

BALTIMORE CITY DEPARTMENT OF PLANNING
URBAN DESIGN AND ARCHITECTURE REVIEW PANEL

MEETING MINUTES

Date: January 28, 2016

Meeting No.: 220

Project: Roland Park Place P.U.D.

Phase: Master Plan

Location: 40th Street and Roland Avenue

PRESENTATION:

Mr. Glen Tipton and Mr. Josh Kilrain, Architects representing Hord Coplan Macht; presented the proposed changes to the Planned Unit Development. Those changes include a reduction in total residential units from 240 to 223 and an increase in parking from 204 spaces to 299 parking spaces. New construction proposed consist of an eight-story linear wing located on the east side of the campus, parallel to Kittery Lane. The first three floors of the proposed addition accommodate structured parking with five floors of residential above. The maximum height of the proposed addition is 85 feet above grade and is placed in juxtaposition with the existing “C” shape complex to form an enclosed private exterior courtyard for the residents.

PANEL COMMENTS:

SITE/LANDSCAPE:

- The Panel expressed concern about the viability and effectiveness of the proposed 4 feet wide landscape buffer zone along the eastern property line, parallel to Kittery Lane. Additional study is merited to create a more effective visual barrier. Suggestions offered by the Panel included the employment of a masonry wall or adjusting the design and or placement of the proposed addition to create an eight feet wide buffer.
- The Panel welcomed the changes to the entry drive from 40th Street. The reconfiguration of parking and additional landscape was viewed favorably. The Panel did question the addition of new landscape adjacent to the existing building as it appeared to block visibility to the current main entrance.
- The Panel continued to express concern about the impact the proposed eight story wing may have on the existing mature trees currently in the courtyard.

MASSING:

- The Panel continued to raise concern about the massing at both the north and south ends of the proposed addition. In order to reduce the scale and impact, the Design Team was urged to step the massing down in height to respond more favorably to the residential buildings to the north and the existing stone cottages on the south edge of the campus.
- The Panel felt the east wall of the proposed addition was extremely long and flat and urged the Design Team to study ways to reduce the scale and visual impact.

PANEL ACTION: Recommend approval of the Master Plan/P.U.D. amendments approved with comments.

Attending:

Josh Kilrain, Glen Tipton, Wendy Oberer, Lee Driskill, Sharon Pula, Carol Macht – Hord Coplan Macht

Peter Lin – Green Brier

Blaine Linkous – WBCM

Keith Spillane, Terry Snyder – Roland Park Place

Caroline Hecker – RMG

Tom O’Keefe – Wohlsen Construction

Bowden, Burns*, Haresign, Illeva, Rubin - UDARP Panel

Tom Stosur, Anthony Cataldo, Christina Hartsfield, Tamara Woods –Planning Dept