

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

Date: February 23, 2017

Meeting #237

Project: Overlook at Roland Park

Phase: Schematic

Location: 1190 West Northern Parkway, Baltimore MD 21210

PRESENTATION:

Mr. Ronald Brasher, Principal of Brasher Design introduced the existing context and site conditions for the proposed 7-story buildings that includes two levels of structured parking with apartments above.

The Schematic Design proposal involves the use of the existing driveway on Northern Parkway and a modified driveway on Falls Road leading to the first level of parking and main building entry. Located deep into the project site, east of the existing Belvedere towers, the proposed building sits on a previously graded bedrock shelf site approx. 35' higher in elevation surrounded by steep slopes and undeveloped wooded landscape. The design proposal includes a proposed nature trail through the landscape east of the new building as well as new landscape along driveways and building edges.

The proposed apartment building is an E-shaped structure, approx. 13' higher than the existing Belvedere Towers with two courtyards over parking facing the towers to the west. The design features parking entries at the north and south ends of the building, a main entry in middle, extensive outdoor amenities on the elevated courtyard and top roof levels and large unit balconies. The proposed metal and cementations panel exterior is highly articulated with varied colors and surfaces over open woven mesh garage treatment.

Ronnie Yountz, Principal and Creative Director of Yountz Design Inc. presented a standard schematic signage package addressing identity and directional signs throughout the project.

Comments from the Panel:

The Panel found the general building organization well-conceived but found the site design underdeveloped and offered the following recommendations for further study:

1. **Site Design and Place Making** - the panel found the site design of the project to be vehicle-centered and lacking in sense of arrival and place making at the main road entry points as well as the main entry of the building. Suggestions included either separating the new from the existing development and creating a separate entry and identity for the new project or integrating new and existing with articulated junction so one driveway does not act as an offshoot of the other. Other opportunities include using existing amenities, like the pool facility next to the Northern Parkway entry that can be used as an organizing element and a lifestyle statement for the overall development as well as the proposed nature trail that needs greater to the proposed and existing buildings as well as the surrounding community. The panel recommended that the design team takes an integrative approach and incorporate landscape architecture expertise in order to effectively solve the site conditions of the proposed development.

2. **Building Articulation** – the panel found the building over-articulated with multiple competing surfaces wrapping the entire building and recommended that the design team edit and simplify the exterior treatment in order to bring more definition to the building massing, refine proportions and differentiate between the long bar to the east and the three ‘towers’ facing the existing building. Other suggestions included bringing the ‘towers’ materiality to the ground to help organize the ground level experience at the north and south ends of the building as well as the main entry experience leaving the garage areas in between porous for ventilation. The panel recommended that the ‘towers’ be treated with less articulation in order to take advantage of natural reliefs provided by the balconies and to respond to the monolithic mass of the adjacent building while the long bar of the proposed building establishes a pattern of articulation along its long façade. Design attention to the exposed garage portion of the building is also required.
3. **Design Integration** – the panel recommended that the design team take an approach that mitigates rather than contrasts the existing conditions for the benefit of the entire development and in order to avoid the suggestion that the new building is neighboring an undesirable property. Suggestions included articulating the new building and adjacent landscape in a way that responds to the existing conditions and elevates the quality of the entire development through coordinated branding, signage, color and material palette.

Panel Action:

The Panel recommended continued Schematic Design development with comments.

Attending:

Ronald Brasher, Brendan Glass – Brasher Design
Ronnie Yountz – Yountz Design Inc.
Jonathan Ehrenfeld – Blue Ocean Realty
Sandy Marenberg – MEI Real Estate
Bob Rosenfelt, Aliza Hertzmark – CMR, Inc.
Shelley Sehnert – President, North Roland Park Assoc.
Sue Joslow – President, Poplar Hill Assoc.
Maryellyn Lynox – Resident, Poplar Hill
Al Barry – AB Assoc.
Ed Gunts - BF

Messrs. Bowden and Ms. Ilieva* - UDARP Panel

Dir. Tom Stosur, Anthony Cataldo, Christina Hartsfield, Laurie Feinberg, Wolde Ararsa, Reni Lawal - Planning Department