

Minutes
Baltimore County Design Review Panel
July 8, 2020
APPROVED

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Call to order and announcements

Review of today's agenda

Minutes of the June 10, 2020 meeting

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Adjournment of the Board meeting

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Minutes – June 10, 2020 meeting, as approved

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Call to order

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

Present	Not Present
Mr. John DiMenna Ms. Cecily Bedwell Mr. Donald Kann Mr. Joseph Ucciferro Ms. Kelly Ennis Mr. Matt D'Amico Mr. Matt Renauld	Mr. Qutub Syed Ms. Nicole Brooks

Residential reviewer present: Mr. Francis Anderson

County staff present: Pete Gutwald, Jeff Mayhew, Jenifer Nugent, Marta Kulchytska, Laurie Hay, Josephine Selvakumar, Joe Fraker, Brett M. Williams, and Te-Sheng Huang

Minutes of the July 8, 2020 Meeting

Ms. Cecily Bedwell moved the acceptance of the June 10, 2020 draft minutes. The motion was seconded by Ms. Kelly Ennis and passed by acclamation at 6:05 p.m.

The approved minutes are filed as Appendix B.

ITEM 1

PROJECT NAME: 1857 Circle Road

DRP PROJECT #: 625

PROJECT TYPE: RRLRAIA Residential Review

PROJECT DESCRIPTION:

Mr. Alan Klatsky, the developer presented the project.

The project proposes development on a two-acre site located at 1857 Circle Road. The dwelling will contain approximately 4,500 square feet of living space on two floors, along with a side load three car garage. The materials for the proposed architecture will consist of granite grey shake siding and natural stone. The dwelling will also include a bluestone front porch and a lead walk to the driveway.

The dwelling will not be very visible from the road as a result of the topography and tree line. The house cannot be seen from the west side nor the south side due to the 40-foot hillside that wraps the property on both sides. The rear of the site is buffered by forest conservation plantings. The developer proposes to plant up to 50 trees to satisfy forest buffer requirements.

SPEAKERS:

Ms. Janet McHugh, resident of the immediately adjacent property, said she spoke with the community and Ms. Peggy Squitieri, Executive Director of the RRLRAIA Community Association about the proposed development project. She stated that the community supports the project and is happy to see a development proposal that will upgrade the site.

DESIGN REVIEW PANEL COMMENTS:

Mr. John DiMenna, DRP Chairman, opened up the floor to the panel members for discussion.

Mr. Francis Anderson mentioned that he received an email from Ms. Peggie Squitieri confirming that the community supports the proposed project. The submitted project to the DRP did not include a complete landscape plan, so Mr. Anderson requested one to ensure the proposed dwelling will be screened from the adjacent road.

Mr. Donald Kann raised the concern of the size of the proposed shutters as they are disproportional to the windows of the proposed housing.

Ms. Cecily Bedwell commented on the rear elevation. She suggested that the rake returns on the rear gable should match the front gable. She also suggested to replace the shakes in the rear where the fireplace meets the gable with PVC or some equivalent panel materials. She mentioned that there should be design and material consistency above where the water table foundation meets the framed portion of the house. She concurred with Mr. Kann's comments regarding the disproportion of the shutters to the windows and requested a detailed dimension of the proposed shutters. Since the faux window in the front is not functional, she suggested placing a louvered window for ventilation. Ms. Bedwell also commented that the single riser, walkway and porch material should be blue stone. She suggested a brushed or smooth

finishing of the siding to resemble a clapboard siding. Finally, she suggested having half columns attached to the front wall inside the porch.

Mr. Joe Ucciferro had no additional comments.

Ms. Kelly Ennis had no additional comments.

Mr. Matt D'Amico commented on the selection of the plant materials and to be mindful of their full-grown size.

Mr. Matt Renauld stated the landscape plan should identify which trees will be removed and which will remain. Also, he suggested for the developer to consider using reforestation trees and to protect the plantings as much as possible during the construction.

