

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

Date: September 19, 2019

Meeting #24

Project: Clipper Mill PUD – Clipper Towns

Phase: Design Dev

Location: 2001 Druid Park Drive

CONTEXT/BACKGROUND:

Peter Garver with Garver Development introduced the project team and Bob Gehrman with BCT reviewed the overall project development highlighting the areas of the project that have been updated.

Ryan Hochfelden with BCT reviewed the overall site context with the previous design proposal. Scott Hout with RedSketch reviewed the updated site design for the project. The overlook was pushed into the new green space to further engage with that space and provide relief from the existing trees. There is now a direct connection to the Pool and Hunt Offices, the on street parking was moved to the west side for a continuous streetscape along the east, the dumpster was shifted to the south away from the existing home.

Ryan then reviewed the architectural updates to the project. The 11 four level buildings were re-organized on the site with the 3 level units on the edges of the site as the transition to the neighboring context (with one 3 level break along the eastern bar of homes). The revised architecture uses a dark fiber cement siding/panel to contrast a warmer red brick. A dark masonry unit is used to ground the dark fiber cement. Aerial perspectives were reviewed to show the overall development.

DISCUSSION:

The Panel found the refinements in the site and building design successful and asked questions relating to the existing and proposed grade, preservation v. reforesting parts of the slope, dumpster size and access.

Site:

- Is there an opportunity to tuck the parallel spaces to the north side of the small parking lot and then create a full landscape approach to the entrance drive? Continue clarifying the pedestrian circulation to and through the parking area.
- Investigate the opportunity for a slight crown in the center of the main green space to create more definition to the space. Opportunities to slightly enclose the community

green from the traffic/vehicular circulation with planting and potential bollards will enhance the design of the park. Careful attention to tree selection in the main green will be very important.

- Investigate the creation of the temp. parking zone as a flush curb condition to separate from the vehicular circulation.
- Connect the deck to the main green by simplifying and clarifying the pedestrian circulation in that zone.

Building:

- The clustering of 4 story buildings is rational and connects well to the single cluster on the west.
- Investigate slight changes in the 3 story masses to create more visual break – perhaps the brick goes from the red to the dark to highlight the purposeful breaks that occur there.
- Focus on the corner unit at the main entrance so that the masonry wraps the corner (flip it with the other corner treatment, or treat both corners in a similar fashion).
- Consider a slight increase in the dark brick base height to meet the mullion line of the window. Conversely consider using the dark brick up to the canopy and then transition to the siding above.
- Refine the approach of the vertical brickwork within the overall frame.
- Consider bringing the garage door brick to brick and eliminating the small sliver of horizontal siding.

Next Steps:

Continue the design of the project addressing the comments above with Department staff.

Attending:

Bob Gehrman, Ryan Hochfelden – BCT

Peter Garver – GDG

Scott Huot – Red Sketch

Corinne Boehm – Clipper Mill

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

Anthony Cataldo*, Matt DeSantis, Jeff LaNoue, Eric Tiso, Reni Lawal – Planning