

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

Date: February 27, 2020

Meeting #30

Project: Perkins Oldtown Somerset

Phase: Design Development

Location: Perkin Oldtown Somerset areas/ East Baltimore

CONTEXT/BACKGROUND:

Sasha Angus of McCormick Baron introduced the project discussing the phasing. It will be five or six phases on the overall Plan.

Matt Fitzsimmons did a brief update of the Master Plan and then introduced Block A with some of the updates and changes to the site. Master Plan is changing as projects move along.

Repositioning of Central Park - It has moved more centrally to one-block south, it is a two-acre park, open space and the surrounded by the mostly four-story housing.

Accommodation of steam line. Runs from Pratt street south jogging into Perkins Home and then serving the entire Perkins project. It goes through Lots A and B. It will eventually be replaced in the very final phases but has a huge impact now, causing major design changes in Block A.

Keval Thakkar of Hord Coplan Macht discussed changes to the Block A concept. Formally Block A was two separate apartment buildings but due to steam line it has become one L shaped building. The building does maintain the two entries, one on Caroline and second on Pratt. Front entry emphasized with canopy, downlighting and signage. Building is primarily white brick with wood panel accents. First floor leasing and conference room on the corner has storefront glass at ground floor. Pratt street is the only entry with stairs others are accessible.

The larger units with three bedrooms have direct street access with stoops and front door but can also be accessed from interior corridor.

Matt Chiampi presented the landscape concepts for the entire block. Caroline is primary street with Pratt at Secondary. This shifted some of the amenity and open spaces. Caroline Street has raised storm water planters 7 X 20 feet plus trees, brick pavers, street furniture including bike racks. The pavers are used to announce the main entry to the building. Building is set back from curb a total of 22 feet. Along Pratt Street, similar materials with street trees, entry with special pavers but overall only 20 feet. This includes a building set back from the street. Design will accommodate a future two-way Pratt Street.

New street with Townhouses - narrower width but continues generous street tree dimensions. Eden Street is similar to southern street, with stoops and planting material.

Playground space at NW corner with play equipment and seating area was presented. It includes planted edge and soft play area. It will be surrounded by low masonry wall and fence. It will include project signage. Outdoor amenity space is located in the internal zone of the and raised from the parking area. It is an open flexible plaza space. It includes a shade structure and seating.

Plant species emphasize variety that are all suitable for urban environment.

DISCUSSION:

Master Plan/ Perkin I Site:

- Need to closely study the street typologies, specifically relation between tree pits/curb line and bike lanes as they transition to the buildings' edge in order to develop a cohesive language that can be deployed throughout the new development. Look at design impact of density shifts and realignment of massing across neighboring blocks.
- There appear to be substantial changes to the masterplan overall that have not been reviewed by the Panel so there may be further considerations that apply to the proposed buildings with respect to their massing and siting. No information on how the proposed buildings would relate to the revised massing across the street or how the proposed streetscapes would interact with the rest of the development were presented.

Building A

- Overall, the changes with the amount of outdoor amenity and overall design development of the building is very successful.
- Legibility of entries though continues to need to be addressed. Look carefully at materials used to help differentiate entry.
- Reconsider location of main entry along Caroline as the building is no longer facing a park and overall hierarchy is lost with a prominent articulated corner and no supporting program.
- Look at mitigating extra height in the parapet on fourth floor for improved proportions.
- Study unit entries along Pratt St that read more as entries to ground level units rather than entries to the entire volumes as articulated.
- Projections of balconies are seeming excessive in the recesses as illustrated.

- Revisit the interface between Building A's west façade and the adjacent amenity space and internal view corridors as they relate to internal program - avoid major pedestrian axis terminating at utility rooms and a blank façade.

Site

- Concern about relationship of playground to the service spaces and specifically trash collection. There is a lot of openness into the parking area visible from the streets. Look at ways to close the gap along Eden street especially. Look at reducing the amount of open paving in favor of vegetation and additional screening, see where the spaces can be tightened up.
- Look at relocating the dumpster to be less visible from playground and the street, potentially closer to the apartments' collection area, to avoid long distance trash wheeling inside the block.
- Look at reducing the emphasis on support spaces with proper screening and organize pedestrian circulation inside the block separate from service building entries and paths.
- Proposed buildings belong to a larger framework of development and reviewing them in isolation is insufficient. Need to review updated masterplan in order to consider the buildings in context as they inform the masterplan and as they relate to the overall vision for the project.
- Look at playground more closely especially at corner so it is not open lawn. Opportunity to provide a more meaningful landscape and thoughtful entry into the project, possibly transitioning the scale of the street to the buildings beyond.
- Consider relocating south driveway over existing easement and reducing the size of the opening between the rowhouse and multi-family volumes for a stronger, more continuous urban edge.
- Streetscape design is generally successful, look for opportunities to make the various strategies more systematic so they may be deployed throughout the urban framework of the project.

Next Steps:

Panel would like to review Master plan updates prior to and future building reviews. Return for design resolution on Block A per comments

Attending:

Dana Henson, Dan Henson - The Henson Group

Tim Pula Beatty Development

Matthew Fitzsimmons, Matt Chiampi, Santosh Chandone, Keval Thakkar - HCM

Sasha Angus and Trace Shaughnessy - McCormack Baron Salazar

David Ferguson -SBC Global
Lembit Jogi, Jaye Matthews, Kevin Gallagher and Precious Washington - HABC
Lindsay Thompson, Jonestown Resident

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

Marshella Wallace, Tamara Woods, Matthew DeSantis - Planning