

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

Date: February 14, 2019

Meeting #13

Project: Renaissance Row Apartments

Phase: Schematic

Location: Park Heights Ave and Rosewood Ave, Baltimore MD

CONTEXT/BACKGROUND:

Ivy Dench-Carter, Regional Vice President with Penrose introduced the project team and background for the 84-unit apartment and office building located in Park Heights neighborhood of Baltimore.

Keith Sullivan, Architect with Moseley Architects presented the project parameters, existing site context and concept design which included 4-story of apartments along Park Heights and Rosewood Avenues with office tenant, lobby and amenities on the ground floor and 3-story apartments at the east side of the site to accommodate the 14-foot change of grade. Parking is lined along the building's north and east edges and accessed from all three adjoining streets.

Landscape Architect with Carroll Engineering presented the landscape design proposal identifying a deep forecourt with stairs and ramp for a 'porch' effect the front of the building, an outdoor area at the interior of the site with potential for storm water treatment facility, tree-lined streetscape and corresponding site furnishings and lighting throughout the project.

DISCUSSION:

The panel welcomed the rational organization of the programmatic elements of the project and focused on the building's urban design approach and architectural articulation with the following items for further development:

Site:

- Edges - The Panel recommended that the design team develops a specific strategy for addressing the setbacks and streetscape at the interface with Park Heights and Rosewood Avenues such that it corresponds to the hierarchy of those urban conditions. As such, the Park Heights side of the building would need to deliver a strong urban edge with clearly defined and articulated public (sidewalk with street trees) and semi-public (stairs, ramps and buffer landscape) zones that lead to the building entries without eroding the presence of the urban streetwall defined by the building masses.

The urban edge along Rosewood would also need to consider sufficient layering of street trees, sidewalk and landscape buffer for the ground level units on that side of the building. The Panel also encouraged the design team to look for ways to provide greater buffer and possibly additional trees between the east building wing and adjacent parking.

- Front 'Porch' - The Panel found the front recess of the building to be excessive to the effect that it erodes the urban experience along Park Heights Ave and recommended that the portion of the building moves closer to the street in order to provide a stronger presence of the residential building entry and to eliminate the 'no-mans-land' quality of the outdoor space at the entry. Additional consideration is need for the office mass and entry with respect to the street and the residential volume setback.
- Outdoor Space - The Panel recommended that the landscape design reconsiders the use of the outdoor court area and provides more integral access to the landscape as an outdoor amenity for the residents in addition to the storm water management facility.

Building:

- Massing - The Panel appreciated the difficulty of addressing the sloping site with respect to siting the building and recommended that the design team considers shifting it slightly to the west in order to reduce the open space frontage on Park Heights Ave and provide more buffer at the east parking zone while keeping the office mass where it is or possibly shifting it to the east in order to decompress the office entry from at the sidewalk.
- Architectural Articulation - The Panel generally found the exterior articulation somewhat overworked with respect to the various bump-outs along the façade, the frequent change of materials and numerous window configurations for this relatively small building. The design team was encouraged to edit and simplify the architectural expression of material and window configuration choices and apply them systematically across the building exterior in a way that is consistent with the mixed-use multi-family housing typology while avoiding direct references to rowhouse typology.

Next Steps:

Continue Schematic Review addressing the comments above.

Attending:

Keith Sullivan - Moseley Architects

Ivy Dench-Carter- Pennrose

(Public did not sign into the sign in sheet)

Mr. Anthony, Mses. O'Neill and Ilieva* - UDAAP Panel

Anthony Cataldo, Renata Southard, Matthew DeSantis, James Ashford - Planning