



Meeting Summary June 24, 2020

Attendance

Panel Members:

Fred Marino, Chair - Recused
Bob Gorman, Vice Chair
Dan Lovette
Ethan Marchant
Sujit Mishra
Larry Quarrick
Vivian Stone

DPZ Staff:

Amy Gowan, Anthony Cataldo, Nick Haines and Kaitlyn Clifford

Project Presenters:

Scot Foster, Rob Vogel, Ross Taylor, Bruce Taylor, Ryan Hochfelden

1. **Call to Order** – DAP Vice Chair Bob Gorman opened the meeting at 7:05 p.m.
2. **Review of Plan No. 20-05:** Crested View, Ellicott City

Owner/Developer: Taylor Service Company

Architect/Engineer: BCT Architects/Vogel Engineering & Timmons Group

Background

The proposed structure will be part of the 55.04-acre site shared by the Sheppard Pratt Hospital and is zoned R-A-15. The building location is at the northwest location of the Sheppard Pratt Entrance Road and the Sheppard Pratts main drive. The R-A-15 (Residential: Apartments) zoning accommodates moderate density apartment and single-family attached dwelling unit developments in appropriate location.

Staff Presentation

Staff requested the DAP evaluate the following: building materials, scale and orientation of the building, overall design intent and its compliment to adjacent architecture, and if the design of the building mitigates the visual impact of the buildings' length.

DPZ Director, Amy Gowan provided some background and focus for the meeting, because she asked the property owner to voluntarily submit the application to the DAP. The property is not located in a DAP review area nor has design guidelines it must conform too. Ms. Gowan asked DAP for specific advice pursuant to zoning regulations, as the property is zoned RA-15 it is allowed 15 units per acre and the proposed building is 360' in length. Ms. Gowan explained that zoning regulations allow a building length of 120' but specify that DPZ director can approve up to 360' based on the design of the building as long as it mitigates the visual impacts. Ms. Gowan said she would like DAP's advice on if the proposed residential building's design mitigates the visual impacts of the additional length.

Applicant Presentation

The applicant introduced the Crested View project as a 176 unit, 55' high multifamily residential building in Ellicott City that is part of the 55.04-acre site shared by the Sheppard Pratt Hospital. The proposed building is intended to respond to the site, meet the new SWM requirements, achieves sustainability targets imposed by the Developer, addresses parking requirements, and fits within the overall community. The goal of the presentation was to present how the building design will mitigate the proposed length of the building. The team reviewed the proposed site development plan and the proposed architecture of the new structure.

DAP Questions and Comments

Site Design

DAP asked if the townhouses depicted between College Avenue and the proposed site were existing or would be built later. The applicant explained that all townhomes shown on the plans were proposed and the specific area DAP was questioning would be a later phase of the overall development.

DAP noted concern regarding the proposed stormwater management, including underground tanks. DAP noted that Maryland Department of the Environment does not like underground tanks, and prefers low impact development occurring in more than one or two locations. The applicant explained that the underground tanks were not ESD, the underground collection is for quantity control only.

DAP discussed community concerns with the proposed site including traffic on College Avenue, flooding issues in downtown Ellicott City, the scale of the project requiring a zoning variance, the timing and rationale for the previous rezoning, and landscaping issues.

DAP recommended the applicants depict how this current proposal would fit in the overall Taylor Highlands Project area. DAP suggested that the applicants consider the buildings scale and view from College Avenue. The provided renderings make the building look very large. It was suggested that landscape screening be investigated along the roadway to help mitigate the impact.

DAP appreciated the effort of the applicant with the layering of materials that speak to the natural setting as seen in the site plan.

DAP questioned the density for the proposed project and if there was going to be a traffic study done for the property.

Architecture

DAP said that large buildings are hard to articulate with massing. The northeast sides of the building are the highest at six stories and are immediately adjacent to townhouses. DAP recommended that in order to respond to the natural setting of the property, could the team should consider reducing the number of units in the apartment building and also step some of the building down in size to better relate to the slope and natural topography of the site. DAP suggested this would help bring some of the tall, flat mass in the northeast corner down to a more pedestrian scale.

DAP complimented the applicants on their articulation of the façade and the work they accomplished of trying to dematerialize the mass to mitigate the impact of the overall length. DAP preferred having a larger building in length than a conglomerate of smaller buildings as it would be better for sustainability of the site.

Some DAP members expressed concern that the building does look out of scale and foreign to the area in terms of material selection and may not fit within the context of this location. DAP was concerned that the building may not look like something that fits in at the top of the hill of downtown Ellicott City. DAP said the specific building design may be more appropriate in Columbia or the Merriweather district.

DAP suggested adding a green roof to help with sustainable design.

Landscape

DAP recommended the applicants buffer the area. College Avenue has a rural feel and suggested adding evergreens to buffer the development. DAP suggested adding a rain garden and native plants to help to transition the architecture of the site to nature. DAP suggested utilizing native plant materials moving forward with the property design to help blend the project and transition into the surrounding area.

DAP Motions for Recommendations

DAP Member Vivian Stone made the following motion:

For the applicant to submit views from College Avenue illustrating the massing or the view of the multistory building from College Avenue.

DAP member Sujit Mishra seconded.

Vote: 5-0, (should we note that Bob did not vote on this due to tech difficulties?)

DAP Vice Chair Bob Gorman made the following motion:

The applicant considers eliminating the six townhomes in the top lot of the plan and create a park in the location of the townhomes.

DAP Member Vivian Stone seconded.

Vote: 5-1, with Mr. Marchant voting against.

DAP member Larry Quarrick made the following motion:

To buffer the area between College Avenue and the proposed site to include a combination of evergreens and native trees to create natural areas that will be the dominate view from College Avenue and only have selective or narrow views of the building through these natural areas from College Avenue.

DAP Vice Chair Bob Gorman seconded.

Vote: 6-0

DAP recommended to DPZ that the project to be resubmitted with final plans and a landscape plan to DAP.

3. Other Business

There will be another WebEx meeting on July 8, 2020.

4. Call to Adjourn

DAP Member Ethan Marchant adjourned the meeting at 8:29 p.m.