

**5. HAMILTON SQUARE, LLC (ED)  
P2013-040; DESIGN REVIEW  
APN 157-980-05; MAIN GATE AND “C” STREETS**

**Conduct a Design Review Workshop to discuss the site plan for a proposal to use the former gas station at Main Gate and “C” Streets for residential use.**

Melinda Hue, contract planner, gave a presentation on the proposal.

COMMENTS FROM THE PUBLIC

Kim Stafford has concerns about the additional homes, and the traffic this use brings. The site is adjacent to Hamilton School which already has a lot of traffic. Additionally, there is a concern that noise will bounce off these townhomes and project into Lanham Village, the property to the west of Main Gate and “C” Streets. There are concerns about what drainage impacts this proposal might create to residents at Lanham Village, as well as the remediation of toxic substances that remain at the Main Gate site.

Another resident indicated that three stories is too tall and doesn’t fit with the neighborhood character. Main Gate is a very pedestrian street, and there’s no parking now along Main Gate. A third resident agreed about the proposed buildings being too tall, as well as concerns about toxic substances at the site.

**PRESENTATION BY JOHN MIKI, ARCHITECT FOR THOMPSON DEVELOPMENT, INC,  
THE PROJECT SPONSOR**

The height of the buildings at the eave is 30 feet; to the ridge is 36 feet. The project has been designed with a fire access break, and is proposing right in, right out along Main Gate.

COMMENTS FROM THE DESIGN REVIEW COMMISSION

Check about the amount of hardscape and if this will be allowed with the new NPDES regulations. The park is very small. Break up the two and three story buildings, especially at Main Gate and “C”. It doesn’t look like there’s a lot of room between buildings at this location. Commissioner MacLeamy likes the garages in the rear. Suggests that a ring road be the basis for the site plan, and the buildings can look onto a larger green area. The architecture of the rear of the buildings would have to be significant as the rear of the buildings would be visible from Main Gate and “C” Streets. The elevations and edges are critical.