

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

**Date:** January 30, 2014

**Meeting No.:** 178

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**Project:** W Cold Spring Lane Redevelopment

**Phase:** Discussion

**Location:** Cold Spring Lane and I-83

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**PRESENTATION:**

Ms. Judy Segal, representing Landex Aquity, reintroduced the project to the Panel. As noted, the development site has increased in size from five acres to eight acres as a result of the demolition of the gas tank and anticipated relocation of the BGE substation.

The revised program includes the following components:

- 400-450 residential rental units;
- 15,000-35,000 square feet of ground level retail;
- Structured parking for residents and surface parking for retail patrons; and,
- A pedestrian bridge connecting the development to the Light Rail Station.

Architect Donald Kahn, representing Kahn Partners described the project as a mixed-use Transit Oriented Development (T.O.D.). The site concept presented for the T.O.D. consists of two separate buildings organized along a strong pedestrian spine and oriented south, adjacent to newly accessible areas of open space along the Jones Falls Waterway. The spine extends eastward as a pedestrian bridge, connecting to the Coldspring Light Rail Station. A prominent vehicular/pedestrian entry axis from Coldspring Lane separates the two buildings, connects to the East-West pedestrian spine and provides a view corridor to the open space. The Phase One building to the east of the entry axis consists of residential, retail and structured parking. The area to the west of the axis accommodates a surface parking lot and a Phase Two Residential Building.

**RECOMMENDATION OF THE PANEL:**

The Panel appreciated the Developer's continued commitment to this T.O.D. project, exemplified by the expansion of the development scope and scale. The Panel embraced the site concept diagram which defines a prominent entry axis and view corridor and a strong pedestrian spine bounded by Phase One and Phase Two Buildings to the North and oriented to the open space to the South.

However, the Panel felt there was a disconnect between the precedent photographs presented depicting pedestrian dominated open spaces and the proposed spine which accommodates both pedestrian and vehicular circulation and is fronted by structure parking garages

Specific Recommendations include:

**CIRCULATION:**

1. Restudy the need for the circular vehicular round-about at the entry to the site. This grand gesture appears inappropriate and takes focus away from the intersection of the North-South entry axis and the East-West pedestrian spine.
2. Consider a pedestrian plaza between the buildings and the intersection of the pedestrian spine. This plaza, fronted by retail would serve as the “symbolic and synergistic” heart of the project.
3. Study the feasibility of relocating all pedestrian traffic along the East-West spine, South of the buildings. The Panel expressed a strong preference to relocate all service and garage access to the North of the buildings, preserving the open space spine for pedestrian use only.
4. Study the feasibility of using the current Loyola Stadium access road as way to access the Phase Two building service area and garage.

**RETAIL:**

1. Determine the nature and breadth of the retail that the project can support either as a “true” T.O.D. or as a residential enclave.
2. Consider locating retail at the base of both Phase One and Phase Two buildings fronting onto an active plaza. This place making gesture is preferred to single loaded strip retail as proposed.

**TRANSIT ORIENTED DEVELOPMENT:**

1. Consider adding limited satellite parking for patrons of Light Rail. Such an accommodation could have dual benefit to the State by increasing ridership and to the retail by increasing customer base.

**PANEL ACTION:**

Discussion only.

**Attending:**

Judy Siegel- Landex

Cass Gottlieb, Vipul Talwar, Donald Kann – Kann Partners

Dan Galluzzo – Aquity LLC

Larry Perl – Baltimore Messenger

Ms. Jones-Allen, Messrg. Burns\*, Bowden, & Haresign - Panel

Tom Stosur, Anthony Cataldo, Laurie Feinberg, Katie-Rose Imbriano - Planning