

Minutes
Baltimore County Design Review Panel
October 12, 2022
Approved

Contents

Call to order and announcements

Review of today's agenda

Minutes of the September 14, 2022 meeting

Items for initial or continued discussion

1. 1711 W. Joppa Road, RRLRAIA Residential Review (withdrawn by applicant)
2. 8832 Belair Road, Perry Hall Commercial Review
3. 4100 Maple Avenue, Forge Overlook, Bill 61-21 Purpose Built Student Housing

Adjournment of the Board meeting

Appendices

Appendix A
Appendix B

Agenda
Minutes – September 14, 2022 meeting, as approved

Minutes
Baltimore County Design Review Panel
October 12, 2022
Approved

Call to order

Design Review Panel (DRP) Chair Cecily Bedwell, called the regularly scheduled meeting of the Baltimore County DRP to order at 6:01 p.m. The following panel members were:

Present

Ms. Cecily Bedwell
Mr. James Stevens
Ms. Hyon Rah
Mr. Joseph Ucciferro

Not Present

Mr. Raj Sharma
Ms. Julie Soss
Mr. Matt Renauld
Ms. Kelly Ennis
Mr. Donald Kann

County staff present: Jenifer G. Nugent, Sophie Kotzker, Alexandra Laham and Brett M. Williams.

Minutes of the September 14, 2022 Meeting

Ms. Hyon Rah moved the acceptance of the September 14, 2022 draft minutes. The motion was seconded by Mr. Joseph Ucciferro and passed by acclamation at 6:03 p.m.

The approved minutes are filed as Appendix B.

ITEM 1

PROJECT NAME: 1711 W. Joppa Road

DRP PROJECT #: 653

PROJECT TYPE: RRLRAIA Residential Review

PROJECT DESCRIPTION:

Design Review Panel agenda item 1, 1711 W. Joppa Road, was withdrawn by the applicant.

ITEM 2

PROJECT NAME: 8832 Belair Road, Popeye’s Restaurant

DRP PROJECT #: 655

PROJECT TYPE: Perry Hall Commercial Review

PROJECT DESCRIPTION:

The presentation was given by, Mr. Patrick Richardson, of Richardson Engineering, LLC , Mr. Jeremy Danley, Architect, and Mr. Ed Baksh, Popeye’s restaurant representative.

The request for this project is to build a new Popeye’s restaurant with a drive thru. The existing buildings were razed in 2017. The existing asphalt and gravel driveways will be removed and replaced with the proposed restaurant, a drive thru lane, and a parking area. The entrance to the restaurant will be from Belair Road, which will be modified and repaved.

SPEAKERS:

There were no registered speakers from the public.

DESIGN REVIEW PANEL COMMENTS:

Ms. Jenifer Nugent read the Department of Planning’s Staff Report dated October 12, 2022.

Ms. Cecily Bedwell opened the floor to panel members for discussion.

Ms. Hyon Rah concurred with the comments in the Department of Planning’s Staff report dated October 12, 2022. She stated that the loading area and dumpster location were too close to the floodplain and recommended relocating them.

Mr. Joseph Ucciferro reviewed Bill resolution number 103-20 and confirmed that the proposal addressed and complied with architecture, site amenities, landscaping, site lighting, site ingress/egress access points, scale, integrated signage, store front windows, and dumpster details. He indicated that the drive-thru window location was appropriate and ideal for site function. He asked if the applicants considered angled

parking to persuade vehicles to follow recommend site circulation. Mr. Ucciferro also inquired details and reasoning for chain barrier at northwest portion of the site.

Mr. James Stevens stated that the vehicular and pedestrian circulation were appropriate for the site. He recommended that the applicants provide full brick veneer not thin brick on the building and for the applicant to confirm proposed materials to ensure the architectural requirement of 70% brick is being met.

Ms. Cecily Bedwell stated that the painted brick on the dumpster and primary structure were counter intuitive and materials that are more durable should be used. She recommended providing street light poles to match the school and to coordinate with DPW&T for spacing. She stated that the location of site amenities such as bike racks, seating, etc. were shown and appropriate. Ms. Bedwell recommended removal of the digital sign from the proposed pylon sign and to submit elevations of all proposed directional signage.

DISPOSITION:

Mr. Joseph Ucciferro made a motion to approve the project with conditions. The conditions are to be reviewed administratively and are as follows:

1. Provide full brick veneer on exterior of the building and the dumpster.
2. Update the monument sign to remove the digital sign that shows the chicken sandwich.
3. Coordinate with DPW&T for installation of street lights to match the school.
4. Submit directional signage to the Department of Planning for review and approval.

