

**Design Review Board
Minutes of Meeting
September 7, 2005**

Present: Cheryl McGuire, Jim Goldsmith, Bob Turgeon, Ron Litten,
Judy Hamilton, Tim Hart
Absent: Tim Berres, Joann Baierlein
Town Staff: Carol Rollins and Gayle Curry

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

La Plata Shopping Center & Outback Steakhouse, Crain Highway

Steve Mote was present for the proceedings.

Carol Rollins gave the staff report to the board and the body that was in attendance at the meeting.

Ms. MaGuire asked if there was a representative from Outback present.

Mr. Goldsmith suggested that the typo's be corrected by staff and to accept it as is with the changes/typo's.

Jeff La Briar from ARC Signs was present. They are requesting two signs of the Channel lettering.

Ms. MaGuire had questions about the hanging sign. Stated that it was not included in the Master Sign plan. Ms. MaGuire wanted to know the reasoning behind the hanging sign instead of it being attached to the building.

Mr. Mote stated that there are 4 parking spots dedicated to the TAKE OUT area for parking.

Ms. Maguire made a motion to approve the Master Sign Plan with correcting the typo's as well as adding section for TAKE-OUT sign.

Mr. Hart seconded the motion, motion was approved.

For the record, Judy Hamilton is recusing herself from the proceedings.

Mr. Goldsmith made a motion to approve the Outback sign as submitted. Mr. Hart seconded, motion was approved.

Whispering Winds Wellness Center, La Grange Avenue

The applicant is requesting approval of a 5.65 square foot panel for an existing sign. No building signage is being requested.

The overall sign structure is 10'6" side by 5'8" tall by 1'9" deep.

No Master Sign plan is required for this property because there are only two tenants occupying the entire building. The signage is code compliant.

Mary Ann Freese, La Grange Avenue was present.

Ms. MaGuire noticed that there were three panels, but there are only two tenants in the building.

Mr. Turgeon noted that when you have a Tenant directory that the colors need to all be the same color. It states in the guidelines that the sign should match the building according to Mr. Turgeon.

Mr. Litten stated that the guidelines do state to reduce "visual clutter" where the signage is concerned.

Ms. Freese stated that she would not have a problem changing the lettering to black, but would like for the "massage therapy, etc" portion of the sign continue to be red.

Mr. Litten made a motion to approve the sign as designed with black lettering and the "massage therapy" portion of the sign in red.

Ms. Hamilton seconded the motion, motion was approved.

La Plata Plaza North, Crain Highway & Shining Willow Way

The 6.42 acre site is to be developed as a 25,600 square foot multi-tenant retail building, and two single-use out-parcels. The out-parcels encompass slightly less than an acre each.

As show, the site layout is Code compliant. Minimum dimensional requirements and setbacks have been met. The required buffer zone between this commercial site and the R-10 housing adjacent to it on the east side has been provided. A compliance chart and a cross-section of the buffer landscaping, retaining wall and screen fencing have been supplied on Sheet 3 of the plans. A substantial difference in elevation exists between the planned shopping center and the adjacent dwellings, which will increase the effectiveness of the buffer plantings and structures.

All parking (standard and accessible) requirements have been met. See the General Notes on Sheet 2 of the plan set. A separate 11" x 17" sheet is attached to the plans, which shows the revision to the parking lot island and crosswalk configuration, as requested by the Board at the last meeting.

The sidewalk configuration for the site was designed to line up with those already constructed on the La Plata Plaza site. Crosswalks will connect both sites, internally and externally. Additional sidewalks through the parking lot and landscape islands were provided at the Board's request, to increase opportunities for pedestrian linkage through the commercial sites.

Per the Commercial Highway District Design Guidelines, a minimum of 8% of the 65,000+ square foot parking lot must be provided as interior lot landscaping. As shown on the compliance chart on Sheet 3, this requirement has been met. In addition, a landscaped berm is to be constructed across the entire Rt. 301 frontage of the site to increase the perception of a green screen, per the Board's request. In response to another Board comment, landscaping has been added to the southeast corner of the building.

