

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

Date: April 25, 2019

Meeting #17

Project: Uplands PUD - Edmondson Ave. Apartments

Phase: Continued Schematic

Location: Edmondson Ave and Old Frederick Road, Baltimore MD

CONTEXT/BACKGROUND:

Sakinah Linder with Pennrose reviewed the project team and overall plan area in West Baltimore. Latest PUD was approved in 2009 and the mix of unit accounted for in the PUD were reviewed along with the vision for site A (218 For Sale, 234 Rental, Mixed Use building). This phase will include 111 rental units along Edmondson Ave.

Julie Disston with Wallace Robert Todd began the review with the overall context evaluation as discussed in the previous UDAAP review. The edge conditions from building to street curb were highlighted along Edmondson as they influenced the proposed condition for this phase of construction. The focus on buffer and pedestrian condition will be highlighted in the review. A review of the Panel comments was incorporated within the current proposal. The utility easement is a constraint that prohibited some of the building/massing moves that were investigated. The team worked to organize the proposed buildings in a more orderly fashion and design the interstitial space between them. Holding a building back from the corner of Uplands PKWY due to the topography was important as well. The residential buildings and the future mixed use buildings have now been more aligned to hold a stronger edge to Edmondson Ave. A circulation diagram was reviewed to show the overall movement patterns before moving into detailed diagrams of the site edge conditions along Edmondson Ave. The plan holds a 20' planted buffer to Edmondson before the sidewalk and then additional landscape between the sidewalk and the building edge.

Claire Fishman with Carroll Engineering reviewed the streetscape proposal along Edmondson Ave. The team is investigating with BGE the removal of the overhead line in favor of an underground line. The current landscape design, however, assumes the existing line to remain and therefore, BGE approved trees along the street/power line and then larger shade trees internal to the site to building the canopy. Claire reviewed the landscape layers that are being designed to transition from the roadway to the residential buildings. A landscape buffer is planned between the eastern most apartment building and the future mixed use building. Sidewalks along Edmondson are planned to be six feet in width and street sections were reviewed.

Julie Disston reviewed the changes to the floorplans in response to the previous comments. The elevations along Edmondson Ave have been simplified in massing and the ground level units of the stacked townhomes were modified to include entrances from the main street.

Chang Lee with Wallace Roberts Todd then reviewed the previous UDAAP comments for the elevations and the revised proposal. Elevation studies were also presented to show the

progression to the current design before presenting rendered perspectives of this phase of development. Site furnishings were also reviewed.

DISCUSSION:

The Panel thanked the team for their thorough response and investigation of the previous comments.

Site:

- Investigate additional site detail at the breezeways and the corner connection to frame the entry into the site. This can be done in landscape and should contrast the idea used in the MXD area.
- The rigor used in the architecture now needs to be presented in the landscape. Define the conditions and design them. Identify gateway v. minor urban edges that transition. Zone the entire landscape and then institute the design for those zones.
- Work to provide outdoor landscape areas for community and families to enjoy. Investigate shifting the stacked towns along Amur Lane towards the street and create some of this space along the backside of these.
- The panel questioned the buffer between the MXD and this phase. Investigate a more connective plaza between the two with more hardscape as a useable urban space.
- Further define and invigorate the landscape at the corner of Uplands Parkway and Edmondson Ave to really mark the corner through sitewall and landscape.

Building:

- Simplification of the facades is very well received and work to hold the edge along Edmondson as well as transition to the smaller scale.
Suggestions for further studies of elevations:
 1. Allow the step to occur in the elevation at the parapet and minimize the watertable.
 2. Use elevation option 3 but unify the space between the windows vertically.
 3. Oversize the window in all the units and allow them to read the same on the outside but with different inside sill heights.

Next Steps:

Continue the development of the design addressing the comments above with Staff.

Attending:

Ivy Dench-Carter, Sakinah Linder - Pennrose
Claire Fishman - Carroll Engineering
Julie Disston, Chang Lee - Wallace Roberts Todd
Kevin Anderson - KCW -ET

Messrs. Anthony, Mses. Wagner, O'Neill, and Ilieva - UDAAP Panel

Anthony Cataldo*, Christina Hartsfield, Matthew DeSantis - Planning