The motion was seconded by Ms. Hyon Rah and approved with conditions by acclamation at 6:46 pm.

At this time, Mr. Joseph Ucciferro recused himself from review and discussion of agenda item 3, 4100 Maple Avenue/Forge Overlook.

ITEM 3

PROJECT NAME: 4100 Maple Avenue/ Forge Overlook

DRP PROJECT #: 654

PROJECT TYPE: Bill 61-21 Purpose Built Student Housing

PROJECT DESCRIPTION:

The presentation was given by Mr. Jason Vettori, of Smith Gildea and Schmidt LLC, Mr. Brandon Rowe, of Bohler Engineering, Mr. Eric McWilliams, of Bohler Engineering and Mr. Jeff Henneman, of Henneman Architects.

The request for this project is for purpose built student housing. The project will include different building types, including four (4), four-story apartment buildings comprised of one, two and three bedroom units. The four-story apartment buildings will have center corridors and will be served by elevators with access to surface parking lots. There will be fifteen (15), three-story townhomes comprised of four bedrooms and four baths. In the adjacent parcel to the north, there will be thirty-one (31) townhomes that will serve as faculty housing

The proposed development will be accessed off Route 1 onto Avalon Ridge Road. Amenity spaces include a leasing center with private offices, a lounge area, a co-working space with conference room, a pet spa for student residents, package room, a fitness center and restrooms. Outdoor amenity spaces will include pathway connections for pedestrians, recreational spaces, seating areas, grills for cookouts, a water wall, and an outdoor trellis to provide shaded seating areas.

The proposed elevations of the buildings will have a mix of stone veneer, brick and vinyl siding. The proposed project is to be certified through a national “green” rating system, NGBS or LEED.

Per Bill No. 61-21 adopted by the County Council on June 7, 2021, defined purpose built student housing and its requirements. The Bill regulations mandate that each building or development shall be reviewed by the Design Review Panel for context within the community in which it is proposed.

SPEAKERS:

Michael McAuliffe, representative of the Halethorpe Community Association, stated that the proposal’s open space was deficient. He inquired if a traffic Study was required. Mr. McAuliffe asked what design guidelines Bill 61-21 established and what Zoning bulk regulations were required for the site. He inquired if UMBC was consulted and if there were any plans to address transit and bus route needs. Lastly, he asked what would be done about the plans to remove 25 specimen trees and if they will be replaced.

Ms. Shannon F., neighbor, asked what specifications or criteria were used in the evaluation of the purpose built student housing and will they be rentals. She inquired who was consulted at UMBC to market the housing. She asked how residential housing could be built in a manufacturing light zone. She stated that the provided open space was deficient and inquired if there will be any proposed sidewalks and trails.

DESIGN REVIEW PANEL COMMENTS:

Ms. Jenifer Nugent read the Department of Planning’s Staff Report dated October 12, 2022.

Ms. Cecily Bedwell opened the floor to panel members for discussion.

Mr. James Stevens stated that the open space usage between buildings A & B functioned well but better use of the space between C & D could be upgraded to function in a similar manner. He recommended the applicants provide more detailed section cuts between the buildings to better understand the grading, roof ridges and function of the amenity features. He indicated that the architecture was appropriate but the exterior elevations should reflect the integration of retaining walls with supporting details.. He stated that the materials used on the building and retaining walls should be brick veneer with a stone base.

Ms. Hyon Rah concurred with earlier comments about the lack of open space and its function. She questioned if the dense development would create issues as far as stormwater management and air quality.

Ms. Cecily Bedwell inquired about amenity/open space quantity distribution and location, and if there would be any shared use paths or trails proposed. She recommended coordinating with UMBC to discuss plans for transit and shuttle needs. She stated that the submitted documents lacked consistency noting the example of tree locations shown both in and out of the planting strip. She recommended showing the preferred proposed locations of trees and what planting types are being proposed. Ms. Bedwell also inquired if the proposed stone was a natural quarry stone or a veneer stone and asked the applicants to provide architectural details and note all exterior materials.

DISPOSITION:

Ms. Hyon Rah made a motion to **NOT** approve the project and to return to the DRP for another review. The conditions to be addressed are as follows:

1. Address the comments outlined in the Department of Planning's Staff Report dated October 12, 2022.
2. Specify the building materials.
3. Clarify and provide details of the relationship to the site through cross sections and longitudinal sections.
4. Provide more accurate elevations showing consistency throughout the documents and provide architecture for all proposed buildings.

The motion was seconded by Mr. James Stevens and passed by acclamation at 8:09 pm.

A motion to adjourn the meeting was made by Ms. Hyon Rah and was seconded by Mr. James Stevens. The meeting adjourned at 8:09 pm.