Mr. John DiMenna had no additional comments.

DISPOSITION:

Mr. Francis Anderson made the motion to approve the proposed project with several conditions. All the conditions listed hereafter should be addressed in the new drawings and re-submitted to the Department of Planning for review:

1. Widen the shutters. The location should remain as shown in the drawings.
2. Submit a consolidated landscape plan for the entire property that includes a reforestation plan.
3. Revise the rear rake returns on the rear elevations to match the rake returns on the front elevation.
4. Replace shakes on the rear elevation of the siding with panels within the fireplace doghouse bump-out.
5. Replace the faux window in the front gable with a vent.
6. Ensure the siding of the proposed dwelling to be a smooth finish rather than a wood grain finish.
7. Consider replacing the curved-topped windows on the garage doors with straight-topped ones.

The motion was seconded by Ms. Cecily Bedwell and approved by acclamation at 6:41 p.m.

ITEM 2

PROJECT NAME: 706 Washington Ave, Student Housing Building

DRP PROJECT #: 626

PROJECT TYPE: Towson DT Commercial Review

PROJECT DESCRIPTION:

The presentation was given by Mr. Mark Manzo, the property owner, Mr. Nick Hill, the Sr. Project Manager from Niles Bolton, and Mr. Richard Matz, Engineering Consultant from Colbert Matz Rosenfelt.

The applicant proposes a 15-story mixed-used building situated in the Downtown Towson District (DTD), serving the students of Towson University and other nearby and online accredited higher-learning institutions. The site for the project is bound by Washington Avenue, West Joppa Road, and Ware

Avenue. The building will be constructed with steel and concrete and its façade will be covered with a modern terracotta rainscreen system, blended with iron-spot thin bricks and EIFS panels.

As a mixed-used student housing project, the proposed building will offer 151 units and yield approximately 350 beds. Each unit will have a common area and will include a living room and kitchen. There will be four different types of units. Each type of unit will offer a private bathroom for every bed except for the two-bed unit, where the bathroom will be shared. A study lounge and a laundry room will be provided on every other floor. Outdoor spaces with seating and landscaping will be located in three different locations: along the sidewalks on the ground floor, the terrace on level three, and on the rooftop. The third level of the building will also include other amenities such as: a club room (990 sf), a fitness room (750 sf), and an office/conference room (920 sf). In addition to 100 bike racks, scooters for rent or ride-sharing and a private shuttle, the proposed student housing building will accommodate 35 parking spaces for automobiles. Of these 35 parking spaces, 17 will be accessible from West Joppa Road and 18 from Ware Avenue. Along the sidewalk on Washington Avenue, the proposed building will house a community art space (215 sf), a retail space (476 sf), and a lobby that will connect to a leasing/lounge space.

SPEAKERS:

Ms. Beth Miller, a representative from the Green Towson Alliance (GTA) voiced support of Department of Planning's staff report comments. Ms. Miller stated that the proposed project design is not appropriate in relation to the size of the site and/or with the neighboring properties. Ms. Miller raised concern regarding the setback and the massing of the proposed project, which will significantly detriment the streetscape and walkability along Washington Avenue. She also mentioned that the proposed project is not compatible to the adjacent buildings. Additionally, she stated that the current proposed width for the sidewalk is too narrow and would be congested if it would need to accommodate all the required amenities such as the building entrances, planters, bike racks, and benches. Separately, she stated that during the winter months, the sidewalk could be narrower due to the accumulation of snow making pedestrians uncomfortable walking and passing each other on the sidewalk. Based on the DTD guidelines for Block Configuration & Site Design, Ms. Miller hoped that the proposed project would follow the setback of the adjacent buildings. Also, according to the DTD guidelines for Environmental Sustainability, she anticipates that the project design would incorporate design features such as green walls, green roofs, and/or solar panels.

DESIGN REVIEW PANEL COMMENTS:

Mr. John DiMenna, DRP Chairman, opened up the floor to the panel members for discussion.

