

**Design Review Board  
Minutes of Meeting**

**July 5, 2006  
9:00 A.M.**

Present: Cheryl McGuire, Tim Hart, Jim Goldsmith, Bob Turgeon, Joann Baierlein, Tim Berres, Judy Hamilton, Paddy Mudd  
Excused: Tim Hart  
Town Staff: Cathy Flerlage and Gayle Curry

The meeting was called to order at 9:00 a.m. by Cheryl McGuire, chair.

Everyone stood and said the Pledge of Allegiance.

**Newcomb House Gallery, 118 St. Mary's Avenue**

The Central Business District Community Design Guidelines apply to this project.

At 6 sq. ft. each, the signage as proposed is Code compliant in terms of allowable square footage. As a corner lot, 2 detached signs are permitted. No attached building signage is proposed.

The signs are currently installed on the site, permitted as temporary signs. It is the hope of the applicant that this signage is proposed.

The signs are currently installed on the site, permitted as temporary signs. It is the hope of the applicant that this signage may be utilized permanently with the approval of the Board.

Mr. Paul Simmons, owner was present for this meeting.

**Concurrence:** The Board made it known that there was no plat presented to them showing where the signs are. Mr. Goldsmith made a motion to approve the signage as presented. Mr. Turgeon seconded the motion. The motion carried and was approved by all members of the Board.

**True Value, La Plata Shopping Center**

The applicant has submitted for approval of attached building signage. As proposed, the 30 square foot sign is in compliance with both Code and the approved Master Sign Plan for the La Plata Shopping Center.

The signage consists of channel letters, 30 " in height, in the approved #2415 red with black returns, located on the Crain Highway side of the building.

Please refer to the Master Sign Plan for information as needed.

Mr. Allen Hungerford and Richard Miser was present for this meeting.

**Concurrence:** Mr. Goldsmith made a motion to approve the sign as presented. Mr. Turgeon seconded the motion. Motion carried and approved by the Board.

#### **La Plata Shell and Dash-In, Crain Highway/Rte. 225**

The applicant has provided revised building elevations, based on comments received from the Board at the last meeting. They have implemented changes to the façade material of the monolithic corner feature as suggested.

The site lay-out and landscaping plan and signage program are unchanged from the last submittal. Please refer to the plans received in your 6/7/06 review packets as you need.

Upon approval by the Board and completion of final engineering, the project will be presented to the Planning Commission for final site development plan approval.

Jerry Entosh, SMO, Mike Pelligrino, PAS Architects was present at this meeting.

**Concurrence:** Mr. Berres made a motion to approve the building as presented with the changes that were made. Mr. Goldsmith seconded the motion. Motion carried and approved by all on the Board.

Mr. Goldsmith made a motion to approve the sign application as presented. Mr. Turgeon seconded the motion. Motion carried and approved by all on the Board.

#### **Walgreens, 6300 Crain Highway/Hawthorne Drive**

The applicant has submitted revised building elevations based on comments received from the Board at the last meeting. They have changed detailing of the

brick-work, and balanced the number of window canopies on both sides. As requested, the roof-line and overall appearance of the corner feature on the building has also been revised.

The drive-thru canopy signage has been revised to reflect a need to reduce square footage. The canopy now shows only what is considered under code as “incidental” or informational signage, which does not count toward overall allowable site signage. Revised as show the site signage is code compliant.

The site plan is unchanged from the last submittal - refer to your review packets from June 7, 2006 as needed. Upon approval of the Board, and completion of final engineering, the project will be presented to the Planning Commission for final site development plan approval.

Mike Castalitto was present for this meeting. He stated the number of changes that had taken place on the building. Added awnings, added tower element to building, added brick pileasters, anchor corners, fixed “drive-thru” sign, balanced number of canopies on building as well.

**Concurrence:** Mr. Goldsmith made a motion to approve the building as presented. Mr. Turgeon seconded the motion. Motion carried and was approved by the Board.

### **Facchina Howard Street Office Building**

The site is located on Howard Street, approximately 200’ west of the intersection with St. Mary’s Avenue. The lot on which the office building is to be constructed is 0.73 acres (31,678 sq. ft.) in area.

The development proposal is to build a 4-story mixed office building, with a ground level parking garage. On the 3 tenant floors, there is to be 23,781 gross square feet of office space, with a building footprint measuring approximately 115’ x 67’. The maximum height of the building, when measured from the street level to a point halfway between the peak and the eave, will be 50’. Schematics of the building and the site will be provided to the Department of Emergency Services to determine if any conflicts would exist with the 800 MHz Public Radio System. Other than height, there are no set back, lot coverage, or lot area requirements in the C-B zone.

