

**BALTIMORE CITY DEPARTMENT OF PLANNING**

**URBAN DESIGN AND ARCHITECTURE ADVISORY PANEL**

**MEETING MINUTES**

**Date:** November 10, 2022

**Meeting #70**

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**Project:** Perkins Phase 5

**Phase:** Schematic Design

**Location:** Perkins

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**CONTEXT/BACKGROUND:**

Matt Flament with HCM introduced the project and oriented the panel to the site. The program was initially on Block I, but the site has been relocated to Block D to respond to the required timeline from HUD. The proposal is now located along Bank Street between Caroline and Bond Streets. The northern portion of the block is reserved for later development of 5-6 stories for market rate mixed use residential development. The proposal will be a three-story building with a single curb-cut at Bond Street. Outdoor amenity space would be located adjacent to the parking to the interior of the site and would include a play space with a small seating area. The south corners of the site would each have a lobby and would act as gateways to the site from the south. The design uses layering to help bring the building down to a townhouse scale and add texture, specifically at the long façade at Bank Street.

**DISCUSSION:**

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

**Clarifications**

- *How much space will there be between this building and the building to the north along Caroline Street? Currently 10', trying out best to keep it very tight, while still allowing for windows along the elevation.*
- *Have you considered joining the buildings at that point? We've been trying to keep the windows and don't know the schedule for the other building, so wouldn't want to leave a blank façade.*
- *What is the pedestrian experience at the Caroline Street edge between the buildings? This will be closed off and planted.*
- *What is the square footage of the tot lot? It's larger than some of the existing spaces but meets standards.*
- *Is the intent on Caroline and Bank to mirror what's happening on the west side of Caroline where the building sits in a planted setting? To the extent that we can yes, but it hasn't been*

developed to that level yet. We intend to maintain much of the street plantings utilized throughout the master plan.

- *The building that's not built yet – what sort of use is intended use there?* It would be market rate residential 5-6 stories. There could be an amenity space or small retail located within that space.
- *The entries to the adjacent buildings at Bank Street to the south those are town houses?* Yes.
- The entries for the multi-family at Perkins are at the corners? Yes, they are.
- What is the plan for the trash pickup? The preference would be for a trash room, but we aren't at that level yet.

## **Comments**

### **Site:**

- The more of a landscape buffer that you can provide adjacent to the parking the better both at the north, and between occupied outdoor spaces and parking.
- Consider creating a higher quality outdoor seating area that doesn't need a tot-lot given the proximity of the larger park and the unit mix.
- Re-study the parking lot and make it more efficient – concentrate it at the central area and provide large landscape buffers.

### **Building:**

- One of the challenges with the project is the continuity of the palette that's been created and utilized throughout the entire masterplan, the result is a similarity that is starting to be confusing.
- The elevation at Caroline is the same as Bond Street – consider giving each street and façade its own unique look. Each street is different, there's no reason to be using the exact same language on all the sides of the building. If this is the gateway, use the entire west façade in an entirely different way.
- The large moment at the corner is a little weak. To strengthen it amplify one of the more successful moves to the right of the southwest corner volume where the gray volume has a reveal to the darker gray. Consider utilizing the darker gray along the entire façade so it is more of a true revealing of the dark gray material. Let the dark gray be the entire volume
- The current balcony configuration needs to be more deliberate that can help enrich the entire building.
- Work within the palette you've created and use certain materials in the same language where they're both important but different. Bond street corner should be distinctly different than the Caroline, scaled down in hierarchy, to reflect the nature of the urban hierarchy of the neighborhood.
- Happy that there are entries on both corners to provide some life and activity at the corners. The entry at the southeast doesn't have to be a true lobby, but rather a point of entry.
- Allow unique moment at Bond and at Caroline and then a running language in between the two moments along Bank.

### **Next Steps:**

Continue addressing the panels comments above as each building develops and work with Planning staff on next steps.

**Attending:**

Emma Weber, Santosh Chandane, Matt Flament – HCM

Pam Askew – McCormack Baron Salazar

Melody Simmons – BBJ

Lembit Jogi – HABC

Stacy Freed – DHCD

Osbourne Anthony, Sharon Bradley, Pavlina Ilieva - UDAAP Panel

Ren Southard, Tamara Woods, Caitlin Audette – Planning