Site lighting will consist of parking lot standards fitted with a fixture similar to that used at the La Plata Plaza, but height of the standards will be limited to 25' on this smaller and closer to residential site. No light spill-over to the adjacent residential properties is projected.

The entrances to the shopping center from Rt. 301 and Shining Willow Way are all 30' in width to accommodate Fire and EMS services. A 22' emergency access drive that runs behind the multi-tenant building will provide for two-way traffic. The three required loading spaces are not located along this access drive, so potential conflicts have been minimized. The plans have been supplied to the LPVFD for their review and comment.

A Master Sign Plan for the project has been submitted, and meets the Code requirements of Chapter 191-68. Signage has been designed and will be located in such a manner as to reflect continuity with the La Plata Plaza site.

Mrs. MaGuire asked if those were pavers on the site?

Mr. Castalito stated it was just striping.

Mr. Goldsmith questioned if the lighting will be the same and will have not light spillage in the residential neighborhood? Will it be the same as in the initial Safeway Parking lot?

It will actually be something different - flushed glass with recessed element.

Mr. Goldsmith also questioned the area behind the building. It was stated that there will be no storage, just an exit door and bay.

Mrs. MaGuire would like to see stamped concrete on all crosswalks and in the parking lot.

Mr. Mote stated that he does not know what tenants will be in the out parcels at this time.

Mr. Goldsmith made a motion to approve site proposal as presented with modifications that was asked for as far as crosswalks at the intersections to be done in stamped concrete.

Mr. Litten seconded the motion, the motion was approved.

Mrs. MaGuire had a complaint with the Master Sign plan. The colors have to either be black or white. It was confirmed that the colors would be black.

Mr. Mote would like to see the actual signs approved at this time for the out parcels, even though he does not know who the tenants will be, and they are intended to match just like on the South side of Shining Willow Way.

Mr. Goldsmith made a motion to accept the master sign plan with the modifications of black lettering.

Mr. Turgeon seconded the motion.

Motion approved and carried.

Target, Shining Willow Way

The applicant is requesting approval for the entire Target project, including site plan and landscaping, signage and building architecture. The site lay-out plan is Code compliant, and has not been approved by the Board. The Target site is currently shown as a “leased” property from the developer, Phillips Edison & Company.

The landscape plan has been submitted to the Beautification Commission for review and comment.

One item of correction is with regards to the connection between CVS and the Target parking lot. Upon review of the CVS site plan and permits, it has been determined that construction of this connection was actually specified as a part of the State Highway approval and permitting process for the CVS. This connection has already been provided for on the CVS site, where paving for the intended drive aisle was extended to the Target/La Plata Plaza property line.

A revised master sign plan for La Plata Plaza that includes specifications for the Target store needs to be adopted prior to approval of the Target signage.

Target’s proposed attached signage now meets the criteria established in the Community Design Guidelines, and is presented as two variations, both of which are Code compliant. The first option proposes “Target” lettering 33” in height. Approval of this option will require that an amendment be made to the master sign plan, which currently limits lettering size to a maximum of 30” in height. The second option shows the letter size at 30”, which is compliant with the MSP as adopted today. Please see the attached correspondence from Target representative Kathryn Hansen, for further explanation of the signage proposal.

The display windows have been removed from the west and north buildings facades.

The Target plans have been supplied to the La Plata Volunteer Fire Department (LPVFD) for review. A meeting with Chief Shahan generated the following comments:

- 1) A “Siamese connection” for fire department access must be prominently Located on the front façade of the building.
- 2) A fire hydrant must be placed at each corner of the building.

