



Meeting Summary April 24, 2019

Attendance

Panel Members: Fred Marino, Chair (recused for review of plan #19-06)
Bob Gorman, Vice Chair (excused)
Ethan Marchant
Sujit Mishra (excused)
Larry Quarrick
Juan Rodriguez (recused for review of plan #19-06)
Vivian Stone (excused)

DPZ Staff: Nick Haines, Peter Conrad, Kaitlyn Clifford

1. **Call to Order** – DAP Chair Fred Marino opened the meeting at 7:00 pm
2. **Review of Plan No. 19-05:** Wendy's, 7311 Washington Blvd, Elkridge, MD

Owner/Developer: NPC Quality Burgers
Architect: Linear! Marc Brundige

Background

Parcel A is a 1.83-acre site zoned M-2 (Manufacturing: Heavy), which accommodates industrial and business uses, with limited retail sales. The existing Wendy's restaurant is in a brick, single-story building that also contains a convenience store. Site access is from Washington Blvd and Dorsey Rd.

Applicant Presentation

The applicant presented the renovations which include updating and modernizing the façade and removing the existing metal fascia. Changes also include a parapet roof, a red blade sign with an aluminum finish, bronze metal panels, and a storefront façade with spandrel glass on the front of the building. Renovations to the drive thru will incorporate other building design elements.

Exterior materials include glass, aluminum metal accents, bronze metal panels, and wood grain tile. The design aesthetic is in keeping with the overall design philosophy of the district.

Staff Presentation

The project is within the Route 1 corridor and subject to the requirements of the *Route 1 Design Manual*. Staff requested the DAP evaluate site design and architecture; focusing on parking and pedestrian circulation, hardscape, landscaping and street furnishings, edge treatments and transitions along the front of the building and site perimeter. DPZ did not receive comments from the public.

DAP Questions and Comments

Site Design

The DAP stated that the changes to the building will improve the look of Route 1, but that other improvements are needed to help soften the extensive paving. The DAP suggested adding a courtyard with outdoor seating at the corner of the building .

The DAP also discussed enhanced walkways to the restaurant to encourage access from nearby and future residential. They recommended a pedestrian connection to Dorsey Road and expanding the current sidewalk on Route 1.

In addition, an island should be added to separate drive thru queuing from the parking area. The island should be similar in size to one opposite.

Architecture

The DAP addressed the two distinct rooflines and stated that they should be related. They suggested squaring off the roof of the convenience store to match the one proposed for Wendy's.

Landscape

The DAP suggested adding shrubs to the newly expanded island in front of the store and near the large window by the Wi-Fi bar. They further recommended a shade tree as a feature of courtyard.

DAP Motions for Recommendations

DAP Member Larry Quarrick made the following motion:

The applicant should add an island to separate drive thru queuing from the parking area and widen the island in front of the restaurant to that on the opposite side and add landscaping. Seconded by DAP Member Ethan Marchant.

Vote: 4-0 to approve

DAP Member Larry Quarrick made the following motion:

The applicant should add a courtyard with outdoor seating. Seconded by DAP Chair Fred Marino.

Vote: 4-0 to approve

DAP Member Ethan Marchant made the following motion:

The applicant should modify the arched roofline at main entrance to be consistent with the rest of the building. Seconded by DAP Chair Fred Marino.

Vote: 4-0 to approve

DAP Member Larry Quarrick made the following motion:

Walkways from Dorsey Road should be extended into the site and the walkway that curves into the front of the site from Route 1 should be completed. Seconded by DAP Chair Fred Marino.

Vote 4- 0 to approve

3. Review of Project No. 19-06: Laurel Park Station – Laurel, MD

Developer: Stronach Group

Engineer: Vogel Engineering & Timmons Group

Background

The 61.43 acre site, zoned TOD (Transit Oriented Development) has access to Route One. TOD accommodates development and redevelopment within 3,500 feet of a MARC Station and encourages multi-use centers with office/commercial and high-density residential development. It further addresses safe and convenient pedestrian access for commuters.

The DAP first reviewed Laurel Park Station Phase II on the February 3, 2016, and made the following comments:

1. To study the rear boundary wall that faces Route 1 to determine its design and brick color. The analysis should also identify where it should be solid brick and where potential openings could be provided for future pedestrian access.
2. Reconsider the scale of the building cornices on the towers.
3. To make sure that street trees are large enough to provide scale and that they work well with the pedestrian circulation and the parking.

Applicant Presentation

The applicant responded to February 3, 2016, DAP comments and stated that Laurel Park Station is a mixed-use development with 1,000 residential units, 127,000 square feet of retail and 650,000 square feet of commercial / office space. There are also 22 acres of open space, public greens, walking paths and a new MARC station. Primary access is off North 2nd Street, via the existing entry drive.

Phase II buildings have street-oriented primary entrances with ground floor windows (see *Route 1 Manual*, Requirements 1 and 2, Door and Window Openings, pages 53-54). Façades include a mix of materials and finishes that are distinct from the townhouses in Phase 1. Amenities include a central square, park, dog park and walking paths. Building heights were not specified in the submission materials. The plan highlights sidewalks, natural screening, the location of the parking garages serving residential and commercial uses and outdoor recreation areas. Landscaping and amenity areas are identified conceptually.

Staff Presentation

The project is within the Route 1 corridor and subject to the requirements of the *Route 1 Design Manual*. Staff requested the DAP evaluate site design, amenity spaces, and architecture; focusing on edge treatments and transitions along the front of the building and site perimeter, the scale of the building, materials, and colors, and site lighting. DPZ received one comment from the public, which was given to the Panel.

DAP Questions and Comments

Site Design

The DAP was concerned about traffic since Davis Avenue is a private road and there is only one way into the development. The applicant explained that they are currently working with the County to change Davis to a public road and that most commuters will divert to garages near the office buildings. This will avoid concentrating traffic near the MARC station, however, traffic management may be necessary for special events and race days. Traffic studies demonstrate that the street network is adequate and County departments have supported the revised layout.

The DAP asked if access to the adjacent mobile home park will be provided, to which the applicant said no. They will be screening it with trees and that the mobile home park will continue using Route 1.

The DAP asked about pedestrian connections. The applicant responded that it is a focus of the development and includes an existing path to the Patuxent River. Permits are in hand for a kayaking/canoeing launch there. Links to Anne Arundel County from Howard County through the development are also being considered. They are also working on a connection to the City of Laurel, as there is no sidewalk currently along northbound Route 1, and with SHA to allow a link under Route 1 by retrofitting the bridge.

The DAP asked how the greenspace would be used for recreation. The applicant is currently keeping things flexible, allowing for input by future residents.

The DAP asked about storm water management and the applicant stated that bioretention will be used. The DAP suggested applying it to residential streets and using green roofs when possible.

DAP Motions for Recommendations

DAP Member Ethan Marchant made the following motion:

The applicant should study American Pharaoh Way as a future connection to Davis Avenue. Seconded by DAP Member Larry Quarrick.

Vote: 2-0 to approve

DAP Member Larry Quarrick made the following motion:

The applicant moves forward with current master plan layout. Seconded by DAP Member Ethan Marchant.

Vote: 2-0 to approve

4. Other Business and Informational Items

The next DAP meeting will be on May 8, 2019.

5. Call to Adjourn

DAP Chair Fred Marino adjourned the meeting at 8:41 p.m.