

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

Date: August 29, 2019

Meeting #23

Project: Ingram Manor

Phase: Schematic

Location: 7301 Park heights Ave.

CONTEXT/BACKGROUND:

Richard Burns introduced the design team and the project context. The program for the new building will be 96 apartment units and 208 parking spaces on site. The urban design goals include reinforcing Park Heights Ave. and establish architecture that is complimentary to the context buildings. The zoning provides for a 45' setback from the front property line but allows for a 15' setback with the use of a courtyard and this is the option they are pursuing to help create the urban edge. The existing site has a 6' drop from Park Heights to the existing buildings, which are also constructed 5' above grade. Strong regulating lines were carried through from the existing buildings to the new. Brick and cementitious panels are proposed. The interior parking court is raised to connect to the existing buildings at grade with below grade parking under the new construction. The corner 2-bedroom units wrap glazing around the corners and the single bedroom units all include bay windows. The top level of the building is articulated as penthouse level to reduce the overall scale of the project.

DISCUSSION:

The Panel asked questions relating to adjacent context of large buildings along the corridor, the placement on the site along Park Heights, alignment of parking on the upper deck, unit access to the exterior, variations on the upper level deck parking court v. additional courtyard-type spaces with landscaping, and program for the courtyard.

Site:

- Continue the further development of the intimate outdoor spaces and the opportunities within the upper level deck and the entrance plaza area. Are there opportunities for some of the units to have access the intimate outdoor spaces?
- Continue the development of the upper level into a courtyard space which happens to include parking and allows for the development of a series of outdoor spaces that connect all the buildings. Consider eliminating through-driveway and/or parking spaces in the central area of the upper parking court or providing special paving and raised surface to differentiate that space from the surrounding parking.

- Develop the front entry plaza as the respite for residents to watch from and engage with people walking/driving by.

Building:

- Refine the approach to the massing and elevations as they relate to the brick mass and the scale/application of the large bay windows. Consider changing the brick in the plane application on the mass with the bays to a material that is more consistent with the projecting bays.
- Clarify the overall language and apply consistently with respect to masses vs. planes.
- Find ways to reduce some of the more institutional feel that some of the detailing is evoking.
- Investigate opportunities for the physical entry to be more announced within the overall architecture and the vastness of the setback plaza. Consider the use of a distinct material that elevates the overall entry and communal experience.

Next Steps:

Continue the design development of the project addressing the comments above.

Attending:

Rich Burns – Richard Burns

Shellie Curry – Curry Architects

David Adler – David S. Brown Ent.

Steve Warfield – MWI

Sally Malena – Human + Rohde

Justin Williams – RMG

Ed Gunts - BF

Mr. Anthony, Mses. Ilieva and Bradley – UDAAP Panel

Anthony Cataldo*, Laurie Feinberg, Ren Southard – Planning