- 3) A “knox” box device for the locking bollards at the emergency access aisle entry would enable the fire/EMS personnel to access the rear of the building more easily than any other type of lock. The key for such devices is carried on all LPVFD vehicles.
- 4) The asphalt paved 18’ wide emergency access drive located behind the store was deemed to be adequate for use by EMS personnel and vehicles.

Ms. Kathryn Hansen, Target Corporation, Doug Bartolomeo, Target Corporation Sean Frost Bohler Engineering, and Mike Castalito, Phillips Edison, were present for this meeting.

Mr. Goldsmith recused himself. Ms. Judy Hamilton is abstaining from this portion of the meeting.

All members of the board stated that they have no problems with amending the Master Sign Plan for the sq. footage of the sign to be 33 inches in height.

Mr. Hart made a motion to approve the Master Sign Plan with an amendment to allow the lettering to go to the 33 inches in height instead of the 30 inches in height.

Mr. Turgeon asked that before they second the motion they addressed the service doors - either black or white.

Mrs. MaGuire asked that they were going with Black. It was stated that it would be black.

Mr. Litten made clear that the sign going on pilon, it does need to be submitted for permit reasons.

Mr. Hart made a motion to approve the Master Sign Plan with an amendment to allow the lettering of the Target building sign to go from 30 inches in height to 33 inches in height. That the rear service doors will have tenant name and address placed at standard height of 5’ - 9” from final grade in one consistent color, black not to exceed 1 sq. ft.

Mr. Turgeon seconded the motion, all in favor, Master sign plan approved.

Mrs. MaGuire stated that on the site plan bullet #3, the connection at CVS, State Highway approved that so there is no need to go back to that.

Mr. Turgeon wanted to make a clarification about the Propane tanks. There were three comments about this, and that he still has some concerns about the location. Ms. Flerlage stated that Chief Shahan stated that the propane tank is safe where it is.

Ms. Hansen wanted some direction about a sidewalk being put into the plans, that the Planning Commission recommended. Mrs. MaGuire stated that the DRB was going to stay out of it since that was a Planning Commission request.

Mr. Bartolomeo went over the recommendations that the Board requested Target to bring back for this meeting, per his report dated August 23, 2005.

Mr. Turgeon questioned about the grill work, was concerned about it being a fault for the children to hang from and be a "jungle gym". Wanted to know how tall the lowest niche was from the ground.

Mr. Litten asked how deep is the recess?

Mr. Bartolomeo states it's about 4 in. from face of brick back to face if EIFS.

Mr. Litten asked if they could put another recess and grill work at the 3rd window down by the employee lounge door?

Mr. Bartolomeo says that they can do that.

Mr. Litten wanted a clarification, the middle elevation on right hand side shows Target being taller than the adjacent unit that's being proposed, but composite elevation shows them aligning.

Mrs. Maguire asked about the niche around the corner is showing a triangular landscape in front of that niche. Mrs. Maguire is not complaining about it just wondering the need for a niche on that side because of the landscape area on that side.

Mrs. Maguire stated that first of all she would like to see the door that's on the front of the building be flipped around the corner. She wanted to know, on the South elevation of the building it shows brick veneer except at the back of the building it looks like it's brick all the way down. Is it going to be like that?

Mr. Bartolomeo stated that yes it was.

Mrs. Maquire asked what would be the point in doing it like that since that side of the building is the parking lot?

Mr. Bartolomeo states that their goal is to break it up since they have enough elements in the façade and wanted to dress the building up and don't want to bring the brick around the back.

It was recommended that they flip the door around the corner that's on the front of the building, add a 3rd niche and delete the lower horizontal bar, modify the grill work in the niches, add brick and EIFS to the first pilaster around the corner.

Mr. Hart wanted to ask a resident about looking at the building from the back, adding brick to the back of the building would he mind what he's going to see.

Mr. Goldsmith stated that he won't see much of the building with all the trees surrounding the building.

Mrs. Maquire made a motion to approve the site plan as presented and discussed with the changes that were requested.

