



Meeting Summary
June 24, 2009

Attendance:

Panel Members: Phillips S. Engelke, Chairman
Henry Alinger, Vice Chairman
Phyllis Cook
Rob Hollis
Mohammad Saleem
Don Taylor

Office of Law: Lisa O'Brien

DPZ Staff: Dace Blaumanis, Randy Clay, Bill Mackey, Mary Smith

Applicant: Ayman Elmorshedy, Raghid Shourbaji, Muhammad A. Khan, Victor Chao,
Zacharia Y. Fisch (FSH), Kahlid Bhatti (Mimarch)

Public: Joel Ramos, Mauricio Villeda, Jonathan Badillo

1. Call to Order

Chair Phil Engelke opened the meeting at 7:30 p.m. Bill Mackey reviewed pre-submission processes, the role of the DAP, and the format of the required recommendations on the project before the Panel.

2. Adoption of Meeting Calendar

The Panel unanimously approved the DZP meeting calendar for July 2009 through January 2010, as moved by Mohammad Saleem and seconded by Don Taylor.

3. Review of Plans #09-01. Beechcrest Townhomes

The DAP reviewed and discussed the proposed development by Beechcrest Development, LLC on a 5.61 acre site located at 9700 NW Washington Boulevard, Laurel, Howard County, Maryland. The proposal by Beechcrest is to redevelop an existing mobile home park as 64 residential units.

The conceptual plans for the project were presented by Zacharia Fisch of FSH Associates, LLC and Kahlid Bhatti and Victor Chao of Mimar Architect, Inc. The DAP and the project designers exchanged information and ideas on site design and layout, building design, architectural features, open space, exterior lighting and exterior signage.

The applicants presented their drawings as a PowerPoint presentation. Mr. Fisch, civil engineer, presented the site plan for the project. Mr. Fisch reported that the record plat acknowledges the shared access with the adjacent hotel property. To maximize the number of parking spaces, the applicants will request three Administrative Adjustments to the required setbacks. Currently, the

proposal does not meet the County's parking regulations. Mr. Fisch reported that MD State Highway Administration (SHA) is requiring a deceleration lane and a left-turn lane on US 1. SHA also requires sidewalk along the US 1 frontage of the adjacent hotel property. The required amenity area of 400 square feet per unit is being met via a multi-purpose concrete court area of ten square feet per unit. MDE requirements and reforestation coordination will be addressed by the applicant under the SDP.

Mr. Kahlid Bhatti, principal, and Mr. Victor Chao, project architect, of Mimar Architects, Inc., presented the project's building design. Mr. Chao stated that the project would meet the 25% MIHU requirement with units that are smaller in size than the market units. The two buildings would have cultured stone bases with siding above and red-shingled roofs to be similar in color to the roof of the existing hotel.

By unanimous consent pursuant to each motion duly made and seconded, the DAP adopted the following recommendations with respect to the project. These recommendations will be forwarded to the Director of the Department of Planning and Zoning.

DAP Vice Chair Hank Alinger offered the following motions:

1. "I move to recommend that the driveway width be considered at twenty-foot versus twenty-four." Rob Hollis seconded. Vote: 6-0.
2. "I recommend that the developer explore moving the sidewalk to the south versus the north side to avoid conflicts with existing." Don Taylor seconded. Vote: 6-0.
3. "Also, to look at introducing special paving at the entrance and re-studying the geometry to try and improve safety and distinguish the entrance as a separate community." Phyllis Cook seconded. Vote: 6-0.
4. "Next, is to look at the bend in the road and how that can be treated through landscape and/or signage to create a sort of secondary identity coming in to the community." Phyllis Cook seconded. Vote: 6-0.
5. "Next, would be to look at the unit mix and to look at the specific parking needs and to come back with a proposal to the County in terms of potential reduced parking number that's workable for the development but yet not as high a number as today." Don Taylor seconded. Vote: 6-0.
6. "The drainage swale – we would recommend that that be treated in some naturalistic way versus turf to encourage more water quality and also be treated as an aesthetic feature. We also think that we're going to need to bridge across that for pedestrian access." Phyllis Cook seconded. Vote: 6-0.
7. "Also, consider a meadow treatment for any of the steep slopes and that those not be treated as turf that's mowed." First offered as an amendment offered by Don Taylor. Re-stated as this motion by Hank Alinger. Seconded by Mohammad Saleem and Phyllis Cook. Vote: 6-0.
8. "Also, request that the developer consider some portion of compact parking spaces subject to County's approval (obviously, again) to reduce the amount of paving and site impact." Don Taylor and Rob Hollis seconded. Vote: 6-0.
9. "I move that the retaining wall that exists adjacent to the motel, that the fence be removed and then, in fact, a decorative, ornamental railing be put there that serves as a guard rail. It probably

needs to be only 42-inches high to meet code and it would be ... on the north side, and that that side also where we don't have the walkway be landscaped. So it's a landscape buffer and new treatment for the south of the wall." Rob Hollis seconded. Vote: 6-0.

DAP Member Rob Hollis offered the following motion:

10. "I move that particular attention be paid to the corners and differentiation of the elevation as per the entrance condition as well as the elaboration of the stone base and how it may integrate with the façade." Phyllis Cook seconded. Vote: 6-0.

DAP Member Phyllis Cook offered the following motions:

11. "I move that the roof be studied to be a lighter color not necessarily the color of the hotel for better reflective quality, less heat gain." Mohammad Saleem seconded. Vote: 6-0.

12. "I move that study be done to look at the south-facing bedroom windows and the possibility of some type of shading." Mohammad Saleem seconded. Vote: 6-0.

DAP Chair Phil Engelke offered the following motion:

13. "In relation to the signage, I move that whatever project identity, when possible, be used, for example stone material – something that is an appropriate architectural material – and is integrated with the landscaping." Phyllis Cook and Rob Hollis seconded. Vote: 6-0.

DAP Member Mohammad Saleem offered the following motions:

14. "I move to pay special attention to the amenity areas in terms of square footage and its location, so it's convenient to the residents." Phyllis Cook seconded. Vote: 6-0.

15. "I move to provide lighting that has a proper cutoff from the neighbors." Phyllis Cook seconded. Vote: 6-0.

16. "I move to provide one central, drop-off between two buildings with seating and lighting [and] no parking ... [at the drop-off point]." Phyllis Cook and Rob Hollis seconded. Vote: 6-0.

4. Questions and Comments

Randy Clay presented information on sending the applicants' documents and plans electronically to the panel members. DAP members stated they would prefer to receive paper copies of the submitted plans in either 18" x 24" or 24" x 36" format. DAP members will provide their preferred addresses for delivery of these plans and documents.

Bill Mackey introduced Lisa O'Brien, counsel to the Design Advisory Panel. Dace Blaumanis clarified what should be provided to the panel members as part of their request for delivery of paper copies.

5. Adjournment

Chairman Engelke adjourned the meeting at 9:14 p.m.

Howard County
Design Advisory Panel **DAP**

SIGN IN SHEET

Meeting of: JUNE 24, 2009

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