



Meeting Summary June 26, 2019

Attendance

Panel Members:

Fred Marino, Chair
Bob Gorman, Vice Chair
Ethan Marchant
Sujit Mishra
Larry Quarrick
Juan Rodriguez (recused)
Vivian Stone (excused)

DPZ Staff:

Valdis Lazdins, Nick Haines, Kaitlyn Clifford

1. **Call to Order** – DAP Chair Fred Marino opened the meeting at 7:02 p.m.
2. **Review of Plan No. 19-11:** Dorsey Overlook – Ellicott City, MD
Developer: Triangle Old Annapolis Associates, LLC
Architect/Engineer: NVR/ Vogel Engineering + Timmons Group

Background

The 5.47 acre site is zoned R-APT (Residential: Apartments) and comprised of several residential lots and the New Life Mennonite Church. The property is located at the northeast corner of Columbia Road and Old Route 108, adjacent to Clarksville Pike (MD Route 108) to the south, Columbia Road to the west, Old Route 108 to the east, and a new townhouse community along Old Annapolis Road to the north. This property was rezoned to R-APT in 2013 and the zone is “...to provide opportunity for higher density apartments to support adjacent retail areas and services, enhance transportation hubs and provide a land use transition between more intense uses and lower density residential districts. It is intended that R-APT districts will adjoin arterial roadways and should have opportunities for pedestrian and bicycle access to surrounding areas.”

The Design Advisory Panel previously reviewed different plans on October 14, 2015, April 11, 2018, June 27, 2018, and again on May 8, 2019. At the most recent, DAP requested the applicant return with additional information and made the following comments:

1. Provide elevations from Route 108 Clarksville Pike and Columbia Road and site sections, NS and ES, to show building(s) in context and how they appear from the street.
2. Draw on architectural precedent from the area, which has a pastoral history, including Clarks farm and the original stone building of the Fairway Hills golf club. Demonstrate how these influences are reflected in the building design, including materiality, proportions, architectural features such as windows, dormers, articulation of the façade to break down the scale, especially at the street level.

3. Study a U-shaped single building or a double bar building with a connector that shows the end elevations and green space in between, fronting Route 108 Clarksville Pike.
4. Provide a ground floor plan in context with the site to show how public spaces are connected. Include walkways, landscaping, public open areas such as the dog park and public interior spaces, such as the club house ground floor. Consider a paved walkway that loops the entire site.
5. Provide more of a landscaped “buffer” between Old Route 108 and the new Route 108.

Applicant Presentation

Site access is from old Route 108 and the plan proposes 120 age-restricted apartments in five, five-story buildings; each with 24 lower level parking spaces. At-grade parking lots will accommodate overflow. A clubhouse, gazebo, seating areas, dog park, and perimeter landscaping are also proposed and building materials are mixed, as are finishes, to complement nearby development. The concept will create an urban setting for residents. The applicant provided the additionally requested materials from the last meeting.

Staff Presentation

Written comments from the public were received in advance of the meeting and provided to the panel and applicant. Staff asked DAP to provide recommendations on site layout, architecture, landscaping, and connections to and compatibility with the surrounding neighborhood.

DAP Questions and Comments

Site Design

DAP noted that the site sections did not include enough detail and their scale was exaggerated which made them hard to evaluate.

DAP commented on the rendering from the street that showed different horizontal and vertical scales. They found these confusing to interpret – especially for the public.

DAP was also concerned with the applicant’s responses to previous DAP comments from the May 8th meeting. They stated that the site rendering was poorly done and the drawings did not provide the architectural precedent they had requested.

DAP made various suggestions about garage entrances and locations to minimize their visibility from Route 108.

Architecture

DAP stated that the building color was too dark as shown on the renderings; however, the architectural style of the clubhouse was positive. That character should have been reflected in the design of the residential buildings – not the one selected that is inconsistent with the neighborhood. Volume, scale, and proportions should have better matched the surrounding area.

Landscape

DAP asked about usable recreational open space and commented on the lack of an interconnected walkway for residents. They also noted that open space was being used for storm water management and appeared squeezed in by tall buildings.

DAP was further concerned with the survival of landscaping within the jersey barrier planters.

DAP Motions for Recommendations

DAP Vice Chair Bob Gorman made the following motion:

Based on the scale of the project, incompatibility with the neighborhood, and the lack of open spaces and usable amenities, this project does not meet the requirements that DAP uses to evaluate projects. Therefore, the DAP does not recommend this site plan and architecture. DAP member Sujit Mishra seconded.

Vote: 5-0 to approve

3. Other Business

The next meeting will consist of a two-item agenda on July 10, 2019.

4. Call to Adjourn

DAP Chair Fred Marino adjourned the meeting at 7:32 p.m.