

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

**Date:** December 9, 2021

**Meeting #55**

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**Project:** Park Heights Senior Housing -Phase 1

**Phase:** Design Development

**Location:** Park Heights

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**CONTEXT/BACKGROUND:**

The development team presented on the continuation of the design of the senior multi-family building. The presentation walked through the design team's response to previous UDAAP comments. Some highlights:

- Provided additional landscape at the plaza to create more screening of the pedestrian centered space.
- The addition of solar topped carports to provide energy to the new development.

**Discussion**

The Panel thanked the project team and proceeded with clarifications, questions and comments.

**Questions/Clarifications**

- Can you provide more clarification on the street trees along the alley? *At the alley there will be a street buffer, the trees shown at either end of the carport may be removed to make sure the solar carports are not impacted. Low scale landscape buffer will be located along the carport.*
- Explain the reasons for the brick banding? *Establishing a strong base for the building and connecting it to the architecture of the plaza corner.*
- The team had previously stated that the plaza was intended to be flexible, is that still true? *It is still intended to be flexible, but we have also created more defined rooms for specific activities.*
- What uses are behind the plantings at the plaza against the building? *Provides a strong base at the management office, continues to be porous to allow for visual connectivity.*

- Have you explored lighting not only the plaza, but the back area? *We will be using bollard lighting, lighting beneath the canopies at the rear, and acorn lights along the street edge.*
- What is the quality of the lighting and how does it all fit together? *The project will use downlights that are directional so as to not negatively impact residential units.*

### **Site**

- The use of a consistent edge along the alley helps to strengthen the experience, however there is concern that the low-scale ground plane plantings will not age well, given the heavy vehicular use at the alley. Trees could be a better choice as they will last longer and be less impacted by road salts and vehicular use.
- The changes to the plaza are intentional and deliberate to activate it even on days when there isn't programming.
- Need to pay attention to lighting to highlight certain elements of the building.
- The Senior Green has improved to allow it to be a functional space with active areas.
- The addition of the carport features is great not only for the solar panels, but also the shade they provide. They also help the building by providing additional interest and connects it to the pavilion at the senior green.

### **Building**

- The scale is brought down by the various components that have been added including the carports.
- The building design adjacent to the Senior Green is still flat and additional interest could be added similar to the other side of the development. Perhaps the panels at the lower level would be white. The base of the building could be grounded in a stronger way.
- The three-dimensional elements adjacent to the carports are successful, this needs to be carried over to the architecture adjacent to the senior plaza.
- As to the colors at the rear, the pairing of the colors is done well, however, it does look like many other buildings around the area. Continue to try to elevate and add more dimensionality. Perhaps the canopies white can be more connected to the carport or pavilion at the senior green by using similar bracket elements.
- The massing along Park Heights has always been very elegant and connected to Baltimore architecture including the successful proportions of the bay windows. However, the graphic element creating the base isn't the strong base needed.
- There needs to be a stronger base that is carried around the whole building, the stripes are not successful in accomplishing this.

**Next Steps:**

Work with staff to complete design review.

**Attending:**

Tom Gallas, Allen Cowling – Torti Gallas Architects

Heather English, Addison Palmer - STV

Mansur Abdul-Malik, Catherine Fennell– NHP Developers

Dan Henson and Dana Henson – Henson development

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

Tamara Woods, Eric Tiso, Ren Southard, Caitlin Audette – Planning