

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

Date: August 16, 2018

Meeting #6

Project: Somerset Apartments

Phase: Continued Design Development

Location: 1234 McElederry Street, Baltimore MD

CONTEXT/BACKGROUND:

Ms. Dana Henson of the Henson Development Company provided the project background and presented the site and its context. Mr. Mel Thompson of Grimm + Parker Architects presented updates to the project in response to previous panel comments.

The team noted that in order to address the panel's previous comments, the building was shifted back four feet from the street. This allowed stoops to be created for the apartments that front directly onto McElderry Street. Additionally, the stormwater management area at the north side of the building was reduced and transformed into a more accessible area for residents. The fence on the north side of the site was made more transparent. A pocket park was also created to buffer the surface parking from the street. The retail façade was made more transparent to delineate between the public and private functions of the building. The exterior of the building was simplified to provide more clarity in the fenestration and articulate the residential scale and use.

DISCUSSION:

The panel commended the design team for thoroughly addressing the comments from the previous meeting.

Site:

- The panel noted concern about the location of the transformers on the north side of the site. If possible, screening should be provided.
- More screening should be provided between the surface parking lot and the small park space. It was unclear from the rendering if the scale and quantity of trees in the pocket park would be a sufficient screen.
- The panel suggested pulling the landscape closer to the main entrance to soften the edge between the building and the sidewalk.

Building:

- The panel suggested revisiting the white band/cornice within the frame at the top of the façade. The panel felt that this cornice competed with the clarity of the frames. The design team noted that the white band was provided to address proportional issues. The panel suggested changing the height of the windows at the top level to address this issue.

Next Steps:

This completes the UDAAP review process. The Development team must address comments with Dept. of Planning Staff.

Attending:

Kristen K Gedeon, Susan Williams - STV

Ryan Geiger, Mel Thompson - Grimm + Parker

Dan Henson, Dana Henson - THC

Brian Greenan - HABC

Michelle Holmes, Sharon Jones - Resident Advisory Board

Chris Evert - Mission First

Mr. Anthony, Mses. Wagner* and Ilieva - UDAAP Panel

Anthony Cataldo, Tom Stosur - Planning