

Minutes
Baltimore County Design Review Panel
August 8, 2018
Approved

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Call to order

Design Review Panel (DRP) Chairman, Mr. David Martin, called the regularly scheduled meeting of the Baltimore County DRP to order at 6:00 p.m. The following panel members were:

Present

Mr. Mitchell Kellman
Mr. Matt D'Amico
Mr. John DiMenna
Mr. David Martin

Not Present

Ms. Nikki Brooks
Mr. Richard Jones
Ms. Julie Kirsch
Mr. Ed Hord
Mr. Qutub Syed
Ms. Cecily Bedwell

Residential reviewer: Mr. Fran Anderson

County staff present were: Andrea Van Arsdale, Jeff Mayhew, Jenifer Nugent, Bill Skibinski, Brett Williams, Jeffrey DelMonico, and Marta Kulchytska.

Minutes of the July 11, 2018 Meeting

DRP Chairman, Mr. David Martin moved the acceptance of the July 11, 2018 draft minutes. The motion was seconded by Mr. Matt D'Amico and passed by acclamation at 6:03 p.m.

The approved minutes are filed as Appendix B.

ITEM 1

PROJECT NAME: CPC Falls Road-Bluestem – RRLRAIA

DRP PROJECT #: 605

PROJECT TYPE: RRLRAIA Review

PROJECT DESCRIPTION:

The project was initially reviewed at the July 11, 2018 DRP meeting. At that time the applicant was asked to return to the DRP in the future for further review regarding the modification of parking, architectural elevations, and an enhanced landscape plan.

Mr. David Gildea introduced the project and the project architect, Charles Alexander, explained how the 15 conditions stated at the July 11, 2018 DRP were addressed. Revised elements of the submission included: enhanced architectural elevations with glass expansion on the residential building; slight movement of Building C by 4 feet and redesign of the façade architecture to be more compatible with the other retail buildings; reconfiguration of the main/spine street access and parking layout with 5 foot planters and 3 foot overhang space; enhanced pedestrian width along the main/spine street; vegetation on both sides of the main/spine street; landscaping on both sides of the serpentine wall; enhanced pedestrian access from Falls Road into the site; raised pedestrian crosswalks with separate paving pattern at the entrance road and spine street intersection; more delineated signage guidelines; and a called out bike lane.

SPEAKERS:

Mr. Paul Davis, business owner of Princeton Sports expressed his concerns that the design of the project's entrance will create increased vehicular and pedestrian safety concerns for his property. He presented two letters from SHA and MDOT.

Mr. David Martin suggested for the letters to be brought to the hearing for this project.

Mr. Robert Smith, resident of Rockland Ridge, expressed his concern about massing, height, density and consistency with the Master Plan 2020. He stated that open space requirements are not addressed.

Mr. Mark Barrens questioned the use of EIFS and suggested to look at materials that last longer. He indicated that Main Street is a dead end felt that the street dead ending was a missed opportunity.

Ms. Colleen Winn stated that serpentine wall landscaping should not be sparse and that the proposed fence along the south property line should not go up to the bus stop.

DESIGN REVIEW PANEL COMMENTS:

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

Mr. John DiMenna opened up the panel questions asking if the applicant considered to use butler stone and asked to explain about the landscaping in more detail. The applicant responded that course stone is traditionally used in the valley and the intent for the landscaping at the wall is the use of native plants, including native grasses.

Mr. Fran Anderson would like to see a detailed landscape plan. He suggested to move the fence along the south property line back to the Princeton Sports building line.

Mr. Matt D'Amico expressed concern about the lost opportunity not to have green space in the middle of a one-way parking area. He also suggested to mark-up and key the landscape plan with proposed materials for the serpentine wall area.

Mr. John DiMenna inquired about meeting the open space requirement.

The applicant responded that it will be confirmed with the new law and will be shown on the development plan.

DISPOSITION:

Mr. Fran Anderson made a motion to approve the project with the following conditions:

1. The fence along the south property line will be moved back to the Princeton Sports building line.
2. A keyed landscape plan is to be submitted to the Department of Planning to delineate the serpentine wall area plantings along Falls Road.

The motion was seconded by Mr. Matt D'Amico and approved by acclamation at 7:03 pm.

The DRP meeting adjourned at 7:03 pm.