

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

Date: January 25, 2018

Meeting #251

Project: Greenmount + Chase

Phase: Schematic

Location: 800 E. Chase Street/1102 Greenmount Ave.

PRESENTATION:

After a brief overview of Haley Donovan’s expertise in affordable housing, Brian Yoder presented the project design for their new building at E. Chase and Greenmount Ave. The project will include new affordable housing units funded through the LIHTC program, in a 3- and 4-story apartment building with 60 units as well as a small infill building between existing rowhouses along Greenmount Ave. with 4 units.

Comments from the Panel:

The panel applauded the addition of new affordable housing development to the neighborhood and made the following suggestions for continued development of the design.

1. The panel appreciated the challenge presented by such a difficult site. While they approved of the general strategy of an infill building with frontage on E. Chase Street and another leg internal to the block, they were concerned with the amount of building deep into the block, surrounded by the surface parking and facing into the rear of existing rowhouses. They made the following suggestions to reduce the internal block leg and improve the building massing:

- Add a floor on top of the existing 3 story portion internal to the block. This would allow the leg of the L to be shortened, creating more open space in the block and fewer units removed from the street.
- Relocate the parking on the western side of the building to the north and create a C-shaped, more compact massing.
- Include more units in the 4-unit building to permit reducing the leg internal to the block. A reduction of one bay of units would have a very positive impact.

2. The quality of the streetscape will be an important feature of the building’s design. A landscape architect should be brought on board to study its design and be included in the next presentation. The following items should be investigated:

- Adequate landscaping should be provided along the Community Room frontage on E. Chase Street, to provide adequate screening from the public activity along the street.
- Street trees are indicated in the renderings along the perimeter streets as. The location of utilities should be investigated to confirm they can be included or alternate proposals made if there is a conflict.
- The parking alongside the entrance from Biddle Street should be relocated or eliminated, and a more graceful entrance into the project, potentially with additional landscape, should be created.
- The special paving on the alley entrance from Greenmount Ave. and small plaza at the rear building entry should be studied in light of safety and security. An “eyes on the street” strategy should be employed with emphasis on increasing public activity on the street and reducing or minimizing it in the alley. The rear entrance should be treated as a functional and not ceremonial

entry and greater emphasis, through both architecture and landscape should be placed on the entry from E. Chase Street.

3. Multifamily Building façades:

- The Chase Street façade uses two different languages. A more emphatic break should be created between the two stronger than the thin vertical plane in the current design, such as the recessed hyphen indicated on the plan diagram. A more gracious and powerful articulation of the building entry should also be created.
- Can an additional bay be added at the eastern end of the Chase Street elevation at the two bedroom unit? The termination of the façade with the long horizontals is currently awkward.
- Might the language of the vertical bays with the Juliet balconies be added to the horizontal portion of the façade, for more integration between the two and a richer language?

5. Infill Building facade:

- More study of the window arrangements and faced articulation is needed. The windows are currently very large – need they be? Are shading devices needed?

Panel Action:

The Panel recommended Continued development addressing the comments above.

Attending:

Susan Williams – STV

Kate Gilbert, Jim Haley, Jonathan Wetstan, Bryon Yoder – Haley Donovan

Messrs. Bowden, Burns, Ms. O’Neill* and Ms. Ilieva - UDARP Panel

Anthony Cataldo, Marshella Wallace - Planning