Mr. Matt D'Amico stated that the project is aggressive, crowds the site, and that the design of the building's rooftop, its parapet, and street level need more attention. Mr. D'Amico presented his comments based on the DTD guidelines. Mr. D'Amico requested for a plan to be provided that would identify the dimensions for the sidewalk. In particular, he asked for the exact width from the curb to the edge of the planters or knee wall as well as the widths to the building's entrances and stairs. Based on the DTD guideline for Downton Open Space, Mr. D'Amico also requested to indicate on the plans precisely how and where, with dimensions, the 5% open space will be met and how it would comply with the DTD guidelines. He also asked if the building will meet LEED silver certification standards. Additionally, Mr. D'Amico recommended that the two corners, Joppa Rd. and Washington Ave. and Ware Ave. and Washington Avenue, be further studied and developed. He stated that many people travel north on Washington Avenue and that the W. Joppa Road corner is one of the most important corners of the proposed project. Mr. D'Amico suggested: to reconcile the angle column; reconfigure the generator room

and/or pump room (if possible, rotate or push back) and wrap the entire 2-story corner with glazing and make it more welcoming; reduce the heaviness of the projecting brick parking level wall (push it back and/or wrap glazing in front and/or reduce height); and consider creating a continuous vertical bay/window/element or similar to accentuate this important corner. He also requested to indicate column locations in the ground plane and sidewalk on the plans, and to dimension the clear pedestrian width between columns, curb, and planters or knee walls. In regards to the Ware Ave. corner, Mr. D'Amico recommended for the ceiling height of the café to be higher. Separately, Mr. D'Amico suggested to restudy the brick pattern of the sidewalk and to eliminate the second layer of brick banding that accentuates the narrowness of the sidewalk. He mentioned that the sidewalk needs to be wider and to have room for street trees along Washington Avenue. He also mentioned to celebrate more the two main entrances of the building and suggested to widen the stairs, reconfigure the knee wall, and/or consider a canopy or entry element that visually announces the building's entrance. In addition, Mr. D'Amico required further design development of the building's windows to emphasize the vertical groups of windows. In particular, he requested to consider accentuating the vertical groupings by making them the only wider openings, differentiated in some way, and/or changing the color of the white horizontal panel to match the charcoal. Mr. D'Amico questioned the likelihood that EIFS will match the Neacera as shown and asked for an updated rendering and/or a photograph of a built example to reflect what it will actually look like. He stated that EIFS does not meet the DTD guidelines for high quality natural materials and will not match the Neacera as indicated. Mr. D'Amico suggested to consider alternate economical materials, an honest and appropriate finish and horizontal joint/transition, or a guarantee that the look will be as indicated. Based on the proposed building facades, he suggested to pay more attention to, and more accurately reflect in the renderings and/or elevations, the horizontal joint between the two different materials. Mr. D'Amico recommended that the four sides of the building base could be wrapped with one material to a height that is economical while the upper floors are covered with another economical natural material other than EIFS. Mr. D'Amico also requested dimensions on the plans to indicate the building's overhang over the sidewalk.

Ms. Kelly Ennis expressed concern about the sequence of the entries to the building. She agreed with Mr. Matt D'Amico that the two corners need more attention and suggested to study the relationships and experience between being outside and inside.

Mr. Matt Renauld was also in agreement with Mr. D'Amico in regards to the narrowness of streetscape and suggested to extend a hardscape pattern from the face of the building to the brick band along the curb at the corner.

Mr. Renauld suggested to relocate the bike racks due to the narrowness of the sidewalk. Separately, he suggested for the main entrance to the building to be at the corner of Washington Avenue and W. Joppa Road, similar to the 703 Flats project which is across the street. He also suggested to plant street trees along Washington Avenue. Additionally, Mr. Renauld stated that the design of the building's base should be further explored to make it appear as if it is coming out of the ground rather than landing on the site. In addition, he suggested exploring the expansion of the terrace on the third level to Washington Avenue to reinforce the connection between the street level and the building's third level. In addition, Mr. Renauld recommended moving the trees planted on the terrace to the edge as a way to soften the building from the neighborhood. He additionally suggested re-considering the location of the rooftop space toward a view of downtown Towson.

