

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

**Date:** November 5<sup>th</sup>, 2020

**Meeting #39**

**Project:** Perkins II – Phase 2 Housing (Blocks B and H)

**Phase:** Schematic

**Location:**

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**CONTEXT/BACKGROUND:**

Tim Pula from Beatty Development team began the presentation with a few comments related to the progress of the site plan. The team will plan for Caroline Street to become the Urban Village Typology from the new Complete Streets Manual, but that is not reflected in the plan as of yet. Pam Askew of McCormick Baron Salazar, the new project lead, then continued the project with a quick review of the project. Matt Flament from HCM gave a very brief overview of the previous project and continued with how the team has addressed the Panel’s comments. Lydia Kimball continued the presentation with a focus on site layout and landscape design.

Project Changes:

- Monumental façade faces the park and steps down as it moves away. New façade language grounded with a dark colored base and new window typology and glassy bays addressing the park.
- Community space is now located at the corner.
- Layout of the rowhouses has not changed – site is configured around the existing underground utility that runs through the site.
- Blocks are distinct - instead of using the “kit of parts” approach of façade elements and materials, the buildings now relate more to each other through massing.
- Building on Caroline St. has been straightened out from its earlier canted position on the site.
- Dark corners and dead ends have been addressed through landscape with dense plantings and fences strategically located.
- Ground floor units’ privacy has been addressed through landscaped buffers.

**DISCUSSION:**

The Panel thanked the team for their succinct presentation and asked the team to cover what has changed with regard the Panel’s previous comments. Team is encouraged to include the

Panel's comments as part of the presentation, as an organizing element to set up the conversation. The Panel then proceeded with comments and questions together.

### **Site / Building – General:**

- The new more differentiated language is more successful. Team is encouraged to do this with the rowhouses, as well. The stick of rowhouses on Eden St. could be a different color – diversify by street could be a successful strategy for breaking down the monolithic read.
- Giving individual identity of blocks is uplifting – monotonous blocks is historically how these types of LIHTC projects have been conceived, so moving away from that is successful.

### **Site / Building – Block B:**

- Tightening up the site plan on Block B is work~~ing~~s well.
- Site plan could utilize the opening over the existing utility on the western portion of the site and close up the opening on the eastern side.
- Block B is much improved in its relationship to the park; addition of the vertical reveals begins to compete with the massing. Consider revising this element.
- Block B – more monolithic mass is welcomed, as are the book-ended corners, but the bay windows start to overpower the bookends at the end – these could become Juliet balconies. Reserve bay windows for corners or places where something needs to be called out.
- Reinforced verticality is helpful on the façade facing the park.
- Introduction of the glassy bays does a lot for the park-side of the building façade, but the distinct corner does not yet feel resolved. Third language on the leg of the building (stepped down to townhouses) is a challenge to the reading of the building as a whole. Better for the base of the building to wrap around; ok to continue this read as a 4-story volume.
- Red brick materiality switch does not yet feel resolved. Differentiating the volumes within the building doesn't seem problematic when looking only at the building but appears busy when taken as a whole with the block.
- The rowhouses need more variation block to block / street to street – no beginning and no end. Corners could also be slightly modified to create a bookend field. This could be accomplished with a slight color change (lighter panel) or material change (warm wood).
- Site plan is still not resolved with regard to how people use the space and what is there – are these spaces back yards? Consider how do these spaces interface with the parking

lot. Need to have a clear strategy for how the future residents are going to use the space.

- Site openings at driveways are still problematic – need to have a perspective from a pedestrian view of Caroline Street to make sure that the view into the site doesn't focus on the trash blind at the center of the parking lot. Aerial doesn't depict how it will feel to move through the site. Use landscape to further close in and screen those views.

### **Site / Building – Block H:**

- Modified layout works well on Caroline St. – a remaining challenge to Block H is the corner element reading. The teal vertical reads very tall and return runs along Caroline; overpowers the slender brick element. Consider how the program relates to the element – currently does not seem to be connected to what is happening behind the wall.
- On the opposite corner (teal box) feels tacked on – would work as a subtraction instead of the addition. Would look integrated instead of applied and still deliver an aesthetic impact on the corner.
- Block H is starting to work well but differentiating the attic on the park side of the building compromises the larger, more dignified reading of the façade. Three stories above with a continuous cornice will be more successful on park side.

### **Next Steps:**

Continue design addressing comments above.

### **Attending:**

Matt Flament, Keval Thakkar – HCM Architects

Tim Pula, Trace Shaughnessty – Beatty Development

Pam Askew – McCormick Baron Salazar

Lydia Kimball – Flora Teeter

Melody Simmons, Chris Seiler, David Ferguson, Jacquelynn Mays Espinoza, Hallie Miller, Joe Hudson – Attendees

Mr. Anthony, Mses. O'Neill, Ilieva, Bradley – UDAAP Panel

Stacy Freed – DHCD

Janet Abrahams, Jaye Matthews, Kevin Gallaher, Cynthia Newman-Lynch – HABC

Laurie Feinberg\*, Ren Southard, Tamara Woods, Chris Ryer, Martin French – Planning