

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

Date: March 14, 2019

Meeting #14

Project: Eastern & Bank Redevelopment

Phase: Schematic

Location: 3825 Bank Street, Baltimore MD

CONTEXT/BACKGROUND:

Ms. Pavlina Ilieva representing P.L.K. Studio, introduced the project to the Panel. As described, the Project proposes a new construction, five story, mid-rise apartment building. The existing site consists of surface parking, a three-story industrial building, and a vacant lot. The neighboring buildings include two story to five story commercial buildings on Eastern Avenue, as well as two story residential row houses on Bank Street.

The project will provide 120 parking spaces on the ground and basement levels. The building has street frontage on Eastern Avenue and Bank Street. Eastern Avenue will have a commercial presence. The street level of Bank Street will be activated by ground floor units and the building lobby. The entrance to the garage is mid-building due to existing utility easements. There is an additional utility easement on the east side of the site with setback requirements.

The massing of the building along Bank Street forms two, five-story towers that sit on a continuous base with lower volumes in between. The building is also five stories on the Eastern Avenue elevation and provides an infill to improve the streetscape along the commercial corridor.

DISCUSSION:

Site:

The panel felt that the entrance to the parking was an ambiguous space and undermines the street level experience along Bank Street. The entrance would be better suited from the east side of the site if this could be accommodated by the existing easement. This area is already perceived as an alley and would suit a parking garage entrance.

Building:

- The panel appreciated the massing of the building. It introduces a large building sensitively into the urban landscape and addresses the two-story residential homes across the street without overwhelming them.

- The panel felt that the corner of the west tower was not grounded and missed the corner carrying down to the ground as it does in the east tower.
- There was concern about the units facing Benefit Street. The extent of the terrace setback on this side of the building is unclear. A site section was requested for clarity at the next presentation.
- The panel felt that the facades were rigid. The introduction of more playful and random window patterns and balconies as shown in the precedents would help the overall presence of the building.
- The panel felt that the parking entrance along Eastern Avenue was detrimental to the massing of the building. If the parking entrance must remain as is, it was suggested that the building be extended over the entrance to make it feel more continuous, similar to the façade study shown on slide 21.

Next Steps:

Continue schematic development addressing the comments above.

Attending:

Chris Mfume – CLD Partners

Doug Schmit – Workshop Development

Pavline Ilieva – PI.KL Studio

Joe Woolman – J.R. Woolman, LLC

Carla Ryon and Bob Rosenfelt – CMR, LLC

Messr. Anthony, Mses. O’Neill and Wagner- UDAAP Panel

Christina Hartsfield, Matthew DeSantis, and Marshella Wallace – Planning