Mr. Joe Ucciferro also expressed concern over the narrowness of the sidewalks and requested its dimensions. In addition, he referred to Flats at 703 across the street as a possible design approach for the building entrance and for the Washington Avenue and W. Joppa Road corner pavement.

Ms. Cecily Bedwell agreed with Mr. D'Amico's comment about the transition between the building's materials. She suggested to differentiate the materials rather than trying to match them. She also agreed with Mr. D'Amico's comment to emphasize vertical grouping of the windows. Ms. Bedwell also suggested for the sidewalk materials to run across the vehicular entries into the garages. She also agreed with the comments to remove a second stripe of brick. Separately, she asked if the street lights will be standard for DTD. Ms. Bedwell also stated that the corner on Joppa Rd. should more welcoming, re-examined, and suggested to use different material for a knee wall cap.

Mr. John DiMenna agreed with Mr. D'Amico that the size of the project is very aggressive and that the site is crowded. He noted that the entrance for a building of this size is understated and mentioned that if a handicapped student was coming up Washington Avenue, they would not be able to get to the Washington Avenue area without going through the airlocked café. He expressed concern about the building's overhangs and their relationship to the streetscape experience. Mr. DiMenna mentioned that the open space provision in the DTD guidelines clearly states that the open space should be accessible by the public. He questioned if the open space terraces on the third floor could be considered as public open space. Mr. DiMenna believed that stepping back the proposed upper terraces could create some relief to the façade. Echoing what Mr. Renauld stated, Mr. DiMenna preferred for these terraces to be located on the more prominent façade so that they could be visible from the street level. Separately, he recommend that the current proposed art space location be studied more and considered as an entrance to the building.

Mr. Donald Kann requested a further study on the streetscape along Washington Avenue and at the intersection of W. Joppa Road. He further suggested the applicant to rethink the main entrance to the building as well as provide some relief to the façade along Washington Avenue.

DISPOSITION:

Mr. Matt D'Amico made the motion for the project to come back to the DRP for another review and listed the following conditions to be addressed based on the DTD Guidelines:

I. Block Configuration and Site Design:

Restudy both corners, the intersections of Joppa Road and Washington Avenue and Ware Avenue and Washington Avenue.

1. For the corner of Joppa Road and Washington Ave. - reconcile the angle column; wrap the corner with glazing and make it more welcoming; and study the potential for this corner to be an entrance.
2. For the corner of Ware Ave. and Washington Ave. - study the possibility of raising the height of the café space.

II. Downtown Open Space:

1. Study the potential for more plaza like experience at both intersections.
2. The 4'6" sidewalk dimension is not acceptable and needs to be wider, not just the curb to building face but the clear pedestrian width.
3. Study how the building entrances meet the sidewalk. They need to be more pronounced and more evident.
4. Study the streetscape.
5. Remove the inside parallel "race track" brick banding; keep it along curb edge only.

III. Building Principles and Architecture and Building Materials:

1. Study the program, the depth of overhangs, materials and transitions, and the two primary corners, and perhaps reduce the program - all with the mindset of how these issues and Design Review Panel comments can be reconciled to reduce the perceived aggressiveness of the program on the site.
2. Study materials and the transitions between different façade materials.
3. Study window patterns and window grouping to accentuate them.
4. Study the possibility of the roof to have a more interesting skyline.

The motion was seconded by Mr. Donald Kann at 8:10 p.m.

ITEM 3

PROJECT NAME: 908 Frederick Road

DRP PROJECT #: 627

PROJECT TYPE: Catonsville Commercial Review

PROJECT DESCRIPTION:

Mr. Jason Vettori, Attorney of Smith, Gildea & Schmidt, Mr. Alex Kopicki, the applicant, and Mr. Alick Dearie, Principal of GriD architects, presented the project. At the beginning of the presentation, Mr. Vettori stated that based on the staff report recommendations all necessary zoning releases/variances will be obtained.