1. Flip the door around the corner
2. Add a 3rd niche and delete the lower horizontal bar
3. Modify the grill work in the niches
4. Add brick and EIFS to the first pilaster around the corner

Mr. Turgeon seconded the motion, all in favor, except Mr. Litten. Mr. Goldsmith recused himself and Judy Hamilton abstained.

Ms. Rollins asked if the Board wanted them (Target) to redraw the elevations with the changes that were requested and to bring them back to the next session.

Target agreed to the conditions.

La Plata Plaza, Shining Willow Way

The 6.42 acre site is to be developed as a 25,600 sq. ft. multi-tenant retail building, and two single use out parcels. The out-parcels encompass slightly less than an acre each.

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Per the Commercial Highway District Design Guidelines, a minimum of 8% of the 65,000 + sq. ft. parking lot must be provided as interior lot landscaping. As shown on the compliance chart on Sheet 3, this requirement has been met. In addition, a landscaped berm is to be constructed across the entire Rt. 301 frontage of the site to increase the perception of a green screen, per the Board's request. In response to another Board comment, landscaping has been added to the southeast corner of the building.

Site lighting will consist of parking lot standards fitted with a fixture similar to that used at the "South" Plaza, but height of the standards will be limited to 25' on this smaller and closer to residential site. A 2-sheet lighting plan has been supplied in addition to the plan set. No light spill over to the adjacent residential properties is projected.

The entrances to the shopping center from Rt. 301 and Shining Willow Way are all 30' in width to accommodate Fire and EMS services. A 22' emergency access drive that runs behind the multi-tenant building will provide for two-way traffic. The three required loading spaces are not located along this access drive, so potential conflicts have been minimized. The plans have been supplied to the LPVFD for their review and comment.

The sidewalk configuration for the site was designed to line up with those already constructed on the "South" Plaza site. Crosswalks will connect both sites, internally and externally. Additional sidewalks through the parking lot and landscape islands were provided at the Board's request, to increase opportunities for pedestrian linkage through the commercial sites.

A master sign plan for the project has been submitted, and meets the code requirements of Chapter 191-68. Signage has been designed and will be located in such a manner as to reflect continuity with the "South" Plaza site.

Mike Castalito, Phillips Edison and Sean Frost, Bohler Engineering were present for these proceedings.

Ms. Rollins gave the Staff Report.

Mr. Litten wanted to know where the end of the existing building on the truncated area.

Mr. Hart asked if the plan was to have it look like 4 or 5 tenants? He also asked if it could be something different in there?

Mr. Litten wonders how many bays of store front there is going to be.

Mr. Frost stated it is supposed to match exactly what is on the Target/Safeway side.

It was recommended by the Board that they come back in two weeks with the Target modified elevation comp plan to show what's actually being proposed. They have not met with Beautification Chair yet regarding the landscape either.

Dunkin' Donuts/Baskin Robbins, Shining Willow Way

The site is a 0.607 acre portion of Outlot 'B', situated adjacent to the existing Chevy Chase Bank, within the La Plata Plaza shopping center. As shown, all minimum dimensional and height requirements have been met.

Per Chapter 191-24C.5 of the Town Code, a drive-thru-fast food restaurant is permitted special exception use, Case No. CY-05-1, has been approved by resolution of the Board of Appeals as of 8/29/2005.

The building totals 1,920 square feet, which generates parking at a rate of 1 space/100 square feet of restaurant gross floor space in the C-H zone. 19 spaces are required, 21 provided. The single HC accessible space required has been provided, and is van accessible. The single required loading space has been provided.

Interior parking lot landscaping is provided at 5% of the parking lot total square footage. See applicant's guideline analysis for detail.

The signage as shown on the building is not Code compliant. It is shown conceptually on this submission, and will be revised to reflect Code requirements and Board comments.

Exterior lighting on the building has been described in the Guideline analysis, and shown vestigially on the plans, but a detail of the fixtures is needed on the plans.

