

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

**Date:** June 27, 2013

**Meeting No.:** 168

**Project:** Penn Square Phase II Apartments

**Phase:** Schematic

**Location:** Pennsylvania Avenue

**PRESENTATION:**

George Holback, partner with Cho, Benn, Holback Architects; introduced the project team and provided a brief project background. The project is located one block north of North Avenue on the west side of Pennsylvania Avenue and adjacent to the recently completed Penn Square Phase I Apartment project. The project components include sixty residential apartment units, ground level retail along Pennsylvania Avenue and surface parking to accommodate both residents and retail patrons. Parking is accessed off of Pennsylvania Avenue and located behind the building, adjacent to the residential entry.

The design consists of a five story “L” shaped building with notable vertical expressions at the corners fronting onto Pennsylvania Avenue. The massing is articulated by a masonry base and a contemporary composition of connected facades employing hardy plank panels of different color and fenestration.

**COMMENTS FROM THE PANEL:**

The Panel was generally pleased with the design and complimented the Architect on the clarity of the composition. In an effort to advance the design, the Panel offered the following comments:

**Site and Landscape:**

1. To extend the regular cadence of trees along Pennsylvania Avenue in front of the retail in order to form a strong urban edge.
2. To consider shifting the residential entry slightly to the north to be more visible from the northern vehicular entry drive.
3. To consider relocating the landscaped buffer zone along the southern property line to the south side of the building; softening the building’s edge and relationship to the adjacent entry drive.
4. To provide more detailed and advanced rendered landscape plans for future UDARP presentations.

Architecture:

1. To consider adding more windows to the corner elements along Pennsylvania Avenue and changing the dark blue-gray color to visually lighten the impact of these expressive elements in the context of the overall building composition.
2. To consider employing a four story regulating line to visually reduce the scale of the project and help to unify the separate façade components.
3. To consider a color palette of earth tones to complement the masonry base.
4. To continue to study the integration of thru the wall registers into the overall façade composition
5. To provide more detailed and advanced rendered elevations for future UDARP presentations.

**PANEL ACTION:**

Recommend approval of schematics with comments.

**ATTENDESS:**

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Zebulin Culver, Malik Jordan, Kevin Bell – The Woda Group  
George Holback, Samantha Polinik – Cho Benn Holback  
Lynette Piney – Human + Rohde  
Fred Thompson – Gower Thompson Inc  
Kevin Litten - BBJ

UDARP Panel Members- Ms. Jones Allen, Messrs. Bowden, Burns\* and Haresign

Anthony Cataldo, Christina Gaymon, Laurie Feinberg, Alex Hoffman – Dept. of Planning