

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

**Date:** January 24, 2019

**Meeting #012**

**Project:** Clipper Mill PUD

**Phase:** Schematic

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**Location:** 2001 Druid Park Drive, Baltimore MD

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**CONTEXT/BACKGROUND:**

The Clipper Mill PUD was explained by Ms. Reni Lawal, Northern District Planner. It was noted that the parking lot at 2001 Druid Park Drive has a note on the map that states there is an “option to construct townhouses”.

The design team led by Bob Gehrman from BCT Architects gave a project overview. The site is currently a surface parking lot with 51 spaces. The lot is surrounded by buildings that house offices and condominiums as well as residential stone houses.

The proposed townhouse development will be accessed through a new street connecting to Druid Park Drive. There will be a total of (48) two and three-bedroom townhome units. The units will sit on a structured parking deck podium with 61 spaces and an additional 16 parking spaces at street level. The development also incorporates a series of terraces that allow for planting and link to pedestrian connections to Clipper Mill below. The development will borrow from the industrial aesthetic of its neighbors. The materials being considered are brick, wood insets, siding and artificial stucco

**DISCUSSION:**

**Site:**

- The panel felt that the landscape and unit type created unique opportunities for the development.
- The panel noted that all the buildings should follow the street grid or break off the grid to align to the broader moves. The rotation of only building “F” erodes the quality of the streetscape and being the only one in the plan that rotates, doesn’t clearly chose one design idea.
- The street ends awkwardly and needs a terminus. The panel suggested rotating and moving building “E” to the end of the street and evaluating the opportunities that provides for a meaningful public terminus space.
- It was noted that the landscape feels residual in many places. The design could be strengthened by making the landscape feel more deliberate.
- The panel felt that the pedestrian connections to Clipper Mill feel hidden. This could be improved by creating urban nodes in the design that help direct pedestrian circulation.

- The panel noted that the townhomes feel close to the adjacent stone houses and suggested further study of the streetscape of the alley to incorporate more landscape buffer.

**Building:**

- The panel cautioned the use of too many materials. A simplified material palette as shown in the schematic perspective was preferred.

**Next Steps:**

Continue Schematic Review addressing the comments above.

**Attending:**

Carla Ryon, Bob Rosenfelt - CMR

Zack Vacovsky, Bob Gehrman, Ryon Hochfelden - BCT Architects

Peter Garver - Garver Development Group

Scott Hout - RedSketch landscape Architecture

Corinne Boehm

Charlie Cronheim, Ruth Cronheim, Jared Block, Jessica Meyer - Clipper Mill

John Murphy - Attorney

Melody Simmons - BBJ

Mr. Anthony, Mses. Wagner\*, O'Neill, and Ilieva - UDAAP Panel,

Anthony Cataldo, Reni Lawal, Christina Hartsfield, Matthew DeSantis - Planning