Mr. Robert Eitel, Baskin Robbins, Edwin & Jackie Bonhomme, Dunkin Donuts.

Mr. Eitel stated that they have been before the Planning Commission as well as the Board of Appeals and have been approved with changes and comments.

Mr. Eitel stated that being an 'in-fill lot', there are not many opportunities for open space or for central features in a retail center.

There is a 4 ft. sidewalk into the retail center from the Dunkin Donuts sight.

Mrs. Maguire asked Mrs. Winkler, Chairman of the Beautification Commission if she's looked over the landscape. Mrs. Winkler stated that she has not.

Mr. Eitel stated that they do provide site lighting that will be shorter in height.

Mr. Eitel stated that signage has been reduced.

Mrs. Maguire asked what is the masonry around the base, what would be the intent of that. It doesn't match anything up there?

Mr. Eitel stated that this is a "Custom" Dunkin Donuts. All of the exterior brick or block is not up there. This will be the first.

Mr. Goldsmith asked about the lights. Wanted to know if they are going to be recessed lights. He was also concerned about the dumpster area. How much area will the truck have when coming out?

Mr. Eitel stated that this Dunkin is not a 'cooking' business. They will have a step truck to deliver the donuts.

Mrs. Maguire asked if there was a way to get it away from the front area? When you pull into the parking area and get out of your car the dumpster is right there. Isn't there a way to screen it and get it away from the front of the store?

Mr. Hart states that he thinks that Dunkin Donuts has a real nice location, very innovative. There's a lot of nice area there to make it real picturesque. He would like to see irrigation. There is no roof top equipment showing on the plans and how its hidden away.

Mr. Eitel states that their intent is to screen roof top equipment.

Mr. Hart stated that he likes the awnings idea.

Mr. Litten asked about an awning over the service door.

Mr. Hart stated that the awning colors need to co-exist with the colors that are in the adjacent buildings.

Mr. Hart stated that a good move was the parking lot of their building. He liked that a lot.

Mr. Hart asked about the water table around the building. The utility box needs to be screened or painted.

Mr. Turgeon commented that the stated purpose today is for site and building approval. He stated that Mr.Eitel mentioned several times that he was not sure of the elevation of colors. The large expansive brick wall, vertical bricks in the cornis. It looks very boxy and the contrast of the awnings and signage do not seem consistent. They need to be blended in together. The block base doesn't go well with the colors at all.

Mrs. Maguire has a concern about the Dumpster location. Questions about the lights on the side of the building. Will save to ask the architect.

Mr. Litten suggested to them to modify the elevations to show the dumpster. Consider connecting the two structures together, mitigating it being part of the building. He shares concerns about using split face block on this building - it's a hard building material. Service entrance for power does not belong on the side of the building where it is if customers are going to be walking around out there. Refrigerated boxes are entirely enclosed from all three sides. Make sure that its all screened that the parapets are high enough. Roof top equipment varies in height and will need some depth. The long brick walls - use some graphics or false windows. The propane tank needs to be screened. Under the awning, what do you see above the windows? Do you see brick above the windows? Suggest using a soldier course. If they could bring actual brick samples in and make sure exactly what colors they are using. Suggests wheel stops in parking lot to keep down on accidents in the parking lot. Make sure that it is also handicapped accessible.

It was recommended that they come back to the next work session with the corrections/changes.

Mr. Litten suggested to Ms. Rollins to check the Applebee's cornis, Baldus tenant panels and the brick work has not been done, Advanced Auto has not gotten back to Paula, Willow Medical, Escobar, Dr. Arons old sign does not match with the existing sign. Mr. Litten would like to see these responses in writing.

Mrs. Maguire made a motion to adjourn the meeting. It was so moved by Mr. Turgeon and seconded by Mr. Hart.

Meeting was adjourned at 12:35 p.m.