Off-street parking for office uses is generated at a rate of 1 space per every 350 square feet of floor area. As such, this building would require 68 parking spaces, three of which must be handicapped accessible. As shown on the attached site plan, this required number can be provided utilizing the ground level garage, on-site parking spaces, and off-lot spaces on contiguous lots owned by the developer. Future phases of development will include an upper level parking deck over the parking area behind the building. Although not currently shown on the site plan, the HC spaces will most likely be located in the enclosed garage.

The artist's rendering of the East Centennial complex have been included in the review packets to show the ultimate development of a number of properties on St. Mary's Avenue and Howard Street, which the Facchina Corporation either currently owns or is in the process of negotiating to purchase. The Howard St. building represents the first phase of that larger undertaking.

The portion of Howard St. which abuts the new building is a 30' public right-of-way. However, the existing width of the paving is below Town standard for a tertiary street. An upgrade to the full 26' width will be required, measuring from the existing curb adjacent to the Mitchell building to the proposed curb in front the new building. A minimum 5' wide sidewalk will also be required, and will be covered with an easement if it cannot be accommodated within the right-of-way.

Storm water management will be provided for both quantity and quality control, most likely in an underground storage facility (pipe farm).

No Forest Conservation is required, as the disturbance of forested land is less than 40,000 square feet, per Chapter 173-71H(1) of the Code.

The project is concurrently under review by the Planning Commission for approval of access and required improvements to the Town of La Plata public street system, and for Code compliance with off-street parking requirements.

This site is governed by the Central Business District Design Guidelines, and a point-by-point response to the applicable elements is included in your packets.

Mr. Phil Mueller of Facchina was present for this meeting.

Mr. Turgeon made a reference to the Guidelines, #3 referencing "including residential uses" in the building.

Mrs. Baierline stated that the building needs to be scaled back/down to the size of the two story residential buildings in the surrounding area.

**Concurrence:** The Board agreed that they should come back with the changes they've recommended, scaling the building down, including residential uses, landscaping, fixing of the parking spaces allotted for the building.

### **K & S, 204 Washington Avenue Office Building**

The site consists of 0.79 acres on the east side of Washington Avenue. Current use is residential, and the existing two-story frame dwelling is to be demolished and replaced with a three-story mixed use office building. A small café on the first floor includes 655 square feet of public accommodation area.

Total floor space on the three floors is 19,320 square feet. Off-street parking for office uses is generated at a rate of 1 space per every 305 square feet of floor area, and is generated for restaurant uses at 1 space for every 100 square feet of public accommodation space. As such, this building would require 60 spaces. Per Chapter 191-30C of the Code, a portion of these spaces (17 in this case) may be located off-site on land which is zoned C-B or P-L, provided that those spaces are within 800 feet of the main entrance to the building. The Charles County Government and Courthouse complex public parking lot is directly across the street from this site. An additional consideration is that it is expected that much of the clientele coming to 204 Washington Avenue will be doing business at the County facility. The remaining 43 spaces, including the 2 required handicapped accessible spaces, are provided on site. A single loading space is also required for this use, and has been provided on site. The parking scheme as presented is Code compliant.

Storm water management is addressed on this site through two facilities. The first is a dry well which will provide quality control for water coming from the roof of the building and the front half of the driveway. The larger facility treats the remainder of the site, which sheet flows from south to north, and consists of a bio-retention area along the northern side of the parking lot.

The landscape plan is under review by the Beautification Commission.

A point-by-point written response to the Central Business Design Guidelines is included in your packages.

A revised floor plan for the first floor of the building has been supplied, to clarify the extent and positioning of the restaurant use.

Jacob Weaver, Architect work for Stuart and Kelley office building site was present at this meeting.

Mrs. McGuire stated that after taking a look at the staff report, she was somewhat concerned about the parking on the site. She informed Mr. Weaver that they were missing 17 parking spaces.

**Concurrence:** The Board agreed that they need to come back and present to them finished elevations of the building, address the parking issue and make the building smaller to accommodate the parking concerns.

Mr. Goldsmith made a motion to adjourn the meeting. Mrs. Baierlein seconded the motion.

Meeting was adjourned at 10:57 a.m.