

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

**Date:** June 6, 2019

**Meeting #19**

**Project:** Flamingo Place Apartments

**Phase:** Continued Schematic

**Location:** 3934 Flamingo Place

---

**CONTEXT/BACKGROUND:**

MJ Wojewodski with Quinn Evans Architects and James Riggs with Osprey Property introduced themselves and began the presentation. MJ then reviewed the site context and the previous site plan. An alternative site plan was reviewed that responded to the previous comments of the Panel as well as an investigation of the adjacent site should it be redeveloped. Revisions to the proposed architecture were also reviewed which include a simplification of the façade of Building A and a review of Building B and C.

**DISCUSSION:**

The Panel reviewed the discussion from the last meeting relating to the site plan and additional study that was requested in terms connecting to the urban fabric and safety. The ability to physically connect Conduit Avenue to the south was also discussed with the Panel's suggestion that this project could be a great catalyst for the City DOT to seriously consider connecting the street grid here.

**Site:**

- Clarify the definition of spaces; what is public and what is private. Advance the landscape design to further articulate the zones.
- Currently the walkway and irregular building edge to the plaza is not working well define the public/private threshold. Investigate moving the stormwater buffers to the 'private' side and add an additional landscape buffer to create edge threshold.
- Reconsider the nature of the internal path and how it affects the use of the outdoor space with respect to the ground floor units.

**Building:**

- It was noted that some of the simplified moves are more successful than the previous.
- Consider adding some detail/relief back into the large white panel field.

- Consider creating apartment entrances/differentiate the units on the north elevations of Building B and C to help activate the plaza and add to the edge/transition of the plaza.
- Revise the utility access at the north façade as not to undermine the prominent corner at the entry of the plaza.

**Next Steps:**

Continue into design development addressing the comments above.

**Attending:**

MJ Wojewodski, Brandon Shultz, Aarti Rane – Quinn Evans Architects  
James Riggs, Matt Sanchez - Osprey

Msrs. Anthony, Mses. Wagner, O’Neill, Ilieva – UDAAP Panel

Anthony Cataldo, Renata Southard\*- Planning