

**BALTIMORE CITY DEPARTMENT OF PLANNING
URBAN DESIGN AND ARCHITECTURE REVIEW PANEL
MEETING MINUTES**

Date: October 20, 2016

Meeting #232

Project: Oldtown Senior Apartment

Phase: Schematic

Location: Mott Street & Oldtown Mall, Baltimore MD

PRESENTATION:

Dana Henson, Vice President of The Henson Development Company introduced the project design team and the context for the 90-unit senior housing building. Occupying an entire block off Oldtown Mall, the proposed 88,808 sf, 4-story building seeks to begin the process of rebuilding the once vibrant commercial area as part of the Oldtown Master Plan.

Mel Thompson, Architect and Principal with Grimm + Parker presented the C-shaped building with surface parking and drop-off court located on Mott Street, common space on Forrest Street, loading dock on Ensor Street and street-entry units & retail space on Oldtown Mall. Façade studies include brick base and piers with cementitious panel infill, floor to ceiling windows and Juliette balconies.

Comments from the Panel:

The Panel found the project presentation generally incomplete with respect to illustrating and explaining the physical context of the proposed building and the relationship of the building organization, entries and site circulation to the surrounding area. It was recommended that the project team provides site plan and aerial drawings/diagrams that reference surrounding street and building edges with corresponding street names and graphic symbols as well as context blocks massing (existing and hypothetical) for elevation and perspective views. The panel offered the following comments that address recommendations for further study:

- **Site Organization and Landscape Design** – the panel recommended that further development of the site be conducted alongside the project landscape architect in order to examine important site relationships and opportunities for a cohesive urban environment. Consistent vegetation strategy is required along all street edges and the remaining landscape on the site. The panel suggested aligning the drop-off driveway to Sterling Street in order to provide a terminus to the axis and engage with the geometry of the adjacent block. The location of the loading dock and the nature of the urban edge along Ensor Street were also questioned suggesting that all vehicular access be directed to Mott Street.
- **Building Organization and Articulation** – the panel suggested that the design team examines locating the building common spaces on Oldtown Mall, closer to the place of interacting and consider increasing the amount of commercial space in order to further energize the ground floor experience. The panel recommended that the exterior articulation of the building be reconsidered in favor of creating an energetic and forward thinking urban environment.

Panel Action:

Recommended further Schematic Design development with comments above.

Attending: Dana Henson, Daniel Henson- The Henson Development Company
Mel Thompson, Grimm + Parker

Ronald Miles – Dunbar Coalition/Change4real
John Morris, Catherine Benton-Jones – Change4Real

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

Anthony Cataldo, Christina Hartsfield, Tamara Woods - Planning