The proposed project is located at 908 Frederick Road, Catonsville, MD and will replace an existing vacant two-and-a-half story building. The proposed new three-story building will include a ground floor retail space fronting Frederick Road and two levels above of commercial office space. The retail space will have access from Frederick Road while the office space will have access from an entry and lobby located at the rear of the building.

The building's material color palette will be limited to two hues: light grey masonry and light bronze anodized aluminum. The building will be solid masonry with metal accents. The light grey masonry will be similar to both the Salem Lutheran Church and Palestine Lodge #189 located across the street.

SPEAKERS:

Mr. Sabastian Cianciolo, resident of One Winters Lane raised issues related to storm water management, lighting, and landscaping around the proposed building. Mr. Cianciolo mentioned that there is a 3-ft. retaining wall separating the parking lot from the adjacent property and that it is without a curb-cut. As a result, the adjacent property is not protected from drainage and always experiences water damage during heavy storms. Mr. Cianciolo requested the applicant to provide curb-cuts to help with water runoff. He also expressed concern with the lighting from the parking lot that spills over into the adjacent property. Finally, Mr. Cianciolo suggested that more trees be planted as a buffer between the commercial and residential areas.

DESIGN REVIEW PANEL COMMENTS:

Mr. John DiMenna, DRP Chairman, opened up the floor to the panel members for discussion.

Mr. Donald Kann suggested that the signage location be restudied since the proposed signage is not compatible with the design of the proposed building.

Mr. Joe Ucciferro responded to Mr. Cianciolo's comments and stated that the DRP does not review issues related to storm water management and will not make any recommendations for curb-cuts. He requested Ms. Marta Kulchytska, Planner in the Department of Planning to provide Mr. Cianciolo with a point of contact from the Department of Environmental Protection and Sustainability (EsPS) that oversees storm water management. Additionally, Mr. Ucciferro asked the applicant about the two easements on the site, the access easement from Frederick Road and the parking easement through the site. Mr. Alex Kopicki replied that the development team is discussing with the owner of the liquor store about the possibility for a cross parking easement. He also mentioned that they would have to extend the cross parking easement for the access points to provide continuity to the two Winters Lane curb-cuts and to the Frederick Road curb-cuts. Mr. Ucciferro further commented that the proposed dumpsters should have screening such as fences and/or enclosures.

Ms. Kelly Ennis concurred with Mr. Kann's comment regarding providing the more detailed signage and lighting packages as it applies to the overall massing of the building.

Mr. Matt Renault suggested that the applicant provide some trees on the east side of the building. He also asked the applicant to further explore the possibility of a driveway that would connect to the adjacent parking lot which belongs to the medical center that is located next door. Mr. Renault agreed with Mr. Ucciferro's comment that the dumpster needs screening.

Ms. Cecily Bedwell concurred with the other panelists' comments regarding the signage and requested further study on how to make the signage more appropriate to the proposed building. She also suggested providing bike racks.

Mr. Matt D'Amico stated that the design and materials of the foundation base need to be consistent around the building, including the ramp and the seat wall in the rear.

Mr. John DiMenna had no additional comments.

DISPOSITION:

Mr. Donald Kann made the motion to approve the proposed project with several conditions. All the conditions that are listed hereafter should be addressed in the new drawings and re-submitted to the Department of Planning for the review:

1. Ensure materials used for the foundation base are consistent around the building.
2. Provide an appropriate enclosure for the dumpster.
3. Study the signage as well as the exterior lighting of the building.
4. Provide bike racks.
5. Ensure that the lighting in parking lot adjacent to the residential area will be shielded and prevent light spillage on to the adjacent property.

The motion was seconded by Ms. Cecily Bedwell and approved by acclamation at 8:51 p.m.

