



Meeting Summary
April 13, 2016

Attendance

Panel Members: Hank Alinger, Chair
Don Taylor, Vice Chair
Phil Engelke
Bob Gorman
Sujit Mishra
Julie Wilson

DPZ Staff: Kristin O'Connor, Kate Bolinger, Lisa Kenney

Corridor Square Apartments - #16-08

Owner/Developer: H&H Rock Companies
Murn Development
Architect & Planner: Henneman & Associates, LLC.
Engineer: Benchmark Engineering, Inc.
Landscape Architect: Design Collective

1. **Call to Order** – DAP Chair Hank Alinger opened the meeting at 7:30 pm, calling for introductions of the Panel, staff and Project team.
2. **Review of Corridor Square Apartments – #16-08** – Mr. Chris Ogle, of Benchmark Engineering, offered an overview of the proposed apartment project. He stated that the subject approximately 6.9 acre property is zoned TOD (Transit Oriented Development), and contains existing buildings to be demolished. Mr. Ogle stated that the existing buildings contain automotive service uses accessible from Route 1.

Mr. Ogle described the applicant's proposal for an apartment complex of 230 to 250 units wrapping an internal parking garage. He noted that additional parking for prospective tenants and visitors would be located outside of the building, near the entrance from Dorsey Road. The proposed site would have two points of access from Dorsey Road and the property's current access along Route 1 would be discontinued.

Mr. Ogle explained that the applicant plans to reserve the area of the subject property closest to Route 1 for possible future commercial use. The proposal calls for this area to be used as open space until such time as a future commercial use is identified. Mr. Ogle indicated that just behind this open space, the applicant proposes a small outdoor amenity area. This area would be in addition to the larger project

amenity area proposed along Dorsey Road. Mr. Ogle indicated that the larger amenity area would include open green space with bench seating as well as a small dog park. He stated that the proposed landscaping for the project meets Howard County standard landscaping requirements.

Architect Jeff Henneman, of Henneman & Associates, stated that the building design was constrained by the long, linear nature of the site and its somewhat landlocked condition. He noted that the project initially requested access from Route 1, but the state denied this request. He described how the main entrance to the building would front Dorsey Road.

Mr. Henneman described how the proposed apartment building, with its internal garage, will provide direct entry to units and consume less land than a surface-parked building. Mr. Henneman noted that the exterior is designed to convey an urban feel, similar to a loft conversion. He described the intent to break up the length of the building with different colors but doing so in a way that balances variety and harmony.

Mr. Brian Reetz, of Design Collective, described the proposed arrival sequence for residents and visitors from Dorsey Road. He noted that the clubhouse amenity and pool courtyard would be near the main entrance from Dorsey Road and would serve as a resort style amenity. He noted that the amenity spaces would have higher end fixtures and lighting, and that quality materials would be used for the benches, bike racks and other such furnishings. The project was designed to achieve LEED certification.

DAP Chair Hank Alinger directed staff to present comments on the project. Ms. Kate Bolinger, Department of Planning and Zoning, stated that public written comments from organizations and individuals expressing concerns about the project had been distributed to the Panel, including comments from the Rosa Bonheur Society, the Coalition to Protect Maryland Burial Sites, and individuals.

Ms. Bolinger suggested that the applicant should provide additional information on landscaping and screening plans along the property's perimeter, particularly in terms of treatment for the perimeter adjacent to Rosa Bonheur Memorial Park. Ms. Bolinger suggested that the applicant indicate on future plans the locations of pedestrian amenities. She also requested that the applicant clarify the locations of proposed sidewalks, indicating some of the submitted plans showed sidewalk along Dorsey Road and some did not.

DAP members engaged the applicant in discussion. Mr. Alinger questioned the need for two access points from Dorsey Road. Mr. Ogle stated that the fire code requires two access points into the property and that the main entrance would be restricted to right-in and right-out movement only. Mr. Alinger asked if it made sense to relocate the main building entrance further south to allow for a divided entrance. He also asked the applicant to describe proposed treatment of the Route 1 frontage area. Mr. Ogle stated that any existing use would be removed and it would become an open grass area.

