

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

Date: May 5, 2016

Meeting No.: 225

Project: Master Plan – Village Center - Stadium Place PUD

Phase: Schematic

Location: Northeast Baltimore

PRESENTATION:

Nichole Battle, CEO of GEDCO Development, after introducing other members of the project team, began the presentation assisted by Project Architect Magda Westerhout of Marks Thomas Architects (MTA). Nancy Liebrecht, (MTA), described the changes to the building design since the last meeting. The most current building design adjustments:

- Alterations to the corner treatment at 33rd Street and Ednor Road to draw less monumental attention to this corner and includes changes in material, awnings, storefronts and signing - eliminating the major project vertical sign at this location;
- The addition of a residential entrance from 33rd street;
- Relocation of the secondary residential entrance to a more central rear location;
- The use of individual rather than continuous grooped balconies;
- Craig Richmond, landscape architect, reviewed minor changes in the site plan and landscape design.

Comments from the Panel:

The Panel members continue to challenge aspects of the project's major urban design moves, particularly the lack of a strong and continuous sense of "building edge" along 33rd Street as well as a bolder, continuous tree-lined pedestrian edge around the rear parking area. The Panel's comments suggest that more study continues to be recommended to establish clearer massing and façade design principles in order to strengthen what will be the final 33rd Street expression of the larger Stadium Place project.

1. **Building Character –massing/form studies** – The Panel recommended that the design team consider taking one last look at other solutions that place more of emphasis along 33rd Street and integrates a major residential entrance more central to the residential plan layout. It may require placing some of the parking beneath the building or even considering two separate buildings. Otherwise, seek more differentiation of the important controlling masses and maximize their effect.
2. **Building Facades** - Although the introduction of the individual balconies and the simplification of the corner treatment at Ednor Road are positive gestures, it was felt that considerable further study of a more consistent and disciplined cadence or rhythm within both the front and rear façades was warranted. It was also voiced that the currently proposed façade felt flat and under-articulated. Consider the top of the building as an opportunity to unify the overall design with a stronger "lid". The covered auto passageway/portal, could have a more dynamic "impact" on the façade, perhaps even "indenting" a portion of the façade more dramatically for emphasis. Create a more definitive horizontal "neutral zone" between the retail and residential layers of the façade so that both components preserve their own integrity. See separate comment about the role of the residential entrance expression below.
3. **Walkway along rear of building** – the Panel challenged the description of "Plaza" to describe the widened sidewalk along the rear of the building and felt that it could be humanized and made more intimate and socially engaging particularly since it also accommodates both residential entrances.

4. **Parking Lot Wall along 33rd Street** – the proposed wall screening the parking area from view along 33rd Street should be more integrated into the design of the building and its residential entrance. Some concern was voiced that this wall pushes out uncomfortably beyond the established street wall line. It was also felt that the same wall treatment should continue along the eastern side of the Labyrinth Park as well.
5. **Residential Entrance** – The Panel suggested that the residential entrance or entrances should play a more dominant role on both façades and that the current one level expression on 33rd Street felt like an unresolved accommodation rather than a critically important “identity”/element.

Panel Action: Recommend continued Schematic study addressing the above comments.

Attending:

Nichole Battle CEO - GEDCO Development
Keith Barker, Ed Nottingham – Commercial Development
Magda Westerhout, Nancy Liebrecht, Samir Taylor- Marks Thomas Architects
Craig Richmond – Craig Richmond Landscape Architecture
Kyle Lauver – STV
Adam Bednar – The Daily Record

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

Anthony Cataldo, Christina Hartsfield, Reni Lawal, Caitlin Audette, Matthew DeSantis –
Planning Dept