

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

Date: March 14, 2019

Meeting #14

Project: Flamingo Place Apartments

Phase: First Schematic

Location: 3900-3934 Flamingo Place

PRESENTATION:

James Riggs from Osprey Property Company provided a brief history of the infill site and the program for the project, which will include stacked townhouses and a small apartment building with a community space. MJ Wojewodzki from Quinn Evans Architects followed with a presentation of the project site plan and the architectural design of the residential buildings. Highlights of the presentation were:

- The site was previously laid out as townhouse development. Site plan adjustments were made for the new program and to relocate parking;
- Edgehill Ave. will be extended to Conduit Ave. to provide site access but will connect to Morling Ave. only with a pedestrian connection, per the community's request;
- A loop road will provide access to all the units and parking; the portion of the road in front of the multi-family building will have special paving to create the feel of a plaza and may be used for community events;
- The stacked townhouse strings are oriented north/south with a tree-lined open space between them that will function as a common backyard;
- Deep front yards are created for the units along Conduit Ave. in part because of a required street setback;
- A similar façade language is used on both buildings, with brick corner pieces and Hardie panels in three tones with projecting bays and recessed panels.

Panel Comments:

Urban Design

The panel understood the challenges of the site, with its limited frontage, adjacent industrial uses and lack of street connectivity with the surrounding neighborhood. They expressed concern with the current site plan, however, with the number of ambiguously defined open spaces, poorly supervised streets and parking areas, and the number of units facing the backs or sides of adjacent uses. The panel felt the site plan should be adjusted to respond to these and had the following specific recommendations:

- Re-orient the two stacked TH strings 90 degrees, placing them on an east/west orientation with the northern string facing the Multi-family building across the new street/plaza. This would create one strongly defined street with “eyes on the street” and strong CPTED principles, the potential for a truly animated plaza and a public open space that can establish place and give the development an identity. It will also result in the sides of the stacked TH units on Conduit Ave, to be facing the backs of existing industrial uses, which is more appropriate than the fronts in the current site plan.
- Relocate the parking to accommodate the re-orientation of the TH strings.

- Investigate more clear definition, through landscape or other means, between the public open space of the streets and parking lanes, and the semi-private space of the rear yards.

Architecture:

Panel members generally approved of the building facade design but thought more differentiation between the two building types (MF and stacked THs) would strengthen the design. Scaling down the stacked THs and scaling up the MF building would be useful to this end – specific suggestions were:

- Introduce more vertical readings in the stacked THs, especially in the projected white panel boxes. This could be as simple as separating the second story windows, creating two vertical windows rather than the current square.
- Eliminate the L-shaped recesses on the multi-family building and replace them with a simple square, like that at the corner bay. This would increase the scale of the building's façade, further differentiating it from the stacked THs.

Next Steps:

Continue schematic development addressing the comments above.

Attending:

Brandon Schultz, Aarti Rane, MJ Wojewodzki – Quinn Evans Architects

James Riggs – Osprey Properties, Co.

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

Christina Hartsfield, Matthew DeSantis, and Reni Lawal - Planning