*At this time in the proceedings of the meeting, Mr. Joe Ucciferro of the Design Review Panel was required to recuse himself from the review and vote of item 4, 4313 Ebenezer Road, Day Care at Perry Hall Square Shopping Center due to conflict of interest pertaining to his involvement with the applicant as a client.

ITEM 4

PROJECT NAME: 4313 Ebenezer Road, Day Care at Perry Hall Square Shopping Center

DRP PROJECT #: 628

PROJECT TYPE: Perry Hall Commercial Review

PROJECT DESCRIPTION:

The presentation was given by Mr. Craig Bennett, Principal of CBA Architects and Mr. Joseph Ucciferro, Associate of Bohler Engineering.

The proposed Day Care Center will be located in the northern section of the existing parking lot of Perry Hall Square Shopping Center along the south side of Ebenezer Road. The project will include a one-story 7,200 sf building and a fenced 4,725 sf outdoor play area. The Day Care Center will provide eleven classrooms for children and office space for the director and administrative staff. The front of the building will face the existing parking lot and the rear will face Ebenezer Rd. The proposed façade material will be cast stone and EIFS. Additionally, the building signage will consist of a sign on the proposed building and a multi-tenant sign on Ebenezer Road.

SPEAKERS:

Mr. James Licharowicz, community member raised issues related to traffic congestion that would be caused during morning drop-offs and afternoon pick-ups. He also expressed concern regarding trash management and possible vandalism to the new facility.

DESIGN REVIEW PANEL COMMENTS:

Mr. John DiMenna, DRP Chairman, opened up the floor to the panel members for discussion.

Ms. Kelly Ennis expressed concern regarding the size of the proposed project and its placement in relation to the existing shopping center.

Mr. Matt Renauld stated that some of the proposed play area should be shaded. He also suggested that when selecting trees to be planted, the applicant should consider plantings that do not have droppings. Regarding the sidewalk that is connected to the building entrance, Mr. Renauld suggested incorporating some vegetation and landscaping in front of the building to make it more welcoming on the parking side.

Ms. Cecily Bedwell also raised a concern that private vehicles coming to the center in the morning will create a lot of traffic. She also pointed out that there would be stacking issues, which could present vehicular and pedestrian safety issues. Therefore, she suggested the applicant consider providing pedestrian routes from the parking in front of the building as well as to the west of the building. She also mentioned that having some vegetation on the sidewalk would soften the front entrance. In addition, Ms. Bedwell had concerns about the EIFS proposed in the architecture as it does not meet the requirements of

Council Resolution No. 67-15, which requires non-residential buildings to be mostly brick. Therefore, Ms. Bedwell mentioned that the façade materials need to be altered accordingly. In terms of signage, she suggested to reduce the size of the center's logo and to align the signage text on the front of the building. She concluded by stating that the signage materials and lighting should be clearly identified in the drawings.

Mr. Donald Kann relayed that the reduction of one row of parking space in the front of the Day Care Center would allow the applicant to widen the sidewalk. He mentioned that this would make for a comfortable pedestrian route and provide some space for additional vegetative plantings.

Mr. Matt D'Amico had no further comments

Mr. John DiMenna had no further comments.

DISPOSITION:

Ms. Cecily Bedwell made the motion and requested the project team to revise the project based on the following conditions. All the conditions listed hereafter should be addressed and re-submitted to the Department of Planning staff for review and approval.

1. Redesign the building façade material to be predominantly brick as required by Council Resolution No. 67-15, particularly reducing the amount of EIFS on the building. The color palette of brick should be compatible with the existing shopping center.
2. Eliminate one row of parking in front of the building toward the south so that the curb to building distance can be expanded to incorporate both an additional sidewalk area and a planting area.
3. Center the text portion of the proposed signage.
4. Provide shade for the proposed play area.

The motions were seconded by Mr. Donald Kann and approved by acclamation at 9:22 p.m.

The meeting was adjourned at 9:25 p.m.