

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

Date: July 18, 2019

Meeting #21

Project: Clipper Mill PUD – Clipper Towns

Phase: Revised Schematic

Location: 2001 Druid Park Drive

CONTEXT/BACKGROUND:

Peter Garver with Garver Development re-introduced the project team and the project development since the last meeting.

Bob Gehrman with BCT began the review of the existing site conditions within the PUD and the previous design proposal for reference. The lower level podium garage has been removed and the program was reduced. A review of the previous architecture was also reviewed.

Ryan Hochfelden with BCT then presented the new concept for the plan. The new street is similar to what was previously presented with 30 townhouse-style units. A centralized green space terminates the new street and a small parking area is created to the west off the street. Two car parking spaces are located off the east end of the alley. The new pedestrian paths continue to tie into the existing system to the south of the site and into the balance of Clipper Mill community. Site sections illustrated the revised concept and its contextual relationship to the existing homes. The material palette remains similar but rather than red brick within the facades, they are proposing a wood surface is being used to warm the facades. The dark brick masonry is used at the base and the upper levels is a mixture of cementitious siding and wood. The park space is roughly 40' face to face of building and is planned to be landscaped with trees, lawn, benches and string lights. The green space terminated with an elevated deck and trellis structure.

Scott Hout with RedSketch then reviewed the landscape plan for the revised project. The majority of the existing slope is now retained on the hill side behind the foundry building and the team is looking to clean up the edge along the sidewalk with new benches and a break out space at the corner turn between the Foundry and Poole + Hunt Building. Street trees have been re-introduced along the main street and carried into the green space where the base level plant material and tree pit re-organize the lawn area.

DISCUSSION:

The Panel asked clarifying questions on the density and parking in the new scheme, view-sheds from Building B, and articulation along the alley.

Site:

- Continue developing the pedestrian connections at the Poole + Hunt, the alley, and out to Clipper Road. Evaluate the position of the elevated deck in relation to the new pedestrian path so it's not as far removed and compressed against the existing trees.
- Consider locating the 3 parallel parking spaces on the alternate side of the street to straighten the vista down the new street.
- Continue developing the plaza and how the spaces are differentiated from one another.
- Investigate the retaining wall into the site and find ways to soften the edge condition with the driveway.

Building:

- Consider incorporating meaningful breaks within the row length of the townhomes.
- Revise the individual stepping of each townhome in favor of finding ways to simplify the material stepping. Evaluate bringing some of the architecture down to the ground rather than keeping the base level consistent between all of the units in order to eliminate the misalignments.
- Revisit the precedent images for clues to organize the overall architectural approach in the new proposal. Consider shifting (limited) of the top level room to the alternate side to help influence the architecture and simplify the concept.
- Continue investigating the use of a darker grey color in the massing/elevations and amount of masonry to tie back to the urban environment and the Clipper Mill palette overall.

Next Steps:

Continue design development of the project addressing the comments above.

Attending:

Peter Garver – Garver Development

Bob Gehrman, Ryan Hochfelden, Zack Vacovsky – BCT Architects

Scott Hout – RedSketch Landscape Architecture

Mr. Anthony and Mses. Ilieva – UDAAP Panel

Anthony Cataldo*, Matt DeSantis, Caitlin Audette, Renata Southard, Laurie Feinberg – Planning