



Meeting Summary July 8, 2020

Attendance

Panel Members:

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

DPZ Staff:

Anthony Cataldo, Nick Haines and Kaitlyn Clifford

Applicants/ Presenters:

Brian Reetz, Victoria Kushar-Planholt, Ron Brasher, Chris Ogle

1. **Call to Order** – DAP member Larry Quarrick opened the meeting at 7:13 p.m.

2. **Review of Plan No. 20-06:** Corridor Square, Parcel B, Elkridge, MD

Owner/Developer: Corridor Square, LLC

Architect/Engineer: Design Collective/Brasher Design

Background

The proposed structures will be constructed on the 3.13-acre Parcel B and is Zoned TOD. Transit Oriented Development support the TOD district goals providing high density residential development. Parcel B encompasses the existing multifamily building “The Refinery” on Parcel A along MD Route 1 and Dorsey Road. The multifamily building currently has access along Dorsey Road which will be expanded to Route 1 with the proposed development of Parcel B.

Applicant Presentation

The applicant proposes The Corridor Square, Parcel B project consists of 20 new residences in two sticks of 5, two over two, four-story townhomes located to the west of the existing apartment building and a convenience store to the north of the existing apartment building. The proposal includes vegetated buffer areas along Route 1 and Dorsey Road. The proposal also includes an improved Route 1 entrance with decorative paving, entrance monument signage, and sidewalks, entrance plantings.

Exterior building materials include glass, fiber cement paneling, stone veneer and metal accents and roofing. 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 DAP to evaluate site design and architecture - focusing on parking and pedestrian circulation, trash and recycling pick-up functioning, hardscape, landscaping and street furnishings, edge treatments and transitions along the front of the building and site perimeter. Written comments from the public were received in advance of the meeting and provided to DAP and applicant.

DAP Questions and Comments

Site Design

DAP asked if there were additional on street parking available as there was only one garage space per townhome. The applicant explained that the residents could also park in the driveway of the garage and there was additional over flow parking at the end of the townhomes. There was designated guest parking for residents by the convenience store.

DAP stated concern with the south side of the sites parking as there is not enough space for a firetruck to turn around in that space. The applicant said the firetruck will be able to pull into the space and back out and there would be no dumpsters for the two-story townhomes.

DAP suggested adding a second entrance to reduce the vehicle traffic to the townhomes through the convenience store parking lot or by elongating the right turn in and right turn out so that it is inconvenient for people to cut through the parking lot. DAP suggested adding traffic calming measures around the convenience store to protect pedestrians in that area. DAP noted that one of the entrances will end up becoming the primary entrance as a traffic signal will be added. DAP recommended to extend the parking lot sidewalk to connect to sidewalk on Route One.

DAP asked if there will be a gas station in the parking lot of the convenience store. The applicant explained it will be a convenience store only.

DAP felt the area for the playground was too tight to be placed in the niche by the townhomes.

Architecture

DAP said they liked the design of the roof to the apartments as it makes the building look more like townhomes by not having one straight across roof. DAP said they preferred the back elevation to the front elevation, the side that included the garage. DAP suggested the applicants apply the stone rustic appearance to the front elevation but with a smoother pattern and more abstracted. DAP would also like for the apartment/townhome building to have the same elevation in the center unit as the side units appear as mirrors to the center. DAP suggested having the two townhouse elements be parallel and not mirrored to give the appearance of townhomes instead of one big building. DAP suggested having stone on the bottom of the building with only the one shade of red brick on top to simplify the look of the building.

DAP questioned where the downspouts of the building would be located and how the roof would drain. The DAP asked if the applicant had considered utilizing rain barrels. The applicant explained the water will drain internally via pipe manifolds to a bioclean inlet. The bioclean inlet is similar to a street inlet but functions as a bioretention facility to filter and provide management for the stormwater. The storm drain will tie into the bioclean facility and the water will be moved to the south of the property. An above ground extended detention facility designed manage up to 100-year storm water levels will be provided to collect the water discharged from the two townhome units.

DAP asked if the applicants included any sustainable elements to the design of the property. The applicant said that the buildings meet all the energy codes.

DAP said they would like to see more character to the convenience store by picking up on some of the architecture of the apartment buildings and townhomes.

DAP suggested to make the density of the Refinery building bigger instead of making town houses on the south side of the Refinery building.

Landscape

DAP recommended the applicants add lining of trees to Dorsey Road and Route One with shade trees. DAP suggested that the landscaping could use some refinements as the project moves forward. DAP said to specifically add trees to line Barnett Lane to help define it not just for the Refinery building but also the townhomes.

DAP suggested adding a picnic area or over look to the stormwater infiltration pond area and to enhance it with native and perennial landscaping to make it a true amenity area. DAP said adding another boardwalk that comes out of the apartments and walkway to connect all the walkways.

DAP Motions for Recommendations

DAP Member Larry Quarrick made the following motion:

For the applicant to study Barnett Lane further to look into how landscape can really define that as a main entry to serve not only the Refinery but the townhouses. Specifically, in terms of additional shade trees behind the out parcel and a real line of similar type trees that line the front of the Refinery building all the way to the markers that mark the entry to the townhouse area.

DAP Vice Chair Bob Gorman seconded.

Vote: 4-0

DAP Vice Chair Bob Gorman made the following motion:

For the applicant maximizes the amenity value of the stormwater pond by putting a walkway all around the pond and adding some additional access to the board walk overlook.

DAP Member Larry Quarrick seconded.

Vote: 4-0

DAP member Dan Lovett made the following motion:

For the applicant to extend the sidewalk to US Route 1 that's along the Dorsey Road side of the convenience store.

DAP Member Larry Quarrick seconded.

Vote: 4-0

DAP member Dan Lovett made the following motion:

For the applicant to add traffic calming around the convenience store parking lot to slow traffic down going to the townhomes.

DAP Member Vivian Stone seconded.

Vote: 4-0

DAP Member Larry Quarrick made the following motion:

For DAP to approve the application as presented with the recommendation motions that have been recorded.

DAP Vice Chair Bob Gorman seconded.

Vote: 4-0

3. Other Business

There is no July 22, 2020 meeting.

4. Call to Adjourn

DAP Member Larry Quarrick adjourned the meeting at 8:06 p.m.