

BALTIMORE CITY DEPARTMENT OF PLANNING
URBAN DESIGN AND ARCHITECTURE REVIEW PANEL

MEETING MINUTES

Date: December 3, 2015

Meeting No.: 217

Project: Roland Park Place P.U.D.

Phase: Master Plan/Schematics

Location: 40th Street and Roland Avenue

PRESENTATION:

Mr. Glen Tipton and Mr. Lee Dreskill, both Principals representing H.C.M. Architects; presented the proposed changes to the P.U.D. and the Schematic Design for the Roland Park Place expansion. The proposed new development, requiring a P.U.D. Amendment, includes a 175 space structured multi-level parking garage and 60 independent living residences. Proposed to be located on the east side of the campus, parallel to the private Kittery Lane; the new wing would be 8 stories in height. To buffer the garage on the west side facing the existing courtyard, the Architect’s propose a single loaded residential “wrapper.”

The proposed architecture treatment for the new 8 story wing includes a masonry clad garage base and a glass and cementitious panel system cladding the residential above the garage.

PANEL COMMENTS:

Landscape:

The Panel expressed concern that the landscape plan presented lacked a level of analytical rigor that would address what the proposed development and site work would look like from the public point of view. To that point, the Panel suggested detailed and accurate site sections, and photographs looking into the project from adjacent properties were necessary.

The Panel advised the Design Team to further develop and intensify the landscape screen/buffer along all critically impacted property lines, including the consideration of a tall solid wall along Kittery Lane in lieu of the visually porous chain link fence.

The Panel questioned, as presently detailed, the viability of large trees on the roof deck above the parking garage and the negative impact the construction of the new wing may have on the current mature trees in the courtyard area.

Schematic Architecture:

The Panel identified several areas with respect to the proposed massing and exterior fenestration which require additional study:

- The eight story mass at the south end projecting beyond the face of the existing building was viewed as being too assertive. Stepping this massing back to the north and aligning with the existing building was preferred. Additional study seems merited.
- The Panel expressed concern about the recessed 8 story entry façade appearing too heroic in scale and commercial in appearance. The Design Team was urged to view this façade as a “transitional” element between the horizontal expression of the existing building and the punched window and balcony openings of the flanking proposed façade.
- The Panel advised the Design Team to address the long linear mass of the residential component above the parking façade in order to minimize its visual impact. Finding ways to physically or visually break up this linear element into two or three connected components was strongly advised.
- The Design Team was encouraged to study how the north end of the proposed massing block could be further broken down in scale, reducing the impact on adjacent neighbors.

Master Plan/P.U.D. Amendments:

The Panel expressed confusion as to the extent of the amendments required within the existing P.U.D. to allow for the proposed development. Issues of setback and parking requirements, F.A.R., density, and general development principals, including the goal to incorporate effective landscape buffers along property lines; were of concern to the Panel. To clarify, the Panel suggested a more rigorous analysis of the existing P.U.D. and proposed changes be presented which address both quantitative and qualitative components.

PRESENTATION REQUIREMENTS:

In order to fully understand the proposed project and its impact on adjacent properties, the Panel expressed the need to see more detailed site sections, landscape plans, perspectives and solar orientation studies.

PANEL ACTION:

The Panel recommends further study of the Master Plan and Schematic Design and looks forward to additional design refinement and discussion in response to comments.

Attending:

Tom O'Keefe – Wohlsen Construction

Sara Johnston – Univ. Parkway

Carey Zupano – Univ. Parkway Resident

Carol Macht, Wendy Oberer, Sharon Pula, Josh Kilrain, Lee Driskill, Glenn Tipton –
HCM

Terry Snyder, Keith Spillane, Peter Lin – Roland Park Place

Joe Corson – The Blue Book

Caroline Hecker - RMG

Messrs. Bowden, Rubin, Haresign, Burns*, and Ms. Ilieva - UDARP Panel

Tom Stosur, Christina Hartsfield, Laurie Feinberg, Tamara Woods, Reni Lewal -
Planning