



Summary of Actions
Mount Rainier Mixed-Use Town Center Design Review Committee
June 13, 2018

APPROVED March 13, 2019

The Mount Rainier Mixed-Use Town Center (MTR M-U-TC) Design Review Committee held its regularly scheduled hearing on June 13, 2018 in the Mount Rainier City Hall, 1 Municipal Place, Mount Rainier, MD 20712.

A. CALL TO ORDER

Chair Bliss called the meeting to order at 7:12 p.m.

Committee Members Present: Chair Robin Bliss, Brent Bolin, Anthony Lee

Committee Members Absent: Eric Jack Baker, Jessica Lawrence, Tracy Loh, Michael Stachowicz

Staff Present: **M-NCPPC**
Daniel Sams, Mount Rainier M-U-TC Staff Liaison

B. APPROVAL OF AGENDA

Chair Bliss asked for a motion to approve the agenda.

Motion: Mr. Bolin moved to approve the agenda.

Second: Mr. Lee seconded the motion.

The motion passed in a vote of 3-0.

C. APPROVAL OF MINUTES

Chair Bliss asked for a motion to approve the meeting summary of February 14, 2018.

Motion: Mr. Bolin moved to approve the meeting summary.

Second: Mr. Lee seconded the motion.

The motion passed in a vote of 3-0.

D. NEW BUSINESS

- 1. Pennyroyal Station, 3308-3310 Rhode Island Avenue** – Jennifer Jaffke, Erin Edwards, Garrick Lumsden and Jesse Miller – Install two signs on building and an outdoor café dining area.

Staff: Mr. Sams summarized the staff report, noting that the proposed signs conformed to the development plan.

Applicant: Ms. Edwards, Mr. Lumsden and Mr. Miller jointly presented the application, noting their experience operating the restaurants Bar Pilar and Café Saint-Ex in Washington, D.C., and that their goal for Pennyroyal Station was to create a neighborhood bar and gathering place, preparing and serving farm-to-table food at affordable prices. They plan on 50-60 seats, and further noted, “we’re here for the neighborhood” and that they planned to serve breakfast, lunch and dinner. Ms. Edwards explained the name, noting that “pennyroyal” refers to the flower that blooms on Mt. Rainier in the State of Washington, which of course inspired the name of the city, and that the “station” alludes to the now-vanished streetcar station. She stated that the team is committed to maintain the historic qualities of the building inside and out.

Committee: Chair Bliss stated that she believed 20 feet was too long for an all-wood sign, because it might warp.

Applicant: Mr. Miller responded that their sign maker has made many signs for establishments in Washington, D.C., but that they have never made a shop drawing, which is why it took them some time to prepare the application. He explained there will be four back panels and pressure-treated lumber on top of that and a metal frame that will hold it all together.

Committee: Chair Bliss asked if everything was hand-painted and the applicant affirmed this. Chair Bliss noted that colored adhesive might last longer. A discussion of durable sign fabrication techniques ensued. Chair Bliss noted that letter height is limited to 12 inches in the development plan and the applicant confirmed that they would limit the largest letters to 12 inches high. The committee discussed the proposed pin-mounted round sign, and Chair Bliss asked about the awning.

Applicant: Ms. Edwards stated that the proposed sail awning would be attached to the building with metal eyes and supported on poles on the patio and would be removable. A

discussion of durable awning materials ensued. Mr. Miller noted they hope to open late summer or early fall 2018.

Committee: Mr. Bolin asked if any thing about the patio required a specific recommendation. Mr. Sams responded that the development plan encouraged outdoor seating for all businesses but did not have any standards. Mr. Bolin spoke about potential stormwater runoff issues vis-à-vis the patio, its landscaping and patio furnishings.

Motion: Mr. Bolin moved to recommend approval of the application with the condition that the largest sign letters be limited to 12 inches in height per the development plan mandatory standard.

Second: Mr. Lee seconded the motion.

The motion passed in a vote of 3-0.

E. ADMINISTRATIVE BUSINESS

1. Mr. Sams provided an update of the city's committee nominations for 2018, noting that they comprised the following individuals: Robin Bliss, Brent Bolin, Justin Bost, Nathan Burtch, Nathan Cederoth, Martin Cisneros, and Anthony Lee. Staff hopes to have the Planning Board approve the nominations at its meeting of June 28, 2108.

F. ADJOURNMENT

There being no further business Chair Bliss asked for a motion to adjourn the meeting.

Motion: Mr. Bolin moved to adjourn the meeting.

Second: Mr. Lee seconded the motion.

The motion passed in a vote of 3-0 and the meeting was adjourned at 8:09 p.m.

Submitted by Daniel Sams, M-NCPPC Staff Liaison