



Meeting Summary  
April 22, 2015  
REVISED

**Attendance**

Panel Members: Phyllis Cook, Chair  
Mohammad Saleem, Vice Chair  
Henry Alinger  
Phillips Engelke  
Rob Hollis  
Don Taylor  
Peggy White

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

**The Crescent - Building A, - #15-03**

Owner: Howard Hughes Corporation  
Developer: Howard Hughes Corporation  
Architect: Design Collective, Inc.  
Engineer: Gutschick, Little & Weber, PA

**The Vine Apartments - #15-04**

Owner: Buch LLLP  
Developer: Foundation Development Group  
Architect: Henneman + Associates  
Landscape Architect: Design Collective, Inc.  
Engineer: Robert H. Vogel Engineering, Inc.

**1. Call to Order** – DAP Chair Phyllis Cook opened the meeting at approximately 7:30 pm, calling for introductions of the Panel, staff and Project team.

**2. Review of Crescent Building A, #15-03** – Matt Herbert, Architect, Design Collective, Inc. presented the Site Development Plan for Area 1 of the Crescent Neighborhood. The plan includes a mixed-use office building (Building A), structured parking garage, stormwater management features and amenity areas. Referencing the Downtown Columbia Plan, he noted that Area 1 will be developed as a Downtown corporate campus. A future building (Building B) would be designed with complementary architecture to that proposed for Building A and the parking garage. Mr. Herbert continued to explain the geometric orientation of each structure and design principles informing the articulation of each. Materials used in Building A will include precast panels, spandrel

panels and clear glass. The garage will include precast concrete, metal panels and perforated metal. The west façade screening of the structure could potentially include an artistic treatment. Both structures introduce tower elements that respond to the overall site design. It was also mentioned that the buildings are designed in response to the site's adjacent relationship with Merriweather Post Pavilion and Symphony Woods.

Brian Reetz, Landscape Architect, also of Design Collective, Inc., presented the landscape design being developed for the project. The northwest corner of the site will build upon, and relate to, the multi-use pathway with a loop pull off to the site. The forecourt will include special paving, wall seating features, benches and potentially art. Outdoor dining will also be introduced and further animate the edge. The primary entrance for Building A sits internal to the site and fronts on an entry courtyard that will include drop-off and valet parking services. Special paving, bollards, flush curbing and landscape will be developed to reinforce the human scale. The core of the area opens to the east to extend connections to Merriweather Post Pavilion and Symphony Woods. A central terrace features a cascading stormwater planter edge as environmental amenity and is oriented along a north-south axis to establish circulation between development and environmental areas further south.

**Pursuant to each motion duly made and seconded, DAP adopted the following recommendations for the project. These recommendations will be forwarded to the Planning Board.**

DAP Vice Chair Mohammad Saleem offered the following motion:

1. "That the applicant consider some kind of connection to the north, from the north side, to encourage pedestrian movement to the building."

Seconded by P. Engelke.

Vote: 6-0 to approve. (Hollis abstained)

DAP Vice Chair Mohammad Saleem offered the following motion:

2. "For the applicant to consider revisiting the siting of Building A to minimize the view into the service area and also introduce more orthogonal approach on the west side."

Motion did not receive a second.

DAP member Phillips Engelke offered the following motion:

3. "That the screened wall in the garage be considered as a kinetic sculptural element and to explore that possibility".

Seconded by M. Saleem.

Vote: 7-0 to approve.

DAP Chair Phyllis Cook offered the following motion:

4. "That the terrace area be studied in terms of providing additional seating along the periphery of the stormwater management area."

Seconded by H. Alinger.

Vote: 7-0 to approve.

DAP Vice Chair Mohammad Saleem offered the following motion:

5. "That the applicant look at the Building A elevations to give more signature details."

Seconded by P. Cook.

Vote: 7-0 to approve.

**3. Review of The Vine Apartments – #15-04** – Rob Vogel, Engineer, Robert H. Vogel Engineering, Inc., informed the Panel that the property is adjacent to Route 29, just north of the Cherry Tree Shopping Center. The PEPCO right-of-way is to the north. Mr. Vogel said the 8.9-acre site has environmental constraints that make it approximately 55% developable. A path will connect this site to the Maple Lawn community's pathway system. All open spaces on the site are connected by pathways.

Jeff Henneman, Architect, Henneman & Associates, described this site as having permanent open space to the west, with a stream on site. The integrated parking garage on the east reduces the impervious surface on the site. The east side of the building serves as a sound barrier of Route 29 traffic noise for the open spaces on the west side.

Brian Reetz, Landscape Architect, Design Collective, Inc., described the open spaces and their amenity features on the west side of the building. The active, more public spaces are located further from the building and connect to the path along the west side of the building. The site has naturalistic landscaping.

**Pursuant to each motion duly made and seconded, DAP adopted the following recommendations for the project. These recommendations will be forwarded to the Director of the Department of Planning and Zoning.**

DAP member Don Taylor offered the following motion:

1. "That the applicant reconsider the Route 29 façade and increase the scale of the articulations and break down the mass of the building."

Seconded by R. Hollis.

Vote: 7-0 approve.

DAP Vice Chair Mohammad Saleem offered the following motion:

2. "That the applicant consider looking at the end towers on the elevations and making them flat roofs as opposed to pediments."

Seconded by R. Hollis.

Vote: 7-0 to approve.

DAP Chair Phyllis Cook offered the following motion:

3. "That the applicant consider extending pathways through to the adjacent strip center as well as other Maple Lawn activity areas."

Seconded by M. Saleem.

Vote: 7-0 to approve.

**4.Call to Adjourn** – Chair Phyllis Cook adjourned the meeting at 9:57 pm.