



## Memorandum

To: Board of Architectural Review  
From: Andrea West, Planner, Department of Planning and Zoning  
Meeting Date: July 19, 2018  
Re: Item No. 5 - Docket No. BAR-35-18 (Continued)  
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.

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.

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 (white frame and brick) 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.

### Proposed Structures

Three new structures are proposed for the site: a convenience store, a canopy with gasoline pumping stations, and trash enclosure.

### BAR Background

This item was reviewed by the Board of Architectural Review on June 21, 2018, no action was taken by the Board and the matter was continued; a work session was held with the Board on June 29, 2018.

### Convince Store

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 board and batten vertical siding in Colonial white (Certaineed brand), capped with “Red Centennial” brick clad pilasters, on the corners of varied widths and a water table. The roof is a standing-seam system metal finished in “slate gray” with a small shed centered on the peak. Above the front entrance, the suspended canopy was revised based on the Board feedback from the work session.

An adjacent trash enclosure is clad in matching brick to the store, with a steel door.

### **Gas Canopy**

Based on feedback from the work session, several changes have been made to the gas canopy. The roof will be side-gabled and clad with a standing-seam system metal finished in “slate gray”. The supporting posts of the canopy will be clad in brick.

### **Façade Signs**

The applicant is proposing two façade signs on the convenience store, and three canopy signs. All signs use the standard BP 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).

### **Site Lighting**

In addition to illuminated signs, the applicant has proposed three different LED light-types for site lighting: 16 under-canopy lights, 4 18’ pole lights, and 13 building-mounted lamps. See the attached lighting plan for lumen details.

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.