DAP member Bob Gorman also asked about the access for the property to the south and about the paper street that connected to Dorsey Road. Mr. Ogle explained that access for that property would be a State Highway Administration (SHA) decision.

Mr. Gorman also asked how potential future commercial buildings along the Route 1 frontage would impact the site's circulation patterns and apartment residents' views of such commercial buildings. Mr. Ogle explained that the applicant is not sure what might be developed along the Route 1 frontage. Mr. Henneman explained that future commercial uses would enhance the Route 1 corridor and that dumpsters and loading would be screened from residents' view.

Mr. Alinger indicated his support for the dog park within the outdoor amenity area as a positive project feature. He asked the applicant if they planned to provide a landscaped edge or fence along the perimeter bordering Memorial Park. Mr. Ogle stated that due to limited area, the applicant would likely provide either a fence or small shrubs along the Memorial Park perimeter. He indicated that a 20 foot buffer is required for planting, but if using a wall or fence the buffer can be reduced. Mr. Ogle indicated the submission showed less than 20 feet. Mr. Reetz suggested they had not settled on a perimeter treatment and that a six foot tall hedge was possible.

DAP member Sujit Mishra observed that the proposed building is very long and needs additional design intervention to break up the length on the north and south elevations. The applicant noted that the building is over 500 feet in length.

DAP Vice Chair Don Taylor also suggested that the façade needs additional breaks in order to provide additional light for residents as well as break up the length. He suggested the applicant add more vertical height in areas to repeat the main building entrance architecture.

Mr. Mishra suggested adding enhanced treatment to the Route 1 elevation since there are no immediate plans to develop the frontage area.

DAP member Phil Engelke suggested the applicant add graphic identity or a gateway element on the building such as a canopy in order to create a sense of place along Route 1. He suggested that the applicant is building a luxury product and should connote that with a canopy, lighting and signage. Mr. Engelke also commented that “back of the house” uses should not face Route 1 and he suggested landscaping the Route 1 frontage by defining it with a lawn or meadow.

DAP member Julie Wilson suggested that the applicant celebrate the courtyards with additional landscaping.

The 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 Bob Gorman made the following motions:

1. “That the applicant look at the amenity space on the southwest side of the building and extend it across to the north side of the property with a sidewalk and use it as a dog park.” Seconded by DAP member Julie Wilson.

Vote: 6-0 to approve.

2. “That the applicant look at how you can simplify [turning] movements onto Dorsey Road, and if site distance is an issue that you look at how far up you need to go to have two way turning movements and turn the second entrance into a green fire lane that extends the visual depth of the park and provides a much nicer edge to the cemetery.” Seconded by DAP Vice Chair Don Taylor.

Vote: 6-0 to approve.

DAP member Phil Engelke made the following motion:

3. “That the applicant look at the west elevation facing Route 1 and think of it as a symbolic entrance to the development, treated with grass and trees even if temporary.” Seconded by DAP Vice Chair Don Taylor.

Vote: 6-0 to approve.

DAP member Sujit Mishra made the following motion:

1. “That the applicant think about the south façade more to break up the skyline and the long façade, and that the applicant think of a different material for the main entrance to highlight it more.” Seconded by DAP member Bob Gorman.

Vote: 6-0 to approve.

DAP member Julie Wilson made the following motion:

1. "That the applicant look at the landscaped areas in general, and specifically in the amenity areas, courtyard areas and along the adjacent cemetery." Seconded by DAP member Sujit Mishra.

Vote: 6-0 to approve.

DAP Chair Hank Alinger made the following motion:

1. "That the applicant consider a hedge and fence along the park to provide adequate buffer adjacent to the cemetery." Seconded by DAP Vice Chair Don Taylor.

Vote: 6-0 to approve.

3. Call to Adjourn

Mr. Taylor adjourned the meeting at 8:26 pm.