

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

**Date:** June 14, 2018

**Meeting #004**

**Project:** Woodberry Station Apartments

**Phase:** Schematic

**Location:** 3523 Clipper Mill Road, Baltimore MD

---

**CONTEXT/BACKGROUND:**

Mr. Chris Mfume with CDL Partners and Ms. Pavlina Ilieva representing PI.LK Studio, introduced the project to the Panel. As described, the Project proposes a new construction apartment building on a vacant lot between Druid Park Drive and Union Avenue, and along Clipper Road and the adjacent MTA rail lines. The site is zoned as I-MU and Transit Oriented District (TOD). The new development will promote a public transit and bike-oriented community.

The Woodberry neighborhood is a National Register Historic District but is not currently protected by any local historic preservation laws. The site has two existing stone houses that will be integrated into the new building.

The building's podium level will be partially subterranean consisting of off-street parking, supporting utility spaces, bike storage, potential commercial lease space, and adjacent setback spaces for future vegetation. The four upper levels consist mainly of residential micro units with a main lobby entrance from the north, amenity spaces, and additional building support program.

**DISCUSSION:**

**Site:**

- The panel noted that more study should be given to how the building meets the street. It was suggested that a porch-like space be developed to soften the building edge, provide outdoor amenity space for the residents, as well as relate to the houses across the street.
- The panel suggested considering activating the roof of the building and the setback area at the back of the building for additional amenity space.

**Building:**

- The panel appreciated the effort to integrate the existing stone houses into the building. There was a discussion about what services/functions would exist in these spaces. The panel liked the idea that these spaces would be amenity space and commercial. It was noted that there should be some study of the modification of existing openings to reflect those functions.

- The panel suggested further study of the datum that runs across the base of the building. Due to the sloped site, the line of the existing buildings is not consistent, causing the datum to shift on the façade. The panel noted that it might help to introduce an architectural element to mitigate this shift and help to transition from the old to the new.
- The panel encouraged the further study of the windows. It was suggested that the windows that occur above the stone areas might become more punched to relate to the existing character.
- The panel also suggested further study into the transition between the existing and new elements of the façade; perhaps finding a way to express the existing roof angle of the stone structures.

#### **Next Steps:**

Addressing the comments above, the project will return for Continued Schematic review.

#### **Attending:**

Adam Bednar - The Daily Record,  
Tracey Brown - Woodberry Community Association  
Fred Scharmen  
Klaus Philipsen - ArchPlan  
Fern Shen - Baltimore Brew  
Paul Lancaster, Pavlina Ilieva, Kuo Pao Lian - PI.KL  
Al Barry - AB Assoc.  
Chris Mfume - CDL Partners

Messrs. Anthony, Ostovar, and Ms. Wagner\*- UDAAP Panel

Anthony Cataldo, Tom Stosur, Laurie Feinberg, Eric Holcomb, Anne Draddy, Matthew DeSantis, Reni Lawal - Planning