

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

Date: November 7, 2019

Meeting #26

Project: Ingram Manor

Phase: Continued Schematic

Location: 7301 Park Heights Ave.

CONTEXT/BACKGROUND:

Rich Burns introduced the project team and reviewed the previous UDAAP minutes. Shellie Curry then reviewed the previous design drawings as an introduction to the updated design while Melanie Voelker with Human and Rohde reviewed the landscape plan updates.

Courtyard has been enhanced as well as improvements in the overall landscape design of the site overall. Specialty paving is used to bridge the new building across the parking field towards the existing garden space. A new seating area with pergola is created which then leads down towards the existing arched entrance into the garden space. On Park Heights Ave., the courtyard was developed to create multiple smaller seating areas to transition from the street activity to the building entrance. Raised planters are used to plant ornamental trees and shrubs since the courtyard is located on parking structure. Brick piers with ornamental iron fencing is used to create a threshold between the public and semi-public spaces along with ornamental grasses and plantings.

Unit Count remains consistent. The brick massing takes on a more volumetric approach and book-ends the lighter fiber cement panel volume in the center. Windows in the brick have become punched windows to contrast the window expression in the lighter volume. The fiber cement was removed from the end volumes in favor of a more massive read to the brick.

DISCUSSION:

The Panel asked questions related to parking count overall, ADA access from the new rear plaza and existing community garden space, soil depth at the front court planters on structure, and the use of brick in the rear elevation.

Site:

- The overall landscape approach is positive. Continue to find ways to improve the ideas presented by clarifying the horizontal layers between public and private in the vertical dimension as well.

- Continue to refine the portal in the courtyard. There is some concern in terms of scale of the entry. There may be opportunities to use a pergola or structured canopy in the courtyard to provide a volumetric relief in the space as transition to the mass of the building.
- Refine the front courtyard to simplify the design. Consider eliminating the side pedestrian access point to allow the side garden areas to increase the planting space and provide a variety of activity areas for residents. Continue to focus on refining the seating plans and planting plans in favor of deeper planting areas, larger tree selection, and more defined plantings to support the proposed planting areas. The current organization of the side areas seems fragmented, continue to evolve the design to simplify the areas and allow the full variety of activities proposed.
- Consider increasing the height/volume of the columns and plantings at the main entrance to act as a threshold from Park Heights Ave. and the semi-private courtyard space.
- Investigate expanding the rear plaza area by one additional parking space to the north to allow the plaza to be a place rather than appear just a respite in the parking lot. Similarly, the plaza/landscape area along the edge/access of the new building should respond to the scale of the building and should be expanded to reflect the entire amenity volume.

Building:

- There has been a very positive progression of the building design. Using the brick as the bookend to the building is successful.
- The Panel had questions in regards to the center portions of the rear elevation. Investigate making an additional hard corner in the intermediate plane on the rear elevation and then make the center plane on the rear fully light in material in character.
- Investigate the need for the light framing of the punched windows in the masonry volumes in favor of a slightly less bold detail in order to differentiate the punched window from the glazing approach in the lighter volumes.
- Coordinate the development of the entry canopy as it relates to the overall mass of the building and the design of the courtyard on Park Heights Ave.

Next Steps:

Continue the design of the building and site addressing the comments above with Staff.

Attending:

Shellie Curry, Lindsey Dubas – Curry Architects

Skip Antonutti – DS Brown

Melanie Voelker – Human + Rohde

Steve Warfield – Matis Warfield

Mr. Anthony, Mses. Ilieva and Bradley – UDAAP Panel
Anthony Cataldo*, Ren Southard, James Ashford – Planning