key entrances, raised planting beds, brick

banding along the street curb, bench seating and street lighting. The streetscape and amenities at the residential lobby entrance area along the mall access road will be further enhanced with a paved pedestrian area, outdoor seating and enhanced brick banding. Street trees are proposed at regular intervals where possible.

David Karceski, of Venable LLP and representing the partnership of Avalon Bay and Retail Properties of America Inc. (RPAI) on this development, gave a presentation where he pointed out that this project was aimed at creating a vibrant mixed-use in the newly adopted DT district. The applicant's architect then went on to describe certain aspects of the buildings design. At the traffic circle, the building is intended to be a low-rise design whose primary facades address the pedestrian realm. The building is accessible by residents thru mid-block connections, car and pedestrian access. The residential and retail parking are separate from one another. The corners of the building provide balconies. Bronze colored metal vertical towers are located around the building, and were designed as markers for key vistas. Several amenity spaces and courtyards are proposed within the residential portions of the building as well as on the rooftop. The above ground parking structure to serve the residential portions of the building is located at the corner of Joppa Road and the mall entrance road. The applicants highlighted that they desired this corner to be a key design element of the project not only to screen the parking garage but to create visual interest and ornamentation while also serving as advertising space in a capacity yet to be determined. A 20' by 30' screen is proposed to wrap this corner as the proposal for this element.

At the conclusion of the applicants' presentation, Jenifer Nugent of the Department of Planning presented the department's staff report highlighting the new DT (Downtown Towson) overlay zoning regulations. In general the staff report conveyed that the proposal met most of the regulations with recommendations that the applicant take another look at the pedestrian treatments at the traffic circle and along Dulaney Valley Road and that the proposed screen/advertisement board be limited as to content, noise and hours of operation.

DESIGN REVIEW PANEL COMMENTS:

Mr. David Martin opened up the floor to the panel members for discussion.

Ms. Moser expressed that she was very impressed with the proposal. She questioned what was happening on the Dulaney Valley façade and stated that there should be a replacement feature at the pedestrian level for the proposed removal of the Towson monument pillars in this location. She also questioned the advertising screen and stated that it should be utilized more as artwork instead of advertising.

Ms. Nikki Brooks agreed with planning that the site at the traffic circle limits the pedestrian experience.

Mr. Martin indicated that he would like to see the Towson monument pillars preserved and moved. He also questioned if the advertising is the best decision and expressed that he would need to be convinced about the advertising and the economics driving the decision.

DISPOSITION:

Ms. Moser made a motion to approve the plan with the following additional conditions:

1. That the recommendations in the Department of Planning staff report be addressed.
2. The pillars be preserved and moved.
3. The LED sign with advertisement be tabled at this time and that once final details as to the function and operation of the sign are determined it will return to the DRP for final approval.

The motion was seconded by Ms. Brooks and approved by acclamation at 9:04 p.m.

The meeting was adjourned at 9:04 p.m.