

BALTIMORE CITY DEPARTMENT OF PLANNING

URBAN DESIGN AND ARCHITECTURE ADVISORY PANEL

MEETING MINUTES

**Date:** March 23, 2023

**Meeting #75**

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**Project:** New Shiloh 3 (2300 N. Monroe)

**Phase:** Schematic Design

**Location:** Mondawmin

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**CONTEXT/BACKGROUND:**

George Kleb with Bon Secours began the presentation by providing background on the New Shiloh development, two projects of which are already completed in 2007 and 2018 in conjunction with New Shiloh Church, located to the south. The proposal will be a 50 unit building primarily financed with LIHTC will include 1, 2, and 3-bedroom units. The adjacent site includes a Headstart facility, daycare facility, and health outreach site along with various programs run by the church. Brandon Schultz with Quinn Evans Architects and Mason Campbell with CMR then presented the site plans in more detail, architecture, a landscaping options.

**DISCUSSION:**

The panel thanked the team for the presentation continued with questions and comments.

**Clarifications**

- *On paper Elgin is a lane, not a street. Can it be extended and built out?* Unsure at the moment, we can explore that.
- *How far out does Payson extend? Is it a prominent Street?*
- *Is the pocket park accessible to the public? Or is it really meant for the public? If it is a park who is it meant so serve? The residents of the building or the large community?*
- *Where are the various activities occurring (daycare, health outreach, etc.)?* The daycare is along Monroe near New Shiloh 2, within the sanctuary, within the existing building, all over the campus.
- *The bioretention is located mid-slope, can you explain that?* This was chosen for the natural draining – I can request more information from my colleague.
- *Are street trees planned along Elgin?* There are overhead wires that run along the entire length of Elgin – could be an opportunity between the sidewalk and the building.

- *Have any studies been completed (survey, community meetings, etc) about what should happen in these shared spaces? Yes, these are ongoing. We have been engaged with the community for many years and they have been aware of this phase during that time. The area to the north is residential, will be reaching out to the specific property owners impacted.*
- *How is trash stored on the site? Currently planning either a dumpster location off of Elgin Lane, or a storage location in the building that would be rolled out when necessary.*
- *Where is the project? At what point do you feel like you've entered the campus? The vision for the campus goes back to the leadership of the church – they envision a community center open to the public and a school of divinity. They are seeking property adjacent to the village. The campus treatment to date has been to protect the property from the perceived traffic at Monroe and turn more inward.*
- *Does Payson begin to connect residents with the Church? How can you celebrate that? How can you really celebrate and tap into the village idea?*

### Village

- The idea of a village built over time around a faith-based concept is a wonderful commendable idea that is so important to this area. What is the planning for that village? Simply introducing one building at a time does not create the village – need a bigger vision that is tangible. How does this development start to feel like a village – and how can it be enhanced over time and with the greater community.
- Similarly, what is the primary spine of this village? How do people walk to church? That will drive many of these decisions. How are you connecting people? Where are the cross walks and building entries? Are there special crosswalks that show you the direct route to specific locations? What is the destination and how is it celebrated?
- How do residents get here? What would make it feel like a village? The pocket park is a great opportunity to create that.
- In this village what are the visual cues that connect the entire campus together? What are those identifying elements? Could it be street trees that continue down Payson from Elgin?

### Site

- What needs to happen is to diagram and understand where the public space is going to happen and how you're going to transition to private space. Not clear who's invited where at the green space and not clear that it's a park. Zone things strategically. The east end of the building is pushed really far back – begins to feel like really undervalued green space. Extremely important that the space feels claimed and that there's a presence there.
- The design of the open spaces needs to be purposeful. Is it a sacred space, or active play space? What are the spaces that specifically serve the people in the village? A successful space needs to have purposeful uses.
- Concerned that Elgin Lane become a forgotten area, is there an opportunity to pave it out to create further opportunities? The properties that front to Elgin Lane are all rear yards – that come with a certain feel. How does this development respond to that?
- What can you do that can activate the Elgin Lane space? A nature walk? Can you connect to all the spaces during off hours?

- The bioretention space should be reconsidered – currently located along a prominent edge and does not help celebrate this important outdoor space.
- Study the main entrance location, should it celebrate Payson or not? Is that worthwhile? Along those lines, could the building shift to be closer to Monroe?
- Consider a single curb-cut at the parking lot, a very small parking lot for two curb-cuts, which creates a dangerous condition for pedestrians.
- Be deliberate in the siting of the building, the topography change isn't that great, and can be mitigated with design.
- Constraining the design too much, and break the mold
- Trash should definitely be located inside the building.
- Frame the approach on Elgin Avenue by the two buildings, needs to be

### **Building**

- You're on the right track.
- Create a sense of identity the way the building is sited and massed – what is the logic for how the building works with the site. If Payson is that artery then celebrate it and make the entry truly special. As well as another volume at the end that is the gateway to the community and the area in between is quiet.
- Study stretching the east end back to Elgin Avenue to create a U-shaped building to define the spaces more clearly and clearly connects to Elgin Lane for trash, and other services.
- Bake into the project now more substantive planting between the building edge and the parking lot to create a buffer between the space.
- Concern with the very solid base and elevated windows – if there is a multipurpose room can that be lower down? Use the taller space on the east side for a more open and celebrated space at that end. What needs to happen is a different quality for what occurs at the lower level, which will perpetuate the back door feel to the east end of the proposal

### **Next Steps:**

Continue addressing the comments above as each building develops and work with Planning staff to complete the review.

### **Attending:**

George Kleb – Bon Secours

Brandon Schultz, David Gavin – Quinn Evans

Anthony Osbourne, Sharon Bradley and Pavlina Ilieva\* - UDAAP Panel

Caitlin Audette\*\*, Ren Southard, Matt DeSantis, Eric Tiso, Chad Hayes – Planning

\* UDAAP Chairperson

\*\* Assigned Planning Staff