

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

**Date:** August 27, 2020

**Meeting #36**

**Project:** 2800 Joplea

**Phase:** Schematic

**Location:** 2800 Joplea Ave. & 2807 Joseph Ave., Cherry Hill Neighborhood

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**CONTEXT/BACKGROUND:**

Steve Moore of CRP Consulting began the presentation with a brief overview of the organization, project and team. This project is a 9% tax credit LIHTC project. Brandon Schultz of Quinn Evans continued the presentation with an overview of site context. Due to irregular site shape and topography, zoning constraints of a 35' maximum building height, and parking requirements, the resulting project will be a 3-story walk up on one site and stacked rowhouses on the other site. The team has begun to explore façade and material options and showed these early variations, along with precedents.

Main considerations:

- Team strove to design buildings to fit with neighborhood context
- Achieve correct unit mix and parking requirements on difficult site

**DISCUSSION:**

The Panel thanked the project team for their succinct presentation and asked whether the team had explored different configurations. Response from project team was that given the nature of zoning and existing site conditions, the project team felt the proposed configuration was appropriate. The panel then moved into questions and comments.

**Site:**

- A landscape architect can help to bridge the gap between architect and civil; consider adding the L.A. as soon as possible to drive site design and create more deliberate moves including locating the buildings and parking.
- On multi-family building site, distance between parking and building face is approximately 8' – not terribly generous; parking is encroaching on buildings and current layout results in awkward design and excess paving.

- Team should look at accessing the MF building site from Round Road, fit the parking below the building and give the front of the site over to landscape on the Joplea side. Look to utilize slope for parking and use street parking at every possible opportunity.
- Possibility to nest MF building into the hill and reconfigure project into 4-stories instead of 3 while remaining within height limit set by zoning code. Note that Planning is willing to work with project team on height variance if resulting site layout is more cohesive.
- MF building can be closer to the street on the Joplea side – different from the neighboring buildings; does not need to match.
- Townhouse site is all paved – proposal does not even suggest areas for planters. Team should reconsider amount of paving; tree placement and additional greening will give the project some relief.
- Bring townhouses together into a stick of 9 units, and then bring them forward to align front yard with neighbors' front yard. This will allow parking to move to rear with a driveway at either end of the site.
- Parking configuration on both sites is worrisome. Consensus of Panel members is the overall site plan does not work as proposed. The site plan should address the context of the neighborhood; look at setbacks, adjacency, etc. Current site layout is very suburban with the parking in front.
- Opportunity to get creative with a difficult site – what are the ways the site can be organized to get the most out of it?
- Play area right at the street is not ideal; would benefit from being tucked into the site somewhere further from the street to protect playing children.

#### **Building:**

- Precedent images should be of real places, used for inspiration but need to see attitude toward the site of this design team - specific moves, organizing palette, etc. If using other's design work/renderings for inspiration, it should be credited.
- Expression of the pavilions is more appropriate than the stretched-out façade; allowing the buildings to speak to each other will help to create dialog and cohesion between the parcels.
- Put precedent images on one page and the design on the other so panel can see how the project develops on its own, rather than how it relates to the precedent.  
Be careful to not simply reduce an idea borrowed from another design but evolve it to suit the project better.

#### **Next Steps:**

Continue project addressing the comments above.

#### **Attending:**

Shawn Cooper, Steve Moore – CRP Development

Brandon Schultz – Quinn Evans Architects

Ethan McLeod, MJ Wojewodzki, Jean Vieth – Attendees

Mr. Anthony, Mses. O'Neill, Ilieva, Bradley – UDAAP Panel

Lembit Jogi, Kevin Gallaher, Jaye Matthews – HABC

Laurie Feinberg\*, Ren Southard, Tamara Woods, Jen Leonard, Matt DeSantis – Planning

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