



Meeting Summary August 12, 2020

Attendance

Panel Members:

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

DPZ Staff:

Anthony Cataldo, Nick Haines and Kaitlyn Harvey

1. **Call to Order** – DAP Chair Fred Gorman opened the meeting at 7:05 p.m.
2. **Review of Plan No. 20-08:** 7525 Washington Boulevard, Elkridge, MD

Owner/Developer: Shri Sad Guru Krupa, LLC

Architect/Engineer: Brasher Design & Vogel Engineering + Timmons Group

Background

The proposed structures will be constructed on the 5.48-acre lot and the property is Zoned CE-CLI. The proposed retail, restaurant, and convenience store uses support the CE-CLI district goals providing employment development and continuing light industrial uses. Lots 1 and 2 encompasses existing undeveloped forested land with frontage along MD Route 1 and Kit Kat Road.

Applicant Presentation

The applicant proposes Lots 1 & 2 at Kit Kat Road consists of a new convenience store and gas station canopy and car wash, a fast food restaurant, and a 14,400 square foot retail strip center. The proposal includes vegetated buffer areas along Route 1 and Kit Kat Road. The proposal also includes sidewalk along Route 1 and Kit Kat Road property frontage, monument signage, street trees, landscape enhancements, site furnishings, and storm water management facilities.

Exterior building materials include, glass, cement paneling, masonry 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 the DAP evaluate the following: site design and architecture focusing on building materials, scale and orientation of buildings, streetscape improvements, parking and pedestrian circulation, hardscape, landscaping and screening, as it relates to Route 1; edge treatments

and transitions along the front of the building and site perimeter; building scale, materials, and colors; and site lighting. No public comments were received prior to the meeting.

DAP Questions and Comments

Site Design

DAP stated that the overall design is fine and putting the gas station behind the convenience store and adding landscape to the frontage of the site was a nice solution. DAP asked the applicant about the possibility of extending the sidewalk from the neighboring site across their site to Route 1 as it would help with the interconnectivity of the properties, but also noted the design is about all the applicants could do.

DAP suggested changing the retail location with the convenience store to create an anchor point at the corner of the intersection and create a street edge along Kit Kat Road. The applicant replied and said that any gas station/convenience store owner would require they are the closest entity to the intersection. DAP mentioned that another option would be to keep the convenience store where it is and put the retail in the northwest of the property and rotate the canopy of the gas station and tuck it behind the retail building. DAP noted the intent of the Route 1 Guidelines is to build the street edges and while the Route 1 Guidelines do not apply to Kit Kat Road, it builds off of it. This option would allow for more visibility and viability to the retail building. Additionally, the DAP commented the applicant could turn the convenience store 90 degrees and back the building up to the adjacent tow lot. That would allow for the convenience store to have more square footage with the building in an 'L' shape configuration or splitting the building into two buildings and provide additional screening from the neighboring property.

DAP suggested adding a service entrance to the rear of the retail building with a proposed walkway. The DAP also noted that part of the building was right near the property line so the building may need to be moved due to setbacks.

DAP told the applicants they had done a great job of creating a greenspace and making it meaningful of a greenspace and bioretention. DAP recommended to connect the greenspace to the fast food restaurant and create a seating area that is not in the middle of the parking lot and moving the fast food restaurant closer to the patio if possible.

Architecture

DAP asked the applicants what the width of the retail building was. The applicants responded that it was 60 feet wide. DAP asked if the building was only going to be used for retail. The applicants said the building could potentially be used for retail, service or medical industries.

DAP expressed confusion on the elevations on the convenience store as DAP couldn't get a sense of central scale of the building. DAP asked if a particular vendor was dictating the architecture. The applicant said the building scale was a style of building a Wawa, Sheetz or Royal Farms chain would like to utilize. The chains prefer a big sign and glass but the applicant said they could look at adjusting the portal feature to help with scale.

DAP asked the specific convenience store elevations. The applicant said the top of the metal seam roof was 22 feet, the of the entrance parapet and top of the retail centers both measure at 26 feet in height, and the end of the parapets were 28 feet in height. DAP commented the retail center height seemed proportional but the convenience store may need some adjustments.

Landscape

DAP asked if it was possible in the State right-of-way area to add street tree plantings to respond to the Route 1 guidelines.

DAP recommended making the greenspace look more of a rain garden and adding trees and shrubs to the bioretention area to help absorb water, examples of swamp weed and winter berry plants were suggested. DAP asked the applicants to consider adding larger rocks to make the rain garden and bioretention area look more like a park.

DAP suggested adding native shrubs and plantings to the outdoor eating area of the restaurant so the dining area is more amenable to outdoor dining.

DAP Motions for Recommendations

DAP Member Larry Quarrick made the following motion:

For the applicant look at three items as the design progresses.

1. The addition of planting/street trees along Route 1.
2. Within the central patio area that more attention be given to shade for the patio and that the bioretention areas nearby take on a rain garden look with appropriate plant materials for that type of environment in terms of trees, shrubs and perennials.
3. The stormwater management facility at the rear of the property also be looked at to be enhanced with natural, native shrubs and trees to soften the engineered look of that facility.

DAP Vice Chair Bob Gorman seconded.

Vote: 5-0

DAP Member Ethan Merchant made the following motion:

That the applicant to reconsider the fast food restaurant site to create an outdoor dining space that can capture some of the added green space in the project.

DAP Member Larry Quarrick seconded the motion.

Vote 5-0

DAP Vice Chair Bob Gorman made the following motion:

That the applicants look at the retail building in a little more depth in terms of changing the orientation of the retail building for screening purposed against the adjacent site or splitting the retail building into two buildings. The applicant should look at adding vehicle access to the back of the retail units with a back driveway.

DAP Chair Fred Marino seconded the motion.

Vote 5-0

3. Other Business

There was no other business to discuss with the Board

4. Call to Adjourn

Chair Fred Marino adjourned the meeting at 8:00 p.m.