

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

Date: March 16, 2017

Meeting #238

Project: Overlook at Roland Park

Phase: Continued Schematic

Location: 1190 West Northern Parkway, Baltimore MD 21210

PRESENTATION:

Mr. Ronald Brasher, Principal of Brasher Design reintroduced important site conditions and the existing context. A key modification to the proposed building included the reduction of the height by 1 story resulting in a single level high-bay parking with 4 levels of apartments.

Ms. Sally Malena, Landscape Architect with Human and Rohde, presented the schematic landscape design proposal that included entry driveway and building drop-off area treatment, sidewalks and crossings system, parking modification and nature trail access.

The building design revisions included a simplified skin articulation, introduction of stone treatment at the first level parking garage wall, separating the long volume on the east side with a transparent common space volume and covered entry structure addition.

Comments from the Panel:

The Panel found the overall building and landscape development successful and offered the following recommendations for further study:

1. **Site Design** - the panel encouraged the design team to explore further resolution in the landscape area retained between the two buildings with respect to establishing a clear physical definition and visual buffer between the parking zone on the upper level and the apartment units in the tower below.
2. **Building Articulation** – the panel found the building skin articulation to be moving in the right direction by limiting material change to important formal conditions and encouraged the design team to seek further clarity in defining the building volumetrically in order to continue to improve its proportions. Specific suggestions included: 1) three “towers” facing west attached to a long bar facing east and 2) three continuous volumes at the ends and middle linked by two volumes in between. Any of these treatments would involve a clear differentiation of color/tone/material between as well as parapet height differentiation between the key massing elements. Other suggestions included revising the garage level exterior treatment to reflect a lighter, more recessive material palette as not to compete with the material articulation at the hierarchically stronger building elements at the ends and middle of the building. Additional investigation on architectural screening of the open garage portions that do not rely on vegetation to hid them yet still allow for it to occur would be helpful.
3. **Building Volume Utilization** – the panel found the revised parking garage volume underutilized and suggested that the design and development teams consider introducing a row of apartments facing west with parking along the east edge above the first level of parking.

Panel Action:

The Panel recommended approval of Schematic Design with comments.

Attending:

Ronald Brasher, Brendan Glass – Brasher Design

Aliza Hertzmark – Colbert Matz Rosenfelt, Inc.

Ed Gunts - AN

Sally Malena – Human and Rohde

Hunter Cochran – 1015 St. Georges Rd.

Bob Williams – 1003 St. Georges Rd.

Joan Floyd – Holzer + Lee

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

Tom Stosur, Anthony Cataldo, Christina Hartsfield - Planning Department