



## Memorandum

To: Board of Architectural Review

From: Andrea West, Planner, Department of Planning and Zoning

Meeting Date: June 21, 2018

Re: Item No. 8 - Docket No. BAR-35-18  
BP Gas - 200 Maple Avenue E

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**Request for approval of exterior improvements and signage for BP Gas located at 200 Maple Avenue East, (Docket No. BAR-35-18),** in the C-2 General Commercial zoning district; Bhoopendra Prakash, PE of the Plan Source Inc., agent for owners TSPP LLC, ZEE Investments LLC.

### Background

The site currently consists of a vacant automobile service station (commonly referred to as a gas station), a small-detached accessory structure (on parcel known as 200 Maple Avenue East) and a 2-story commercial building (known as 109 Park Street NE). The existing gas station was constructed in 1989; the commercial building was originally built in 1930s and expanded several times. The site is a total of 20,626 square feet. All existing structures on the site are to be demolished under this proposal.

The applicant is proposing to construct an automobile service station with a convenience store and is seeking approval for the architectural design, landscaping, and signage.

### Proposed Structures

Three new structures are proposed for the site: a convenience store, a canopy with gasoline pumping stations, and trash enclosure. The 2,520 square foot convenience store is located on the rear north corner of the lot, setback from Maple Avenue 119 feet, and 50 from Park Street NE. The building is a side-gabled, neo-classical style. The façade materials are HardiePlank Lap Siding in Cedarmill - Artic White, capped with brick clad pilasters on the corners of varied widths. The roof is a standing-seam metal finished in slate gray with a small cupola centered on the peak. An adjacent trash enclosure is clad in matching brick to the store, with a steel door. The canopy fascia will be capped with the matching standing seam metal roof. The posts supporting the canopy will be clad in the HardiePlank Lap Siding in Cedarmill - Artic White.



## Façade Signs

The applicant is proposing two façade signs on the convenience store, and three canopy signs. The facade signs are 60 and 78 square feet, internally illuminated facing Maple Avenue and Park Street NE. The canopy signs face Maple Avenue and Park Street NE.

All signs use the standard BP logo and color palette of green, yellow and white.

## Monument Sign

The applicant proposes a freestanding monument sign. The monument sign is 9-feet in height total with a 4-foot tall internally illuminated sign cabinet containing the gas price signage. The base of the monument sign is brick.

## Landscaping

The applicant proposes additional landscaping throughout the site, and the preservation of existing trees. Plantings include various trees, shrubs, and ground covers (reference landscape plan plant schedule).

Illustrations and material samples have been included with this application.

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This staff report is not an approval.

***Applicants should attend the meeting and represent their application.***

Failure to appear may result in the deferral of the item or amendments to the design.

Failure to appear will not relieve any pending violations.